

EXHIBIT A

Bk: 05452 Pg: 236



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AFFECTED PREMISES:
Cider Mill Road, Leverett, MA

QUITCLAIM DEED

We, **DAVID L. FIELD** and **MARY E. FIELD**, of Leverett, Franklin County, Massachusetts, for consideration of **TWELVE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$12,500.)**,

grant to **THE INHABITANTS OF THE TOWN OF LEVERETT**/having a mailing address of Town Hall, Montague Road, Leverett, MA 01054, * acting through its Select Board

with QUITCLAIM COVENANTS,

A tract of land situated on Cider Mill Road in Leverett, Franklin County, Massachusetts, bounded and described in Exhibit "A" attached hereto and made part hereof.

EXECUTED AS A SEALED INSTRUMENT this 16 day of January, 2008.

David L. Field

Mary E. Field

COMMONWEALTH OF MASSACHUSETTS

County of Franklin, ss

On this 16 day of January, 2008, before me, the undersigned notary public, personally appeared **DAVID L. FIELD** and **MARY E. FIELD**, proved to me through satisfactory evidence of identification, to be personally known to me for a sufficient time to establish their identity, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

MASSACHUSETTS EXCISE TAX
Franklin District ROD #11
Date: 01/24/2008 12:34 PM
Ctrl# 007590 19208 Doc# 00000758
Fee: \$57.00 Cons: \$12,500.00

Notary Public: Gary D. Gruber
My Commission Expires: 11/10/2011



EXHIBIT "A"

A tract of land situated on Cider Mill Road in Leverett, Franklin County, Massachusetts, bounded and described as follows:

Bounded on the North by Cider Mill Road, other land of the Grantors, land now or formerly of Carlye Field and Edith Field, and Echo Lake (Leverett Pond);

on the East by land now or formerly of Arnold Hagler and Martha Obermeier, trustees, by land now or formerly of Carlye Field and Edith Field, Echo Lake (Leverett Pond and land now or formerly of the Town of Leverett;

on the South by land now or formerly of Michael Fair and Evelyn L. Snyder, land now or formerly of Philip O. Woodard and Catherine A. Woodard, and land now or formerly of Olivia Bernard; and

on the West by land now or formerly of Samuel A. Karlin and Lisa Karlin.

Containing 3.87 acres, more or less.

Together with the right to use Cider Mill Road.

Meaning and intending to convey Parcel 12F as shown on the Town of Leverett Assessor's Map 5-B dated FY 2006, January 1, 2005.

Subject to any and all Rights of Way, encumbrances and other rights of record, if any.

Subject to the provisions and conditions of Article 97 of the Constitution of the Commonwealth of Massachusetts.

Subject to the provision that the property is to be preserved as open space in perpetuity.

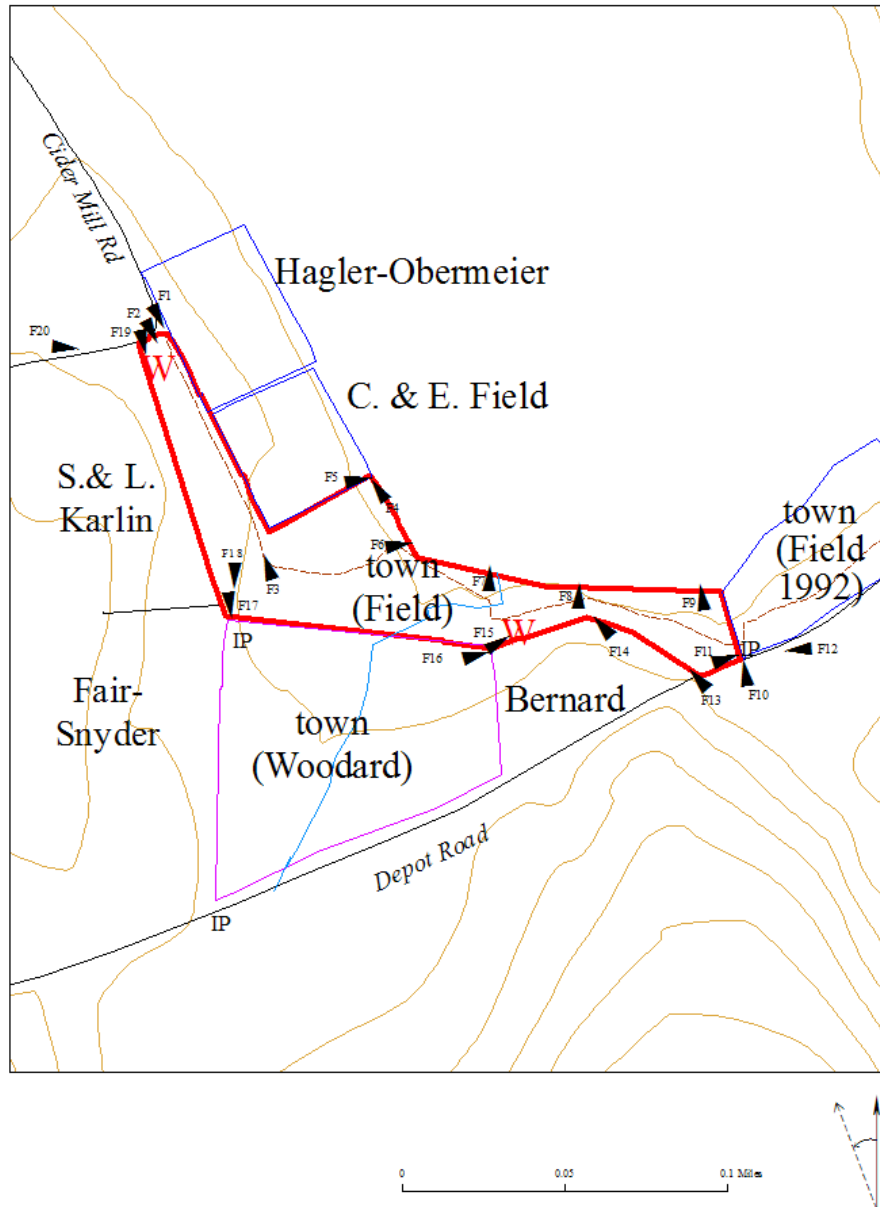
Being a portion of the property conveyed to David L. Field and Mary E. Field by deed of Edward L. Field and Ruth E. Field dated January 20, 1975 and recorded in the Franklin county Registry of Deeds in Book 1420, Page 321.

NO NEW BOUNDARIES ARE CREATED BY THIS DEED

page 5.2

ATTEST: FRANKLIN COUNTY, MASS. Joseph A. Gochinski Register

David and Mary Field CR Map of Boundary Photographs



David and Mary Field Conservation Restriction							
photo baseline. Note pictures taken with iphone which provides date and time but not film number.							
date	latitude of corners	longitude of corners	azimuth (m)	photo grapher	word album #	location	notes for future monitors
11/14/2010 9/17/2010	42.451343	-72.507074	south	Mary Alice Wilson	F1 F2	edge Cider Mill Rd and woods road at culvert	no pin, use culvert
	42.450873	-72.506802	north	Mary Alice Wilson	F3	corner: C.A. Field on woods road and Field CR	blue flag only corner approximate
11/14/2010 10/8/2010	42.451076	-72.506059	north east	Mary Alice Wilson	F4 F5	shoreline corner between C.A. Field and Field CR	blue flag, line on south side of C & E Field property approximate
10/5/2010 10/13/2010 10/13/2010 10/5/2010			east (F6,F7) north F8,F9)	Mary Alice Wilson	F6 F7 F8 F9	shoreline, north around to east	enjoy
11/14/2010	42.450594	-72.503898	north	Mary Alice Wilson	F10	shoreline, line between Field CR and 1992 Field gift to town	culvert at south end easy, but braided stream to shore. About 165 degrees.
11/14/2010	42.45027049	-72.5037921	northeast northwest	Mary Alice Wilson	F11, F12	Depot road, line between Field CR and 1992 Field gift to town	
10/13/2010	42.450181	-72.504148	312 deg	Mary Alice Wilson	F13	Depot Road corner between Field CR and Barnard property	old road quite visible. Assume line goes down middle (red paint)
10/13/2010 10/9/2010 10/9/2010	42.450326	-72.505282	northwest west east	Mary Alice Wilson	F13 F14 F15	F13. Old Road F14. Section cleared for view. F15. Well mentioned in deed	Bernard line is best estimate. If exact line is needed, do survey. (red paint)
10/5/2010 10/24/2010	42.44979590,	-72.505210	east south south	Mary Alice Wilson	F16 F17 F18	Iron Pin: corner Field CR. Woodard CR, Fair-Snyder, Karlin	Woodard property has ditches, Field does not. Blue flags.
10/24/2010	42.451480	-72.507373	south east	Mary Alice Wilson	F19 F20	F19. Well for Karlin house on Field CR (6 feet east of line). F20. line by road	ip at Karlin S corner and well provide reference for line
11/14/2010			south	Mary Alice Wilson	F21	Two corners on Cider Mill road	

David and Mary Field Conservation Restriction: Boundary Photographs

East line (Northern section)

F1. Culvert marking NE corner of Field CR (border with Hagley-Obermeier)
White bag at edge of culvert (looking south, 11/14/2010)

42.45134303, -72.50707386 (9/21/2010)



F2. View of woods road from Cider Mill Rd looking south 9/17/2010

42.45165467, -72.50727293 (9/21/2010)



F3. Corner of Carlisle and Edith Field Property. line turns east to shore.
Picture taken from woods road corner, white bag at probable corner, looking north, 11/14/2010.

corner: 42.450873, -72.506802 (probably)
(11/9/2010)



F4. Corner with shoreline, looking north. Canoe on left. (11/14/2010)

corner: 42.451076, -72.506059 (probably)
(11/9/2010)



Shoreline

While, there is no need to photograph this boundary, it is impossible not to pull out the camera during every visit. These pictures are taken more or less in sequence from the northern edge, around the corner to the eastern edge of the property's shoreline.



F5. Looking east, church and house on Depot Road visible. 10/8/2010 (taken from C & E Field corner)



F6. Looking east to Congregational Church. Great Blue Heron present but not visible in photograph. 10/5/2010



F7. Looking north to Joshua Hill
Canoe visible. 10/13/2010



F8. Looking north, Canada Geese visible. 10/13/2010

F9. 10/5/2010 looking north Joshua Hill is visible. Migrating White-crowned Sparrows and Yellow-rumped Warblers very active in the foreground, but not visible in the photograph.



East line (Southern Section)

The line follows the culvert up to the road.
(The property to the east is also town-owned,
but is not included in the Conservation Restriction.)

F10. Culvert near pond end looking north.
42.450594, -72.503898 (11/14/2010)
(This point is on the line, but it was
too wet to continue closer to the
water).

Picture from road, looking north to the pond
(11/14/2010). Angle for line is about 165 degrees.



F11. Culvert at road end
42.45027049, -72.50379209 (9/1/2010)

The iron pin is in the stream (in F10 the
pin is just this side of fallen log)
(11/14/2010)



F12. View of bridge above culvert corner from Depot Road, looking west. (11/14/2010)



South line (really three parts: A. Along Depot Road, B. North of Bernard Property, and C. North of Woodard CR.)

A. Along Depot Road

Line goes about 74 feet along the road from the culvert to the “old roadway” dividing the Field and Bernard properties.

B. Bernard Line. For the complete story of the Bernard property line, see “Boundary Lines for Olivia Bernard Property” attached.

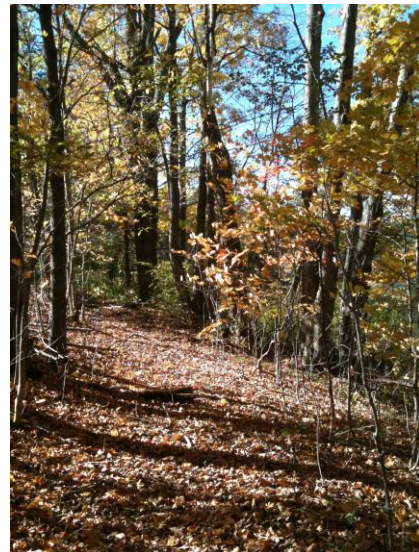
F13. An old roadway

The old roadway is still very visible. (looking northwest, 10/13/2010)

It begins at the edge of Depot Road
42.45018130, -72.50414791 (10/28/2010)

For the first part of the old road, the angle is
312/132 degrees.

At 42.45041004, -72.50450204 (11/9/2010)
the angle changes to 294/114 degrees



F14. Following a ridge

It is much more difficult to follow the line once into the area cleared for a view. It is even more difficult to walk – a tangle of rose, blackberry and barberry. However, the birds – and presumably other creatures - love it. In October, this area hosted white-throated and white-crowned sparrows, and purple finch – as well as the usual pre-winter flocks. Looking west, 10/13/2010



At the east end of the clearing
42.45044005, -72.50471394,
the angle to the west is 272/92 deg.

The view area ends at
42.45040133, -72.50498828.

F15. Well on Field property

The deed says “. . .including a well though not on the property described. . . .“ While the well is no longer being used (a new well was drilled closer to the house), it is clearly visible and provides an anchor near the western end of the ridge line. The line from the view-clearing to the corner has a 268/88 degree angle



Picture taken 11/9/2010 looking west (268 deg) along line, brush in view-clearing visible beyond blue flag.

well: 42.45033528, -72.50509053 (11/9/2010)

F16. To the ditch (the Corner)

The corner is at the junction of the north line with the ditch.

42.45032614, -72.50528181 (10/31/2010)

Picture looking west to corner (clipboard behind orange tent state) 268 deg. The grey stone is on Field property/ The dark well cover is barely visible behind blue flag. (11/9/2010)



C. Woodard line/corner

F17. The line begins at the ditch corner then going west is a straight line (about 285 deg) to an iron pin at the corner of Woodard CR, Fair-Synder, and Karlin. Because both the Field CR and Woodard CRs are owned by the town and held by RGT, blue flagging was placed, but no red paint was used.

pin: 42.44979590, -72.50520956 (10/5/2010)



F18. Second picture of Field/Woodard/Karlin corner. Looking south (10/24/2010)



West line

From the Woodard/Karlin/Field corner the line forms a straight line (about 475 feet on the Assessor's Map) to Cider Mill Road. The anchor points are the pin and the well which, according to the Karlin deed, is 6 feet east of the line. This line was walked with Lisa Karlin and blazed with red paint.

F19. Wellhead with orange tent stake 6 feet to the right.(looking south, no tree for red paint) (10/24/2010).

42.45148041, -72.50737251 (10/21/2010)



F20. NW corner of Karlin and Field on Cider Mill Road. Corner (orange tent peg) in front of white paper to right of car. (10/24/2010)

42.451623, -72.507412 (10/8/2010)



North Line

F21. Along Cider Mill to NE corner with Hagler-Obermeier (see F1)

Distance about 45 feet at same angle as property lines, 82 degrees.

White flag on right is Karlin/Field corner. White flag on the left is Hagler-Obermeier/Field corner, looking south. (11/14/2010)

