

**LETTER OF INTENT
TO DONATE CONSERVATION EASEMENT LANDS TO A LAND TRUST**

[date]

[name of land trust organization]
[address]

Dear [name];

Further to our ongoing discussions, we are entering into this Letter of Intent to negotiate, in good faith, the terms and conditions of a conservation easement donation agreement under which [insert full legal name of individual(s) donating the conservation easement] (the "Donor") shall donate a conservation easement on the portion of land as described in section 2.1 herein (the "Conservation Easement") to [insert full legal name of land trust organization receiving the Conservation Easement] (the "Land Trust") on the following terms:

Part A – Business Terms

1. Binding Nature

This Letter of Intent is not intended to be and shall not create any legally binding obligation on any party, except as specifically set out in Part B herein. This entire transaction is subject to the negotiation and execution of a conservation easement donation agreement as reasonably required by our legal counsel (the "Agreement"), to be negotiated following execution of this Letter of Intent and, subject to acceptance by both parties, executed on closing.

2. Terms and Conditions

2.1 The land intended for the Conservation Easement donation is legally described as:

[insert full legal description of the land] (the "Land")

A copy of the Land deed is attached.

2.2 The Donor acknowledges and agrees that:

- (a) The Donor is the legal, registered owner of the Land intended for the Conservation Easement and has the right to donate the Conservation Easement to the Land Trust;
- (b) The Donor unconditionally donates the Conservation Easement to the Land Trust;
- (c) The Donor undertakes to donate the Conservation Easement to the Land Trust freely and voluntarily without any compulsion or coercion by any individual or organization; and
- (d) The donation of the Conservation Easement is subject to acceptance by the Land Trust.

THIS IS A 3-PAGE DOCUMENT.