

LONG HILL NATURAL AREA VIEW BASELINE DOCUMENTATION REPORT

LEVERETT, MASSACHUSETTS



Chris Volonte, Land Steward, Kestrel Land Trust
Serving through the AmeriCorps MassLIFT program

2012

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PREPARER'S AFFIDAVIT

I, Chris Volonte, prepared this Baseline Documentation Report on the Long Hill Natural Area View Property (Property) located at 49 1/2 Long Hill Road, Leverett, Franklin County, Massachusetts.

I visited the Property on 8 December 2011, took 33 documentary photographs at key sites, and re-visited the Property on 16 June 2012, taking 8 photographs. I prepared a description of conditions, a log of waypoints and photo locations, and a series of maps and aerial images to represent the Property's location and characteristics. This report was not produced at the time the conservation restriction was recorded (see Legal Reference Documents section). It was undertaken afterwards to document the Property's current condition in relation to the purposes for which the Property has been conserved, thus providing the benchmark information needed to effectively monitor the Property and enforce the terms of the restriction.

I state, based on the information cited above, that the Baseline Documentation Report I have prepared is an accurate representation of the Property and its conditions as of 16 June 2012.

Signed and sealed under the pains and penalties of perjury this 13 day of July 2012.

By: Chris Volonte
Chris Volonte
Land Steward, Kestrel Land Trust
Serving through the AmeriCorps MassLIFT program

COMMONWEALTH OF MASSACHUSETTS

Hampshire County, ss.

On this 13 day of July, 2012 before me, the undersigned notary public, personally appeared, CHRIS VOLONTE, proved to me through satisfactory evidence of identification, which was MASS DRIVER'S LICENSE to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that (he) (she)(they) signed it voluntarily for its stated purpose.

Alan Seewald
(Official signature and seal of notary)

Name: ALAN SEEWALD

My commission expires: DEC 20, 2013



ACKNOWLEDGEMENT

Grantors: Melvyn D. and Barbara B. Nunes
11931 Gold Needle Way
Columbia, MD 21044

Grantee: Kestrel Land Trust
P.O. Box 1016
233 North Pleasant Street, #42
Amherst, MA 01004

Current Owners: Tilman Wolf and Ana Lucia Caicedo
49 1/2 Long Hill Road
Leverett, MA 01054

Property Name: Long Hill Natural Area View
Location: 49 1/2 Long Hill Road, Leverett, Franklin County, Massachusetts

We hereby state that the materials included in the enclosed Baseline Documentation Report, including 41 documentary photographs at key sites, a description of conditions, a log of waypoints and photo locations, and a series of maps and aerial images, are an accurate representation of the Property under conservation restriction as of June 2012, and that to the best of our knowledge the condition of the Property has remained effectively unchanged from the time the conservation restriction was conveyed in June 1991.

T. Wolf Ana Lucia Caicedo
Signature, Property Owner

15 July, 2012
Date

Tilman Wolf, Ana Lucia Caicedo
Name

Title

[Signature]
Signature, for the Kestrel Land Trust

13 July, 2012
Date

Kristin DeBoer
Name

Executive Director
Title

SUMMARY SITE INFORMATION

LOCATION OF PROPERTY

Road(s): 49 ½ Long Hill Road

Municipality: Leverett

County: Franklin

State: Massachusetts

Assessors Parcel Information: MAP 5, LOT 49a

Acreage: ~2.76 (Entire Property); ~0.75 (Conservation Restriction)

REFERENCE DOCUMENTS

All references are to Franklin County Registry of Deeds.

Deed References:

C. Austin to Valley Land Fund: Book 2529, Page 158 (recorded 15 May 1991)

C. Austin to Valley Land Fund: Book 2529, Page 163 (recorded 15 May 1991)

Valley Land Fund to Rattlesnake Gutter Trust, Book 2836, Page 218
(recorded 4 November 1993)

F. and D. Flaherty to T. Wolf and A. L. Caicedo, Book 5150, Page 194
(recorded 31 July 2006)

Restriction Reference:

M. and B. Nunes to Valley Land Fund, Book 2542, Page 184 (recorded 24 June 1991)

Plan Reference(s):

Plan of Lots for Howard & Joann Kobin, Book 60, Page 51 (recorded 3 July 1986).

OVER

SUMMARY SITE INFORMATION (continued)

OWNER CONTACT INFORMATION

Name(s): Tilman Wolf and Ana Lucia Caicedo

Address: 49 ½ Long Hill Road, Leverett, MA 01054

Phone: 413-559-1301 (home). Both owners work at UMass Amherst (*numbers below*): 413-545-0757 (Wolf: College of Engineering), 413-545-0975 (Caicedo: Caicedo Lab).

Email: caicedo@bio.umass.edu; wolf@ecs.umass.edu.

RATTLESNAKE GUTTER TRUST CONTACT INFORMATION

Name(s): Rattlesnake Gutter Trust

Address: PO Box 195, Leverett, MA 01054

Phone: N/A

Email: info@rattlesnakeguttertrust.org

Other—Selective Cutting: At the time of this report, the person who coordinated the periodic cutting on behalf of Rattlesnake Gutter Trust was:

R. Brooke Thomas (aka Brooke Thomas)
39 Long Hill Road
Leverett, MA 01054
413-548-9281.

ACCESS & DIRECTIONS TO THE PROPERTY

From Kestrel Land Trust office on North Pleasant Street, Amherst: Follow East Pleasant Street north. Turn right on Pine Street, then turn left on Bridge St. Turn left onto Leverett Road; Leverett Road becomes Amherst Road. After passing Depot Road on your left (as you approach Leverett town center), take a slight left onto Long Hill Road. Follow it to the intersection with Camp Road. The driveway entrance of 49 ½ Long Hill Road is just ahead on the right.

At the time of this report, the subject Property was most easily accessed from Long Hill Natural Area: From Long Hill Road, turn left onto Camp Road. Look for a narrow unpaved lane leading to a parking lot on the left (if the lane is overgrown or otherwise blocked, park along Camp Road). From the parking lot, follow the trail up Long Hill to the viewing area past the hill summit (**See Aerial Detail**).

BASELINE CONDITIONS

SITE DESCRIPTION

Acreage: 0.75 acres ±

Landscape Context:

The conservation restriction (hereafter, subject Property) was held on ~0.75 acres of a ~2.76 acre parcel containing one single-family dwelling. The property was a private residence and was not publicly accessible.

Encompassing a steep, wooded ridge on the southeast slope of Long Hill in Leverett, the subject Property directly abutted Long Hill Natural Area, a ~36-acre woodland held and managed by Rattlesnake Gutter Trust (RGT) (**See Map: Aerial Detail**). RGT took ownership of the Long Hill Natural Area in 1993 from Valley Land Fund, which acted as an interim holder for the Long View Alliance, a group of Leverett residents who worked to preserve the hill from development (**See Legal Documents**). In the two and a half years following the initial purchase, the Long View Alliance raised funds from over 50 residents of Leverett, and was assisted by the Valley Land Fund, RGT, Kestrel Land Trust (then known as Kestrel Trust), and the Wharton Trust. In accepting ownership, RGT agreed to preserve Long Hill in a natural and undeveloped state for passive recreational uses.

Located immediately northwest of Leverett Pond (aka Echo Lake), Long Hill (elevation ~675 ft) afforded views of the Leverett town center, the pond, the southern spread of the Pioneer Valley, and the hills to both east and west. Encompassing the hill's summit, Long Hill Natural Area was publicly accessible via a trail and small parking area off Camp Road. The purpose of the conservation restriction was to maintain the natural condition of the wooded slope immediately below Long Hill Natural Area, and, by selective cutting, to maintain the view toward Leverett Pond from the public viewing area southeast of the summit.

At the time this report was prepared, more than 300 acres of protected and recreational open space existed within ~1 mile of the subject Property, including Leverett Pond itself, a ~90-acre, DEP-listed great pond under Chapter 91 jurisdiction (**See Map: Protected & Recreational Open Space**). Additional protected open space nearby included Mount Toby State Forest and adjacent protected lands, situated to the northwest. Finally, two proximate Kestrel Land Trust protection projects were completed in 2012: Teawaddle Farm, a 148-acre conservation restriction located just over 1 mile south of the subject Property, and Brushy Mountain, 3,486 acres of protected forest land located just over 1 mile to the northeast (**See Supporting Documents: Rattlesnake Gutter Map: Protected Land in Leverett**).

PAST LAND USES

Located on a steep, fairly rocky ridge, the subject Property had been subject to little if any direct human use. I observed no signs of historical timber harvesting or pasturing.

CURRENT LAND USES

With a population of less than 2,000 at the time this report was produced, Leverett encompassed about 23 mi², was mainly wooded and residential, and had ~31 mi of roads. The primary land uses in the area were residential housing and recreational open space.

Only one residence (the landowners') was in proximity to the subject Property, which was bounded on three sides by Long Hill Natural Area (**See Map: Aerial Detail**). The undeveloped portion of the subject Property was in an undisturbed condition. There were no indications that the current landowners used any portion of the parcel as a woodlot or for any other purposes.

With landowner permission, RGT periodically conducted selective cutting within the subject Property to maintain the view from Long Hill Natural Area. At the time this report was produced, the most recent cut had taken place in 2009.

ECOLOGICAL/HABITAT RESOURCES

The subject Property was ~90% wooded, with small areas of exposed rock (**See Map: Aerial Detail; Photos 8-10, 18, 21**). The steep slope on which the subject Property was located contained a higher percentage (~20%) of mixed deciduous forest cover than the hilltop, which was strongly dominated by hemlock. Downed wood from selective cutting was left on the forest floor, providing habitat and food sources for wildlife and decomposers.

Bird species observed on or near the subject Property during the site visits in December 2011 and June 2012 included pileated woodpecker (*Dryocopus pileatus*), brown creeper (*Certhia americana*), black-capped chickadee (*Poecile atricapillus*), white-breasted nuthatch (*Sitta carolinensis*), blue jay (*Cyanocitta cristata*), American crow (*Corvus brachyrhynchos*), scarlet tanager (*Piranga olivacea*), hermit thrush (*Catharus guttatus*), black-throated green warbler (*Setophaga virens*), yellow-rumped warbler (*Setophaga coronata*), cedar waxwing (*Bombycilla cedrorum*), and common raven (*Corvus corax*).

BioMap 2: Developed by the Division of Fisheries and Wildlife, the Natural Heritage and Endangered Species Program (NHESP), and The Nature Conservancy's Massachusetts Program, BioMap2 (2010) identified habitats critical to maintaining the Commonwealth's biodiversity, focusing largely on state-listed species and exemplary natural communities.

According to BioMap2 data, the entire region surrounding Leverett Pond, including the subject Property, was located within either BioMap2 Core Habitat or BioMap2 Critical Natural Landscape (**See Map: BioMap2 Core Habitat & Critical Natural Landscape**). BioMap2 Core Habitat was considered critical to the long-term persistence of rare species, other Species of Conservation Concern, and diverse natural communities and intact ecosystems. BioMap2 Critical Natural Landscape complemented Core Habitat and included large natural landscape blocks that provide habitat for wide-ranging native species, support intact ecological processes, maintain connectivity among habitats, and enhance ecological resilience.

Forest Legacy Program: According to the Massachusetts Department of Conservation and Recreation, the subject Property was within a Forest Legacy Area, i.e., it had been identified as environmentally important forest land that should be protected from conversion to non-forest uses (**See Map: Forest Legacy Area**).

HYDROLOGIC RESOURCES

The subject Property contained no streams or permanent bodies of water.

AGRICULTURAL RESOURCES

N/A.

TIMBER RESOURCES

The small size and steep terrain of the subject Property make it useful only as a potential woodlot.

GEOLOGY, SOILS, AND TOPOGRAPHY

The subject Property was situated on a steep ridge on the southeast slope of Long Hill (~675 ft), part of a sprawling collection of mostly wooded hills and knolls rising from a plateau-like upland in the towns of Sunderland and Leverett, just east of the Connecticut River. This mountain mass, part of the Metacomet Ridge geology, was oval shaped and roughly three miles by two miles in size. Mount Toby (1,269 ft) was its highest summit.

At the time this report was produced, the USDA's Natural Resources Conservation Service (NRCS) had begun mapping Franklin County soil in 2010, but updated soil data was not yet available, and Kestrel Land Trust did not have access to the *Soil Survey of Franklin County, Massachusetts* issued by the USDA in 1967 (authors: John R. Mott and Donald C. Fuller).

According to a the USGS digital map of statewide surficial geology available from MassGIS (2011), the subject Property was located in an area underlain by thin till, generally defined as till that is less than 10-15 ft thick, including areas of bedrock outcrop where till is absent. Thin till is loose to moderately compact, generally sandy, and commonly stony. According to the 1982 Massachusetts Historical Commission Reconnaissance Survey Town Report of Leverett, local soil was primarily sandy, gravelly loam.

A newsletter issued by the Town of Leverett in 2011 stated that Long Hill Road and Camp Road were identified in a 2011 United States Geological Survey (USGS) study of well water as having natural bedrock characteristics that could lead to elevated levels of arsenic and uranium. Much of the western part of Leverett was identified as having that potential, but with less than a 1% chance that levels in a well would exceed drinking water standards.

CULTURAL / HISTORIC FEATURES

None observed.

STRUCTURES / IMPROVEMENTS

I observed no structures or improvements on the subject Property. The adjacent Long Hill Natural Area viewing site at the crest of the hill contained a rock-and-wood bench and several cairns. The cairns and other human-made features at the viewing area were subject to change; a second site visit on 16 June 2012 showed that previously observed cairns were altered and new features were built (including an old snag painstakingly balanced, with the aid of a rock, in the notch of a tree).

DISTURBED AREAS / WASTE SITES

There had been little disturbance to the Long Hill Natural Area or directly adjacent woodlands; hence, little colonization by invasive plants, except along the edges of the parking area and trail. The Long Hill Natural Area was primarily forested, with hemlock (*Tsuga canadensis*) dominant in the canopy, and a large number of these trees were infested by hemlock wooly adelgid (*Adelges tsugae*) (**Photo 41**). According to RGT board members, the insect pest was considered to be the cause of the poor condition of numerous hemlocks on the property. Hemlocks within the subject Property, therefore, were likely to be similarly affected.

Throughout the subject Property, I observed some recent blowovers and large broken limbs, likely caused by the October 29, 2011 major snow event (**Photo 18**). However, some of the coarse woody debris observed beneath the canopy may have been the result of RGT's selective cutting.

PROPERTY BOUNDARIES

The initial site visit on 8 December 2011 was conducted using 2009 parcel data for the town of Leverett. At the time this report was produced, updated parcel data for the town of Leverett had just been made available by MassGIS (June 2012). The 2012 data was used to create the maps in this report, but the site was not revisited to recheck the boundaries. Precise boundary clarification was not urgent, since the subject Property was bounded on three sides by Long Hill Natural Area, and its fourth boundary was not subject to encroachment by the landowners due to its upslope position on a steep, relatively inaccessible ridge.

Compared to the 2012 data, the 2009 town of Leverett parcel data appeared to be displaced west by approximately 25 ft (**See Map: Photo Points & Route Traveled**). This inaccuracy affected the route traveled during the 8 December 2011 site visit. Additionally, conditions on steep slope (areas of coarse woody debris and exposed bedrock that had to be navigated around) often shifted the route off the boundaries of the subject Property (**See Map: Photo Points & Route Traveled**). Finally, since the subject Property was small (~0.75 ac), the GPS accuracy in the field (averaging 17.5 ft) had a larger impact on navigation than it would have had on a larger property. However, the subject Property's small size, coupled with minimal understory vegetation and a seasonally leafless condition, made it possible to fully observe and document the subject Property's condition from the route traveled during the 8 December 2011 site visit.

Two pins were located that may correspond with the boundaries of the subject Property. (1) Brooke Thomas showed me a pin that had been marked by RGT (**Waypoint 2; Photos 8-10**). This pin considered by RGT to denote the northeast corner of the subject property. Its position on the map did not correspond well with the subject Property's eastern boundary or either of its corners (**See Map: Photo Points & Route Traveled**), but that could be due to low GPS accuracy in the field. (2) According to Brooke Thomas, a pin located to the west of the Long Hill Natural Area viewing site (**Waypoint 10; Photo 33**) was considered by RGT to indicate the northern boundary of the subject Property. However, 2012 parcel data for the town of Leverett suggests that this pin indicates the subject Property's northwest corner.

AREAS OF SPECIAL CONSIDERATION

None observed.

OTHER NOTES

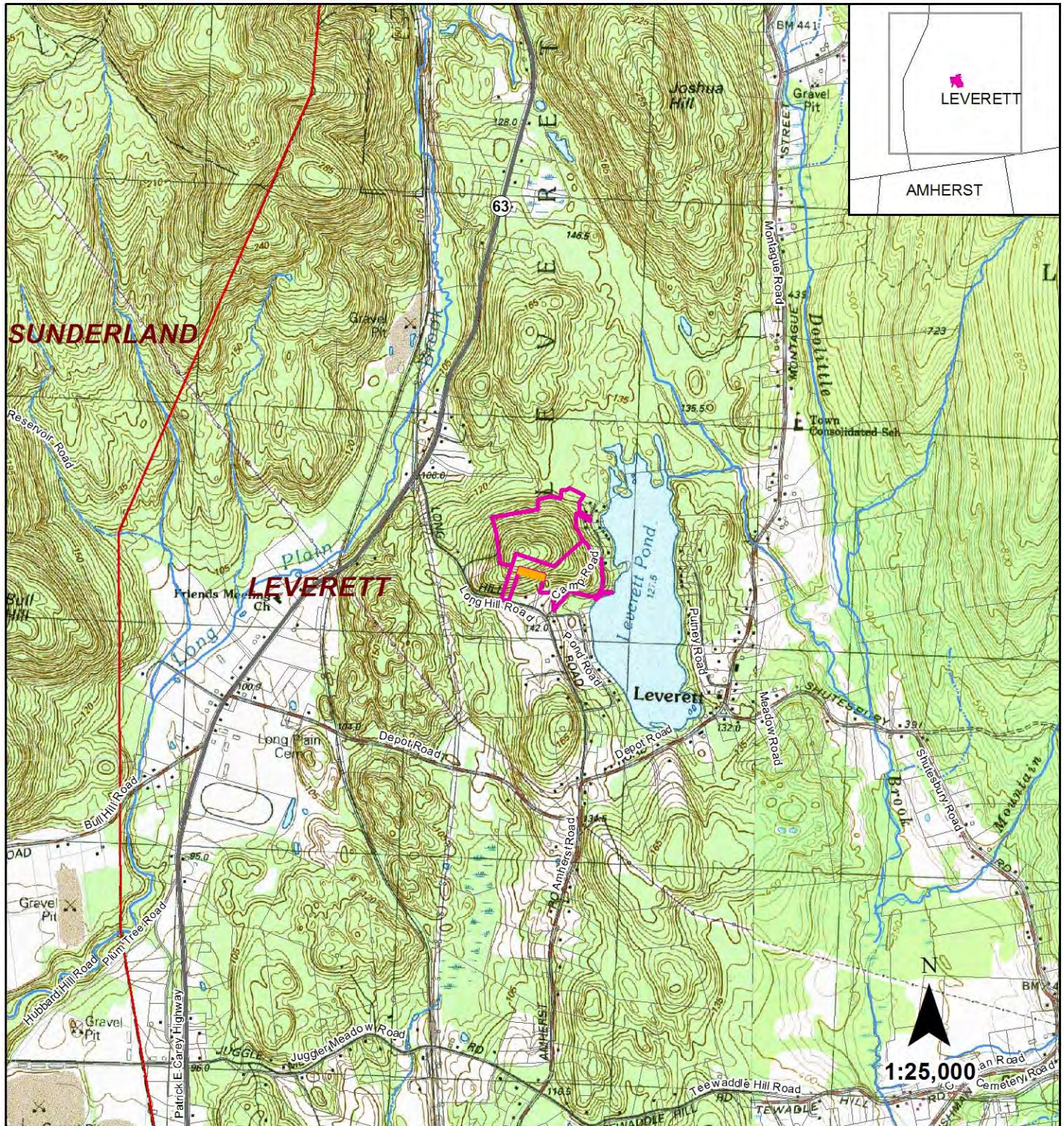
Climate change predictions: According to the Executive Office of Energy and Environmental Affairs (EOEA) Massachusetts Climate Change Adaptation Report (2011), at the time this baseline report was produced, Massachusetts' ambient temperature had increased by approximately 1.8°F since 1970. Other observed changes included a rise in sea level, more frequent days with temperatures above 90°F, reduced snowpack, and earlier snow melt and spring peak flows. Under a high emissions scenario, end-of-century predictions for Massachusetts included:

- a 5–10°F increase in average ambient temperature;
- an increase in the number of days per year with temperatures greater than 90°F (from 5–20 to 30–60 days);
- an increase in the number of days per year with temperatures greater than 100°F (from 2 to a maximum of 28 days);
- a 12–30% increase in winter precipitation, mostly in the form of rain; and
- a decrease in the number of snow events per month (from 5 to 1–3).

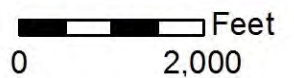
According to the 2011 Massachusetts Climate Change Adaptation Report, forested ecosystems in Massachusetts were vulnerable to predicted changes. Expected impacts include migration of tree species, leading to a decrease in northern forest community types and an increase in southern forest community types; disruption of ecological interactions among forest-dependent species such as songbirds, forest floor plants, and invertebrates; and greater frequency of disturbances that can kill or alter the vigor of native trees, thereby opening the forest to new (perhaps invasive) species.

Parties present at the 8 December 2011 site visit: Chris Volonte, Land Steward, Kestrel Land Trust, serving through the AmeriCorps MassLIFT program; and Brooke Thomas, Rattlesnake Gutter Trust.

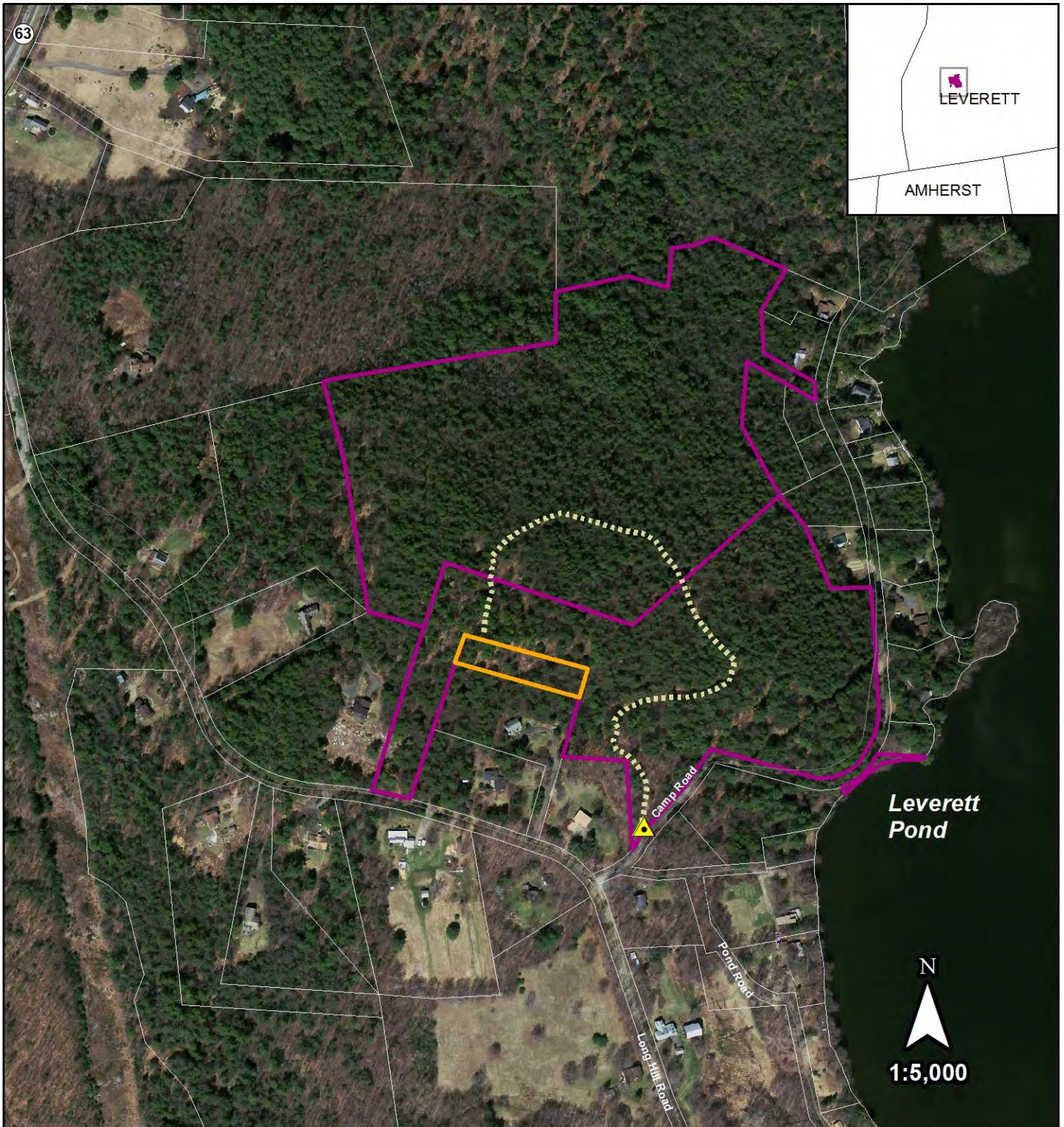
Parties present at the 16 June 2012 site visit: Chris Volonte, Land Steward, Kestrel Land Trust, serving through the AmeriCorps MassLIFT program.



- Conservation Restriction (49 1/2 Long Hill Road)
- Long Hill Natural Area (Rattlensake Gutter Trust)
- Town Parcels
- Town Boundaries
- Perennial Stream
- Intermittent Stream



Map by C. Volonte. Projection NAD83, Massachusetts State Plane Mainland Zone (meters). Sources: Office of Geographic Information (Mass GIS), Comm. of Massachusetts Information Technology Division, and Kestrel Land Trust. Data are approximate and provided without warranty or liability.

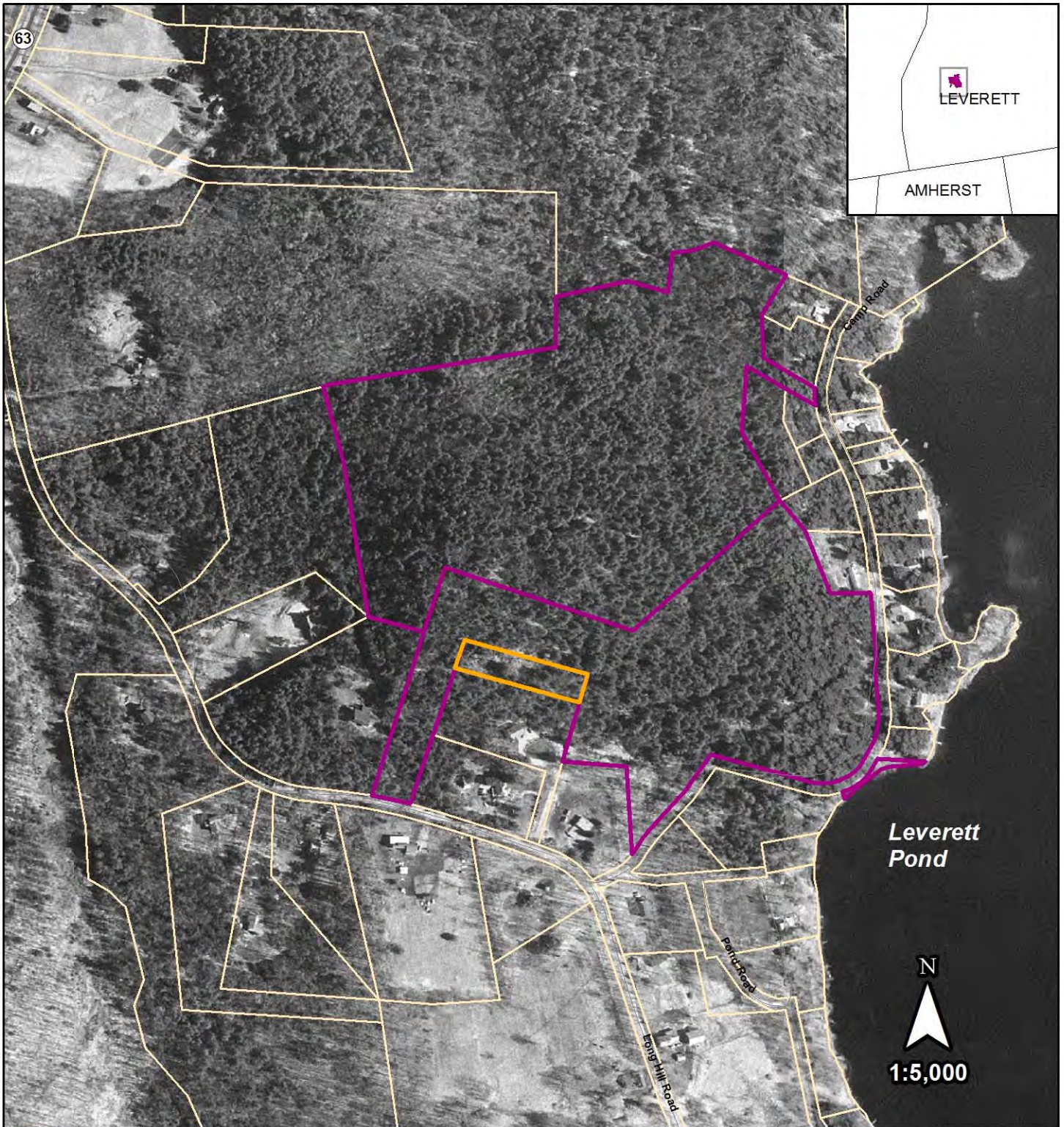


-  Conservation Restriction (49 1/2 Long Hill Road)
-  Long Hill Natural Area (Rattlesnake Gutter Trust)
-  Long Hill Trail
-  Long Hill Parking
-  Town Parcels

0  Feet
 1,000



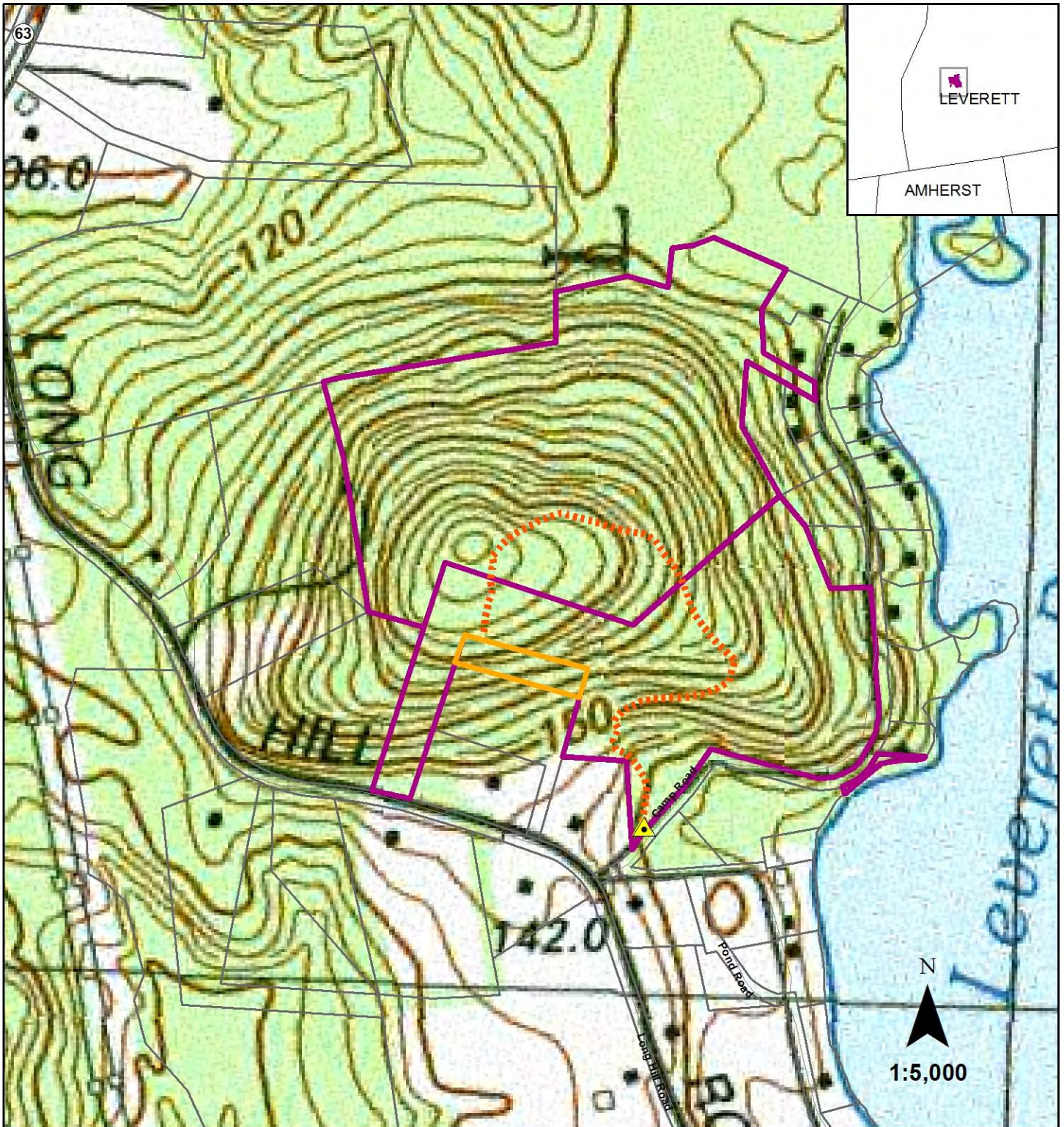
Map by C. Volonte. Projection NAD83, Massachusetts State Plane Mainland Zone (meters). Sources: Office of Geographic Information (Mass GIS), Comm. of Massachusetts Information Technology Division; and Kestrel Land Trust. Data are approximate and provided without warranty or liability.



-  Conservation Restriction (49 1/2 Long Hill Road)
-  Long Hill Natural Area (Rattlesnake Gutter Trust)
-  Town Parcels (2012 Data)



Map by C. Volonte. Projection NAD83, Massachusetts State Plane Mainland Zone (meters). Sources: Office of Geographic Information (Mass GIS), Comm. of Massachusetts Information Technology Division; and Kestrel Land Trust. Data are approximate and provided without warranty or liability.

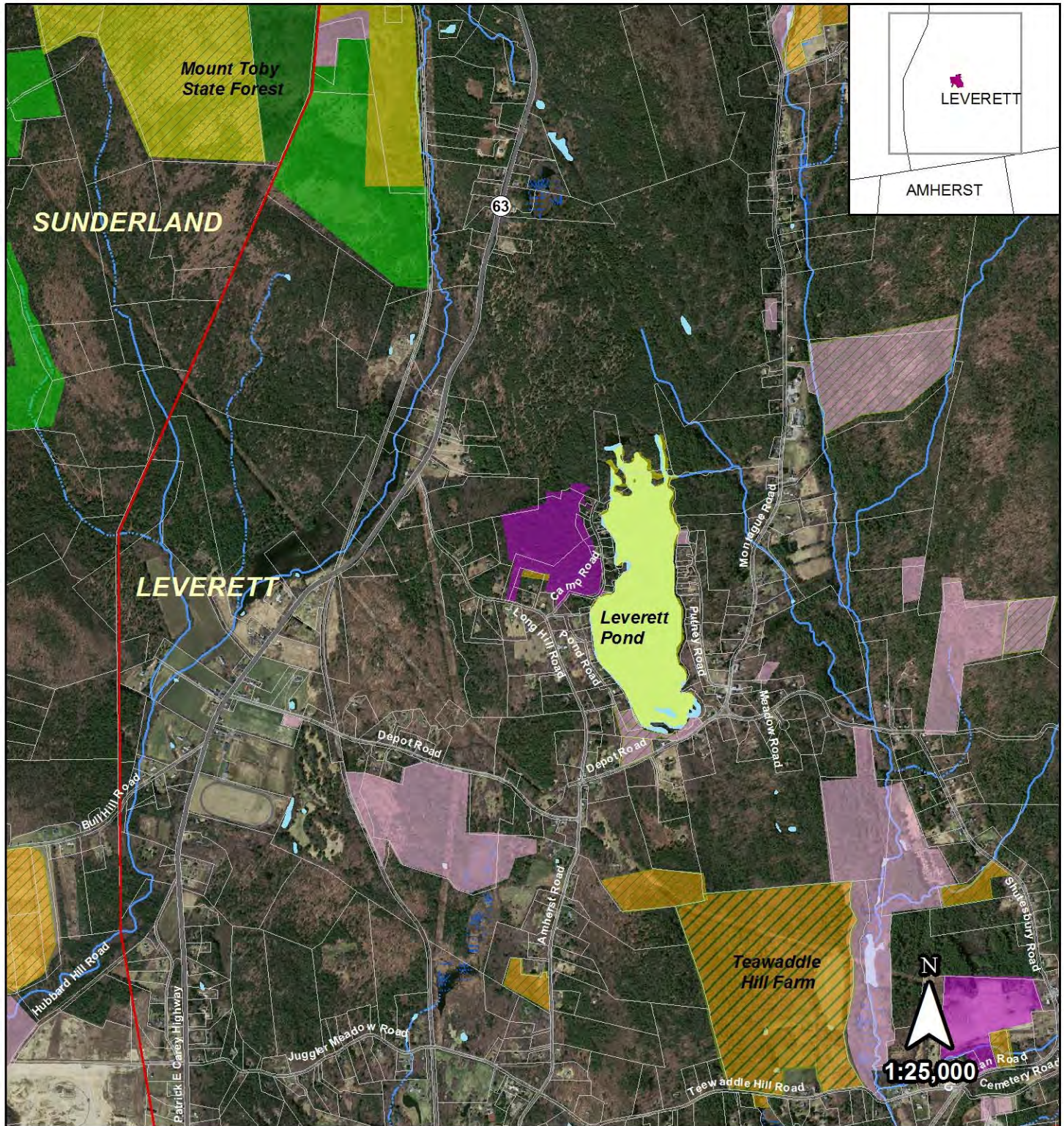


-  Conservation Restriction (49 1/2 Long Hill Road)
-  Long Hill Natural Area (Rattlesnake Gutter Trust)
-  Long Hill Trail
-  Long Hill Parking
-  Town Parcels

0  Feet
 1,000



Map by C. Volonte. Projection NAD83, Massachusetts State Plane Mainland Zone (meters). Sources: Office of Geographic Information (Mass GIS), Comm. of Massachusetts Information Technology Division, and Kestrel Land Trust. Data are approximate and provided without warranty or liability.

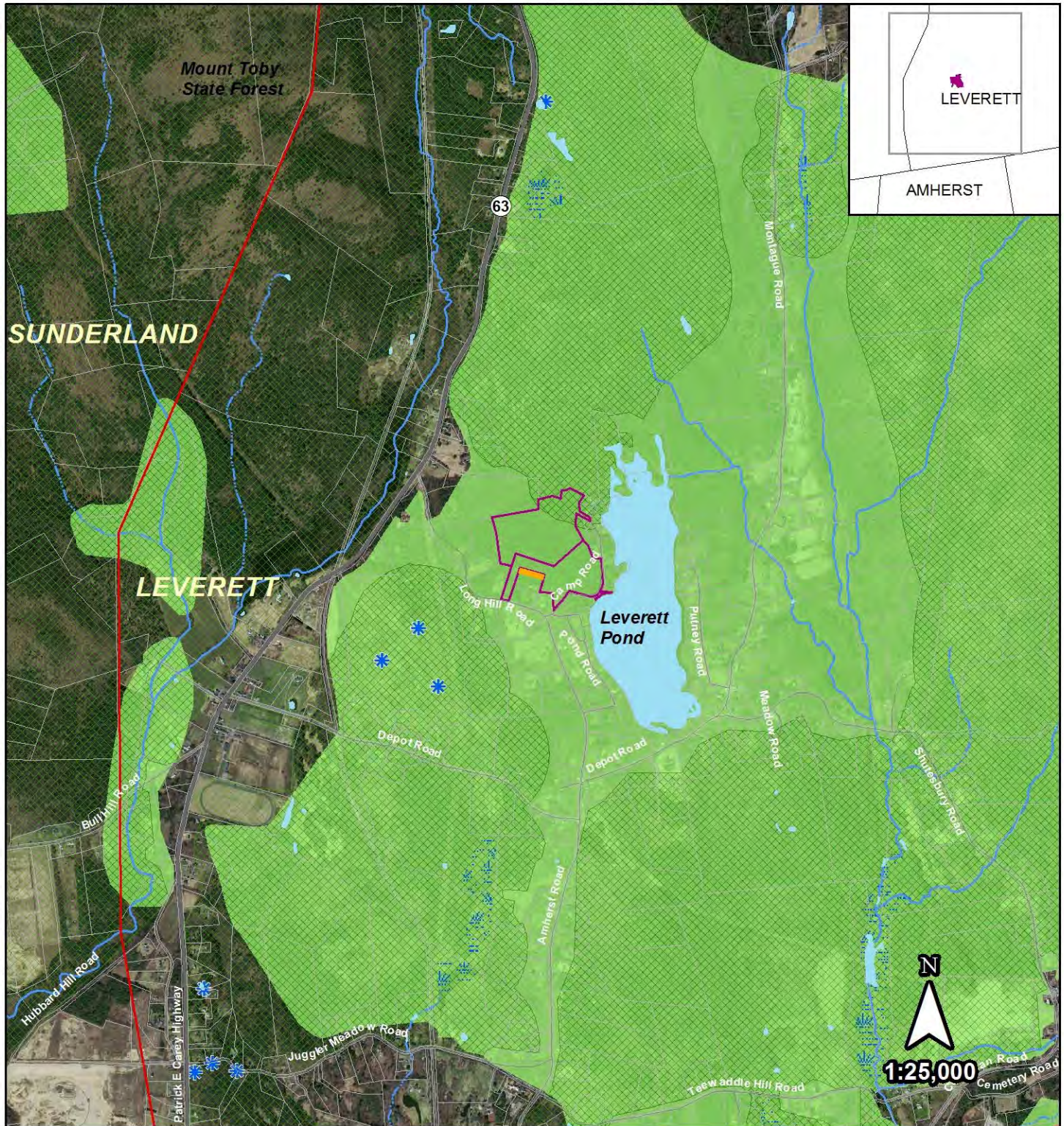


- | | |
|---------------------|-------------------------------|
| Town Parcels | DCR-State Parks & Recreation |
| Town Boundaries | Department of Fish & Game |
| Perennial Stream | Commonwealth of Massachusetts |
| Intermittent Stream | Municipal |
| Water Body | Land Trust |
| Wetland | Private |
| | Conservation Restriction |

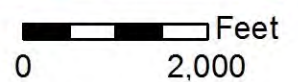
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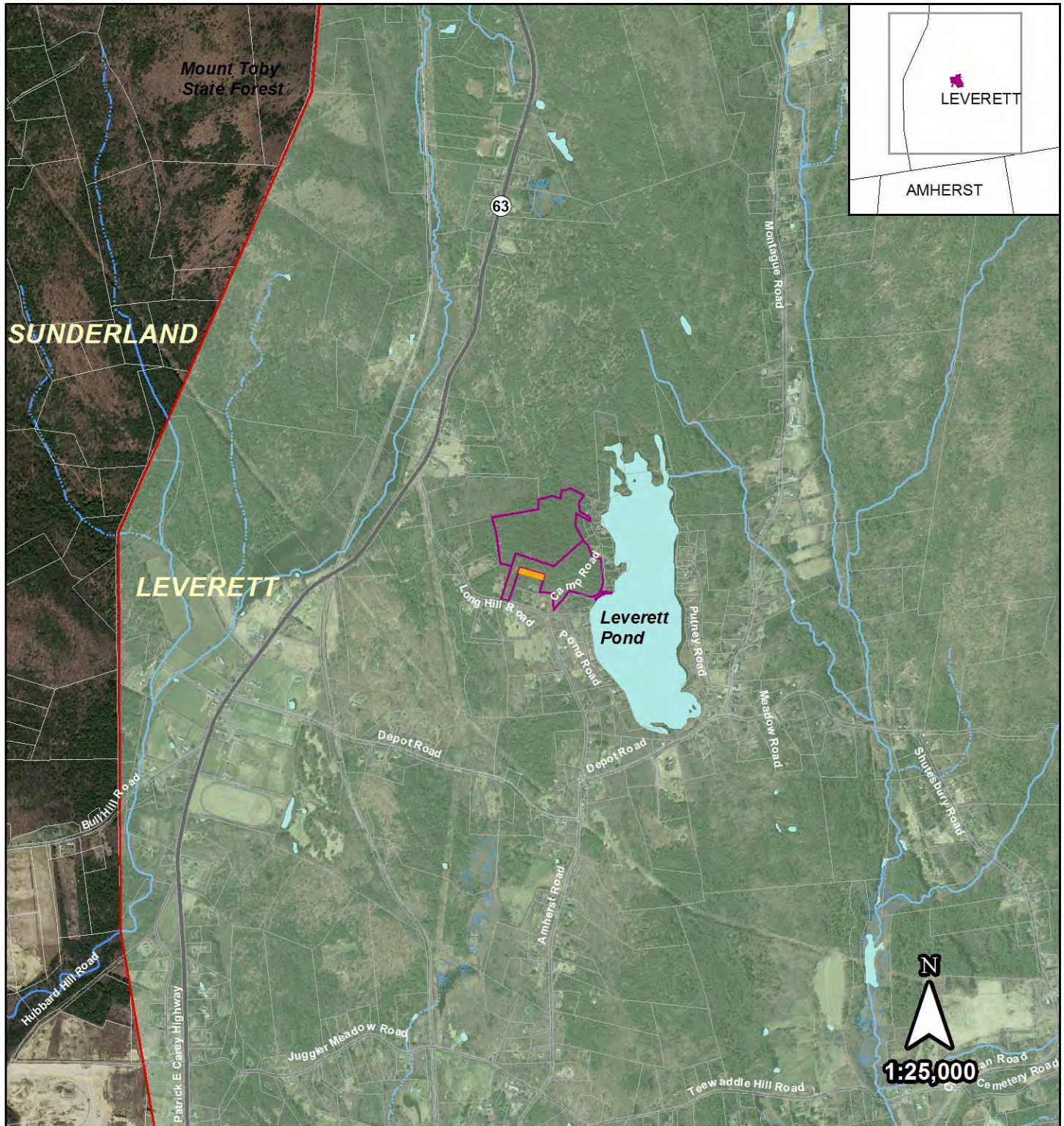
Map by C. Volonte. Projection NAD83, Massachusetts State Plane Mainland Zone (meters). Sources: Office of Geographic Information (Mass GIS), Comm. of Massachusetts Information Technology Division, and Kestrel Land Trust. Data are approximate and provided without warranty or liability.



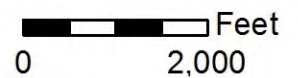
- Conservation Restriction (49 1/2 Long Hill Road)
- Long Hill Natural Area (Rattlesnake Gutter Trust)
- Town Parcels
- Town Boundaries
- * NHESP Certified Vernal Pools
- Perennial Stream
- Intermittent Stream
- Water Body
- Wetland



Map by C. Volonte. Projection NAD83, Massachusetts State Plane Mainland Zone (meters). Sources: Office of Geographic Information (Mass GIS), Comm. of Massachusetts Information Technology Division; and Kestrel Land Trust. Data are approximate and provided without warranty or liability.



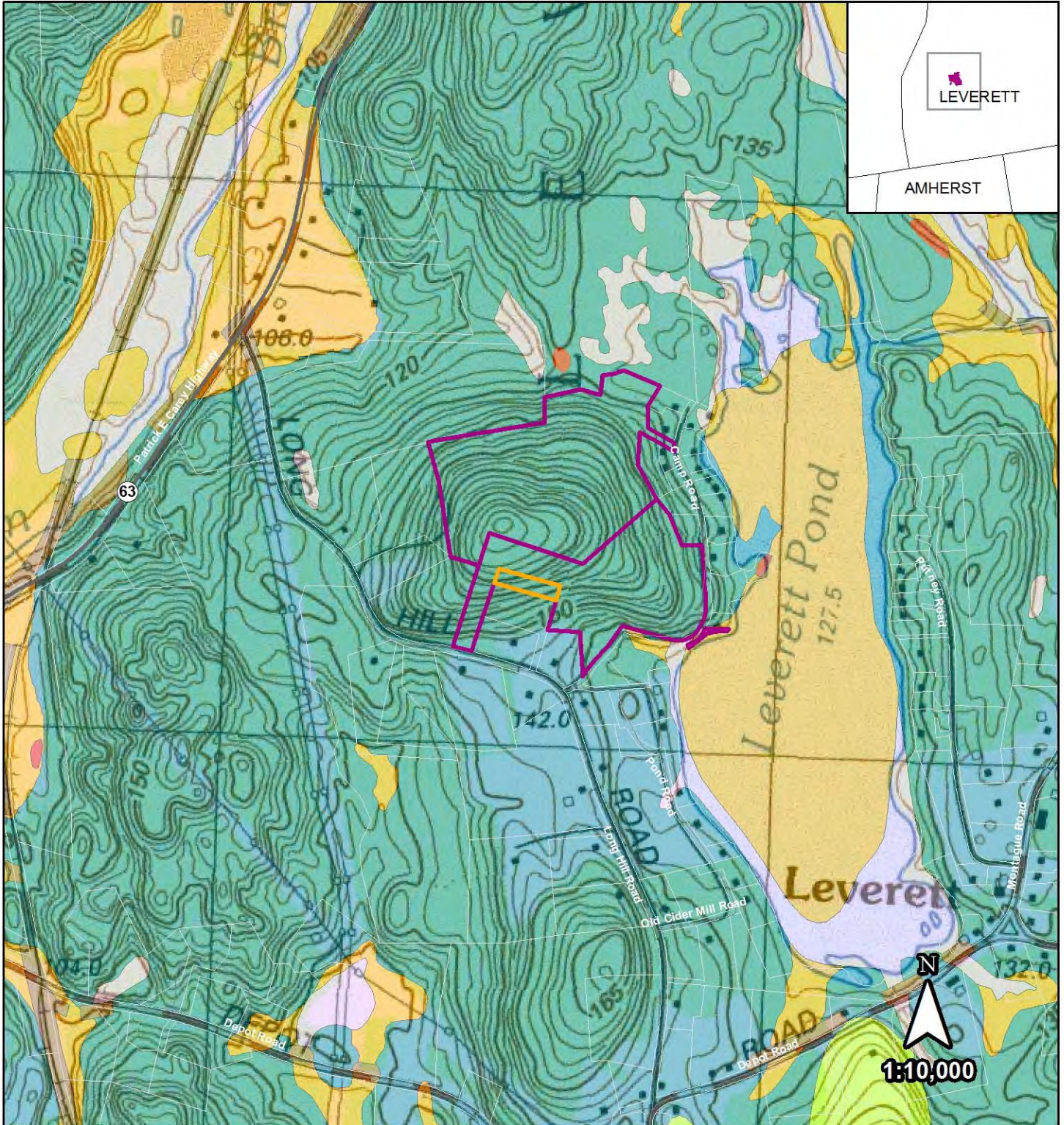
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- Intermittent Stream
- Water Body
- Wetland



1:25,000



Map by C. Volonte. Projection NAD83, Massachusetts State Plane Mainland Zone (meters). Sources: Office of Geographic Information (Mass GIS), Comm. of Massachusetts Information Technology Division, and Kestrel Land Trust. Data are approximate and provided without warranty or liability.



Map by C. Volonte. Projection NAD83, Massachusetts State Plane Mainland Zone (meters). Sources: Office of Geographic Information (Mass GIS), Comm. of Massachusetts Information Technology Division, and Kestrel Land Trust. Data are approximate and provided without warranty or liability.

FOR REFERENCE, SEE BOOK OF PLANS 1882, PAGES 209-212, FRANKLIN COUNTY REGISTRY OF DEEDS.

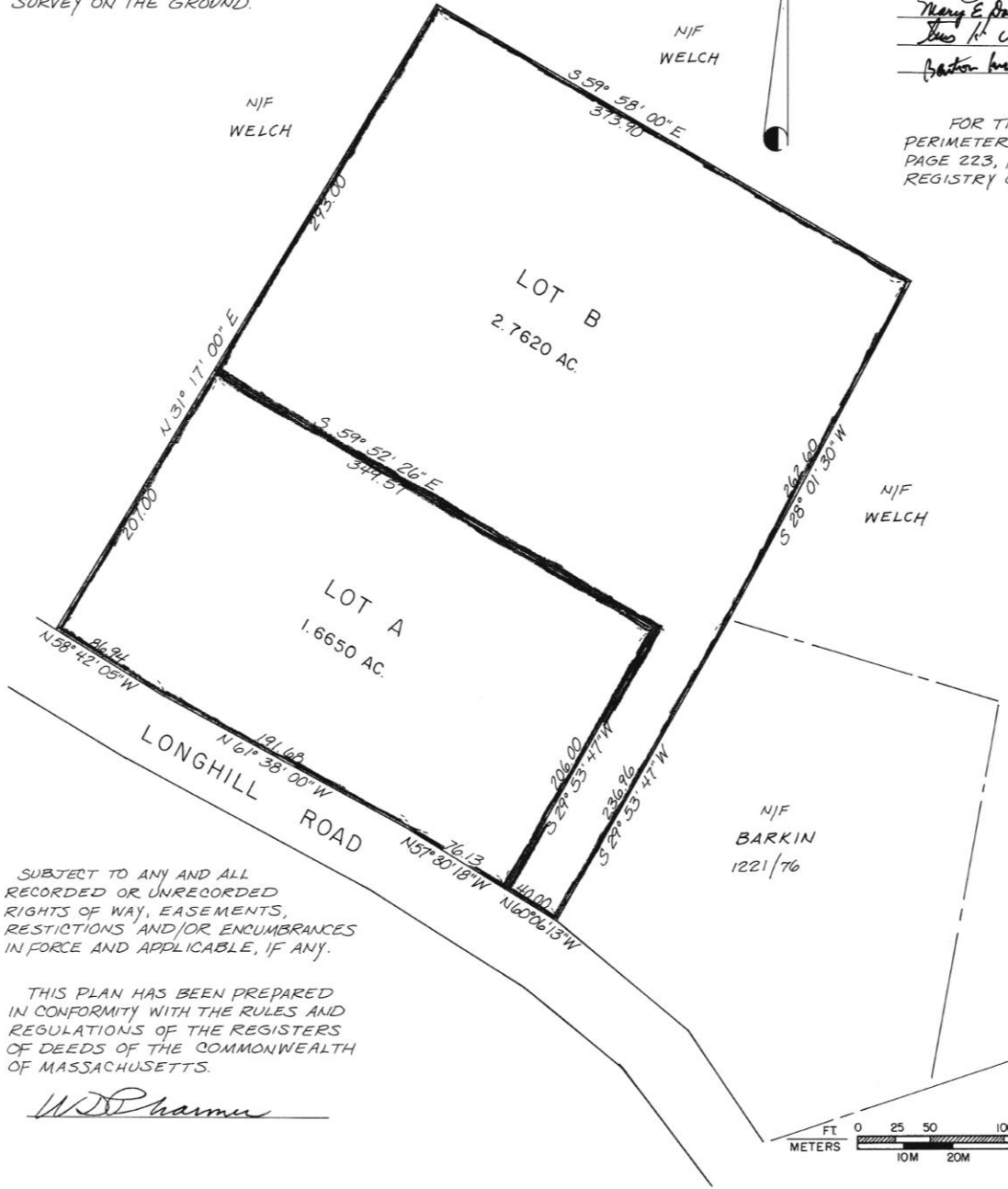
THIS PLAN WAS PREPARED FROM DEEDS AND REFERENCE PLANS AND IS NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY THIS OFFICE. THIS PLAN IS SUBJECT TO AN ACTUAL FIELD SURVEY ON THE GROUND.

APPROVAL OF THE LEVERETT PLANNING BOARD NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW.

DATE: 10/7/85

William J. Pharms
Mary E. Douglas
James H. Stone
Boston

FOR TITLE OF ENCLOSED PERIMETER SEE BOOK 1135, PAGE 223, FRANKLIN COUNTY REGISTRY OF DEEDS.



SUBJECT TO ANY AND ALL RECORDED OR UNRECORDED RIGHTS OF WAY, EASEMENTS, RESTRICTIONS AND/OR ENCUMBRANCES IN FORCE AND APPLICABLE, IF ANY.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

WJP Pharms

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

By: WJP Pharms

FRANKLIN COUNTY
REGISTRY OF DEEDS

July 3, 1986

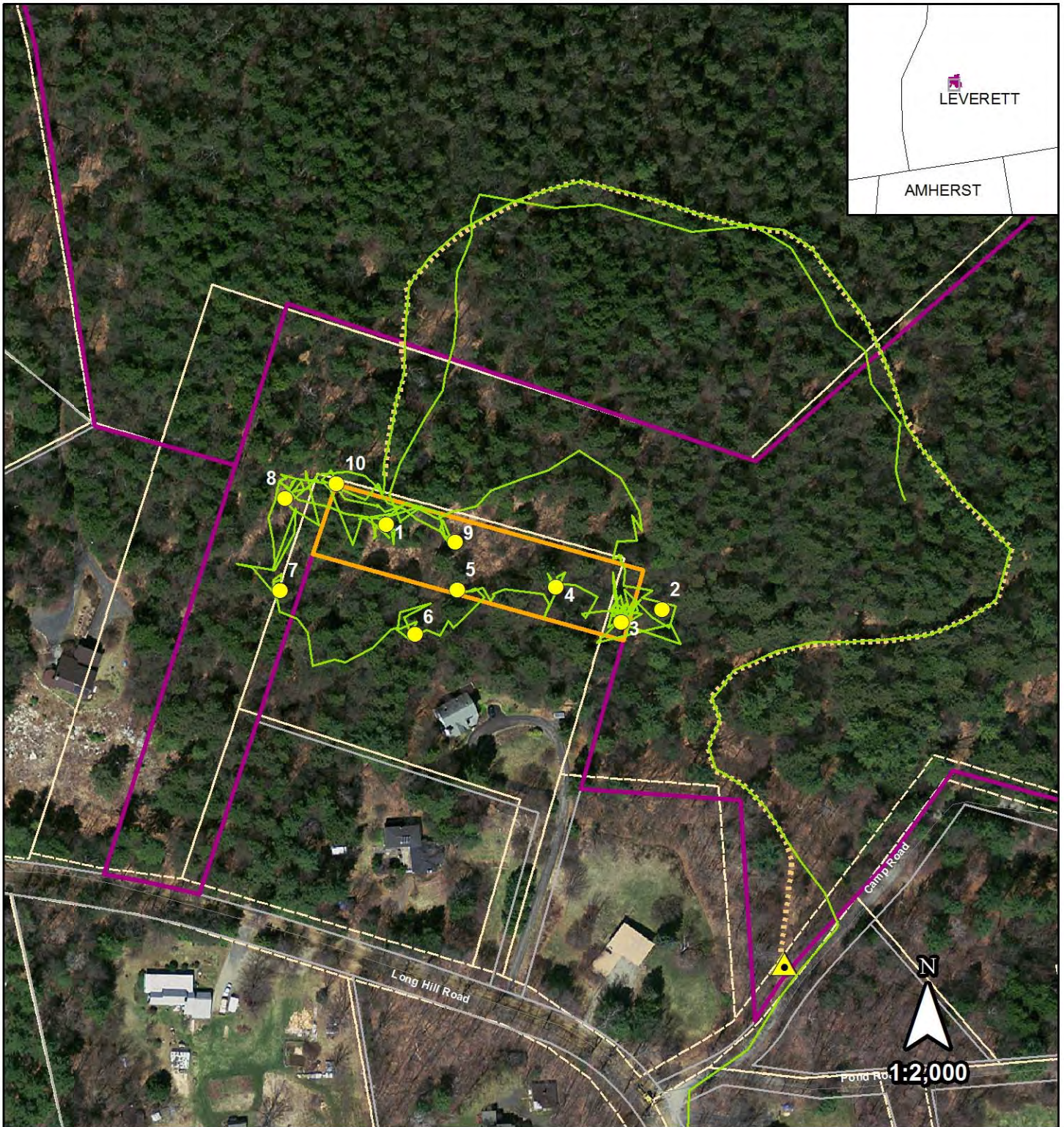
12 HR 44 MIN P.M.

RECEIVED FOR RECORD
GREENFIELD, MASS.

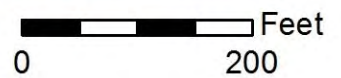
LEVERETT, MASS. FRANKLIN COUNTY	
PLAN OF LOTS FOR HOWARD & JOANN KOBIN	
Scale 1" = 50'	PHARMER ENGINEERING CORPORATION
Job No. Book No.	
Comp. Code D.117-3	
Date SEPT. 3, 1985	
Drawing No. LEV-M-4553	

No.	Description	Date
REVISIONS		

PLAN BOOK 60, PAGE 51



- Conservation Restriction (49 1/2 Long Hill Road)
- Long Hill Natural Area (Rattlesnake Gutter Trust)
- Town Parcels (2012 Data)
- Town Parcels (2009 Data)
- Long Hill Trail
- Long Hill Parking
- 8 December 2011 Route Traveled
- 8 December 2011 Photo Points



Map by C. Volonte. Projection NAD83, Massachusetts State Plane Mainland Zone (meters). Sources: Office of Geographic Information (Mass GIS), Comm. of Massachusetts Information Technology Division; and Kestrel Land Trust. Data are approximate and provided without warranty or liability.

WAYPOINT & PHOTO GPS COORDINATES

WAYPOINT ID	PHOTO ID	LATITUDE	LONGITUDE	ACCURACY (FT)	DATE & TIME	NOTES
1	1-7 34-36	42.4571164	-72.51238807	16.3	08-DEC-11 10:24:13AM	Near northern boundary: Long Hill Natural Area viewing site Photos 34-36 taken 16 June 2012
2	8-11	42.45685011	-72.51117462	18.6	08-DEC-11 10:39:51AM	NE corner of CR (presumed) showing pin
3	12-14	42.45680694	-72.51135123	17.2	08-DEC-11 10:52:53AM	Interior of CR near E boundary
4	15-17	42.45691834	-72.5116394	20.3	08-DEC-11 11:07:12AM	Interior of CR
5	18-19	42.45690644	-72.51207207	19.8	08-DEC-11 11:13:22AM	Interior of CR
6	20-22	42.45675984	-72.51225656	17.5	08-DEC-11 11:18:58AM	Views toward Long Hill Natural Area, exposed rock, and residence
7	23-25	42.4568978	-72.51285058	19.6	08-DEC-11 11:26:11AM	Views from approximate SW corner of CR
8	26-28 39-40	42.45719553	-72.51283533	13.2	08-DEC-11 11:34:16AM	Views from approximate NW corner of CR Photos 39-40 taken 16 June 2012
9	29-31 37-38	42.45706134	-72.51208481	17.0	08-DEC-11 11:46:42AM	Near northern boundary: Long Hill Natural Area viewing site Photos 37-38 taken 16 June 2012
10	32-33	42.4572459	-72.51260986	16.1	08-DEC-11 11:54:37AM	Northern boundary & pin

Waypoint data collected with a Garmin 60CSx GPS unit. Photos taken with a Panasonic LumixTZ4 camera.



Photo 1. Waypoint 1. 216° AZMG. View SSW into CR from Long Hill Natural Area viewing site, along approximate location of northern boundary of CR.



Photo 2. Waypoint 1. 244° AZMG. View WSW into CR from Long Hill Natural Area viewing site, near approximate location of northern boundary of CR.



Photo 3. Waypoint 1. 148° AZMG. View SSE into CR from Long Hill Natural Area viewing site, near approximate location of northern boundary of CR.



Photo 4. Waypoint 1. 122° AZMG. View SE along approximate location of northern boundary of CR from Long Hill Natural Area viewing site.

Photographer: Chris Volonte

Signature: Chris Volonte

Date Taken: 8 December 2011

Date Signed: 26 June 2012



Photo 5. Waypoint 1. 305° AZMG. View NW along approximate location of northern boundary of CR from Long Hill Natural Area viewing site.



Photo 6. Waypoint 1. 44° AZMG. View of cairns at Long Hill Natural Area viewing site from approximate location of northern boundary of CR.



Photo 7. Waypoint 1. 321° AZMG. View of bench at Long Hill Natural Area viewing site from approximate location of northern boundary of CR.



Photo 8. Waypoint 2. 348° AZMG. Presumed NE corner of CR. Iron pin with orange flagging at base of large boulder; tree with Rattlesnake Gutter Trust marker and flagging above. Closeup of pin.

Photographer: Chris Volonte

Signature: _____

Date Taken: 8 December 2011

Date Signed: 26 June 2012



Photo 9. Waypoint 2. 114° AZMG. Presumed NE corner of CR. Iron pin with orange flagging at base of large boulder; tree with Rattlesnake Gutter Trust marker & flagging above. Closeup of tree with marker & flagging.



Photo 10. Waypoint 2. 114° AZMG. Presumed NE corner of CR. Iron pin with orange flagging at base of large boulder; tree with Rattlesnake Gutter Trust marker & flagging above. Pipe and base of tree with flagging.



Photo 11. Waypoint 2. 300° AZMG. View NW along approximate northern boundary of CR, from presumed NE corner of CR. Long Hill Natural Area viewing site is upslope to the right.



Photo 12. Waypoint 3. 49° AZMG. View toward NE corner of CR from approximate location of eastern boundary.

Photographer: Chris Volonte

Signature: _____

Date Taken: 8 December 2011

Date Signed: 26 June 2012



Photo 13. Waypoint 3. 330° AZMG. View NW into CR from approximate location of eastern boundary.



Photo 14. Waypoint 3. 308° AZMG. View NW into CR from approximate location of eastern boundary.



Photo 15. Waypoint 4. 32° AZMG. View N toward Long Hill Natural Area viewing site from CR.



Photo 16. Waypoint 4. 128° AZMG. View SE toward eastern boundary from CR.

Photographer: Chris Volonte

Signature: _____

Date Taken: 8 December 2011

Date Signed: 26 June 2012



Photo 17. Waypoint 4. 308° AZMG. View NW toward trees recently cut to facilitate view from Long Hill Natural Area.



Photo 18. Waypoint 5. 300° AZMG. View NW toward exposed bedrock in western portion of CR.



Photo 19. Waypoint 5. 200° AZMG. View S toward residence at 49 1/2 Long Hill Road, from CR.



Photo 20. Waypoint 6. 37° AZMG. View N toward Long Hill Natural Area viewing site from CR.

Photographer: Chris Volonte

Signature: _____

Date Taken: 8 December 2011

Date Signed: 26 June 2012



Photo 21. Waypoint 6. 324° AZMG. View NW toward exposed bedrock in western portion of CR.



Photo 22. Waypoint 6. 166° AZMG. View S toward residence at 49 1/2 Long Hill Road, from CR.



Photo 23. Waypoint 7. 128° AZMG. View SE along approximate southern boundary of CR from approximate location of SW corner.



Photo 24. Waypoint 7. 38° AZMG. View NE toward Long Hill Natural Area viewing site from approximate location of SW corner of CR.

Photographer: Chris Volonte

Signature: _____

Date Taken: 8 December 2011

Date Signed: 26 June 2012



Photo 25. Waypoint 7. 94° AZMG. View E into CR from approximate location of SW corner.



Photo 26. Waypoint 8. 205° AZMG. View along presumed western boundary of CR from presumed location of NW corner, based on 2009 Leverett parcel data. Orange flagging previously placed along presumed boundary of Long Hill Natural Area by Brooke Thomas and Mary Alice Wilson (Rattlesnake Gutter Trust).



Photo 27. Waypoint 8. 180° AZMG. View S into CR from presumed location of NW corner, based on 2009 Leverett parcel data. Brooke Thomas visible in photo.



Photo 28. Waypoint 8. 208° AZMG. View SW along northern boundary of CR from presumed location of NW corner, based on 2009 Leverett parcel data.

Photographer: Chris Volonte

Signature: _____

Date Taken: 8 December 2011

Date Signed: 26 June 2012



Photo 29. Waypoint 9. 247° AZMG. Location of small rock outcropping along northern boundary of CR. Rattlesnake Gutter Trust marker and flagging added by Brooke Thomas on 12/08/2011. (Photos 30, 31)



Photo 30. Waypoint 9. 300° AZMG. View NW along boundary from small rock outcropping along northern boundary of CR. (Photos 29, 31)



Photo 31. Waypoint 9. 130° AZMG. View SE along boundary from small rock outcropping along northern boundary of CR. (Photos 29, 30)



Photo 32. Waypoint 10. 297° AZMG. View NW from N boundary of CR toward presumed NW corner, based on 2009 Leverett parcel data (Photos 26, 27, 28). Pin along presumed N boundary of CR, visible in foreground, may be the actual NW corner, based on 2012 Leverett parcel data. (Photo 33)

Photographer: Chris Volonte

Signature: _____

Date Taken: 8 December 2011

Date Signed: 26 June 2012



Photo 33. Waypoint 10. 297° AZMG. Closeup of pin along presumed northern boundary of CR, based on 2009 Leverett parcel data. (Photo 32). Pictured pin may be the actual NW corner, based on 2012 Leverett parcel data.

END OF 20 DECEMBER 2011 PHOTOS



Photo 34. Waypoint 1. Looking South. View toward subject Property from bench at Long Hill Natural Area viewing site.



Photo 35. Waypoint 1. Looking South. View toward subject Property from bench at Long Hill Natural Area viewing site (same as previous).

Photographer: Chris Volonte

Signature: _____

Dates Taken: 20 December 2011 & 16 June 2012

Date Signed: 26 June 2012



Photo 36. Between Waypoints 1 & 9. Looking SW. View toward subject Property from Long Hill Natural Area viewing site (east of bench).



Photo 37. Waypoint 9. Looking SW. View into subject Property from Long Hill Natural Area viewing site.



Photo 38. Waypoint 9. Looking NW. View along approximate location of northern boundary of subject Property (Photo 30).



Photo 39. Waypoint 8. Looking SE. View along approximate location of northern boundary of subject Property from NW corner (Photo 28).

Photographer: Chris Volonte

Signature: _____

Dates Taken: 20 December 2011 & 16 June 2012

Date Signed: 26 June 2012



Photo 40. Near Waypoint 8. Looking SE. View into subject Property from top of ridge near NW corner.



Photo 41. No Waypoint Taken. Closeup of hemlock woolly adelgid (*Adelges tsugae*) on tree near the Long Hill Natural Area viewing site, along the trail.

END OF 16 JUNE 2012 PHOTOS

Photographer: Chris Volonte

Signature: _____

Dates Taken: 20 December 2011 & 16 June 2012

Date Signed: 26 June 2012

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DEED

MAY 15 12 23 PM '91

I, CHRISTINE AUSTIN, also known as G. CHRISTINE AUSTIN, and CHRISTINE G. AUSTIN, of Leverett, Massachusetts, in consideration of ONE HUNDRED FIVE THOUSAND and no/100 (\$105,000.00) DOLLARS hereby grant to VALLEY LAND FUND, INC., a Massachusetts not-for-profit corporation with an address of P.O. Box 522, Hadley, Massachusetts 01035, with warranty covenants an undivided sixty-five percent (65%) interest in the real estate in Leverett, Franklin County, Massachusetts more particularly described in Exhibit A, attached hereto and made a part hereof, and subject to and with the benefit of the easements, rules, regulations, restrictions, and rights of way, set forth in said Exhibit A, and together with all appurtenant easements.

The Grantor hereby extinguishes the right of way and easement described in a grant of right of way and easement from Christine Austin to Christine Austin dated September 25, 1990 and recorded in Franklin County Registry of Deeds, Book 2475, Page 346, to the extent such grant has any effect.

The premises are conveyed with a conservation restriction, to run with the land, that they shall not be subdivided or developed for residences or otherwise developed for other than passive recreational uses and shall be preserved and kept in a natural and undeveloped state for passive recreational uses by foot or cross country skis.

Executed under seal, this 15th day of May, 1991.

Christine Austin
Christine Austin, otherwise known as G. Christine Austin and Christine G. Austin

COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

May 15, 1991

Then personally appeared the above-named Christine Austin, and acknowledged the foregoing instrument to be her free act and deed, before me,

Bart J. Gordon
Bart J. Gordon, Notary Public

My commission expires: October 10, 1991



Cancel 5/15/91
Call
TAX 4724
CASH 403
SERIAL 100



1991 00004841

Bk: 2529 Pg: 158 Doc:DEED
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PARCEL A

The land located off the westerly side of Camp Road, so-called, in Leverett, Franklin County, Massachusetts, bounded and described as follows:

Beginning at a point located off the westerly side of said Camp Road, which point marks the northwesterly corner of land now or formerly of Cornelius C. Robb and Irene A. Robb as described in the instrument recorded with the Franklin County Registry of Deeds in Book 1150, Page 287, and also marking the southwesterly corner of land now or formerly of Robert A. Negucci as more particularly described in the instrument recorded with said Registry of Deeds in Book 1140, Page 192, said place of beginning also marks the northerlymost northeasterly corner of Tract 1 of Parcel B, hereof; thence from said place of beginning S. 61° 44' 51" W. a distance of 573 feet to an iron pin; thence N. 57° 42' 23" W. a distance of 673.48 feet to an iron pin; thence S. 32° 05' 22" W. a distance of 200 feet to a point marking the northeasterly corner of Lot #5 as shown on a plan of land hereinafter mentioned, the last three courses running along said Tract 1 of Parcel B, hereof; thence N. 60° 16' 59" W. along said Lot #5 a distance of 90 feet as shown on said plan; the last four courses are more particularly shown on a plan of land entitled "Plan of Land in Leverett, Massachusetts, Prepared for Kenneth J. Suid" dated November 7, 1977, by Almer Huntley, Jr. & Associates, Inc., Surveyors, Engineers, Planners, 125 Pleasant Street, Northampton, Massachusetts, which plan is recorded with the Franklin County Registry of Deeds in Plan Book 45, Page 5; thence N. 4° 55' 03" E. along Lot #3 shown on a plan entitled "Plan of Land in Leverett, Massachusetts Prepared for Geoffrey A. Robinson & Christine Austin," prepared by Almer Huntley, Jr. & Associates, Inc., date: February 21, 1990, Scale: 1" = 100', recorded in the Franklin County Registry of Deeds in Plan Book 78, Page 5 (the "Austin Plan") a distance of 473.11 feet to a point; thence N. 00° 08' 15" W. along Lot #2 shown on the Austin Plan a distance of 225.92 feet to an iron pin, at land now or formerly of Sharon E. Howard and Andrea Ahearns formerly John A. Grybko; thence N. 89° 51' 45" E. a distance of 36.10 feet to an iron pin; thence S. 85° 14' E. a distance of 662.8 feet to an iron pin; thence N. 13° 53' E. a distance of 159.7 feet to a point; the last courses running along land now or formerly of John A. Grybko; thence S. 84° 10' E. a distance of 75.8 feet to a point; thence S. 88° 49' E. a distance of 117.6 feet to a point; thence S. 60° 27' E. a distance of 129.85 feet to a point, the last courses running along a fence; thence N. 24° 23' E. a distance of 105.44 feet to an iron pin; thence S. 85° 30' E. a distance of 68.25 feet to a point; thence N. 88° 48' E. a distance of 87.55 feet to an iron pin; thence S. 52° 29' E. a distance of 182.2 feet to an iron pin located on the northwesterly corner of land now or formerly of Cole, the last four courses run along a rail fence; thence S. 39° 58' W. along land of said Cole 140.3 feet to an iron pin; thence S. 5° 43' W., 125 feet along land now or formerly of one Negucci to an iron pin; thence S. 42° 44' E., 175 feet along land now or

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formerly of said Negucci to an iron pin in the westerly line of the so-called Camp Road; thence S. 18° 51' W. in the westerly line of Camp Road, 45.48 feet to an iron pin at land now or formerly of one Kraemer; thence N. 42° 44' W. along land of said Kraemer and land now or formerly of said Negucci 229 feet to an iron pin; thence S. 16° 18' W. along land now or formerly of Negucci 196.92 feet to an iron pin; thence S. 14° 36' E. along land of said Negucci, now or formerly, 233.58 feet to an iron pin, said iron pin marking the place of beginning. The last seventeen (17) courses and distances are based on a plan of land entitled "Plan of Land Sold by Albert F. Welch in Leverett, Mass." Scale 1" = 100', dated April 11, 1964, prepared by W. C. Wentworth, which is not recorded, a copy of which is on file in the office of Almer Huntley, Jr. & Associates, Inc.

This description creates no new boundaries.

This parcel contains approximately 19 acres, more or less.

All courses, distances and areas are approximate.

Subject to and together with the reservation, rights of way and easement, if any, as more particularly described in the deed of Albert F. Welch, et ux, to W. D. Cows, Inc., dated July 20, 1964, which is recorded in the Franklin County Registry of Deeds in Book 1169, Page 294.

Being the same premises conveyed by Lynn Nakkim to Geoffrey A. Robinson and G. Christine Austin by deed dated December, 1985 and recorded as aforesaid in Book 1919, Page 193, LESS and EXCLUDING those portions of said Nakkim tract which are included within Lot #2 and Lot #3 on the Austin Plan, recorded in the Franklin County Registry of Deeds in Book of Plans 78, Page 5, which parcels were conveyed by two deeds dated March 20, 1990, one from Geoffrey A. Robinson to Melena Bonnello recorded as aforesaid in Book 2423, Page 198, and one from Christine Austin to Laurel S. Kahn recorded as aforesaid in Book 2423, Page 200.

PARCEL B.

The land in Leverett, Franklin County, Massachusetts, located on the northeasterly side of Long Hill Road, a town way, bounded and described as follows:

Tract I: Beginning at an iron pin located on the northeasterly side of said Long Hill Road, which point marks the southwesterly corner of land now or formerly of Howard Kobin and Joann M. Kobin as more particularly described with the document recorded with the Franklin County Registry of Deeds in Book 1135, Page 223; thence from said iron pin as shown on a plan of land hereinafter mentioned, N. 62° 53' 37" W. along the northeasterly side of said Long Hill Road a distance of 100.46 feet to a point as shown on said plan; thence N. 69° 58' 35" W. along the

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northeasterly side of said Long Hill road a distance of 99.54 feet to an iron pin marking the westerlymost southwesterly corner of the premises herein described and the southeasterly corner of Lot #5 as shown on said plan; thence N. 32° 05' 22" E. partially along said Lot #5 and partially along other land now or formerly of Lynn Nakkim a distance of 708.56 feet to an iron pin as shown on said plan; thence S. 57° 42' 23" E. a distance of 673.48 feet to a point as shown on said plan; thence N. 61° 44' 51" E. a distance of 573 feet to an iron pin as shown on said plan; the last two courses running along other land now or formerly of Lynn Nakkim; thence S. 25° 36' 58" E. along land now or formerly of Cornelius C. Robb and Irene A. Robb, a distance of 119.77 feet to an iron pin as shown on said plan; thence S. 11° 44' 40" E. along land now or formerly of Kenneth Rufus Capen a distance of 214.97 feet to a point as shown on said plan; thence S. 81° 14' 08" E. along land of said Capen a distance of 102.88 feet to a point located on the westerly side of Camp Road, so-called, as shown on said plan; thence S. 09° 47' 48" W. a distance of 153.07 feet to a point as shown on said plan; thence S. 22° 42' 53" W. a distance of 127.75 feet to a point as shown on said plan; thence S. 04° 30' 07" W. 127.75 feet to a point as shown on said plan; thence S. 04° 30' 07" W. a distance of 63.28 feet to a point as shown on said plan; thence S. 22° 12' 53" W. a distance of 63.99 feet to an iron pin as shown on said plan; thence S. 49° 30' 53" W. a distance of 67.69 feet to an iron pin as shown on said plan; thence S. 69° 39' 57" W. a distance of 70.16 feet to an iron pin as shown on said plan; thence S. 72° 50' 32" W. a distance of 60.79 feet to an iron pin as shown on said plan; thence N. 87° 04' 53" W. a distance of 65.17 feet to an iron pin to be set as shown on said plan; thence N. 60° 16' 04" W. a distance of 280.51 feet to an iron pin as shown on said plan; thence S. 50° 27' 56" W. a distance of 382.71 feet to an iron pin marking the southeasterly corner of land now or formerly of Solomon Barkin and Elaine R. Barkin as shown on said plan; the last ten courses running along the westerly, northwesterly, northeasterly and northwesterly side of Camp Road, so-called; thence N. 11° 01' 45" E. a distance of 268.90 feet to an iron pin as shown on said plan; thence N. 72° 27' 16" W. a distance of 192.47 feet to an iron pin at land now or formerly of Howard Kobin and Joann M. Kobin; the last two courses running along land now or formerly of Solomon Barkin and Elaine R. Barkin as shown on said plan; thence N. 29° 36' 47" E. a distance of 258.48 feet to an iron pin as shown on said plan; thence N. 60° 16' 59" W. a distance of 375.01 feet to an iron pin in a pile of stones as shown on said plan; thence S. 32° 22' 19" W. a distance of 487.31 feet to an iron pin marking the place of beginning; the last three courses running along land now or formerly of said Howard Kobin and Joanne M. Kobin, all as shown on said plan. Containing 16.313 acres, more or less.

Meaning and intending to convey Lot No. 6 on a plan of land entitled, "Plan of Land in Leverett, Massachusetts, Prepared for Kenneth J. Suid" dated November 7, 1977, prepared by Almer

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Huntley, Jr. & Associates, Inc., Registered Land Surveyors,
recorded with the Franklin County Registry of Deeds Book of Plans
45, Page 5.

Tract II: Beginning at an iron pin set on the easterly line of said Camp Road, which pin marks the southwesterly corner of the premises herein described and the northwesterly corner of land now or formerly of Welch; thence N. 70° 13' E. a distance of 74.0 feet, more or less, along the easterly line of said Camp Road to a point; thence N. 48° 33' E. a distance of 72.0 feet, more or less, along the easterly line of Camp Road to an iron pin at land now or formerly of one Daviau; thence S. 50° 09' E. a distance of 137.3 feet, more or less, on said Daviau land to an iron pin set near the shore line of Echo Lake; thence southwesterly along the shore of Echo Lake a distance of approximately 255 feet, more or less, to an iron pin at land now or formerly of said Welch; thence N. 09° 14' E. a distance of 47.35 feet, more or less, to the iron pin at the beginning.

Meaning and intending to convey the 0.34 acres land, more or less, conveyed by W.D. Cowls, Inc. to Kenneth J. Suid and Richard H. Parrish by deed dated January 12, 1967, and recorded with said Deeds at Book 1207, Page 183. See also plan of land recorded with Franklin County Registry of Deeds at Plan Book 27, Page 64, entitled, "Plan showing 708.7 Square Feet of Land Sit. in Leverett, Franklin Co., Massachusetts, to be conveyed to Roger A. Daviau and Loraine H. Daviau by W.D. Cowls, Inc., No. Amherst, Mass."

In addition to the reservations, restrictions, encumbrances and rights of way hereinafter mentioned which the above-described Tract II may be subject, said Tract II is conveyed subject to the rules, regulations or restrictions of the Echo Lake Association or any other like body, as the same may exist and still be in full force and effect (See Book 1214, Page 322 and Book 1281, Page 692).

Subject to easements granted to Western Mass. Electric Co. and New England Telephone and Telegraph C. by deed at Book 911, Page 141, and Book 1056, Page 27, to the extent that they may affect the locus.

Subject to easement referred to in deed of Albert F. Welch et ux to Roger A. Daviau et ux providing access to lake over Tract II, Book 1109, Page 58.

Being the same premises conveyed by deed of Lynn Nakkim dated December, 1985 and recorded as aforesaid in Book 1919, Page 185.

Together with the right to use Camp Road.

Parcel A and Parcel B are all of Seller's remaining land at this location in Leverett off Long Hill Road. This description creates no new boundaries.

ATTEST: FRANKLIN COUNTY, MASS. Walter T. Kostanski, Jr., Register

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DEED

RECORDED
EXCISE TAX
CASH
APR 1 1991
CANCELED

MAY 15 12 23 PM '91

I, CHRISTINE AUSTIN, also known as G. CHRISTINE AUSTIN, and CHRISTINE G. AUSTIN, of Leverett, Massachusetts, for non-monetary consideration and as a gift, hereby grant to VALLEY LAND FUND, INC., a Massachusetts not-for-profit corporation with an address of P.O. Box 522, Hadley, Massachusetts 01035, with warranty covenants an undivided thirty-five percent (35%) interest in the real estate in Leverett, Franklin County, Massachusetts more particularly described in Exhibit A, attached hereto and made a part hereof, and subject to and with the benefit of the easements, rules, regulations, restrictions, rights of way, set forth in said Exhibit A, and with all appurtenant easements.

The Grantor hereby extinguishes the right of way and easement described in a grant of right of way and easement from Christine Austin to Christine Austin dated September 25, 1990 and recorded in Franklin County Registry of Deeds, Book 2475, Page 346, to the extent such grant has any effect.

The premises are conveyed with a conservation restriction, to run with the land, that they shall not be subdivided or developed for residences or otherwise developed for other than passive recreational uses and shall be preserved and kept in a natural and undeveloped state for passive recreational uses by foot or cross country skis.

The consideration for this transfer is less than \$100 and no deed excise stamps are due.

Executed under seal, this 15th day of May, 1991.

Christine Austin
Christine Austin, otherwise known as G. Christine Austin and Christine G. Austin

COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

May 15, 1991

Then personally appeared the above-named Christine Austin, and acknowledged the foregoing instrument to be her free act and deed, before me,

Bart J. Gordon
Bart J. Gordon, Notary Public

My commission expires: October 10, 1991

Property address: Long Hill Road, Leverett, MA.



1991 00004842

Bk: 2529 Pg: 163 Doc:DEED
Page 1 of 5 05/15/1991 12:23PM

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PARCEL A

The land located off the westerly side of Camp Road, so-called, in Leverett, Franklin County, Massachusetts, bounded and described as follows:

Beginning at a point located off the westerly side of said Camp Road, which point marks the northwesterly corner of land now or formerly of Cornelius C. Robb and Irene A. Robb as described in the instrument recorded with the Franklin County Registry of Deeds in Book 1150, Page 287, and also marking the southwesterly corner of land now or formerly of Robert A. Negucci as more particularly described in the instrument recorded with said Registry of Deeds in Book 1140, Page 192, said place of beginning also marks the northerlymost northeasterly corner of Tract 1 of Parcel B, hereof; thence from said place of beginning S. 61° 44' 51" W. a distance of 573 feet to an iron pin; thence N. 57° 42' 23" W. a distance of 673.48 feet to an iron pin; thence S. 32° 05' 22" W. a distance of 200 feet to a point marking the northeasterly corner of Lot #5 as shown on a plan of land hereinafter mentioned, the last three courses running along said Tract 1 of Parcel B, hereof; thence N. 60° 16' 59" W. along said Lot #5 a distance of 90 feet as shown on said plan; the last four courses are more particularly shown on a plan of land entitled "Plan of Land in Leverett, Massachusetts, Prepared for Kenneth J. Suid" dated November 7, 1977, by Almer Huntley, Jr. & Associates, Inc., Surveyors, Engineers, Planners, 125 Pleasant Street, Northampton, Massachusetts, which plan is recorded with the Franklin County Registry of Deeds in Plan Book 45, Page 5; thence N. 4° 55' 03" E. along Lot #3 shown on a plan entitled "Plan of Land in Leverett, Massachusetts Prepared for Geoffrey A. Robinson & Christine Austin," prepared by Almer Huntley, Jr. & Associates, Inc., date: February 21, 1990, Scale: 1" = 100', recorded in the Franklin County Registry of Deeds in Plan Book 78, Page 5 (the "Austin Plan") a distance of 473.11 feet to a point; thence N. 00° 08' 15" W. along Lot #2 shown on the Austin Plan a distance of 225.92 feet to an iron pin, at land now or formerly of Sharon E. Howard and Andrea Ahearns formerly John A. Grybko; thence N. 89° 51' 45" E. a distance of 36.10 feet to an iron pin; thence S. 85° 14' E. a distance of 662.8 feet to an iron pin; thence N. 13° 53' E. a distance of 159.7 feet to a point; the last courses running along land now or formerly of John A. Grybko; thence S. 84° 10' E. a distance of 75.8 feet to a point; thence S. 88° 49' E. a distance of 117.6 feet to a point; thence S. 60° 27' E. a distance of 129.85 feet to a point, the last courses running along a fence; thence N. 24° 23' E. a distance of 105.44 feet to an iron pin; thence S. 85° 30' E. a distance of 68.25 feet to a point; thence N. 88° 48' E. a distance of 87.55 feet to an iron pin; thence S. 52° 29' E. a distance of 182.2 feet to an iron pin located on the northwesterly corner of land now or formerly of Cole, the last four courses run along a rail fence; thence S. 39° 58' W. along land of said Cole 140.3 feet to an iron pin; thence S. 5° 43' W., 125 feet along land now or formerly of one Negucci to an iron pin; thence S. 42° 44' E., 175 feet along land now or

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formerly of said Negucci to an iron pin in the westerly line of the so-called Camp Road; thence S. 18° 51' W. in the westerly line of Camp Road, 45.48 feet to an iron pin at land now or formerly of one Kraemer; thence N. 42° 44' W. along land of said Kraemer and land now or formerly of said Negucci 229 feet to an iron pin; thence S. 16° 18' W. along land now or formerly of Negucci 196.92 feet to an iron pin; thence S. 14° 36' E. along land of said Negucci, now or formerly, 233.58 feet to an iron pin, said iron pin marking the place of beginning. The last seventeen (17) courses and distances are based on a plan of land entitled "Plan of Land Sold by Albert F. Welch in Leverett, Mass." Scale 1" = 100', dated April 11, 1964, prepared by W. C. Wentworth, which is not recorded, a copy of which is on file in the office of Almer Huntley, Jr. & Associates, Inc.

This description creates no new boundaries.

This parcel contains approximately 19 acres, more or less.

All courses, distances and areas are approximate.

Subject to and together with the reservation, rights of way and easement, if any, as more particularly described in the deed of Albert F. Welch, et ux, to W. D. Cowls, Inc., dated July 20, 1964, which is recorded in the Franklin County Registry of Deeds in Book 1169, Page 294.

Being the same premises conveyed by Lynn Nakkim to Geoffrey A. Robinson and G. Christine Austin by deed dated December, 1985 and recorded as aforesaid in Book 1919, Page 193, LESS and EXCLUDING those portions of said Nakkim tract which are included within Lot #2 and Lot #3 on the Austin Plan, recorded in the Franklin County Registry of Deeds in Book of Plans 78, Page 5, which parcels were conveyed by two deeds dated March 20, 1990, one from Geoffrey A. Robinson to Melena Bonnello recorded as aforesaid in Book 2423, Page 198, and one from Christine Austin to Laurel S. Kahn recorded as aforesaid in Book 2423, Page 200.

PARCEL B

The land in Leverett, Franklin County, Massachusetts, located on the northeasterly side of Long Hill Road, a town way, bounded and described as follows:

Tract I: Beginning at an iron pin located on the northeasterly side of said Long Hill Road, which point marks the southwesterly corner of land now or formerly of Howard Kobin and Joann M. Kobin as more particularly described with the document recorded with the Franklin County Registry of Deeds in Book 1135, Page 223; thence from said iron pin as shown on a plan of land hereinafter mentioned, N. 62° 53' 37" W. along the northeasterly side of said Long Hill Road a distance of 100.46 feet to a point as shown on said plan; thence N. 69° 58' 35" W. along the

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northeasterly side of said Long Hill road a distance of 99.54 feet to an iron pin marking the westerlymost southwesterly corner of the premises herein described and the southeasterly corner of Lot #5 as shown on said plan; thence N. 32° 05' 22" E. partially along said Lot #5 and partially along other land now or formerly of Lynn Nakkim a distance of 708.56 feet to an iron pin as shown on said plan; thence S. 57° 42' 23" E. a distance of 673.48 feet to a point as shown on said plan; thence N. 61° 44' 51" E. a distance of 573 feet to an iron pin as shown on said plan; the last two courses running along other land now or formerly of Lynn Nakkim; thence S. 25° 36' 58" E. along land now or formerly of Cornelius C. Robb and Irene A. Robb, a distance of 119.77 feet to an iron pin as shown on said plan; thence S. 11° 44' 40" E. along land now or formerly of Kenneth Rufus Capen a distance of 214.97 feet to a point as shown on said plan; thence S. 81° 14' 08" E. along land of said Capen a distance of 102.88 feet to a point located on the westerly side of Camp Road, so-called, as shown on said plan; thence S. 09° 47' 48" W. a distance of 153.07 feet to a point as shown on said plan; thence S. 22° 42' 53" W. a distance of 127.75 feet to a point as shown on said plan; thence S. 04° 30' 07" W. 127.75 feet to a point as shown on said plan; thence S. 04° 30' 07" W. a distance of 63.28 feet to a point as shown on said plan; thence S. 22° 12' 53" W. a distance of 63.99 feet to an iron pin as shown on said plan; thence S. 49° 30' 53" W. a distance of 67.69 feet to an iron pin as shown on said plan; thence S. 69° 39' 57" W. a distance of 70.16 feet to an iron pin as shown on said plan; thence S. 72° 50' 32" W. a distance of 60.79 feet to an iron pin as shown on said plan; thence N. 87° 04' 53" W. a distance of 65.17 feet to an iron pin to be set as shown on said plan; thence N. 60° 16' 04" W. a distance of 280.51 feet to an iron pin as shown on said plan; thence S. 50° 27' 56" W. a distance of 382.71 feet to an iron pin marking the southeasterly corner of land now or formerly of Solomon Barkin and Elaine R. Barkin as shown on said plan; the last ten courses running along the westerly, northwesterly, northeasterly and northwesterly side of Camp Road, so-called; thence N. 11° 01' 45" E. a distance of 268.90 feet to an iron pin as shown on said plan; thence N. 72° 27' 16" W. a distance of 192.47 feet to an iron pin at land now or formerly of Howard Kobin and Joann M. Kobin; the last two courses running along land now or formerly of Solomon Barkin and Elaine R. Barkin as shown on said plan; thence N. 29° 36' 47" E. a distance of 258.48 feet to an iron pin as shown on said plan; thence N. 60° 16' 59" W. a distance of 375.01 feet to an iron pin in a pile of stones as shown on said plan; thence S. 32° 22' 19" W. a distance of 487.31 feet to an iron pin marking the place of beginning; the last three courses running along land now or formerly of said Howard Kobin and Joanne M. Kobin, all as shown on said plan. Containing 16.313 acres, more or less.

Meaning and intending to convey Lot No. 6 on a plan of land entitled, "Plan of Land in Leverett, Massachusetts, Prepared for Kenneth J. Suid" dated November 7, 1977, prepared by Almer

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Huntley, Jr. & Associates, Inc., Registered Land Surveyors,
recorded with the Franklin County Registry of Deeds Book of Plans
45, Page 5.

Tract II: Beginning at an iron pin set on the easterly line of said Camp Road, which pin marks the southwesterly corner of the premises herein described and the northwesterly corner of land now or formerly of Welch; thence N. 70° 13' E. a distance of 74.0 feet, more or less, along the easterly line of said Camp Road to a point; thence N. 48° 33' E. a distance of 72.0 feet, more or less, along the easterly line of Camp Road to an iron pin at land now or formerly of one Daviau; thence S. 50° 09' E. a distance of 137.3 feet, more or less, on said Daviau land to an iron pin set near the shore line of Echo Lake; thence southwesterly along the shore of Echo Lake a distance of approximately 255 feet, more or less, to an iron pin at land now or formerly of said Welch; thence N. 09° 14' E. a distance of 47.35 feet, more or less, to the iron pin at the beginning.

Meaning and intending to convey the 0.34 acres land, more or less, conveyed by W.D. Cows, Inc. to Kenneth J. Suid and Richard H. Parrish by deed dated January 12, 1967, and recorded with said Deeds at Book 1207, Page 183. See also plan of land recorded with Franklin County Registry of Deeds at Plan Book 27, Page 64, entitled, "Plan showing 708.7 Square Feet of Land Sit. in Leverett, Franklin Co., Massachusetts, to be conveyed to Roger A. Daviau and Loraine H. Daviau by W.D. Cows, Inc., No. Amherst, Mass."

In addition to the reservations, restrictions, encumbrances and rights of way hereinafter mentioned which the above-described Tract II may be subject, said Tract II is conveyed subject to the rules, regulations or restrictions of the Echo Lake Association or any other like body, as the same may exist and still be in full force and effect (See Book 1214, Page 322 and Book 1281, Page 692).

Subject to easements granted to Western Mass. Electric Co. and New England Telephone and Telegraph Co. by deed at Book 911, Page 141, and Book 1056, Page 27, to the extent that they may affect the locus.

Subject to easement referred to in deed of Albert F. Welch et ux to Roger A. Daviau et ux providing access to lake over Tract II, Book 1109, Page 58.

Being the same premises conveyed by deed of Lynn Nakkim dated December, 1985 and recorded as aforesaid in Book 1919, Page 185.

Together with the right to use Camp Road.

Parcel A and Parcel B are all of Seller's remaining land at this location in Leverett off Long Hill Road. This description creates no new boundaries.

ATTEST: FRANKLIN COUNTY, MASS. Walter T. Kostanski, Jr., Register

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KNOW ALL PERSONS BY THESE PRESENTS

THAT MELVYN D. NUNES and BARBARA B. NUNES, husband and wife, of 11931 Gold Needle Way, Columbia, Maryland 21044 (the Grantors), grant to VALLEY LAND FUND, INC., a Massachusetts not-for-profit corporation with an address of 136 Damon Road, P. O. Box 522, Northampton, Massachusetts, its successors and assigns (the Grantee), for One (\$1.00) Dollar and other valuable consideration, a restriction, without covenants of title, and in perpetuity, consisting of a Conservation Restriction pursuant to Chapter 184, Section 31-33 and Chapter 132A, Sections 3 and 3A, of the General Laws of Massachusetts (as may be amended from time to time) for conservation purposes, on a parcel of land located in the Town of Leverett containing .7500 acres, more or less, more fully described in Exhibit A and hereinafter referred to as "the Premises."

The terms of the Conservation Restriction are as follows:

A. Except as set forth in paragraph B below, neither the Grantors nor the heirs, devisees, successors, or assigns of the Grantors will perform or give permission to others to perform the following acts or uses on the Premises:

- (1) The construction or placement of any building, tennis court, artificial swimming pool, asphalt driveway, asphalt road, sign, billboard, or other advertising display, mobile home, utility pole (except existing easements), tower, conduit or line or other temporary or permanent structure on or above the Premises.
- (2) The excavation, dredging or removal from the Premises of soil, loam, peat, gravel, sand, rock or other mineral resource or natural deposit in such a manner as to affect the surface thereof, and the placement, filling, storing or dumping of soil, refuse, trash, vehicle bodies or parts, rubbish, debris, junk, waste or other substance or material whatsoever;
- (3) Cutting, removing or otherwise destroying trees, grasses, or other vegetation, except for clearing of shrubbery, trees and other vegetation for the purposes of beautification and maintenance of vistas, and carrying on of woodland, agricultural and farming operations, pursuant to a forest management plan approved by DEM, including the planting and harvesting of crops and cutting of trees and shrubs; provided, however, such woodland, agricultural and farming operations do not, in the reasonable opinion of the Grantee, substantially alter the present condition of the Premises or harm wildlife or the natural environmental systems;
- (4) Any use of the Premises and activity thereon, except for

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agricultural, forestry, educational or passive outdoor recreational purposes, inconsistent with the intent that the Premises remain, in the reasonable opinion of the Grantee, predominantly in their natural condition; and

- (5) Activities detrimental to drainage, flood control, water conservation, erosion control or soil conservation or other acts or uses detrimental to such retention of land or water areas.

B. The provisions of paragraph A notwithstanding, the following uses and activities by Grantors and the heirs, devisees, successors and assigns of the Grantors shall not be prohibited by this Conservation Restriction or considered inconsistent with the intent of this grant:

- (1) Carrying on of woodland, agricultural and farming operations, including, but not limited to, the cultivation and harvesting of crops, flowers and hay, the planting of trees and shrubs and the mowing of grass, provided, however, such activities do not substantially alter the present condition of the Premises or harm wildlife or the natural environmental systems; the grazing of livestock; and the construction and maintenance of fences necessary or appropriate in connection therewith;
- (2) The clearing, maintenance and use of trails and wood roads on the Premises as reasonably necessary for the uses herein permitted;
- (3) The maintenance of horses and domestic animals, provided such activities do not, in the reasonable opinion of the Grantee, substantially alter the Premises or harm wildlife or natural environmental systems;
- (4) The use of Premises for walking and other recreational activities conducted on foot and the use of trails and wood roads on the Premises for horseback riding, in conformity with the restrictions hereinabove set forth; and
- (5) The placement of signs of a size not exceeding one (1) square foot on the Premises for the purpose of indicating the ownership of the Premises, and for the marking of nature trails.

C. The foregoing Conservation Restriction is authorized by Massachusetts General Laws Chapter 84, Sections 31 through 33, and otherwise by law, and is intended to ensure that the Premises will be retained predominantly in natural, scenic and open condition for conservation purposes and for the protection of wildlife and natural environmental systems.

D. This Conservation Restriction shall be enforced by the Grantee as it in its sole discretion may decide. Nothing herein shall impose upon the Grantee any duty to maintain or require that the Premises be maintained in any particular state or condition, notwithstanding the Grantee's acceptance hereof.

E. The Conservation Restriction hereby conveyed grants to Grantee, the inhabitants of the Town of Leverett and to the public generally the right to enter upon the Premises to the extent of and for the purposes that they may enter upon the adjacent land located northerly of the Premises. This shall include tree and brush removal and trimming to the extent desired by Grantee for view, trial or other purposes.

There is hereby granted to the representatives of the Grantee the right to enter Premises at reasonable times and in reasonable manner for the purposes of inspecting the same to determine compliance herewith, of enforcing this Conservation Restriction, or of taking any and all action with respect to the Premises as may be necessary or appropriate with or without order to court, to remedy or abate any violation hereof.

F. The rights hereby granted shall be in addition to, and not in limitation of, any other rights and remedies available to the Grantee for enforcement of this Conservation Restriction.

No Massachusetts deed excise tax stamps are affixed hereto as none are required by Chapter 64D, Section 1 of the General Laws, as amended.

WITNESS our hands and seals this 14th day of June, 1991.

Witness [Signature]

[Signature]
Melvyn D. Nunes, Owner

Witness [Signature]

[Signature]
Barbara B. Nunes, Owner

STATE OF MARYLAND

Howard, ss.

June 14, 1991

Then personally appeared the above named Melvyn D. Nunes and Barbara B. Nunes and declared the foregoing instrument to be their free act and deed.

[Signature]
Notary Public



My commission expires:

by Com. Expires 2/15, 1998

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Exhibit A

Conservation Easement
Nunes to Valley Land Fund, Inc.

(Portion of Plan Book 60, Page 51 Lot B, 0.75 acres)

Beginning at a point at the most Easterly corner of land of Melvyn D. Nunes and Barbara B. Nunes at land now or formerly of one Welch, being the most Easterly corner of "LOT B" shown on a "PLAN OF LOTS FOR HOWARD AND JOANN KOBIN", prepared by Pharmed Engineering Corporation, Holyoke, MA, dated September 3, 1985, recorded in the Franklin County Registry of Deeds in Plan Book 60, Page 51; thence

- S. 28° 01' 30" W. along said land now or formerly of Welch a distance of 87.3763 feet to a point; thence
- N. 59° 58' 00" W. along other land of Melvyn D. Nunes and Barbara B. Nunes a distance of 373.90 feet, more or less, to a point at land now or formerly of said Welch; thence
- N. 31° 17' 00" E. along land now or formerly of said Welch 87.3763 feet to a point at the most Northerly corner of the aforementioned "LOT B"; thence
- S. 59° 58' 00" E. along land now or formerly of said Welch 373.90 feet to the point of beginning; containing 0.75 acres, more or less.



ATTEST: FRANKLIN COUNTY, MASS. Walter T. Kostanski, Jr., Register

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Premises: Long Hill Natural Area, Leverett, MA
WARRANTY DEED

Valley Land Fund, Inc., a Massachusetts not-for-profit corporation
with an address of P.O. Box 522, Hadley, MA 01035
for \$1.00

grants to Rattlesnake Gutter Trust, a Massachusetts not-for-profit
corporation with a post office address of P.O. Box 195, Leverett, MA

WITH WARRANTY COVENANTS

The land in Leverett, Franklin County, Massachusetts more
particularly described in Exhibit A, attached hereto and made a part
hereof, and subject to and with the benefit of the easements, rules,
regulations, restrictions, rights of way, set forth in said Exhibit
A, and with all appurtenant easements.

The premises are conveyed subject to a restriction, to run with
the land, that they shall not be subdivided or developed for
residences or otherwise developed for other than passive recreational
uses and shall be preserved and kept in a natural and undeveloped
state for passive recreational uses by foot or cross country skis.

Being the same premises conveyed to Valley Land Fund, Inc. by
deeds dated May 15, 1991 and recorded in the Franklin County Registry
of Deeds Book 2529 at Page 158 and Page 163.

By acceptance of these premises the grantee hereby covenants and
agrees that the premises shall forever remain in a natural and
undeveloped state, and, in furtherance of that paramount goal and
requirement, the premises shall be subject to the following
additional restrictions and conditions: (i) No motorized vehicles or
mechanized vehicles (e.g. bicycles) shall be permitted upon the
premises, other than in any permitted parking area, (ii) no hunting
or playing of electrical or electronically augmented sound shall be
permitted upon the premises, (iii) any cutting or trimming of trees
shall only be undertaken with a respect for the preservation of the
hill top and the hill as a naturally wooded area, and (iv) the
roadway now existing on the premises shall not be improved beyond its
existing state as a foot path. The foregoing restrictions shall not
prohibit any emergency vehicles, in the event of an emergency.

Together with the benefits of the restriction conveyed to Valley
Land Fund, Inc. by document dated June 14, 1991 recorded in the
Franklin County Registry of Deeds Book 2542, Page 184.

IN WITNESS WHEREOF, the said Valley Land Fund, Inc. has caused its
corporate seal to be hereto affixed and these presents to be signed,
acknowledged and delivered in its name and behalf by Lawrence Smith,
its President, and Mason Phelps, its Treasurer, this 2nd day of
October, 1993.

[Signature]

[Signature]

Valley Land Fund, Inc.
By: *[Signature]*
Lawrence Smith, President
By: *[Signature]*
Mason Phelps, Treasurer

THE COMMONWEALTH OF MASSACHUSETTS

Hamphire, ss.

October 2nd, 1993

Then personally appeared the above named Lawrence Smith and
Mason Phelps and acknowledged the foregoing instrument to be the free
act and deed of Valley Land Fund, Inc.,

Before me, *[Signature]*
[Signature], Notary Public
My commission expires:
10/11/1996

#7.VLF.DEE



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EXHIBIT A

PARCEL A

The land located off the westerly side of Camp Road, so-called, in Leverett, Franklin County, Massachusetts, bounded and described as follows:

Beginning at a point located off the westerly side of said Camp Road, which point marks the northwesterly corner of land now or formerly of Cornelius C. Robb and Irene A. Robb as described in the instrument recorded with the Franklin County Registry of Deeds in Book 1150, Page 287, and also marking the southwesterly corner of land now or formerly of Robert A. Negucci as more particularly described in the instrument recorded with said Registry of Deeds in Book 1140, Page 192, said place of beginning also marks the northerlymost northeasterly corner of Tract 1 of Parcel B, hereof; thence from said place of beginning S. 61° 44' 51" W. a distance of 573 feet to an iron pin; thence N. 57° 42' 23" W. a distance of 673.48 feet to an iron pin; thence S. 32° 05' 22" W. a distance of 200 feet to a point marking the northeasterly corner of Lot #5 as shown on a plan of land hereinafter mentioned, the last three courses running along said Tract 1 of Parcel B, hereof; thence N. 60° 16' 59" W. along said Lot #5 a distance of 90 feet as shown on said plan; the last four courses are more particularly shown on a plan of land entitled "Plan of Land in Leverett, Massachusetts, Prepared for Kenneth J. Suid" dated November 7, 1977, by Almer Huntley, Jr. & Associates, Inc., Surveyors, Engineers, Planners, 125 Pleasant Street, Northampton, Massachusetts, which plan is recorded with the Franklin County Registry of Deeds in Plan Book 45, Page 5; thence N. 4° 55' 03" E. along Lot #3 shown on a plan entitled "Plan of Land in Leverett, Massachusetts Prepared for Geoffrey A. Robinson & Christine Austin," prepared by Almer Huntley, Jr. & Associates, Inc., date: February 21, 1990, Scale: 1" = 100', recorded in the Franklin County Registry of Deeds in Plan Book 78, Page 5 (the "Austin Plan") a distance of 473.11 feet to a point; thence N. 00° 08' 15" W. along Lot #2 shown on the Austin Plan a distance of 225.92 feet to an iron pin, at land now or formerly of Sharon E. Howard and Andrea Ahearns formerly, John A. Grybko; thence N. 89° 51' 45" E. a distance of 36.10 feet to an iron pin; thence S. 85° 14' E. a distance of 662.8 feet to an iron pin; thence N. 13° 53' E. a distance of 159.7 feet to a point; the last courses running along land now or formerly of John A. Grybko; thence S. 84° 10' E. a distance of 75.8 feet to a point; thence S. 88° 49' E. a distance of 117.6 feet to a point; thence S. 60° 27' E. a distance of 129.85 feet to a point, the last courses running along a fence; thence N. 24° 23' E. a distance of 105.44 feet to an iron pin; thence S. 85° 30' E. a distance of 68.25 feet to a point; thence N. 88° 48' E. a distance of 87.55 feet to an iron pin; thence S. 52° 29' E. a distance of 182.2 feet to an iron pin located on the northwesterly corner of land now or formerly of Cole, the last four courses run along a rail fence; thence S. 39° 58' W. along land of said Cole 140.3 feet to an iron pin; thence S. 5° 43' W., 125 feet along land now or formerly of one Negucci to an iron pin; thence S. 42° 44' E., 175 feet along land now or

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formerly of said Negucci to an iron pin in the westerly line of the so-called Camp Road; thence S. 18° 51' W. in the westerly line of Camp Road, 45.48 feet to an iron pin at land now or formerly of one Kraemer; thence N. 42° 44' W. along land of said Kraemer and land now or formerly of said Negucci 229 feet to an iron pin; thence S. 16° 18' W. along land now or formerly of Negucci 196.92 feet to an iron pin; thence S. 14° 36' E. along land of said Negucci, now or formerly, 233.58 feet to an iron pin, said iron pin marking the place of beginning. The last seventeen (17) courses and distances are based on a plan of land entitled "Plan of Land Sold by Albert F. Welch in Leverett, Mass." Scale 1" = 100', dated April 11, 1964, prepared by W. C. Wentworth, which is not recorded, a copy of which is on file in the office of Almer Huntley, Jr. & Associates, Inc.

This description creates no new boundaries.

This parcel contains approximately 19 acres, more or less.

All courses, distances and areas are approximate.

Subject to and together with the reservation, rights of way and easement, if any, as more particularly described in the deed of Albert F. Welch, et ux, to W. D. Cows, Inc., dated July 20, 1964, which is recorded in the Franklin County Registry of Deeds in Book 1169, Page 294.

Being the same premises conveyed by Lynn Nakkim to Geoffrey A. Robinson and G. Christine Austin by deed dated December, 1985 and recorded as aforesaid in Book 1919, Page 193, LESS and EXCLUDING those portions of said Nakkim tract which are included within Lot #2 and Lot #3 on the Austin Plan, recorded in the Franklin County Registry of Deeds in Book of Plans 78, Page 5, which parcels were conveyed by two deeds dated March 20, 1990, one from Geoffrey A. Robinson to Melena Bonnello recorded as aforesaid in Book 2423, Page 198, and one from Christine Austin to Laurel S. Kahn recorded as aforesaid in Book 2423, Page 200.

PARCEL B

The land in Leverett, Franklin County, Massachusetts, located on the northeasterly side of Long Hill Road, a town way, bounded and described as follows:

Tract I: Beginning at an iron pin located on the northeasterly side of said Long Hill Road, which point marks the southwesterly corner of land now or formerly of Howard Kobin and Joann M. Kobin as more particularly described with the document recorded with the Franklin County Registry of Deeds in Book 1135, Page 223; thence from said iron pin as shown on a plan of land hereinafter mentioned, N. 62° 53' 37" W. along the northeasterly side of said Long Hill Road a distance of 100.46 feet to a point as shown on said plan; thence N. 69° 58' 35" W. along the

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northeasterly side of said Long Hill road a distance of 99.54 feet to an iron pin marking the westerlymost southwesterly corner of the premises herein described and the southeasterly corner of Lot #5 as shown on said plan; thence N. 32° 05' 22" E. partially along said Lot #5 and partially along other land now or formerly of Lynn Nakkim a distance of 708.56 feet to an iron pin as shown on said plan; thence S. 57° 42' 23" E. a distance of 673.48 feet to a point as shown on said plan; thence N. 61° 44' 51" E. a distance of 573 feet to an iron pin as shown on said plan; the last two courses running along other land now or formerly of Lynn Nakkim; thence S. 25° 36' 58" E. along land now or formerly of Cornelius C. Robb and Irene A. Robb, a distance of 119.77 feet to an iron pin as shown on said plan; thence S. 11° 44' 40" E. along land now or formerly of Kenneth Rufus Capen a distance of 214.97 feet to a point as shown on said plan; thence S. 81° 14' 08" E. along land of said Capen a distance of 102.88 feet to a point located on the westerly side of Camp Road, so-called, as shown on said plan; thence S. 09° 47' 48" W. a distance of 153.07 feet to a point as shown on said plan; thence S. 22° 42' 53" W. a distance of 127.75 feet to a point as shown on said plan; thence S. 04° 30' 07" W. 127.75 feet to a point as shown on said plan; thence S. 04° 30' 07" W. a distance of 63.28 feet to a point as shown on said plan; thence S. 22° 12' 53" W. a distance of 63.99 feet to an iron pin as shown on said plan; thence S. 49° 30' 53" W. a distance of 67.69 feet to an iron pin as shown on said plan; thence S. 69° 39' 57" W. a distance of 70.16 feet to an iron pin as shown on said plan; thence S. 72° 50' 32" W. a distance of 60.79 feet to an iron pin as shown on said plan; thence N. 87° 04' 53" W. a distance of 65.17 feet to an iron pin to be set as shown on said plan; thence N. 60° 16' 04" W. a distance of 280.51 feet to an iron pin as shown on said plan; thence S. 50° 27' 56" W. a distance of 382.71 feet to an iron pin marking the southeasterly corner of land now or formerly of Solomon Barkin and Elaine R. Barkin as shown on said plan; the last ten courses running along the westerly, northwesterly, northeasterly and northwesterly side of Camp Road, so-called; thence N. 11° 01' 45" E. a distance of 268.90 feet to an iron pin as shown on said plan; thence N. 72° 27' 16" W. a distance of 192.47 feet to an iron pin at land now or formerly of Howard Kobin and Joann M. Kobin; the last two courses running along land now or formerly of Solomon Barkin and Elaine R. Barkin as shown on said plan; thence N. 29° 36' 47" E. a distance of 258.48 feet to an iron pin as shown on said plan; thence N. 60° 16' 59" W. a distance of 375.01 feet to an iron pin in a pile of stones as shown on said plan; thence S. 32° 22' 19" W. a distance of 487.31 feet to an iron pin marking the place of beginning; the last three courses running along land now or formerly of said Howard Kobin and Joanne M. Kobin, all as shown on said plan. Containing 16.313 acres, more or less.

Meaning and intending to convey Lot No. 6 on a plan of land entitled, "Plan of Land in Leverett, Massachusetts, Prepared for Kenneth J. Suid" dated November 7, 1977, prepared by Almer

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Huntley, Jr. & Associates, Inc., Registered Land Surveyors, recorded with the Franklin County Registry of Deeds Book of Plans 45, Page 5.

Tract II: Beginning at an iron pin set on the easterly line of said Camp Road, which pin marks the southwesterly corner of the premises herein described and the northwesterly corner of land now or formerly of Welch; thence N. 70° 13' E. a distance of 74.0 feet, more or less, along the easterly line of said Camp Road to a point; thence N. 48° 33' E. a distance of 72.0 feet, more or less, along the easterly line of Camp Road to an iron pin at land now or formerly of one Daviau; thence S. 50° 09' E. a distance of 137.3 feet, more or less, on said Daviau land to an iron pin set near the shore line of Echo Lake; thence southwesterly along the shore of Echo Lake a distance of approximately 255 feet, more or less, to an iron pin at land now or formerly of said Welch; thence N. 09° 14' E. a distance of 47.35 feet, more or less, to the iron pin at the beginning.

Meaning and intending to convey the 0.34 acres land, more or less, conveyed by W.D. Cows, Inc. to Kenneth J. Suid and Richard H. Parrish by deed dated January 12, 1967, and recorded with said Deeds at Book 1207, Page 183. See also plan of land recorded with Franklin County Registry of Deeds at Plan Book 27, Page 64, entitled, "Plan showing 708.7 Square Feet of Land Sit. in Leverett, Franklin Co., Massachusetts, to be conveyed to Roger A. Daviau and Loraine H. Daviau by W.D. Cows, Inc., No. Amherst, Mass."

In addition to the reservations, restrictions, encumbrances and rights of way hereinafter mentioned which the above-described Tract II may be subject, said Tract II is conveyed subject to the rules, regulations or restrictions of the Echo Lake Association or any other like body, as the same may exist and still be in full force and effect (See Book 1214, Page 322 and Book 1281, Page 692).

Subject to easements granted to Western Mass. Electric Co. and New England Telephone and Telegraph C. by deed at Book 911, Page 141, and Book 1056, Page 27, to the extent that they may affect the locus.

Subject to easement referred to in deed of Albert F. Welch et ux to Roger A. Daviau et ux providing access to lake over Tract II, Book 1109, Page 58.

Being the same premises conveyed by deed of Lynn Nakkim dated December, 1985 and recorded as aforesaid in Book 1919, Page 185.

Together with the right to use Camp Road.

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EXCISE TAX
11/04/97
FRANKLIN
RECORDS REC. 11
CASH 8.00
EXCISE TAX 8.00

ATTEST: FRANKLIN COUNTY, MASS. Walter T. Kostanski, Jr., Register

Affected Premises:
49 1/2 Long Hill Road
Leverett, MA

DEED



Bk: 5150 Pg: 194 Doc: DEED
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KNOW ALL PERSONS BY THESE PRESENTS

THAT We, **FREDERICK FLAHERTY** and **DIANE FLAHERTY**, both of 49 1/2 Long Hill Road,
Leverett, Franklin County, Massachusetts

in consideration of

-FOUR HUNDRED SEVENTY FIVE ^{THOUSAND and 00/100 KAM} (\$475,000.00) DOLLARS-

grant to **TILMAN WOLF** and **ANA LUCIA CAICEDO**, husband and wife, as tenants by the
entirety, both of 1 Linden Street, Northampton, Hampshire County, Massachusetts

with **QUITCLAIM COVENANTS**

SEE EXHIBIT A ATTACHED AND MADE APART HEREOF.

Being the same premises conveyed to the grantors herein by deed of Melvyn D. Nunes and
Barbara B. Nunes, dated June 14, 1991 recorded in the Franklin County Registry of Deeds at
Book 2542, Page 188.

Executed as a sealed instrument this 24th day of July, 2006.

[Signature]
WITNESS

Fredrick Flaherty
FREDERICK FLAHERTY

[Signature]
WITNESS

Diane Flaherty
DIANE FLAHERTY

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 24th day of July, 2006, before, me the undersigned notary public, personally
appeared **FREDERICK FLAHERTY** and **DIANE FLAHERTY** proved to me through satisfactory
evidence of identification, which was/were personal knowledge, to be the
person(s) whose name(s) is/are signed on the preceding document, and acknowledged to me
that he/she/they signed it voluntarily for its stated purpose.

[Signature]
Notary Public **DAVID R. KAPLAN**
My Commission expires: 9/7/12 9/7/12

MASSACHUSETTS EXCISE TAX
Franklin District ROD #11 001
Date: 07/31/2006 12:17 PM
Ctrl# 005737 20936 Doc# 00010711
Fee: \$2,166.00 Cons: \$475,000.00

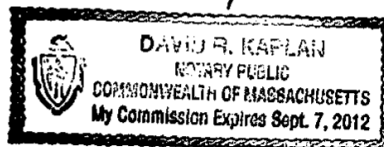


EXHIBIT A

The land in Leverett, Franklin County, Massachusetts, with the buildings thereon, bounded and described as follows:

Beginning at a point on the northerly side of Longhill Road, which point marks the most southwest point of land now or formerly of Barkin, by deed recorded in Franklin County Registry of Deeds in Book 1221, Page 76 and the most southeast point of the premises herein conveyed; thence

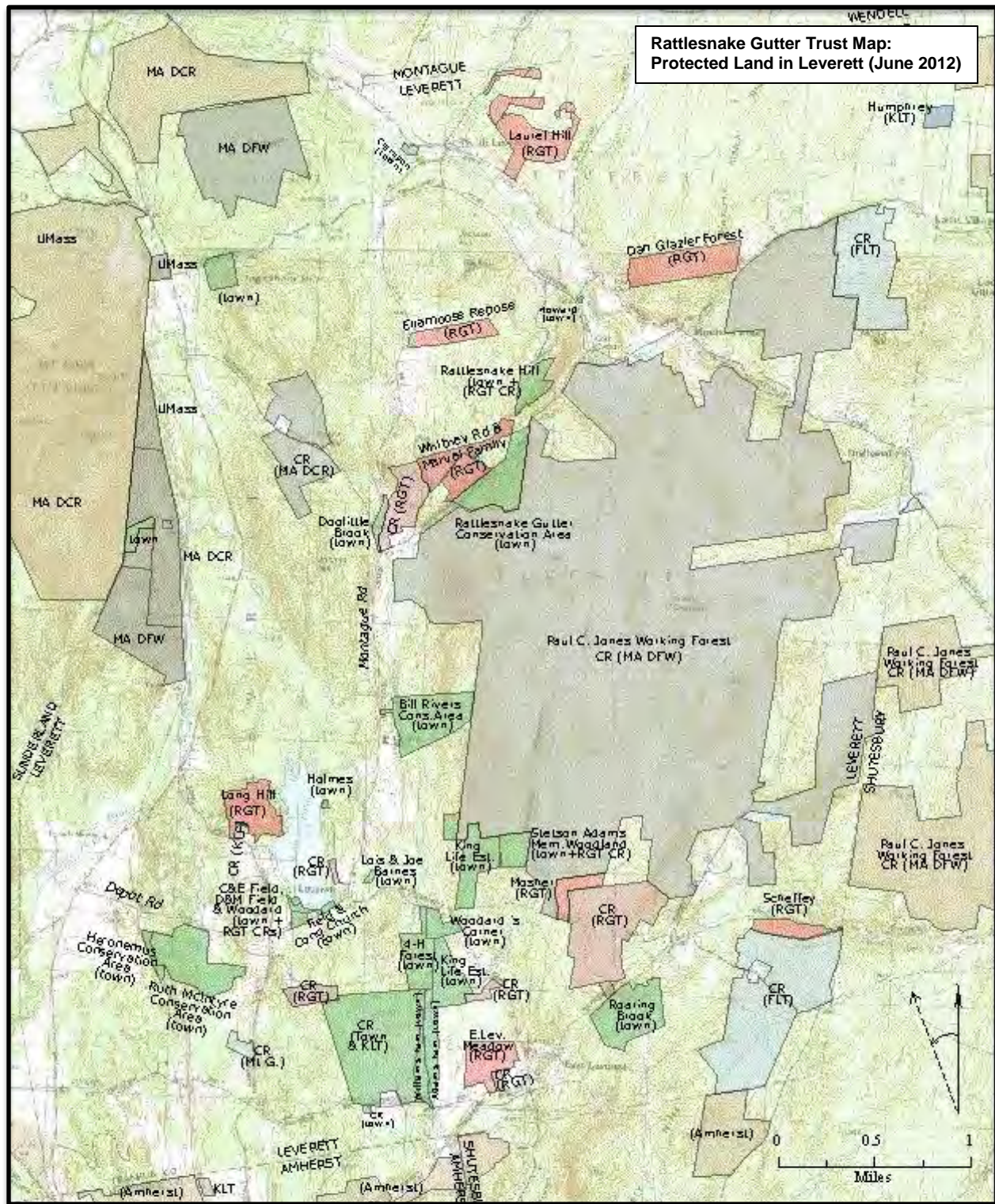
- North 60E 06' 13" West a distance of 40 (forty) feet along said Longhill Road; thence
- North 29E 53' 47" East a distance of 206 (two hundred six) feet along land now or formerly of Ahamed to a point; thence
- North 59E 52' 26" West a distance of 349.57 (three hundred forty-nine and 57/100) feet along land now or formerly of said Ahamed to a point; thence
- North 31E 17' 00" East a distance of 293 (two hundred ninety-three) feet along land now or formerly of Weich to a point; thence
- South 59E 58' 00" East a distance of 373.90 (three hundred seventy-three and 90/100) feet along land now or formerly of said Welch to a point; thence
- South 28E 01' 30" West a distance of 262.60 (two hundred sixty-two and 60/100) feet along land now or formerly of said Welch to a point; thence
- South 29E 53' 47" West a distance of 236.96 (two hundred thirty-six and 96/100) feet along land now or formerly of Barkin to the place of beginning.

Containing 2.7620 acres.

Said premises are described as Lot B in a Plan of Lots for Howard and Joanne Kobin dated September 3, 1985 and recorded in the Franklin County Registry of Deeds in Plan Book 60, Page 51.

A portion of the premises conveyed consisting of a strip of land along the Northerly line of Lot B 373.90 feet in width and 87.3763' in depth containing 0.75 feet of an acre is conveyed subject to a conservation easement granted by Melvyn D. Nunes and Barbara B. Nunes to the Valley Land Fund, Inc. and recorded in said Registry in Book 2542, Page 184.

ATTEST: FRANKLIN COUNTY, MASS. H. Peter Wood, Register



**Rattlesnake Gutter Trust Map:
Protected Land in Leverett (June 2012)**

CRs = Conservation Restrictions (shown in lighter shades) preserve and protect land in its natural, scenic, and undeveloped condition in perpetuity. Owners continue to engage in forestry and agriculture. CRs are held by a land trust, the town, or the state. Public access varies with the property. Please be considerate.

- = RGT (Rattlesnake Gutter Trust)
 - = MA DCR Dept. Conservation/Recreation
 - = FLT Franklin Land Trust
 - = MtG Mount Grace Conservation Trust
 - = Town of Leverett
 - = MA DFW Div of Fisheries/Wildlife
 - = KLT Kestrel Land Trust
- (June 2012)

PREPARER'S QUALIFICATIONS

Chris Volonte became involved in land stewardship while working toward a master's degree in conservation biology at Antioch University. Chris came to Antioch with a master's degree in English and twelve years' experience in conservation and education nonprofits, including two years with the Massachusetts office of the Nature Conservancy. In 2008, while a student at Antioch, Chris served as Land Conservation Steward for the Monadnock Conservancy in New Hampshire. From 2009-2011, she worked as a Biological Field Technician for Western EcoSystems Technology, Inc. Now, as a member of MassLIFT 2011-12, an AmeriCorps program designed to support local and regional land conservation organizations, Chris conducts monitoring and baseline work as Land Steward for the Kestrel Land Trust in Amherst, Massachusetts.