



Hambden Hills Project Design Document

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INSTRUCTIONS

Project Operators must complete and submit this Project Design Document (PDD) to request credits. City Forest Credits (CFC) then reviews this PDD as part of the validation process along with all other required project documents. An approved third-party verifier then does an independent check of all documents and compliance with the Protocol known as verification.

The Protocol Requirements at the end of this document are a list of eligibility requirements for informational purposes which are also found in more detail in the CFC Tree Preservation Protocol Version 13.40, dated February 29, 2024.

Project Operators should enter data and supporting attachments starting on page 3 under Project Overview where you find “[Enter text here]” as thoroughly as possible and provide numbered attachments for maps and other documentation (ex: 1 – Regional Map). Keep all instructions in the document.

Below is a list of documents that are needed to complete a successful project:

- *Geospatial Location Map*
- *Regional Map*
- *Project Area Map*
- *Proof of Land Ownership or Agreement to Transfer Credits*
- *Preservation Commitment*
- *Land Use Regulations*
- *Land Use/Zoning Map*
- *Overlay Zones or Restrictions*
- *Threat of Loss Demonstration*
- *Attestation of No Double Counting and No Net Harm*
- *Attestation of Additionality*
- *Carbon Quantification Calculator*
- *Plot Sampling Map (if relevant)*
- *Sampling Raw Data*
- *Carbon Biomass calculations*
- *i-Tree Eco file*
- *Forest Composition*
- *Co-Benefit Quantification Calculator*
- *iTree Canopy Report*
- *Social Impacts*

PROJECT OVERVIEW

Project Name: Hambden Hills

Project Number: 068

Project Type: Preservation Project (under the Tree Preservation Protocol – version 13.40, dated February 29, 2024)

Credit Commencement Date: November 7th, 2025

Project Location: Hambden Township, Geauga County, Ohio

Project Operator Name: Western Reserve Land Conservancy

Project Operator Contact Information: Alex Czayka, Chief Conservation Officer

Phone: 440-528-4180

Email: aczayka@wrlandconservancy.org

Project Description:

Describe overall project details and goals as summarized in application. Include information about where the Project is located, Project Area acreage and other relevant background. If the Project Area is part of a larger program or preservation effort, include one sentence with more information (2 paragraphs).

The project area includes 55.38 acres of a larger preservation project of 182.51 acres in Hambden Township, Geauga County, Ohio.

The property is located within the Paine Creek watershed and contains 7,350 feet of Bates Creek, with the upland forested section serving as critical riparian buffer. Hambden Hills is owned by Geauga Park District, acquired in September 2023, with the intent of turning the 182.51-acre property into a park. There is the potential for trails to be built and for the property to eventually be open to the public, so that the surrounding community has increased access to green space. The project's forest stands are a mix of red and sugar maple, bitternut hickory, and black cherry trees. The land is zoned for residential use, so the preservation of trees on this property is critical to prevent forest clearing for development.

The Project Operator, Western Reserve Land Conservancy, is partnering with the landowner, Geauga Park District, to preserve 55.38 acres of threatened forest to protect wildlife habitat and provide carbon sequestration. The project will contribute to the greater goal of preserving mature trees with a long term investment in their future. The ability to sequester carbon within mature forests makes carbon crediting a valuable tool for a project such as Hambden Hills.

Originally zoned for residential land use, the carbon crediting of this project will legally protect the trees so that no tree harvest is allowed. The current deed restriction will be amended to reflect this new level of protection, strengthening the preservation commitment of the project. There will also be annual monitoring to maintain the property and health of the trees, securing the carbon within the ecosystem and providing critical wildlife habitat for native species including several endangered bat species. This carbon credit project maximizes the intrinsic value of the property for the benefit of the surrounding ecosystem and communities.

DEFINING THE PROJECT AREA (Section 1.3 and 1.4)

Project Area Location

Describe the city, town, or jurisdiction where the Project is located. State which urban location criteria is met from Protocol Section 1.3.

The project is located within a planning area for a metropolitan planning agency or entity, Northeast Ohio Areawide Coordinating Agency (NOACA). NOACA was formed under Section 307.15 through 307.19, 307.85, and 713.21 through 713.24 under the Revised Code of the State of Ohio and encompasses Cuyahoga, Geauga, Lake, Lorain, and Medina Counties. The NOACA Code of Regulations can be found here:

<https://www.noaca.org/home/showpublisheddocument/3323/637787144852970000>.

Project Location: Hambden Township, Geauga County, Ohio

Parcel Number(s):

- Parcel 15-045300; 140.53 acres
- Parcel 15-045400; 41.98 acres

Project Area Parcel Information

List parcel(s) in the Project Area.

Municipality	Parcel Number	Notes
		<i>Include total acres and acres included in Project Area</i>
Hambden Township	15-045300	Portion of parcel included – 42.98 acres
Hambden Township	15-045400	Portion of parcel included – 12.40 acres
	Total Project Area	<i>55.38 acres</i>

Project Area Maps

Provide three maps of the Project Area that illustrate the location: geospatial location, regional, and detailed. Maps should include project title, relevant urban or town boundaries, defined Project Area, and legend.

- Geospatial Location Map
Show the boundaries of the Project Area in a KML, KMZ, or shapefile format
Attachment: 1 Hambden Hills Project Area Shapefiles
- Regional Map
Show where the Project Area is located in relation to the state and/or region
Attachment: 2 Hambden Hills Regional Map
- Detailed map of Project Area

Show the Project Area and parcel boundaries.
Attachment: 3 Hambden Hills Project Area Map

OWNERSHIP OR ELIGIBILITY TO RECEIVE POTENTIAL CREDITS (Section 1.5)

Project Operator must demonstrate ownership of potential credits or eligibility to receive potential credits. If Project Operator is the landowner, attach a deed showing ownership and explanation of when the property was acquired. If the Project Operator is not the landowner, provide the Agreement between Project Operator and landowner authorizing Project Operator to execute this project.

Name of landowner of Project Area and explanation

Geauga Park District is the landowner of the entire property, with the project area being 55.38 acres within the larger 182.51-acre property. Western Reserve Land Conservancy entered into a partnership with Geauga Park District to register their property as a carbon credit project, modifying the original deed restriction that was put in place to ensure preservation of the trees for the project duration of 40 years.

Geauga Park District, as the owner of the carbon credit rights to the Project Area, has signed an Agreement to Transfer Potential Credits, fully executed on October 6th, 2025, with the Project Operator, Western Reserve Land Conservancy (see Attachment 4). The Land Conservancy will register the project and sell credits on behalf of Geauga Park District.

Attachment: 4 Agreement to Transfer Credits
Attachment: 4.1 Hambden Hills Deed

PROJECT DURATION (Section 2.2)

Project Operator commits to the 40- or 100-year project duration requirement through a signed Project Implementation Agreement with City Forest Credits and agrees to the statement below.

Project Operator has committed to the 40-year project duration and signed a Project Implementation Agreement with City Forest Credits on May 15th, 2025.

PRESERVATION COMMITMENT (Section 4.1)

Describe the Preservation Commitment terms and attach a complete copy of the recorded document. If Project Area does not have the same boundaries as Preservation Commitment, please state the reasons why.

Preservation Term: 40 years

Date recorded: 11/7/25

Preservation Commitment Explanation:

Back in 2023, Western Reserve Land Conservancy acquired the 182.5-acre Hambden Hills property as part of a coordinated effort to secure long-term public ownership and permanent protection of its high-quality natural resources. The property was at risk of being purchased for development, and the most reliable way to ensure its protection was for the Land Conservancy to secure the property contractually through a purchase and sale agreement. This approach prevented the land from entering the open market, allowed the Conservancy to secure the necessary public funding, and ensured that all technical steps required for permanent conservation could be completed. Following acquisition, the Land Conservancy immediately transferred the property to Geauga Park District in a back-to-back conveyance, a brief but essential step in achieving the shared conservation goals of the project and ensuring the permanent protection of the Hambden Hills property.

Geauga Park District now owns this property and has committed to the conservation of its mature forest for 40 years. An original Declaration of Restrictions was recorded on the property on September 14th, 2023, but this declaration did not explicitly protect the trees from being cut down and harvested. Western Reserve Land Conservancy updated the declaration of restrictions for Hambden Hills via an amendment recorded on November 7th, 2025, which prohibits the cutting of the trees within the project area and aligns with the goals and objectives set forth in the CFC Preservation Protocol.

Specific language protecting the trees in the amended declaration of restrictions on page 1 includes: “While the Original Declaration of Restrictions served to fulfill grant-related requirements, it did not explicitly protect the forested areas of the Property from future tree harvesting. Carbon crediting is a critical part of the commitments in this document for long-term land and forest conservation.”

Attachment: 5 Hambden Hills Amended Declaration of Restrictions
Attachment: 5.1 Hambden Hills Original Declaration of Restrictions

DEMONSTRATION OF THREAT OF LOSS (Section 4.2, 4.3, and 4.4)

Demonstrating the Threat of Loss is shown in several ways: land use designation that allows a non-forest use, overlay zones, existing restrictions, and one of three conditions that illustrate pressure to convert the Project Area to a non-forest use.

Land use designation

Describe the land use designation, including what types of non-forest use it allows. Attach a copy of the relevant land use designations, which may include development regulations such as zoning ordinances. Include a map depicting the designation of the relevant municipality, with the Project Area boundaries clearly indicated on the map.

The Project Area is zoned for residential use, so the preservation of trees on this property is critical to protect against forest clearing for development.

Eventually, this property will be turned into a park that will be open to the public for hiking and other recreational activities. Currently, the park is used as a meeting place for the Buckeye Retriever Club by permission only, as well as several other hunting groups.

Attachment: 6 Hambden Hills Zoning Regulations
Attachment: 7 Hambden Hills Zoning Map
Attachment: 2 Hambden Hills Regional Map
Attachment: 3 Hambden Hills Project Area Map

Overlay zones or other restrictions

Describe any overlay zones that prohibit development or forest clearance such as critical areas, wetlands, or steep slopes and their protection buffers. Describe any legal encumbrances or other pre-existing tree/forest restrictions that may have hindered removal of the Project Trees (in the pre-Preservation Commitment condition). If present, attach a copy of the applicable restriction and a map depicting the overlay boundaries, with the Project Area boundaries clearly indicated on the map.

There are no overlay zones or other restrictions of note in the Project Area.

Threat of loss demonstration (Section 4.4 A, B, or C)

Describe one of the three threat of loss conditions that are applicable prior to the Preservation Commitment. Provide supporting evidence such as maps, sale or assessed value documentation, or appraisal information.

- A) *Developed or improved uses surrounding at least 30% of perimeter of Project Area*
 - *A map depicting the Project Area with parcel boundaries, perimeter of developed or improved uses, and calculation of the border with these uses*
- B) *Sold, conveyed, or assessed in past three years at value greater than \$8K/acre for bare land*
 - *A settlement statement, assessor statement, or other evidence of land transaction*
- C) *Fair market value higher after conversion to a non-forested use*
 - *A "highest and best use" study from a state certified general real estate appraiser stating that the Project Area Would have a fair market value after conversion to a non-forested "highest and best use" greater than the fair market value after preservation]*

The Project Area meets conditions A for threat of loss. The Project Area parcels are surrounded on 44% of the perimeter by non-forest, developed, or improved uses. On its north side, the property is bordered by a road, and on most of its east and south sides, the property is surrounded by residential lots.

Attachment: 9 Hambden Hills Perimeter Development Map

ATTESTATION OF NO DOUBLE COUNTING OF CREDITS AND NO NET HARM (Section 5)

Complete and attach the following attestation: Attestation of No Double Counting of Credits and Attestation of No Net Harm. Provide any additional notes as relevant. Provide a map that includes both the Project Area and the closest registered urban forest Preservation Project based on the registered urban forest preservation database KML/Shapefile provided by CFC to demonstrate that the Project does not overlap with any existing urban forest carbon projects.

Project Operator has mapped the Project Area against the registered urban forest preservation project database and determined that there is no overlap of Project Area with any registered urban forest preservation carbon project.

Project Operator signed the Attestation of No Double Counting of Credits and No Net Harm on August 29th, 2025.

Attachment: 10 Hambden Hills Attestation of No Double Counting and No Net Harm

Attachment: 8 Hambden Hills No Double Counting Map

ADDITIONALITY (Section 6)

Additionality is demonstrated by the Project in several ways, as described in the City Forest Credits Standard Section 4.9.1 and Tree Preservation Protocol.

Project Operator demonstrates that additionality was met through the following:

- Prior to the Preservation Commitment, the trees in the Project Area were not protected via easement or recorded encumbrance or in a protected zoning status that preserves the trees
 - See Preservation Commitment section above
- Prior to the Preservation Commitment, the land use designation/zoning in the Project Area allowed for a non-forest use
 - See Demonstration of Threat of Loss section above
- Prior to the Preservation Commitment, the trees in the Project Area passed one of the three tests to show risk of removal or conversion out of forest
 - See Demonstration of Threat of Loss section above
- The Project Operator records in the public land records an easement, covenant, or deed restriction specifically protecting the trees for the project duration of 40 years or 100 years (40 or 100 years depending on the Protocol version)
 - See Preservation Commitment section above

Taken together, the above elements allow crediting only for unprotected trees at risk of removal, which are then protected by a Project action of preservation, providing additional avoided GHG emissions.

Additionality is also embedded in the quantification methodology. Projects cannot receive credits for trees that would have remained had development occurred, nor can they receive soil carbon credits for soil that would have been undisturbed had development occurred. Leakage is prevented by a deduction for displaced development in Protocol Section 11.4.

Additionality is also reflected in the project financing. The revenue from the sale of carbon credits will play a material role in the successful and durable preservation of the Project Area's carbon stock by providing funding for stewardship and maintenance that ensure the forest's long-term health and resilience. The Land Conservancy will use the funds for their ongoing annual monitoring of the Project Area to allow for the groups that are currently using it, like hunting groups and the Buckeye Retriever Club, to have continued access to the property.

The Land Conservancy has been working with City Forest Credits on several projects since 2021. Consequently, they informed Geauga Park District of this opportunity for critical maintenance revenue and carbon sequestration benefits via carbon crediting after they acquired the property in September 2023. The declaration of restrictions on the property has been amended to further restrict any cutting of the trees in the Project Area for 40 years so that the carbon sequestration quantification can remain accurate.

Project Operator signed an Attestation of Additionality on August 29th, 2025.

Attachment: 11 Hambden Hills Attestation of Additionality

CARBON QUANTIFICATION DOCUMENTATION (Section 11)

Follow detailed instructions in the Protocol for conducting quantification and use the Carbon Quantification Calculator to show calculations. CFC will provide the Carbon Quantification Calculator and Forest Composition Report Template. Ensure that your requested credit issuance schedule (issuance dates) is accurate and complete in the calculator. Project Operators should describe and appropriately reflect in their carbon quantification any and all planned future activities that may affect the percent canopy or carbon stocking.

Summary numbers from Carbon Quantification Calculator

Project Area (acres)	55.38
Does carbon quantification use stratification (yes or no)	no
Accounting Stock (tCO ₂ e)	10,963
On-site avoided biomass emissions (tCO ₂ e)	7,510
On-site avoided soil carbon emissions (tCO ₂ e)	665
Deduction for displaced biomass emissions (tCO ₂ e)	1,374
Deduction for displaced soil emissions (tCO ₂ e)	201
Credits from avoided biomass emissions (tCO ₂ e)	6,136
Credits from avoided soil emissions (tCO ₂ e)	463
Total credits from avoided biomass and soil emissions (tCO ₂ e)	6,599
Credits attributed to the project (tCO ₂ e), excluding future growth	6,599
Contribution to Registry Reversal Pool Account	660
Total credits to be issued to the Project Operator (tCO₂e) <i>(excluding future growth)</i>	5,939

GHG Assertion:

Project Operator asserts that the Project results in GHG emissions mitigation of 5,939 tons CO₂e issued to the project.

Approach to quantifying carbon

Describe the forest conditions and general approach used to quantify carbon (e.g., 11.1.B with full inventory, i-Tree Eco plots, other). Attach the Carbon Quantification Calculator.

To quantify carbon, the Land Conservancy completed an on-site plot sample inventory to determine carbon stock. The Land Conservancy conducted a sample forest assessment to the standards set in CFC Tree Preservation Protocol Section 11.1.B. The sample established 20 plots sized 1/10th-acre. Within each plot, each live tree was inventoried that was at least 5 inches in diameter. Species, diameter, and overall tree condition were recorded for each tree.

Upon arrival, the Land Conservancy team completing the on-site quantification identified that Plot 1 contained several wetland indicator species (and appeared to be placed within a small forested wetland which had not been identified on previous National Wetlands Inventory (NWI) maps. The team noted the approximate acreage of the wetland and completed the rest of the plots, removing Plot 1 from the project area and plot sampling map afterwards. Therefore, the current project area has a small 0.05-acre section cut out where the wetland lies, and the plot sampling map reflects the plots that the team collected data from that point on, i.e. plots 2-21. The Land Conservancy used i-Tree Eco to input the sample data to determine carbon storage. The CFC Carbon Calculator was used for quantification for subsequent steps 11.2, 11.4, and 11.5.

Attachment: 12 Hambden Hills Carbon Quantification Spreadsheet,

Attachment: 13 Hambden Hills Plot Sampling Map ,

Attachment: 14 Hambden Hills i-Tree Eco Raw Data

Attachment:14.1 Hambden Hills i-Tree Eco Source File

Attachment: 15 Hambden Hills Carbon Biomass

Accounting Stock Measurement Method

Provide an overview to describe quantification methods, including which method was used to determine the accounting stock.

The Land Conservancy completed a sample inventory using randomized 1/10th-acre plots, following section 11.1.B in the CFC Tree Preservation Protocol. The Land Conservancy survey team used i-Tree Eco to determine the accounting stock and used a standard error of <20%.

Carbon quantification is based on 20 sample plots. The metric tonnage of Carbon storage is 3,432.15. The standard error is 442.14 metric tons, or 12.88%.

Biomass tC/ac = (metric tons of carbon – standard error)/project area acres =
(3,432.15 – 442.14)/55.38 = 53.99

Attachment: 15 Hambden Hills Carbon Biomass

Plot Sampling Map and Raw Data

If sampling was utilized to estimate the carbon stock, include the map of plot sample locations and raw data collected.

For quantification method 11.1.B, sampling was utilized to estimate the carbon stock.

Attachment: 13 Hambden Hills Plot Sampling Map

Attachment: 14 Hambden Hills i-Tree Eco Raw Data

Attachment: 14.1 Hambden Hills i-Tree Eco Source File

Carbon Biomass Calculations

Include calculations used to determine the biomass in the Project Area. Attach i-Tree Eco file if i-Tree was used to calculate the carbon biomass.

Biomass tC/ac = (metric tons of carbon – standard error)/project area acres
(3,432.15 – 442.14)/55.38 = 53.99

Attachment: 14 Hambden Hills i-Tree Eco Raw Data

Attachment: 14.1 Hambden Hills i-Tree Eco Source File

Attachment: 15 Hambden Hills Carbon Biomass

Stratification

If stratification is used, maps of strata and stratum definitions. If not used, list not applicable.

No stratification was used.

Forest Composition

Summarize the forest composition and attach the Forest Composition Report.

Per 11.1.B, a sample inventory was conducted on trees over 5 inches in diameter at breast height, or 4.5 feet. A team of staff from the Land Conservancy including a Stewardship Specialist and the GIS team inventoried trees within the Project Area. The Stewardship Specialist, Andrew Haugh, has previous field experience as a restoration crew leader with The Nature Conservancy and the Land Conservancy's GIS manager, Sadie Jones, holds a Master's degree in Environmental Studies and previously spent two years on the Land Conservancy's urban forestry team. Another GIS team member, Emmalee Keep, has notable experience identifying trees with the Northeast Ohio Regional Sewer District and the Land Conservancy's Southwest Field Director, Hannah Kelling, has previous field experience identifying trees as well as healthy forest composition from past carbon crediting work with the Land Conservancy. This team, plus the Land Conservancy's Carbon Credit Specialist, Sam Farabaugh, worked their way through the property, noting genus or species identification, crown condition, and diameter at breast height – to accurately identify forest composition. The main species identified include Sugar Maple, Black Cherry, and Red Maple. There were also high numbers of Shagbark Hickory and Bitternut Hickory, as well as American Basswood and Tulip trees.

Attachment: 16 Hambden Hills Forest Composition

Area Expected to Remain in Trees after Potential Development (11.2)

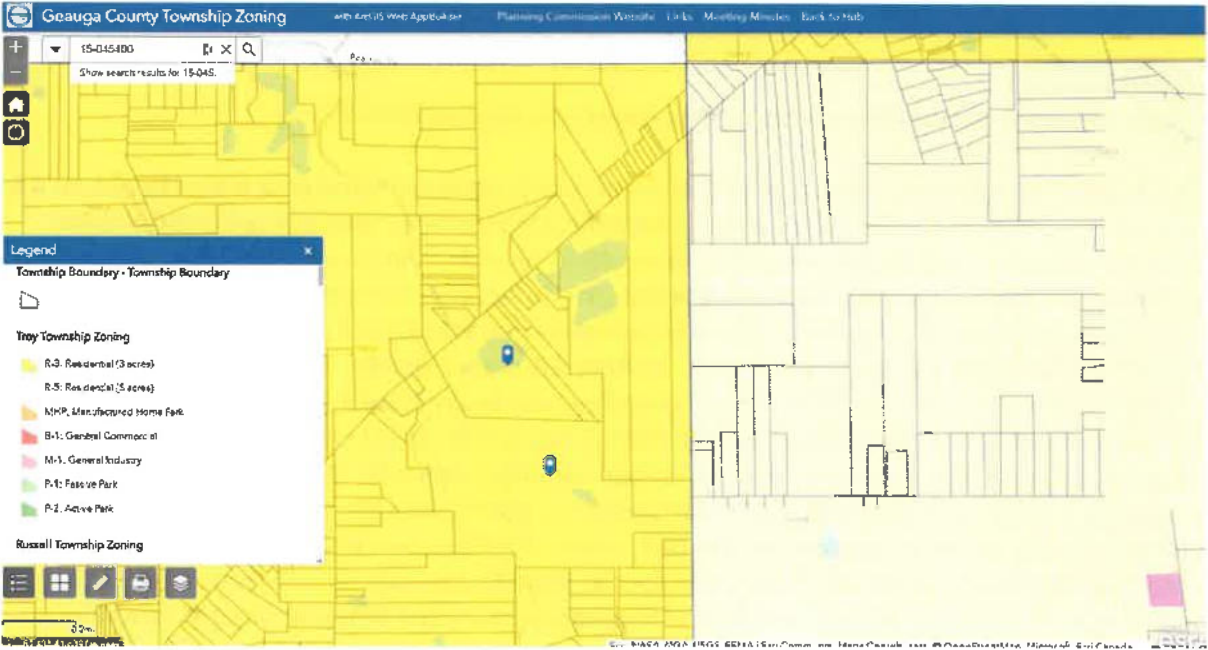
Describe the land use designation, any restrictions, and the method used to determine the area expected to remain in trees after potential development (fraction at risk of removal). If residential land use, follow 11.2.B. and provide the calculation showing which percentage of accounting stock at risk of removal is appropriate to include.

The fraction of biomass at risk is 68.50% due to it being zoned for residential use, as shown in the image below. According to Geauga County Township Zoning, lot sizes can be developed at a minimum of 3

acres per lot. Depending on configuration, the 55.38 acres of the Project Area zoned residential could accommodate approximately 18 residential lots with the addition of public roads and necessary infrastructure, further risking biomass removal and increasing the percentage of impervious surface.

The method outlined in Protocol Section 11.2.B.ii was used to calculate the percentage avoided biomass emissions. Calculations are described in detail in the Fraction at Risk Calculation Spreadsheet.

55.38	Project Area (acres)
3.000	Minimum lot size (acres/unit)
18.00	Max potential dwelling units
36.00	Clearing estimated at 2 acres/unit
1.94	Clearing estimated at 10% of remaining area
37.9	Total potentially cleared area
68.50%	Fraction at risk of tree removal



According to Geauga County Township Zoning’s online web viewer, the parcels (marked by the blue pins) fall in the yellow R-3 Residential (3 acres) zoning.

Attachment: 18 Hambden Hills Fraction at Risk Calculator

Quantification of Soil Carbon - Existing Impervious Area and Impervious Limits (11.4)

The Project may claim avoidance of emissions from soil carbon caused by conversion of soils to impervious surfaces. Describe applicable land use designation and development rules, any restrictions, existing impervious area and maximum fraction impervious cover.

The Project Area is zoned for residential development. According to the Hambden Township Zoning Resolution, the maximum lot coverage is 10%. This means 10% of the Project Area is avoided conversion to impervious surfaces.

Attachment: 18 Hambden Hills Fraction at Risk Calculator

Future Planned Project Activities

Describe future activities that may affect the percent canopy or carbon stocking in any way. Describe maintenance and stewardship activities that could improve the carbon stock.

The Project Area is owned by Geauga Park District, with its carbon credit registration and protection completed in partnership with Western Reserve Land Conservancy. The original deed restrictions have been amended to reflect this increase in protection for the forest, strengthening the preservation commitment of the project.

The property will be monitored annually by Western Reserve Land Conservancy staff to ensure the protection of its natural resources (including forest) is upheld to standards identified in the amended conservation restrictions.

CO-BENEFITS QUANTIFICATION DOCUMENTATION (Section 11.5)

Summarize co-benefit quantification per year and provide supporting documentation. CFC will provide a Co-Benefits Quantification calculator for quantifying rainfall interception, reduction of certain air compounds, and energy savings.

Ecosystem Services	Resource Units	Value
Rainfall Interception (m3/yr)	22,659.1	\$47,892.46
Air Quality (t/yr)	1.5633	\$3,853.78
Cooling – Electricity (kWh/yr)	68,804	\$9,639.50
Heating – Natural Gas (kBtu/yr)	2,848,151	\$39,835.07
Grand Total (\$/yr)		\$101,220.81

Co-benefits were quantified using CFC’s Co-Benefits Quantification Calculator. These ecosystem services represent values in avoided costs of \$101,220.81 annually and \$4,048,832.40 over 40 years.

Attachment: 17 Hambden Hills CoBenefit Calculator

Canopy Cover

i-Tree Canopy report was completed to quantify the cobenefits. Include the results below.

The canopy cover was calculated using i-Tree Eco from the plot sampling completed onsite. It was determined that the Project Area has 80.0% tree canopy cover.

Attachment: 14 Hambden Hills i-Tree Eco Raw Data

Attachment: 14.1 Hambden Hills i-Tree Eco Source File

Attachment: 16 Hambden Hills Forest Composition

SOCIAL IMPACTS (Section 12)

Project Operators shall use the Carbon Project Social Impacts template to evaluate how their Project aligns with the UN Sustainable Development Goals (SDGs). CFC will provide the template. Summarize the three to five main SDGs attributed to this Project.

SDG #11: Sustainable Cities and Communities – Preservation of natural areas including mature forests ensures that surrounding communities can have access to green space for recreational and cultural pursuits. Community groups in the future will be able to gather in a safe, outdoor atmosphere and will reap many physical and mental health benefits from this exposure to natural spaces.

SDG #13: Climate Action - Protecting and stewarding a healthy forest provides valuable carbon sequestration, filters air and water pollutants, increases climate resiliency, and offers a nature-based way to offset the impacts of climate change.

SDG #17: Partnerships for the Goals - Existing partners, including various hunting groups as well as the Buckeye Retriever Club, will continue to access this property in order to fulfill their missions. As the owner of the property, Geauga Park District will also maintain a meaningful partnership with Western Reserve Land Conservancy with the potential to pursue additional carbon crediting projects in the future.

Attachment: 19 Hambden Hills Social Impacts

MONITORING AND REPORTING (Section 8)

Throughout the Project Duration, the Project Operator must report on tree conditions across the Project Area.

Monitoring Reports

Monitoring reports are due every three years determined by the date of the verification report. For example, if the verification report is dated January 1, 2023, the first report will be due by January 1, 2026 and every three years thereafter for the duration of the project. CFC will provide a list of dates to Project Operator after the first verification report is approved. Project Operators must submit reports in writing and must attest to the accuracy of the reports. The reports must contain any changes in eligibility status of the Project Operator and any significant tree loss. The information includes updates to land ownership, changes to project design, changes in implementation or management and changes in tree or canopy loss. The reports must be accompanied by some form of telemetry or imaging that captures tree canopy, such as Google Earth, aerial imagery, or LiDAR. The reports must estimate any loss of stored carbon stock or soil disturbance in the Project Area.

Monitoring Plans

Describe your monitoring plans. If Project Operator plans to claim credits for future growth, describe methods that will be used to quantify future growth.

The Project Area has been encumbered with a deed restriction that has been amended to legally prevent any timbering of the trees, ensuring the tree canopy remains healthy and contributes to a thriving forest. There are no specific locations planned for future activities within the boundaries of the Project Area.

Western Reserve Land Conservancy is an accredited land trust and has a professional team dedicated to the stewardship of its easements. Staff members will visit Hambden Hills annually, walking the entire property including the Project Area to ensure that the tenets of the deed restriction are being upheld and to resolve any issues with encroachment or prohibited activities on-site. Western Reserve Land Conservancy will submit triennial monitoring reports for the Project duration as specified in the Preservation Protocol. Western Reserve Land Conservancy has demonstrated its ability to serve in this capacity, having conserved more than 70,000 acres in 21 different Ohio watersheds and holding conservation easements on over 900 properties, each of which are monitored annually.

PROJECT OPERATOR SIGNATURE

Signed on 12/31 in 2025, by Alex Czayka, the Chief Conservation Officer for Western Reserve Land Conservancy.



Signature

Alex M Czayka

Printed Name

440-528-9150

Phone

aczayka@wrlcconservancy.org

Email

ATTACHMENTS

Update the attachments list as appropriate for your project.

- 1 – Hambden Hills Project Area Shapefile
- 2 – Hambden Hills Regional Map
- 3 – Hambden Hills Project Area Map
- 4 – Hambden Hills Agreement to Transfer Credits
- 4.1 – Hambden Hills Deed
- 5 – Hambden Hills Amended Declaration of Restrictions
- 5.1 – Hambden Hills Original Declaration of Restrictions
- 6 – Hambden Hills Zoning Regulations
- 7 – Hambden Hills Land Use/Zoning Map
- 8 – Hambden Hills No Double Counting Map
- 9 – Hambden Hills Threat of Loss/Perimeter Development Map
- 10 – Hambden Hills Attestation of No Double Counting and No Net Harm
- 11 – Hambden Hills Attestation of Additionality
- 12 – Hambden Hills Carbon Quantification Calculator
- 13 – Hambden Hills Plot Sampling Map (if relevant)
- 14 – Hambden Hills Sampling Raw Data
- 14.1 – Hambden Hills i-Tree Eco Source File
- 15 – Hambden Hills Carbon Biomass Summary/Calculations
- 16 – Hambden Hills Forest Composition
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- 18 – Hambden Hills Fraction at Risk Calculator
- 19 – Hambden Hills Social Impacts

PROTOCOL REQUIREMENTS

Project Operator (Section 1.1)

Identify a Project Operator for the project. This is the entity or governmental body who takes responsibility for the project for the 40-year duration.

Project Duration and Project Implementation Agreement (Section 1.2, 2.2)

Project Operator must commit to a 40-year duration and sign a Project Implementation Agreement. This is a 40-year agreement between the Project Operator and City Forest Credits (the “Registry”) for an urban forest carbon project.

Location Eligibility (Section 1.3)

Projects must be located in or along the boundary of at least one of the following criteria:

- A. “Urban Area” per Census Bureau maps;
- B. The boundary of any incorporated city or town created under the law of its state;
- C. The boundary of any unincorporated city, town, or unincorporated urban area created or designated under the law of its state;
- D. The boundary of any regional metropolitan planning agency or council established by legislative action or public charter. Examples include the Metropolitan Area Planning Council in Boston, the Chicago Municipal Planning Agency, the Capital Area Council of Governments (CAPCOG) in the Austin area, and the Southeastern Michigan Council of Governments (SEMCOG)
- E. Within the boundary of land owned, designated, and used by a municipal or quasi-municipal entity for source water or watershed protection. Examples include Seattle City Light South Fork Tolt River Municipal Watershed (8,399 acres owned and managed by the City and closed to public access);

Ownership or Right to Receive Credits Eligibility (Section 1.5)

Project Operator must demonstrate ownership of property and eligibility to receive potential credits by meeting one of the following:

- A. Own the land and potential credits upon which the Project trees are located; or
- B. Own an easement or equivalent property interest for a public right of way within which Project trees are located and accept ownership of those Project trees by assuming responsibility for maintenance and liability for them; or
- C. Have a written and signed agreement from the landowner, granting ownership to the Project Operator of any credits for carbon storage, other greenhouse gas benefits, and other co-benefits delivered by Project trees on that landowner’s land. If the Project Area is on private property, the agreements in this sub-section must be recorded in the public records in the county where the property is located. The recordation requirement can be satisfied if the agreements specified in this sub-section are contained in a recorded easement, covenant, or deed restriction on the property.

Demonstrate Tree Preservation (Section 4.1)

The Project Operator must show that the trees in the Project Area are preserved from removal by a recorded easement, covenant, or deed restriction (referred to hereafter as “Recorded Encumbrance”) with a term of at least 40 years. This action is referred to as the “Preservation Commitment.” This

Recorded Encumbrance must be recorded not later than 12 months after Registry approval of the Project's Application.

Demonstrate Threat of Loss (Section 4.2, 4.3, and 4.4):

The Project Operator must show that prior to the Preservation Commitment:

- Project trees were not preserved from removal through a Recorded Encumbrance or other prohibitions on their removal,
- The Project Area was:
 - In a land use designation that allowed for at least one non-forest use. Non-forest uses include industrial, commercial, transportation, residential, agricultural, or resource other than forest, as well as non-forest park, recreation, or open space uses.
 - Is not in an overlay zone that prohibits all development. Examples include critical areas or wetland designations.
- The Project Area met one of the following conditions:
 - Surrounded on at least 30% of its perimeter by non-forest, developed or improved uses, or
 - Sold, conveyed, or had assessed value within three years of preservation for greater than \$8,000 average price per acre for the bare land. When the assessed value is a percentage of the appraised value, as determined by the local assessing authority, then the appraised value is the value to be used for this determination; or
 - Would have a fair market value after conversion to a non-forested "highest and best use" greater than the fair market value after preservation in subsection 4.1, as stated in a "highest and best use" study from a state certified general real estate appraiser in good standing

Additionality (Section 6)

Additionality is ensured through the following:

- Prior to the Preservation Commitment, the trees in the Project Area were not protected via easement or recorded encumbrance or in a protected zoning status that preserves the trees.
- Prior to the Preservation Commitment, the zoning in the Project Area must currently allow for a non-forest use
- Prior to the Preservation Commitment, the trees in the Project Area passed one of the three tests to show a threat or risk of removal or conversion out of forest
- The Project Operator records in the public land records an easement, covenant, or deed restriction specifically protecting the trees for the project duration of 40 years or 100 years (40 or 100 years depending on the protocol version)

Quantification for Credits (Section 11)

The full Protocol describes the following steps for carbon stock and soil carbon quantification in detail:

1. Stored carbon stock present in Project Area (Section 11.1)
Estimate the biomass stock present and adjust for uncertainty to calculate the "Accounting Stock". This can be done using the US Forest Service General Technical Report NE-343 tables, on-site inventory of some live trees with i-Tree methods and tools, or an on-site forest inventory

2. Areas expected to remain in trees after potential development (Section 11.2)

Calculate the fraction of the Accounting Stock that likely would be emitted as a result of development, to calculate “Avoided Biomass Emissions”

3. Quantification of soil carbon (Section 11.3)
Calculate “Avoided Soil Carbon Emissions” caused by conversion of soils to impervious surfaces in the Project Area
4. Deduction for displaced development (Section 11.4)
Apply the deductions in Section 11.5 and Appendix B to Biomass and Soil Carbon calculations to adjust for development and emissions that would be displaced by the preservation of the Project Area (leakage deductions). This will reduce the creditable tonnes of Avoided Biomass Emissions and Avoided Soil Carbon Emissions to adjust for displaced development
5. Quantify Co-Benefits (Section 11.5)
The Project Operator will calculate co-benefits separately from CO₂(e). The Registry will supply a spreadsheet template based on their climate zone, and will provide values for rainfall interception, reductions of air compounds, and energy savings.
6. Claiming additional credit for growth (Section 11.6)
The Project Operator may elect to also account for ongoing growth of trees within the Project Area after Project Commencement

Social Impacts (Section 12)

The Project Operator will describe how the Project impacts contribute towards achievement of the global UN Sustainable Development Goals (SDGs). The Registry will supply a template to evaluate how the Project aligns with the SDGs.

Attestation of No Net Harm and No Double Counting (Section 5)

The Project Operator will sign an attestation that no project shall cause net harm and no project shall seek credits on trees, properties, or projects that have already received credits.

Validation and Verification by Third-Party Verifiers (Section 13)

Project compliance and quantification must be verified by a third-party Validation and Verification Body approved by the Registry.

Issuance of Credits to Project Operator (Section 7)

Ex-post credits are issued after the biomass is protected via a recorded encumbrance protecting the trees. Issuance is phased or staged over one and five years at the equivalent of 50 acres of crediting per year. This staged issuance reflects the likely staging of development over time if the Project Area were to have been developed.

After validation and verification, the Registry issues credits to the Project Operator based on the Project Area size:

- 50 acres or less: all credits are issued after validation and verification
- Greater than 50 but less than 200 acres: credits are issued in the equivalent of 50 acres per year
- Greater than 200 acres: credits are issued in equal amounts over five years

Credits for Reversal Pool Account (Section 7.3):

The Registry will issue 90% of Project credits earned and requested and will hold 10% in the Registry's Reversal Pool Account.

Understand Reversals (Section 9)

If the Project Area loses credited carbon stock, the Project Operator must return or compensate for those credits if the tree loss is due to intentional acts or gross negligence of Project Operator. If tree loss is due to fire, pests, or other acts of god (i.e., not due to the Project Operator's intentional acts or gross negligence), the Registry covers the reversed credits from its Reversal Pool Account of credits held back from all projects.

Monitoring and Reporting (Section 8)

The Project Operator must submit a report every three years for the project duration. The reports must be accompanied by some form of telemetry or imaging that captures tree canopy, such as Google Earth, aerial imagery, or LiDAR. The reports must estimate any loss of stored carbon stock or soil disturbance in the Project Area.

Attachments

[Agreement to Transfer Credits](#)

[Deed](#)

[Project Area Map](#)

[Regional Area Map](#)

[Original Declaration of Restrictions](#)

[Amended Declaration of Restrictions](#)

[Zoning Maps](#)

[Zoning Description\(s\)](#)

[Threat of Loss Demonstration](#)

[Attestation of No Double Counting and No Net Harm](#)

[Attestation of Additionality](#)

[Carbon Quantification Tool & Fraction at Risk](#)

[Tree Inventory & Carbon Biomass](#)

[Tree Characteristics Chart\(s\)](#)

[iTree Eco Data](#)

[Cobenefit Calculator](#)

[Social Impacts](#)

Agreement to Transfer Credits

Hambden Hills Agreement to Transfer Potential Credits

This Agreement to Transfer Potential Credits (“**Agreement**”) is entered into this 8th day of September, 2025 (the “**Effective Date**”) by Geauga Park District (the “**Landowner**”) and Western Reserve Land Conservancy (“**WRLC**”), an Ohio nonprofit corporation (“**Project Operator**”) whose mission is to provide the people of our region with essential natural assets through land conservation and restoration and who has undertaken a tree preservation and carbon crediting project (“**Project**”) on the Property of Landowner (the “**Property**”).

1. Purpose and Intent

Project Operator and Landowner desire to generate funds for this Project by allowing WRLC to develop potential carbon and environmental credits that it can attempt to sell. The Landowner will receive the benefits of the tree preservation and maintenance in this project at little to no cost to the Landowner.

These potential carbon or environmental credits or offsets include amounts of carbon dioxide stored, stormwater run-off reductions, energy savings, and air quality benefits arising from the growth of trees in the Project (“**Carbon+ Credits**”). The Carbon+ Credits will be developed using the protocols and registry of City Forest Credits, a non-profit organization (“**CFC**”).

2. Rights Granted

Landowner grants WRLC the title and rights to any and all Carbon+ Credits developed from the Project during the term of this agreement, including rights to register with CFC, and develop and sell the Carbon+ Credits.

3. Subject Lands

The Property specified in Exhibit A.

4. Obligations of Landowner

Landowner shall not cut, harvest, or damage trees in the Project except in cases of emergency involving fire or flooding or to mitigate hazard if trees are identified as a hazard by a certified arborist.

5. Obligations of WRLC

WRLC will pay all costs and assume all responsibilities for development and sale of Carbon+ Credits from the Project.

6. Landowner Representations

Landowner represents that it has authority to enter this agreement, and that the Property is free from any liens, claims, encumbrances, tenancies, restrictions, or easements that would prevent or interfere with the rights to Carbon+ Credits granted under this Agreement.

7. WRLC Representations

WRLC represents that it has either begun the Project or is prepared to act as the Project Operator for the Project.

8. Default

If either party is in default of this agreement, the other party may notify the defaulting party of the specific nature of the default. The defaulting Party has 30 days from the date of notice to correct the default. If the

default is not corrected in 30 days, the non-defaulting party may cancel this agreement. Notice of cancellation shall be delivered in writing to the current contact address of the defaulting party.

9. Term of Agreement and Option to Renew

This Agreement shall remain in force for 40 years after the Effective Date of the Agreement. WRLC may renew this Agreement for a second 40 years if it delivers written notice of renewal to Landowner at least 90 days prior to expiration of this Agreement.

10. Governing Law

This agreement shall be construed and enforced in accordance with the laws of the State of Ohio.

11. Parties

Project Operator		Landowner	
Name:	Robert B. Owen	Name:	John Oros
Title:	Assistant Secretary	Title:	Executive Director
Address:	3850 Chagrin River Road, Moreland Hills, OH 44022	Address:	9160 Robinson Road, Chardon, OH 44024
Phone:	440-528-4150	Phone:	440-296-9516
Email:	Rowen@wrlandconservancy.org	Email:	jorosa@orangeportdistrict.org
Signature:		Signature:	
Date:	9/8/2025	Date:	10/6/2025

Exhibit A

Legal Description of Property



LDC, Inc. dba Land Design Consultants
 9025 Osborne Drive, Mentor, OH 44060
 (440) 255-8463 (440) 951-5263 (440) 255-9575 fax

APRIL 28, 2023

LEGAL DESCRIPTION
 140.5255 ACRE PARCEL
 PN: 15-045300

Situated in the Township of Hambden, County of Geauga and State of Ohio, known as being part of Original Township Lot 5, Bond Tract. Said parcel being the same as land so conveyed to Jonathan M. Kittredge, Tr. by deed recorded in Volume 184, Page 21 of Geauga County Records (PPN: 15-045300);

Beginning at a point in the centerline of Kile Road (a.k.a. T.R. 62) (60 feet wide), at the Northeast corner of land conveyed to Nathan R. & Kella A. Anderson in deed recorded in Volume 2075, Page 362 of Geauga County Records (PN: 15-009530), said point being North 01°27'24" West, along said centerline, 2400.51 feet from its intersection with the centerline of Steelhead Run (a.k.a. T.R. 1066) (60 feet wide) as shown in the plat of Coldwater Reserve recorded in Volume 41, Page 90 of Geauga County Plat Records, said centerline of Kile Road is also the Township line between Section 10 of Montville Township and Original Lot 5, Bond Tract of Hambden Township;

- COURSE I Thence South 88°35'18" West, along the Northerly line of said "Anderson", passing through a 5/8 inch iron pin found at 30.11 feet, a total distance of 873.35 feet to a 5/8 inch iron pin found at the Northwesterly corner thereof;
- COURSE II Thence South 01°29'09" East, along the West line of said "Anderson", 508.09 feet to a 5/8 inch iron pin found at the Southwest corner thereof, said point lying in the North line of Sublot No. 19 in said Coldwater Reserve;
- COURSE III Thence South 89°03'43" West, along the North Subdivision line & the North line of Cold Water Reserve Re-Plat recorded in Volume 41, Page 100, 1708.32 feet to a 5/8 inch iron pin found (Schwartz) in the East line of land conveyed to Martin A. & Kimberly A. Komertz by deed recorded in Volume 914, Page 849 (PPN: 15-054650);

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LEGAL DESCRIPTION
140.5255 ACRE PARCEL
OF PN: 15045300
Page 2

- COURSE IV Thence North 00°50'41" West, along said East line of "Komertz", 203.40 feet to a 5/8 inch iron pin found (Schwartz) at the Northeast corner thereof;
- COURSE V Thence South 88°36'09" West, along the North line of "Komertz", 889.88 feet to a 3/4 inch iron pin found at the Southeast corner of land conveyed to Donald H. & Billie Kleve, Trs. In deed recorded in Volume 1864, Page 1905 of Geauga County Records (PN: 15-045500);
- COURSE VI Thence North 01°10'27" West, along the East line of "Kleve", 622.52 feet to a 3/4 inch iron pin found at the Northeast corner thereof;
- COURSE VII Thence South 88°33'11" West, along the North line of "Kleve", 283.11 feet to a 5/8 inch iron pin found at the Southeast corner of land conveyed to Richard L. Baer & Sherry L. Singer In deed recorded in Volume 1910, Page 153 of Geauga County Records (PN: 15-102578);
- COURSE VIII Thence North 07°07'23" West, along the East line of "Baer/Singer", 634.85 feet to a 3/4 inch iron pin found at an angle point in the Easterly line thereof;
- COURSE IX Thence South 88°02'03" West, along the Northeast line of "Baer/Singer", 320.58 feet to a bent 1 inch iron pipe found at an angle point therein;
- COURSE X Thence North 01°43'44" West, along the East line of "Baer/Singer", and the East line of land conveyed to Steven Novotny in deed recorded in Volume 2004, Page 1198 of Geauga County Records (PN: 15-076500), 496.60 feet to a 1 inch iron pipe found at an angle point in said Easterly line of "Novotny";
- COURSE XI Thence North 38°01'20" East, along said Easterly line of "Novotny", 212.42 feet to a 1 inch iron pipe found at an angle point therein;

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- COURSE XII Thence North 07°30'43" East, along said Easterly line of "Novotny", 210.80 feet to a 1 inch iron pipe found at an angle point in the Southeasterly line of a second parcel of land conveyed to Steven Novotny in deed recorded in Volume 2004, page 1198 of Geauga County Records (PN: 15-102579);
- COURSE XIII Thence North 52°39'47" East, along said Southeasterly line of "Novotny", and the Southeasterly line of land conveyed to Randy R. & Ronna Lynn Eging in deed recorded in Volume 1851, Page 2130 of Geauga County Records (PN: 15-102571), 554.85 feet to a ¾ inch iron pipe found in the Southwesterly line of land conveyed to Jonathan M. Kittredge, Tr. in deed recorded in Volume 1841, Page 26 of Geauga County Records (PN: 15-045400);
- COURSE XIV Thence South 30°09'06" East, along said Southwesterly line of "Kittredge", 524.06 feet to a 2 inch T-angle iron found at the Southwest corner thereof;
- COURSE XV Thence South 89°16'40" East, along the South line of said "Kittredge", and the South lines of deed parcels 1 & 3 of land conveyed to Sydney P. Crane, TOD in deed recorded in Volume 2067, Page 3158 of Geauga County Records (PN's: 15-018000 & 15-017900), 1974.43 feet to the West line of land conveyed to Michael A. Valletto in deed recorded in Volume 1967, Page 191 of Geauga County Records (PN: 15-072700), witness a loose ¾ inch iron pipe found 0.61 feet Northeast, passing through a ¾ inch iron pipe at 79.42 feet therefrom;
- COURSE XVI Thence South 00°27'35" East, along the West line of said "Valletto", 850.70 feet to a ¾ inch iron pipe found at the Southwest corner thereof;
- COURSE XVII Thence North 89°13'27" East, along the South line of said "Valletto" & the South line of land conveyed to Leigh P. & Mathew Hornyak in deed recorded in Volume 1454, Page 1 of Geauga County Records (PN: 15-055100), 434.00 feet to the Northwest corner of land conveyed to Bradford E. & Jacqueline R. Thrasher in deed recorded in Volume 2052, Page 3266 of Geauga County Records (PN: 15-021170), witness a 5/8 inch iron pin found 2.2 feet North;

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OF PN: 15045300
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- COURSE XVIII** Thence South 01°26'32" East, along the West line of said "Thrasher", 516.19 feet to a 5/8 inch iron pin found at the Southwest corner thereof;
- COURSE XIX** Thence North 88°37'03" East, along the South line of said "Thrasher", passing through a 5/8 inch iron pin found at 843.55 feet, a total distance of 873.55 feet to said centerline of Kile Road & Township Line;
- COURSE XX** Thence South 01°27'24" East, along said centerline of Kile Road & Township Line, 251.97 feet to the Place of Beginning and containing 140.5255 acres (6,121,292 sq.ft.) of land and 140.3520 acres (6,113,733 sq.ft.) of land excluding area within the Right of Way of Kile Road. As calculated and described from a survey done in April 2023 by William C. Vondra Jr., P.S. 7478 of LDC, Inc. bearings refer to Ohio North NAD 83 (2011), Geoid 12B, ODOT VRS Network, be the same, more or less, but subject to all legal highways and easements of record.

All iron pins noted to be set are 5/8"x30" long steel rebar with plastic cap, "LDC, Inc."

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SNR Date: 05/01/2023

23-070





LDC, Inc. dba Land Design Consultants
 9025 Osborne Drive, Mentor, OH 44060
 (440) 255-8463 (440) 951-5263 (440) 255-9575 fax

APRIL 28, 2023

**LEGAL DESCRIPTION
 41.9758 ACRE PARCEL
 PN: 15-045400**

Situated in the Township of Hambden, County of Geauga and State of Ohio, known as being part of Original Township Lot 2, Parker Tract & Original Township Lot 5, Bond Tract. Said parcel being the same as land so conveyed to Jonathan M. Kittredge, Tr. by deed recorded in Volume 184, Page 26 of Geauga County Records (PPN: 15-045400);

Beginning at a point of Curvature in the centerline of Rock Creek Road (a.k.a. S.R. 166) (66 feet wide), being Station 100+79.01 per Geauga County Road Plan GEA-166-0.00, said point being North 48°00'46" West, 30.00 feet from a 6 inch round concrete monument With 4 inch brass disc;

Thence along the arc on said centerline deflecting to the right, 581.25 feet, said arc having a radius of 3580.99 feet, a central angle of 09°18'00" and a chord which bears North 46°38'14" East, 580.44 feet to a point of Tangency at station 106+60.28;

Thence North 51°17'14" East, continuing along said centerline, 330.51 feet to a point of Curvature at station 109+90.79;

Thence along the arc on said centerline deflecting to the left, 163.36 feet, said arc having a radius of 2864.79 feet, a central angle of 03°16'02" and a chord which bears North 49°39'13" East, 163.34 feet to the Northeast corner of land conveyed to Randy R. & Ronna Lynn Eging in deed recorded in Volume 1851, Page 2130 of Geauga County Records (PN: 15-102571) and the PRINCIPAL PLACE OF BEGINNING;

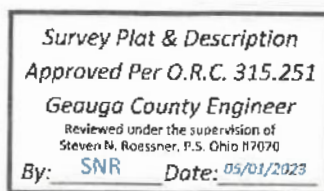
COURSE I Thence continuing along the arc of said centerline deflecting to the left, 28.30 feet, said arc having a radius of 2864.79 feet, a central angle of 00°33'58" and a chord which bears North 47°44'13" East, 28.30 feet to a point of Tangency at station 111+82.46;

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 41.9758 ACRE PARCEL
 OF PN: 15045400
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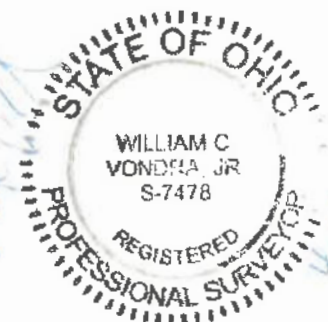
- COURSE II** Thence continuing along said centerline North 47°27'14" East, 1007.25 feet to the Northwesterly corner of land conveyed to Gerard R. Blaszak, TOD in Volume 2143, Page 625 of Geauga County Records (PN: 15-018100);
- COURSE III** Thence South 42°03'42" East, along the Southwesterly line of said "Blaszak" and the Southwesterly line of deed parcel 1 of land conveyed to Sydney P. Crane, TOD in deed recorded in Volume 2067, Page 3158 (PN: 15-018000), passing through an angle iron found at 30.19 feet, a total distance of 2132.74 feet to the Southwest corner thereof said point lying in the North line of land conveyed to Jonathan M. Kittredge, Tr. in deed recorded in Volume 1841, Page 21 of Geauga County Records (PN: 15-045300), witness a 1 ½ inch iron pipe found 6.01 feet Southeast;
- COURSE IV** Thence North 89°16'40" West, along said North line of "Kittredge", 1692.45 feet to a 2 inch T-angle iron at a Northerly corner thereof;
- COURSE V** Thence North 30°09'06" West, along said Northerly line of "Kittredge", 524.06 feet to a ¾ inch iron pipe found at the Southeast corner of said "Eging";
- COURSE VI** Thence North 30°01'35" West, along the Northeasterly line of said "Eging", passing through a 5/8 inch iron pin found (Schwartz) at 441.27 feet, a total distance of 472.15 feet to the Principal Place of Beginning and containing 41.9758 acres (1,828,464 sq.ft.) of land and 41.1828 acres (1,793,923 sq.ft.) of land excluding area within the Right of Way of Rock Creek Road. As calculated and described from a survey done in April 2023 by William C. Vondra Jr., P.S. 7478 of LDC, Inc. bearings refer to Ohio North NAD 83 (2011), Geoid 12B, ODOT VRS Network, be the same, more or less, but subject to all legal highways and easements of record.

All iron pins noted to be set are 5/8"x30" long steel rebar with plastic cap, "LDC, Inc."

S:\WESTL1-2301-North Parcel.doc



23-070



Deed



DocId:3118857

Tx:4089784

REAL PROPERTY TRANSFER TAX
TRANSFERRED AND PAID

SEP 29 2023

FEES: Exempt
Geauga County Auditor
BY: John Wilson

202301016487

Filed for Record in
GEAUGA COUNTY OHIO

Celesta Mullins, Recorder
09/29/2023 09:21 AM

D 94.00

OR Book 2175 Page 2661

* being refiled to Add prior deed info
LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that WESTERN RESERVE LAND CONSERVANCY ("Grantor"), an Ohio nonprofit corporation, claiming title by or through an instrument recorded at Instrument No. OR Book 2175 pg 2653 of Geauga County Records, for good and valuable consideration received to its full satisfaction from GEAUGA PARK DISTRICT ("Grantee"), does hereby give, grant and convey, with limited warranty covenants, to Grantee, its successors and assigns, the premises described in Exhibit A attached hereto (the "Premises").
TAX MAILING ADDRESS: 9160 ROBINSON RD. CHARDON, OH 44024
County Permanent Parcel Number(s): 15-045300 and 15-045400.

TO HAVE AND TO HOLD said Premises, together with all easements and appurtenances thereunto belonging, unto Grantee, its successors and assigns forever. And said Grantor covenants with Grantee, its successors and assigns, that (a) Grantor is lawfully seized in fee simple of said Premises, subject to (i) building and zoning ordinances; (ii) taxes and assessments, both general and special, which are a lien but not yet due and payable; and (iii) those restrictions, covenants, conditions and easements of record in the Geauga County Records at the time of this conveyance, and (b) Grantor shall warrant and defend same to said Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons, claiming by, through or under Grantor, but against none other.

FURTHERMORE, Grantee received partial funding for the acquisition of the Premises through a federal grant provided by the United States Fish and Wildlife Service and as a result takes title subject to

EXHIBIT A

LDC, Inc. dba Land Design Consultants
 9025 Osborne Drive, Mentor, OH 44060
 (440) 255-8463 (440) 951-5263 (440) 255-9575 fax

APRIL 28, 2023

LEGAL DESCRIPTION
 140.6255 ACRE PARCEL
 PN: 15-045300

Situated in the Township of Hambden, County of Geauga and State of Ohio, known as being part of Original Township Lot 5, Bond Tract. Said parcel being the same as land so conveyed to Jonathan M. Kittredge, Tr. by deed recorded in Volume 184, Page 21 of Geauga County Records (PPN: 15-045300);

Beginning at a point in the centerline of Kile Road (a.k.a. T.R. 62) (60 feet wide), at the Northeast corner of land conveyed to Nathan R. & Kella A. Anderson in deed recorded in Volume 2075, Page 362 of Geauga County Records (PN: 15-009530), said point being North 01°27'24" West, along said centerline, 2400.51 feet from its intersection with the centerline of Steelhead Run (a.k.a. T.R. 1066) (60 feet wide) as shown in the plat of Coldwater Reserve recorded in Volume 41, Page 90 of Geauga County Plat Records, said centerline of Kile Road is also the Township line between Section 10 of Montville Township and Original Lot 5, Bond Tract of Hambden Township;

- COURSE I** Thence South 88°35'18" West, along the Northerly line of said "Anderson", passing through a 5/8 inch iron pin found at 30.11 feet, a total distance of 873.35 feet to a 5/8 inch iron pin found at the Northwesterly corner thereof;
- COURSE II** Thence South 01°29'09" East, along the West line of said "Anderson", 508.09 feet to a 5/8 inch iron pin found at the Southwest corner thereof, said point lying in the North line of Sublot No. 19 in said Coldwater Reserve;
- COURSE III** Thence South 89°03'43" West, along the North Subdivision line & the North line of Cold Water Reserve Re-Plat recorded in Volume 41, Page 100, 1708.32 feet to a 5/8 inch iron pin found (Schwartz) in the East line of land conveyed to Martin A. & Kimberly A. Komertz by deed recorded in Volume 914, Page 849 (PPN: 15-054850);

APRIL 28, 2023
 LEGAL DESCRIPTION
 140.5255 ACRE PARCEL
 OF PN: 15045300
 Page 2

- COURSE IV Thence North 00°50'41" West, along said East line of "Komertz", 203.40 feet to a 5/8 Inch iron pin found (Schwartz) at the Northeast corner thereof;
-
- COURSE V Thence South 88°36'09" West, along the North line of "Komertz", 889.88 feet to a 3/4 Inch iron pin found at the Southeast corner of land conveyed to Donald H. & Billie Kleve, Trs. in deed recorded in Volume 1864, Page 1905 of Geauga County Records (PN: 15-045500);
- COURSE VI Thence North 01°10'27" West, along the East line of "Kleve", 622.52 feet to a 3/4 Inch iron pin found at the Northeast corner thereof;
- COURSE VII Thence South 88°33'11" West, along the North line of "Kleve", 283.11 feet to a 5/8 Inch iron pin found at the Southeast corner of land conveyed to Richard L. Baer & Sherry L. Singer in deed recorded in Volume 1910, Page 153 of Geauga County Records (PN: 15-102578);
- COURSE VIII Thence North 07°07'23" West, along the East line of "Baer/Singer", 634.85 feet to a 3/4 Inch iron pin found at an angle point in the Easterly line thereof;
- COURSE IX Thence South 88°02'03" West, along the Northeast line of "Baer/Singer", 320.58 feet to a bent 1 Inch iron pipe found at an angle point therein;
- COURSE X Thence North 01°43'44" West, along the East line of "Baer/Singer", and the East line of land conveyed to Steven Novotny in deed recorded in Volume 2004, Page 1198 of Geauga County Records (PN: 15-076500), 496.60 feet to a 1 Inch iron pipe found at an angle point in said Easterly line of "Novotny";
- COURSE XI Thence North 38°01'20" East, along said Easterly line of "Novotny", 212.42 feet to a 1 Inch iron pipe found at an angle point therein;

APRIL 28, 2023
 LEGAL DESCRIPTION
 140.5255 ACRE PARCEL
 OF PN: 15045300
 Page 3

- COURSE XII Thence North 07°30'43" East, along said Easterly line of "Novotny", 210.80 feet to a 1 inch iron pipe found at an angle point in the Southeasterly line of a second parcel of land conveyed to Steven Novotny in deed recorded in Volume 2004, page 1198 of Geauga County Records (PN: 15-102579);
- COURSE XIII ~~Thence North 52°39'47" East, along said Southeasterly line of "Novotny", and the Southeasterly line of land conveyed to Randy R. & Ronna Lynn Eging in deed recorded in Volume 1851, Page 2130 of Geauga County Records (PN: 15-102571), 554.85 feet to a ¾ inch iron pipe found in the Southwesterly line of land conveyed to Jonathan M. Kittredge, Tr. in deed recorded in Volume 1841, Page 26 of Geauga County Records (PN: 15-045400);~~
- COURSE XIV Thence South 30°09'06" East, along said Southwesterly line of "Kittredge", 524.06 feet to a 2 inch T-angle iron found at the Southwest corner thereof;
- COURSE XV Thence South 89°16'40" East, along the South line of said "Kittredge", and the South lines of deed parcels 1 & 3 of land conveyed to Sydney P. Crane, TOD in deed recorded in Volume 2067, Page 3158 of Geauga County Records (PN's: 15-018000 & 15-017900), 1974.43 feet to the West line of land conveyed to Michael A. Valletto in deed recorded in Volume 1987, Page 191 of Geauga County Records (PN: 15-072700), witness a loose ¾ inch iron pipe found 0.61 feet Northeast, passing through a ¾ inch iron pipe at 79.42 feet therefrom;
- COURSE XVI Thence South 00°27'35" East, along the West line of said "Valletto", 850.70 feet to a ¾ inch iron pipe found at the Southwest corner thereof;
- COURSE XVII Thence North 89°13'27" East, along the South line of said "Valletto" & the South line of land conveyed to Leigh P. & Mathew Hornyak in deed recorded in Volume 1454, Page 1 of Geauga County Records (PN: 15-055100), 434.00 feet to the Northwest corner of land conveyed to Bradford E. & Jacqueline R. Thrasher in deed recorded in Volume 2052, Page 3266 of Geauga County Records (PN: 15-021170), witness a 5/8 inch iron pin found 2.2 feet North;

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OF PN: 15045300
Page 4

COURSE XVIII Thence South 01°26'32" East, along the West line of said "Thrasher", 516.19 feet to a 5/8 inch iron pin found at the Southwest corner thereof;

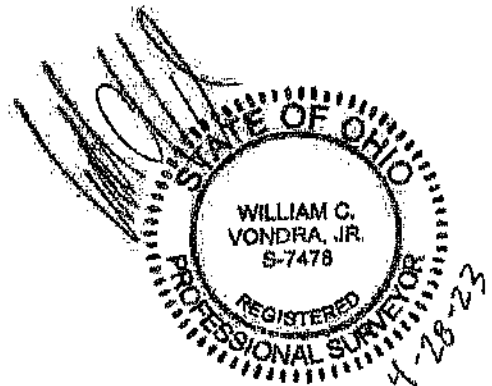
COURSE XIX Thence North 88°37'03" East, along the South line of said "Thrasher", passing through a 5/8 inch iron pin found at 843.55 feet, a total distance of 873.55 feet to said centerline of Kile Road & Township Line;

COURSE XX Thence South 01°27'24" East, along said centerline of Kile Road & Township Line, 251.97 feet to the Place of Beginning and containing 140.5255 acres (6,121,292 sq.ft.) of land and 140.3520 acres (6,113,733 sq.ft.) of land excluding area within the Right of Way of Kile Road. As calculated and described from a survey done in April 2023 by William C. Vondra Jr., P.S. 7478 of LDC, Inc. bearings refer to Ohio North NAD 83 (2011), Geoid 12B, ODOT VRS Network, be the same, more or less, but subject to all legal highways and easements of record.

All iron pins noted to be set are 5/8"x30" long steel rebar with plastic cap, "LDC, Inc."

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SNR Date: 05/01/2023

23-070





LDC, Inc. dba Land Design Consultants
 9025 Osborne Drive, Mentor, OH 44060
 (440) 255-8463 (440) 951-5263 (440) 255-9576 fax

APRIL 28, 2023

LEGAL DESCRIPTION
41.9758 ACRE PARCEL
PN: 15-045400

Situated in the Township of Hambden, County of Geauga and State of Ohio, known as being part of Original Township Lot 2, Parker Tract & Original Township Lot 5, Bond Tract. Said parcel being the same as land so conveyed to Jonathan M. Kittredge, Tr. by deed recorded in Volume 184, Page 26 of Geauga County Records (PPN: 15-045400);

Beginning at a point of Curvature in the centerline of Rock Creek Road (a.k.a. S.R. 166) (66 feet wide), being Station 100+79.01 per Geauga County Road Plan GEA-166-0.00, said point being North 48°00'46" West, 30.00 feet from a 6 inch round concrete monument With 4 inch brass disc;

Thence along the arc on said centerline deflecting to the right, 581.25 feet, said arc having a radius of 3580.99 feet, a central angle of 09°18'00" and a chord which bears North 46°38'14" East, 580.44 feet to a point of Tangency at station 106+60.28;

Thence North 51°17'14" East, continuing along said centerline, 330.51 feet to a point of Curvature at station 109+90.79;

Thence along the arc on said centerline deflecting to the left, 163.36 feet, said arc having a radius of 2864.79 feet, a central angle of 03°16'02" and a chord which bears North 49°39'13" East, 163.34 feet to the Northeast corner of land conveyed to Randy R. & Ronna Lynn Eging in deed recorded in Volume 1851, Page 2130 of Geauga County Records (PN: 15-102571) and the PRINCIPAL PLACE OF BEGINNING;

COURSE I

Thence continuing along the arc of said centerline deflecting to the left, 28.30 feet, said arc having a radius of 2864.79 feet, a central angle of 00°33'58" and a chord which bears North 47°44'13" East, 28.30 feet to a point of Tangency at station 111+82.46;

APRIL 28, 2023
LEGAL DESCRIPTION
41.9758 ACRE PARCEL
OF PN: 15046400
Page 2

COURSE II Thence continuing along said centerline North 47°27'14" East, 1007.25 feet to the Northwestern corner of land conveyed to Gerard R. Blaszak, TOD in Volume 2143, Page 625 of Geauga County Records (PN: 15-018100);

COURSE III Thence South 42°03'42" East, along the Southwesterly line of said "Blaszak" and the Southwesterly line of deed parcel 1 of land conveyed to Sydney P. Crane, TOD in deed recorded in Volume 2067, Page 3158 (PN: 15-018000), passing through an angle iron found at 30.19 feet, a total distance of 2132.74 feet to the Southwest corner thereof said point lying in the North line of land conveyed to Jonathan M. Kittredge, Tr. in deed recorded in Volume 1841, Page 21 of Geauga County Records (PN: 15-045300), witness a 1 1/2 Inch iron pipe found 6.01 feet Southeast;

COURSE IV Thence North 89°16'40" West, along said North line of "Kittredge", 1692.45 feet to a 2 inch T-angle iron at a Northerly corner thereof;

COURSE V Thence North 30°09'06" West, along said Northerly line of "Kittredge", 524.06 feet to a 3/4 Inch iron pipe found at the Southeast corner of said "Eging";

COURSE VI Thence North 30°01'35" West, along the Northeasterly line of said "Eging", passing through a 5/8 inch iron pin found (Schwartz) at 441.27 feet, a total distance of 472.15 feet to the Principal Place of Beginning and containing 41.9758 acres (1,828,464 sq.ft.) of land and 41.1828 acres (1,793,923 sq.ft.) of land excluding area within the Right of Way of Rock Creek Road. As calculated and described from a survey done in April 2023 by William C. Vondra Jr., P.S. 7478 of LDC, Inc. bearings refer to Ohio North NAD 83 (2011), Geoid 12B, ODOT VRS Network, be the same, more or less, but subject to all legal highways and easements of record.

All iron pins noted to be set are 5/8"x30" long steel rebar with plastic cap, "LDC, Inc."

S:\WESTL1-2301-North Parcel.doc

DESCRIPTION
Reviewed by W.C.
Date 9.29.2023
GEAUGA COUNTY AUDITOR

Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven N. Roasner, P.S. Ohio #7070
By: SNR Date: 05/01/2023

23-070

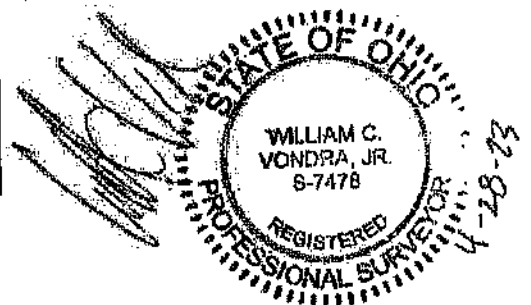
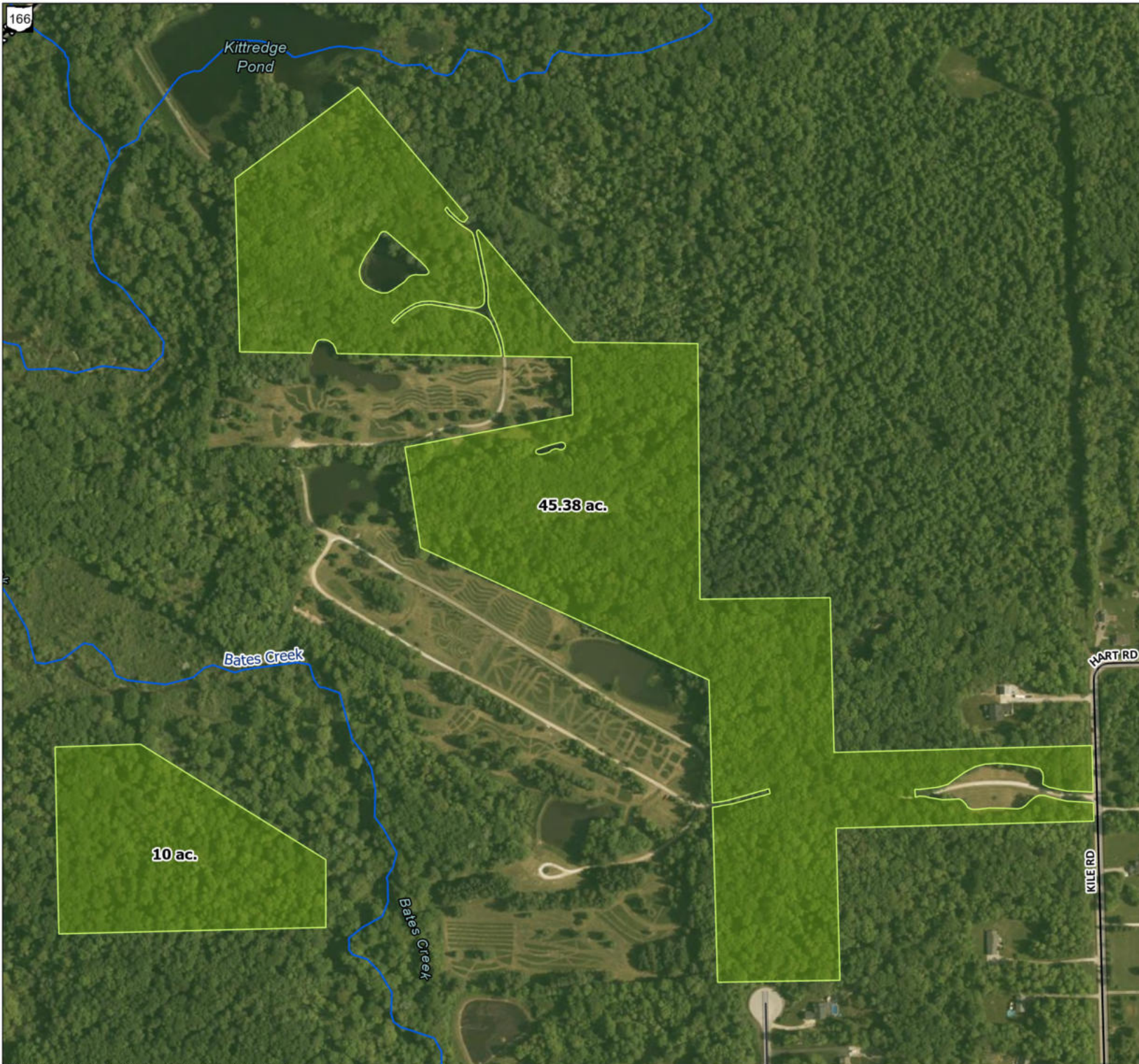


EXHIBIT B





NOTICE OF FEDERAL PARTICIPATION RESTRICTION

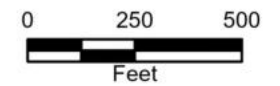
Notice of Federal Participation: The above-described property was acquired using federal funding by Western Reserve Land Conservancy, a nonprofit corporation, in Ohio through the United States Fish and Wildlife Service (USFWS), Great Lakes Restoration Initiative, Migratory Bird Joint Ventures Program, CFDA # 15.662, located at 5600 American Blvd. West, Bloomington, MN 55437, as part of FBMS grant number F23AP02836-00, approved on October 20, 2022, (total federal funds for this grant, \$300,000). The purpose for which this property is being conserved is to protect migratory bird habitat, specifically for those identified as priority species of the Upper Mississippi/Great Lakes Joint Venture and the Bird Conservation Region 13 plans. The property or any portion will not be conveyed or encumbered, or the use changed from that stated above without first obtaining written approval from the USFWS, its designee or successor. This restriction shall remain in perpetuity with no discrimination until released by the USFWS.

Project Area Map



Hambden Hills: Project Area

-  Project Area - 55.38 ac.
-  River
-  State Highways
-  County & Township Roads

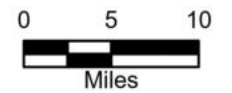
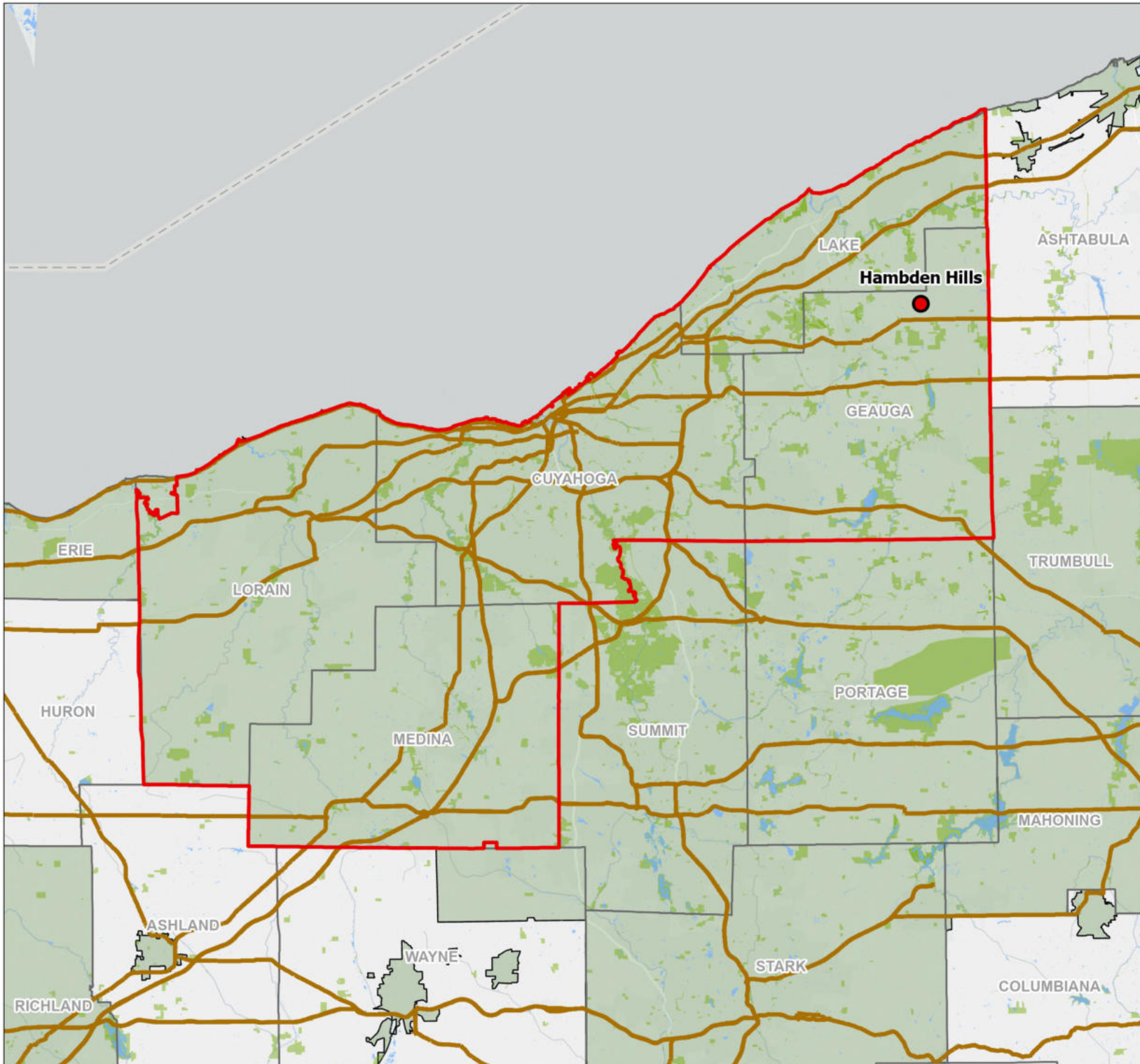


Western Reserve
Land Conservancy
land • people • community

Regional Area Map

Hambden Hills: Regional Map

- Project Location
- ▭ Northeast Ohio
Areawide
Coordinating Agency
- ▭ CFC Eligible
- ▭ County Boundaries
- ▭ Parks and Managed
Areas
- ~ Interstate



Western Reserve
Land Conservancy
land • people • community

Original Declaration of Restrictions



DocId:8118658

Tx:4089784

202301016488

Filed for Record in
GEAUGA COUNTY OHIO

Celesta Mullins, Recorder

09/29/2023 09:21 AM

RSTS 110.00

OR Book 2175 Page 2670

Geauga County Recorder

Celesta Mullins



DO NOT REMOVE THIS COVER SHEET

THIS IS THE FIRST PAGE OF THIS DOCUMENT AND IS A
PERMANENT ADDITION TO THE ORIGINAL DOCUMENT.

DECLARATION OF RESTRICTIONS

This Declaration of Restrictions (this "Declaration") is made on this 14th day of September, 2023 by Geauga Park District, a park district formed under Section 1545 of the Ohio Revised Code (the "Declarant").

RECITALS

Declarant owns certain property located in Geauga County, Ohio as more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

Declarant applied for and has received a grant from the State of Ohio, acting by and through the Director of the Ohio Public Works Commission ("OPWC"), pursuant to Ohio Revised Code §164.20 et seq. (the "Grant"). In connection with Declarant's application for the Grant, Declarant proposed to use the Grant funds either for open space acquisition and related development or to protect and enhance riparian corridors, as set forth more specifically in its application.

As a condition to Declarant's receipt of the Grant, Declarant has agreed to restrict the use of the Property as set forth in this Declaration, with the intent that such restrictions run with the land.

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant, for itself and its successors and assigns as owners of the Property, hereby agrees as follows:

§1. Use and Development Restrictions. Declarant hereby agrees, for itself and its successors and assigns as owners of the Property, which the Property shall be subject to the following:

1. In order to ensure that the Property's natural resource values are preserved, Declarant agrees to limit the future use of the Property to passive park uses. All existing structures and improvements located on the Property may continue to be maintained, repaired, and replaced in their present location on the Property and used for nature or outdoor education centers, park offices, and/or conservation-related storage, or will be demolished. Additionally, all future development will be limited to those improvements typically associated with passive parks, such as, but not limited to, pavilions, restroom facilities, parking areas, roads for access to parking areas and for management and maintenance of the Property. Improvements made to the Property will first be approved by OPWC. Use and management practices will benefit or maintain current environmental quality, habitat, or water resources. The Property will not be subdivided.

§2. Perpetual Restrictions. The restrictions set forth in this Declaration shall be perpetual and shall run with the land for the benefit of, and shall be enforceable by, the OPWC. This Declaration and the covenants and restrictions shall not be amended, released, extinguished or otherwise modified without the prior written consent of the OPWC, which consent may be withheld in its sole and absolute discretion.

§3. Enforcement. If Declarant or its successors or assigns as owner of the Property, as described in Exhibit A, should fail to observe the covenants and restrictions, the Declarant or its successors or assigns, as the case may be, shall pay to the OPWC upon demand from the Director the following: (i) all Grant funds disbursed to the Declarant; and (ii) liquidated damages equal to 100% of the funds disbursed by the OPWC for the Project. Declarant acknowledges and agrees that (a) it is extremely difficult and impractical to ascertain the extent of the damages caused by a breach of the covenants and restrictions set forth in this Declaration; (b) the provisions of this Declaration are unique and money damages would not provide an adequate remedy for any breach thereof; and (c) the remedies set forth in this Section 3 are reasonable and appropriate and are a specifically-bargained-for material inducement for and condition to, without limitation, the OPWC making the Grant to Declarant. Notwithstanding anything in this Declaration or any other document, agreement or application executed or delivered in connection with the Grant to the contrary, the covenants and restrictions set forth in this Declaration shall continue in full force and effect notwithstanding Declarant's payment of the liquidated damages contemplated in this Section 3, and the OPWC's receipt of any such liquidated damages payment shall not be construed as a release or waiver of the covenants and restrictions set forth in this Declaration. The OPWC shall have the right to enforce, by any proceedings at law or in equity, all restrictions, conditions and covenants set forth herein. Failure by the OPWC to proceed with such

enforcement shall in no event be deemed a waiver of the right to enforce later the original violation or a subsequent violation.

§4. Restriction on Transfer of the Property. Declarant acknowledges that the Grant is specific to Declarant and that the OPWC's approval of Declarant's application for the Grant was made in reliance on Declarant's continued ownership and control of the Property. Accordingly, Declarant shall not voluntarily or involuntarily sell, assign, transfer, lease, exchange, convey or otherwise encumber the Property including, without limitation, surface rights or interests or rights or interests in soil, sand, gravel, oil, natural gas, minerals or other materials, or interests in or control of Declarant, without the prior written consent of the OPWC, which consent may be withheld in its sole and absolute discretion.

§5. Separability. Each provision of this Declaration and the application thereof to the Property are hereby declared to be independent of and severable from the remainder of this Declaration. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Declaration.

§6. Notices. Notices or other communication hereunder shall be in writing and shall be sent certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery. Notice shall be deemed given upon receipt or refusal to accept delivery. Each party may change from time to time their respective address for notice hereunder by like notice to the other party. The notice addresses of the parties are as follows:

Declarant: Geauga Park District
9160 Robinson Road
Chardon, OH 44024

OPWC: Ohio Public Works Commission
P.O. Box 224
Pataskala, OH 43062
Attn: Director

§7. Governing Law. This Declaration shall be governed by and construed in accordance with the laws of the State of Ohio.

[NO FURTHER TEXT; SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Declarant has caused this Declaration of Restrictions to be executed this 14th day of September, 2023

**DECLARANT:
GEAUGA PARK DISTRICT**

By: *[Signature]*
Name: John Oros
Title: Executive Director

STATE OF OHIO)
) SS
COUNTY OF Geauga)

The foregoing instrument was acknowledged before me this 14 day of September, 2023, by John Oros, the Executive Director of Geauga Park District, a park district formed under Chapter 1545 of the Ohio Revised Code, on behalf of the park district.

Christine L. Ward
Notary Public

This instrument was prepared by:
Robert B. Owen, Esq.
Western Reserve Land Conservancy
3850 Chagrin River Road
Moreland Hills, OH 44022

**Christine L Ward, Notary Public
State of Ohio
My Commission Expires
9/20/23**



Attachment: Legal Description of Property

EXHIBIT A

LDC, Inc. dba Land Design Consultants
 9025 Osborne Drive, Mentor, OH 44060
 (440) 255-8463 (440) 951-5263 (440) 255-9575 fax

APRIL 28, 2023

LEGAL DESCRIPTION
 140.5255 ACRE PARCEL
 PN: 15-045300

Situated in the Township of Hambden, County of Geauga and State of Ohio, known as being part of Original Township Lot 5, Bond Tract. Said parcel being the same as land so conveyed to Jonathan M. Kittredge, Tr. by deed recorded in Volume 184, Page 21 of Geauga County Records (PPN: 15-045300);

Beginning at a point in the centerline of Kile Road (a.k.a. T.R. 62) (60 feet wide), at the Northeast corner of land conveyed to Nathan R. & Kella A. Anderson in deed recorded in Volume 2075, Page 362 of Geauga County Records (PN: 15-009530), said point being North 01°27'24" West, along said centerline, 2400.51 feet from its intersection with the centerline of Steelhead Run (a.k.a. T.R. 1066) (60 feet wide) as shown in the plat of Coldwater Reserve recorded in Volume 41, Page 90 of Geauga County Plat Records, said centerline of Kile Road is also the Township line between Section 10 of Montville Township and Original Lot 5, Bond Tract of Hambden Township;

- | | |
|------------|--|
| COURSE I | Thence South 88°35'18" West, along the Northerly line of said "Anderson", passing through a 5/8 inch iron pin found at 30.11 feet, a total distance of 873.35 feet to a 5/8 inch iron pin found at the Northwesterly corner thereof; |
| COURSE II | Thence South 01°29'09" East, along the West line of said "Anderson", 506.09 feet to a 5/8 inch iron pin found at the Southwest corner thereof, said point lying in the North line of Sublot No. 19 in said Coldwater Reserve; |
| COURSE III | Thence South 89°03'43" West, along the North Subdivision line & the North line of Cold Water Reserve Re-Plat recorded in Volume 41, Page 100, 1708.32 feet to a 5/8 inch iron pin found (Schwartz) in the East line of land conveyed to Martin A. & Kimberly A. Komertz by deed recorded in Volume 914, Page 849 (PPN: 15-054650); |

APRIL 28, 2023
LEGAL DESCRIPTION
140.5255 ACRE PARCEL
OF PN: 15045300
Page 2

- COURSE IV Thence North 00°50'41" West, along said East line of "Komertz", 203.40 feet to a 5/8 inch iron pin found (Schwartz) at the Northeast corner thereof;
- COURSE V Thence South 88°36'09" West, along the North line of "Komertz", 889.88 feet to a 3/4 inch iron pin found at the Southeast corner of land conveyed to Donald H. & Billie Kleve, Trs. In deed recorded in Volume 1864, Page 1905 of Geauga County Records (PN: 15-045500);
- COURSE VI Thence North 01°10'27" West, along the East line of "Kleve", 622.52 feet to a 3/4 inch iron pin found at the Northeast corner thereof;
- COURSE VII Thence South 88°33'11" West, along the North line of "Kleve", 283.11 feet to a 5/8 inch iron pin found at the Southeast corner of land conveyed to Richard L. Baer & Sherry L. Singer In deed recorded in Volume 1910, Page 153 of Geauga County Records (PN: 15-102578);
- COURSE VIII Thence North 07°07'23" West, along the East line of "Baer/Singer", 634.85 feet to a 3/4 inch iron pin found at an angle point in the Easterly line thereof;
- COURSE IX Thence South 88°02'03" West, along the Northeast line of "Baer/Singer", 320.58 feet to a bent 1 inch iron pipe found at an angle point therein;
- COURSE X Thence North 01°43'44" West, along the East line of "Baer/Singer", and the East line of land conveyed to Steven Novotny in deed recorded in Volume 2004, Page 1198 of Geauga County Records (PN: 15-076500), 496.60 feet to a 1 Inch iron pipe found at an angle point in said Easterly line of "Novotny";
- COURSE XI Thence North 38°01'20" East, along said Easterly line of "Novotny", 212.42 feet to a 1 inch iron pipe found at an angle point therein;

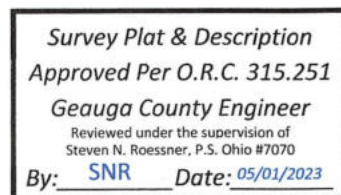
APRIL 28, 2023
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Page 3

- COURSE XII Thence North 07°30'43" East, along said Easterly line of "Novotny", 210.80 feet to a 1 inch iron pipe found at an angle point in the Southeasterly line of a second parcel of land conveyed to Steven Novotny in deed recorded in Volume 2004, page 1198 of Geauga County Records (PN: 15-102579);
- COURSE XIII Thence North 52°39'47" East, along said Southeasterly line of "Novotny", and the Southeasterly line of land conveyed to Randy R. & Ronna Lynn Eging in deed recorded in Volume 1851, Page 2130 of Geauga County Records (PN: 15-102571), 554.85 feet to a ¾ inch iron pipe found in the Southwesterly line of land conveyed to Jonathan M. Kittredge, Tr. in deed recorded in Volume 1841, Page 26 of Geauga County Records (PN: 15-045400);
- COURSE XIV Thence South 30°09'06" East, along said Southwesterly line of "Kittredge", 524.06 feet to a 2 inch T-angle iron found at the Southwest corner thereof;
- COURSE XV Thence South 89°16'40" East, along the South line of said "Kittredge", and the South lines of deed parcels 1 & 3 of land conveyed to Sydney P. Crane, TOD in deed recorded in Volume 2067, Page 3158 of Geauga County Records (PN's: 15-018000 & 15-017900), 1974.43 feet to the West line of land conveyed to Michael A. Valletto in deed recorded in Volume 1967, Page 191 of Geauga County Records (PN: 15-072700), witness a loose ¾ inch iron pipe found 0.61 feet Northeast, passing through a ¾ inch iron pipe at 79.42 feet therefrom;
- COURSE XVI Thence South 00°27'35" East, along the West line of said "Valletto", 850.70 feet to a ¾ inch iron pipe found at the Southwest corner thereof;
- COURSE XVII Thence North 89°13'27" East, along the South line of said "Valletto" & the South line of land conveyed to Leigh P. & Mathew Hornyak in deed recorded in Volume 1454, Page 1 of Geauga County Records (PN: 15-055100), 434.00 feet to the Northwest corner of land conveyed to Bradford E. & Jacqueline R. Thrasher in deed recorded in Volume 2052, Page 3266 of Geauga County Records (PN: 15-021170), witness a 5/8 inch iron pin found 2.2 feet North;

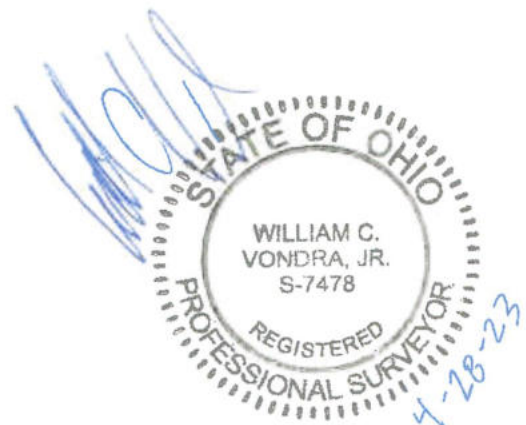
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- COURSE XVIII Thence South 01°26'32" East, along the West line of said "Thrasher", 516.19 feet to a 5/8 inch iron pin found at the Southwest corner thereof;
- COURSE XIX Thence North 88°37'03" East, along the South line of said "Thrasher", passing through a 5/8 inch iron pin found at 843.55 feet, a total distance of 873.55 feet to said centerline of Kile Road & Township Line;
- COURSE XX Thence South 01°27'24" East, along said centerline of Kile Road & Township Line, 251.97 feet to the Place of Beginning and containing 140.5255 acres (6,121,292 sq.ft.) of land and 140.3520 acres (6,113,733 sq.ft.) of land excluding area within the Right of Way of Kile Road. As calculated and described from a survey done in April 2023 by William C. Vondra Jr., P.S. 7478 of LDC, Inc. bearings refer to Ohio North NAD 83 (2011), Geoid 12B, ODOT VRS Network, be the same, more or less, but subject to all legal highways and easements of record.

All iron pins noted to be set are 5/8"x30" long steel rebar with plastic cap, "LDC, Inc."



23-070





LDC, Inc. dba Land Design Consultants
 9025 Osborne Drive, Mentor, OH 44060
 (440) 255-8463 (440) 951-5263 (440) 255-9575 fax

APRIL 28, 2023

LEGAL DESCRIPTION
 41.9758 ACRE PARCEL
 PN: 15-045400

Situated in the Township of Hambden, County of Geauga and State of Ohio, known as being part of Original Township Lot 2, Parker Tract & Original Township Lot 5, Bond Tract. Said parcel being the same as land so conveyed to Jonathan M. Kittredge, Tr. by deed recorded in Volume 184, Page 26 of Geauga County Records (PPN: 15-045400);

Beginning at a point of Curvature in the centerline of Rock Creek Road (a.k.a. S.R. 166) (66 feet wide), being Station 100+79.01 per Geauga County Road Plan GEA-166-0.00, said point being North 48°00'46" West, 30.00 feet from a 6 inch round concrete monument With 4 inch brass disc;

Thence along the arc on said centerline deflecting to the right, 581.25 feet, said arc having a radius of 3580.99 feet, a central angle of 09°18'00" and a chord which bears North 46°38'14" East, 580.44 feet to a point of Tangency at station 106+60.28;

Thence North 51°17'14" East, continuing along said centerline, 330.51 feet to a point of Curvature at station 109+90.79;

Thence along the arc on said centerline deflecting to the left, 163.36 feet, said arc having a radius of 2864.79 feet, a central angle of 03°16'02" and a chord which bears North 49°39'13" East, 163.34 feet to the Northeast corner of land conveyed to Randy R. & Ronna Lynn Eging in deed recorded in Volume 1851, Page 2130 of Geauga County Records (PN: 15-102571) and the PRINCIPAL PLACE OF BEGINNING;

COURSE I Thence continuing along the arc of said centerline deflecting to the left, 28.30 feet, said arc having a radius of 2864.79 feet, a central angle of 00°33'58" and a chord which bears North 47°44'13" East, 28.30 feet to a point of Tangency at station 111+82.46;

APRIL 28, 2023
 LEGAL DESCRIPTION
 41.9758 ACRE PARCEL
 OF PN: 15045400
 Page 2

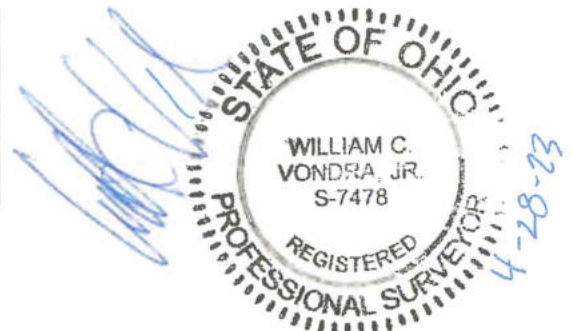
- COURSE II** Thence continuing along said centerline North 47°27'14" East, 1007.25 feet to the Northwesterly corner of land conveyed to Gerard R. Blaszak, TOD in Volume 2143, Page 625 of Geauga County Records (PN: 15-018100);
- COURSE III** Thence South 42°03'42" East, along the Southwesterly line of said "Blaszak" and the Southwesterly line of deed parcel 1 of land conveyed to Sydney P. Crane, TOD in deed recorded in Volume 2067, Page 3158 (PN: 15-018000), passing through an angle iron found at 30.19 feet, a total distance of 2132.74 feet to the Southwest corner thereof said point lying in the North line of land conveyed to Jonathan M. Kittredge, Tr. in deed recorded in Volume 1841, Page 21 of Geauga County Records (PN: 15-045300), witness a 1 ½ inch iron pipe found 6.01 feet Southeast;
- COURSE IV** Thence North 89°16'40" West, along said North line of "Kittredge", 1692.45 feet to a 2 inch T-angle iron at a Northerly corner thereof;
- COURSE V** Thence North 30°09'06" West, along said Northerly line of "Kittredge", 524.06 feet to a ¾ inch iron pipe found at the Southeast corner of said "Eging";
- COURSE VI** Thence North 30°01'35" West, along the Northeasterly line of said "Eging", passing through a 5/8 inch iron pin found (Schwartz) at 441.27 feet, a total distance of 472.15 feet to the Principal Place of Beginning and containing 41.9758 acres (1,828,464 sq.ft.) of land and 41.1828 acres (1,793,923 sq.ft.) of land excluding area within the Right of Way of Rock Creek Road. As calculated and described from a survey done in April 2023 by William C. Vondra Jr., P.S. 7478 of LDC, Inc. bearings refer to Ohio North NAD 83 (2011), Geoid 12B, ODOT VRS Network, be the same, more or less, but subject to all legal highways and easements of record.

All iron pins noted to be set are 5/8"x30" long steel rebar with plastic cap, "LDC, Inc."

S:\WESTL1-2301-North Parcel.doc

Survey Plat & Description	
Approved Per O.R.C. 315.251	
Gauga County Engineer	
Reviewed under the supervision of Steven N. Roessner, P.S. Ohio #7070	
By: SNR	Date: 05/01/2023

23-070



Amended Declaration of Restrictions



DocId:8161106

Tx:4125324

202501040640

Filed for Record in

GEAUGA COUNTY OHIO

Celesta Mullins, Recorder

11/07/2025 09:14 AM

RSTS 134.00

OR Book 2211 Page 646

Geauga County Recorder

Celesta Mullins



DO NOT REMOVE THIS COVER SHEET

THIS IS THE FIRST PAGE OF THIS DOCUMENT AND IS A
PERMANENT ADDITION TO THE ORIGINAL DOCUMENT.

202501040107

Filed for Record in
GEAUGA COUNTY OHIO
Celesta Mullins, Recorder
10/24/2025 08:40 AM
RSTS 82.00
OR Book 2210 Page 1188

E-Filed

** Re-record to include missing pages*

AMENDED AND RESTATED DECLARATION OF RESTRICTIONS

This Amended and Restated Declaration of Restrictions (this "**Amended and Restated Declaration**") is made on this 6th day of October 2025 by Geauga Park District, a park district formed under Section 1545 of the Ohio Revised Code (the "**Declarant**").

RECITALS

Declarant owns certain property located in Geauga County, Ohio as more particularly described on Exhibit A attached hereto and made a part hereof (the "**Property**").

Declarant applied for and received a grant from the State of Ohio, acting by and through the Director of the Ohio Public Works Commission ("OPWC"), pursuant to Ohio Revised Code §164.20 et seq. (the "Grant"). In connection with Declarant's application for the Grant, Declarant proposed to use the Grant funds either for open space acquisition and related development or to protect and enhance riparian corridors, as set forth more specifically in its application.

As a condition to Declarant's receipt of the Grant, Declarant agreed to restrict the use of the Property, with the intent that such restrictions run with the land. In furtherance of such Grant requirements, Declarant executed and filed for record an instrument titled Declaration of Restrictions, which was recorded in the Geauga County Records on September 29, 2023 as Instrument Number 202301016488 (the "**Original Declaration of Restrictions**"). While the Original Declaration of Restrictions served to fulfill grant-related requirements, it did not explicitly protect the forested areas of the Property. Carbon crediting is a critical part of the commitments in this document for long-term land and forest conservation. Acquiring forested land for long-term conservation is only the beginning. Western Reserve Land Conservancy had already begun working with City Forest Credits on other carbon projects before furthering the protection of the Property. As a result, the role of carbon crediting was actively considered during the planning and development of this project. The revenue from carbon credit sales is essential to supporting the long-term stewardship and maintenance of this project over the 40-year crediting period.

Declarant now desires to ensure de minimis impacts on biomass and carbon stock by imposing additional protections on the forested areas of the Property and to further describe and limit those circumstances in which trees can be removed.

The Original Declaration of Restrictions did not explicitly protect the trees on the property. Therefore, through this Amended and Restated Declaration, the parties now desire to take explicit action to preserve the existing forested areas, totaling approximately 55.43 acres in area as identified in Exhibit B, attached hereto (the "**Project Area**"). This action is being taken in connection with the registration of the Property as a forest carbon project, with the intention of generating carbon revenue that will be critical to ensuring the long-term success of the project over a 40-year period, particularly by supporting ongoing stewardship and maintenance of the Project Area.

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant, for itself and its successors and assigns as owners of the Property, hereby agrees as follows:

§1. Use and Development Restrictions. Declarant hereby agrees, for itself and its successors and assigns as owners of the Property, which the Property shall be subject to the following:

1. In order to ensure that the Property's natural resource values are preserved, Declarant agrees to limit the future use of the Property to passive park uses. All existing structures and improvements located on the Property may continue to be maintained, repaired, and replaced in their present location on the Property and used for nature or outdoor education centers, park offices, and/or conservation-related storage, or will be demolished. Additionally, all future development on the Property will occur outside of the Project Area and will be limited to those improvements typically associated with passive parks, such as, but not limited to, pavilions, restroom facilities, parking areas, roads for access to parking areas and for management and maintenance of the Property. Improvements made to the Property will first be approved by OPWC and will have no more than a negligible or de minimis impact on biomass and carbon stock. Use and management practices will benefit or maintain current environmental quality, habitat, or water resources. The Property will not be subdivided.

§2. Perpetual Restrictions. The restrictions set forth in this Amended and Restated Declaration shall be perpetual and shall run with the land for the benefit of, and shall be enforceable by, the OPWC. This Amended and Restated Declaration and the covenants and restrictions shall not be amended, released, extinguished or otherwise modified without the prior written consent of the OPWC, which consent may be withheld in its sole and absolute discretion.

§3. Enforcement. If Declarant or its successors or assigns as owner of the Property, as described in Exhibit A, should fail to observe the covenants and restrictions, the Declarant or its successors or assigns, as the case may be, shall pay to the OPWC upon demand from the Director the following: (i) all Grant funds disbursed to the Declarant; and (ii) liquidated damages equal to 100% of the funds disbursed by the OPWC for the Project. Declarant acknowledges and agrees that (a) it is extremely difficult and impractical to ascertain the extent of the damages caused by a breach of the covenants and restrictions set forth in this Amended and Restated Declaration; (b) the provisions of this Amended and Restated Declaration are unique and money damages would not provide an adequate remedy for any breach thereof; and (c) the remedies set forth in this Section 3 are reasonable and appropriate and are a specifically-bargained-for material inducement for and condition to, without limitation, the OPWC making the Grant to Declarant. Notwithstanding anything in this Amended and Restated Declaration or any other document, agreement or application executed or delivered in connection with the Grant to the contrary, the covenants and restrictions set forth in this Amended and Restated Declaration shall continue in full force and effect notwithstanding Declarant's payment of the liquidated damages contemplated in this Section 3, and the OPWC's receipt of any such liquidated damages payment shall not be construed as a release or waiver of the covenants and restrictions set forth in this Amended and Restated Declaration. The OPWC shall have the right to enforce, by any proceedings at law or in equity, all restrictions, conditions and covenants set forth herein. Failure by the OPWC to proceed with such enforcement shall in no event be deemed a waiver of the right to enforce later the original violation or a subsequent violation.

§4. Restriction on Transfer of the Property. Declarant acknowledges that the Grant is specific to Declarant and that the OPWC's approval of Declarant's application for the Grant was made in reliance on Declarant's continued ownership and control of the Property. Accordingly, Declarant shall not voluntarily or involuntarily sell, assign, transfer, lease, exchange, convey or otherwise encumber the Property including, without limitation, surface rights or interests or rights or interests in soil, sand, gravel, oil, natural gas, minerals or other materials, or interests in or control of Declarant, without the prior written consent of the OPWC, which consent may be withheld in its sole and absolute discretion.

§5. Separability. Each provision of this Amended and Restated Declaration and the application thereof to the Property are hereby declared to be independent of and severable from the remainder of this Amended and Restated Declaration. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Amended and Restated Declaration.

§6. Notices. Notices or other communication hereunder shall be in writing and shall be sent certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery. Notice shall be deemed given upon receipt or refusal to accept delivery. Each party may change from time to time their respective address for notice hereunder by like notice to the other party. The notice addresses of the parties are as follows:

Declarant: Geauga Park District
9160 Robinson Road
Chardon, OH 44024

OPWC: Ohio Public Works Commission
77 South High Street, Suite 1846
Columbus, OH 43215
Attn: Director

§7. **Governing Law.** This Amended and Restated Declaration shall be governed by and construed in accordance with the laws of the State of Ohio.

[SIGNATURE PAGE TO FOLLOW]

EXHIBIT A



LDC, Inc. dba Land Design Consultants
9025 Osborne Drive, Mentor, OH 44060
(440) 255-8463 (440) 951-5263 (440) 255-9575 fax

APRIL 28, 2023

LEGAL DESCRIPTION
140.5255 ACRE PARCEL
PN: 15-045300

Situated in the Township of Hambden, County of Geauga and State of Ohio, known as being part of Original Township Lot 5, Bond Tract. Said parcel being the same as land so conveyed to Jonathan M. Kittredge, Tr. by deed recorded in Volume 184, Page 21 of Geauga County Records (PPN: 15-045300);

Beginning at a point in the centerline of Kile Road (a.k.a. T.R. 62) (60 feet wide), at the Northeast corner of land conveyed to Nathan R. & Kella A. Anderson in deed recorded in Volume 2075, Page 362 of Geauga County Records (PN: 15-009530), said point being North 01°27'24" West, along said centerline, 2400.51 feet from its intersection with the centerline of Steelhead Run (a.k.a. T.R. 1066) (60 feet wide) as shown in the plat of Coldwater Reserve recorded in Volume 41, Page 90 of Geauga County Plat Records, said centerline of Kile Road is also the Township line between Section 10 of Montville Township and Original Lot 5, Bond Tract of Hambden Township;

- COURSE I Thence South 88°35'18" West, along the Northerly line of said "Anderson", passing through a 5/8 inch iron pin found at 30.11 feet, a total distance of 873.35 feet to a 5/8 inch iron pin found at the Northwesterly corner thereof;
- COURSE II Thence South 01°29'09" East, along the West line of said "Anderson", 506.09 feet to a 5/8 inch iron pin found at the Southwest corner thereof, said point lying in the North line of Sublot No. 19 in said Coldwater Reserve;
- COURSE III Thence South 89°03'43" West, along the North Subdivision line & the North line of Cold Water Reserve Re-Plat recorded in Volume 41, Page 100, 1708.32 feet to a 5/8 inch iron pin found (Schwartz) in the East line of land conveyed to Martin A. & Kimberly A. Komertz by deed recorded in Volume 914, Page 849 (PPN: 15-054650);

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LEGAL DESCRIPTION
140.5255 ACRE PARCEL
OF PN: 15045300
Page 2

- COURSE IV Thence North 00°50'41" West, along said East line of "Komertz", 203.40 feet to a 5/8 inch iron pin found (Schwartz) at the Northeast corner thereof;
- COURSE V Thence South 88°36'09" West, along the North line of "Komertz", 889.88 feet to a 3/4 inch iron pin found at the Southeast corner of land conveyed to Donald H. & Billie Kleve, Trs. In deed recorded in Volume 1864, Page 1905 of Geauga County Records (PN: 15-045500);
- COURSE VI Thence North 01°10'27" West, along the East line of "Kleve", 622.52 feet to a 3/4 inch iron pin found at the Northeast corner thereof;
- COURSE VII Thence South 88°33'11" West, along the North line of "Kleve", 283.11 feet to a 5/8 inch iron pin found at the Southeast corner of land conveyed to Richard L. Baer & Sherry L. Singer In deed recorded in Volume 1910, Page 153 of Geauga County Records (PN: 15-102578);
- COURSE VIII Thence North 07°07'23" West, along the East line of "Baer/Singer", 634.85 feet to a 3/4 inch iron pin found at an angle point in the Easterly line thereof;
- COURSE IX Thence South 88°02'03" West, along the Northeast line of "Baer/Singer", 320.58 feet to a bent 1 inch iron pipe found at an angle point therein;
- COURSE X Thence North 01°43'44" West, along the East line of "Baer/Singer", and the East line of land conveyed to Steven Novotny in deed recorded in Volume 2004, Page 1198 of Geauga County Records (PN: 15-076500), 496.60 feet to a 1 inch iron pipe found at an angle point in said Easterly line of "Novotny";
- COURSE XI Thence North 38°01'20" East, along said Easterly line of "Novotny", 212.42 feet to a 1 inch iron pipe found at an angle point therein;

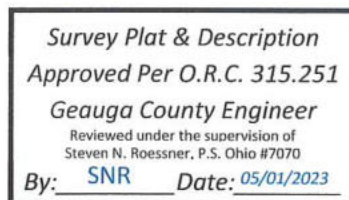
APRIL 28, 2023
LEGAL DESCRIPTION
140.5255 ACRE PARCEL
OF PN: 15045300
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- COURSE XII Thence North 07°30'43" East, along said Easterly line of "Novotny", 210.80 feet to a 1 inch iron pipe found at an angle point in the Southeasterly line of a second parcel of land conveyed to Steven Novotny in deed recorded in Volume 2004, page 1198 of Geauga County Records (PN: 15-102579);
- COURSE XIII Thence North 52°39'47" East, along said Southeasterly line of "Novotny", and the Southeasterly line of land conveyed to Randy R. & Ronna Lynn Eging in deed recorded in Volume 1851, Page 2130 of Geauga County Records (PN: 15-102571), 554.85 feet to a ¾ inch iron pipe found in the Southwesterly line of land conveyed to Jonathan M. Kittredge, Tr. in deed recorded in Volume 1841, Page 26 of Geauga County Records (PN: 15-045400);
- COURSE XIV Thence South 30°09'06" East, along said Southwesterly line of "Kittredge", 524.06 feet to a 2 inch T-angle iron found at the Southwest corner thereof;
- COURSE XV Thence South 89°16'40" East, along the South line of said "Kittredge", and the South lines of deed parcels 1 & 3 of land conveyed to Sydney P. Crane, TOD in deed recorded in Volume 2067, Page 3158 of Geauga County Records (PN's: 15-018000 & 15-017900), 1974.43 feet to the West line of land conveyed to Michael A. Valletto in deed recorded in Volume 1967, Page 191 of Geauga County Records (PN: 15-072700), witness a loose ¾ inch iron pipe found 0.61 feet Northeast, passing through a ¾ inch iron pipe at 79.42 feet therefrom;
- COURSE XVI Thence South 00°27'35" East, along the West line of said "Valletto", 850.70 feet to a ¾ inch iron pipe found at the Southwest corner thereof;
- COURSE XVII Thence North 89°13'27" East, along the South line of said "Valletto" & the South line of land conveyed to Leigh P. & Mathew Hornyak in deed recorded in Volume 1454, Page 1 of Geauga County Records (PN: 15-055100), 434.00 feet to the Northwest corner of land conveyed to Bradford E. & Jacqueline R. Thrasher in deed recorded in Volume 2052, Page 3266 of Geauga County Records (PN: 15-021170), witness a 5/8 inch iron pin found 2.2 feet North;

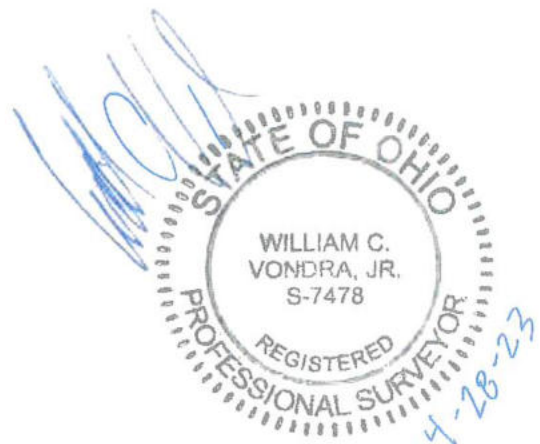
APRIL 28, 2023
LEGAL DESCRIPTION
140.5255 ACRE PARCEL
OF PN: 15045300
Page 4

- COURSE XVIII Thence South 01°26'32" East, along the West line of said "Thrasher", 516.19 feet to a 5/8 inch iron pin found at the Southwest corner thereof;
- COURSE XIX Thence North 88°37'03" East, along the South line of said "Thrasher", passing through a 5/8 inch iron pin found at 843.55 feet, a total distance of 873.55 feet to said centerline of Kile Road & Township Line;
- COURSE XX Thence South 01°27'24" East, along said centerline of Kile Road & Township Line, 251.97 feet to the Place of Beginning and containing 140.5255 acres (6,121,292 sq.ft.) of land and 140.3520 acres (6,113,733 sq.ft.) of land excluding area within the Right of Way of Kile Road. As calculated and described from a survey done in April 2023 by William C. Vondra Jr., P.S. 7478 of LDC, Inc. bearings refer to Ohio North NAD 83 (2011), Geoid 12B, ODOT VRS Network, be the same, more or less, but subject to all legal highways and easements of record.

All iron pins noted to be set are 5/8"x30" long steel rebar with plastic cap, "LDC, Inc."



23-070





LDC, Inc. dba Land Design Consultants
9025 Osborne Drive, Mentor, OH 44060
(440) 255-8463 (440) 951-5263 (440) 255-9575 fax

APRIL 28, 2023

LEGAL DESCRIPTION
41.9758 ACRE PARCEL
PN: 15-045400

Situated in the Township of Hambden, County of Geauga and State of Ohio, known as being part of Original Township Lot 2, Parker Tract & Original Township Lot 5, Bond Tract. Said parcel being the same as land so conveyed to Jonathan M. Kittredge, Tr. by deed recorded in Volume 184, Page 26 of Geauga County Records (PPN: 15-045400);

Beginning at a point of Curvature in the centerline of Rock Creek Road (a.k.a. S.R. 166) (66 feet wide), being Station 100+79.01 per Geauga County Road Plan GEA-166-0.00, said point being North 48°00'46" West, 30.00 feet from a 6 inch round concrete monument With 4 inch brass disc;

Thence along the arc on said centerline deflecting to the right, 581.25 feet, said arc having a radius of 3580.99 feet, a central angle of 09°18'00" and a chord which bears North 46°38'14" East, 580.44 feet to a point of Tangency at station 106+60.28;

Thence North 51°17'14" East, continuing along said centerline, 330.51 feet to a point of Curvature at station 109+90.79;

Thence along the arc on said centerline deflecting to the left, 163.36 feet, said arc having a radius of 2864.79 feet, a central angle of 03°16'02" and a chord which bears North 49°39'13" East, 163.34 feet to the Northeast corner of land conveyed to Randy R. & Ronna Lynn Eging in deed recorded in Volume 1851, Page 2130 of Geauga County Records (PN: 15-102571) and the PRINCIPAL PLACE OF BEGINNING;

COURSE I Thence continuing along the arc of said centerline deflecting to the left, 28.30 feet, said arc having a radius of 2864.79 feet, a central angle of 00°33'58" and a chord which bears North 47°44'13" East, 28.30 feet to a point of Tangency at station 111+82.46;

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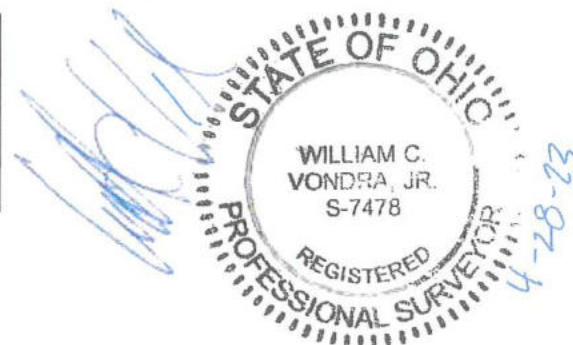
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S:\WESTL1-2301-North Parcel.doc

Survey Plat & Description	
Approved Per O.R.C. 315.251	
Gauga County Engineer	
Reviewed under the supervision of Steven N. Roessner, P.S. Ohio #7070	
By: SNR	Date: 05/01/2023

23-070



Hambden Hills: Project Area

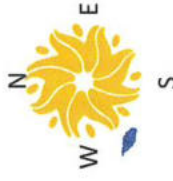
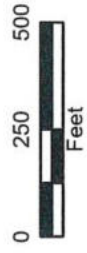
Project Area - 55.38
ac.

River

State Highways

County & Township
Roads

EXHIBIT B



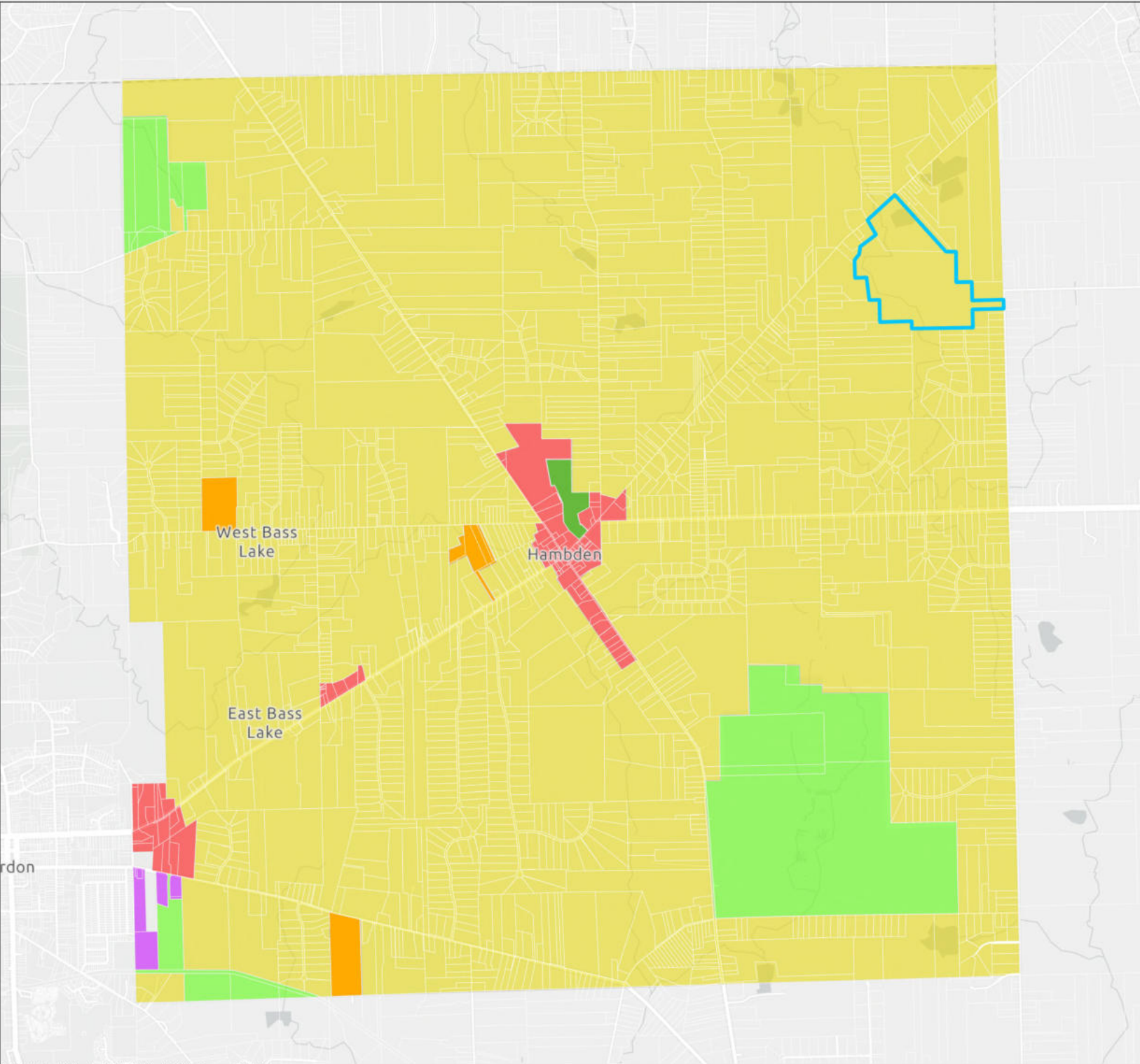
Western Reserve
Land Conservancy
land • people • community



Zoning Maps

Hambden Hills: Hambden Township Zoning

-  Hambden Hills
-  R-1: Residential
-  MHP: Manufactured Home Park
-  C: Commercial
-  I: Industrial
-  P1: Passive Park District
-  P2: Active Park District



Western Reserve
Land Conservancy
land • people • community

Zoning Description(s)

Section 402.0: R-1 Residential District

Section 402.1: Permitted Principal Buildings, Structures, and Uses

- A. Adult family homes and licensed family homes subject to the regulations set forth in **Section 402.14**.
- B. Cemeteries
- C. Churches
- D. Governmental offices
- E. Police and fire stations
- F. Public parks
- G. Public schools
- H. Single family detached dwellings including industrialized units and manufactured homes subject to the regulations set forth in **Section 402.12**. There shall be no more than one single family detached dwelling on a lot.

Section 402.2: Permitted Accessory Buildings, Structures, and Uses [Adopted 09-06-03]

- A. Permitted accessory buildings, structures, and uses which are incidental or subordinate to the principal permitted buildings, structure, or use shall be on the same lot as the principal permitted building, structure or use. [Adopted 09-06-03]
- B. Farm markets, shall be permitted in a district zoned for manufactured home park, industrial, residential or commercial uses where fifty per cent (50%) or more of the gross income received from the market is derived from produce raised on farms owned or operated by the market operator in a normal crop year.
- C. Fences and walls in accordance with the following regulations:
 - 1. Fences and walls shall be erected outside of the right-of-way of any public road.
 - 2. Fences and walls shall not block or impede clear sight distance of vehicle operators at the intersections of any public road.
 - 3. Fences and walls shall not be constructed in any manner likely to cause physical injury.
 - 4. Fences and walls shall be maintained in a safe condition.
 - 5. The maximum height requirement shall be as set forth in **Section 402.8 (B) (5)** except as may otherwise be provided in this Resolution.
 - 6. Electrically charged fences and barbed wire fences shall be prohibited (subject to R.C. 971.03). Note: any fence that is incidental to agriculture is exempt from this regulation and no zoning certificate is required.
 - 7. Fences: finished/unfinished.
 - a. Along lot lines the unfinished side of a fence, including the structural supports and posts, should face the property upon which the fence is constructed.

- D. Off-street parking spaces in accordance with **Article VI**.
- E. Private garages designed and used for the storage of vehicles owned and/or operated by the occupants of the principal building or structure.
- F. Radio, television or dish antennas designed for the private use of residents in accordance with Section 402.8.
- G. Sanitary and drinking water facilities.
- H. Storage buildings designed and used for the storage of tools and equipment owned by the occupants of the principal building or structure.
- I. Signs in accordance with **Article VII**.
- J. Minor structures:
 - 1. Any single story accessory building measuring eighty (80) square feet or less not exceeding ten (10) feet in any dimension, and not permanently attached to the ground.
 - 2. A minor structure shall conform to front yard setback.
- K. Swimming pools, exclusive of portable swimming pools with a diameter less than eight (8) feet or with an area of less than fifty(50) square feet, in accordance with the following regulations:
 - 1. A swimming pool shall be used solely for the enjoyment of the occupants of the principal use, or their guests, of the property on which it is located.
 - 2. A swimming pool shall not be located closer than twenty (20) feet to any side or rear lot line, and shall not be located in any front yard.
 - 3. All in-ground swimming pools shall be completely enclosed by a fence at least four (4) feet in height; constructed in a manner that entry must be through a latchable gate. A wall of a building may be considered a section of the fence. [Adopted 09-06-03]
- L. Tennis courts:
 - 1. A tennis court shall be used solely for the enjoyment of the occupant(s) of the principal use, or their guests, of the property on which it is located.
 - 2. The height of any fence surrounding a tennis court shall not exceed twelve (12) feet.
- M. Roof mounted and freestanding solar panels and solar panel arrays shall be in accordance with Article VIII. (Adopted 05-07-2014)
- N. Breezeways shall: (Adopted 05-07-2014)
 - 1. Be fully enclosed with side walls and a roof on a permanent foundation.
 - 2. Consist of a permanent connection between a dwelling unit and an accessory building or between an accessory building and another such building on a lot.
 - 3. Not connect two (2) or more dwelling units on a lot.

Section 402.3: Conditional Buildings, Structures, and Uses

Conditional buildings, structures, and uses may be allowed in accordance with Article V and the following conditions:

A. Home Occupations

1. A home occupation is an accessory use which is an activity, profession, occupation, service, craft, or revenue enhancing hobby which is clearly incidental and subordinate to the use of the lot as a dwelling and residence, and is conducted entirely within the dwelling unit, without any adverse effect upon the surrounding neighborhood.
2. Conditions for home occupations:
 - a. A home occupation may be established only within a dwelling unit. Only one (1) home occupation may be established on a lot.
 - b. The use of a dwelling unit for a home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants. Not more than 25 percent (25%) of the total usable floor area of a dwelling unit, not to exceed five hundred (500) square feet, shall be used in the conduct of a home occupation. Usable floor area of a dwelling unit shall be determined by measuring its interior dimensions, in accordance with section 402.10.
 - c. There shall be no change in the exterior appearance of a dwelling unit or other visible evidence of the conduct of a home occupation therein with the exception of one (1) sign, erected in accordance with **Article VII**.
 - d. Off-street parking spaces shall be provided in accordance with **Article VI**.
 - e. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood.
 - f. The minimum width of a driveway for ingress and egress to a home occupation shall be twenty (20) feet. Such driveway shall be constructed with an all-weather surface.
 - g. The dwelling unit in which a home occupation is conducted shall conform with all the regulations for the zoning district in which it is located.
 - h. No more than one (1) person, other than the members of the family residing on the premises, may be employed or engaged in a home occupation.
 - i. Articles offered for sale on the premises shall be limited to those produced in the dwelling unit.
 - j. A home occupation shall be owned and operated by the owner or resident of the property or his immediate family.
 - k. Written evidence shall be provided that the appropriate governmental agency has approved the water and sewage facilities for a home occupation.
 - l. Local Fire Department shall be notified by the Zoning Inspector to insure compliance with the State fire and safety regulations.
 - m. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference, detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates

visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

- B. Adult Group Home, herein after referred to as the "facility", as defined in **Section 201.0** of this Resolution. All adults to whom the facility provides accommodations shall be considered as one group in determining the total number of residents in the adult group home. The adult group home must meet the following minimum conditions:
1. The facility must be licensed in accordance with **Chapter 3722 of the Ohio Revised Code and Chapter 3701-20 of the Ohio Administrative Code.**
 2. The application for a Conditional Zoning Certificate shall be accompanied by the license application submitted to the State of Ohio Director of Health, as required by **Section 3701-02 of the Ohio Administrative Code.**
 3. The plans for the facility must initially be reviewed and approved by the Hambden Volunteer Fire Department in order to show compliance with the requirements of Section 3701-20-11 of the Ohio Administrative Code and all other applicable building and safety codes. In addition, the Adult Group Home shall include the following:
 - a. Supervised alarm system with manual pull stations. Alarm shall go to the Hambden Volunteer Fire Department.
 - b. Hood suppression system in cooking area.
 - c. Illuminated exit signs with battery backup.
 - d. Emergency lighting.
 - e. Smoke detectors.
 - f. A means of egress door in the sleeping area. This exit shall be equipped with panic hardware.
 - g. Adequate fire extinguishers located in appropriate location.
 4. The facility must initially be inspected by the appropriate governmental agency or department in order to show compliance with Section 3701-20-11 (building, plumbing, and interim fire safety requirements for adult group homes) and Section 3701-20-12 (water, sewage, plumbing, and electrical inspection requirements for all adult care facilities) of the Ohio Administrative Code and all other applicable building and safety codes. Future inspections shall show continued compliance with said Sections and the Board of Zoning Appeals may request the applicant or the appropriate governmental agency or department to provide proof of such compliance.
 5. The adult group home shall have received approval from the Ohio Environmental Protection Agency (EPA) for the sanitary sewage facility to serve the home and proof of said approval shall be submitted to the Board of Zoning Appeals from the Ohio EPA.
 6. The facility shall be allowed only in those areas of the township with ground water availability of 25 GPM or more. The Board of Zoning Appeals may require a report concerning ground water availability for the facility from a hydrologist or a private water system contractor registered with the Ohio Department of Health.
 7. The number of resident beds in the facility may not exceed 1.5 times the number of resident bedrooms.

8. The bedroom space provided for each resident shall meet all of the minimum criteria outlined in **Section 3701-20-22(D) of the Ohio Administrative Code.**
9. No adult group home shall be located within 10,560 feet of another adult group home licensed under **Chapter 3722 of the Ohio Revised Code.**
10. One (1) parking space shall be made available per bedroom plus one (1) parking space per staff, per shift, and shall be located to the rear of the facility.
11. The exterior of the facility shall be compatible in character with other residential dwellings in the area.
12. A minimum of two (2) environmental options shall be provided, such as a landscaped yard, gardening, patio or screened porch, which shall be approved by the Board of Zoning Appeals for adequacy and safety.
13. The facility shall be established on a lot with a minimum of five (5) acres.
14. The facility shall be located in the residential district (R-I).
15. The facility shall comply with all other zoning requirements imposed by the Hambden Township Zoning Resolution, including but not limited to the signage requirements contained in Article VII.
16. The facility shall be required to reapply for a conditional zoning certificate every three (3) years, ninety (90) days prior to the anniversary date of the original conditional zoning certificate.

C. Conditions for a Bed and Breakfast Inn

1. The Bed and Breakfast Inn must be owner-operated; it must be the principal residence of the owner, and occupied by the owner. There shall be no more than one Bed and Breakfast Inn on a lot.
2. The use of a dwelling for a Bed and Breakfast Inn shall be clearly incidental and subordinate to its use for residential purposes by its owner-occupant(s).
2. One (1) individual not residing in the Bed and Breakfast Inn may be employed in its operation.
3. No more than three (3) rooms shall be offered for rent. A minimum of one (1) full bathroom shall be designated for guest(s) use only. At no time during the operation as a Bed and Breakfast Inn shall more than eight (8) guests be accommodated during any one night.
4. Neither any rented room nor the owner's dwelling space shall be located in an accessory structure or building.
5. No cooking facilities of any type shall be permitted in the rented rooms. The only meal that may be served at the property for guests is breakfast, and all such breakfast service shall be completed by 11:30 a.m.
6. A minimum of one (1) on-site parking space per room offered for rent and two (2) spaces for the owner shall be required. All parking shall be located to the rear or side of the dwelling. Such parking spaces shall not be located in any front yard setback or in the front of the dwelling on a lot.
 - a. The driveway shall be constructed of asphalt, chip and seal, or concrete.

- b. Parking spaces shall be a minimum of 10 feet from any side or rear lot line in a residential district.
 - c. All sources of illumination of the exterior of buildings or grounds shall be shielded so as not to cause direct glare and shall be directed away from any lot lines and toward the principal building and parking are on a lot.
To minimize light trespass, all lighting fixtures with lamps rated at maximum of two-foot candles with cut-outs if necessary, and a full cut-off light switch. For purposes of this regulation, a full cutoff light fixture is defined as one which emits no light above a horizontal plane drawn through the lowest part of the fixture.
 - d. Exterior lighted signs shall utilize shielded light fixtures from which direct light is not emitted beyond the boundaries of the sign.
7. Applicant shall arrange for all guest parking to be in an orderly manner on the lot that will permit emergency vehicle access and maneuverability.
 8. There shall be no change to the exterior appearance of a dwelling or other visible evidence of the conduct of a bed and breakfast inn therein with the exception of one sign, not exceeding six (6) square feet per sign face.
 9. There shall be no flags or banners flown on the lot except the flag of the United States or any other governmental entity.
 10. The Bed and Breakfast Inn will comply with all federal, state, county, and township regulations including the regulations for the zoning district in which it is located.
 11. Renewal of the conditional zoning certificate is pursuant to Article V of the Hambden Township Zoning Resolution.
 12. In order to promote public health and safety, the Zoning Board of Appeals may require any other reasonable conditions or safeguards.
 13. A new Conditional Zoning Certificate must be applied for within thirty (30) days after change of ownership in order to continue to operate the bed and breakfast inn. A conditional zoning certificate is non-transferable.
 14. Copies of all completed inspections by the Geauga County General Health District relative to septic system, appropriate plumbing, and food service issues; and by the Geauga County Building Department relative to acceptable wiring and fire protection shall be provided at the time of application.
- D. Conditions for Small Wind Energy Conversion Systems (SWECS) shall be in accordance with Article VIII. (Adopted 05-07-2014)

Section 402.4: Prohibited Buildings, Structures, and Uses

The following buildings, structures, and uses shall be prohibited:

- A. Surface Mining.
- B. Any use of property that limits or creates any danger to health and safety in the surrounding area, or creates any offensive noise, vibration, smoke, dust, heat, glare, fume, air pollutants or objectionable effluents.

- C. Storage of explosive, flammable or toxic wastes unless in accordance with **Section 406.2 Performance Standards.**
- D. Vehicle repairs conducted on a continuing, successive and/or repeated basis outside of a fully enclosed building.
- E. Mobile homes.
- F. Manufactured home parks.
- G. Storage or parking of Construction Equipment and Other Large Vehicles
 - 1. The storage or parking of backhoes, bulldozers, well rigs, and other similar construction equipment, other than equipment temporarily used for construction upon the lot.
 - 2. The storage or parking of any commercial tractor, as defined in this resolution, and the storage or parking of a commercial trailer, as defined in this resolution on a lot, excluding vehicles making temporary service or delivery calls.

Section 402.5: Minimum Lot Area

- A. The minimum lot area shall be three (3) acres.
- B. There shall be no more than one (1) single family detached dwelling per lot.

Section 402.6: Minimum Lot Frontage and Width (Adopted 05-07-2014)

The minimum lot frontage and width shall be two hundred (200) feet, except for lots located on a permanent cul-de-sac road turnaround and rear lots. (See section 402.13) (Adopted 05-07-2014)

- A. For any lot located on a permanent cul-de-sac road turnaround, the minimum lot width shall be sixty (60) feet at the front lot line and two hundred (200) feet at the building setback line.
- B. For a rear lot, the minimum lot width shall be sixty (60) feet at the front lot line and two hundred (200) feet at the building setback line. (See section 402.13)

Section 402.7: Minimum Yards [Adopted 3-16-2011]

For the purpose of determining yard requirements on corner lots and through lots, all lot lines adjacent to roads shall be considered frontage and the front yard set forth herein shall apply

- A. The minimum yards for all buildings, structures, and uses, except accessory buildings, structures, and uses shall be as follows:
 - 1. Front yard: 100 feet
 - 2. Each side yard: 30 feet
 - 3. Rear yard: 50 feet
- B. The minimum yards for all accessory buildings, structures, and uses shall be as follows:
 - 1. Front yard: 100 feet
 - 2. Each side yard: 20 feet
 - 3. Rear yard: 20 feet

Section 402.8: Maximum Height

- A. The maximum height of all buildings, structures and uses except those listed in paragraph B herein shall be thirty-five (35) feet or two and one half (2½) stories, whichever is lesser.
- B. Special maximum heights:
 - 1. Belfries, church spires, clock towers, cupolas, chimneys and flagpoles: no maximum height requirement.
 - 2. Radio and/or television antennas shall not exceed ten (10) feet in height above the roofline if attached to the building or structure, or forty-five (45) feet if mounted in the ground. Dish antennas shall be in the rear yard, shall be a maximum of twelve (12) feet in diameter and shall not exceed sixteen (16) feet in height.
 - 3. Small Wind Energy Conversion Systems (SWECS) shall not exceed the maximum height set forth in Article VIII of this resolution. (Adopted 05-07-2014)
 - 4. The base of any structure beyond thirty-five (35) feet in height shall not be closer to the lot line than the height of the structure.
 - 5. All fences located in the front yard of a residential district shall be a maximum of four (4) feet in height and fences located in the side or rear yard shall be a maximum height of six (6) feet.
 - 6. Gates and decorative entryways to private driveways shall have a maximum height of six (6) feet.
 - 7. Telecommunications towers and appurtenant shall not exceed the maximum height set forth in Article XIII of this resolution.

Section 402.9: Maximum Lot Coverage

The maximum lot coverage shall be ten (10) percent.

Section 402.10: Minimum and Maximum Floor Area [Adopted 3-16-2011]

- A. The minimum floor area for a principal permitted building or structure shall be as follows:
 - 1. Per single family dwelling
 - a. One (1) story with or without basement:
Net floor area - 1500 square feet
 - b. More than one (1) story:
Ground floor area - 1000 square feet
Net floor area - 1600 square feet

In calculating the minimum floor area, the following area shall not be included: basements, attics, garages, enclosed or unenclosed porches and/or decks, exterior balconies, breezeways, and crawl spaces. (Adopted 05-07-2014)

- B. The maximum floor area for a permitted accessory building shall be one thousand five hundred (1500) square feet or five hundred (500) square feet per acre, whichever is greater.

Section 402.11: Permitted Buildings, Structures, and Uses in Required Yards

- A. Awnings or canopies over windows and doors

- B. Chimneys
- C. Fences
- D. Flagpoles
- E. Mailboxes and newspaper tubes
- F. Off-street parking spaces in accordance with Article VI.
- G. Ornamental and security lighting fixtures
- H. Ponds and ornamental pools
- I. Signs in accordance with Article VII
- J. Student bus shelters (provided that school-age children are residents)
- K. Swimming pools shall require a front yard setback of 100 feet
- L. Swing sets and recreational equipment shall require a front yard setback of 100 feet.
- M. Television, radio and dish antennas shall require a front yard setback of 100 feet.
- N. Uncovered porches, patios, steps, and decks
- O. Arbors, trellises and gazebos
- P. Recreational vehicles for residence use limited to not more than thirty (30) cumulative days when occupied by a non-resident of the Township. Such trailer may be so used when located on occupied property.
- Q. Minor structures shall require a front yard setback of 100 feet.

Section 402.12: Manufactured Homes

Manufactured homes shall conform with all of the following regulations.

A Regulations for a manufactured home

A manufactured home shall be permanently sited on a lot and shall:

1. Conform to the Federal Manufactured Housing Construction and Safety Standards Act of 1974 and have a certification to that effect, in the form of a label or tag permanently affixed to such manufactured home in the manner required by 42 U.S.C.A. Section 5415, and; be manufactured after January 1, 1995; and
2. Have all hitches, axles, wheels, running lights and other indicia of mobility removed from the home; and
3. Exclusive of any addition, have a width of not less than 22 feet at one point, a length of not less than 22 feet at one point, and a minimum floor area in accordance with the residential district in which it is located; and

4. Have a minimum "A" roof pitch of 3:12, conventional residential siding, and a minimum 6 inch eave overhang, including appropriate guttering; and
 5. Be permanently installed upon and properly attached to a foundation system that meets the manufacturer's installation requirements and applicable state and county building regulations and connected to appropriate facilities; and
 6. Conform to all residential district regulations for the district in which it is located.
- B. In addition to the above requirements the owner shall surrender the title to the manufactured home to the county auditor upon its placement on a permanent foundation and such surrender shall be notice to the county auditor to tax the manufactured home as real property.

Section 402.13: Rear Lot

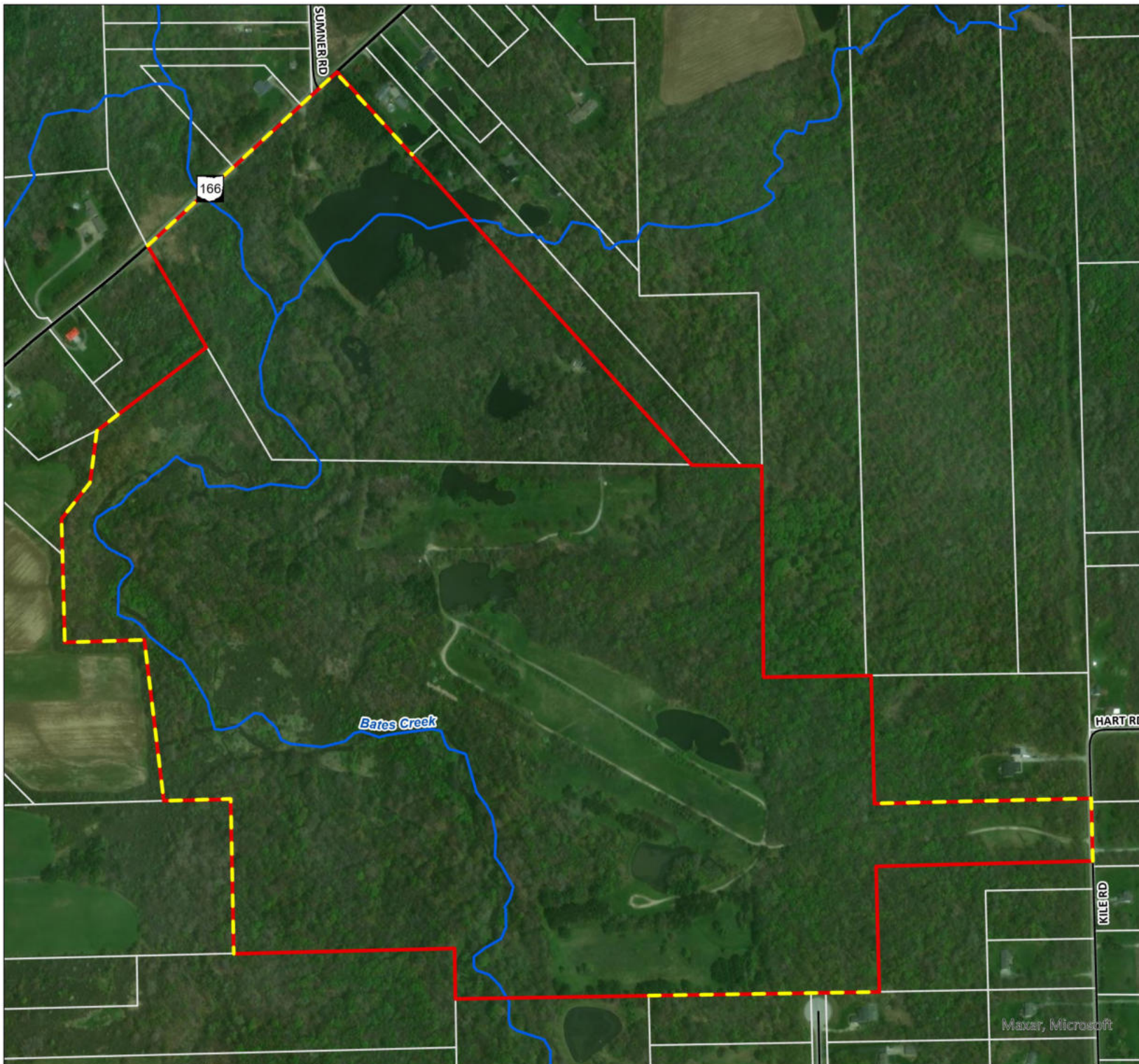
- A. The rear lot shall conform to all the regulations of the residential zoning district in which it is located except as otherwise specified in the Resolution. There shall be only (1) rear lot to the rear of another front lot; said front lot shall have the minimum lot width specified in Section 402.6(A).
- B. The access strip shall be a minimum of sixty (60) feet wide along its entire length. The access strip shall be straight from the road to the rear lot. The maximum length of an access strip measured from its point of intersection with a road, along its centerline to its point of termination, shall be nine hundred (900) feet. The access strip shall contain one (1) driveway and shall not be included in calculating minimum lot area and shall not be a part of the yard requirements included in this Resolution. The access strip shall remain unoccupied and unobstructed by any building(s) or structure(s).
- C. There shall be no more than two (2) adjacent access strips and there shall be at least two (2) lots with two hundred (200) feet of width (measured both at the front lot line and at the building setback line) between the aforementioned access strips and any other access strip.
- D. The driveway length and width shall be in accordance with Section 607.0. The grade of the driveway shall not exceed eighteen percent (18%). There shall be no parking on the access portion of the driveway. The driveway shall be maintained clear of snow or other obstructions.
- E. There shall be minimum yard setback of one hundred (100) feet measured from the rear lot line of the front lot to any structure,
- F. There shall be a vertical address marker, using no less than four (4) inch high numerals on a minimum four (4) inch by four (4) inch pole extending five (5) feet above the ground, clearly visible, adjacent to the driveway at the road. All of the preceding dimensions in the previous sentence are minimums. No zoning certificate is required for the address marker.

Section 402.14: Adult Family Homes [O.R.C. Section 5119.70 (A) (7)] and Licensed Residential Facilities [O.R.C. Section 5123.19 (A) (1) (a)] (Adopted 05-07-2014)

- A. Requirements for an adult family home as defined herein and in O.R.C. 5119.70(A)(7) or a licensed residential facility as defined in O.R.C. Section 5123.19(A)(1)(a) and which is operated pursuant to O.R.C. Section 5123.19(O) shall include the following:
 1. The area, height, and yard requirements for the residential zoning district in which the adult home or licensed residential facility is located shall be met.
 2. Proof of compliance with applicable state regulations regarding licensing of the adult family home or licensed residential facility shall be provided.


3. In order to limit excessive concentration, no adult family home shall be located within a 10,560 foot radius of another such home.
4. There shall be no more than one (1) detached adult family home or licensed residential facility on a lot.

Threat of Loss Demonstration



Perimeter Development


 Property Boundary
Perimeter - 2.72 mi.

 Perimeter
Development
- 1.21 mi.

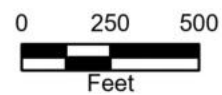
 Parcels

 River/Stream

 State Highways

 County & Township
Roads

Perimeter - 44% Developed



Western Reserve
Land Conservancy
land • people • community

Maxar, Microsoft

Attestation of No Double Counting and No Net Harm



Hambden Hills

Attestation of No Double Counting of Credits & No Net Harm

I am the Assistant Secretary of the Western Reserve Land Conservancy and make this attestation regarding the no double counting of credits and no net harm from this tree preservation project, Hambden Hills.

1. Project Description

The Project that is the subject of this attestation is described more fully in both our Application and our Project Design Document (PDD), both of which are incorporated into this attestation.

2. No Double Counting by Applying for Credits from another Registry

Western Reserve Land Conservancy has not and will not seek credits for CO₂ for the project trees or for this project from any other organization or registry issuing credits for CO₂ storage.

3. No Double Counting by Seeking Credits for the Same Trees or Same CO₂ Storage

Western Reserve Land Conservancy has not and will not apply for a project including the same trees as this project nor will it seek credits for CO₂ storage for the project trees or for this project in any other project or more than once. Western Reserve Land Conservancy checked the location of the Project Area against the Registry-provided geospatial database, which contains geospatial data on the project areas of all registered urban forest carbon preservation projects to date. Project Operator has determined that there is no overlap of Project Area or Project Trees with any registered urban forest carbon preservation project.

4. No Net Harm

The trees preserved in this project will produce many benefits, as described in our Application and PDD. Like almost all urban trees, the project trees are preserved for the benefits they deliver to people, communities, and the environment in a metropolitan area.

The project trees will produce many benefits and will not cause net harm. Specifically, they will not:

- Displace native or indigenous populations
- Deprive any communities of food sources
- Degrade a landscape or cause environmental damage

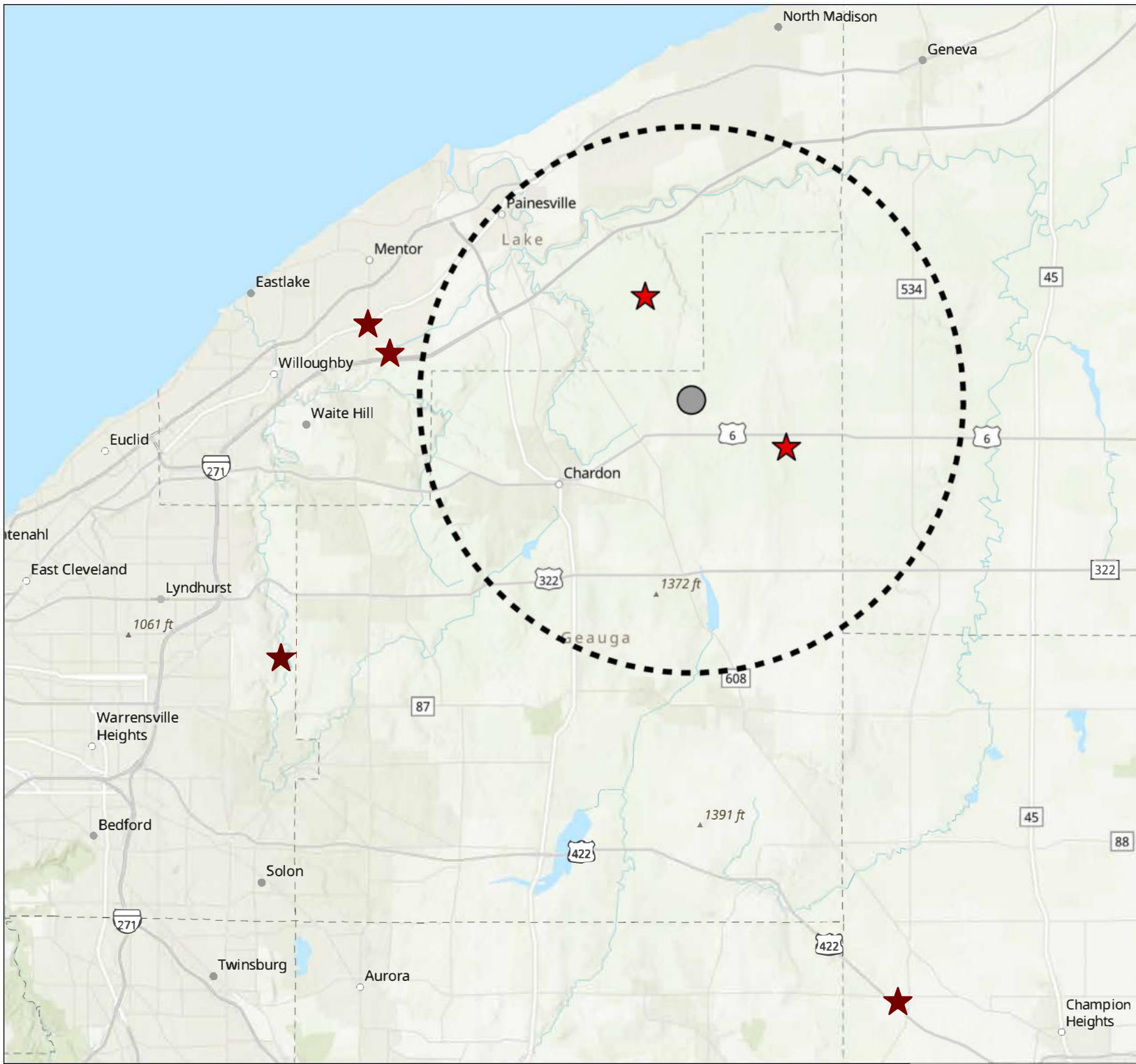
Signed on August 29th in 2025, by Robert B. Owen, Assistant Secretary of Western Reserve Land Conservancy.






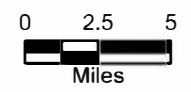
Signature

Phone 440-528-4150

Email rowen@wrlandconservancy.org



- ### Hambden Hills No Double Counting Map
-  Project Central Location
 -  Existing Preservation Projects
 -  10 Mile Buffer



Western Reserve Land Conservancy
land • people • community

Attestation of Additionality



Hambden Hills Attestation of Additionality

I am the Assistant Secretary of Western Reserve Land Conservancy and make this attestation regarding additionality from this tree preservation project, Hambden Hills.

- Project Description
 - The Project that is the subject of this attestation is described more fully in the Application and the Project Design Document (PDD), both of which are incorporated into this attestation.
- Prior to the Preservation Commitment, the trees in the Project Area were not protected via easement or recorded encumbrance or in a protected zoning status that preserves the trees
- Prior to the Preservation Commitment, the zoning in the Project Area allowed for a non-forest use.
- Prior to the Preservation Commitment, the trees in the Project Area passed one of three tests to demonstrate a threat or risk of removal or conversion out of forest
- Western Reserve Land Conservancy recorded in the public land records an easement, covenant, or deed restriction specifically protecting the trees for the project duration of 40 years.
- Additionality is also embedded in the quantification methodology that our project followed. Projects cannot receive, and the project will not receive, credits for trees that would have remained had development occurred, nor can they receive soil carbon credits for soil that would have been undisturbed had development occurred. The project also had to apply a discount to credited carbon for potential displaced development due to the project.
- Project Implementation Agreement for Project Duration
 - Western Reserve Land Conservancy signed a Project Implementation Agreement with City Forest Credits for 40 years.
- Financial Additionality
 - The successful preservation of carbon stock on the Project Area over the 40-year Project Duration requires stewardship and maintenance to manage forest health, including the increased risk of pests, disease, and invasive species encroachment in urban and peri-urban areas. The Project Operator has no guaranteed source of long-term maintenance funding outside of the carbon revenues. Existing funding sources for Western Reserve Land Conservancy are put towards other projects and there is little to no funding that covers maintenance of properties.
 - The revenue from the sale of carbon credits will play a material role in the successful and durable preservation of the Project Area's carbon stock by providing funding for stewardship and maintenance that ensure the forest's long-term health and resilience. Hambden Hills can continue to provide a space for community events and be maintained as a venue for other social gatherings through the revenue from the sale of carbon credits.

Prior consideration: Western Reserve Land Conservancy has registered 7 properties with City Forest Credits and became aware of the project's potential registration as a result of previous experiences.

Originally zoned for residential land use, the carbon crediting of this project will legally protect the trees so that no tree-cutting is allowed.

Signed on August 29th in 2025, by Robert B. Owen, Assistant Secretary of Western Reserve Land Conservancy.



Robert B. Owen
Assistant Secretary, Western Reserve Land Conservancy

440-528-4150
Phone

rowen@wrlandconservancy.org
Email

Carbon Quantification Tool & Fraction at Risk

City Forest Credits - Preservation Protocol Carbon Quantification Calculator

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Project Operator Western Reserve Land Conservancy
Project Name Hambden Hills
Project Location Hambden Township, Geauga County, OH
Date 9/10/2025

Carbon Quantification Summary

55.38	Total Project Area Acres
53.99	Biomass tC/ac
197.96	Biomass tCO2e/ac
10,963	Accounting Stock, tCO2e
69%	Fraction at risk of tree removal
7,510	Avoided Biomass Emissions, tCO2e
10%	Avoided impervious surface, percent
6	Avoided impervious surface, acres
665	Avoided Soil Carbon Emissions, tCO2e
18.3%	Displacement
1,374	Displaced Biomass Emissions, tCO2e
201	Displaced Soil Emissions
6,136	Credits from Avoided Biomass Emissions, tCO2e
463	Credits from Avoided Soil Emissions, tCO2e
6,599	Total Credits attributed to the project, tCO2e
660	Registry Reversal Pool Account (10%), tCO2e
5,939	Total credits issued to the project, tCO2e
107	Total credits issued to the project, tCO2e/acre

Protocol Section Supplemental information/notes

include project area for all parcels enrolled in carbon project
 11.1.B A complete inventory was performed on all trees within the project area that had a diameter at breast height of 5 inches or more, corresponding to method 11.1.B , include i-Tree eco results
 11.1.B
 11.1.B
 11.2 Based on zoning - see 11.2 in preservation protocol
 11.2
 11.3 Based on zoning - see 11.3 in preservation protocol
 11.4
 11.4
 11.5 Fraction of avoided development that cannot be served by development or re-development of existing non-treed properties within the urban area
 Assumes that redevelopment causes increase in impervious surface on redeveloped parcels

Year	Credits Issued This Year	Credits Issued	Buffer Credits Issued
1	5,362	5,362	596
2	577	5,939	64
3	-	5,939	0
4	-	5,939	0
5	-	5,939	0

Fraction at Risk & Impervious Surface Worksheet - Residential Zoning

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Fraction at Risk of Tree Removal

If minimum lot size is smaller than 2.25 acres, use 90%

OR if minimum lot size is larger than 2.25 acres:

55.38 Project Area (acres)
3.000 Minimum lot size (acres/unit)
18.00 Max potential dwelling units
36.00 Clearing estimated at 2 acres/unit
1.94 Clearing estimated at 10% of remaining area
37.9 Total potentially cleared area

68.50% Fraction at risk of tree removal

Impervious Surface

If zoning code does not specify maximum lot coverage or yard setbacks, use the lesser of 50% or the fraction at risk of tree removal

OR If the Zoning Code specifies maximum lot coverage

10% Avoided impervious surface (maximum lot coverage)

OR If the Zoning Code does not specify maximum lot coverage but specifies minimum yard setbacks

Project Area (acres)
Minimum lot size (sqft/unit)
Minimum lot width (feet)
#DIV/0! Estimated lot length (feet)
Front yard setback (ft)
- Estimated front yard setback (sqft)
Rear yard setback (ft)
- Estimated side yard setback (sqft)
Side yard setback
#DIV/0! Estimated setbacks (sqft/unit)
#DIV/0! All setbacks per unit (sqft/unit)
#DIV/0! Avoided impervious surface

Tree Inventory & Carbon biomass

Carbon Biomass

Location: Hambden Township, Geauga, Ohio, United States of America

Project: Kittredge, Series: Kittredge, Year: 2025

Generated: 10/23/2025

Stratum	Species	Trees		Carbon Storage		
		Number	SE	(ton)	SE	(\$)
Urban	Red maple	1,238	±221	732.49	±278.26	316,968.38
	Sugar maple	2,228	±437	1,101.50	±337.72	476,648.25
	Birch spp	28	±27	2.53	±2.48	1,093.68
	Yellow birch	28	±27	4.33	±4.26	1,875.86
	Bitternut hickory	908	±216	305.05	±74.98	132,003.76
	Shagbark hickory	935	±370	425.72	±160.52	184,221.28
	Black gum	83	±59	33.32	±29.84	14,419.76
	American beech	385	±196	118.39	±48.87	51,231.04
	Ash spp	28	±27	7.87	±7.73	3,406.23
	Evergreen ash	28	±27	4.27	±4.19	1,848.90
	Green ash	358	±163	59.12	±27.36	25,581.74
	Tulip tree	413	±191	107.36	±57.73	46,458.81
	Cucumber tree	28	±27	3.27	±3.21	1,415.77
	Hophornbean spp	28	±27	0.81	±0.80	350.52
	Quaking aspen	110	±84	46.13	±39.34	19,962.92
	Black cherry	1,293	±382	336.24	±94.32	145,500.76
	American basswood	688	±210	115.68	±33.05	50,057.03
	Eastern hemlock	28	±27	4.01	±3.94	1,736.63
	American elm	303	±127	24.04	±12.28	10,403.39
	Total		9,130	±643	3,432.15	±442.14	1,485,184.69

Biomass tC/acre calculation: Western Reserve Land Conservancy conducted a sample forest assessment adhering to the standards set in CFC Tree Preservation Protocol Section 11.1.B. The sample established 20 sample plots sized at 1/10th-acre. Within every plot, each live tree at least 5” in diameter at 4.5’ above the ground where the height above the ground is measured on the uphill side of the tree was inventoried. Species, diameter, and overall tree condition were recorded for each tree. Western Reserve Land Conservancy utilized i-Tree Eco to input the sample plot data to determine the carbon storage.

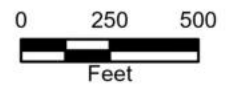
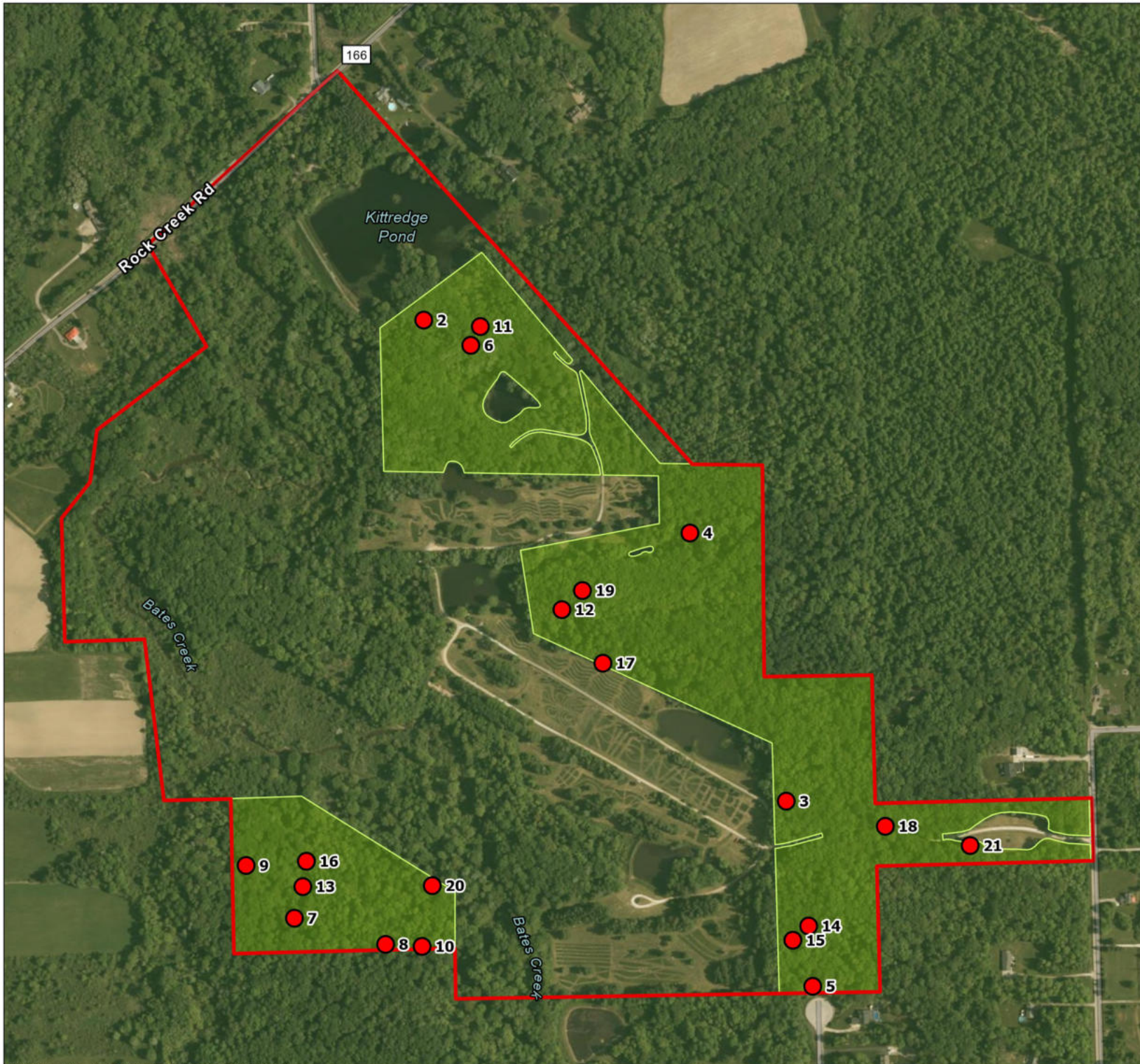
Carbon quantification is based on the sample plots. The metric tons of Carbon is 3,432.15. The standard error is 442.14.

Biomass tC/ac = (metric tons of carbon – standard error)/project area acres

$$(3,432.15 - 442.14) / 55.38 = 53.99$$

Hambden Hills: Project Area and Plot Locations

-  Hambden Hills
-  Project Area
-  Plot Points



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Tree Characteristics Chart(s)

I. Tree Characteristics of the Urban Forest

The urban forest of Kittredge has an estimated 9,130 trees with a tree cover of 80.0 percent. The three most common species are Sugar maple (24.4 percent), Black cherry (14.2 percent), and Red maple (13.6 percent).

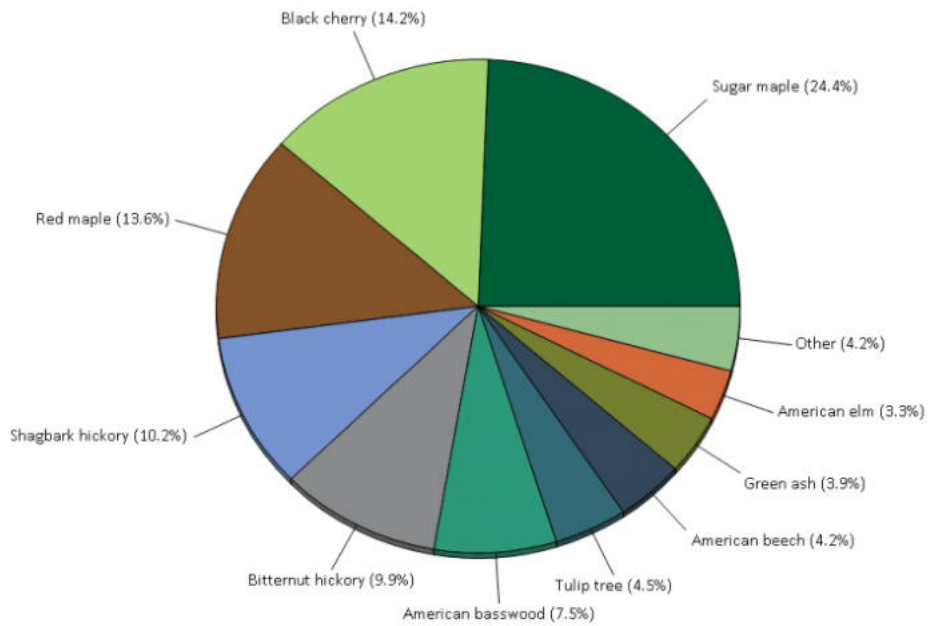


Figure 1. Tree species composition in Kittredge

The overall tree density in Kittredge is 166 trees/acre (see Appendix III for comparable values from other cities).

iTree Eco Data

Plot	ID	Survey Dat	Species	Land Use	DBH 1 (in)	DBH 1: Me	DBH 1: Me	DBH 2 (in)	DBH 2: Me	DBH 3 (in)	DBH 3: Me	DBH 4 (in)	DBH 4: Me	DBH 5 (in)	DBH 5: Me	DBH 6 (in)	DBH 6: Me	Crown: Co	Comments
2	1	7/25/2025	Red maple	Forest	70.3	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	80% - 85%	
2	2	7/25/2025	Sugar map	Forest	14.6	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	90% - 95%	
2	3	7/25/2025	Sugar map	Forest	8.9	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	35% - 40%	
2	4	7/25/2025	Sugar map	Forest	8	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	100%	
2	5	7/25/2025	Sugar map	Forest	15.6	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	90% - 95%	
2	6	7/25/2025	Red maple	Forest	13.7	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	50% - 55%	
2	7	7/25/2025	Red maple	Forest	15.9	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	50% - 55%	
2	8	7/25/2025	Sugar map	Forest	7	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	80% - 85%	
2	9	7/25/2025	Sugar map	Forest	23.8	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	75% - 80%	
2	10	7/25/2025	Sugar map	Forest	14	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	85% - 90%	
2	11	7/25/2025	Sugar map	Forest	14	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	55% - 60%	
2	12	7/25/2025	Sugar map	Forest	14.4	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	60% - 65%	
2	13	7/25/2025	Red maple	Forest	15.5	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	40% - 45%	
2	14	7/25/2025	Sugar map	Forest	13	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	45% - 50%	
3	1	10/9/2025	Bitternut hi	Forest	5	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	95% - 99%	
3	2	10/9/2025	Bitternut hi	Forest	13	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	90% - 95%	
3	3	10/9/2025	Bitternut hi	Forest	11.1	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	90% - 95%	
3	4	10/9/2025	Black cher	Forest	9.6	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	0%	
3	5	10/9/2025	Black cher	Forest	6.7	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	85% - 90%	
3	6	10/9/2025	Black cher	Forest	10.9	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	50% - 55%	
3	7	10/9/2025	Shagbark f	Forest	5.4	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	95% - 99%	
3	8	10/9/2025	Shagbark f	Forest	9.5	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	95% - 99%	
3	9	10/9/2025	Sugar map	Forest	18.6	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	80% - 85%	
3	10	10/9/2025	Shagbark f	Forest	7.9	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	80% - 85%	
3	11	10/9/2025	Bitternut hi	Forest	6.6	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	0%	
3	12	10/9/2025	Black cher	Forest	8.3	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	70% - 75%	
3	13	10/9/2025	Black cher	Forest	5.9	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	85% - 90%	
3	14	10/9/2025	Black cher	Forest	8.6	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	85% - 90%	
3	15	10/9/2025	Black cher	Forest	9.1	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	65% - 70%	
3	16	10/9/2025	Black cher	Forest	17.8	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	75% - 80%	
3	17	10/9/2025	Black cher	Forest	9.7	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	80% - 85%	
3	18	10/9/2025	Black cher	Forest	6.8	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	70% - 75%	
3	19	10/9/2025	Red maple	Forest	14.6	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	100%	
3	20	10/9/2025	Red maple	Forest	6.1	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	70% - 75%	
3	21	10/9/2025	Bitternut hi	Forest	12.4	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	100%	
3	22	10/9/2025	American t	Forest	14.2	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	100%	
3	23	10/9/2025	Black cher	Forest	8.9	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	65% - 70%	
3	24	10/9/2025	Sugar map	Forest	7.6	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	85% - 90%	
4	1	7/25/2025	Bitternut hi	Forest	10.1	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	100%	
4	2	7/25/2025	Bitternut hi	Forest	5	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	95% - 99%	
4	3	7/25/2025	Hophornbt	Forest	5.1	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	85% - 90%	
4	4	7/25/2025	Ash spp (Fi	Forest	12.6	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	0%	
4	5	7/25/2025	Black cher	Forest	6.7	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	0%	
4	6	7/25/2025	Sugar map	Forest	5.5	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	95% - 99%	
4	7	7/25/2025	Bitternut hi	Forest	5.8	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	60% - 65%	
4	8	7/25/2025	Bitternut hi	Forest	5.6	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	65% - 70%	
4	9	7/25/2025	American t	Forest	5.6	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	80% - 85%	
4	10	7/25/2025	Bitternut hi	Forest	5.8	4.5	TRUE	13.2	4.5	TRUE		TRUE		TRUE		TRUE	TRUE	85% - 90%	
4	11	7/25/2025	Quaking as	Forest	12.5	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	60% - 65%	
4	12	7/25/2025	American t	Forest	6.3	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	85% - 90%	
4	13	7/25/2025	American t	Forest	5.6	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	80% - 85%	
5	1	10/9/2025	Red maple	Forest	12.9	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	85% - 90%	
5	2	10/9/2025	Bitternut hi	Forest	15.8	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	70% - 75%	
5	3	10/9/2025	Tulip tree (	Forest	13	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	95% - 99%	
5	4	10/9/2025	American t	Forest	18.7	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	100%	
5	5	10/9/2025	American t	Forest	5.3	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	100%	
5	6	10/9/2025	Green ash	Forest	14.4	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	0%	
5	7	10/9/2025	Red maple	Forest	13.5	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	75% - 80%	
5	8	10/9/2025	Bitternut hi	Forest	10.2	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	40% - 45%	
5	9	10/9/2025	Bitternut hi	Forest	17.6	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	100%	
5	10	10/9/2025	American t	Forest	7.2	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	100%	
5	11	10/9/2025	American t	Forest	6.1	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	100%	
5	12	10/9/2025	Red maple	Forest	18.8	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	70% - 75%	
5	13	10/9/2025	Tulip tree (	Forest	6.3	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	60% - 65%	
5	14	10/9/2025	American t	Forest	8.1	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	100%	
6	1	7/25/2025	Sugar map	Forest	28	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	95% - 99%	
6	2	7/25/2025	Red maple	Forest	10.8	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	100%	
6	3	7/25/2025	Red maple	Forest	12.2	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	70% - 75%	
6	4	7/25/2025	Sugar map	Forest	10	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	70% - 75%	
6	5	7/25/2025	Red maple	Forest	18.4	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	60% - 65%	
6	6	7/25/2025	American t	Forest	5.3	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	0%	
6	7	7/25/2025	Sugar map	Forest	10.1	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	60% - 65%	
6	8	7/25/2025	American t	Forest	6	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	25% - 30%	
6	9	7/25/2025	Eastern he	Forest	9.3	4.5	TRUE	6.4	4.5	TRUE		TRUE		TRUE		TRUE	TRUE	50% - 55%	
6	10	7/25/2025	Sugar map	Forest	26.5	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	50% - 55%	
6	11	7/25/2025	Sugar map	Forest	27.8	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	55% - 60%	
6	12	7/25/2025	Red maple	Forest	24.4	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	75% - 80%	
6	13	7/25/2025	Bitternut hi	Forest	7.8	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	85% - 90%	
6	14	7/25/2025	Sugar map	Forest	8.5	4.5	TRUE	8.5	4.5	TRUE	11.6	4.5	TRUE		TRUE		TRUE	65% - 70%	
6	15	7/25/2025	Sugar map	Forest	11.3	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	45% - 50%	
7	1	8/13/2025	Black cher	Forest	16.2	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	55% - 60%	
7	2	8/13/2025	Sugar map	Forest	17	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	55% - 60%	
7	3	8/13/2025	Tulip tree (	Forest	8	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	55% - 60%	
7	4	8/13/2025	Tulip tree (	Forest	14.6	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	55% - 60%	
7	5	8/13/2025	Tulip tree (	Forest	11.8	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	60% - 65%	
7	6	8/13/2025	Tulip tree (	Forest	9.5	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	55% - 60%	
7	7	8/13/2025	Tulip tree (	Forest	16.9	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	60% - 65%	
7	8	8/13/2025	Tulip tree (	Forest	13.4	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	65% - 70%	
7	9	8/13/2025	Black cher	Forest	14.2	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	45% - 50%	
7	10	8/13/2025	Sugar map	Forest	8.2	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	55% - 60%	
8	1	8/13/2025	Bitternut hi	Forest	15.3	4.5	TRUE		TRUE		TRUE		TRUE		TRUE		TRUE	55% - 60%	
8	2	8/13/2025	Sugar map	Forest	11.4	4.5	TRUE												

15	21	7/25/2025	Red maple Forest	11	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	55% - 60%
15	22	7/25/2025	American t Forest	7.1	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	40% - 45%
16	1	10/9/2025	Red maple Forest	11	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	75% - 80%
16	2	10/9/2025	Red maple Forest	6.2	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	65% - 70%
16	3	10/9/2025	Shagbark f Forest	6.7	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	70% - 75%
16	4	10/9/2025	Green ash Forest	7.3	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	0%
16	5	10/9/2025	Shagbark f Forest	7.5	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	95% - 99%
16	6	10/9/2025	Green ash Forest	9	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	0%
16	7	10/9/2025	Green ash Forest	15.3	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	0%
16	8	10/9/2025	Red maple Forest	8.9	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	100%
16	9	10/9/2025	Red maple Forest	8	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	80% - 85%
16	10	10/9/2025	Red maple Forest	9.6	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	60% - 65%
16	11	10/9/2025	Sugar map Forest	6.6	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	65% - 70%
16	12	10/9/2025	Bitternut hi Forest	15	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	1% - 5%
16	13	10/9/2025	Red maple Forest	11.9	4.5	TRUE	7.2	4.5	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	80% - 85%
16	14	10/9/2025	Sugar map Forest	7.9	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	80% - 85%
17	1	10/8/2025	American t Forest	9.7	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	50% - 55%
17	2	10/8/2025	Shagbark f Forest	13.1	4.5	TRUE	11.2	4.5	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	95% - 99%
17	3	10/8/2025	Shagbark f Forest	7.7	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	90% - 95%
17	4	10/8/2025	Bitternut hi Forest	9.4	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	80% - 85%
17	5	10/8/2025	Shagbark f Forest	10.9	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	65% - 70%
17	6	10/8/2025	Shagbark f Forest	8.8	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	80% - 85%
17	7	10/8/2025	Shagbark f Forest	12.5	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	75% - 80%
17	8	10/8/2025	Black cher Forest	8.2	4.5	TRUE	11.2	4.5	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	0%
17	9	10/8/2025	Shagbark f Forest	13.6	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	100%
17	10	10/8/2025	Shagbark f Forest	9.9	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	90% - 95%
17	11	10/8/2025	Black cher Forest	8.4	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	0%
17	12	10/8/2025	Shagbark f Forest	8.6	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	75% - 80%
17	13	10/8/2025	Shagbark f Forest	5	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	100%
17	14	10/8/2025	Black cher Forest	10.2	4.5	TRUE	5.6	4.5	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	0%
17	15	10/8/2025	Shagbark f Forest	10.5	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	90% - 95%
17	16	10/8/2025	Red maple Forest	7	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	55% - 60%
17	17	10/8/2025	Shagbark f Forest	6.8	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	50% - 55%
17	18	10/8/2025	Shagbark f Forest	7.3	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	60% - 65%
17	19	10/8/2025	Shagbark f Forest	8.1	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	80% - 85%
18	1	7/25/2025	Red maple Forest	8.3	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	70% - 75%
18	2	7/25/2025	Sugar map Forest	9.2	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	75% - 80%
18	3	7/25/2025	Black cher Forest	14.1	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	45% - 50%
18	4	7/25/2025	Cucumber Forest	8.5	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	50% - 55%
18	5	7/25/2025	American t Forest	5.3	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	20% - 25%
18	6	7/25/2025	Bitternut hi Forest	13	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	65% - 70%
18	7	7/25/2025	American t Forest	7.7	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	60% - 65%
18	8	7/25/2025	Bitternut hi Forest	9.3	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	60% - 65%
18	9	7/25/2025	Bitternut hi Forest	19.7	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	90% - 95%
18	10	7/25/2025	American t Forest	7.3	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	60% - 65%
18	11	7/25/2025	American t Forest	5.5	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	70% - 75%
18	12	7/25/2025	American t Forest	5.1	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	60% - 65%
18	13	7/25/2025	American t Forest	14.9	4.5	TRUE	11.1	4.5	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	80% - 85%
18	14	7/25/2025	American t Forest	9.4	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	70% - 75%
18	15	7/25/2025	Sugar map Forest	9.5	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	75% - 80%
18	16	7/25/2025	Bitternut hi Forest	12.1	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	45% - 50%
18	17	7/25/2025	Sugar map Forest	6.3	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	55% - 60%
18	18	7/25/2025	American t Forest	9.8	4.5	TRUE	10.6	4.5	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	80% - 85%
18	19	7/25/2025	American t Forest	7.6	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	70% - 75%
18	20	7/25/2025	American t Forest	11.7	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	45% - 50%
19	1	7/25/2025	Sugar map Forest	15.6	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	85% - 90%
19	2	7/25/2025	Sugar map Forest	19.3	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	75% - 80%
19	3	7/25/2025	Black cher Forest	12.4	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	90% - 95%
19	4	7/25/2025	Quaking as Forest	19.2	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	55% - 60%
19	5	7/25/2025	Quaking as Forest	16.7	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	90% - 95%
19	6	7/25/2025	Quaking as Forest	14.8	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	65% - 70%
19	7	7/25/2025	Sugar map Forest	9.2	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	95% - 99%
19	8	7/25/2025	Sugar map Forest	9.8	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	95% - 99%
19	9	7/25/2025	Sugar map Forest	9.7	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	95% - 99%
19	10	7/25/2025	Black cher Forest	9.1	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	50% - 55%
19	11	7/25/2025	Sugar map Forest	5.1	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	90% - 95%
19	12	7/25/2025	Black cher Forest	7.4	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	90% - 95%
19	13	7/25/2025	Black cher Forest	14.5	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	55% - 60%
19	14	7/25/2025	Sugar map Forest	7.5	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	90% - 95%
19	15	7/25/2025	Black cher Forest	9.1	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	60% - 65%
19	16	7/25/2025	Sugar map Forest	5.1	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	90% - 95%
19	17	7/25/2025	Red maple Forest	7.7	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	70% - 75%
19	18	7/25/2025	Sugar map Forest	10	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	70% - 75%
19	19	7/25/2025	Sugar map Forest	6.6	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	75% - 80%
19	20	7/25/2025	Sugar map Forest	16	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	60% - 65%
19	21	7/25/2025	Bitternut hi Forest	7.3	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	50% - 55%
19	22	7/25/2025	Black cher Forest	9.6	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	45% - 50%
19	23	7/25/2025	Sugar map Forest	13	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	55% - 60%
19	24	7/25/2025	Sugar map Forest	5.1	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	65% - 70%
19	25	7/25/2025	Bitternut hi Forest	8.3	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	70% - 75%
19	26	7/25/2025	Black cher Forest	5.8	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	50% - 55%
20	1	8/13/2025	Birch spp (Forest	7.3	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	75% - 80%
20	2	8/13/2025	Bitternut hi Forest	15.3	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	60% - 65%
20	3	8/13/2025	Tulip tree (Forest	14.3	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	80% - 85%
20	4	8/13/2025	Tulip tree (Forest	6.2	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	85% - 90%
20	5	8/13/2025	Tulip tree (Forest	9.3	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	65% - 70%
20	6	8/13/2025	Tulip tree (Forest	21.3	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	70% - 75%
20	7	8/13/2025	Black cher Forest	6.9	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	60% - 65%
20	8	8/13/2025	Shagbark f Forest	16.6	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	70% - 75%
20	9	8/13/2025	Black cher Forest	8.1	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	50% - 55%
20	10	8/13/2025	Black cher Forest	13.7	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	40% - 45%
20	11	8/13/2025	Red maple Forest	7.1	4.5	TRUE	6.4	4.5	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	65% - 70%
21	1	7/25/2025	Shagbark f Forest	19.3	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	65% - 70%
21	2	7/25/2025	American t Forest	14.7	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	90% - 95%
21	3	7/25/2025	Red maple Forest	9.3	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	65% - 70%
21	4	7/25/2025	Red maple Forest	5.3	4.5	TRUE	7.5	4.5	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	70% - 75%
21	5	7/25/2025	Sugar map Forest	8.5	4.5	TRUE	6.5	4.5	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	65% - 70%
21	6	7/25/2025	Sugar map Forest	10.4	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	80% - 85%
21	7	7/25/2025	Black cher Forest	9.8	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	50% - 55%
21	8	7/25/2025	American t Forest	11.4	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	0%
21	9	7/25/2025	American t Forest	10.4	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	0%
21	10	7/25/2025	American t Forest	7.5	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	0%
21	11	7/25/2025	Sugar map Forest	16.9	4.5	TRUE			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	70% - 75%
21	12	7/25/2025	American t Forest	6.5											

ID	Stratum	Date	Crew	Contact Inf Size (ac)	Photo ID	Stake	% Tree	% Measure
2	Urban	7/25/2025	Sadie	0.1		FALSE	70% - 75%	100
3	Urban	10/9/2025	Sam	0.1		FALSE	80% - 85%	100
4	Urban	7/25/2025	Sam	0.1		FALSE	60% - 65%	100
5	Urban	10/9/2025	Sam	0.1		FALSE	85% - 90%	100
6	Urban	7/25/2025	Sam	0.1		FALSE	75% - 80%	100
7	Urban	8/13/2025	Sam	0.1		FALSE	65% - 70%	100
8	Urban	8/13/2025	Sam	0.1		FALSE	85% - 90%	100
9	Urban	10/9/2025	Sammy	0.1		FALSE	80% - 85%	100
10	Urban	8/13/2025	Sam	0.1		FALSE	80% - 85%	100
11	Urban	7/25/2025	Sam	0.1		FALSE	80% - 85%	100
12	Urban	7/25/2025	Sam	0.1		FALSE	90% - 95%	100
13	Urban	8/13/2025	Sam	0.1		FALSE	50% - 55%	100
14	Urban	7/25/2025	Sam	0.1		FALSE	80% - 85%	100
15	Urban	7/25/2025	Sam	0.1		FALSE	85% - 90%	100
16	Urban	10/9/2025	Sammy	0.1		FALSE	60% - 65%	100
17	Urban	10/8/2025	Sam	0.1		FALSE	80% - 85%	100
18	Urban	7/25/2025	Sam	0.1		FALSE	80% - 85%	100
19	Urban	7/25/2025	Sam	0.1		FALSE	90% - 95%	100
20	Urban	8/13/2025	Sam	0.1		FALSE	90% - 95%	100
21	Urban	7/25/2025	Sam	0.1		FALSE	75% - 80%	100

Plot	Land Use	% of Plot
2	Forest	100
3	Forest	100
4	Forest	100
5	Forest	100
6	Forest	100
7	Forest	100
8	Forest	100
9	Forest	100
10	Forest	100
11	Forest	100
12	Forest	100
13	Forest	100
14	Forest	100
15	Forest	100
16	Forest	100
17	Forest	100
18	Forest	100
19	Forest	100
20	Forest	100
21	Forest	100

Cobenefit Calculator

City Forest Preservation Co-Benefits Quantification Tool for the Northeast Climate Zone

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The analyst can use this method to calculate the amount of co-benefits estimated to be produced by existing tree canopy. The tool uses information you provide on tree canopy cover (deciduous and coniferous), and estimates annual co-benefits in Resource Units and \$ per year. Transfer functions (i.e., kWh of electricity per m² of tree canopy) were calculated as the average of values for the large, medium and small trees in the deciduous and coniferous life forms. Resource units for the dbh corresponding to a 25-year old tree were used, along with the crown projection area of the representative species for each tree-type. Energy effects are reduced to 20% of values in the i-Tree Streets source data because preserved areas generally have fewer nearby buildings affected by climate and shade effects than areas with street trees. Local prices were from i-Tree Streets.

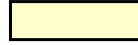
Steps

1) Use i-Tree Canopy, or another tool, to estimate the amount of area that is covered by deciduous and coniferous tree cover. In Table 1 enter the area (acres) in deciduous and coniferous tree cover in the project area. Also, enter the non-tree cover area.

2) Table 2 automatically provides estimates of co-benefits for the current canopy in Resource Units (e.g., kWh) per year and \$ per year. Values are adapted from i-Tree Streets results for this climate zone and assume that the deciduous and coniferous canopy is evenly distributed among large, medium and small tree types.

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Light yellow background denotes an input cell ->



Directions
1) Use i-Tree Canopy, or another tool, to estimate the amount of deciduous and coniferous tree cover area (acres) (Cell C20 and D20).
2) Use i-Tree Canopy, or another tool, to estimate the amount of non-tree cover area (acres) (Cell F20) in the project area.
3) In Cell G20 the total area of the project is calculated (acres). Prompt i-Tree Canopy to provide an estimate of the project area by clicking on the gear icon next to the upper right portion of the image and selecting "Report By Area."
4) Total Project Area, cell G17 should equal 100%.

Table 1. Tree Cover

	Deciduous Tree Cover	Coniferous Tree Cover	Total Tree Cover	Non-Tree	Total Project Area
Percent (%)	80%	0%	80%	20%	100%
Area (sq miles)	0.069	0.000	0.069	0.017	0.09
Area (m2)	179,291	0	179,291	44,823	224,113
Area (acres)	44.304	0.00	44.30	11.08	55.38

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Using the information you provide on tree canopy cover, the tool provides estimates of co-benefits in Resource Units and \$ per year.

Table 2. Co-Benefits per year with current tree canopy cover.

Ecosystem Services	Resource Units Totals	Total \$
Rain Interception (m3/yr)	22,659.1	\$47,892.46
Air Quality (t/yr)		
O3	0.7873	\$1,639.19
NOx	0.3373	\$702.25
PM10	0.3868	\$1,458.02
Net VOCs	0.0519	\$54.33
Air Quality Total	1.5633	\$3,853.78
Energy (kWh/yr & kBtu/yr)		
Cooling - Elec.	68,804	\$9,639.50
Heating - Nat. Gas	2,848,151	\$39,835.07
Energy Total (\$/yr)		\$49,474.57
Grand Total (\$/yr)		\$101,220.81

Social Impacts

City Forest Carbon Project

Social Impacts



UN Sustainable Development Goals

The 17 United Nations Sustainable Development Goals (SDGs) are an urgent call for action and global partnership among all countries, representing key benchmarks for creating a better world and environment for everyone. Well-designed and managed urban forests make significant contributions to the environmental sustainability, economic viability and livability of cities. They help mitigate climate change and natural disasters, reduce energy costs, poverty and malnutrition, and provide ecosystem services and public benefits. See more details in the CFC Carbon Project Social Impact Reference Guide.

Instructions

This template sets out all relevant SDGs and lists various urban forest project activities that fall within each SDG. Evaluate the SDGs to determine how your carbon project provides social impacts that may contribute towards achievement of the global goals. Check the box(es) that contain one of your project activities and describe in no fewer than two sentences how your project activities align with the corresponding SDG. On page 12, select the icon for three to five of the most relevant SDGs to your project and provide any additional information.

SDG 3 - Good Health and Well Being

Goal: Ensure healthy lives and promote well-being for all at all ages.

Examples of project activities include, but are not limited to:

- Plant or protect trees to reduce or remove air pollutants
- If planting trees, select trees for reduced pollen counts and irritant production
- Plant or protect trees to create shade, provide UV exposure protection, reduce extreme heat negative effects, and/or reduce temperatures to relieve urban heat effects
- Design project to buffer sounds, optimize biodiversity, or create nature experiences
- Locate project near vulnerable populations, such as children or elderly
- Locate project near high volume roads to screen pollutants
- Locate project near people to encourage recreation, provide new parks or green space, or otherwise promote an active lifestyle
- Locate project near schools, elderly facilities, or mental health services to promote nature-based wellness, attention restoration, or other mental well-being
- Locate project in area with conditions of project-defined high inequity to trees, such as at schools, affordable or subsidized housing, formerly redlined neighborhoods, areas with high property vacancy rates, or area with high proportion of renters
- Reduce stormwater runoff or improve infiltration rates
- Design project to reduce human exposure to specific pollutants or toxins
- Other

Trees protected long-term can continue to filter air and atmospheric pollutants, with the property offering a recreational space for people to exercise and maintain an increased well-being.

SDG 6 - Clean Water and Sanitation

Goal: Ensure availability and sustainable management of water and sanitation for all

Examples of project activities include, but are not limited to:

- Research and assess environmental injustices related to water in project area
- Locate project near high-traffic roads or to otherwise improve, mitigate, or remediate toxic landscapes near water
- Protect or plant trees to improve historically or culturally important sites related to water that have been degraded and/or neglected
- Reduce stormwater by planting or protecting trees
- Plant forested buffers adjacent to streams, rivers, wetlands, or floodplains
- Prevent soil erosion by protect steep slopes
- Improve infiltration rates
- Improve, mitigate, or remediate toxic landscapes and human exposure to risk
- Drought resistance, such as selecting appropriate water-efficient trees for project climate zone
- Other

The protected forest can serve as a buffer to intercept stormwater runoff and filter water before entering local waterways.

SDG 8 - Decent Work and Economic Growth

Goal: Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all

Examples of project activities include, but are not limited to:

- Community participation in project implementation, including such things as providing access to financial resources for ongoing community-based care
- Emphasize local hiring and support small businesses
- Promote local economic opportunities through workforce training, career pathway development, or other employment
- Other

Geauga Park District owns the property, providing a space for the region's residents to use for their community needs.

SDG 10 - Reduced Inequalities

Goal: Reduce inequalities within and among countries

Examples of project activities include, but are not limited to:

- Provide connections and cohesion for social health, such as create or reinforce places that promote informal interactions, engage local residents and users in tree management, include symbolic or cultural elements, or other events
- Research, understand, and design to address understand historic and current sociocultural inequities, community health conditions, environmental injustices, or prior local greening efforts in community
- Locate project near vulnerable populations, such as children or elderly, to provide air quality improvements or buffer against extreme heat effects
- Locate project in high-density residential areas or where there is a lack of trees to improve access and promote an active lifestyle
- Locate project near schools, elderly facilities, or mental health services to promote nature-based wellness, attention restoration, or other mental well-being
- Locate project in area with conditions of project-defined high inequity to trees, such as at schools, affordable or subsidized housing, formerly redlined neighborhoods, areas with high property vacancy rates, or area with high proportion of renters
- Locate project near high-traffic roads or to otherwise improve, mitigate, or remediate toxic landscapes
- Protect or plant trees to improve historically or culturally important sites that have been degraded and/or neglected
- Community engagement in project design, including such things as engaging and respecting existing relationships and social networks, community cultural traditions, and public participation methods that are empowering and inclusive
- Community participation in project implementation, including such things as addressing and removing barriers to participation, promote ongoing community-based care and access to financial resources
- Emphasize local hiring and support small businesses
- Research and consider potential for gentrification and displacements
- Promote local economic opportunities through workforce training, career pathway development, or other employment
- Other

The ability for groups to come together on this property, such as the Buckeye Retriever Club, allows its natural value to be accessible to all people.

SDG 11 - Sustainable Cities and Communities

Overall: Make cities inclusive, safe, resilient, and sustainable.

Examples of project activities include, but are not limited to:

- Plant or protect trees to reduce or remove air pollutants
- If planting trees, select trees for reduced pollen counts and irritant production
- Locate project near high volume roads to screen pollutants
- Locate project near vulnerable populations, such as children or elderly
- Plant or protect trees to create shade, provide UV exposure protection, reduce extreme heat negative effects, and/or reduce temperatures to relieve urban heat effects
- Locate project near people to encourage recreation, provide new parks or green space, or otherwise promote an active lifestyle
- Design project to improve wellness and mental health, such as planting trees to buffer sounds, optimize biodiversity, optimize views from buildings, or create nature experiences
- Locate project near schools, elderly facilities, or mental health services to promote nature-based wellness, attention restoration, or other mental well-being
- Provide connections and cohesion for social health, such as create or reinforce places that promote informal interactions, engage local residents and users in tree management, include symbolic or cultural elements, or other events
- Research, understand, and design to address understand historic and current sociocultural inequities, community health conditions, environmental injustices, or prior local greening efforts in community
- Locate project in area with conditions of project-defined high inequity to trees, such as at schools, affordable or subsidized housing, formerly redlined neighborhoods, areas with high property vacancy rates, or area with high proportion of renters
- Community engagement in project design, including such things as engaging and respecting existing relationships and social networks, community cultural traditions, and public participation methods that are empowering and inclusive
- Community participation in project implementation, including such things as addressing and removing barriers to participation, promote ongoing community-based care and access to financial resources
- Other

The surrounding region is comprised of residential lots and suburbs, resulting in access to green space being vital and significant to community engagement.

SDG 12 - Responsible Production and Consumption

Goal: Ensure sustainable consumption and production patterns

Examples of project activities include, but are not limited to:

- Plant or protect trees to create shade or reduce temperatures to relieve urban heat effects
- Provide cooling benefits and energy savings by shading impervious surfaces such as streets or parking lots, or planting trees on south and west sides of buildings
- Other

This forested property will relieve urban heat effects and provide heating and cooling benefits to the surrounding parking lots and developed areas.

SDG 13 - Climate Action

Goal: Take urgent action to combat climate change and its impacts.

Examples of project activities include, but are not limited to:

- Plant or protect trees to reduce or remove air pollutants
- Plant or protect trees to create shade or reduce temperatures to relieve urban heat effects
- Promote community capacity for social and climate resilience by engaging local residents or users in tree management, or other events to connect people to the project
- Reflect cultural traditions and inclusive engagement for climate resilience
- Design project to improve soil health
- Provide cooling benefits and energy savings by shading impervious surfaces such as streets or parking lots, or planting trees on south and west sides of buildings
- Plant or protect trees to reduce stormwater runoff
- Select water-efficient trees for climate zone and drought resistance
- Create and/or enhance wildlife habitat
- Other

Protecting and stewarding a healthy forest continues valuable carbon sequestration, filters air and water pollutants, and offers a nature-based way to offset the impacts of climate change.

SDG 14 - Life Below Water

Goal: Conserve and sustainably use the oceans, seas and marine resources for sustainable development.

Examples of project activities located in areas with marine ecosystems include, but are not limited to:

- Locate project near high-traffic roads or to otherwise improve, mitigate, or remediate toxic landscapes near water
- Plant or protect trees in project areas to reduce stormwater runoff
- Plant forested buffers adjacent to streams, rivers, wetlands, or floodplains
- Prevent soil erosion into by protecting steep slopes
- Improve infiltration rates
- Improve, mitigate, or remediate toxic landscapes and human exposure to risk
- Drought resistance, such as selecting appropriate water-efficient trees for project climate zone
- Enhance wildlife habitat, such as riparian habitat for fish, birds, and other animals
- Other

The forested property will reduce stormwater runoff by intercepting it and absorbing its nutrients, improving any potential human exposure to these toxic landscapes.

SDG 15 - Life on Land

Goal: Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss.

Examples of project activities include, but are not limited to the following with increased functionality of green infrastructure:

- Plant or protect trees to reduce stormwater runoff
- Select water-efficient trees for climate zone and drought resistance
- Create and/or enhance wildlife habitat to improve local biodiversity
- Plant forested buffers adjacent to streams, rivers, wetlands, or floodplains
- Prevent soil erosion by protect steep slopes
- Improve infiltration rates
- Other

The protected trees provide a habitat for local birds and wildlife, improving the ecosystem's biodiversity.

SDG 17 - Partnerships for the Goals

Overall: Strengthen the means of implementation and revitalize the global partnership for sustainable development.

Examples of project activities include, but are not limited to:

- Promote community connections and capacity for social resilience by engaging local residents or users in tree management, or other events to connect people to the project
- Community engagement in project design, including such things as engaging and respecting existing relationships and social networks, community cultural traditions, and public participation methods that are empowering and inclusive
- Community participation in project implementation, including such things as addressing and removing barriers to participation, promote ongoing community-based care and access to financial resources
- Other

Geauga Park District is partnering with Western Reserve Land Conservancy to register this property as a carbon credit project, enabling both parties to be involved and benefitted by carbon credits.

Summary of Project Social Impacts



Increasing access to green space ensures that surrounding communities can have space for recreational and cultural needs.



Protecting and stewarding a healthy forest continues valuable carbon sequestration, filters air and water pollutants, and offers a nature-based way to offset the impacts of climate change.



Existing relationships, including various hunting groups as well as the Buckeye Retriever Club, maintain access to this property for their community's purpose. Geauga Park District also owns the property, allowing a meaningful partnership between GPD and Western Reserve Land Conservancy to grow regarding carbon credits.

