

## Take the Next Steps

- Contact Dave Koubsky, [dkoubsky@elizabethriver.org](mailto:dkoubsky@elizabethriver.org), 757-399-7487, to explore the conservation options that might work best for you.
- Discuss your wishes with your family, attorney, estate planner, and accountant.
- Visit us at [livingrivertrust.org](http://livingrivertrust.org).

The Living River Restoration Trust is a supporting non-profit of the Elizabeth River Project, [elizabethriver.org](http://elizabethriver.org), working since 1993 to restore a thriving urban river.

### Vision

*Together, we'll achieve a future where the lands, marshes, beaches, creeks and tributaries of the Elizabeth River are preserved forever and cherished by all as extraordinary gifts.*

## Three Great Reasons to Preserve Your Land

1. Some families simply want to protect what they love.
2. Others see the value of open space for the environment. Conserving wetlands and forests is critical to a healthy Elizabeth River.
3. Land conservation can be a great financial decision. Virginia offers some of the best tax incentives for conservation in the nation.

### The First Local Land Trust

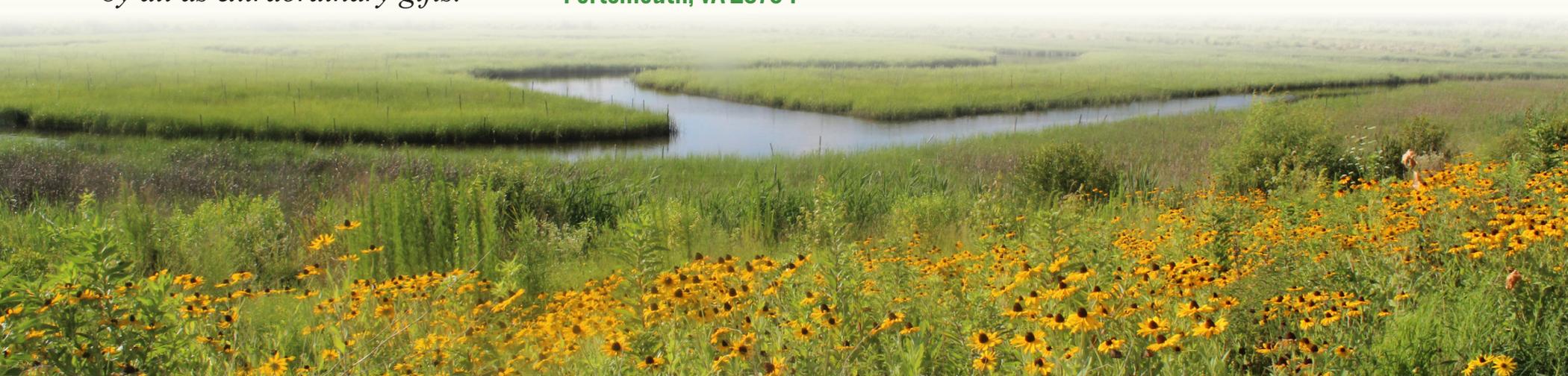
The Living River Restoration Trust is the only locally based land trust in Hampton Roads, VA. We look forward to helping you protect your land as a priceless gift to future generations— human and wild.

**Living River Restoration Trust**  
475 Water St. C103A  
Portsmouth, VA 23704



## Preserve Your Land for Generations

Conserving the last lands of the Elizabeth River –  
Priceless for river health.  
Sound business for you.



# Land: The Most Endangered Species on the Elizabeth



After four centuries as an historic port community, the shores of the Elizabeth River are about 90% developed. Open land has become the most endangered species on our urban river.

You can benefit from some of the strongest tax incentives in America – and the Elizabeth can regain its health – when you set land aside for conservation.

## What is land conservation?

Land conservation is your voluntary commitment to protect your land forever. This can be accomplished through a variety of tools, including donation of property and conservation easements.

### Protect what you love

Many families have been exemplary caretakers of their land for generations and have made the decision to protect what they love – whether the land’s scenery, its wonderful wildlife, or its rich heritage as part of an historic waterfront community.

### Tap powerful tax incentives

Your conservation easement may qualify for a deduction on your federal taxes of up to 50% (qualifying farmers can deduct up to 100% of their income). Even better, Virginia offers among the best state tax incentives in America for land conservation.

### Conserve your environment

By protecting your land, you help achieve cleaner water and air along the Elizabeth and its tributaries.

Open space is critical to capture and filter storm water. Your land can increase the diversity of plants and animals. You could provide rare urban opportunities for outdoor recreation.



## Two options for your land

### Easements - you retain ownership

A conservation easement is the most common way to protect your land. It’s a voluntary agreement enabling you to protect your land permanently as best fits your wishes.

- You keep ownership, management and control of your land.
- The easement may apply to all or part of your land and need not provide public access.
- You can still sell or mortgage the land, or leave it to your heirs.

A deed of conservation easement, summarizing agreed-upon future land use, is developed between you and the Living River Restoration Trust. The easement attaches permanently to the title of your land.

### Or - Donate your land for us to protect

Options include:

- Outright donation
- Donation by will
- Donation with reserved life estate

