



# Natural Lands

Hildacy Preserve  
1031 Palmers Mill Road  
Media, PA 19063

610-453-5587

info@natlands.org  
natlands.org

## board of trustees

Peter O. Hausmann  
*chairperson*

Susan P. Mucciarone  
*vice chairperson*

Jane G. Popper  
*vice chairperson*

Barbara B. Aronson  
Lloyd H. Brown  
Rayenne A. Chen  
Jason Duckworth  
Regina A. Hairston  
Gail Harnity  
Jeffrey Idler  
Paulina L. Jerez  
Ann T. Loftus, Esq.  
Stephan K. Pahides  
Robert K. Stetson  
Douglas W. Tallamy, Ph.D.  
Andrew I. VandenBrul  
David W. Weaver  
William Y. Webb

## emeritus trustees

Henry E. Crouter  
John A. Terrill, II  
William G. Warden, IV  
Theodore V. Wood, Jr.

Oliver Bass  
*president*

May 26, 2023

Westtown Township Board of  
Supervisors C/O Jon Altshul  
1039 Wilmington Pike  
West Chester, PA 19380

Crebilly Farm Family  
Associates LP C/O David  
Robinson  
501 West Street  
Rd. West Chester  
PA 19382

Dear Members of the Board of Supervisors and Crebilly Farm Family  
Associates, LP ("CFFA"):

The purpose of this letter (this "2<sup>nd</sup> Amendment") is to revise certain terms of the letter agreement among Natural Lands, Westtown Township and CFFA, dated July 19, 2022 (the "Letter Agreement") as revised in the 1<sup>st</sup> Amendment dated March 17, 2023.

The "Estimated Crebilly Sources and Uses of Funds" dated March 17, 2023, included in the 1<sup>st</sup> Amendment, is replaced with Exhibit A attached to this Amendment the ("Revised Sources/Uses Schedule").

The "Summary of Restrictions" attached to the Letter Agreement is replaced with the four draft conservation easements, with plans, attached to this Amendment as Exhibits B, C, D and E.

Notwithstanding Sections 9 and 10 of the Letter of Agreement, closing of the purchase of the conservation easements shall occur before the referenced Westtown Township bond offering. The parties shall cooperate and work diligently to cause the closing of the conservation easements to occur before June 30, 2023.



PA: The official registration and financial information of Natural Lands may be obtained from the Pennsylvania Department of State by calling toll free, within Pennsylvania, 1-800-732-0999. Registration does not imply endorsement. NJ: Information filed with the Attorney General concerning this charitable solicitation and the percentage of contributions received by the charity during the last reporting period that were dedicated to the charitable purpose may be obtained from the Attorney General of the State of New Jersey by calling 973-460-6215 and is available on the internet at [www.NJConsumerAffairs.gov](http://www.NJConsumerAffairs.gov). Registration with the Attorney General does not imply endorsement.



Natural  
Lands

Paragraphs 2 and 5 of the Letter Agreement are revised as follows: the conservation easement area being purchased totals 102.17 acres, and the purchase price (\$42,000 per acre) for the conservation easements totals \$4,291,140. As shown on the Revised Sources/Uses Schedule, the aggregate purchase price for the conservation easements is further reduced by \$250,000, for a net total bargain sale purchase price of \$4,041,140 and \$1,895,570 of the purchase price and closing costs will be loaned by CFFA to Westtown Township (pursuant to a mutually acceptable promissory note), to be repaid in quarterly installments of \$60,000, on July 1, 2023, October 1, 2023, January 1, 2024, April 1, 2024, and July 1, 2024. The balance of the loan will be repaid no later than September 1, 2024, or within 90 days of the date of the bond issuance, whichever occurs first. The loan will not accrue interest.

The parties acknowledge that tax parcel 67-4-134 (the "Homestead Lot") is owned by Robinson Farm LLC. CFFA shall cause Robinson Farm LLC to sell the Homestead Lot conservation easement in accordance with the Letter Agreement as amended by this Amendment.

If this Amendment is acceptable as a contractual agreement, we request your agreement to be legally bound by signing in the space provided below.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Jack Stefferud  
Senior Director of Land  
Protection Natural Lands  
(484) 368-9961  
[JStefferd@natlands.org](mailto:JStefferd@natlands.org)



Natural  
Lands

Accepted by:

Crebilly Farm Family Associates, L.P.

By: David M. Robinson

Date: 06/04/2023

David M. Robinson

Managing General Partner

On behalf of Westtown Township

By: Thomas Foster

Date: 6/20/2023

Name: Thomas Foster

Title: Chair, Board of Supervisors

**Crebilly Conservation Funding Status  
5.26.2023**

**Fee Purchase 206 acres**

Purchase Price	\$20,609,700
<u>Transactional expenses</u>	<u>\$66,500</u>
<b>Total</b>	<b>\$20,676,200</b>

**Funds Committed – public nature area**

<i>Source</i>	<i>Amount</i>
Land & Water Conservation Fund	\$ 6,000,000
Westtown Township	\$ 5,000,000
Chester County	\$ 4,206,750
Mt. Cuba Foundation	\$1,000,000
<u>Brandywine Conservancy</u>	<u>\$ 100,000</u>
	\$16,206,850

**Pending Funds**

<i>Source</i>	<i>Amount</i>
William Penn Foundation	\$1,000,000 announcement expected 6/2023
PA DCNR C2P2	\$ 1,000,000, announcement expected 11/2023
<u>PA DCED</u>	<u>\$ 250,000, announcement expected 11/2023</u>
	\$ 2,250,000

**Gap after pending (CYE 23)                    \$2,119,350**

Private Foundation and Individual Fundraising (February 2023 – March 2024)

**Conservation Easement Purchase 102.17 acres**

Purchase price	\$ 4,291,140
<u>Transactional expenses</u>	<u>\$ 121,000</u>
<b>Total cost</b>	<b>\$4,412,140</b>

**Funds Committed - easement acquisition**

Chester County	\$ 2,145,570
Westtown Township	\$ 2,001,770
Landowner donation	\$ 250,000
Small private donations	\$ 10,000
<u>Marshall Reynolds Foundation</u>	<u>\$ 4,800</u>
<b>TOTAL</b>	<b>\$4,412,812</b>