

Appendices Rattlesnake Hill Baseline Documentation

A1. Log of contact with land and land owner

p. A1.1 Dates of Baseline Documentation Visits

p. A1.2 Dates of Rattlesnake Gutter Board Discussions and meetings with
Conservation Commission and Selectboard

A2. Assessor's Map

A3. Neighboring Deeds

p. A3.1 Map

p. A3.2 Chart

Deeds

A3.3 Berry, Henry G

Note: also see CR Exhibit A. Deed to Town Book 5869, page 171,
Book 6095, page 193 and 194, Plan Book 132, page 12.

A3.6 Adams, Steven

A3.9 Stringer, Thomas

A3.11 Sckolnick. Lewis B.

A3.13 Blinn, Stephen

A3.16 Roberts, Hugh and Cianne

A3.20 Pueschell, David and Jacqueline

A4. Rattlesnake Hill Conservation Restriction: Forest Description

Rattlesnake Hill Conservation Restriction										
baseline/monitoring data										
baseline or monitoring	date of data collection	owner of property invited by + date	has owned since	RGT participants (1)	RGT participants (2)	RGT participants (3)	RGT participants (4)	others	photos (# and digital #)	other documentation?
	date of deed/CR:									
baseline	2/21/2010	no	2010	Eva Gibavic					8	
baseline	3/6/2010			Eva Gibavic	Jean Bergstrom	Glen Ayers	Ken Kahn		7	
baseline	3/8/2010			Eva Gibavic					5	
baseline	12/4/2010			Eva Gibavic	Mary Alice Wilson				MAW: 4 EG: 20	gps readings of sites on property
baseline	12/8/2010			Eva Gibavic				surveyors from Eaton Associates	14	gps readings of pins
baseline	12/16/2010			Eva Gibavic				surveyors from Eaton Associates	37	gps readings of pins
baseline	12/25/2010			Eva Gibavic				surveyors from Eaton Associates	15	new pin changing line around house/yard (labeled I on map)
baseline	3/30/2011			Eva Gibavic					2	
baseline	4/23/2011			Eva Gibavic					9	
baseline	5/8/2011			Eva Gibavic					115	
baseline	5/20/2011			Eva Gibavic					15	
baseline	10/16/2011			Eva Gibavic	Mary Alice Wilson			Bill Wilson	47	gps readings of pins, sites + tree plots
baseline	10/20/2011				Mary Alice Wilson			Bill Wilson	25	gps readings of pins + tree observations
baseline	10/25/2011				Mary Alice Wilson			Bill Wilson	24	revisiting west + east plot sites

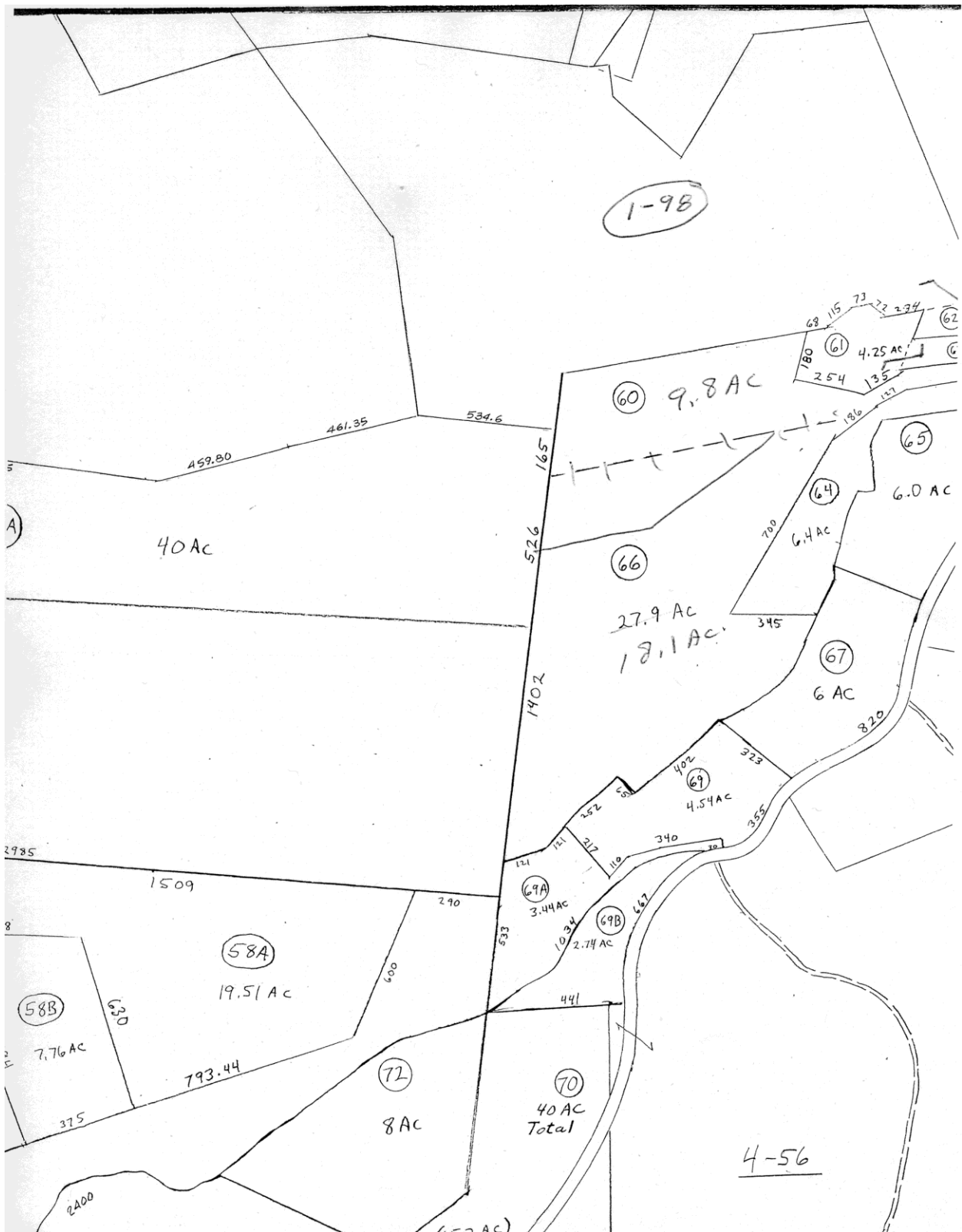
Rattlesnake Hill Log of Board Meetings, page 1

Rattlesnake Gutter Trust Board Meetings to discuss CR

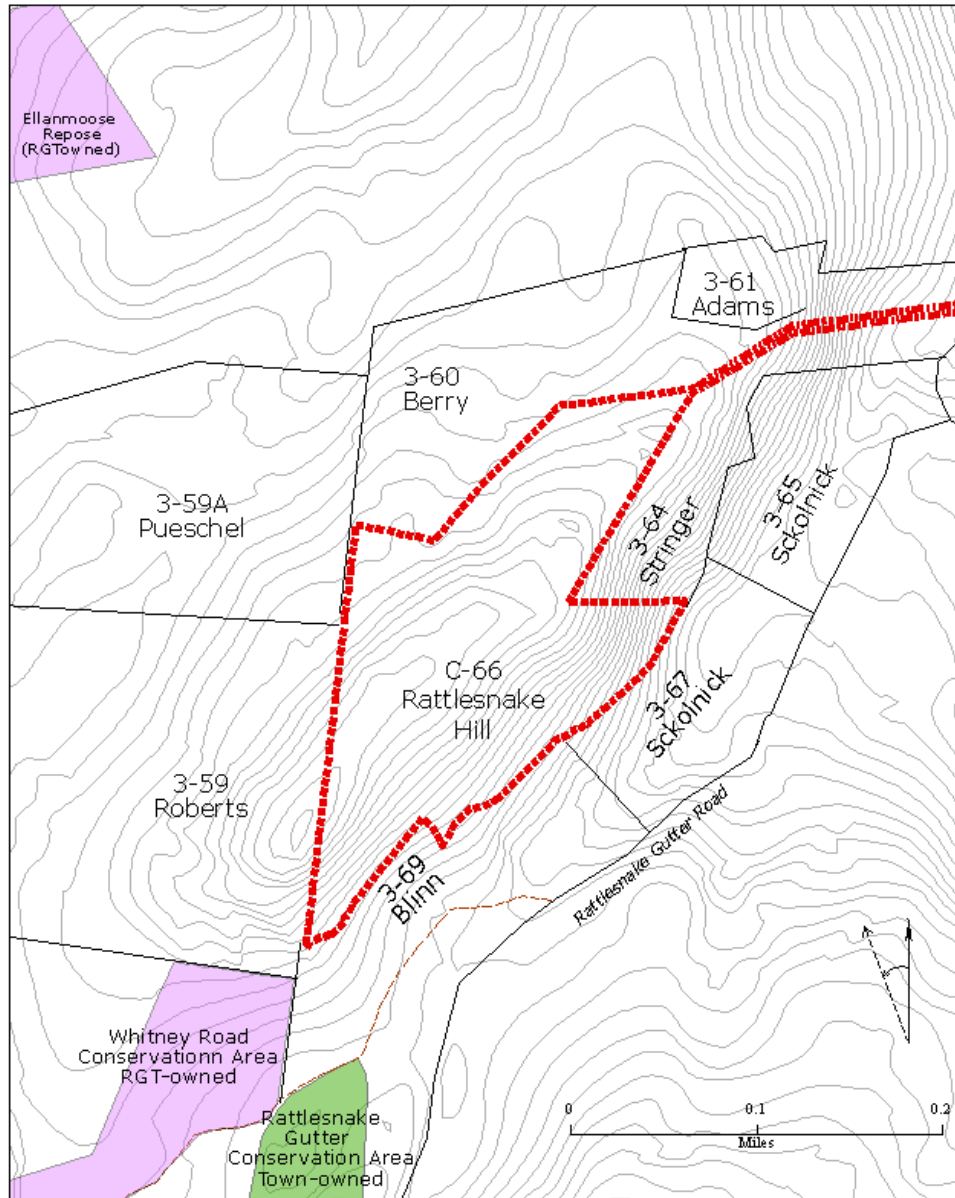
meetings with Conservation Commission and Select Board combine their role as owners with their role as town boards approving any CR.

date	Discussion/decision
7/14/2010	RGT: CPA has requested that RGT take CRs on all four CPA-funded properties. Board agreed.
8/7/2010	Conservation Commission: Update by Eva Gibavic and Mary Alice Wilson on CRs for all 4 properties, but especially Stetson Adams which is owned by the ConCom. Board review, did not find problems, will get full text in October.
9/13/2010	Select Board: discussed all four CPA-funded CRs. Will get text in October.
9/14/2010	RGT: Discussed all for CPA-funded CRs. Will get text in October
10/15/2010	RGT and ConCom given print and electronic copy of CRs to review
10/20/2010	RGT Board discussed rock climbing changes to CR draft.
11/17/2010	RGT Board discussed proposed changes in wording to prohibit rock climbing on the property.
11/30/2010	Select Board meeting about proposed changing in wording. Board found proposal unacceptable, asked RGT and ConCom to improve wording
12/15/2010	RGT board discussion of improved wording of CR. Also report on first of two days of on-the-ground survey (Dec 8 and 16).
12/22/2010	Subcommittee of RGT and ConCom discussion of improved wording of CR
1/6/2011	RGT subcommittee revised Rattlesnake Hill, distributed to Board for their approval
1/26/2011	RGT board review timeline for CR draft process
2/7/2010	ConCom meeting about Rattlesnake Hill and CRs generally, requested copies of CRs and baselines electronically.
3/2/2011	RGT discussed problems with survey. Will need second survey, Will hold this CR and baseline until survey problem solved.
3/14/2011	ConCom reviewed CDs delivered earlier. Asked that all CRs be aligned (for example on hunting. Change made.)
3/17/2011	Select Board received copies of CR and baselines on CD, no significant changes, did not need discussion. (This was day revised copies of 4 CRs sent to Boston.)

Rattlesnake Hill Log of Board Meetings, page two	
3/30/2011	RGT update - waiting for Boston for all four CRs. For Rattlesnake Hill, still problems with survey, but have to wait for snow to melt.
4/11/2011	ConCom update - waiting for Boston
4/28/2011	RGT reviewed and voted on other 3 CRs. Rattlesnake Hill held until signed agreement on property line with Hank Berry.
7/11/2011	ConCom reviewed and accepted C&E Field CR with changes recommended by Boston. Rattlesnake Hill CR to be changed to reflect Boston's recommendations.
7/27/2011	RGT update. Waiting for Hank Berry
9/7/2011	RGT Board reviewed changes in C&E Field CR and voted to approve both that CR and baseline. Rattlesnake Hill will be changed as appropriate to reflect Boston's recommendations.)
9/13/2011	Select Board reviewed, voted on C&E Field CR with changes from and baseline. Rattlesnake Hill to reflect same changes.
10/2/2011	CR draft sent to RGT (on website) and ConCom in time for October meetings, final additions await Town Meeting
9/30/2011	Selectboard meeting. Motion made to approve the Purchase & Sale Agreement for the .2992 acres to Hank Berry contingent upon town meeting approval at the October 25 th STM. Vote 3-0 in favor. The P&S was signed.
10/25/2011	Town Meeting, Warrant Article #5, (transfer of 0.2992 acres to Hank Berry and use funds remaining to help defray additional costs) passed, unanimous voice vote
	<i>RGT vote to authorize representative to sign CR and baseline</i>
	<i>Select Board vote to sign CR and baseline</i>
	<i>ConCom vote to sign CR</i>



Rattlesnake Hill and Neighboring Properties



Henry G. Berry. Deed 28 acres: 2804, 143, PB 86, 67;
 10 acre lot + house: 5869, 171; Tax Map: 3-60
 Steven Adams. Deed: 3136, 54, PB 94, 8; Tax Map: 3-61
 Thomas Stringer. Deed: 1879, 192; Tax Map: 3-64
 Lewis B. Skolnick. Deed: 2565, 245; Tax Map: 3-67
 Stephen Blinn. Deed: 5021, 85, PB 81, 27; Tax Map: 3-69
 Hugh and Cianne Roberts. Deed: 3594, 159; Tax Map: 3-59
 David and Jacqueline Pueschell. Deed: 1662, 303; Tax Map: 3-59A

Rattlesnake Hill										
Land owners information (notebook has deeds, plans, and accompanying maps)										
date of deed/CR:										
	last name	first name(s)	other names	street address	town	state	zip	description of abutters land	Franklin County Registry of Deeds book/page	Assessor's map number
original grantor	Inhabitants of Leverett			Town Hall	Leverett	MA	01054		5869, 171	3-66
present owner										
others inbetween										
abutters	Berry	Henry G		161 Hemenway Road	Leverett	MA	01054	house and driveway used to include land now being protected	3804, 143 (all) 5869, 171 (10 acres including house)	3-60
	Adams	Steven		155 Hemenway Road	Leverett	MA	01054	house on NE corner, driveway abuts legal right-of-way	3136, 54	3-61
	Stringer	Thomas		165 Hemenway Road	Leverett	MA	01054	eastern edge, forested	1879, 192	3-64
	Skolnick	Lewis B.		130 Rattlesnake Gutter Rd	Leverett	MA	01054	owns to top of principal ledge	2565, 245	3-67
	Blinn	Stephen		1 Dudleyville Road	Leverett	MA	01054	also owns 3-65 (3013, 25) tract #3, SE line	5021, 85, PB 81, 27	3-69
	Roberts	Hugh and Ciarne		44 Cave Hill Road	Leverett	MA	01054	most of western line	3594, 159	3-59
	Pueschell	David and Jacqueline		54 Cave Hill Road	Leverett	MA	01054	northern part of western line	1662, 303	3-59A

2804

143

KNOW ALL MEN BY THESE PRESENTS that I,

CATHY L. AXELSON-BERRY

of Leverett, Franklin

County, Massachusetts,

~~being married~~, for consideration paid, and in full consideration of

LOVE AND AFFECTION *no monetary consideration*

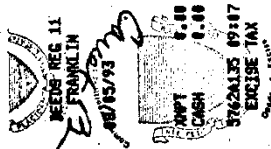
BOOK 2964
PAGE 205

grant to CATHY L. AXELSON-BERRY and HENRY G. BERRY, Husband and Wife, as Tenants by the Entirety

of 161 Hamanway Road, Leverett, Massachusetts 01054

with warranty covenants

the land in Leverett, Franklin County, Massachusetts more particularly bounded and described in Exhibit "A" attached hereto and incorporated herein by this reference.



Aug 5 10 12 AM '93

161 Hamanway Road
Leverett, Massachusetts 01054



1993 00010023

Bk: 2804 Pg: 143 Doc:DEED

Page 1 of 2 08/05/1993 10:12AM

Executed as a sealed instrument this 5th day of August 19 93

[Signature]

Cathy L. Axelson-Berry
Cathy L. Axelson-Berry

The Commonwealth of Massachusetts

Hampshire ss. August 5, 19 93

Then personally appeared the above named Cathy L. Axelson-Berry

and acknowledged the foregoing instrument to be her

Before me,

[Signature]
Richard M. Howland
Notary Public
State of Massachusetts

My commission expires Sept. 12, 1997

Exhibit "A"

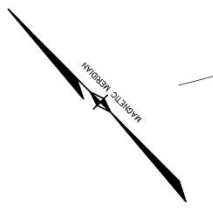
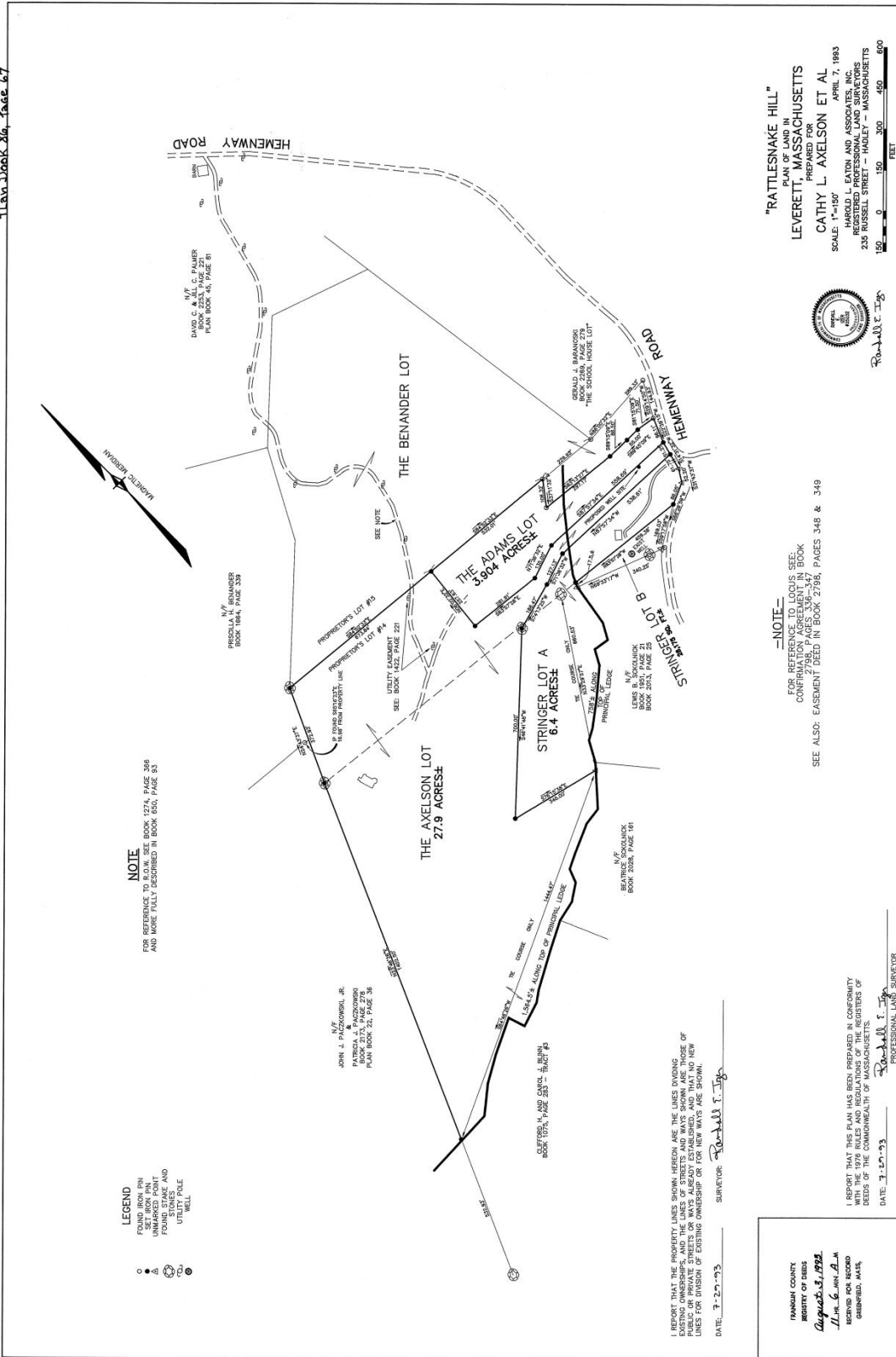
BEGINNING at an iron pin set at land now or formerly of Steven St. Lawrence Adams in the Westerly line of Hemenway Road on a plan entitled "Plan of Land in Leverett, Massachusetts Prepared for Cathy L. Axelson" dated December 30, 1992 and recorded with Franklin County Registry of Deeds at Plan Book *PC*, Page *67*; thence S. $14^{\circ} 31' 32''$ W. a distance of 51.21 feet, more or less, to an iron pin at land now or formerly of Thomas Scringier; thence N. $87^{\circ} 57' 34''$ W. a distance of 530.61 feet, more or less, to an iron pin by land of said Scringier; thence S. $71^{\circ} 36' 32''$ W. by land of said Scringier a distance of 127.13 feet, more or less, to an iron pin; thence S. $74^{\circ} 13' 25''$ W. by land of said Scringier to an iron pin at a stake and stones a distance of 186.47 feet, more or less; thence S. $46^{\circ} 41' 48''$ W. by land of said Scringier a distance of 700.00 feet, more or less, to an iron pin; thence S. $76^{\circ} 15' 30''$ E. a distance of 345.00 feet, more or less, by land of said Scringier to a point at the top of the principal ledge at land now or formerly of Beatrice Sokolnick; thence Southerly and Westerly along the top of the principal ledge a distance of 1564.5 feet, more or less, to an iron pin at land now or formerly of Clifford W. and Carol J. Blinn and now or formerly of John J. Paczkowski, Jr. and Patricia J. Paczkowski; thence W. $23^{\circ} 46' 26''$ E. a distance of 1402.50 feet, more or less, by said Paczkowski land to an iron pin; thence N. $24^{\circ} 43' 37''$ E. a distance of 372.93 feet, more or less, by said Paczkowski land and by land now or formerly of Priscilla H. Benander to an iron pin at a stake and stones; thence S. $84^{\circ} 52' 33''$ E. a distance of 673.84 feet, more or less, by land now or formerly of Donald H. Benander to an iron pin; thence S. $06^{\circ} 02' 32''$ W. a distance of 257.63 feet, more or less, by land of said Steven St. Lawrence Adams as shown on said plan; thence S. $83^{\circ} 57' 28''$ E. a distance of 281.91 feet, more or less, by said Adams land to an iron pin; thence N. $71^{\circ} 36' 32''$ E. a distance of 135.00 feet, more or less, by land of said Adams to an iron pin; thence S. $87^{\circ} 57' 34''$ E. by said Adams land a distance of 558.69 feet, more or less, to the iron pin set at the BEGINNING, CONTAINING 27.9 acres of land, more or less, as shown on said plan.

SUBJECT TO a utility easement recorded with Franklin County Registry of Deeds at Book 1422, Page 22.

SUBJECT TO AND WITH THE BENEFIT OF an easement recorded with Franklin County Registry of Deeds on land now or formerly of David C. and Jill C. Palmer and land now or formerly of Donald H. Benander described in Book 1274, page 366 and more fully described in Book 650, Page 93 at Franklin County Registry of Deeds.

For title see deeds at Book 1274, Page 366; Book 1274, Page 369; Book 1336, Page 114; Book 1336, Page 118 and *Book 2804, Page 144*

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



NOTE
FOR REFERENCE TO S.O.M. SEE BOOK 1274, PAGE 386
AND MORE FULLY DESCRIBED IN BOOK 650, PAGE 93

LEGEND
 ○ BOUNDARY POINT
 △ SET BOUNDARY POINT
 ○ UNMARKED POINT
 ○ FOUND STAKE AND STONES
 ○ UTILTY FILE
 ○ WELL

NOTE
FOR REFERENCE TO S.O.M. SEE BOOK 1274, PAGE 386
AND MORE FULLY DESCRIBED IN BOOK 650, PAGE 93

PRISCILLA W. F. BROWNER
BOOK 1894, PAGE 339

PROPRIETOR'S LOT #3
SEE NOTE

PROPRIETOR'S LOT #4
SEE NOTE

UTILITY EASEMENT
SEE NOTE

OF FORM APPROXIMATE
1869 FROM PROPERTY LINE

JOHN J. F. BROWNE, JR.
BOOK 2174, PAGE 278
PLAN BOOK 72, PAGE 36

THE AXELSON LOT
27.9 ACRES

THE BENANDER LOT

THE ADAMS LOT
3.904 ACRES

STRINGER LOT A
6.4 ACRES

STRINGER LOT B

BEATRICE W. F. BROWNE
BOOK 2028, PAGE 181

CLIFFORD H. AND CAROL A. BURNHILL
BOOK 1874, PAGE 283 - 284 CT # 3

URSULA A. BURNHILL
BOOK 2174, PAGE 278
PLAN BOOK 72, PAGE 36

GEORGE W. BURNHILL
BOOK 2174, PAGE 278
PLAN BOOK 72, PAGE 36

ERNEST W. BURNHILL
BOOK 2174, PAGE 278
PLAN BOOK 72, PAGE 36

I REPORT THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF THE 1979 RULES AND REGULATIONS OF THE RECORDERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS. THE LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

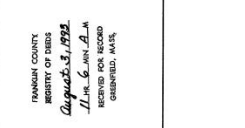
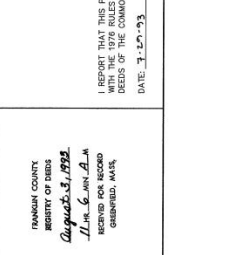
DATE: 7-27-93 SURVEYOR: *Richard T. Fox*

PROFESSIONAL LAND SURVEYOR

FRANKLIN COUNTY
RECORDER OF DEEDS
August 31, 1993
Book 6, Page 44
RECORDED FOR RECORD
CHENDESBURY, MASS.

NOTE
FOR REFERENCE TO LOCUS SEE:
COMMISSIONER'S ORDER
BOOK 2798, PAGES 346-347
SEE ALSO: EASEMENT DEED IN BOOK 2798, PAGES 348 & 349

"RATTLESNAKE HILL"
LEVERETT, MASSACHUSETTS
PREPARED FOR
CATHY L. AXELSON ET AL
SCALE: 1"=150'
APRIL 7, 1993
HAROLD L. EATON AND ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
235 RUSSELL STREET - HAVERHILL - MASSACHUSETTS



3136

54

Affected Premises:
off Hemenway Road
Leverett, Mass. 01054

QUITCLAIM DEED

DONALD H. BENANDER,
of Leverett, Franklin County, Massachusetts

In consideration of FOUR THOUSAND DOLLARS (\$4,000.00), paid

grants to STEVEN ST. LAWRENCE ADAMS,
of 155 Hemenway Road, Leverett, Massachusetts 01054

with QUITCLAIM COVENANTS,

the land located off Hemenway Road, in Leverett, Franklin County,
Massachusetts, more particularly described on Exhibit A attached
hereto and incorporated herein.

Being a portion of the premises conveyed to Donald H. Benander by
deeds recorded in the Franklin County Registry of Deeds, Book
1664, Page 337, and Book 2798, Page 336.

Executed as a sealed instrument this 30th day of July, 1996.

Donald H. Benander
Donald H. Benander

THE COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

July 30, 1996

Then personally appeared the above-named Donald H. Benander
and acknowledged the foregoing instrument to be his free act and
deed, before me

Kenneth P. Kahn
Kenneth P. Kahn, Notary Public
My commission expires: 6/3/99

DEEDS REC 11
FRANKLIN
08/01/96
TAX 16.24
CASH 16.24
3253A138 10:52
EXCISE TAX



1996 00008735
Bk: 3136 Pg: 054 Doc:DEED
Page 1 of 2 08/01/1996 10:55AM

AUG 1 10 55 AM '96
HEMENWAY RD, LEVERETT

EXHIBIT A

A certain parcel of land in Leverett, Franklin County, Massachusetts, located off Hemenway Road, as shown on a plan of land entitled, "Plan of Land in Leverett, Massachusetts, Prepared for Steven St. Lawrence Adams," drawn by Harold L. Eaton and Associates, Inc., dated June 10, 1996, and recorded in the Franklin County Registry of Deeds, Plan Book 94, Page 2, more particularly bounded and described as follows:

Beginning at a point located 753.28 feet westerly from said Hemenway Road, said point being the easternmost point of the parcel conveyed herein; thence

N. 84° 52' 33" W. along land of Steven St. Lawrence Adams a distance of 229.50 feet to a point; thence

N. 69° 41' 44" E. a distance of 115.48 feet to a point; thence

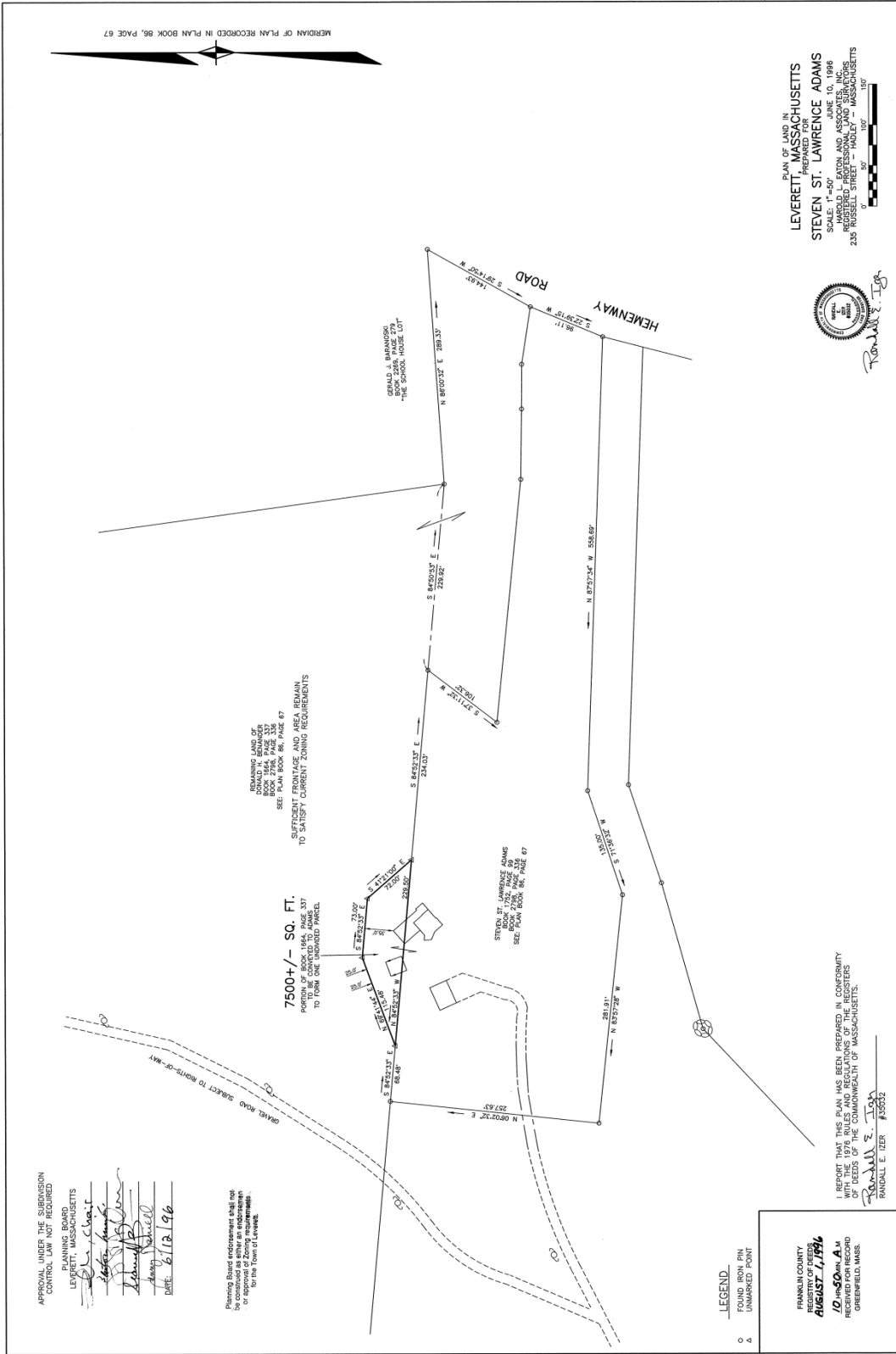
S. 84° 52' 33" E. a distance of 73.00 feet to a point; thence

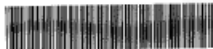
S. 41° 21' 00" E. a distance of 72.00 feet to the point at the place of beginning, the last three courses being along land of Donald H. Benander.

The parcel conveyed herein contains 7500 square feet, more or less.

Being a portion of the premises conveyed to Donald H. Benander by deeds recorded in the Franklin County Registry of Deeds, Book 1664, Page 337, and Book 2798, Page 336.

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





1985 00007731
Bk: 1879 Pg: 192 Doc: DEED
Page 1 of 2 08/05/1985 12:00PM

BOOK 2719:
PAGE 345

Leverett, Franklin County, Massachusetts

WE, JERROLD F. AXELSON and CATHY L. AXELSON,
of Leverett, Massachusetts
in consideration of \$1.00 (one dollar)
grant to THOMAS SYRINGER
of Leverett, Massachusetts,

with WARRANTY COVENANTS

the land in Leverett, Franklin County, Massachusetts, bounded and described as follows:

Beginning at an iron pin on the northwesterly side of Old Coke Kiln Road at land now or formerly of Jerrold F. Axelsson and Cathy L. Axelsson;
thence North 65° West 700 feet, more or less, to a point designated by a pile of rocks;
thence turning westerly 700 feet, more or less, to a point, said course running parallel to the principal ledge of Rattlesnake Gutter;
thence South 65° East a distance of 345 feet more or less to a point;
thence South 54° East a distance of 490 feet more or less along the principal ledge of Rattlesnake Gutter to an iron pin;
thence South 88 1/2° East a distance of 66 feet to an iron pin;
thence South 65° East a distance of 396 feet to an iron pin on the northwesterly side of Old Coke Kiln Road;
thence along the northwesterly sideline of said Old Coke Kiln Road a distance of 203 feet, more or less, to the point of beginning.

Also conveying in common with rights of ourselves, heirs and/or assigns, the way across land of Clinton W. Baker leading to land now of Axelsson and others, being the road presently serving said premises.

Being part of the premises conveyed to Jerrold F. Axelsson and Cathy L. Axelsson by deed of Woodridge Brown dated February 14, 1973 and recorded in the Franklin County Registry of Deeds, Book 1336, Page 114.

Executed as a sealed instrument this 3 day of AUG, 1985

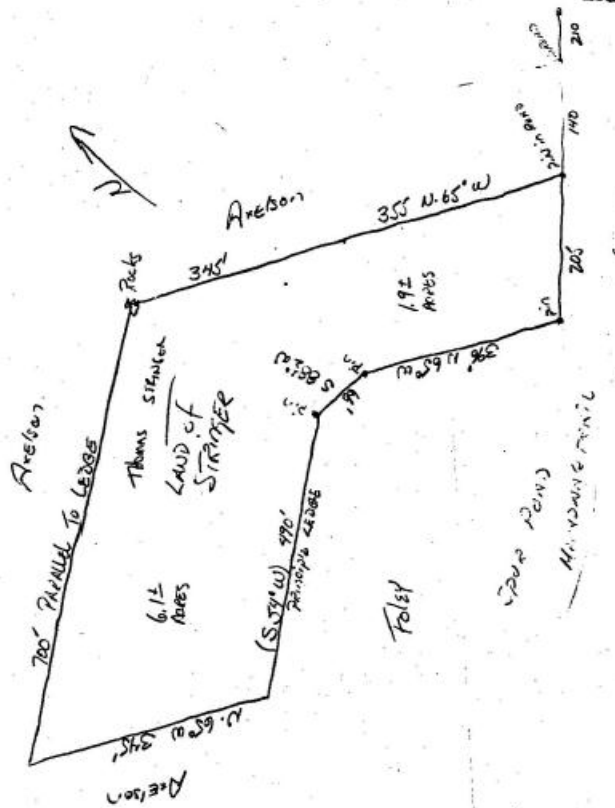
Jerrold F. Axelsson
Jerrold F. Axelsson
Cathy L. Axelsson
Cathy L. Axelsson

THE COMMONWEALTH OF MASSACHUSETTS

S Hampshire, ss AUG 3, 1985

The personally appeared the above named JERROLD F. AXELSON and CATHY L. AXELSON and acknowledged the foregoing instrument to be their free act and deed, before me,

Mary J. Spence
MARY J. SPENCE
201 College St
Amherst, Ma 01002
Notary Public
My commission expires
My Commission Expires 7/29



Franklin ms. Rec'd for record 11 Hr. 40 Min. A. M. August 5, 1905



1891 00010008

Sk: 2565 Pg: 243 Doc:DEED
Page 1 of 2 08/05/1991 12:25:14M

2565

243

MASSACHUSETTS WARRANTY DEED (INDIVIDUAL FORM) 472

Elinor Tezer

41 Dorra Lane, Comstock, Suffolk County, New York,
being ~~conveyed~~, for consideration paid, and in full consideration of Less than Ten Dollars (\$10.00)

to **Lewis E. Scholnick**

of 130 Rattlesnake Lane, Leverett, Ma 01054

with warranty covenants

inland in Leverett

(Description of premises, if any)

Commencing at the southeast corner of land now or
formerly of one Dexter Moore on the West Side of
the town road leading from the Mill now or formerly
of Albert P. Felton to Montague, running westerly
along side of land now or formerly of said Moore
to the principal point of the ledge, thence southerly
on said ledge to land now or formerly of Clifford
Blinn; thence southeast along side of land now or formerly
of said Blinn to the county road and town road to
the first mentioned point. Containing about twelve
acres, the same more or less.

Being the "Ledgo Lot" as called in North Leverett
and being part of the "Old Home Place" as described
in deed of Richard A. Dudley to Frank N. Bourne, dated
March 18, 1892, and recorded in the Franklin County
Registry of Deeds, Book 423, Page 179. See also
deed from Albert P. Felton to Charles C. Felton,
dated March 18, 1891 and recorded in said Registry,
Book 349, Page 303. Excepting from said premises
the land of Lewis E. Scholnick as recorded in Book 1951,
Page 21.

For my title see the Will of Beatrice Scholnick
on file with the Clerk of the Probate Court at
Greenfield Ma.
This conveyance creates no new boundaries.



(*Individual - Joint Tenants - Tenants in Common.)

Ms. 5 12 19 91

246

Witness my hand and seal this 14th day of July 19 91

Ethine Isser
Ethine Isser
41 Donna Lane, Connetquot, NY

State
The Commonwealth of New York

in Suffolk

19 91

Then personally appeared the above named Ethine Isser

and acknowledged the foregoing instrument to be

free act and deed, before me,

William J. Piniello
Notary Public - Justice of the Peace
My commission expires 4-30 19 93

WILLIAM J. PINIELLO
Notary Public - Justice of the Peace
No. 28-662, 1171 - Suffolk County
New York 4-30-93



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



Bk: 05025 Pg: 65 Doc: DEED
Page: 1 of 2 01/03/2008 08:14 PM

AFFECTED PREMISES:
Rattlesnake Gutter (Lot) Road
Leverett, MA

QUITCLAIM DEED

I, Clifford H. Blinn of Leverett, Franklin County, Massachusetts

In consideration of \$1.00

Grant to Stephen A. Blinn of 1 Dudleyville Road, P.O. Box ^{201 CHB} ~~201~~, Leverett, MA 01054

With QUITCLAIM COVENANTS

the land in Leverett, Franklin County, Massachusetts being described as three parcels, one being parcel containing 3.441 acres, the second being parcel containing 4.539 acres and the third being lot containing 2.742 acres on plan of land entitled "Plan of Land in Leverett, Massachusetts prepared for Clifford H. and Carolyn J. Blinn" dated March 15, 1992 and recorded in the Franklin County Registry of Deeds in Plan Book 81, Page 27; ~~being recorded by deed on the legal description attached hereto as exhibit A.~~ CHB

For Grantor's title see Tract 3 in deed of Clifford H. Blinn to Clifford H. Blinn and Carol J. Blinn dated August 14, 1958 and recorded in the Franklin County Registry of Deeds in Book 1075, Page 283. See also deed of Carol J. Blinn to Clifford H. Blinn dated April 27, 2005 to be recorded herewith.

Executed this 14th day of December, 2005.

Clifford H. Blinn
Clifford H. Blinn

COMMONWEALTH OF MASSACHUSETTS

Franklin, ss

On this 14th day of December, 2005, before me, the undersigned notary public, personally appeared Clifford H. Blinn, who proved his identity to me:

_____ by personal knowledge of signatory for a period of time establishing beyond doubt that the individual has the identity claimed.

_____ by taking the oath of a credible witness, unaffected by this document or transaction, who has personal knowledge of signatory, said witness being personally known to me

X by satisfactory evidence of photographic identification of signatory, which was his/her current driver's license,

and swore to me to be the person(s) whose name is/are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Margalee Q. Fegan

Notary Public

My commission expires: 04/23/2010

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

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

LEVERETT, MASSACHUSETTS

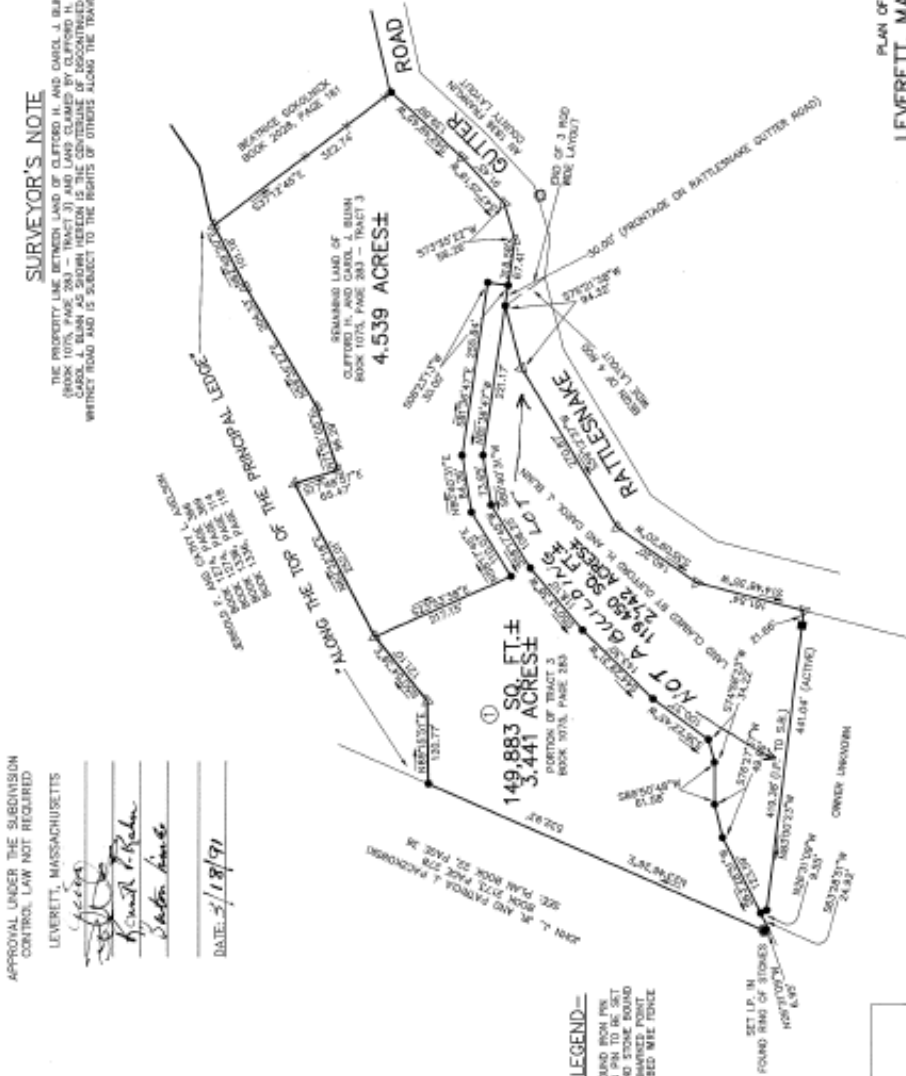
Handwritten signatures and names

DATE: 3/18/91

SURVEYOR'S NOTE

THE PROPERTY LINES BETWEEN LAND OF CLIFFORD H. AND CAROL J. BLINN (BOOK 1075, PAGE 283 - TRACT 3) AND LAND CLAIMED BY CLIFFORD H. AND CAROL J. BLINN AS SHOWN HEREON IS THE CONTINGENT OF DISCONTINUED OLD WHITNEY ROAD AND IS SUBJECT TO THE RIGHTS OF OTHERS ALONG THE TRAVELLED WAY

1989 MAGNETIC



LEGEND
 ○ FOUND IRON PIN
 ■ FOUND IRON NAIL
 □ FOUND STONE BOUND
 ▲ UNMARKED POINT
 ▽ DIMED NITE FORCE

FRANKLIN COUNTY
 REGISTER OF DEEDS
 March 19, 1991
 Received for Record
 CHAFFET, MASS.

I REPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE 1978 RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
 DATE: 3/18/91
 [Signature]
 PROFESSIONAL LAND SURVEYOR

PLAN OF LAND IN
LEVERETT, MASSACHUSETTS
 PREPARED FOR
CLIFFORD H. AND CAROL J. BLINN
 SCALE: 1"=100'
 HAROLD L. EATON AND ASSOCIATES, INC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 235 RUSSELL STREET - HAILEY - MASSACHUSETTS



Harold L. Eaton, Inc.

0 100 200 300 400
 FEET

3186



1997 00000450
Bk: 3186 Pg: 219 Doc: DEED
Page 1 of 4 01/13/1997 03:17PM

219

SEE

BOOK 3186
PAGE 234

JAN 13 3 17 PM '97

MASSACHUSETTS QUITCLAIM DEED
Provision: Cave Hill Road, Leverett, MA

KNOW ALL MEN BY THESE PRESENTS that, I, PATRICIA J. PACZKOWSKI
of Leverett, Franklin County, Massachusetts.

for consideration paid, and in full consideration of \$195,000.00

grant to HUGH D. ROBERTS and CIANNE G. ROBERTS

of 239 Upper Road, West Deerfield, Massachusetts

with QUITCLAIM COVENANTS

The land in Leverett, Franklin County, Massachusetts, situated on Cave Hill Road, bounded
and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 13th day of
January, 1997.

Patricia J. Paczkowski

Patricia J. Paczkowski

THE COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

January 13, 1997

Then personally appeared the above named PATRICIA J. PACZKOWSKI and
acknowledged the foregoing instrument to be her free act and deed before me,

Peter W. MacConnell
Notary Public

My commission expires: 1/04/2002

RECORDS REC 11
COMMUNITY
01/13/97
700-889-20
CASH 889-28
4211A135 15:14
ENCISE TAX

3186

220

EXHIBIT "A"

The land in Leverett, Franklin County, Massachusetts, more particularly bounded and described as follows:

PARCEL I: BEGINNING at an iron pin at the base of a maple tree located in the easterly side of Cave Hill Road, said point being the southwesterly corner of the land herein conveyed and the northwesterly corner of land of John J. Paczkowski, Jr.; thence running northerly a distance of 350 feet, more or less, along the easterly sideline of said Cave Hill Road to an iron pin; thence running easterly a distance of 500 feet, more or less, along other land now or formerly of Frances B. Paczkowski and John J. Paczkowski to an iron pin; thence running southerly 750 feet, more or less, along other land now or formerly of said Frances B. and John J. Paczkowski to an iron pin; thence running northwesterly a distance of 650 feet, more or less, along land now or formerly of John J. Paczkowski to the place of beginning. Containing 7.75 acres, more or less.

ALSO granting a right of access to the pond on land previously conveyed by Frances B. Paczkowski to William E. Lee et ux by deed dated April 12, 1973 and recorded in the Franklin County Registry of Deeds Book 1342, Page 246, for all purposes, including but not limited to swimming, boating and fire protection. See also Franklin County Registry of Deeds Book 1380, Page 235.

Being the same premises conveyed to John J. Paczkowski, Jr. and Patricia J. Paczkowski by deed dated September 20, 1987 and recorded in Franklin County Registry of Deeds Book 2307, Page 274. My title is as the surviving joint tenant, said John J. Paczkowski, Jr. having predeceased me. See Franklin County Registry of Deeds Book 2674, Page 183 for Release of Estate Tax Lien.

PARCEL II: BEGINNING at a point at land now or formerly of Frances B. Paczkowski set in the northerly line of Old Whitney Road as called; thence westerly along the southerly line of Old Whitney Road the following courses and distances S. 66° 12' 17" N. 62.08 feet, more or less, to a point; S. 52° 14' 27" W. a distance of 219.20 feet, more or less; S. 74° 24' 05" W. a distance of 123.77 feet, more or less, to a point at the intersection of Old Whitney Road and Old Cave Hill Road; thence northerly along the easterly line of Old Cave Hill Road the following courses and distances N. 8° 14' 47" W. 100.71 feet, N. 27° 21' 12" W. 242.77 feet, N. 0° 33' 14" E. 222.23 feet, N. 13° 55' 43" W. 138.84 feet, N. 6° 47' 50" W. 224.05 feet, N. 17° 55' 5" E. 186.72 feet, N. 26° 16' 51" E. 246.10 feet, N. 3° 44' 47" W. 232.46 feet, N. 24° 21' 03" W. 247.92 feet, N. 12° 28' 11" W. 188.64 feet, N. 7° 23' 20" W. 199.71 feet to a point at land now or formerly of Frances B., John J. Jr. and Patricia J. Paczkowski; thence S. 38° 41' 30" E. a distance of 76.70 feet, more or less, to a point; thence N. 88° 29' 03" E. a distance of 200.00 feet, more or less, to a point; thence S. 27° 24' 28" E. a distance of 828.62 feet, more or less, to a point; thence S. 9° 32' 55" N. a distance of 841.49 feet, more or

less, to a point; thence S. 4° 05' 40" E. a distance of 576.41 feet, more or less, to the point set at the beginning; containing 23.014 acres of land, more or less.

Excepting that portion of the premises conveyed to Richard Roberts, Jr. and William E. Pearson by deed dated July 25, 1992 as recorded in the Franklin County Registry of Deeds Book 2674, Page 182. See also Lot 1 as described in a Plan of Land in Leverett (Franklin County), MA prepared for Patricia J. Paczkowski by C.T. Male Associates, P.C. dated June 12, 1993 and recorded in Franklin County Registry of Deeds Plan Book 84, Page 44.

Being a portion of the premises conveyed to John J. Paczkowski, Jr. and Patricia J. Paczkowski by deed dated September 20, 1987 and recorded in Franklin County Registry of Deeds Book 2173, Page 276. My title is as surviving JOINT TENANT, said John J. Paczkowski, Jr. having predeceased me. See Franklin County Registry of Deeds Book 2674, Page 193 for Release of Estate Tax Lien.

PARCEL III: BEGINNING at an iron rod on the westerly side of Cave Hill Road, Franklin County highway layout of 1951 and 1957; thence northerly, northeasterly and northerly 3,110 feet, more or less, by the westerly sideline of said Cave Hill Road to a corner at a stone wall at land of Winfield B. Lawrence; thence S. 82° E. a distance of 230 feet, more or less, along said stone wall to a corner therein; thence S. 67° E. a distance of 1,069 feet, more or less, along old barbed wire fence and Virginia Rail stones to a corner; thence due East a distance of 922 feet, more or less, along a cut and blazed line to a stone bound and stones, the last three courses being along land of said Winfield B. Lawrence; thence S. 70° E. a distance of 877 feet, more or less, by Virginia rail stones along land presumably owned by L. C. Billings to a blazed 8 inch white Birch in an old oak stump; thence S. 23° W. a distance of 165 feet, more or less, along land formerly of one Rino to a stone bound and stones; thence S. 22° W. a distance of 1,945 feet, more or less, by a cut and blazed line along land of L. C. Billings and land formerly of Jefferson Moore to a corner in a pile of stones in the center line of the Old Whitney Road, so-called; thence southwesterly, northwesterly and westerly and southwesterly along the center line of said Old Whitney Road a distance of 2,950 feet, more or less, to the Old Cave Hill Road; thence northerly by the center line of the Old Cave Hill Road a distance of 930 feet to a corner; thence N. 87° W. a distance of 36 feet to a stone bound at land of George J. Gibavio et ux; thence N. 87° W. a distance of 1,000 feet along land of said George J. Gibavio et ux to the place of beginning; containing 207 acres of land, more or less.

Reference is made to a survey of land in Leverett, Massachusetts surveyed for John R. Cronon in August 1961 by Gordon E. Ainsworth & Associates, which plan is recorded with the Franklin County Registry of Deeds.

Said premises are conveyed SUBJECT TO an easement granted by D. C. Marvel to the American Telephone and Telegraph Company by deed

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dated January 6, 1931 and recorded in the Franklin County Registry of Deeds at Book 777, Page 226, if applicable.

ALSO EXCEPTED from the aforesaid premises land taken by the County of Franklin for the relocation of Cave Hill Road by Orders of Taking dated March 10, 1953 and October 22, 1957 respectively recorded in the Franklin County Registry of Deeds at Book 984, Page 488 and Book 1063, Page 481, if applicable.

EXCEPTING ALSO those deeds recorded in Franklin County Registry of Deeds at Book 1342, Page 245 (See also Corrective Deed at Book 1380, Page 235), Book 1380, Page 237; Book 1578, Page 223; Book 1662, Page 303; Book 1744, Page 356; Book 2194, Page 25 (See also Corrective Deed at Book 2737, Page 218), Book 2674, Page 182; and Book 3169, Page 209.

Being a portion of the premises conveyed to John J. Paczkowski, Jr. and Patricia J. Paczkowski by deed dated September 20, 1987 and recorded in Franklin County Registry of Deeds Book 2173, Page 278. My title is as Surviving Joint Tenant, said John J. Paczkowski, Jr. having predeceased me. See Franklin County Registry of Deeds Book 2574, Page 195 for Release of Estate Tax Lien.

Parcels I, II and III are SUBJECT TO a lien under G.L. c. 61 as recorded in Franklin County Registry of Deeds Book 1757, Page 90, Book 2467, Page 198 and Book 2809, Page 320 insofar as they may affect said parcels.

There are no new boundaries created by this deed.

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

I, FRANCIS B. PACIKOWSKI,

of Leverett,

Franklin County, Massachusetts

being summarized, for consideration paid, and in full consideration of FORTY THOUSAND DOLLARS (\$40,000.00)

grants to David P. Puschel and Jacqueline L. Puschel, husband and wife, as tenants by the entirety,

of 13 Good Drive, Easthampton, Massachusetts, with warranty representing

the lands Leverett, Franklin County, Massachusetts, bounded and described as follows:

(Description and extent thereof, if any)

Cave Hill Road, Leverett, Franklin County, Massachusetts

BEGINNING at a point on the easterly side of Cave Hill Road, Franklin County Highway layout of 1953 and 1957 and a corner of a stone wall at land now or formerly of Winfield B. Lawrence; thence South 82° East a distance of 830 feet, more or less, along said stone wall to a corner therein; thence South 67° East a distance of 1,069 feet, more or less, along old barbed wire fence and Virginia Railstones to a corner; thence due East a distance of 922 feet, more or less, along a cut and blazed line to a stone bound and stones, the last three courses being along land now or formerly of said Winfield B. Lawrence; thence South 70° East a distance of 537 feet, more or less, by Virginia Railstones along land presumably now or formerly owned by L. C. Billings to a blazed 8" white birch and an old oak stump; thence South 22° West a distance of 165 feet, more or less, along land formerly of one Rice to a stone bound and stones; thence South 22° West a distance of 526.5 feet, more or less, by a cut and blazed line along land now or formerly of L. C. Billings to a pin; thence North 72° 18' West, a distance of 3,218 feet, more or less, to a pin on the easterly side of Cave Hill Road; thence North 15° 40' East a distance of 391.43 feet along the easterly sideline of Cave Hill Road to the place of beginning. Containing 40 acres of land, more or less.

Hereby conveying the northerly portion of the premises conveyed to John J. Paczkowski and Frances B. Paczkowski by deed dated December 6, 1961 and recorded in the Franklin County Registry of Deeds, Book 1130, Page 439. The said John J. Paczkowski being deceased. For reference see Inheritance Tax Release recorded June 6, 1972 in said Registry Book 1303, Page 131.

Said premises are conveyed subject to an easement granted by O.C. Mervell to the American Telephone and Telegraph Company by deed dated January 6, 1931, and recorded in said Registry of Deeds, Book 777, Page 226, if applicable.

There is excepted from the aforesaid premises land taken by the County of Franklin for the relocation of Cave Hill Road by Orders of Taking dated March 10, 1953 and October 22, 1957 respectively recorded in said Registry in Book 984, Page 488 and Book 1063, Page 481, if applicable.



1981 0004194
Doc 1662 Pg. 303 Doc DEED
Page 1 of 2 08/04/1981 02:45PM

(*Individed — Joint Tenants — Tenants in Common.)

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Witness my hand and seal this 4th day of August 1981

Frances B. Paczkowski

City of Massachusetts

Franklin, ss August 4 1981

Then personally appeared the above named FRANCES B. PACZKOWSKI

and acknowledged the foregoing instrument to be her free act and deed, before me

Notary Public for the State of Massachusetts

My commission expires 12/22 82

Franklin ss. Rec'd for record 2 Hr. 45 Min. P. M. August 4, 1981

Rattlesnake Hill Conservation Restriction: Forest Description

A flat-topped ridge runs down the long axis of the 18 acre property from its high point (890 ft) near the southwest edge to its low point (807 ft) near the northeast corner. The land slopes steeply away from the ridge to the southeast and moderately to the northwest. The slopes, particularly the southeast slope, have occasional horizontal ledges with small cliffs followed by almost-flat shelves that make both walking and tree growth difficult (Photo 1 and Map 1, topographic map).

There are two views. One to the west toward Mt Greylock from the ridge above the Hank Berry house. The view has been kept open by cutting trees. The other to the south and east over Rattlesnake Gutter Road from the cliffs that form the eastern boundary of the property. There is an unmarked trail on the western edge of the property. We saw no stone walls or old roads, but there were numerous old stumps and dead oaks lying on the ground, even some dead oaks leaning on other trees (Photos 1 and 2).



1. Steep slope on eastern side, dead oaks caught in the branches of other trees 10/20/2011 (Plot 11, looking north, see map)



2. More gradual slope on western side, 10/25/2011 (Plot 2, looking south, see map)

The vegetation throughout the property is predominantly large hemlock trees, with occasional large white pines and scattered smaller red oak, red maple and chestnut oak trees in park-like stands with sparse understory (Table 1, photo 3). The few shrubs present in these stands are predominantly mountain laurel, much of it dead.



Park-like stand with sparse understory (Plot 7, looking south, see map) 10/25/2011

Along the northwest slope from the corner by plot 1 to beyond the cleared area for the view there were, in addition to scattered large trees, small trees, predominantly hemlock, with dense, healthy mountain laurel thickets in openings (photos 4 and 5).



4. Changing slope at West end of north line
(Point K on map, looking south) 10/20/2011



5. Tangle of mountain laurel
(Plot 4, see map) 10/25/2011

There is also a strip of younger trees, mostly paper birch, black birch and red maple along the southern half of the ridge, starting at about point A. This strip can be seen as openings in the orthophoto (see Map 2). In a plot at point A, we measured four paper birch, three black birch and two red maples all from 3 to 7 inches dbh* (photo 6). At point C, we measured red oaks 13 to 17 inches dbh in a small stand. Throughout the property, we also saw occasional witch hazel, just a few blueberries, several striped maples north of plot 10 and one small shadbush tree. We did not see any invasive species.



6. Opening in canopy on central ridge
(Point A on map, looking south) 10/20/2011



7. Fallen oak with rotted root (not blow-down)
(Plot 2, see map) 10/25/2011

The fallen dead oak trees were mostly sound so had fallen fairly recently. There were no blow-down mounds; they had tipped over, apparently after the roots had rotted (photo 7). These dead oaks were probably killed by the gypsy moth almost thirty years ago, but did not fall down till

the roots had rotted. The larger dead oaks may have been salvaged, leaving the cut stumps. The increased light on the forest floor created by the death of the oaks then permitted the growth of the younger trees we saw along the northwest slope and on the ridge.

Although we saw no hemlock wooly adelgid we were told it was present. Given the widespread incidence of adelgid in the area, if it is not there already it probably soon will be. Death of overstory hemlock would have major effects on the vegetation. Living mountain laurel would grow faster, but its clonal spread is slow. New vegetation would probably be birches and red maple similar to that in the young strip along the ridge. Where there are presently red and chestnut oaks, their seedlings would probably become established. There might also be invasive species not currently present.

Bill Wilson, October 26, 2011

*dbh = diameter at breast height (4.5 feet)

Table 1. Rattlesnake Hill Conservation Restriction: Tree Measurements

Rattlesnake Hill tree measurements from 12 10-factor variable radius plots 10/16/2011

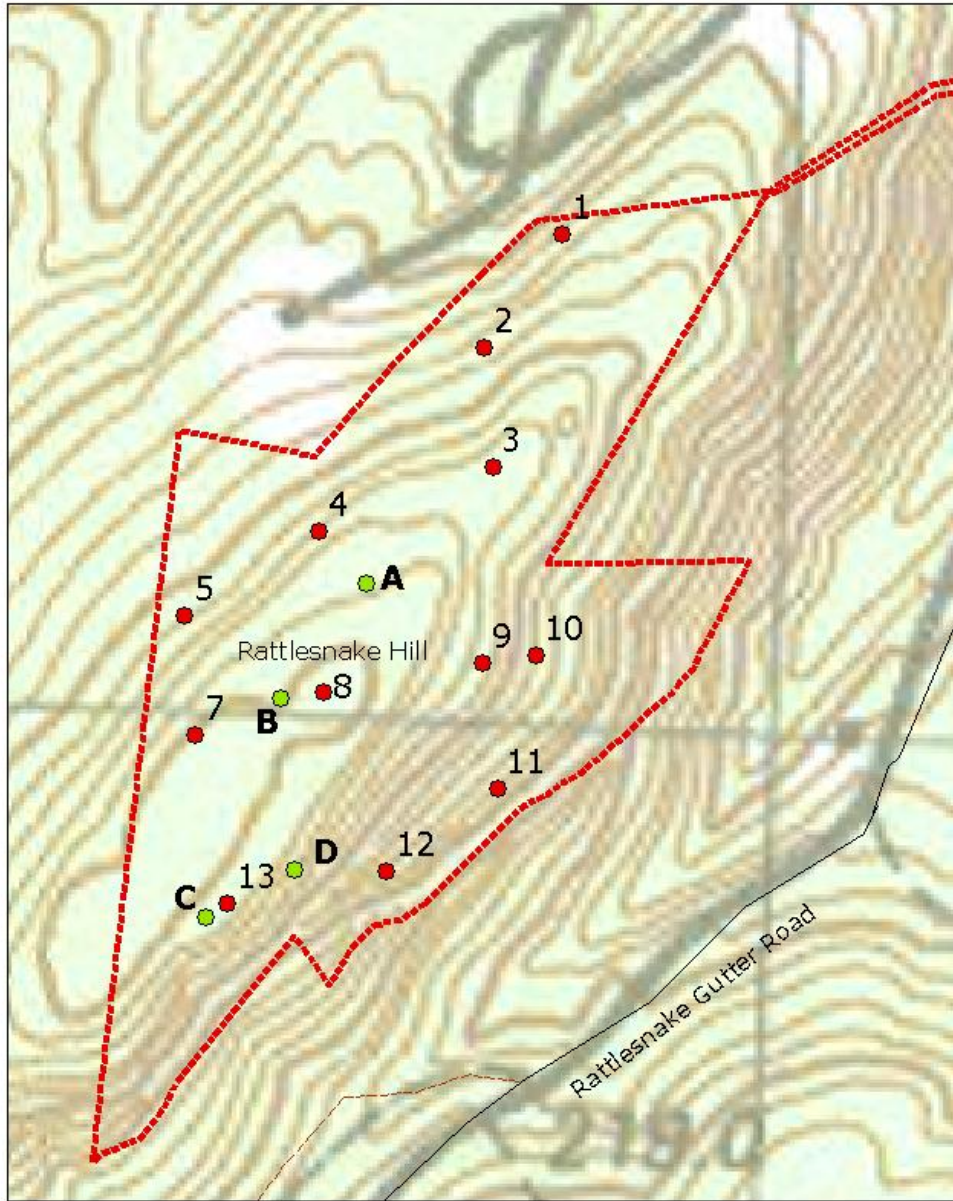
Trees were tallied on all plots, diameters measured on only 6 plots (*below)

**basal area is the cross sectional area of a tree at 4.5 feet

Number of trees tallied per plot

Plot	Hemlock	White Pine	Chestnut Oak	Red Oak	Red Maple	Paper Birch	Black Birch	Total	Median diameter (inches)	Basal area** feet ² /acre	
*1	13	2	1					16	16.95	160	NW slope
2	13	2	2	2	2			21		210	NW slope
*3	9	5	3	1				18	14.05	180	Ridge
4	6	3		2		1		12		120	NW slope
*5	11	3	1	1				16	18.35	160	NW slope
7	13	3	1	1	3			21		210	Ridge
*8	5	4		3				12	14.20	120	Ridge
9	6			2	4		1	13		130	SE slope
10	5	1		3	3			12		120	SE slope
*11	11	1			2			14	13.40	140	SE slope
12	11	2		2	2			17		170	SE slope
*13	11	2		2	1			16	12.15	160	Ridge
mean number /plot	9.50	2.33	0.67	1.58	1.42	0.083	0.083				
Basal area feet ² /acre	95.0	23.3	6.7	15.8	14.2	0.83	0.83				
Mean number of trees/acre within diameter ranges (from 6 of the 12 plots)											
Diameter range (inches)	Hemlock	White Pine	Chestnut Oak	Red Oak	Red Maple	Paper Birch	Black Birch				
>20	6.9	2.9				***	***				
15-20	22.2	7.7	0.8	1.0							
10-15	34.9	8.4	7.8	9.5							
5-10	52.6	1.2	3.3		14.8						
						*** no trees on measured plots					
Biggest diameter measured	27.7	26.0	19.9	17.7	9.4						

Map 1. Rattlesnake Hill Conservation Restriction Forest Description

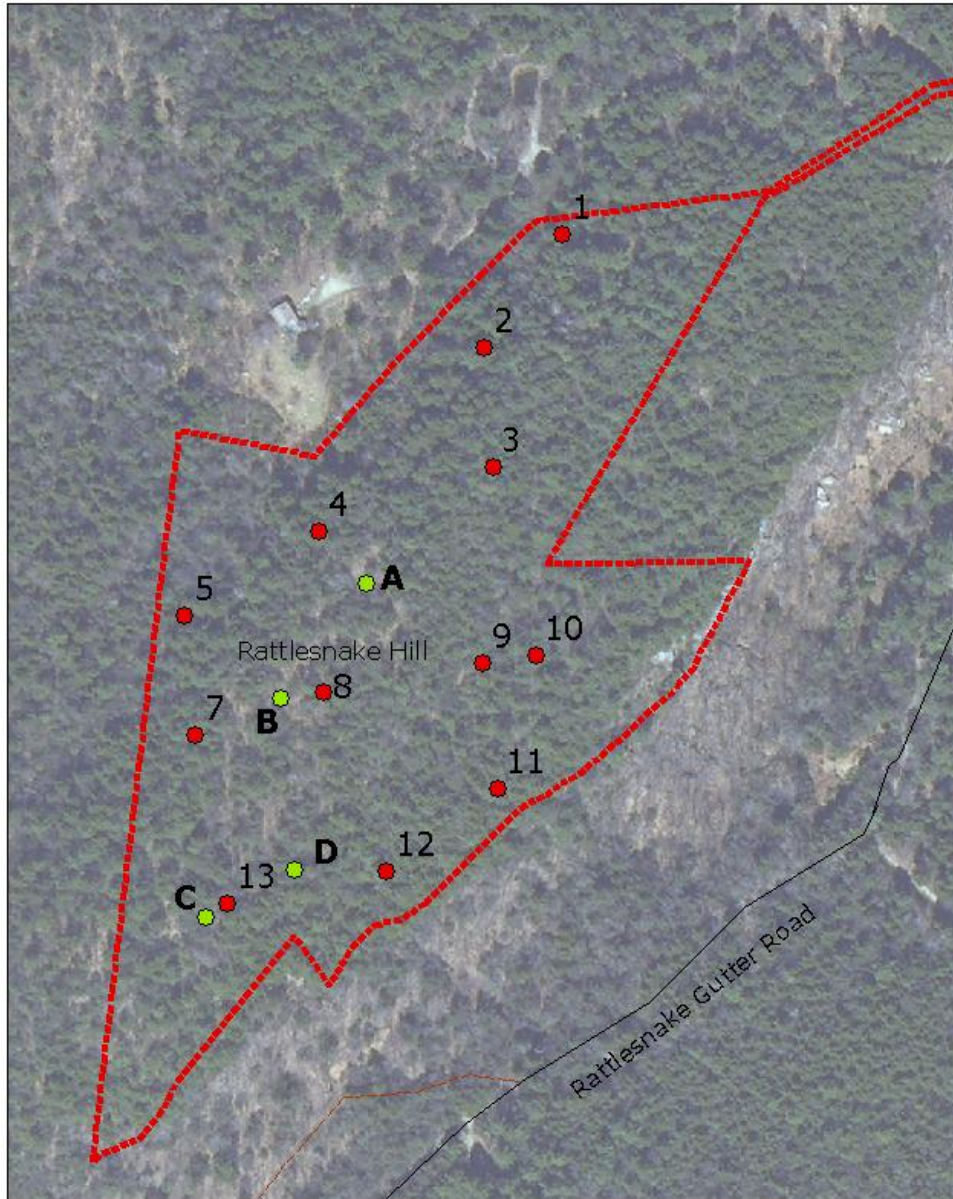


- = Tree Measurement Plots, October 16, 2011
- = Additional Measurements (A-D), October 20, 2011

0 0.05 0.1
Miles



Map 2. Rattlesnake Hill Conservation Restriction Forest Description



- = Tree Measurement Plots, October 16, 2011
- = Additional Measurements (A-D), October 20, 2011

