

EXHIBIT J

<p style="text-align: center;">TRUST FOR LAND RESTORATION DUE DILIGENCE CHECKLIST (Conservation Easements)</p>

Staff should use this checklist after a conservation easement acquisition has been initially approved by the Board as a tool to prepare for the final approval by the Board and the closing of the conveyance of such easement. Using this checklist will assure that all items necessary for the closing have been addressed, and will allow TLR to make an informed decision about whether to proceed to accept a conveyance of a conservation easement on a particular property.

PRE-CLOSING CHECKLIST

DATE COMPLETED

- Site Inspection
 - Boundary markers
 - Land uses
 - Adjacent land uses
 - Evidence of hazardous materials
 - Conservation Values

- Title Inspection
 - Order title work (commitment/O&E)
 - Review title exceptions (mineral rights, easements)
 - Landowner interview re: agreements, affidavit

- Environmental Assessment
 - ASTM Phase I
 - ASTM Phase II
 - Other available assessments, reports, data

- Environmental Liability Analysis

- Indemnity Analysis

- Regulatory Consultation

- Survey/Monumentation

- Baseline Documentation

- Mortgage Subordination

- Calculate stewardship/legal defense endowment requirements

- Mineral rights analysis/remoteness test
- Approved form of conservation easement
- Conservation committee approval
- Board approval

CLOSING CHECKLIST

DATE COMPLETED

- Pre-closing site inspection
- Title commitment update reviewed
- Endowment funds collected
Promissory note/deed of trust signed
- Executed baseline documentation
- Executed conservation easement
- Executed mortgage subordination
- Record easement and subordination
- Thank you to donor/seller, funders, partners
- Press release
- Place original documents in fire-safe storage
- Create stewardship file
Monitoring form
Management agreement