

St. Anthony In The Hills

<u>Property Owner:</u>	St. Anthony of Padua Catholic Church (Wilmington, DE)
<u>Municipality:</u>	New Garden
<u>County:</u>	Chester County
<u>Total property acreage:</u>	143 acres
<u>Acres to be protected:</u>	137.2 acres
<u>Type of Acquisition:</u>	Conservation Easement & Trail Easement
<u>Easement Holder:</u>	Natural Lands
<u>Acquisition Cost:</u>	\$1,303,400 (\$9,500/acre)
<u>Funding Request:</u>	\$5,000

Project Description: Acquisition of a conservation easement on 137.2 acres of the St. Anthony In The Hills property. The property is the site of a former day camp/recreational activities run by St. Anthony of Padua Catholic Church, which is based in Wilmington, DE. This property is located within the White Clay Creek watershed and contains much of the headwaters for Broad Run Creek. The conservation easement will include a trail easement to connect properties to the north and south. To the north is the pending PREIT White Clay Point, a proposed retail and town center development; and to the south are the Harrogate and Somerset Lake residential developments.

It should be noted that St. Anthony's is not under the jurisdiction of the Wilmington Diocese. It is able to make decisions on the disposition of church property without going through the hierarchy of the Catholic Church.

Current Project Status: Agreement of sale pending. A phase I was completed in May 2017 in order to determine potential cleanup that will be required prior to completing the easement. It is anticipated closing will occur in late 2017 or early 2018.

Matching Sources: Chester County, New Garden Township

Summary of Estimated Costs

NLT Professional Staff	\$15,000
2 nd Appraisal	\$3,000
NLT Legal Fees	\$3,000
Phase I Assessment (short report)	\$2,000
Survey	\$TBD
Title Report & Insurance	\$5,800
Stewardship Fund	\$15,000
Transaction Costs Subtotal	\$43,800*

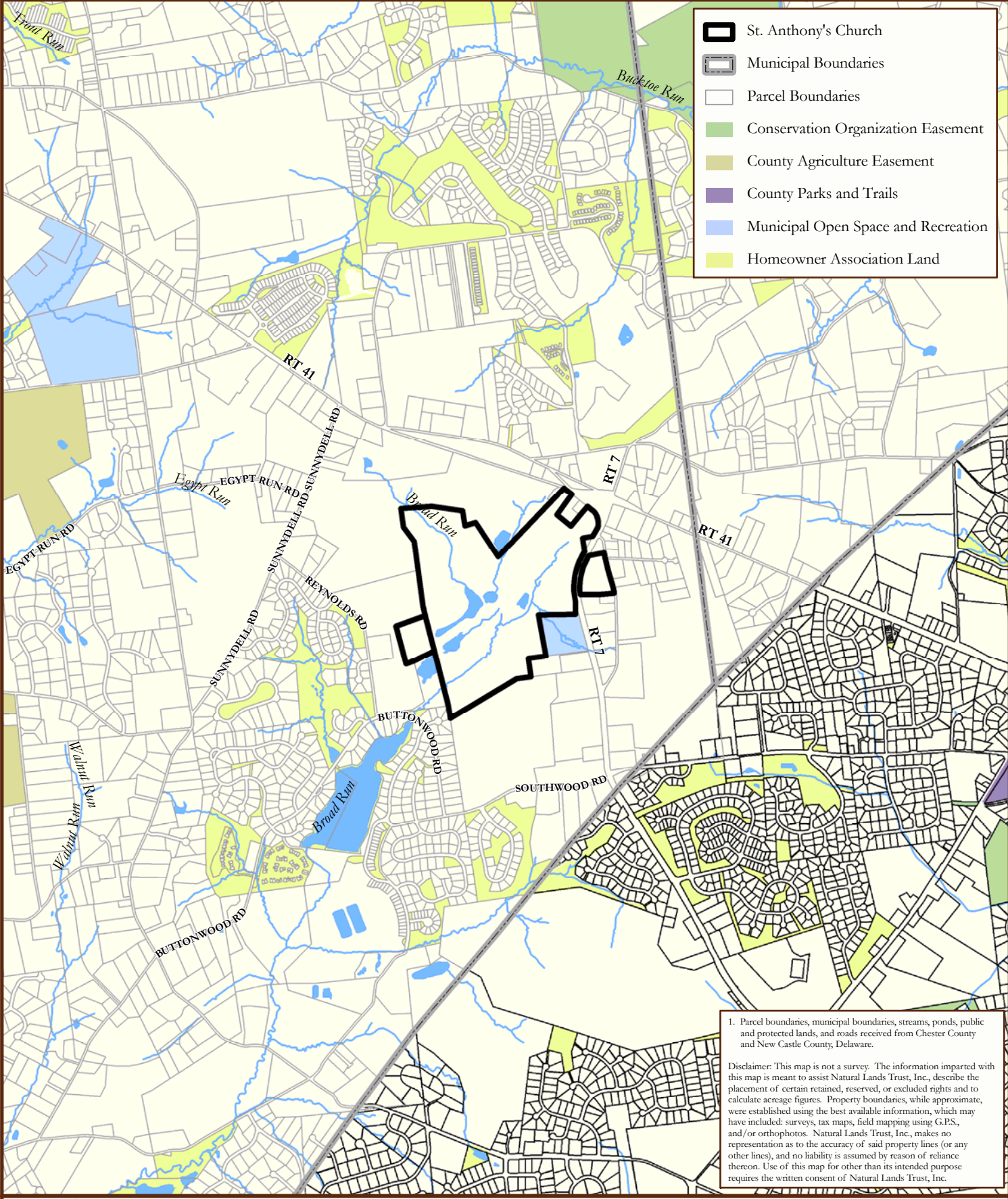
Appraised Easement Value	\$1,303,400
TOTAL	\$1,347,200*

* Does not include survey cost

Summary of Estimated Sources and Uses of Funds

Source	Amount	Use	Status
Chester County	\$200,000	Purchase Price	Secured
National Park Service	\$5,000	Transaction Costs	Pending
New Garden Township	\$1,142,200	Purchase Price & Transaction Costs	Secured
TOTAL	\$1,347,200*		

* Does not include survey cost



-  St. Anthony's Church
-  Municipal Boundaries
-  Parcel Boundaries
-  Conservation Organization Easement
-  County Agriculture Easement
-  County Parks and Trails
-  Municipal Open Space and Recreation
-  Homeowner Association Land

1. Parcel boundaries, municipal boundaries, streams, ponds, public and protected lands, and roads received from Chester County and New Castle County, Delaware.


Disclaimer: This map is not a survey. The information imparted with this map is meant to assist Natural Lands Trust, Inc., describe the placement of certain retained, reserved, or excluded rights and to calculate acreage figures. Property boundaries, while approximate, were established using the best available information, which may have included: surveys, tax maps, field mapping using G.P.S., and/or orthophotos. Natural Lands Trust, Inc., makes no representation as to the accuracy of said property lines (or any other lines), and no liability is assumed by reason of reliance thereon. Use of this map for other than its intended purpose requires the written consent of Natural Lands Trust, Inc.



Public and Protected Lands

ST. ANTHONY'S CHURCH PROPERTY

Tax Parcel ID: 60-6-32.2-E, 60-6-44.1-E, and 60-6-44.1A-E (+/- 143.4 Acres)
New Garden Township, Chester County, Pennsylvania

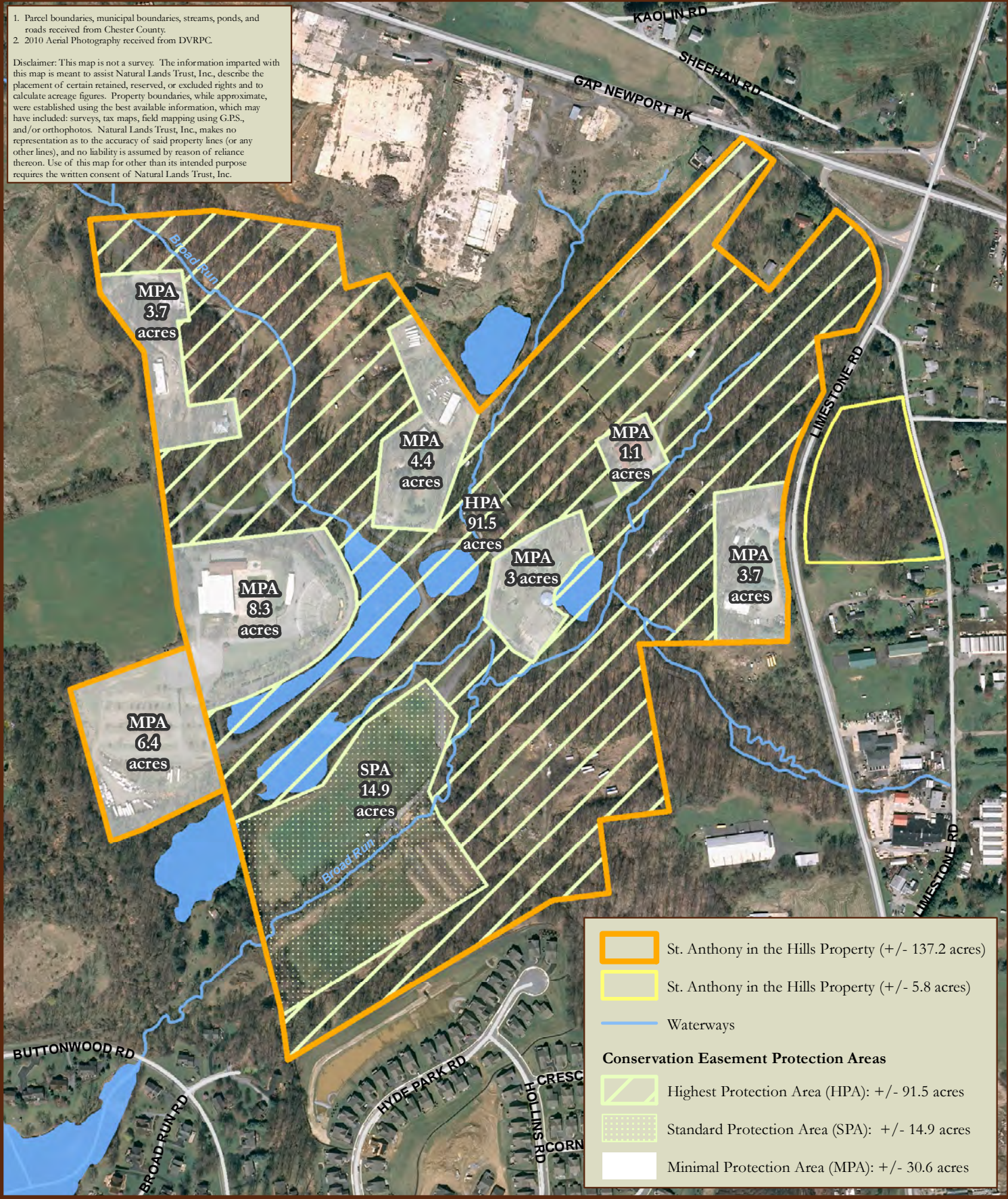


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Compiled By: MTM 01/04/10

1. Parcel boundaries, municipal boundaries, streams, ponds, and roads received from Chester County.
2. 2010 Aerial Photography received from DVRPC.

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	St. Anthony in the Hills Property (+/- 137.2 acres)
	St. Anthony in the Hills Property (+/- 5.8 acres)
	Waterways
Conservation Easement Protection Areas	
	Highest Protection Area (HPA): +/- 91.5 acres
	Standard Protection Area (SPA): +/- 14.9 acres
	Minimal Protection Area (MPA): +/- 30.6 acres

Draft Conservation Plan

ST. ANTHONY IN THE HILLS PROPERTY

Tax Parcel ID: 60-6-32.2-E, 60-6-44.1-E, and 60-6-44.1A-E (+/- 143 Acres)
New Garden Township, Chester County, Pennsylvania

Reynolds – Green Valley Farm

<u>Property Owners:</u>	<ul style="list-style-type: none">- Warren Reynolds- Wilmington Trust Company and Jacklen E. Powell, as Trustees of the Irrevocable Trust for Son for the Benefit of John Marshall Reynolds under the Deed of Trust of Eleanor M. Reynolds dated December 31, 1976- Wilmington Trust Company and Jacklen E. Powell as Guardians of the Estate of John Marshall Reynolds an Incapacitated Person- Wilmington Trust Company, as Trustee of the Irrevocable Trust for Grandchildren under the Deed of Trust of Eleanor M. Reynolds dated December 31, 1976
<u>Municipality:</u>	New Garden Township
<u>County:</u>	Chester County
<u>Total property acreage:</u>	178 acres
<u>Acres to be protected:</u>	178 acres
<u>Type of Acquisition:</u>	Conservation Easement
<u>Easement Holder:</u>	Natural Lands
<u>Acquisition Cost:</u>	\$2,300,000
<u>Grant Request:</u>	\$7,000

Project Description: Acquisition of a conservation easement on the 178-acre Green Valley Farm. The conservation easement will cover the entire farm. The mature woodlands, steep slopes, stream corridors, wetlands, pond, and lagoons have been designated as “Highest Protection Area” (HPA) (approximately 57.2 in total). The existing farm fields and former farm fields have been designated as Standard Protection Area (SPA). The existing residence and buildings have been confined to an 8.54-acre Minimal Protection Area (MPA). Impervious coverage limitations will apply to improvements on the property.

In addition to the existing MPA, up to three additional 5-acre MPAs can be established in the future and subdivided as a lot with or without surrounding land (total lot size, location, and configuration to be determined at the time of subdivision). The additional MPAs may only be sited within the SPA, except within identified “Wet Areas” and “Steep Slope Areas.” An additional \$12,000 endowment (adjusted for CPI) is required from the owners at the time each lot is subdivided.

Green Valley Farm is a former dairy farm that is currently an organic farm that largely grows corn feed for organic poultry growers in Lancaster. The landowner has utilized organic farming practices on the property since the early 1980s. Almost all of the soils on the property are designated as “prime farmland” or “farmland of statewide importance.”

The Trout Run and several tributaries flow through the property. Trout Run is a first order stream of the White Clay Creek, which is a federally-designated Wild and Scenic River. The farm also contains approximately 30 acres of woodlands. The farm provides scenic vistas of fields and woodlands from Penn Green Road.

Current Project Status: In June, the Orphans’ Court of Philadelphia approved the sale of the easement to Natural Lands. Due diligence is currently in progress with anticipated closing in September or October.

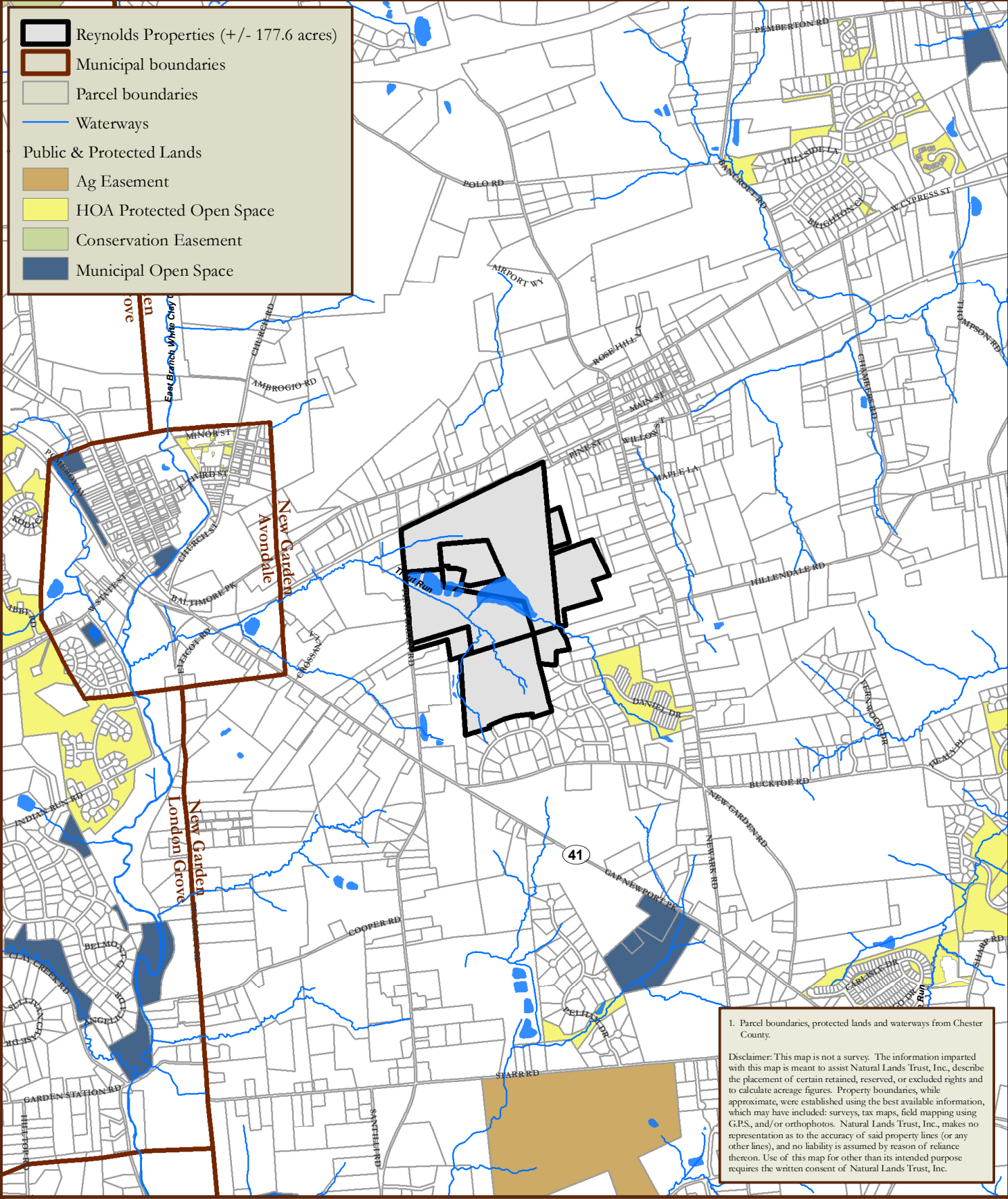
Matching Source: New Garden Township

Summary of Estimated Costs

NLT Professional Staff	\$14,000
NLT Legal Fees	\$8,000
Phase I Assessment (short report)	\$1,400
Survey	\$12,000
Title Insurance	\$8,500
Stewardship Fund	\$12,000
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SUBTOTAL	\$55,900
Purchase Price	\$2,300,000
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TOTAL	\$2,355,900

Summary of Estimated Sources and Uses of Funds

Source	Amount	Use	Status
New Garden Township	\$2,348,900	Transaction Costs	\$6,000 paid; balance pending
National Park Service	\$7,000	Transaction Costs	Pending
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TOTAL	\$2,355,900		



- Reynolds Properties (+/- 177.6 acres)
- Municipal boundaries
- Parcel boundaries
- Waterways
- Public & Protected Lands
 - Ag Easement
 - HOA Protected Open Space
 - Conservation Easement
 - Municipal Open Space

1. Parcel boundaries, protected lands and waterways from Chester County.

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Location

GREEN VALLEY FARM PROPERTY

New Garden Township, Chester County, PA









1031 Palmers Mill Road, Media, PA 19063
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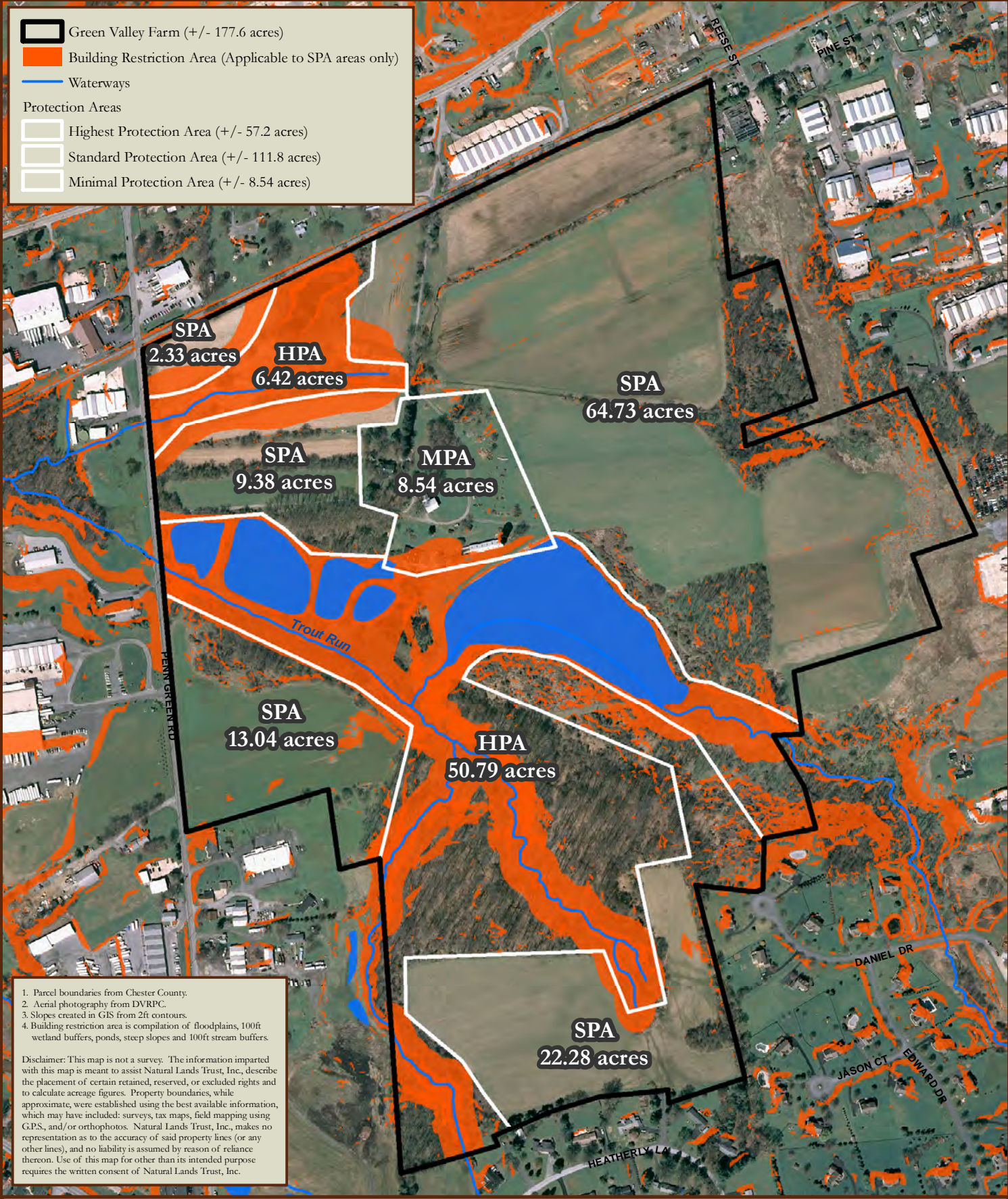
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Feet

Compiled By: MEB 02/29/15

 Green Valley Farm (+/- 177.6 acres)
 Building Restriction Area (Applicable to SPA areas only)
 Waterways
Protection Areas
 Highest Protection Area (+/- 57.2 acres)
 Standard Protection Area (+/- 111.8 acres)
 Minimal Protection Area (+/- 8.54 acres)



1. Parcel boundaries from Chester County.
2. Aerial photography from DVRPC.
3. Slopes created in GIS from 2ft contours.
4. Building restriction area is compilation of floodplains, 100ft wetland buffers, ponds, steep slopes and 100ft stream buffers.

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Draft Conservation Plan


GREEN VALLEY FARM PROPERTY

New Garden Township, Chester County, PA



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