



VIRGINIA OUTDOORS FOUNDATION

Joseph Kuhn, Stewardship Specialist



Virginia Outdoors Foundation

- Currently hold over 3,200 easements
- Encompass over 617,000 acres of protected land statewide
- Deed restrictions provide for water quality protection



Older Easements

- No specific deed provisions for Ecosystem Services
- Grading and Buffer language
- Looked at other related deed provisions to determine:
 - Feasibility of the project
 - Compatibility with other restrictions



Ecosystem Services Deed Language

...activities to restore or enhance wetlands or streams or restore, enhance, or develop other ecosystem functions on the Property including, but not limited to, stream bank restoration, wetland and stream mitigation, biological carbon sequestration and biodiversity mitigation, provided that such activities are not in conflict or inconsistent with the conservation purpose of or the restrictions set forth in this Easement and that prior written approval for same shall have been obtained from Grantee. Grantee is not responsible for monitoring any such activities and has no obligation to enforce the provisions of any permit(s), restriction(s), or easement(s) therefor. Subject to Grantee's approval, Grantor is free to participate in same in Grantor's discretion and to retain any remuneration derived therefrom. Grantee reserves the right to impose a cost recovery charge for evaluation of ecosystem function projects on the property.



Stream Bank Restoration

- Ecosystem Services include Stream Bank Restoration
 - The restoration and stabilization of stream banks would almost always be beneficial to the property and should not ordinarily have an adverse impact on the conservation values being protected on a property under easement.



New Easements

- Detailed deed provision
- More descriptive policy
- Streamlined interpretation and approval process
- VOF **must** consent to all restoration activities on easement properties
- VOF **not** long-term steward



Examples on VOF Easements

- Glengary Tree Farm, Thornton River (Culpeper County)
- Meadow Grove Farm, Battle Run (Rappahannock County)
- Property Adjacent to Crowe Easement, along XXX Creek (Madison County)
- Elk Hill, Rockfish River (Nelson County)
- Bellevue Farm, Dollins Creek (Albemarle County)
- Lone Oak Mitigation Bank, Ballinger Creek (southern Albemarle County)



Questions?



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