

THE TRUST FOR PUBLIC LAND
AND AFFILIATES
(NOT-FOR PROFIT CORPORATIONS)

MARCH 31, 2010

INDEPENDENT AUDITORS' REPORT,
CONSOLIDATED FINANCIAL STATEMENTS
AND
SUPPLEMENTAL INFORMATION

The Trust for Public Land and Affiliates
(Not-for-Profit Corporations)

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Consolidated Financial Statements and
Supplemental Information**

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Independent Auditors' Report

THE BOARD OF DIRECTORS
THE TRUST FOR PUBLIC LAND
San Francisco, California

We have audited the accompanying consolidated statement of financial position of **THE TRUST FOR PUBLIC LAND and its Affiliates (Not-for-Profit Corporations) (the Trust)** as of March 31, 2010, and the related consolidated statements of activities and changes in net assets and cash flows for the year then ended. These financial statements are the responsibility of the Trust's management. Our responsibility is to express an opinion on these financial statements based on our audit. The prior year summarized comparative information has been derived from the Trust's 2009 financial statements and, in our report dated July 24, 2009, we expressed an unqualified opinion on those financial statements.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of the Trust as of March 31, 2010, and the changes in their net assets and their cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

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Our audit was made for the purpose of forming an opinion on the basic consolidated financial statements of the Trust, taken as a whole. The additional information on pages 28 through 30 is presented for the purpose of additional analysis and is not a required part of the basic consolidated financial statements. This additional information is the responsibility of the management of the Trust. Such additional information has been subjected to the auditing procedures applied in our audit of the basic consolidated financial statements and, in our opinion, is fairly stated in all material respects when considered in relation to the basic consolidated financial statements taken as a whole.

Hood: Stinger

July 27, 2010

The Trust for Public Land and Affiliates
(Not-for-Profit Corporations)

Consolidated Statement of Financial Position
(dollars in thousands)

March 31, 2010 (with summarized comparative information as of March 31, 2009)

	2010	2009
Assets		
Cash and cash equivalents	\$ 7,603	\$ 5,760
Investments	82,990	79,056
Escrow accounts and other receivables, net	6,796	9,392
Contributions and grants receivable, net	12,288	12,879
Notes receivable	3,701	3,736
Deposits on land transactions	2,000	3,111
Land holdings	155,702	159,251
Charitable trust assets	59,829	45,943
Property, furniture and equipment, net	1,360	1,538
Other assets	386	479
Total assets	\$ 332,655	\$ 321,145
Liabilities and Net Assets		
Liabilities:		
Accounts payable and accrued expenses	\$ 13,483	\$ 13,094
Option payments received	7,017	2,259
Refundable advances	7,930	6,624
Mitigation advances	1,497	1,910
Notes payable	66,170	77,543
Liabilities to beneficiaries of charitable trusts	44,558	34,711
Total liabilities	140,655	136,141
Net Assets:		
Unrestricted	35,920	25,698
Temporarily restricted	145,230	148,458
Permanently restricted	10,850	10,848
Total net assets	192,000	185,004
Total liabilities and net assets	\$ 332,655	\$ 321,145

The Trust for Public Land and Affiliates
(Not-for-Profit Corporations)

Consolidated Statement of Activities and Changes in Net Assets
(dollars in thousands)

Year ended March 31, 2010 (with summarized comparative information for March 31, 2009)

	2010			2009	
	Unrestricted	Temporarily Restricted	Permanently Restricted	Total	Total
Revenues and Additions to Net Assets:					
Contributions of land and easements:					
Fair market value acquired	\$ 210,771	\$ 2,323		\$ 213,094	\$ 364,494
Less consideration paid	(187,862)			(187,862)	(305,082)
Contributions of land and easement values received	22,909	2,323		25,232	59,412
Contributions and grants - other:					
Restricted		45,670		45,670	61,560
Unrestricted	39,175			39,175	31,906
Future interests in charitable trusts		10		10	257
Change in value of interests in charitable trusts		4,051		4,051	(6,912)
Total contributions and grants - other	39,175	49,731		88,906	86,811
Total contributions and grants	62,084	52,054		114,138	146,223
Interest income	2,136	72	\$ 2	2,210	3,566
Net realized and unrealized gains (losses) on investments	7,795	480		8,275	(7,325)
Change in value of land holdings	(6,118)			(6,118)	1,364
Allowance for uncollectible grants and restricted grants returned to donor		(3,435)		(3,435)	(1,375)
Project fees and other income	17,703			17,703	32,225
Total revenues and additions	83,600	49,171	2	132,773	174,678
Net assets released from restrictions	52,399	(52,399)			
Total revenues and additions to net assets	135,999	(3,228)	2	132,773	174,678
Expenses and Reductions to Net Assets:					
Program services:					
Contributions of land and easements to public agencies and other nonprofit organizations:					
Fair market value conveyed	208,737			208,737	373,235
Less consideration received	(152,968)			(152,968)	(267,761)
Contributions of land and easement values made	55,769			55,769	105,474
Open space conservation programs	52,269			52,269	80,345
Total program services	108,038			108,038	185,819
Support services:					
Development	7,128			7,128	8,046
Management and support services	10,611			10,611	16,675
Total support services	17,739			17,739	24,721
Total expenses and reductions to net assets	125,777			125,777	210,540
Net (Decrease) Increase in Net Assets	10,222	(3,228)	2	6,996	(35,862)
Net Assets, beginning of year	25,698	148,458	10,848	185,004	220,866
Net Assets, end of year	\$ 35,920	\$ 145,230	\$ 10,850	\$ 192,000	\$ 185,004

The Trust for Public Land and Affiliates
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Consolidated Statement of Cash Flows
(dollars in thousands)

Year ended March 31, 2010 (with summarized comparative information for March 31, 2009)

	2010	2009
Cash Flows from Operating Activities:		
Net increase (decrease) in net assets	\$ 6,996	\$ (35,862)
Adjustments to reconcile net increase (decrease) in net assets to net cash provided (used) by operating activities:		
Fair market value of land and easements acquired	(213,094)	(364,494)
Change in value of land holdings	6,118	(1,364)
Contribution revenue from debt forgiveness	(2,005)	(214)
Net realized and unrealized (gains) loss on investments	(8,275)	7,325
Imputed interest contribution, net of expense	152	176
Fair market value of land and easements conveyed to public agencies and other nonprofit organizations	208,737	373,235
Fair market value of land sold to private parties	1,788	11,019
Permanently restricted contributions and grants	(2)	(26)
Depreciation and amortization	314	333
Contributed stock	2	16
Changes in operating assets and liabilities:		
Escrow accounts and other receivables	2,596	4,795
Contributions receivable	591	(2,002)
Deposits on land transactions	1,111	(1,305)
Unamortized asset retirement obligations		283
Charitable trust assets	(13,886)	28,862
Other assets	93	(161)
Accounts payable and accrued expenses	389	(443)
Option payments received	4,758	1,219
Deferred revenue	1,306	(2)
Mitigation advances	(413)	(6,670)
Liabilities to beneficiaries of charitable trusts	9,847	(22,159)
Net cash provided (used) by operating activities	7,123	(7,439)
Cash Flows from Investing Activities:		
Proceeds from maturity/sales of investments	95,077	35,842
Purchases of investments	(90,738)	(35,536)
Payments received from notes receivable	4,294	8,131
Issuance of notes receivable	(4,259)	(4,017)
Acquisitions of property and equipment	(136)	(82)
Net cash provided by investing activities	4,238	4,338
Cash Flows from Financing Activities:		
Proceeds from borrowings for land acquisitions	215,966	390,317
Repayment of borrowings for land acquisitions	(225,486)	(397,624)
Proceeds from permanently restricted contributions and grants	2	26
Net cash used by financing activities	(9,518)	(7,281)
Net Increase (Decrease) in Cash and Cash Equivalents	1,843	(10,382)
Cash and Cash Equivalents, beginning of year	5,760	16,142
Cash and Cash Equivalents, end of year	\$ 7,603	\$ 5,760
Supplemental Information:		
Interest paid during the year	\$ 2,168	\$ 2,824

The Trust for Public Land and Affiliates

(Not-for-Profit Corporations)

Notes to Consolidated Financial Statements

Note 1 - General:

The Trust for Public Land and affiliates (the "Trust") are charitable, not-for-profit corporations created to serve the public's need for open space preservation in metropolitan, rural and natural areas. The Trust's principal objective is to facilitate the transfer of privately held land into protective public and not-for-profit ownership.

Note 2 - Summary of Significant Accounting Policies:

a. Principles of Consolidation

The consolidated financial statements include all accounts and operations of The Trust for Public Land and organizations in which The Trust for Public Land has both control and an economic interest, which include TPL-New York, Inc., TPL-Mississippi, Inc., TPL-Oregon, Inc., Coast Dairies and Land Company, Inc., The California Conservation Trust, and The Conservation Campaign (collectively the "Trust"). Intercompany accounts and transactions have been eliminated in consolidation.

b. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant estimates included in the Trust's consolidated financial statements are the fair value of investments, land holdings and contributions of land and easements, allowance for uncollectible receivables, and charitable trust assets. Actual results could differ from those estimates.

c. Fair Value Measurements

The Trust classifies its financial assets and liabilities measured at fair value on a recurring basis based on a fair value hierarchy with three levels of inputs. Level 1 values are based on unadjusted quoted prices in active markets for identical securities. Level 2 values are based on significant observable market inputs, such as quoted prices for similar securities and quoted prices in inactive markets. Level 3 values are based on significant unobservable inputs that reflect the Trust's determination of assumptions that market participants might reasonably use in valuing the securities. The valuation levels are not necessarily an indication of the risk or liquidity associated with the assets and liabilities measured at fair value.

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Notes to Consolidated Financial Statements

d. Cash and Cash Equivalents

Cash and cash equivalents include interest-bearing deposits and short-term investments purchased with maturities of three months or less.

e. Investments

Investments are carried at estimated fair value on the consolidated statement of financial position. Stocks and mutual funds with readily determinable fair value are reported at estimated fair value based on quoted market prices. Bonds are valued using observable market based inputs or unobservable inputs that are corroborated by market data. Investment in common stock in a private company is reported at estimated fair value based upon amounts reported by the company. Investments received through gifts are recorded at estimated fair value at the date of donation. Unrealized gains and losses that result from market fluctuations are recognized in the period such fluctuations occur. Realized gains or losses resulting from sales or maturities are calculated on an adjusted cost basis. Adjusted cost is the estimated fair value of the security at the beginning of the year, or the cost if purchased during the year. Dividend and interest income are accrued when earned.

f. Contributions and Grants Receivable

Contributions and grants receivable represent amounts unconditionally committed by donors and agencies that have not been received by the Trust. Such receivables are recorded at the present value of their estimated future cash flows. The discounts on contributions receivable are computed using the Prime Rate as published by the Wall Street Journal applicable to the month in which those promises were made. Management believes this rate best approximates the rate a market participant would demand and is appropriate in estimating fair value under the income approach. Amortization of the discounts is included in contribution revenue in the accompanying Consolidated Statement of Activities and Changes in Net Assets.

Government grants are primarily cost reimbursement grants and are recognized when earned.

The Trust estimates the allowance for uncollectible contributions on an annual basis based on the past collection experience.

The Trust for Public Land and Affiliates
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Notes to Consolidated Financial Statements

g. Notes Receivable

Notes receivable represents unsecured amounts due from local governmental agencies, non-profits, and other conservation partners, with various interest rates, ranging from 0% to 6.0%. Maturity dates range from October 2010 through October 2012. The Trust imputes interest on below-market interest bearing notes with a maturity date of more than one year. The Trust calculates imputed interest income based on the Applicable Federal Rate in effect at the date of issue. At March 31, 2010 and 2009, notes receivable were recorded in the amount of \$3,701,000 and \$3,736,000, respectively, net of \$0 and \$12,000 in discount, respectively.

h. Land Holdings

The Trust accounts for its land holdings at cost, which represents fair value at the date of acquisition. Fair value is determined using one of the following valuation procedures:

- Values are primarily based on independent professional appraisals performed for the Trust or on appraised values determined or adopted by public agencies.
- Where a current appraisal is available from a professionally qualified independent appraiser retained by a third party, such value may be adopted when the Trust is satisfied that the appraisal is reasonable.
- Where neither of the foregoing sources is readily available, the Trust may use the full cash value as established by the local tax assessor, cost if the cash value is minimal, or internal estimates based on staff analyses.

When consideration paid by the Trust for conservation lands is less than the fair market value of land acquired, the difference is recorded as contribution revenue.

Land conveyances are recorded at fair value at the date of conveyance, also determined by one of the valuation methods noted above. Any increase in the value at the time of conveyance is recorded as a change in value of land holdings. When the value of the land conveyed exceeds the consideration received at the time of conveyance, the difference is recorded as contributions of land expense.

The Trust also evaluates the value of its land holdings at fiscal year end for impairment using a market approach. If and when the decrease in fair value is material and verifiable based upon information about current economic and market conditions, recent appraisals, option agreements signed, and dedicated funding available for project shortfalls, a write-down of the value is recorded in land holdings and change in value of land holdings. Change in value of land holdings includes impairment in value of land holdings in 2010 and 2009 in the amount of \$6,501,000 and \$1,150,000, respectively.

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Notes to Consolidated Financial Statements

i. Easements

Easements acquired by the Trust are conservation easements and represent numerous restrictions over the use and development of land not owned by the Trust. These easements generally provide that the land will be maintained unimpaired in its current natural, agricultural, scenic or recreational state. During the year ended March 31, 2010, easements valued at \$30,219,000 were acquired and \$35,518,000 conveyed. During the year ended March 31, 2009, easements valued at \$73,509,000 were acquired and \$76,407,000 conveyed.

j. Charitable Trust Assets

Charitable trust assets include the assets of various trusts for which the Trust (TPL) is the trustee, gift annuities and pooled income funds. These assets are valued at fair value as described below. Charitable trust assets also include the fair value of TPL's remainder interest receivable, where TPL is not the trustee. The fair value is measured based upon the estimated net present value of amounts to be received.

Charitable trust assets are invested in a diversified portfolio of mutual funds, bonds and also an alternative investment. During fiscal year 2010, the alternative investment component was moved from an offshore absolute return fund to an offshore marketable alternative fund of funds. Mutual funds with readily determinable fair value are reported at estimated fair value based on quoted market prices. Bonds are valued using observable market based inputs or unobservable inputs that are corroborated by market data. The valuation of the alternative investment is based on the net asset value ("NAV") per share reported by the fund manager. The Trust believes the carrying amount of the alternative investment is a reasonable estimate of fair value. The ultimate liquidation of such investment is restricted to certain time periods, and is limited to sale to the fund manager. Due to the inherent uncertainty of valuation of such investment, the estimated value may differ significantly from the value that would have been used had a ready market for the securities existed and the differences could be material.

k. Property, Furniture and Equipment

Property, furniture and equipment are recorded at cost. Depreciation and amortization are computed by the straight-line method over the estimated useful lives of the assets or lease term, whichever is shorter. Useful lives range from 5 to 15 years.

l. Option Payments Received

Option payments received represent option consideration tendered to the Trust, subject to an option agreement or other legal contract to sell the land.

The Trust for Public Land and Affiliates
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Notes to Consolidated Financial Statements

m. Mitigation Advances

Mitigation advances include cash received by the Trust generally from court ordered consent decrees, or settlements reached by parties involved in environmental litigation. If the terms of the specific award permit using the mitigation funds to advance the Trust's conservation mission, the advances are recorded as project fees and other income, at the time the funds are used to support a Trust project. Until such time as the Trust or another organization utilizes the funds, mitigation advances are held as a liability on the accompanying Consolidated Statement of Financial Position.

n. Notes Payable

The Trust imputes interest on below-market interest bearing notes with a maturity date of more than one year. The Trust calculates imputed interest expense based on the Applicable Federal Rate in effect at the date of issue.

o. Liabilities to Beneficiaries of Charitable Trusts

Liabilities to beneficiaries of charitable trusts represent the present value of liabilities due to primary beneficiaries and unrelated secondary beneficiaries of the irrevocable trusts for which the Trust is both trustee and a secondary beneficiary (see Note 6).

The liabilities are actuarially determined using investment returns consistent with the composition of the asset portfolios, life expectancies from the 1983 Table "a" for gifts prior to July 1, 1998, and life expectancies from the Annuity 2000 Mortality Table for all other trusts, as well as for the pooled income fund and all gift annuities, in the determination of single and joint life expectancies (see Note 6). The rate for determining the present value of a remainder interest is determined by the Internal Revenue Service Applicable Federal Rate table for the month during which the gift is received.

p. Temporarily Restricted Net Assets

Temporarily restricted net assets represent contributions whose use by the Trust is limited by donor-imposed stipulations that either expire with the passage of time or can be fulfilled and removed by activities conducted by the Trust pursuant to those stipulations (see Note 9).

q. Permanently Restricted Net Assets

Permanently restricted net assets represent contributions restricted by the donor for investment in perpetuity. The assets consist primarily of revolving capital funds, which are used for capital investment in land purchases. The income from the revolving capital funds are generally available for current use, but may also be donor restricted (see Note 10).

The Trust for Public Land and Affiliates
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Notes to Consolidated Financial Statements

r. Conditional Promises to Give

Conditional promises to give are not recorded as contribution revenue until the conditions are substantially met (see Note 15).

s. Revolving Capital Funds and Board Designations

The Trust maintains certain revolving funds to be used primarily for direct land acquisition. When the related land is conveyed and acquisition costs recovered, the expended amounts are restored to the revolving funds. Revolving capital funds generally originate from restricted contributions, but may also originate from court ordered consent decrees or settlements. Revolving funds, whether provided by donors or lenders, are generally restricted to certain geographical areas or types of land.

The Trust's Board of Directors has internally designated the use of a portion of its unrestricted assets. These funds are used primarily for timely but high-risk responses to purchase opportunities of publicly desirable open space, which would otherwise be lost. In fiscal year 2010, previously restricted revolving and working capital funds of \$11,520,000 were released by the donor and transferred to the internally designated funds to offer the Trust greater flexibility in the use of the funds. The balance of internally designated funds available for use at March 31, 2010 and 2009 is \$9,303,000 and \$2,062,000, respectively.

t. Revenue Recognition

All contributions and grants, whether or not restricted, are recognized as revenue when received or unconditionally promised to the Trust. The Trust classifies gifts of cash and other assets as temporarily or permanently restricted support if received with donor stipulations that limit the use of the contributions. When such donor restrictions expire, that is, when stipulated or implied time restrictions end or purpose restrictions are accomplished, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the accompanying Consolidated Statement of Activities and Changes in Net Assets as net assets released from restrictions. Temporarily restricted landowner donations are reported as unrestricted support when the conservation purpose is achieved at the same time as when the contributions are received.

The Trust earns unrestricted project fee and other income from a variety of sources, including contract revenues, mitigation funding for land conservation, project reimbursements, landowner fees, and rents (see Note 12). Project fee and other income is reported when earned based upon the contract terms.

Funds received in advance of when earned are held in refundable advances. Refundable advances are principally comprised of advances from government agencies for conveyance of land into public ownership.

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Notes to Consolidated Financial Statements

u. Tax Exempt Status

The Internal Revenue Service has classified the Trust as a publicly supported, tax-exempt organization under section 501(c)(3) of the Internal Revenue Code. Contributions to the Trust are deductible as allowed under Section 170(b)(1)(A)(vi) of the Code. All affiliated organizations of the Trust are also qualified under section 501(c)(3) of the IRS Code with the exception of The Conservation Campaign, which is classified as a 501(c)(4) organization. Contributions to The Conservation Campaign are not tax deductible.

v. Functional Expense Allocations

Expenses, such as salaries and benefits, rent and office expense, and general professional services have been allocated among program services, development, and management and support services classifications based primarily on employee ratios and on estimates made by the Trust's management.

w. Comparative Information

The accompanying consolidated financial statements include certain comparative information for which the prior year information is summarized in total. In particular, prior year information is not disclosed by net asset class on the accompanying Consolidated Statement of Activities and Changes in Net Assets. Such information does not include sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the Trust's consolidated financial statements for the year ended March 31, 2009, from which the summarized information is derived.

x. Subsequent Events

The management of the Trust has reviewed the results of operations for the period of time from its fiscal year ended March 31, 2010 through July 27, 2010, the date the financial statements were available to be issued, and has determined that no adjustments are necessary to the amounts reported in the accompanying financial statements and no subsequent events have occurred which would require disclosure.

y. Recent Accounting Pronouncements

Adopted:

In April 2009, the Financial Accounting Standards Board (FASB) issued Accounting Standards Codification (ASC) Topic 820-10-35, 50, and 55 as an amendment to ASC Topic 820, *Fair Value Measurements and Disclosures*. Among other items it defined major category as related to the disclosure of investments in the fair value hierarchy. The Trust has adopted the disclosure requirements in the financial statements as of March 31, 2010.

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In June 2009, FASB issued *The FASB Accounting Standards Codification* (Codification). The Codification is the source of authoritative accounting principles recognized by the FASB to be applied by nongovernmental entities effective for financial statements issued for interim and annual periods ending after September 15, 2009. The Codification does not change accounting principles generally accepted in the United States of America and had no effect on the Trust's financial position or results of operations.

In September 2009, the FASB issued FASB Accounting Standards Update (ASU) No. 2009-12, *Fair Value Measurements and Disclosures (Topic 820)—Investments in Certain Entities That Calculate Net Asset Value per Share (or Its Equivalent)*. This ASU amends Subtopic 820-10, *Fair Value Measurements and Disclosures—Overall*, adds disclosures, and provides guidance for estimating the fair value of investments in investment companies that calculate net asset value per share, allowing Net Asset Value per Share (NAV) to be used as a practical expedient for fair value where investment companies follow the American Institute of Certified Public Accountants (AICPA) Guide in arriving at their reported NAV. The Trust adopted ASU 2009-12 as of March 31, 2010.

Effective April 1, 2009, the Trust adopted ASC Topic 740, *Income Taxes*, which clarifies the accounting for uncertainty in income taxes. There was no impact to the financial statements. The Trust's federal income tax return is open and subject to examination from the 2006 tax return year and forward. The Trust's various state income tax returns are generally open from the 2005 and later tax return years based on individual state statutes of limitation.

Pronouncements effective in the future:

In January 2010, the FASB issued ASU No. 2010-06, *Fair Value Measurements and Disclosures (Topic 820): Improving Disclosures about Fair Value Measurements*. This update provided amendments that require new disclosures of (a) transfers in and out of Levels 1 and 2 to include reasons for the transfers as well and (b) reconciliation for fair value measurements using significant unobservable inputs (Level 3) should be presented separately on a gross basis, rather than as one net number. This update also provided amendments that clarify existing disclosures such as the level of disaggregation for each class of assets and liabilities as well as disclosures about inputs and valuation techniques.

The Trust does not believe that the adoption of this update will have a material impact of its financial statements.

The Trust for Public Land and Affiliates
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Notes to Consolidated Financial Statements

Note 3 - Investments:

Investments are reflected at estimated fair value, and consist of the following at March 31, 2010 and 2009:

<i>(Dollars in thousands)</i>	2010	2009
Mutual funds – domestic stocks	\$ 3,104	\$ 3,658
Mutual funds – international stocks	937	996
Mutual funds – domestic real estate	161	73
Mutual funds – international real estate	87	39
Mutual funds – domestic bonds	1,747	1,613
Mutual funds – international bonds	80	131
Mutual funds – institutional commingled		72,308
Common stock in private company	213	238
Debt securities:		
U.S. treasury	22,432	
U.S. government agency	17,268	
Mortgage backed	3,663	
Asset backed	1,890	
Corporate	31,408	
	\$ 82,990	\$ 79,056

Note 4 - Receivables:

Contributions receivable as of March 31 are due as follows:

<i>(Dollars in thousands)</i>	2010	2009
Less than one year	\$ 9,777	\$ 7,124
One to five years (net of discount of \$236 and \$491, respectively)	3,361	6,003
Six to ten years (net of discount of \$17 and \$51, respectively)	82	249
	Subtotal	13,376
Less: Allowance for uncollectible amounts	(932)	(497)
	\$ 12,288	\$ 12,879

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Notes to Consolidated Financial Statements

Escrow and Other Receivables

Escrow accounts and other receivables include a grant from a public agency to be paid by developer fees collected over a 20 year period. The balance at March 31, 2010 and 2009 is \$3,802,000 and \$4,309,000, respectively. These amounts have been reduced by an allowance of \$1,077,000 in both years, to cover the present value discount and potential uncollectible amounts.

The balance of the account at March 31, 2010 consists primarily of amounts due for various project fees which are expected to be received within the next fiscal year.

Note 5 - Land Holdings:

The Trust acquires land from willing landowners and then conveys it to public agencies, land trusts, or other groups for protection. In some instances, the Trust helps protect the land through conservation easements, which restrict development but permit traditional uses such as farming and ranching.

Unrestricted and temporarily restricted net assets include donations of land received by the Trust. These donations are realized from outright donations of land to the Trust, as well as from transactions where the fair market value of land received exceeds the cost of land acquired. The fair market value of land acquired and held at March 31, 2010 and 2009 exceeds the consideration paid for these land holdings by \$8,434,000 and \$15,463,000, respectively.

In line with its mission, the Trust intends to convey its land holdings into protective public and not-for-profit ownership. In many cases, land will be conveyed at a price less than fair market value, resulting in a contribution of land value to the grantee. At March 31, 2010, with the exception of properties accounted for using the deposit method, the Trust had no legal obligations to third parties to convey land holdings.

As part of its normal operations, the Trust was involved in various stages of negotiation for the purchase of real property at March 31, 2010. Purchase and Sale Agreements were executed with various contingencies for inspection period, seller requirements, and other conditions for closing. In addition, Purchase Options had been exercised, again dependent on various contingencies. Some of these negotiations resulted in completed acquisitions in the following fiscal year.

Occasionally, the Trust acquires or receives land parcels with minimal conservation or protection value. These are sold in the open market to provide funds for the Trust to carry out its conservation work.

The Trust for Public Land and Affiliates
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Notes to Consolidated Financial Statements

Note 6 - Charitable Trust Assets and Liabilities to Beneficiaries of Charitable Trusts:

Charitable trust assets include charitable remainder unitrusts, charitable remainder annuity trusts, assets attributable to a charitable gift annuity program, and assets within a pooled income fund.

Charitable trust assets consist of the following for the years ended March 31, 2010 and 2009:

<i>(Dollars in thousands)</i>	2010	2009
Charitable remainder unitrusts - TPL as Trustee	\$ 54,660	\$ 41,074
Charitable remainder unitrusts - outside Trustees	1,200	1,493
Charitable remainder annuity trust - TPL as Trustee	783	592
Charitable gift annuities	2,847	2,447
Pooled income funds	339	337
Charitable trust assets	\$ 59,829	\$ 45,943

Each charitable trust requires periodic distributions to designated primary beneficiaries over a period of time. Accordingly, such liabilities to beneficiaries of charitable trusts in which the Trust is both trustee and secondary beneficiary have been reflected as liabilities to beneficiaries of charitable trusts. Such liabilities have been determined based upon an actuarial analysis of the expected income to be generated by the assets of each charitable trust, the life expectancies of the primary beneficiaries of each trust, and the distribution rates established by the charitable trust agreements. As of March 31, 2010 and 2009, liabilities to beneficiaries of charitable trusts approximate \$44,558,000 and \$34,711,000, respectively.

The discounted remainder values of any new interests in charitable trusts are recorded as future interests in charitable trusts. Changes in life expectancies, investment income projections, and other actuarial assumptions are shown as a change in value of interests in charitable trusts.

Various states regulate the issuance of charitable gift annuities. In the state of California, charitable gift annuities are regulated by the Department of Insurance because an annuity is considered an insurance product. California has specific reserve and investment requirements, and it requires reserves to be held in a separate account. Management believes that it is in conformity with compliance requirements in California, and with all of those states where it has established gift annuities.

The Trust for Public Land and Affiliates
(Not-for-Profit Corporations)

Notes to Consolidated Financial Statements

Charitable trust assets portfolio consists of the following:

<i>(Dollars in thousands)</i>	2010	2009
Charitable Trust Investments – Held by TPL:		
Mutual funds – domestic stocks	\$ 26,151	\$ 16,951
Mutual funds – international stocks	12,746	8,416
Mutual funds – domestic real estate	2,182	1,521
Mutual funds – international real estate	288	181
Mutual funds – domestic bonds	10,940	11,594
Mutual funds – international bonds	542	534
Debt securities		
U.S. treasury	365	383
U.S. government and agency	149	176
Corporate	48	58
Alternative investments		
Absolute return fund		4,636
Multi-strategy fund of funds	5,218	
Charitable Trust Receivable – Outside Trustee	1,200	1,493
Charitable trust assets	\$ 59,829	\$ 45,943

At March 31, 2010, the alternative investment consists of a multi-strategy fund of funds, which is an off-shore feeder fund that invests in a master fund to employ various strategies including long/short equity, event driven, relative value, and global asset allocation. After the first year anniversary of the initial investment in the fund (February 1, 2011), redemptions are permitted on a quarterly basis with a 65-day redemption notice period. The Trust has no unfunded commitments to the alternative investment as of March 31, 2010.

The Trust for Public Land and Affiliates
(Not-for-Profit Corporations)

Notes to Consolidated Financial Statements

Note 7 - Property, Furniture and Equipment:

Property, furniture and equipment as of March 31 consist of the following:

<i>(Dollars in thousands)</i>	2010	2009
Buildings and leasehold improvements	\$ 3,534	\$ 3,534
Furniture and fixtures	264	264
Office equipment	2,182	2,046
<hr/>		
Total	5,980	5,844
Less accumulated depreciation and amortization	(4,620)	(4,306)
<hr/>		
Property, furniture and equipment, net	\$ 1,360	\$ 1,538

Note 8 - Notes Payable:

At March 31, 2010, the Trust has two \$40,000,000 unsecured bank line of credit agreements for use nationally. One of the lines of credit bears interest at either a variable rate of Prime Rate plus three-quarters of one percent (4.0% at March 31, 2010), or an optional monthly fixed rate of the annual London Interbank Offered Rate (LIBOR) plus 1.5% (1.73% at March 31, 2010). As of March 31, 2010, both rates were utilized for funds drawn on the line of credit. Additionally, the line incurs an unused commitment fee of .25%. The line requires annual renewal and currently expires on March 1, 2011. At March 31, 2010, \$24,653,000 of the line of credit was being utilized. The line also includes a Letter of Credit sub-feature wherein the bank agrees to issue Letters of Credits not to exceed \$10,000,000 in the aggregate. No Letters of Credit were utilized during the year ended March 31, 2010.

The second \$40,000,000 unsecured bank line of credit bears interest at (LIBOR) plus 1.85% (2.08% at March 31, 2010) and expires on October 31, 2010. The line incurs a non-usage fee of .25%. At March 31, 2010, \$21,300,000 of this line of credit was being utilized.

All of the above mentioned borrowings are included in the table below as notes payable to banks.

The Trust for Public Land and Affiliates
(Not-for-Profit Corporations)

Notes to Consolidated Financial Statements

Notes payable (and current terms):

<i>(Dollars in thousands)</i>	2010	2009
Banks (1.73% to 4% with maturities through February 2019) \$	45,953	\$ 44,181
Foundations and trusts (0% to 3% interest with maturities through October 2017. Discount is based on imputed interest rates of 1.96% to 2.82%)	23,118	27,410
Unamortized discount	(2,931)	(2,188)
Loans from sellers of land (0% interest with maturities through May 2014. Discount is based on imputed interest rate of 7.16%)	42	8,117
Unamortized discount	(12)	(7)
Other sources		30
	\$ 66,170	\$ 77,543

The notes are payable as follows:

Year ending	<i>(Dollars in thousands)</i>
March 31,	Amount
2011	\$ 29,030
2012	15,437
2013	2,710
2014	5,934
2015	12,649
Thereafter	410
	\$ 66,170

At March 31, 2010, notes payable include \$13,483,000 in non-recourse loans and \$52,687,000 in recourse loans. Of the non-recourse loans, \$12,570,000 is unsecured and \$913,000 is collateralized by land and buildings valued at \$913,000 at March 31, 2010. All of the recourse loans are unsecured. Certain of these loan agreements have debt covenants including minimum cash requirements, liability ratios, and limits on pledged collateral. As of March 31, 2010, management believes the Trust was in compliance with the terms of such debt covenants. Interest expense was \$2,132,000 and \$2,827,000 for the years ended March 31, 2010 and 2009, respectively.

The Trust for Public Land and Affiliates
(Not-for-Profit Corporations)

Notes to Consolidated Financial Statements

Note 9 - Temporarily Restricted Net Assets and Net Assets Released from Restrictions:

Temporarily restricted net assets and temporarily restricted net assets released from restrictions consist of the following:

Temporarily restricted net assets as of March 31 were as follows:

<i>(Dollars in thousands)</i>	2010	2009
Restricted for project and program expenses	\$ 17,265	\$ 18,757
Restricted for acquisition of land	100,474	105,657
With time restrictions	27,490	24,044
<hr/>		
Total temporarily restricted net assets at end of year	\$ 145,229	\$ 148,458

Temporarily restricted net assets released from restrictions during the year ended March 31 were as follows:

<i>(Dollars in thousands)</i>	2010	2009
Restricted for project and program expenses	\$ (27,584)	\$ (30,619)
Restricted for acquisition of land	(13,273)	(34,509)
Released by donor	(11,520)	
With time restrictions	(22)	(116)
<hr/>		
Total net assets released from restrictions	\$ (52,399)	\$ (65,245)

Note 10 - Permanently Restricted Net Assets:

Permanently restricted net assets consist of the following:

<i>(Dollars in thousands)</i>	2010	2009
Capital revolving funds - income unrestricted	\$ 10,110	\$ 10,108
Capital revolving funds - income permanently restricted	720	720
Endowment funds - income temporarily restricted	20	20
<hr/>		
Total permanently restricted net assets	\$ 10,850	\$ 10,848

The Trust for Public Land and Affiliates
(Not-for-Profit Corporations)

Notes to Consolidated Financial Statements

Note 11 – Endowment Funds:

In fiscal year 2009, the Trust adopted FASB ASC Topic 958-205-50-1A and 1B, *Reporting Endowment Funds*. The state of California adopted a version of the Uniform Prudent Management of Institutional Funds Act as its State Prudent Management of Institutional Funds Act (“SPMIFA”).

The Board of Directors of the Trust has interpreted the new law as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. The management and Board of Directors do not consider the permanently restricted capital revolving funds to be endowment because the use of the principal of these funds is at the direction of the Trust and capital flows in and out for program related purposes.

The Trust’s endowment funds consist of \$20,000 as of March 31, 2010 and 2009. The endowment funds are currently invested under the Trust’s Policies and Guidelines for TPL-Directed Operating and Capital Assets. Cumulative income for the endowment funds is not considered material. The Trust has not yet established a spending policy for the endowment. The Trust is undergoing a feasibility study for a future capital campaign, during which its Board will provide further direction on investment and spending policy.

Note 12 - Project Fees and Other Income:

Project fees and other income consist of the following:

<i>(Dollars in thousands)</i>	2010	2009
Contract revenue	\$ 1,504	3,914
Mitigation funding	500	6,914
Project reimbursements	10,986	15,708
Landowner fees	3,729	4,525
Rents	337	603
Other sources	647	561
Total project fees and other income	\$ 17,703	\$ 32,225

Project fee and other income also includes proceeds from the sale of non-conservation properties on the open market in the amount of \$1,980,000 in the year ended March 31, 2010, and \$10,856,000 in the year ended March 31, 2009. Gains (losses) associated with these open market sales were \$192,000 and \$0, respectively.

The Trust for Public Land and Affiliates
(Not-for-Profit Corporations)

Notes to Consolidated Financial Statements

Note 13 - Fair Value Measurements:

The table below presents assets measured at fair value on a recurring basis.

(Dollars in thousands)

	2010			Total
	Level 1	Level 2	Level 3	
Investments (Note 3)				
Mutual funds – domestic stocks	\$ 3,104			\$ 3,104
Mutual funds – international stocks	937			937
Mutual funds – domestic real estate	161			161
Mutual funds – international real estate	87			87
Mutual funds – domestic bonds	1,747			1,747
Mutual funds – international bonds	80			80
Common stock in private company			\$ 213	213
Debt securities				
U.S. treasury	22,432			22,432
Government and agency		\$ 17,268		17,268
Mortgage backed		3,663		3,663
Asset backed		1,890		1,890
Corporate		31,408		31,408
Charitable Trust Investments (Held by TPL) (Note 6)				
Mutual funds – domestic stocks	26,151			26,151
Mutual funds – international stocks	12,746			12,746
Mutual funds – domestic real estate	2,182			2,182
Mutual funds – international real estate	288			288
Mutual funds – domestic bonds	10,940			10,940
Mutual funds – international bonds	542			542
Debt securities				
U.S. treasury	365			365
U.S. government and agency		149		149
Corporate		48		48
Alternative investments				
Multi-strategy fund of funds			5,218	5,218
Charitable Trust Receivable (Outside Trustee) (Note 6)				
			1,200	1,200
Total	\$ 81,762	\$ 54,426	\$ 6,631	\$ 142,819

The Trust for Public Land and Affiliates
(Not-for-Profit Corporations)

Notes to Consolidated Financial Statements

<i>(Dollars in thousands)</i>	2009			Total
	Level 1	Level 2	Level 3	
Investments (Note 3)				
Mutual funds – domestic stocks	\$ 3,658			\$ 3,658
Mutual funds – international stocks	996			996
Mutual funds – domestic real estate	73			73
Mutual funds – international real estate	39			39
Mutual funds – domestic bonds	1,613			1,613
Mutual funds – international bonds	131			131
Mutual funds – commingled	72,308			72,308
Common stock in private company			\$ 238	238
Charitable Trust Investments (Held by TPL) (Note 6)				
Mutual funds – domestic stocks	16,951			16,951
Mutual funds – international stocks	8,416			8,416
Mutual funds – domestic real estate	1,521			1,521
Mutual funds – international real estate	181			181
Mutual funds – domestic bonds	11,594			11,594
Mutual funds – international bonds	534			534
Debt securities				
U.S. treasury	383			383
U.S. government and agency		176		176
Corporate		58		58
Alternative investments				
Absolute return fund			4,636	4,636
Charitable Trust Receivable (Outside Trustee) (Note 6)			1,493	1,493
Total	\$ 118,398	\$ 234	\$ 6,367	\$ 124,999

The Trust for Public Land and Affiliates
(Not-for-Profit Corporations)

Notes to Consolidated Financial Statements

The following is a rollforward of the Level 3 assets (in thousands):

	Investments	Charitable Trust Investments (Held by TPL)	Charitable Trust Receivable (Outside Trustee)	Total
Fair value at March 31, 2008	\$ 221	\$ 6,778	\$ 1,447	\$ 8,446
Total realized and unrealized gains (losses)	17	(2,142)	46	(2,079)
Fair value at March 31, 2009	238	4,636	1,493	6,367
Total purchases and sales, net		(944)		(944)
Total realized and unrealized gains (losses)	(25)	1,526	(293)	1,208
Fair value at March 31, 2010	\$ 213	\$ 5,218	\$ 1,200	\$ 6,631

Other financial instruments:

Financial instruments included in the Trust's Consolidated Statement of Financial Position as of March 31, 2010 which are not required to be measured at fair value include cash equivalents, accounts and other receivables, contributions receivable, notes receivable, accounts payable, notes payable, and liabilities to beneficiaries of charitable trusts. For cash equivalents, accounts and other receivables, contributions receivable and accounts payable, the carrying amounts represent a reasonable estimate of the corresponding fair values.

Liabilities to beneficiaries of charitable trusts approximate fair value using methodologies described in Note 2. Management believes that the carrying values of the notes receivable and notes payable are not materially different from estimates of the corresponding fair values.

Non-recurring measurements:

See Land Holdings (Note 2) regarding fair value measurement of assets on non-recurring basis.

The Trust for Public Land and Affiliates
(Not-for-Profit Corporations)

Notes to Consolidated Financial Statements

Note 14 - Commitments and Contingencies:

Commitments

The Trust leases office space and equipment for the operation of a national headquarters office, and thirty-eight field or project offices. Lease commitments expire at various dates through March 31, 2023. Lease costs were \$3,382,000 and \$3,479,000 for the years ended March 31, 2010 and 2009, respectively. Subsequent to March 31, 2010, the Trust signed a lease for its national office that will extend through March 31, 2023. Future minimum lease payments, including the new leased signed subsequent to year end, under non-cancelable long-term are as follows:

Year ending March 31,	<i>(Dollars in thousands)</i> Amount
2011	\$ 2,056
2012	2,151
2013	1,745
2014	1,394
2015	1,386
Thereafter	9,342
	<hr/> \$ 18,074

Contract Commitments

The Trust had future construction contract commitments for parks and playgrounds of approximately \$1,188,000 and \$4,055,000 as of March 31, 2010 and 2009, respectively. The Trust funds its park and playground work through cost reimbursement contracts and restricted operating grants.

See Land Holdings (Note 5) regarding real property transactions commitments at year end.

Contingencies

The Trust is a party to various litigation arising out of the normal conduct of its operations. Management believes the ultimate resolution of these matters will not materially affect the financial position, changes in net assets, or cash flows of the Trust.

The Trust for Public Land and Affiliates
(Not-for-Profit Corporations)

Notes to Consolidated Financial Statements

Note 15 - Conditional Promises to Give:

The Trust has received the following conditional promises to give that are not recognized in the accompanying consolidated financial statements as of March 31:

<i>(Dollars in thousands)</i>	2010	2009
Conditional promises to give upon identification of land holdings available for acquisition	\$ 23,484	\$ 23,809
Conditional promises to give upon obtaining matching unconditional promises to give	2,128	2,089
Conditional promises to give upon successful completion of miscellaneous conditions		2,200
Total conditional promises to give	\$ 25,612	\$ 28,098

Note 16 - Retirement Plan:

The Trust maintains a defined contribution retirement plan (the “Plan”) under Section 403(b) of the Internal Revenue Code. The Plan covers all employees who normally work twenty or more hours per week. The Plan provides for voluntary salary deferrals within certain limits and, after one year of service, the Trust provides matching employer contributions for eligible employees who contribute a certain minimum percentage of their compensation. The employer match was suspended May 1, 2009. The Trust contributed \$87,000 and \$1,144,000 to the Plan during the years ended March 31, 2010 and 2009, respectively.

Note 17 - Grants from Related Parties:

In September 2004, the Trust approved The Stenning on Lake Geneva Conservancy Society (“The Stenning”) as a supporting organization under section 509(a)(3) of the Internal Revenue Code. The Stenning’s Articles of Incorporation and By-Laws, as amended in 2004, designate the Trust’s President, or his or her designee, as a Stenning trustee. The designation does not result in the Trust exercising control of The Stenning. However, additional provisions in the amended Articles result in the Trust having an economic interest in The Stenning. Since the Trust does not have both control and economic interest in The Stenning, it is not consolidated as part of these financial statements. During the years ended March 31, 2010 and March 31, 2009 The Stenning made grants to the Trust of \$75,000 and \$65,000, respectively.

The Trust for Public Land and Affiliates
(Not-for-Profit Corporations)

Notes to Consolidated Financial Statements

Note 18 - Concentration of Credit Risk

Financial instruments that potentially subject the Trust to credit risk consist primarily of cash equivalents, investments, other receivables, contributions receivable, and notes receivable. The Trust maintains cash equivalents and investments with commercial banks and other major financial institutions. The Trust manages credit risk by establishing minimum credit standards for financial institutions and limiting the amount of credit exposure with any one institution. The Trust's investments have been placed with major institutions.

The Trust for Public Land and Affiliates
(Not-for-Profit Corporations)

Supplemental Schedule of Functional Expenses
(dollars in thousands)
See Independent Auditors' Report

Year ended March 31, 2010 (with summarized comparative information for March 31, 2009)

	2010			2009 Total	
	Program Services	Development	Management and Support Services		Total
Contributions of Land and Easement Values Made	\$ 55,769			\$ 55,769	\$ 105,474
Operating Expenses:					
Salaries and benefits	18,562	\$ 4,548	\$ 6,627	29,737	39,034
Travel and meetings	415	503	226	1,144	1,484
Rent and office expense	2,032	581	1,171	3,784	4,026
Telecommunications	456	50	278	784	914
General professional services	259	440	761	1,460	2,029
Supplies and postage	145	261	222	628	1,538
Printing and reproduction	130	180	154	464	1,032
Furniture, fixtures and equipment	140	37	511	688	760
Interest and other operating expenses	110	185	438	733	1,184
Insurance	214	54	161	429	332
Grants and contributions	33	1	1	35	96
Books, dues and subscriptions	106	33	61	200	186
Total operating expenses	22,602	6,873	10,611	40,086	52,615
Project Related Expenses:					
Legal services	123			123	461
Appraisal services	1,465			1,465	2,219
Interest	1,924			1,924	2,538
Acquisition and conveyance expenses	1,042			1,042	988
Other project related expenses	16,670	12		16,682	30,453
Travel and meetings	755	45		800	912
Other professional services	7,688	198		7,886	14,880
Total project related expenses	29,667	255	-	29,922	52,451
Total expenses	52,269	7,128	10,611	70,008	105,066
Total	\$ 108,038	\$ 7,128	\$ 10,611	\$ 125,777	\$ 210,540

The Trust for Public Land and Affiliates
(Not-for-Profit Corporations)

Supplemental Consolidating Statement of Financial Position
(dollars in thousands)
See Independent Auditors' Report

Years ended March 31, 2010 and 2009

	As of March 31, 2010							As of March 31, 2009						
	Trust for Public Land	Coast Dairies	Mississippi	The Conservation Campaign	California Conservation Trust	Eliminating Entries	Total	Trust for Public Land	Coast Dairies	Mississippi	The Conservation Campaign	California Conservation Trust	Eliminating Entries	Total
Assets														
Cash and cash equivalents	\$ 5,861	\$ 1,028		\$ 712	\$ 2		\$ 7,603	\$ 4,080	\$ 1,079	\$ 5	\$ 593	\$ 3		\$ 5,760
Investments	82,990						82,990	79,056						79,056
Escrow accounts and other receivables	8,225	26		225		\$ (1,680)	6,796	10,936	27		146		\$ (1,717)	9,392
Contributions and grants receivable, net	12,288						12,288	12,879						12,879
Notes receivable	3,701						3,701	3,736						3,736
Deposits on land transactions	2,000						2,000	3,111						3,111
Land holdings	117,536	38,166					155,702	120,735	38,166	350				159,251
Charitable trust assets	59,829						59,829	45,943						45,943
Property, furniture and equipment, net	1,360						1,360	1,538						1,538
Other assets	384	2					386	479						479
Investment in affiliates	38,362					(38,362)	-	38,402					(38,402)	-
Total assets	\$ 332,536	\$ 39,222	\$ -	\$ 937	\$ 2	\$ (40,042)	\$ 332,655	\$ 320,895	\$ 39,272	\$ 355	\$ 739	\$ 3	\$ (40,119)	\$ 321,145
Liabilities and Net Assets														
Liabilities:														
Accounts payable and accrued expenses	13,528	1,340		295		(1,680)	13,483	13,074	1,368	300	69		(1,717)	13,094
Option payments received	7,017						7,017	2,204		55				2,259
Refundable advances	7,766	20		144			7,930	6,449	20		155			6,624
Mitigation advances	1,497						1,497	1,910						1,910
Notes payable	66,170						66,170	77,543						77,543
Liabilities to beneficiaries of charitable trusts	44,558						44,558	34,711						34,711
Total liabilities	140,536	1,360		439		(1,680)	140,655	135,891	1,388	355	224		(1,717)	136,141
Net Assets:														
Unrestricted	35,920	(1,106)		245	2	859	35,920	25,698	(1,102)		320	3	779	25,698
Temporarily restricted	145,230	38,968		253		(39,221)	145,230	148,458	38,986		195		(39,181)	148,458
Permanently restricted	10,850						10,850	10,848						10,848
Total net assets	192,000	37,862		498	2	(38,362)	192,000	185,004	37,884		515	3	(38,402)	185,004
Total liabilities and net assets	\$ 332,536	\$ 39,222	\$ -	\$ 937	\$ 2	\$ (40,042)	\$ 332,655	\$ 320,895	\$ 39,272	\$ 355	\$ 739	\$ 3	\$ (40,119)	\$ 321,145

NOTE: TPL-New York and TPL-Oregon had no balances for the periods shown on this schedule.

The Trust for Public Land and Affiliates
(Not-for-Profit Corporations)

Supplemental Consolidating Statement of Activities

(dollars in thousands)

See Independent Auditors' Report

Years Ended March 31, 2010 and 2009

	2010							2009						
	Trust for Public Land	Coast Dairies	Mississippi	The Conservation Campaign	California Conservation Trust	Eliminating Entries	Total	Trust for Public Land	Coast Dairies	Mississippi	The Conservation Campaign	California Conservation Trust	Eliminating Entries	Total
Revenues and Additions to Net Assets:														
Contributions of land and easements:														
Fair market value acquired	\$ 213,094						\$ 213,094	\$ 364,494						\$ 364,494
Less consideration paid	(187,862)						(187,862)	(305,082)						(305,082)
Total contributions of land and easement values received	25,232						25,232	59,412						59,412
Contributions and grants - other:														
Restricted	44,572			\$ 1,138		\$ (40)	45,670	60,673			\$ 1,163		\$ (276)	61,560
Unrestricted	38,930	\$ 57		335		(147)	39,175	31,501	\$ 119		449		(163)	31,906
Future interests in charitable trusts	10						10	257						257
Change in value of interests in charitable trusts	4,051						4,051	(6,912)						(6,912)
Total contributions and grants - other	87,563	57		1,473		(187)	88,906	85,519	119		1,612		(439)	86,811
Total contributions and grants	112,795	57		1,473		(187)	114,138	144,931	119		1,612		(439)	146,223
Interest income	2,208	2					2,210	3,553	9		4			3,566
Net realized and unrealized gains (losses) on investments	8,275						8,275	(7,324)			(1)			(7,325)
Change in value of land holdings	(6,118)						(6,118)	1,364						1,364
Allowance for uncollectible grants and restricted grants returned to donor	(3,435)						(3,435)	(1,370)			(5)			(1,375)
Project fees and other income	17,661	42					17,703	32,183	42					32,225
Equity in net activities of affiliates	(39)					39	-	(264)					264	-
Total revenues and additions to net assets	131,347	101		1,473		(148)	132,773	173,073	170		1,610		(175)	174,678
Expenses and Reductions to Net Assets:														
Program services:														
Contributions of land and easements to public agencies and other nonprofit organizations:														
Fair market value conveyed	208,387		\$ 350				208,737	373,235						373,235
Less consideration received	(152,618)		(350)				(152,968)	(267,761)						(267,761)
Contributions of land and easement values made	55,769						55,769	105,474						105,474
Open space conservation programs	50,932	111		1,414		(188)	52,269	79,025	248		1,511		(439)	80,345
Total program services	106,701	111		1,414		(188)	108,038	184,499	248		1,511		(439)	185,819
Support services:														
Development	7,127			1			7,128	7,962			84			8,046
Management and support services	10,523	12		75	\$ 1		10,611	16,475	36		163	\$ 1		16,675
Total support services	17,650	12		76	1		17,739	24,437	36		247	1		24,721
Total expenses and reductions to net assets	124,351	123		1,490	1	(188)	125,777	208,936	284		1,758	1	(439)	210,540
Net Increase (Decrease) in Net Assets	\$ 6,996	\$ (22)	\$ -	\$ (17)	\$ (1)	\$ 40	\$ 6,996	\$ (35,863)	\$ (114)	\$ -	\$ (148)	\$ (1)	\$ 264	\$ (35,862)