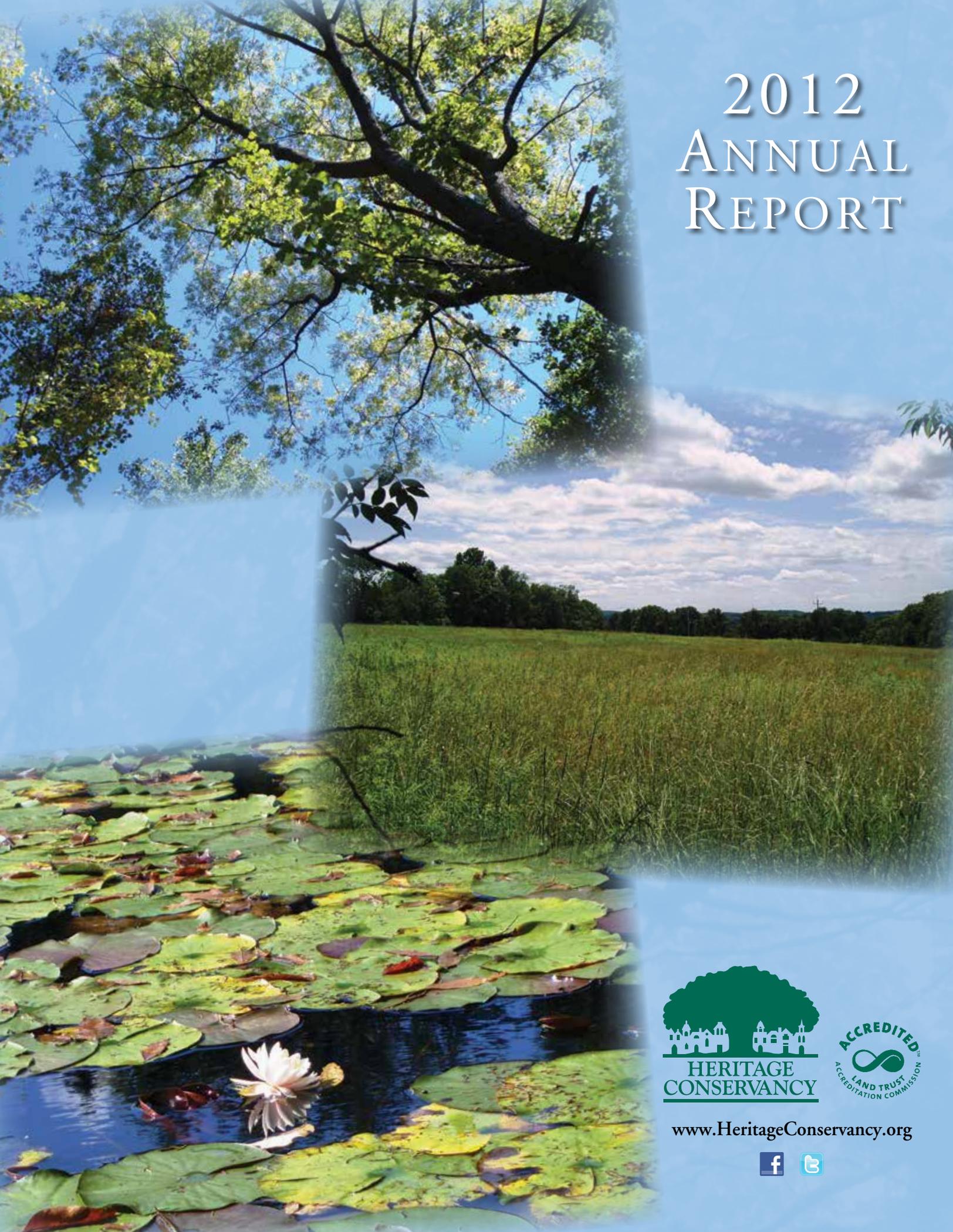


2012 ANNUAL REPORT



www.HeritageConservancy.org



*“In every walk with nature,
one receives far more than he seeks.”
- John Muir*



Based out of historic Aldie Mansion in Doylestown, Pennsylvania, Heritage Conservancy is an accredited not-for-profit conservation organization that specializes in open space preservation, planning for sustainable communities, natural resource protection, property stewardship, historic preservation, adaptive reuse of existing structures, wildlife habitat restoration and biodiversity.

Since 1958, Heritage Conservancy's mission has been to protect and preserve our natural and historic heritage. Learn more by visiting us online at www.HeritageConservancy.org.

*Join our online community!
Find us on Facebook! Follow us on Twitter!*



As part of our Green Path Forward, this publication has been printed on recycled paper using soy based inks.

Many Faces; One Voice

*A Message from Heritage Conservancy's Senior Leadership Team:
President, Chief Operating Officer, and Chairman of the Board*

*F*or more than half a century, supporters and members like you have ensured the continuance of our preservation mission. We believe a land trust's relevance increases when it engages the community, and in 2012 we received outstanding support and dedication from our community, including the younger generation.

Kids are the future of the conservation movement. They are the future stewards of this planet and we must do our part to prepare them for this responsibility. In May, we partnered with The Nature Conservancy and connected kids to nature in the Bristol Marsh in Bucks County, Pennsylvania through our "Future Stewards of the Bristol Marsh" educational field trip program, where students had the unique opportunity to learn about the different ecosystems found in this special type of wetland habitat.

We experienced an exciting influx of board participation and engagement with our mission when we proudly welcomed five new members to Heritage Conservancy's Board of Directors. They include: J. Jay Belding, Brian G. Firth, Jeffrey P. Lindtner, Jeffrey H. Nicholas, and Maria T. Rieders. Their combined extensive experience and dedication to preservation enhance a diverse and knowledgeable Board of Directors.

We accomplished significant historic and land preservation achievements this past year as well. In December, we released a limited edition book, *The Story of Aldie*, published in celebration of Heritage Conservancy's 25th anniversary of ongoing restoration and occupation of historic Aldie Mansion. This book allows us to share our hidden treasure with a broader audience. Towards the end of 2012, we assisted in the preservation of the 250-acre Metzger property, one of the largest farms to be preserved through the Bucks County Farmland Preservation program. This brought our total acreage of preserved land in 2012 to over 525 acres.

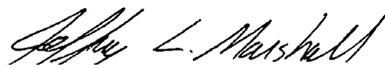
The end of the year was significant, as well, in that we announced the pending merger of Heritage Conservancy with The Conservancy of Montgomery County. Once complete, the merger will result in Heritage Conservancy stewarding 126 acres of land in Montgomery County, Pennsylvania, several historic building facade easements, as well as significant historical documentation project and stewardship funds. Mary Lou McFarland, President of the Conservancy of Montgomery County, will join us as Senior Conservation Specialist. We welcome Ms. McFarland, as she brings local knowledge, experience and expertise to our professional staff.

Thank you for your support! We look forward to ensuring the perpetual preservation of our beautiful natural landscapes and historic resources.

Sincerely,



Linda J. Cacossa
Chief Operating Officer



Jeffrey L. Marshall
President



Marvin L. Woodall
Chairman of the Board

*Linda Cacossa and
Jeffrey Marshall (left),
and Marvin Woodall (right),
Heritage Conservancy's
Senior Leadership Team.*



Community Engagement

EDUCATIONAL PROGRAM IN THE BRISTOL MARSH CONNECTS KIDS TO NATURE

In May 2012, we worked as a local partner with The Nature Conservancy to promote the ecological restoration and stewardship of Bristol Marsh, located in Bristol Borough in Bucks County, Pennsylvania. The marsh lies along the main stem of the Delaware River and is a *tidal marsh*, a special type of wetland habitat found in coastal areas.

We held our second annual “Future Stewards of the Bristol Marsh” educational field trip in late May at the Bristol Marsh Preserve, attended by nearly 200 students from Bristol Borough Middle School and Neil Armstrong Middle School. Working with 7th grade science teachers and educators from the Silver Lake Nature Center and Bucks County Conservation District, the program combined in-class presentations and field trips that touched on topics like tidal and non-tidal marshes, invasive plants, and different ways plants and animals adapt in a wetland area. Students also learned about different wetland ecosystems and were

given the opportunity to enhance the marsh by planting seedlings and evaluating soil and water samples.

“This is a unique opportunity for students to learn about different ecosystems,” said Susan Myerov, Senior Planner at Heritage Conservancy. “Through a tangible connection with nature, we hope the kids will learn to appreciate this great natural resource in their own backyard.”

Our members and supporters funded the school buses used to transport students for this field trip. At our Barley Sheaf Benefit Dinner in early May, guests purchased “Buses for Bristol” during a live auction. In total, our supporters funded 11.5 school buses that were and will continue to be used to transport students to the Bristol Marsh for this educational program!

Visit our website at www.HeritageConservancy.org for directions to the public access area of the marsh and for more information.



(Top) Students from Neil Armstrong Middle School arrive at Bristol Marsh.

(Above) Susan Myerov (center), Heritage Conservancy's Senior Planner, explains the historic markers related to the Delaware Canal.

(Left) Students prepare soil for planting seedlings along riparian buffer area adjacent to Bristol Marsh.

Protecting Our Watersheds



SOUTHEASTERN PENNSYLVANIA WATERSHEDS RIPARIAN BUFFER REASSESSMENT STUDY

Riparian buffers are one of the most effective protective measures for our water resources in Pennsylvania. These areas of trees and shrubs along the banks of rivers and streams filter polluted runoff, increase wildlife habitat, and cool the water in creeks. They provide a vital transition zone between water and human land use. As development occurs, natural woodlands along streams are often destroyed, leaving stream banks without adequate riparian protection. Identifying and restoring these areas can lead to improved water quality, stream bank stability, and wildlife habitat.

In 2000, we developed a program to identify and map forested riparian buffers in Southeastern Pennsylvania, completing the first analysis in 2002. The results of the project indicated that about 30% of the region's riparian corridors lacked forested vegetation of 50 feet or greater, which is critical to stream health and watershed function.

In partnership with Montgomery County Planning Commission (MCPC), we undertook a reassessment of the riparian buffer project. In order to learn what changes had occurred over

time, we examined six of the watersheds used in the original study. The updated analysis, which took place from 2010 through the summer of 2012, also reviewed correlations between riparian buffer status and land use patterns. Analysts evaluated nearly 1,600 linear miles of streams in the six watershed areas, including the Lower Schuylkill River, Perkiomen, Wissahickon, Pennypack, Tookany/Tacony-Frankford and Neshaminy creeks located in Montgomery, Bucks, and Philadelphia Counties.

Data was made publicly available via the Pennsylvania Spatial Data Access (PASDA) website at the conclusion of the project. This reassessment was funded through a Federal Coastal Zone Management Grant, administered by the Pennsylvania Department of Environmental Protection (DEP). Matching funds were provided in part by a Keystone Recreation, Park and Conservation Fund Program Grant from the PA DCNR, Bureau of Recreation and Conservation. The Montgomery County Planning Commission provided both technical assistance and in-kind support for the project.

(Above: Example of a riparian buffer along the Schuylkill River.)

MUSCONETCONG RIVER CHANNEL RESTORATION PROJECT

In March 2012, we teamed up with Trout Unlimited for a restoration project aimed at restoring the Musconetcong River's channel on our Cliffdale property in northwest New Jersey. The goal was to restore aquatic habitat that had been

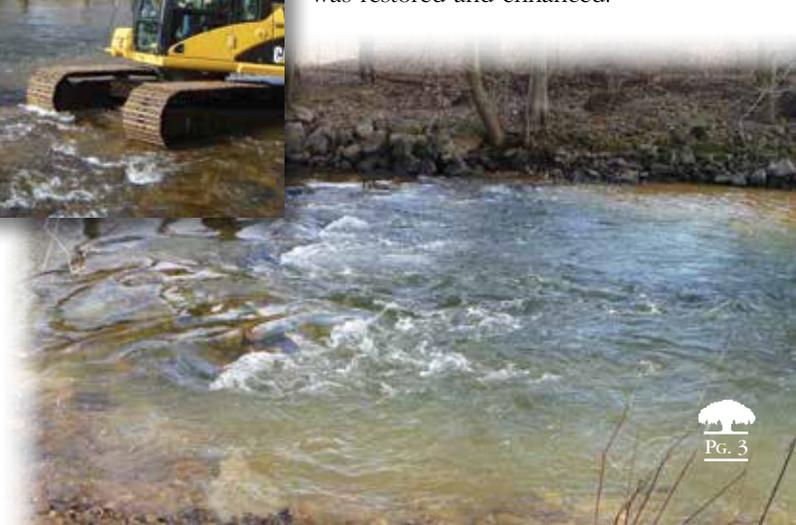
degraded by the effects of upstream development. Over the years, the river channel widened and had been filled in with excess sediment. With funding provided by the Natural Resource Conservation Service (NRCS) through their Wildlife Habitat Incentive Program (WHIP), this project helped to narrow and deepen the channel.

With additional funding from Trout Unlimited's New Jersey State Council, boulders were brought on-site to stabilize the channel and provide additional habitat for aquatic insects and native fish. During channel restoration, the river was dug out where deepening was needed. Pools were created, while boulders and point bars were added to keep the river flowing and transporting sediment even during low water periods.

The state of the art services of Urbani Fisheries of Bozeman, Montana, were employed for their natural approach to channel restoration and bank stabilization methods. The techniques used ensure that the newly formed pools, riffles and runs will remain in their restored condition.



The results of this project were remarkable! The channel is back to its historic width, and sediment transportation has been restored in all flows (not just in high water). Habitat for indigenous aquatic life was restored and enhanced.



Preserving Our Historic Heritage

THE STORY OF ALDIE

Heritage Conservancy celebrates 25 years in its home at Historic Aldie Mansion

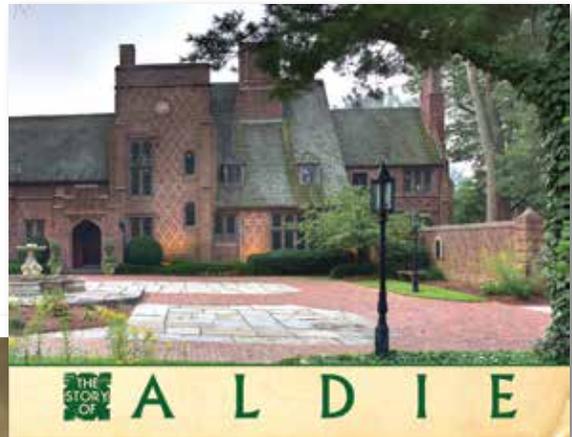
Aldie Mansion began its history as the beloved private residence of William and Martha Mercer. An ode to the English Tudor manor, the stately 1927 mansion evokes a time in America when craftsmanship reached an art form. After Martha Mercer's death in 1960, the mansion changed hands several times. By the mid 1970s, it was undergoing rapid deterioration.

In 1987, Heritage Conservancy was given the opportunity to purchase the building for only \$1, provided that we could raise the funds necessary to restore it to its original splendor. Twenty-five years later, the mansion is a beautiful and historic Bucks County landmark and community gathering space. As an organization with a mission to protect and preserve our natural and historic heritage, the mansion is fittingly our home.

(Upper Right) Book cover

(Right) William Mercer

(Below) Aldie Mansion's Great Hall as it appeared when the Mercers occupied the building.



President Jeffrey Marshall, author of several historically themed books including *Barns of Bucks County* and *Farmhouses of Bucks County*, is the lead author of an exciting commemorative book, *The Story of Aldie*, which celebrates our 25th year anniversary headquartered in Aldie Mansion. Released in December 2012, the book is available for purchase on our website and at the mansion. Proceeds from book sales go towards the upkeep and ongoing renovations of historic Aldie Mansion.

The Story of Aldie highlights the Mercer family history. Construction of the current mansion and the building's architectural

elements are explored, incorporating never before seen photos of original architectural design sketches. The changes in ownership after Martha Mercer's death are described, as well as the acquisition and restoration of the building by Heritage Conservancy. With 80 plus pages of gorgeous historic and current photos, this book is an effort to share our hidden treasure with a broader audience.

"Coming to work at Aldie Mansion for the last twenty-five years has been a tremendous treat," said Jeffrey Marshall, lead author and President. "Seeing a building virtually return from ruin and become a thriving workspace and revered show place has been a testament to the vision of a generation of Heritage Conservancy board members, volunteers, and staff. It's also a testimony to the original architectural and artistic vision of the Mercer family."

Thank you to our lead sponsor, The Pfundt Foundation, Bette and G. Nelson Pfundt, as well as the Honorable and Mrs. William Hart Rufe, III, for making this book possible.





ANNUAL GARDEN PARTY 2012

THE RECIPIENTS OF THE 2012 HERITAGE PARTNERSHIP AWARDS

The awards recognize individuals and organizations that have made significant contributions to land and historic preservation, environmental protection, and quality of life efforts.

LAND CONSERVATION AWARD

Bushkill Township

CONSERVATION PHILANTHROPIST AWARD

Mr. and Mrs. John Ruhle Jr.

HISTORIC PRESERVATION AWARD

Newtown Historic Association

COMMUNITY LEADERSHIP / GRASSROOTS PARTNERSHIP AWARD

Quakertown Swamp Amphibian Rescue Partnership

John & Jan Ruhle, recipients of the 2012 Conservation Philanthropist Award



(Above) Board members of Newtown Historic Association, recipients of the 2012 Historic Preservation Award



(Left) Members of the Quakertown Swamp Amphibian Rescue Partnership, recipients of the 2012 Community Leadership / Grassroots Partnership Award

REACHING NEW LEVELS

The four levels of recognition represent the cumulative giving of our major donors. These names can be seen on our Donor Recognition Wall located in the front courtyard at our Aldie Mansion headquarters. Each year, we add new names or move names to higher levels to reflect the current sum of their generous donations.

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Inverse Paradox, Inc.
Johnson, Kendall & Johnson, Inc.
QNB
State Street Matching Gifts Program
Thomas K. Fischer, Master Builder
Warren Weiss Insurance Agency, Inc.

\$500 – \$999

Bucks County Bank
Clemons Richter & Reiss, PC
Coopersburg Kenworth
Flo Smerconish Realtor Inc.
Gilmore and Associates
Green Box 123
Grim, Biehn & Thatcher
Krum Insurance & Financial Services, LLP
Lisa James Otto Country Properties
Monument Bank
New Age Industries
Susquehanna Bank
The Weimer Group
Third Federal Savings Bank
Travelda Farms, LLC
Univest Corporation

\$250 – \$499

Accu-Clean Janitorial, Inc.
Astro-Dynamic
Audrey Long Interior Design
Bountiful Acres Nursery & Garden Center
Bucks Country Gardens
C. Robert Wynn Associates Inc.
Carol C. Dorey Real Estate
Central Bucks Family YMCA
Dennis M. Litzenger, PLS
Embassy Bank
FEET FIRST
George J. Donovan A.I.A. and Associates
George Nakashima Woodworker S.A.
Gluck Walrath, LLP
J. Carroll Molloy, Realtor
Jadco Industries, LTD.
Jerry Fritz's Linden Hill Gardens
Kenderdine's Heating Oil
Kimberton Whole Foods
Kitson Bros. Inc.
Knight Engineering Inc.

Landscape Design Group, Inc.
Manoff Market Gardens
Margaret Pook Interior Design
Milestone Bank
Moore Cleaning LLC
Moyer & Son, Inc.
Nil's Country Kitchen
Painting By Randy Ziegler
PNC Wealth Management
R.A. West Associates, Inc.
Repko Williams, LLC
RMC Clean Sweep Inc.
Silverman Family Partnerships
Solebury Investment Group
The Davey Tree Expert Company
The Little Farm Store
The Omnia Group Architects
Univest National Bank & Trust Co.
Van Cleef Engineering Associates
Virginia W. Sigety, Independent Fashion Consultant
Wild Birds Unlimited
WPB Enterprises, Inc.

Under \$250

AB-8 Waste Solutions
ACE Fence & Gates
Advanced Color Signs and Graphics
Ameristrucre LLC
AP Creations, LP
Arthur L. D'Angelo, CLU, ChFC
B & B Electrical Services
Baci Ristorante
Bartlett Tree Experts
Bee Bergvall and Company, P.C.
Bio/Data Corporation
Blooming Glen Contractors, Inc.
Branca-Rampart Agency
Callaghan Interior Design
Carol Manicone Garden & Landscape Design
Cooper Mechanical Inc.
Curran Realty Advisors- Appraisers, LLC
Dale Rimmer Siding
Dear Garden Associates Inc.
Doylestown Tennis Club
First Savings Bank of Perkasie
Fredendall Building Company
Grow My Ideas
Harris & Harris
Hillyard, Inc.
Histand's Equipment
In Memory of Ernest H. Darkes
J.A. Smith Heating & Air Conditioning
Keystone Tree Experts
Lucus Dellmyer Farrier
Maggi Boyer Consulting
Merrill Lynch
Mid-Atlantic Benefit Consultants, Inc.
Mikula Web Solutions, Inc.
Morgan Stanley Smith Barney Wealth Management
New Hope Historic Canal Rides
Peddler's Village Partnership
Penn's Grant Corporation
Plumstead Studios Stained Glass Artists
Professional Recruiting Associates, LLC
Prudential Fox and Roach Realtors
Rattlesnake & Mine Hill Wildlife Preservation Trust
Summit 1 Construction
TeraTherm Geothermal
The Graphic Edge, Inc.
The Marshall Financial Group
The Organic Mattress Store, Inc.
Thomas H. Crews Inc.
Tiny Tots Learning Center
Tyco Electronics Matching Gift Program
Weigner Chimney Service, Inc.
Wolstenholme Associates, LLC
Worthington Custom Builder, Inc.

ORGANIZATIONAL & FOUNDATION PARTNERS

1772 Foundation
Aldie Counseling Center
Bucks County Audubon Society
Bucks County Conference & Visitors Bureau, Inc.

Bucks County Foodshed Alliance, Inc.
Central Bucks Chamber of Commerce
Chalfont Lions Club
Davis Charitable Trust
Delaware & Lehigh National Heritage Corridor
Delaware & Lehigh Trail Alliance
Delaware Riverkeeper Network
Eccologix, LLC
Federal Highlands Conservation Act
Friends of Worcester
GE Foundation
Geraldine R. Dodge Foundation
Greenbelt Overhaul Alliance of Levittown
Johnson & Johnson Family of Companies
Lawrence Saunders Fund
Lehman Foundation
Mennonite Foundation, Inc.
Minerals Technologies, Inc.
Musconetcong River Management Council
Musconetcong Watershed Association
National Fish and Wildlife Foundation
Open Space Conservancy/Bayshore
Highlands Fund
Pennsylvania Land Trust Association
Pennsylvania State Questers
Perkiomen Watershed Conservancy
Pfizer Foundation Matching Gifts Program
Pfundt Foundation
Quakertown Alive!
Rattlesnake & Mine Hill Wildlife Preservation Trust
Schiel Family Foundation
Schuylkill Action Network
Sierra Club, Allegheny Group
Silver Lake Nature Center
State Street Matching Gifts Program
TE Connectivity Matching Gift Program
TD Charitable Foundation
The Nature Conservancy
Tookany/Tacony-Frankford Watershed Partnership
Travelers Community Connections
Tree Vitalize Program
Tyco Electronics Matching Gift Program
Victoria Foundation
Wells Fargo Foundation
Whitetails Unlimited
William Penn Foundation
Wrightstown Monthly Meeting

PUBLIC PARTNERS

Bristol Borough
Bristol Borough School District
Bristol Township School District
Bucks County Agricultural Preservation Program
Bucks County Conservation District
Bucks County Natural Areas Program
Bucks County Planning Commission
Bushkill Township
Doylestown Borough
Doylestown Township
Durham Township
East Rockhill Township
Falls Township
Lower Mt. Bethel Township
Lower Saucon Township
Montgomery County Planning Commission
National Park Service
Newtown Borough
Nockamixon Township
Pennsylvania Department of Conservation & Natural Resources
Pennsylvania Department of Environmental Protection
Plumstead Township
Richland Township
Solebury Township
Springfield Township
Upper Makefield Township
Upper Mt. Bethel Township
Warren County, NJ
West Rockhill Township
Williams Township
Wrightstown Township

*deceased

2012 LAND PRESERVATION ACCOMPLISHMENTS

PROPERTY ACREAGE

CONSERVATION EASEMENTS:

Skoriak	12
Smejkal	28
Thomas	36
Zisko	66
McCarthy	65

CONSERVATION EASEMENT FACILITATION:

Metzger	250
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LAND TRUST BENEFICIARY:

Benner	71
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FUNDING PARTNERS:

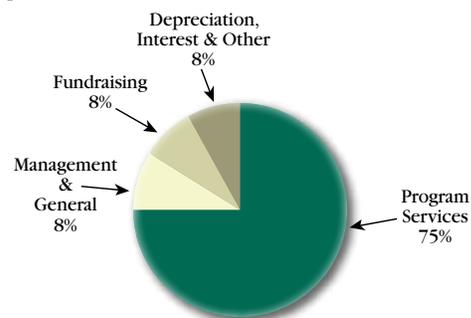
Bucks County Open Space Program
Durham Township
Lower Saucon Township
Nockamixon Township
PA DCNR
Springfield Township
Williams Township

2012 FINANCIAL OVERVIEW

Heritage Conservancy's fiscal management practices ensure that funds raised in the current year are effectively used to advance our conservation and education mission. We thank the many funding partners listed on these pages for their continuing support.

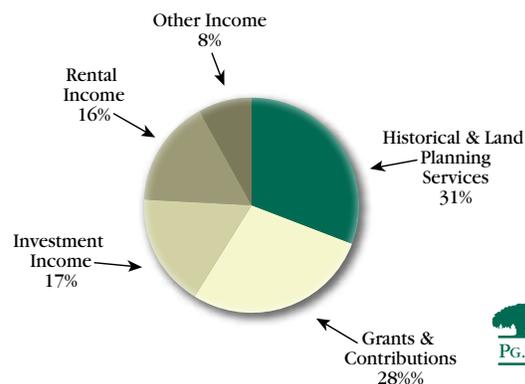
2012 EXPENSES:

Program Services	\$1,953,450
Management and General	\$247,761
Fundraising	\$217,708
Depreciation and Other	\$211,335
Total Expenses:	\$2,630,254



2012 INCOME:

Historical and Land Planning Services	\$782,957
Grants and Contributions	\$685,584
Investment Income	\$414,012
Rental Income	\$405,788
Other Income	\$197,106
Total Income:	2,485,447



Preserving the Future

*I*n December, Heritage Conservancy assisted Springfield Township in the preservation of 65 acres of the McCarthy Property. The McCarthy Property is located within the Cooks Creek watershed and contains a tributary of Cooks Creek, woodlands and farm fields. Preservation of the McCarthy property extends protection of the stream and its riparian corridor, including seeps and springs that maintain flow and provide vital wetland habitat. Funding for the preservation of this property was provided by Springfield Township, Bucks County Natural Areas Program and a grant that Heritage Conservancy received through the Open Space Conservancy. The Open Space Conservancy, Inc., an affiliate of the Open Space Institute, Inc., is managing the Bayshore- Highlands Fund, a \$6 million fund established by the William Penn Foundation in order to protect land in the Delaware Bayshore area in New Jersey and the Pennsylvania Highlands.



*N*ockamixon Township, in partnership with Heritage Conservancy, acquired a conservation easement on approximately 36.4 acres of the 43.9-acre Thomas Farm. The easement area includes active farmland with hedgerows along the perimeter. A tributary of Gallows Run flows through the natural areas of the property. Gallows Run is designated by the Pennsylvania Code Chapter 93 Water Quality Standards as a Cold Water Fishes waterway.

The property has been a working farm for many decades. The Thomas property's rolling agricultural fields with wooded backdrop make it an important part of Nockamixon Township's scenic rural viewscape. Its soils are classified by the state as prime soils and soils of state-wide importance.



The Thomas Farm is located adjacent to the Bucks County Horse Park and is also in close proximity to over 180 acres of recently preserved properties. The preservation of this property has added to the growing linkage of preserved properties in the Gallows Run Watershed and the Bucks County portion of the Pennsylvania Highlands.

Nockamixon Township used funding from the Bucks County Municipal Open Space Program to pay for the acquisition costs. This project is an excellent example of how municipalities can work with the Conservancy to achieve the preservation of a family-owned farm and implement a township's desire to keep its agricultural community viable.

LARGEST BUCKS COUNTY FARM PRESERVED TO DATE

*L*ocated within the Cooks Creek Watershed, the Metzger Farm is over 250 acres of cultivated farmland, pastures, and equestrian facilities. Over the past two years, Heritage Conservancy helped guide the preservation of the farm through the Bucks County Agricultural Land Preservation Program. The Metzger farm has the distinction of being the largest farm preserved through the Agricultural Land Preservation Program to date.

The preservation of the Metzger property is a prime example of the sometimes very long and complicated process land trusts must go through in order to complete worthwhile projects. We began working with Mr. Metzger in 2008 when Mr. Metzger's attorney approached us to work out an alternative to a large-lot subdivision that they were attempting to get approved. We initially devised a conservation-based development project that would allow for the majority of the property to be preserved, with a small portion developed in keeping with a conservation design. We worked with Mr. Metzger and other professionals to come up with a plan that met the needs and wishes of both parties. After many meetings with the community, including Springfield Township's open space committee, planning commission, and board of supervisors, enough common ground was seen to end Mr. Metzger's appeal for subdivision approval.

The project's momentum increased dramatically after application to the county's agricultural preservation program was approved for 250-plus acres. With the county and the state providing funds for those tracts, the township will soon preserve an adjoining 35 acres. Using township funds as a match, Heritage Conservancy prepared a successful application for funding to the Open Space Institute to close the final gap in the funding puzzle.

"The Metzger property was a keystone property for a successful open space program because the property is very large and prominently located," said Jeff Marshall, President. "At the start of this project, the parties were far apart. We all persevered because the stakes were so high. Thankfully we were able to balance the owner's needs and the township's vision. Bringing in the county and OSI were critical and complicated elements which made the project come together. This was an extremely gratifying project."





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