



# Vermont Land Trust

CONSERVING LAND FOR THE FUTURE OF VERMONT

July 13, 2015

Re: Amended easement

[REDACTED]  
[REDACTED]  
[REDACTED]

8 Bailey Avenue  
Montpelier, VT 05602  
(802) 223-5234  
(802) 223-4223 fax  
www.vlt.org

Dear [REDACTED]

Thanks for making the time to visit with me on Thursday, about the proposed changes to your conservation easement. I will try to outline the proposal as we discussed in this letter.

- Agricultural land to the west would be able to be sub-divided along purple line on the map. Sub-division would trigger an Option to Purchase at Agricultural Value for the sale.
- The Farmstead Complex designated in blue would be expanded to encompass all brewery activities and new Rural enterprises language would be added to cover the activities held in the complex (ie: festivals, [REDACTED] s. storage, parking, camping, etc )
- House right (permitted use # 7) will allow the location of the house sight to change after the mobile home becomes vacant. This lot would be non- sub-dividable.
- Permitted uses #8 will be deleted and replaced by the OPAV

To accomplish the above there are certain steps and obligations we would require from you:

- A title update from the time the title search was done in 2014, would be done using your attorneys, [REDACTED]. This would be your expense.
- Appraisal: we are waiting for a quote from [REDACTED] he did your 2013 appraisal, and VLT will let you know when an appraiser is contracted as well as his schedule to do the work.
- Any mortgages, etc. that remain on the property will need to be subordinated to our amendment conservation easement. Our legal staff can work directly with your lender to accomplish this.
- It is VLT's policy to be reimbursed for our out-of-pocket expenses associated with completing the amendment. Out-of-pocket

## REGIONAL OFFICES

Central Vermont  
8 Bailey Avenue  
Montpelier, VT 05602  
(802) 223-5234

Champlain Valley  
P.O. Box 850  
Richmond, VT 05477  
(802) 434-3079

Northeast Kingdom  
P.O. Box 427  
St. Johnsbury, VT 05819  
(802) 748-6089

Southeast Vermont  
and Mountain Valley  
54 Linden Street  
Brattleboro, VT 05301  
(802) 251-6008

Southwest Vermont  
and Mettowee Valley  
10 Furnace Grove Road  
Bennington, VT 05201  
(802) 442-4915



expenses include, but are not limited to, document recording fees and travel reimbursement.

- It is also VLT's policy to be reimbursed for staff time expenses in excess of \$500. We will do our best to keep our staff time to a minimum, and anything you can do to keep the process moving efficiently will be helpful in that effort. Because we do not know what will arise throughout the process, it is difficult to give an accurate estimate of staff costs. However, we can keep you apprised of accrued staff costs as we proceed.
- It is VLT's policy to require a one-time contribution to our stewardship endowment when we approve a separate conveyance of one farm unit into two units. Currently, that contribution is \$5,000 but may have changed if a sub-division is done in the future (cost could be paid now to avoid any increase in the fee). We will use this contribution to help defray the yearly costs of stewarding two conserved properties instead of one and interacting with two landowners instead of one.

If you agree with the provisions outlined in this letter, please sign in the appropriate line at the bottom and return or email back the letter and we will move the amendment along.

Best wishes,

  
Regional Stewardship Manager

Agreed:

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