



HAT

Creating Conservation Legacies

July 9, 2014

Woody and Carmel Thomson
4380 Prospect Lake Rd
Victoria, BC V9E 1J3
Maltby Lake - Habitat Stewards

RE: Maltby Lake: TLC, The Land Conservancy of BC's undivided interest

Dear Woody & Carmel,

On behalf of Habitat Acquisition Trust (HAT), I would like to express our sincere appreciation for considering us as a potential recipient of the 35% undivided interest in the Maltby Lake property that is currently under purchase negotiation.

As written in our letter dated December 2013 to the Court Monitor assigned to the TLC's case, the Maltby Lake property is comprised of a matrix of ecologically valuable and rare natural habitat, including sensitive wetland and riparian areas in addition to the Dry Coastal Douglas Fir & Garry Oak associated ecosystems; both endangered and severely fragmented in our region. "In fact, the Maltby Lake property is possibly the only relatively intact freshwater riparian zone in Saanich and contributes to a significant wildlife corridor in the region."

We believe that the irreplaceable natural values of this property should be protected in perpetuity, as it was originally intended to be. We fully support this objective, and HAT has agreed to support this endeavor in any way that we are able to. However, it is not within HAT's capacity to accept or acquire lands with partial undivided interests.

That said, we would like to provide to you a suggestion that may allow for the permanent protection of the significant natural values of the land, and fulfill your vision for having a portion of the Lake as parkland in the future.

If the financial implications are feasible, we recommend that you submit a proposal to TLC to purchase the 35% undivided interest directly. Once the interest is under your ownership, you could then approach the municipality and the other interest holders of Maltby Lake to discuss how the 35% interest could be delineated and divided.

After the parcel is divided, you will have more tangible and feasible donation options. This will provide additional opportunities to protect the land in partnership with a land trust, such as an Ecological Gift covenant designation. A property with this designation qualifies for additional tax benefits with the CRA (see enclosed brochure). In addition, if the interest is donated to the municipality or a conservation land trust in the future as an EcoGift, you may realize additional tax benefits.

We sincerely regret that we are not able to provide the support that you seek by accepting the undivided interest at this time. However, HAT looks forward to the opportunity to

work with both of you in the near future to assist you in the process of ensuring this unique and rare lake/forest ecosystem in our region is protected in perpetuity.

Sincerely,

Adam Taylor
Executive Director

Habitat Acquisition Trust

A handwritten signature in black ink, appearing to be 'AT', located below the typed name and title.