



DATE: October 6, 2025

MEMO TO: Paul Frank, Chair
Planning Committee

Sara Knizhnik, Chair
Operations Committee

Gina Roberts, Chair
Finance Committee

FROM: Pati Vitt
Director of Natural Resources

RECOMMENDATION: Recommend approval of a Resolution a) approving and ratifying a Preservation Project Application and Project Implementation Agreement with City Forest Credits for the verification and administration of Carbon Credits; and b) approving Declarations of Development Restrictions for portions of Lotus Country Conservation Preserve and Wadsworth Savanna Forest Preserve.

STRATEGIC DIRECTIONS SUPPORTED: Conservation; Leadership; Organizational Sustainability

FINANCIAL DATA: Through this agreement, the District will generate carbon credits, verified and registered through the nonprofit organization City Forest Credits, that can then be offered for sale. Approval of this Resolution will enable project registry for an estimated 3,500 carbon credits (actual number of credits will be determined by onsite quantification upon application approval) with an estimated value of between \$100,000 and \$140,000 (exact revenue generated will depend on final credit quantification and market value at the time of sale). Revenue generated by the sale of carbon credits shall be transferred to the Preservation Foundation for deposit into the endowment.

BACKGROUND: The trees and forested habitats in Lake County are a climate asset, providing numerous benefits to natural areas as well as surrounding human populations, including carbon sequestration, reducing stormwater runoff, improving air quality, improving human health, and providing a place for outdoor recreation and exposure to nature. By acquiring and preserving forested parcels, the District prevents potential tree loss that otherwise could occur due to development by others.

City Forest Credits, in partnership with the Morton Arboretum, is offering a program for verification, registration, and administration of carbon credits for the preservation of trees on eligible parcels that have been recently acquired by conservation organizations such as the District. Under this program, properties acquired by the District within the last two years that were under threat of development may generate carbon credits for the preservation of existing trees on the properties. Once credits are registered and assessed by City Forest Credits, they may be sold by the District on the open market. The revenue generated from the sale of the carbon credits will be transferred to the Preservation Foundation to support the endowment.

Certain recently acquired parcels at Lotus Country Conservation Preserve and Wadsworth Savanna Forest Preserve (the “Properties”) meet the criteria for generating these credits. To obtain carbon credits through the City Forest Credits program, the District was required to execute a Preservation Project Application for the Properties and is required to enter into a Project Implementation Agreement with City Forest Credits. Upon acceptance and verification of credits for each of the Properties, and before any credits are sold, the District will be required to execute and record a Declaration of Development Restrictions that prevents removal of trees on the Properties (except as necessary for certain management activities) for a term of 40 years.

REVIEW BY OTHERS: Chief Operations Officer, Director of Finance, Manager of Board Operations, and Corporate Counsel.

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

**BOARD OF COMMISSIONERS
LAKE COUNTY FOREST PRESERVE DISTRICT
REGULAR OCTOBER MEETING
OCTOBER 15, 2025**

MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **PLANNING COMMITTEE, OPERATIONS COMMITTEE, and FINANCE COMMITTEE** present herewith “A Resolution Approving and Ratifying a Preservation Project Application and Project Implementation Agreement with City Forest Credits for the Verification and Administration of Carbon Credits and Approving Declarations of Development Restrictions for Portions of Lotus Country Conservation Preserve and Wadsworth Savanna Forest Preserve,” and request its approval.

PLANNING COMMITTEE:

Date: _____ Roll Call Vote: Ayes: ____ Nays: _____
 Voice Vote Majority Ayes; Nays: _____

OPERATIONS COMMITTEE:

Date: _____ Roll Call Vote: Ayes: ____ Nays: _____
 Voice Vote Majority Ayes; Nays: _____

FINANCE COMMITTEE:

Date: _____ Roll Call Vote: Ayes: ____ Nays: _____
 Voice Vote Majority Ayes; Nays: _____

**LAKE COUNTY FOREST PRESERVE DISTRICT
LAKE COUNTY, ILLINOIS**

**A RESOLUTION APPROVING AND RATIFYING A PRESERVATION PROJECT
APPLICATION AND PROJECT IMPLEMENTATION AGREEMENT WITH
CITY FOREST CREDITS FOR THE VERIFICATION AND ADMINISTRATION OF
CARBON CREDITS AND APPROVING DECLARATIONS OF DEVELOPMENT
RESTRICTIONS FOR PORTIONS OF LOTUS COUNTRY CONSERVATION
PRESERVE AND WADSWORTH SAVANNA FOREST PRESERVE**

WHEREAS, the Lake County Forest Preserve District (the “District”) is the owner of certain properties commonly known as the Fogel and Frank parcels within Lotus Country Conservation Preserve (which are more specifically described in Exhibit A hereto), and the Brownlee parcel within Wadsworth Savanna Forest Preserve (which is more specifically described in Exhibit B hereto) (collectively, the “Properties”); and

WHEREAS, the District recognizes the value of the Properties’ mature forests as climate assets, and the trees on the Properties store CO₂, reduce storm water runoff, improve air quality, provide energy savings from cooling and heating effects, and improve human health by providing cleaner air and a place for recreation, exercise, and exposure to nature; and

WHEREAS, the District recognizes that clearing of the existing trees on the Properties for other uses, such as parking lots, playfields, or other similar uses would seriously impair the climate value of the Properties; and

WHEREAS, Urban Forest Carbon Registry d/b/a City Forest Credits, a Washington nonprofit corporation, (“City Forest Credits”) has developed carbon protocols and issues credits for qualifying tree-preservation and tree-planting projects in and around urban areas; and

WHEREAS, the Properties are eligible to be enrolled in a forest carbon program administered by City Forest Credits in partnership with The Morton Arboretum – Chicago Region Carbon Program, whereby the District would earn saleable carbon credits for the preservation of existing forested stands on the Properties (the “Carbon Program”); and

WHEREAS, to obtain and sell carbon credits through the Carbon Program, the District is required to (i) submit a Preservation Project Application to City Forest Credits in the form attached hereto as Exhibit C (“Application”), (ii) enter into a Project Implementation Agreement with City Forest Credits in the form attached hereto as Exhibit D (“Agreement”), and (iii) record a Declaration of Restrictions against each of the Properties, in substantially the forms attached hereto as Exhibits A and B, that will restrict the destruction or removal of existing trees on the Properties for a period of 40 years (“Declarations”); and

WHEREAS, the District has the authority to grant restrictive covenants as conservation rights pursuant to the authority provided in the Real Property Conservation Rights Act, 765 ILCS 120/0.01 *et seq.*; and

WHEREAS, it is in the best interests of the District to approve and ratify the Application and Agreement and, upon verification of carbon credits for each of the Properties, to place restrictive covenants on such Properties by executing and recording the Declarations;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Lake County Forest Preserve District, Lake County, Illinois **THAT**:

Section 1. Recitals. The recitals set forth above are incorporated as a part of this Resolution by this reference.

Section 2. Ownership and Boundaries. The Properties are fully owned by the District and are legally described and depicted on the attached Exhibit A (with respect to Lotus Country Conservation Preserve) and Exhibit B (with respect to Wadsworth Savanna Forest Preserve).

Section 3. Ratification and Approval of the Application and Agreement. The Application, in the form attached hereto as Exhibit C, and the Agreement, in the form attached hereto as Exhibit D, are hereby ratified and approved. The Executive Director of the District, or their designee, is hereby authorized to execute the Application and Agreement, and any prior execution by the Executive Director or their designee of such documents is hereby ratified.

Section 4. Approval of the Declarations. For the purpose of obtaining verification of carbon credits for each of the Properties under the Carbon Program, the Executive Director of the District is hereby authorized to execute and record the Declarations against the Properties in substantially the forms attached hereto as Exhibit A and B, and in such final form as is approved by the District's Corporate Counsel.

Section 5. Effective Date. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this _____ day of _____, 2025

AYES:

NAYS:

APPROVED this _____ day of _____, 2025

Jessica Vealitzek, President
Lake County Forest Preserve District

ATTEST:

Julie Gragnani, Secretary
Lake County Forest Preserve District

Exhibit No. _____

EXHIBIT A
LOTUS COUNTRY CONSERVATION PRESERVE
DECLARATION OF DEVELOPMENT RESTRICTIONS

Prepared by, and after recording
Return to:

This space for Recorder's use only.

DECLARATION OF DEVELOPMENT RESTRICTIONS

Declarant: Lake County Forest Preserve District
1899 W. Winchester Road, Libertyville, IL 60048

Legal Description: See Exhibit A

Assessor's Tax Parcel Identification No(s): Fogel: 01-25-100-002
01-25-100-011
01-25-100-013
Frank: 01-25-100-008
01-25-100-009 (Portion – PIN Split Pending)

Project Boundary Depiction: See Exhibit B

Reference No. of Related Documents: [insert if applicable]

THIS DECLARATION OF DEVELOPMENT RESTRICTIONS (the "DECLARATION") is made this [insert date (day, month, year)] ("Effective Date") by the Lake County Forest Preserve District, a body politic an corporate organized and existing under the Illinois Downstate Forest Preserve District Act, 70 ILCS 805/0.001 *et seq.*, ("Declarant").

RECITALS

A. Declarant is the owner of that certain property in the County of Lake, State of Illinois commonly known as the Fogel & Frank parcels within Lotus Country Forest Preserve, which is more particularly described in EXHIBIT A attached hereto and incorporated herein by reference (the "Property").

B. Declarant purchased the Fogel Property from Jeffrey Thomas & Deborah Fogel, and Jeffrey T. Fogel, as trustee of the Jeffrey T. Fogel Trust under trust agreement dated the 13th day of May, 2021, on 11 October 2024

C. Declarant purchased the Frank Property from Elliott W. Frank, LLC on 13 May 2025.

D. Declarant is an Illinois forest preserve district organized and existing under the Illinois Downstate Forest Preserve District Act, 70 ILCS 805/0.001 *et seq.*

E. Declarant recognizes the value of the Property's mature forest as a climate asset. The trees on the Property store CO₂, reduce stormwater runoff, improve air quality, provide energy savings from cooling and heating effects, and improve human health by providing cleaner air and a place for recreation, exercise, and the public health benefits of exposure to nature. Clearing of the trees for other uses, such as parking lots, playfields, or other similar uses would seriously impair the climate value of the Property.

F. Urban Forest Carbon Registry d/b/a City Forest Credits, a Washington nonprofit corporation, ("City Forest Credits") has developed carbon protocols and issues credits for qualifying tree-preservation and tree-planting projects in and around urban areas. Declarant has enrolled the Property with City Forest Credits to develop a forest carbon program in partnership with The Morton Arboretum – Chicago Region Carbon Program, whereby the Declarant will preserve forested stands on the Property and earn carbon credits for those preserved trees (the "Carbon Program").

G. Declarant intends by this Declaration to preserve the trees on the Property for a period of not less than 40 years as a condition of participation in the Carbon Program. Declarant understands that this Declaration will restrict the clearing or removal of trees on the Property as set forth in this Declaration.

DECLARATION

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant, as owner of the Property, hereby declares, grants, imposes, conveys, establishes, and accepts the following development restrictions and covenants which shall run with the land and be binding upon all owners of the Property as set forth herein:

1. *Removal of Trees.* Declarant shall not cut down, destroy, or remove trees located on the Property, except as necessary to control or prevent hazard, pests, disease, or fire; to improve forest health and ecological management, including invasive species control; or to establish and maintain recreational non-motor-use trails, which activities are deemed to have negligible or de minimis impacts on biomass and carbon stock and are permissible.

GENERAL PROVISIONS

2. Run with land. The covenants and restrictions declared, granted, conveyed and established under this Declaration shall run with the land and inure to the benefit of, and be binding upon, Declarant, its heirs, successors and assigns, and all future owners of the Property for the Term (as defined below).

3. Term and modification. The covenants and restrictions declared, granted, conveyed and established under this Declaration shall remain in effect for a term of 40 years from the Effective Date (the “Term”). Notwithstanding the foregoing, if: (i) the Property is disenrolled from the Carbon Program, or (ii) this Declaration is no longer required to satisfy any applicable requirement of the Carbon Program, then Declarant may terminate and release this Declaration in its sole discretion.

4. Governing law and venue. The terms and provisions of this declaration shall be governed, construed, and enforced in accordance with the laws of the State of Illinois. Venue for any lawsuit arising out of this Declaration shall be in Lake County, Illinois.

5. Severability. In case any one or more of the provisions contained in this Declaration shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions of this Declaration, but this Declaration shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

Lake County Forest Preserve District

By: _____

Name: [insert name]

Title: [insert title]

Attest: _____

Name: [insert name]

Title: [insert title]

STATE OF ILLINOIS }
COUNTY OF LAKE } ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that _____ and _____, as the _____ and _____ of the Lake County Forest Preserve District, personally known to me to be the same individuals whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered said instrument as their free and voluntary act, and as the free and voluntary act of the Lake County Forest Preserve District, for the uses and purposes therein set forth.

Dated this _____ day of _____, 20_____.

Printed Name: _____

NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION

FOGEL PROPERTY

PARCEL 1:

THE WEST 20 RODS OF THE NORTH 80 RODS OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 46 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

PIN# 01-25-100-002

Commonly known as 25991 W Grass Lake Rd, Antioch, IL 60002

PARCEL 2:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (EXCEPT THAT PART THEREOF LYING WESTERLY OF THE EASTERLY LINE OF STATE AID ROUTE 18 ALSO KNOWN AS GRASS LAKE ROAD. AND EXCEPT THAT PART DESCRIBED AS FOLLOWS. COMMENCING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER, 943.9 FEET SOUTH FROM THE NORTHWEST CORNER THEREOF; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 330 FEET, THENCE SOUTH PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER, 358.1 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE WEST ON SAID SOUTH LINE 330 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH ON SAID WEST LINE 358.1 FEET TO THE PLACE OF BEGINNING)

AND (ALSO EXCEPTING THAT PART DESCRIBED AS FOLLOWS:

THE SOUTH 208.66 FEET OF THE NORTH 943.9 FEET OF THE WEST 330.0 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER)

ALSO AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER, 943.9 FEET SOUTH FROM THE NORTHWEST CORNER THEREOF; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 330 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 53 SECONDS WEST, A DISTANCE OF 208.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 48 MINUTES 53 SECONDS WEST, A DISTANCE OF 441.16 FEET; THENCE SOUTH 89 DEGREES 01 MINUTES 13 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 186.90 FEET TO THE EASTERLY RIGHT OF WAY LINE OF GRASS LAKE ROAD; THENCE SOUTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID GRASS LAKE ROAD,

BEING A CURVED LINE CONCAVED EASTERLY HAVING A RADIUS OF 1870.0 FEET, AN ARC DISTANCE OF 453.98 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 13 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25, A DISTANCE OF 287.95 FEET TO THE POINT OF BEGINNING, OF SECTION 25, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PIN# 01-25-100-011

Commonly known as 0 W Grass Lake Rd, Antioch, IL 60002

PARCEL 3:

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

THE SOUTH 132.00 FEET OF THE FOLLOWING PARCEL,

BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, 943.9 FEET SOUTH FROM THE NORTHWEST CORNER THEREOF: THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, A DISTANCE OF 330 FEET; THENCE SOUTH, A DISTANCE OF 358.1 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25; THENCE WEST ALONG SAID SOUTH LINE 330 FEET TO SAID WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, AND THENCE NORTH ALONG SAID WEST LINE 358.1 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Commonly known as 26133 W Grass Lake Rd, Antioch, IL 60002

PIN# 01-25-100-013

FRANK PROPERTY

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 1320.0 FEET THEREOF AND EXCEPT THE SOUTH 400.75 FEET OF THE EAST 500.00 FEET THEREOF), IN LAKE COUNTY, ILLINOIS.

PIN 01-25-100-008

01-25-100-014

Commonly known as 39650 N Rena Avenue, Antioch, IL 60002

EXHIBIT B

PROJECT BOUNDARY DEPICTION

Exhibit B

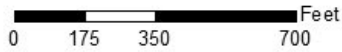
Legend

- Forest Preserve Property
- Project Boundary
- PINs 01-25-100-002, 01-25-100-011, & 01-25-100-013
- PINs 01-25-100-008, & 01-25-100-014

Lake County Forest Preserve District
Land Preservation and Special Projects
1899 W Winchester Rd
Libertyville, Illinois 60048
847-968-3351

Courtesy Copy Only.
Property boundaries indicated are provided for general location purposes. Wetland and flood limits shown are approximate and should not be used to determine setbacks for structure or as a basis for purchasing property.

Prepared using information from:
Lake County Department of Information & Technology: GIS/Mapping Division
18 North County Street
Waukegan, Illinois 60085-4357
847-377-2373



2025 Aerial Photo

Map Prepared 12 September 2025

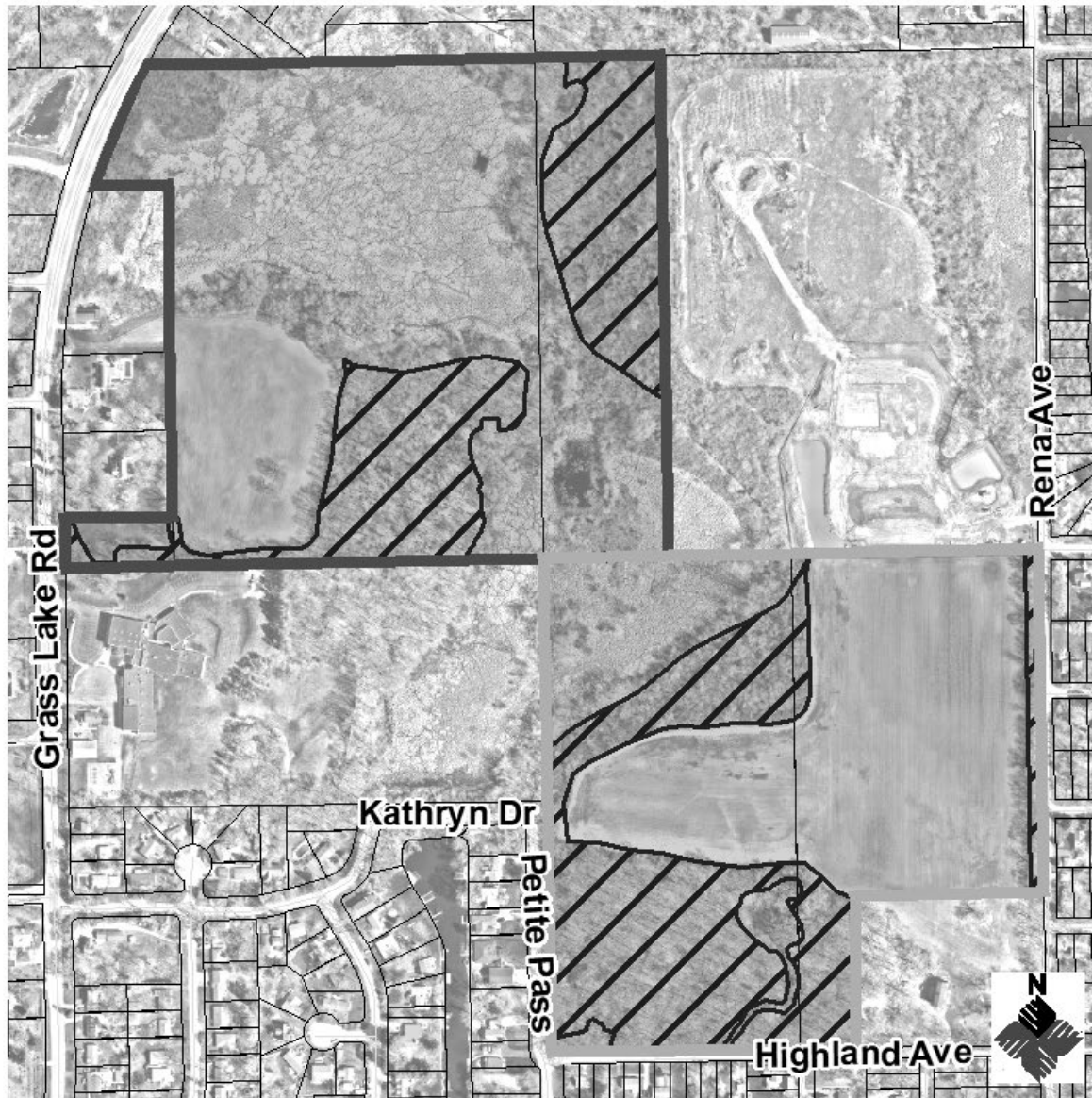


EXHIBIT B
WADSWORTH SAVANNA FOREST PRESERVE
DECLARATION OF DEVELOPMENT RESTRICTIONS

Prepared by, and after recording
Return to:

This space for Recorder's use only.

DECLARATION OF DEVELOPMENT RESTRICTIONS

Declarant: Lake County Forest Preserve District
1899 W. Winchester Road, Libertyville, IL 60048

Legal Description: See Exhibit A

Project Boundary Depiction: See Exhibit B

Assessor's Tax Parcel Identification No(s): 03-26-300-007

Reference No. of Related Documents: [insert if applicable]

THIS DECLARATION OF DEVELOPMENT RESTRICTIONS (the "DECLARATION") is made this [insert date (day, month, year)] ("Effective Date") by the Lake County Forest Preserve District, a body politic an corporate organized and existing under the Illinois Downstate Forest Preserve District Act, 70 ILCS 805/0.001 *et seq.*, ("Declarant").

RECITALS

A. Declarant is the owner of that certain property in the County of Lake, State of Illinois commonly known as the Brownlee parcel within Wadsworth Savanna Forest Preserve, which is more particularly described in EXHIBIT A attached hereto and incorporated herein by reference (the "Property").

B. Declarant purchased the Property from Alice K. Brownlee and Warren J. Brownlee on June 1, 2023.

C. Declarant is an Illinois forest preserve district organized and existing under the Illinois Downstate Forest Preserve District Act, 70 ILCS 805/0.001 *et seq.*

D. Declarant recognizes the value of the Property's mature forest as a climate asset. The trees on the Property store CO₂, reduce stormwater runoff, improve air quality, provide energy savings from cooling and heating effects, and improve human health by providing cleaner air and a place for recreation, exercise, and the public health benefits of exposure to nature. Clearing of the trees for other uses, such as parking lots, playfields, or other similar uses would seriously impair the climate value of the Property.

E. Urban Forest Carbon Registry d/b/a City Forest Credits, a Washington nonprofit corporation, ("City Forest Credits") has developed carbon protocols and issues credits for qualifying tree-preservation and tree-planting projects in and around urban areas. Declarant has enrolled the Property with City Forest Credits to develop a forest carbon program in partnership with The Morton Arboretum – Chicago Region Carbon Program, whereby the Declarant will preserve forested stands on the Property and earn carbon credits for those preserved trees (the "Carbon Program").

F. Declarant intends by this Declaration to preserve the trees on the Property for a period of not less than 40 years as a condition of participation in the Carbon Program. Declarant understands that this Declaration will restrict the clearing or removal of trees on the Property as set forth in this Declaration.

DECLARATION

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant, as owner of the Property, hereby declares, grants, imposes, conveys, establishes, and accepts the following development restrictions and covenants which shall run with the land and be binding upon all owners of the Property as set forth herein:

1. *Removal of Trees.* Declarant shall not cut down, destroy, or remove trees located on the Property, except as necessary to control or prevent hazard, pests, disease, or fire; to improve forest health and ecological management, including invasive species control; or to establish and maintain recreational non-motor-use trails, which activities are deemed to have negligible or de minimis impacts on biomass and carbon stock and are permissible.

GENERAL PROVISIONS

2. Run with land. The covenants and restrictions declared, granted, conveyed and established under this Declaration shall run with the land and inure to the benefit of, and be binding upon, Declarant, its heirs, successors and assigns, and all future owners of the Property for the Term (as defined below).

3. Term and modification. The covenants and restrictions declared, granted, conveyed and established under this Declaration shall remain in effect for a term of 40 years from the Effective Date (the "Term"). Notwithstanding the foregoing, if: (i) the Property is disenrolled from the Carbon Program, or (ii) this Declaration is no longer required to satisfy any applicable requirement of the Carbon Program, then Declarant may terminate and release this Declaration in its sole discretion.

4. Governing law and venue. The terms and provisions of this declaration shall be governed, construed, and enforced in accordance with the laws of the State of Illinois. Venue for any lawsuit arising out of this Declaration shall be in Lake County, Illinois.

5. Severability. In case any one or more of the provisions contained in this Declaration shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions of this Declaration, but this Declaration shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

Lake County Forest Preserve District

By: _____

Name: [insert name]

Title: [insert title]

Attest: _____

Name: [insert name]

Title: [insert title]

STATE OF ILLINOIS }
COUNTY OF LAKE } ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that _____ and _____, as the _____ and _____ of the Lake County Forest Preserve District, personally known to me to be the same individuals whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered said instrument as their free and voluntary act, and as the free and voluntary act of the Lake County Forest Preserve District, for the uses and purposes therein set forth.

Dated this _____ day of _____, 20_____.

Printed Name: _____

NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

BROWNLEE

THE EAST $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 46 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 1388.12 FEET THEREOF AND EXCEPT THE EAST 100 FEET OF THE SOUTH 166 FEET THEREOF) IN LAKE COUNTY, ILLINOIS, CONTAINING 18 AND $\frac{1}{2}$ ACRES, MORE OR LESS.

PIN# 03-26-300-007

Commonly known as 0 Wadsworth Road, Wadsworth, IL 60083




EXHIBIT B

PROJECT BOUNDARY DEPICTION

Exhibit B

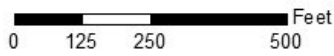
Lake County Forest Preserve District
Land Preservation and Special Projects
1899 W Winchester Rd
Libertyville, Illinois 60048
847-968-3351

Legend

-  Forest Preserve Property
-  Project Boundary
-  PIN 03-26-300-007

Courtesy Copy Only.
Property boundaries indicated are provided for general location purposes. Wetland and flood limits shown are approximate and should not be used to determine setbacks for structure or as a basis for purchasing property.

Prepared using information from:
Lake County Department of Information & Technology: GIS/Mapping Division
18 North County Street
Waukegan, Illinois 60085-4357
847-377-2373



2025 Aerial Photo

Map Prepared 12 September 2025



EXHIBIT C

PRESERVATION PROJECT APPLICATION

EXHIBIT D

PROJECT IMPLEMENTATION AGREEMENT