

INTRODUCED: December 14, 2020

A RESOLUTION No. 2020-R067

To request that the Chief Administrative Officer consult with the Office of the City Attorney concerning the preparation of an amendment to a conservation and open-space easement on the property generally known as Bandy Field Park to the Friends of Bandy Field, Inc., for the purpose of adding the Capital Region Land Conservancy as a grantee to the Bandy Field conservation and open-space easement, and requesting that the Chief Administrative Officer to cause the planned, but not constructed streets that are currently excluded from the conservation easement to be extinguished, and incorporate these vacated rights-of-way into Bandy Field Park.

Patron – Mr. Addison

Approved as to form and legality by
the City Attorney

PUBLIC HEARING: JAN 11 2021 AT 6 P.M.

WHEREAS, the City, as owner of the property generally known as Bandy Field Park, granted, by Ordinance No. 2014-028-35, adopted March 24, 2014, a conservation and open-space easement in accordance with the Virginia Conservation Easement Act, Va. Code Ann. §§ 10.1-1009—10.1-1016 (Michie 2012 & Supp. 2013), and the Open-Space Land Act, Va. Code Ann. §§ 10.1-1700—10.1-1705 (Michie 2012 & Supp. 2013);

WHEREAS, upon the information and belief of the Council, the Friends of Bandy Field, Inc., have made the request to add the Capital Region Land Conservancy as a grantee to the

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JAN 11 2021 REJECTED: _____ STRICKEN: _____

conservation and open-space easement on the property generally known as Bandy Field Park; and

WHEREAS, upon the information and belief of Council, certain streets are planned for the property generally known as Bandy Field Park but not yet constructed and are currently excluded from the conservation easement and the Department of Parks, Recreation, and Community Facilities supports incorporation of these to be vacated rights-of-way into the Bandy Field Park; and

WHEREAS, the Council believes that it is in the best interests of the citizens of the City of Richmond that the Council request that the Chief Administrative Officer consult with the Office of the City Attorney concerning the preparation of an amendment to a conservation and open-space easement on the property generally known as Bandy Field Park to the Friends of Bandy Field, Inc., for the purpose of adding the Capital Region Land Conservancy as a grantee to the Bandy Field Park conservation and open-space easement; and

WHEREAS, the Council further believes that it is in the best interests of the citizens of the City of Richmond that the Council request that the Chief Administrative Officer to cause the planned, but not constructed streets that are currently excluded from the conservation easement to be extinguished, and incorporate these vacated rights-of-way into the Bandy Field Park;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

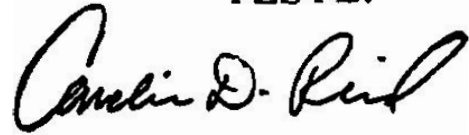
That the Council hereby requests that the Chief Administrative Officer consult with the Office of the City Attorney concerning the preparation of an amendment to a conservation and open-space easement on the property generally known as Bandy Field Park to the Friends of Bandy Field, Inc., for the purpose of adding the Capital Region Land Conservancy as a grantee to the Bandy Field conservation and open-space easement.

BE IT FURTHER RESOLVED:

That the Council request that the Chief Administrative Officer to cause the planned, but not constructed streets that are currently excluded from the conservation easement to be extinguished, and incorporate these vacated rights-of-way into the Bandy Field Park.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Carolin D. Reif". The signature is written in a cursive style with a large initial 'C'.

City Clerk



Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Ordinance/Resolution Request

TO Haskell C. Brown, III, Interim Richmond City Attorney
Richmond Office of the City Attorney

THROUGH Lawrence R. Anderson
Council Chief of Staff

FROM William E. Echelberger, Jr, Council Budget Analyst

COPY Andreas D. Addison, 1st District Representative
Tabrica C. Rentz, Interim Deputy City Attorney
Daniel Wagner, 1st District Liaison on
Meghan K. Brown, Deputy Council Chief of Staff

DATE December 3, 2020

PAGE/s 1 of 2

TITLE Bandy Field

RECEIVED

By Barbara Fore at 10:20 am, Dec 03, 2020

This is a request for the drafting of an **Ordinance** **Resolution**

REQUESTING COUNCILMEMBER/PATRON

Andreas D. Addison, 1st District
Representative

SUGGESTED STANDING COMMITTEE

Governmental Operations

ORDINANCE/RESOLUTION SUMMARY

- The Patron requests a resolution to:
 - Add the Capital Regional Land Conservancy as a grantee to the Bandy Field conservation easement, and
 - Request the Chief Administrative Officer to cause the planned, but not constructed streets that are currently excluded from the conservation easement to be extinguished, and incorporate these vacated rights-of-way into the Bandy Field Nature Park.

BACKGROUND

Summary:

- The Friends of Bandy Field have made the request to add CRLC as a grantee. CRLC's Board voted to accept the co-hold at its October 22 meeting.
- The amended conservation easement will come back to City Council for approval.
- The patron has confirmed that the Department of Parks, Recreation, and Community Facilities supports incorporation of these to be vacated rights-of-way into the Bandy Field Nature Park.

FISCAL IMPACT STATEMENT

Fiscal Impact	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Budget Amendment Required	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Estimated Cost or Revenue Impact	There is anticipated fiscal impact.	

Attachment/s Yes No

Richmond City Council Ordinance/Resolution Request Form/updated 10-5-2012 /ss

Friends of Bandy Field
Minutes of the Board of Directors Meeting
Wednesday, September 9, 2020

Present on Zoom Call; Charles Price, Dave Harless, Jane Peluso, Lit Maxwell, Mary Glen Taylor, Alston Knapp, Jody Branch and Andrea Larson.

Dave Harless was our moderator during this “virtual” meeting. Due to the Covid19 pandemic we could not meet in person. Dave called the meeting to order at 7:00 pm.

Charles was given the floor to outline a plan for FOBF to secure a co-holder of our conservation easement. He read the following report to the board;

Several months ago, I contemplated the idea that the Friends of Bandy Field (FOBF) should develop a way to further protect our conservation easement from any attempts to change it in its purpose to preserve Bandy Field’s conservation values and restrictions. I became aware of a way to accomplish this desired result but neither the plan nor the means to act on it existed at that time.

After consideration the plan to achieve the desired results outlined above to further protect the conservation goals (which are aspired to by the vast majority of FOBF members) became evident: FOBF could add a second competent conservation organization as a co-holder of the existing CE that would fully protect Bandy Field’s conservation values.

The most successful organization in the region with the resources and track record to satisfy this need is The Capital Region Land Conservancy. <https://www.capitalregionland.org/>

They have an active board of directors, a competent executive director, and a successful management record of other conservation easements.

With several members of the FOBF board, this plan to achieve the desired result of increasing the protection of Bandy Field’s conservation easement was fully discussed. A feature of having two or more easement co-holders guarantees a higher extent of protection. A feature of two or more conservation organizations that are vested in Virginia’s conservation easement statute is that 50% of the number of each organization’s board (and the founding organization) must agree on the proposed changes in the subject CE before these changes can be approved and can go in full effect.

It is noted that additional partnering conservation organizations do not have any jurisdiction in managing other aspects of the founding organization’s operations. The exception here is if the founding organization’s routine operations and functions impinge on the protection of the conservation values or restrictions of the founding organization’s conservation easement.

In addition to the increased protections provided by the Capital Region Land Conservancy (CRLC) to the Friends of Bandy Field for Bandy Field’s conservation easement, CRLC shall provide needed contracted legal services that FOBF may need to protect our conservation easement. Moreover, CRLC shall conduct a comprehensive annual inspection of Bandy Field’s CE for any detractions or damages on the property

that may have occurred during the previous year. The damaged features or items shall be repaired or replaced, as may be required of the offender, and funded accordingly.

FOBF will make a one-time donation to CRLC in the amount of \$10,000.00 for its services rendered to increase protections of the restrictions in the Bandy Field CE. Four members of FOBF have stepped forward to provide donations of \$2500.00 each to fund the aggregate donation for this project.

Charles also mentioned that Parker Angelesto heads this land conservancy. He is a champion of The Friends of Bandy Field and well liked by City Council.

The call was turned back over to Dave Harless. Dave made a motion that the FOBF Board adopt the proposal to seek a co-holder to our conservation easement.

Jane Peluso seconded the motion. A vote was taken. 8 yes, 0 no. The motion was carried.

The meeting was adjourned at 7:40 pm.

Respectfully submitted,

Alston Knapp- Secretary

CAPITAL REGION LAND CONSERVANCY

RESOLUTION

FRIENDS OF BANDY FIELD – City Property at the intersection of Bandy Road and Three Chopt Road known as “Bandy Field Nature Park”
CITY OF RICHMOND and HENRICO COUNTY (18.294 acres)

WHEREAS, Capital Region Land Conservancy’s (CRLC) mission is to conserve and protect the natural and historic land and water resources of Virginia’s Capital Region for the benefit of current and future generations.

WHEREAS, City of Richmond is the owner of “Bandy Field Nature Park” at the intersection of Bandy Road and Three Chopt Road encompassing a total of 18.294 acres in the City of Richmond and Henrico County, and

WHEREAS, the City of Richmond voluntarily recorded a conservation easement on April 7, 2014 on Bandy Field Nature Park with Friends of Bandy Field, Inc. being the holder of this easement, and

WHEREAS, the conservation easement was conveyed and granted pursuant to Ordinance No. 2014-28-35 duly adopted by the City Council of the City of Richmond, Virginia on March 24, 2014, and

WHEREAS, the Friends of Bandy Field, Inc. have requested that CRLC become a co-holder of the conservation easement on Bandy Field Nature Park under certain terms and conditions, and

WHEREAS, CRLC’s Easement Committee met on September 30, 2020 and recommends that CRLC approve becoming a co-holder subject to the terms as drafted below.

THEREFORE BE IT RESOLVED that the Board of Directors for the Capital Region Land Conservancy hereby consents and authorizes the Easement Committee and its members, staff, and legal counsel to negotiate and execute an amendment to the existing Bandy Field Nature Park conservation easement to add CRLC as a co-holder of

the Bandy Field Nature Park conservation easement contingent upon satisfaction of the following items:

A. That the existing deed of easement be reviewed and amended so that in all ways it satisfies the Standards and Practices of land trust accreditation and the policies of CRLC.

B. That a Baseline Documentation Report, to be paid for by the Friends of Bandy Field, Inc., be prepared and signed by all parties at the time of recordation of the amendment adding CRLC as a co-holder.

C. That a Cooperative Agreement or Memorandum of Understanding be entered into with the Friends of Bandy Field Inc. that includes assignment of roles and responsibility pertinent to annual monitoring, interpretation, enforcement, and amendments to the conservation easement.

D. CRLC will request a stewardship donation from the Friends of Bandy Field, Inc. in the amount of \$10,000.

Approved by Board of Directors vote: (date) 10/22/2020

CRLC Board Secretary: (signature) 

EASEMENT APPLICATION



Before completing this form, please contact Jane Myers, CRLC Land Conservation Manager, at 804-745-3110. A \$500 easement application fee is due prior to a site visit to document conservation values for terms of a deed. Application forms may be submitted electronically to jane@capitalregionland.org. Please mail original signed form to PO Box 17306, Richmond VA 23226.

I. LANDOWNER AND PROPERTY INFORMATION

County/City:	Richmond	Acres:	18.284
Name(s) of Owners as listed on deed(s). Indicate relationship of owners, if applicable (single, married, siblings, etc.) If owner is a partnership, limited liability company, or other business structure, CRLC requires verification that such entity does not violate IRS Notice 2017-10.			
City of Richmond, Virginia and conservation easement with Friends of Bandy Field, Inc.			
Contact Person(s):	Charles Price		
Mailing Address:	4013 Grace Street		
City/Town:	Richmond	State:	VA
		Zip Code:	23230
Home Phone:	804-358-0256	Work:	
		Cell:	804-229-0075
Fax:		E-mail:	fewmit@comcast.net
Preferred Contact Method:			

Address of property (if different from above): Bandy Field Park			
Street:	6801 Three Chopt Road	City/Town:	Richmond
		State:	VA
		Zip:	23226

Tax Map or PIN (adjoining parcels to be included in easement)	Parcel Acreage (by county records)
Henrico County: 763-738-0799	3.571
763-738-0645	9.8
City of Richmond: W0210172002	1.9281
W0210172001	2.717

Road Frontage (please list route numbers and road names on which the property lies)	
Route No.:	Road Name: Three Chopt Road
Route No.:	Road Name: Bandy Road

1. Is this property being considered by any other organization for a conservation easement? YES NO
If yes, which group?

2. When did you acquire the property? 1955 Has it been family owned for 25-100 years 100+ years

3. Do you own other property in the immediate area or plan to withhold contiguous land out of the easement? If so, please list the tax map parcel(s) or PIN(s): N/A

4. Is there a mortgage on the property or any other liens? (Lender will need to agree to the easement donation.)

YES NO

Lender(s): _____

5. To the best of your knowledge, is there a survey of the property or of any portion of the property?

YES NO

Describe:

City Property at the Intersection of Bandy Road and Three Chopt Road
(Bandy Field) Located in Henrico County and the City of Richmond prepared
by the Department of Public Works (November 4, 2011)

6. Do you have a 60-year Title Report or Title Insurance for this property?

YES NO

Describe: _____

II. PROPERTY FEATURES & PUBLIC CONSERVATION VALUES

PLEASE CHECK ALL THAT APPLY

Agriculture and Forestry	Agriculture and Forestry Uses
<input type="checkbox"/> Land is currently being farmed by the owner <input type="checkbox"/> Land is currently being farmed by a renter <input type="checkbox"/> Conservation Reserve Enhancement Program <input type="checkbox"/> Wildlife Habitat Incentives Program <input type="checkbox"/> Environmental Quality Incentives Program <input type="checkbox"/> Conservation Plan <input type="checkbox"/> Forest Management Plan <input type="checkbox"/> Other Farm Plan	<input type="checkbox"/> Beef Cattle <input type="checkbox"/> Dairy <input type="checkbox"/> Orchard <input type="checkbox"/> Tree Farm <input type="checkbox"/> Vineyard <input type="checkbox"/> Horticulture <input type="checkbox"/> Crops _____ <input type="checkbox"/> Other _____
Natural	Historic
<input type="checkbox"/> Frontage on tidal waters <input checked="" type="checkbox"/> Contains wetlands <input checked="" type="checkbox"/> Contains perennial streams <input type="checkbox"/> Contains lakes or ponds <input type="checkbox"/> Lies on waterway used for public drinking water	<input type="checkbox"/> Located in National Rural Historic District <input type="checkbox"/> Listed on National Register of Historic Places <input type="checkbox"/> Listed on Virginia Landmarks Register <input checked="" type="checkbox"/> Known archaeological sites <input checked="" type="checkbox"/> Eligible for listing
Scenic	Open Space
<input type="checkbox"/> Visible from designated Virginia Byway <input type="checkbox"/> Visible from designated Virginia Scenic River <input checked="" type="checkbox"/> Visible from public road(s) <input type="checkbox"/> Visible to public from recreational waters <input type="checkbox"/> Visible from public greenway or trail	<input type="checkbox"/> Adjacent to local, state or federal park <input type="checkbox"/> Adjacent to private conserved lands <input checked="" type="checkbox"/> Adjacent to existing conservation easement <input checked="" type="checkbox"/> Highly visible scenic landscape

III. ADDITIONAL INFORMATION

1. Number of dwellings (houses) on the property: Occupied _____ Vacant _____ Uninhabitable X

2. Are there any buildings larger than 10,000 square feet in ground area? YES NO
3. Do you own your mineral rights (i.e., oil, gas, coal)? YES NO NOT SURE
4. Do you have a Phase I Environmental Site Assessment completed in the past year? YES NO

5. Set forth below any additional information relating to the property that might be important for Capital Region Land Conservancy (CRLC) staff to know, such as boundary line dispute with adjacent owner, significant trash dump(s), family ownership issues, outstanding life estates, third party access easements through the property, utility easements, liens, matters involving pending takings by the Commonwealth or any public utility, etc. Failure to provide this information could result in delays in processing the project or recording the deed of easement.

The property is owned by the City of Richmond and is currently under a conservation easement held by the Friends of Bandy Field, Inc. The easement was recorded on April 7, 2014 as Instrument Number 14-5667 in City of Richmond Clerk of Courts Office (Page 361) and Instrument Number 8649 in the Clerk's Office of Henrico County (Deed Book 524 and Page 2077). FOBF would like CRLC to become a co-holder of the easement, a copy of which is attached.

Previous issues that have been addressed include a dispute of the boundary in the Northwest corner of the property along the line with Charles Walton Makepeace's property off Everview Road. The Bandy Field property was originally purchased in 1955 by the City of Richmond for a future school. In 1998 it was declared surplus and an offer from the University of Richmond was made to purchase it for \$2.8 million. There are public utilities on the property. However, there are no known issues with liens, mineral rights or life estates.

The headwaters of Old Westham Creek flows along the property down through adjacent land owned by the University of Richmond into Westhampton Lake and then down through Little Westham Creek to the James River. There are 19th century earthen works on the western edge of the property near Chandler Circle that were the outer defenses of Richmond during the American Civil War and were engaged during Dahlgren's Raid (March 2, 1864). The Bandy Field property had belonged to Benjamin W. Green as part of a 500-acre property. Portions of the property were then owned and recognized as the Council of Ham that consisted of many log cabins for free African-Americans after the Civil War and there may be evidence of foundations for these structures.

IV. ATTORNEY INFORMATION (if an attorney has been selected)

Landowner's Attorney:	Haskell C. Brown III				
Address:	900 E. Broad Street, Richmond VA 23219				
Phone:	804-646-7943	Fax:	804-646-6653	E-mail:	Haskell.brown@richmondgov.com

V. CRLC CONSERVATION EASEMENT STEWARDSHIP POLICY

All conservation easements either held or co-held by CRLC will be monitored annually per the CRLC Stewardship Policy by a CRLC staff member or a co-holder's staff member conducting an on-site inspection.

A. Monitoring – Prior to Inspection

CRLC stewardship staff will contact landowner to set up date and time of visit. Landowners will be invited to join stewardship staff if they are available

B. Monitoring – Site Inspection – CRLC shall undertake annual monitoring visits unless a co-holding agreement obviates the need for this.

1. CRLC stewardship staff will document and/or photograph any changes on the property since the last visit, including but not limited to new structures, new roads, forest cuts, earthwork, etc. making note of the number and type of structures on the property, natural features, land uses, forest health, etc.
2. At a minimum staff shall document with photographs the condition of the subject property every fifth year at this time.

C. Monitoring – Follow-Up

1. CRLC stewardship staff will send a thank you letter to the landowner acknowledging that the site inspection has been completed.
2. In the event of a possible violation of the easement terms, CRLC shall follow all protocols and procedures found in the CRLC Violations and Enforcement Policy with the belief that landowner education and relationship building are the best immediate and long-term methods to guarantee that conservation easements are upheld.

VI. CRLC CONSERVATION EASEMENT APPRAISAL POLICY

I. Introduction:

A landowner's desire to protect their land is the primary reason for donating property or a conservation easement to the Capital Region Land Conservancy (CRLC). However, it is frequently the tax incentives that make it possible to give generously and accomplish significant land protection goals. In order to claim a federal tax deduction or a state tax credit for a non-cash charitable gift, the landowner must engage an independent appraiser to determine the value of the gift. CRLC strongly recommends the use of a *Certified General Appraiser* but does not make specific recommendations. CRLC does not require an appraisal and is not involved in the appraisal process.

II. IRS Appraisal Requirements for Gifts of Land and Conservation Easements

The IRS has specific requirements for reporting on and determining the value of charitable gifts. CRLC must ensure that you as the donor are aware of these requirements. Appraisals of land, especially land with subdivision potential, are substantially different from typical residential property appraisals. Appraisals of conservation easements are highly specialized. While the appraisal is the donor's responsibility - not CRLC's - we advise you to use a state-licensed or state-certified appraiser who follows the Uniform Standards of Professional Appraisal Practice (USPAP).

CRLC will require a signed copy of your appraisal. While CRLC cannot pass judgment on the appraisal, it does have an interest in helping to see that your appraisal will meet the IRS's requirements and that the appraisal value does not appear unreasonably high and thus likely to attract an IRS challenge. If CRLC believes the appraisal value is significantly overstated or the project does not conform in some other way with the tax law, CRLC staff will share its concerns with you and decide whether to proceed with the transaction.

III. Appraisal and Substantiation Requirements

The regulations pertaining to substantiation of charitable gifts of property in excess of \$5,000 are outlined in Treasury Department regulations (Treas. Reg. 1.170A-13(c)). Gifts of property valued in excess of \$5,000 must meet the following requirements:

- **The donor must obtain a written qualified appraisal.** The treasury regulations outline specific information that must be included. The timing of the appraisal is essential: it cannot be made earlier than 60 days before the date of the gift (recordation date) and must state the fair market value of the gift as of the date of the contribution. The entire written appraisal and the Appraisal Summary (IRS Form 8283) must be received by the donor on or before the due date (including extensions) of the tax return on which the deduction is claimed.
- **A qualified appraiser must prepare the appraisal.** Generally, a qualified appraiser cannot be the donor, donee, a party to the transaction in which the donor acquired the property, an employee of or related to any of the forgoing persons, or any person whose relationship to the taxpayer would cause a reasonable person to question the appraiser's independence. An appraiser who is regularly retained by any of the above and who

does not perform a majority of his or her yearly appraisals for other people is not a qualified appraiser. The appraisal fee must not be based on a percentage of the appraised value of the property.

- **An Appraisal Summary (IRS Form 8283)**, signed by the appraiser and the donee, must be attached to the federal income tax return on which the deduction for the contribution is first claimed. This form is required by treasury regulations.
- **The donor must maintain records** containing certain information required for the property contributions in general, including the complete written appraisal.
- For charitable donations of property valued at more than \$500,000, the donor must include the full, unabridged appraisal with the tax return. This is a federal requirement enacted in October 2004.

There are specific Treasury regulations governing the determination of the value of the conservation easements. (See Treas. Reg. 1.170A-14(h)(3).)

IV. Informing the Donor of the Requirements

While helping you, the donor, understand the complexities of the appraisal and substantiation requirements, CRLC must make clear that meeting those requirements and the determination of the value of the contribution, are the donor's, not CRLC's, responsibility. **CRLC will reserve its right to decline to sign a donor's 8283 Form.**

- CRLC will review for accuracy and credibility the completed IRS Form 8283 for each transaction where a charitable donation is being claimed.
- CRLC's acceptance of a gift of conservation land or easement and its signing of the Form 8283 does not represent agreement with the fair market value claimed on that Form.
- CRLC will sign a donor's IRS Form 8283 indicating receipt of a gift of conservation land or a conservation easement **only if all** of the following conditions have been met:
 - a. In the case of a "qualified conservation contribution", as defined in IRC 170(h), the Form 8283 as provided to CRLC must have all relevant information completed, including the identification of the property donated, the physical description of the condition of the property donated, the appraisal fair market value both before and after the gift, the contribution purpose furthered by the gift, the declaration of the appraiser and the donor's social security/taxpayer identification number. This must be provided at least 30 days in advance of requiring CRLC's signature.
 - b. The donor has provided CRLC with a complete copy of a signed qualified appraisal commissioned by the donor that is the basis for the Appraisal Summary (Section B) of the Form 8283, also at least 30 days in advance of requiring CRLC's signature on the Form 8283.
 - c. CRLC is unaware of any factual errors contained in the Form 8283.

Fees paid by a donor to determine the value of donated property are not treated as part of the charitable contribution. However, such fees can be claimed by the donor as incurred in the determination of tax under Section 212 of the Internal Revenue Code—at least to the extent that they and other "miscellaneous deductions" exceed 2 percent of gross income limitation. This can help offset the appraisal cost.

The IRS issued a notice in 1990 warning that a significant percentage of taxpayers fail to attach Form 8283 to their tax returns. Failure to comply with any aspect of the substantiation regulations could cause the deduction to be disallowed entirely.

CAPITAL REGION LAND CONSERVANCY DOES NOT PROVIDE LEGAL, TAX, OR FINANCIAL ADVICE – Please consult with your attorney, accountant, financial advisor, and other professionals

Certification Statement

The undersigned applicant understands and hereby acknowledges that all determinations by CRLC regarding proposed conservation easements or other land donations/transfers shall be made at CRLC's sole discretion and further that CRLC reserves the right to accept or deny any proposed gift, donation or transfer at any point during its due diligence phase based on its own internal policies and procedures or other factors deemed relevant by CRLC. The applicant further certifies hereby that (i) it has received and reviewed the Capital Region Land Conservancy's Conservation Easement Stewardship and Appraisal Policies, (ii) the information set forth above is true and accurate to the best of applicant's knowledge and (iii) that any material change of fact or circumstance thereto shall be made known to CRLC prior to recordation of the easement. Failure to comply with any portion of the above Certification Statement shall constitute grounds for rejection or revocation of the associated land transfer by CRLC.

SIGNATURE: Landowner(s)

Charles K. Price

Name: _____

Date: _____

Name: *Charles K. Price*

Date: *9/28/2020*