

EASEMENT AND RIGHT-OF-WAY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **NORDIC HOLSTEINS, LLC**, a Vermont limited liability company with its principal place of business in Charlotte, County of Chittenden and State of Vermont, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, by these presents hereby **GIVES, GRANTS, SELLS, CONVEYS** and **CONFIRMS** unto the **TOWN OF CHARLOTTE**, a Vermont municipal corporation located in Chittenden County, Vermont, Grantee, and its successors and assigns forever, a perpetual, non-exclusive easement and right-of-way in common with others for the purpose of constructing, maintaining, repairing and replacing a driveway, parking area, and trail, all for the limited use by portions of the general public for the specific purposes described below, over, on and through property of the Grantor in the Town of Charlotte, County of Chittenden and State of Vermont, described as follows:

An area of land located on property conveyed to Nordic Holsteins, LLC by Warranty Deed of Demeter Fund, Inc., dated January 14, 2005 and recorded at Book 154, Page 124 of the Town of Charlotte Land Records (hereafter "Nordic Holsteins Parcel"). The area of land is depicted approximately on a Site Plan entitled "Property of the Nordic Holsteins, LLC", prepared by Stuart Morrow, dated August 2004 and revised January 27, 2011, and attached hereto as Exhibit A and recorded on approximately even date herewith at Map Clip 174

Page 1 in the Town of Charlotte Land Records (hereafter "Morrow Plan").

Said area of land commences at the point of intersection of the southeast corner of the Nordic Holsteins Parcel and the westerly sideline of the right-of-way for the Ethan Allen Hwy/U.S. Route 7, so called, thence proceeding generally westerly and at variable widths as follows: first, for a distance of approximately 303 feet at a uniform width of 50 feet; thence westerly a distance of approximately 55 feet at a uniform width of 85 feet, this portion of the easement and right-of-way to be occupied by a driveway and parking area; thence westerly a distance of approximately 370 feet at a uniform width of 35 feet; thence approximately northwesterly at a uniform width of 35 feet to the western boundary of the Nordic Holsteins Parcel, all as depicted on the Morrow Plan. As depicted on the Morrow Plan, the portion of the easement and right-of-way comprising approximately the first 358 feet thereof (measured westerly from U.S. Route 7) is referred to as "Section 1" of the easement and right-of-way, with the remaining length thereof, westerly of Section 1 to the westerly boundary of the Nordic Holsteins Parcel being referred to as "Section 2." In Section 2, said 35-foot wide easement and right-of-way shall be centered on the as-built location of the actual trail, which will be located generally as depicted on the Morrow Plan.

Said easement and right-of-way also includes a strip of land approximately 20 feet in width and approximately

ACKNOWLEDGEMENT
Return Received (Including Certificates and, if Required, Act 250 Disclosure Statement) and Tax Paid.
Signed Mary A Mend Clerk
Date February 28, 2011

CHARLOTTE TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
This 28th day of February A.D. 2011
at 5 o'clock PM minutes P.m and
recorded in vol. 191 on page 609-619
Attest Mary A Mend Town Clerk

See Agreement to Amend Easement + Right of Way Agreement Volume 113 pages 409-410.

Route 7) is referred to as "Section 1" of the easement and right-of-way, with the remaining length thereof, westerly of Section 1 to the westerly boundary of the Nordic Holsteins Parcel being referred to as "Section 2." In Section 2, said 35-foot wide easement and right-of-way shall be centered on the as-built location of the actual trail, which will be located generally as depicted on the Morrow Plan.

Said easement and right-of-way also includes a strip of land approximately 20 feet in width and approximately 180 feet in length (the "Loop") that extends northerly from the 55' x 85' parking area easement and proceeds to wrap around the building labeled as "Shed" on the Morrow Plan; said Loop links the parking area easement and the driveway, running over a portion of the proposed driveway spur that will connect to the existing drive leading to the residence, which driveway spur is described in more detail below, and all as depicted on the Morrow Plan.

Upon a determination by the Grantor that the Loop materially impacts its ability to use the Shed or the land surrounding the Shed, Grantor shall propose an alternative for relocation of the Loop to be constructed at its own cost and expense. In such a

2

circumstance the location of the alternative to the Loop will be determined by mutual consent of the Grantor and Grantee, which alternative will function similarly to the Loop in facilitating the ingress and egress of horse trailers from the parking area, and for which permits and approvals can be obtained. A portion of the easement and right-of-way herein conveyed shall then be automatically relocated to comprise of the alternative to the Loop in its new location, which shall be documented by a corrective easement and right-of-way deed recorded in the Town of Charlotte Land Records.

The easement and right-of-way herein conveyed, including the driveway, parking area, Loop and trail shall be used only by the following people for the following purposes: as the primary access for the farmer(s) leasing the agricultural lands of the Charlotte Park and Wildlife Refuge; access for emergency vehicles training or responding to incidents in the Park; horse-riders bringing their horse(s) to the Charlotte Park and Wildlife Refuge; physically handicapped or elderly persons visiting the Charlotte Park and Wildlife Refuge who are unable to reach the trails and scenic look-outs from the Greenbush Road entrance; Selectboard or Charlotte Park and Wildlife Refuge Oversight Committee members, or their designees, who are performing maintenance at the Charlotte Park and Wildlife Refuge or at the Thorp Barn; individuals or groups that have received permission from Grantee to access the Charlotte Park and Wildlife Refuge for educational purposes or research; and attendees of Town-certified events at the Charlotte Park and Wildlife Refuge or at the Thorp Barn who are unable to reach the event from the Charlotte Park and Wildlife Refuge's Greenbush Road entrance. Use of the driveway, parking area, Loop and trail is restricted to the limited uses described above, and the easement and right-of-way conveyed herein is not to be used as the main entrance to the Charlotte Park and Wildlife Refuge for the general public who are not undertaking any of the above listed activities.

3

Grantor and Grantee, for themselves, their successors,
and assigns, agree that this grant of an easement and right-
of-way is subject to the following covenants and conditions:

Vol. 191

Page 611

Grantee has the right to construct a gravel driveway of not more than sixteen feet in width and a parking area approximately fifty-five feet by eighty-five feet in area within Section 1, and, when said construction is complete, Grantee shall, at its sole cost, remove a portion of the now-existing driveway that leads from U.S. Route 7 to a residence on the Nordic Holsteins Parcel, and shall seed and mulch the area affected by the removal to a condition similar to unimproved areas north and south of the existing driveway. Construction of the Route 7 entry will comply with State requirements for access permits. To connect the proposed east-west running driveway with an existing drive that serves a residence and related buildings on the Nordic Holsteins Parcel and to connect the east-west running driveway to the Loop, Grantee shall also construct a driveway spur depicted in the Morrow Plan as branching in a generally northerly direction from the east-west proposed drive.

For the purposes of construction, access, parking, excavation and all other uses necessary for initial construction of the improvements for the driveway, parking area, Loop and driveway spur described herein, a temporary easement is hereby granted to Grantee, its agents, successors and assigns, together with the right to enter onto the other lands of Grantor proximate to the easement and right-of-way conveyed herein. Said temporary easement shall expire without the need for any further documentation or instrument once construction of the driveway, parking area, Loop and driveway spur is completed and the same are open and available to the public.

Construction and plantings within the easement and right-of-way shall not exceed ten feet in vertical height in the View Easement Area, as shown on Exhibit A and as stated in the Minutes of the Charlotte Planning Commission, dated July 29, 1997, and attached hereto as Exhibit B.

4

Grantee has the right to construct a trail of not more than sixteen feet in width within Section 2. All use of Section 2 of said easement and right-of-way shall be subject to the Ordinance Regulating Conduct in the Charlotte Park and Wildlife Refuge, as the same exists today and as it may be amended from time to time.

To restrict and control access to certain portions of the easement and right-of-way, Grantee may erect gates or other barriers on the Loop, in a location westerly of the northerly running driveway spur and/or near the entrances to the parking area or trail to be constructed in Section 2 of the easement and right-of-way described above and depicted on the Morrow Plan. Grantee will provide Grantor with a key for each gate-lock, for use by the Grantor in accordance with its reserved rights under this easement. Subject to these restrictions, Grantee, its successors and assigns, shall have the right to construct, reconstruct, repair, maintain, replace, patrol, level, fill, drain, and improve the driveway, parking area, Loop and trail, including all necessary bridges, culverts, cuts and ramps, at its sole cost and expense.

Grantee shall reasonably maintain the condition of the driveway running east-west, Loop and the parking area on Section 1 of the easement and right-of-way area. Grantee shall have no duty to maintain any portions of proposed or existing driveway that serve only the residence and related buildings on the Nordic Holsteins Parcel, notwithstanding that portions of such driveway segments may lay within the easement and right-of-way. Grantee may remove snow from the easement and right-of-

driveway running east-west, Loop and the parking area on Section 1 of the easement and right-of-way area. Grantee shall have no duty to maintain any portions of proposed or existing driveway that serve only the residence and related buildings on the Nordic Holsteins Parcel, notwithstanding that portions of such driveway segments may lay within the easement and right-of-way. Grantee may remove snow from the easement and right-of-way at its option, but Grantee shall not be obligated to conduct snow removal for Grantor's benefit.

Grantee will indemnify and hold the Grantor harmless, to the full limits of liability insurance that it customarily maintains, for any injury or damage resulting from the public use of said easement and right-of-way not attributable to acts of the Grantor. Grantee, by the recording of this easement and right-of-way, acknowledges that it has been donated to the Town, at no cost to the Town, with the intent that Grantor shall receive the full benefit and protection of 19 V.S.A. Section 2309.

5

Grantor shall have the right to make use of the surface of the easement and right-of-way such as shall not be inconsistent with the use of said easement and right-of-way, but specifically shall place no structures, landscaping or other improvements within said easement and right-of-way which shall prevent or interfere with the within Grantee's ability to use said easement and right-of-way. Grantee acknowledges that the construction and maintenance of improvements necessary to provide access to Grantor's property shall not be inconsistent with the use of this easement by the Grantee.

The parties' use of the easement and right-of-way shall be subject to the Grant of Development Rights and Conservation Restrictions by Demeter Fund, Inc. to Vermont Land Trust, Inc., dated January 14, 2005 and recorded at Book 154, Page 117 of the Town of Charlotte Land Records. As described in Section III(10) of said Grant of Development Rights and Conservation Restrictions, the Vermont Land Trust, Inc. has given its prior written approval for construction, maintenance, repair and replacement of the herein conveyed driveway, parking area and driveway spur by letter from Tyler Miller, Conservation Field Assistant of the Vermont Land Trust, Inc., to Clark Hinsdale III, dated January 22, 2008, and attached hereto as Exhibit C. The Vermont Land Trust, Inc. has also given its prior written approval for construction, maintenance, repair and replacement of the herein conveyed Loop by letter from Tyler Miller, Director of Field Stewardship, of the Vermont Land Trust to Clark Hinsdale III, dated February 10, 2011, and attached hereto as Exhibit D.

The parties' use of the easement and right-of-way shall be subject to the Grant of Historic Preservation Easement by Demeter Fund, Inc. to Preservation Trust of Vermont, dated January 14, 2005 and recorded at Book 154, Page 106 of the Town of Charlotte Land Records.

TO HAVE AND TO HOLD the above granted rights and privileges in, upon and over said premises unto Grantee, its successors and assigns forever; and Grantor does for itself

6

and its successors and assigns, covenant with Grantee and its successors and assigns, that Grantor is lawfully seized in fee simple of the aforesaid premises, that they are free from all encumbrances, that the Grantor has good right and title to sell and convey the rights as aforesaid and that Grantor, and its successor and assigns shall Warrant and Defend the same to Grantee and its successors and assigns forever against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, NORDIC HOLSTEINS, LLC hereunto sets its hands and seals this 28th day of February, 2011.

IN PRESENCE OF:

Mary A. Mead

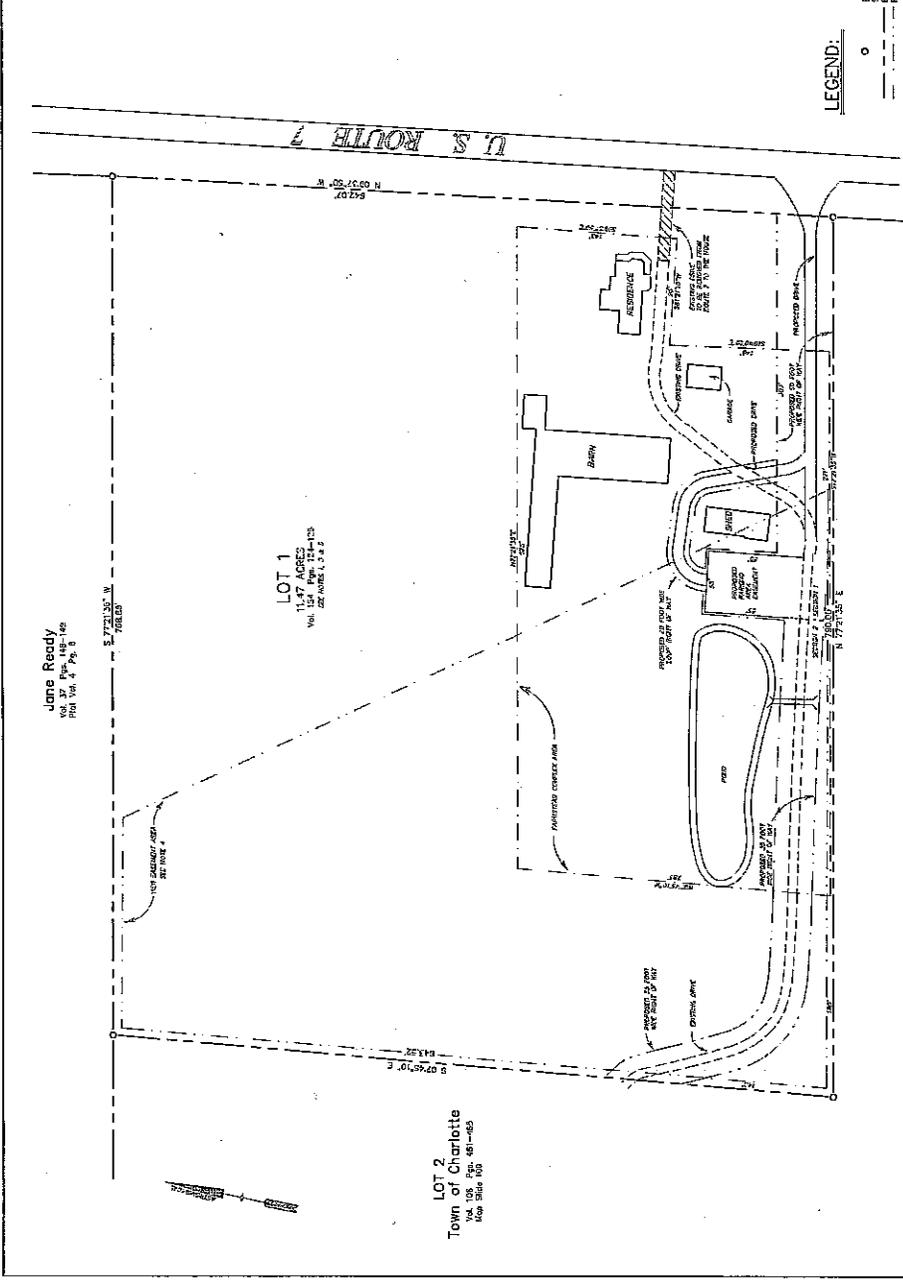
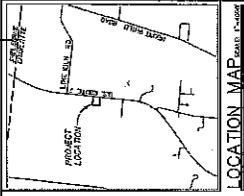
By: Clark W. Hinsdale, III, Managing Director
NORDIC HOLSTEINS, LLC
By duly authorized agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At Charlotte, Vermont, this 28th day of February, 2011, personally appeared Clark W. Hinsdale, III duly authorized agent of Nordic Holsteins, LLC, signer and sealer of the foregoing written instrument, and acknowledged the same to be his/her free act and deed and the free act and deed of Nordic Holsteins, LLC.

Before me,

Mary A. Mead
Notary Public
My Commission Expires: 2/10/15



LEGEND:

- EXISTING 5/8" EMBROIDERY BAR WITH SURFACE MARKER "AS SET" PLUMB
- RIGHT OF WAY - EASEMENT LINE



LOT 2
Town of Charlotte
Map 304, Pgs 101-105

NOTES:

1. This parcel is Lot 1 as shown on a plat entitled TOWN OF CHARLOTTE - MAP 304, PAGES 101-105.
2. The area of this site is 11.47 acres as shown on the plat.
3. The original plan to be reviewed is Map 304, PAGES 101-105.
4. The Town Engineer's office is subject to the provisions of the Charlotte Planning Commission.
5. The applicant is responsible for obtaining all necessary permits and approvals.
6. This plan is subject to all applicable laws and regulations.

SITE PLAN	
PROPERTY OF THE	
Nordic Holsteins, LLC	
DATE	05/18/18
BY	STUART J. MORROW
CHECKED BY	STUART J. MORROW
APPROVED BY	STUART J. MORROW
PROJECT NO.	05/18/18

MacHavern, Ruth LeBlanc and Michael Russell represented the group. Michael said one of the items has been eliminated.

The items applied for are:

- (1) Create a new 60' r-o-w between lots A and B to serve lot C.
- (2) Modification of lot A building envelope to accommodate the barn.
- (3) Design modification of septic system to allow r-o-w.
- (4) Eliminate western building envelope on Lot B.
- (5) No lot line or acreage changes are included.

Michael said Item 3 entails pre-installing a line from the pump station to the septic and it includes an engineering detail for this. Then the drive won't have to be disturbed for the line.

Patrice showed that there are 2 building envelopes on Lot B; they would like change this to keep the two approved building envelopes as they exist. Sandy said that may require a new hearing, but Al said the approval can be put forth with conditions.

There was discussion whether taking Item 4 out of this application requires another hearing or not. They want to have the option of either/or building envelope, not just one. Charlie said, in answer to whether the Planning Commission can do this, in Subdivision Regulations Chapter 4, Section 3 Action, "At the completion of the Public Hearing it can approve, modify and approve, or disapprove." So the Planning Commission does have the option of modifying it. The applicants are asking to be able to choose either of the building envelopes.

Charlie suggested that there should be a requirement that covenants as they refer to these three lots should be modified to refer to the new survey, and that they all use the same right-of-way. That is supported in Section 5 B, (1).

Sandy moved to approve the proposed modifications as shown on a Survey Plat titled "New Right-of-Way Serving Lot C" prepared by Cowan Surveying, dated June 30, 1997, Project #97-13 and the revised Engineering Details as shown on a Plan titled "M. Russell Wastewater System, Site Plan" prepared by Civil Engineering Associates, dated March, 1997, Project #97143 with the conditions that Covenants are modified to refer to the new Survey Plat and that Note #2 from the Lavelette 4-Lot Subdivision, Subdivision Plan dated May 20, 1992 is included on the new survey plan mentioned above. Ed seconded the motion and it was approved 4-0 with 3 absent.

3. Demeter Fund, Inc. - Stuart Morrow, R.L.S., Varney Lot Subdivision, Varney Farmhouse, Route 7 Final Plat Review for 2 Lot Subdivision: Lot 1 is for 11.47 acres and includes the existing dwelling and barns. Lot 2 has 81.85 acres and is part of Demeter Park. Sandy went right to the motion:

We move to approve a two lot subdivision as shown on the Final Survey Plat titled "Final Plat, Minor Subdivision, Property of Demeter Fund, Inc." dated June 1997, prepared by Stuart J. Morrow, R.L.S., Project #97101. Said Plat depicts Lot 1

2

CPC 29 July 97

as 11.47 acres and Lot #2 as 81.85 acres. Lot 1 is approved with an area reserved as a viewshed with no building and no planting of trees which will grow over 10 feet in height. This approval recognizes that the 81.85 acre parcel is to be part of the Demeter Park and said Park received Site Plan Approval from the Planning Commission on July 22, 1997. Said Site Plan Approval is incorporated by reference.

Ed Melby seconded the motion and discussion followed. There are some existing trees with pasture and pond, but the trees are on the side. Charlie had wanted to take photos but didn't have the right view on the day he visited. Crabapple trees would be perfect, Ed said.

The vote to approve was 4-0 with 3 absent.

4. Review Demeter Fund Park motion from 7/22/97; Site Plan Review for a Permitted Use per Section 6.5 of the Charlotte Zoning Bylaws:

The Planning Commission recognizes the importance of this gift from the Demeter Fund, Inc., of a public park for the citizens of Charlotte. The Town Planning Commission has relied on Committees, Advisory Boards and citizen inputs for advice and council on this cooperative proposal to keep it within the guidelines of the Town Plan and the site plan approval regulations.

Additional reports received since the June 3, 1997 Planning Commission meeting:

- (1) Chittenden County Regional Planning Commission, Transportation Engineer report dated July 10, 1997.
- (2) Richard Hamlin, Consulting Engineer, Analysis of Drive location, dated June 23, 1997.
- (3) Wildlife Habitat Assessment by Walter Pullman, Field Naturalist, dated July 11, 1997.
- (4) Charlotte Conservation Commission Letter by Linda Radimer, dated July 7 1997

Additional reports received since the June 3, 1997 Planning Commission meeting:

- (1) Chittenden County Regional Planning Commission, Transportation Engineer report dated July 10, 1997.
- (2) Richard Hamlin, Consulting Engineer, Analysis of Drive location, dated June 23, 1997.
- (3) Wildlife Habitat Assessment by Walter Pullman, Field Naturalist, dated July 11, 1997.
- (4) Charlotte Conservation Commission Letter by Linda Radimer, dated July 7, 1997.
- (5) Charlotte Conservation Commission Letter by Linda Radimer, dated June 16, 1997.
- (6) Gail Henderson-King report letter dated July 14, 1997, site plan dated May, 1997, revised 13 July 1997.
- (7) Letter from adjoining property owners Debra Fischer and Dr. Tom Fischer dated 16 June 1997.
- (8) Letter from Fire Chief Chris Davis, dated July 21, 1997 with traffic safety concerns.
- (9) Letter from Richard Pete, Landscape Architect, dated June 27, 1997.

Motion to Approve with Conditions: Commission Members discussed the proposed wording of the motion and it was felt that item 6 was too vague.

Charlie will put together a clearer version of it that was approved by the 4 members present; Sandy will get the input from the other 3 members. The motion is as follows:



Vermont Land Trust

CONSERVING LAND FOR THE FUTURE OF VERMONT

January 22, 2008

Clark Hinsdale III
173 State Park Rd.
Charlotte, VT 05445

8 Bailey Avenue
Montpelier, VT 05602
(802) 223-5234
(802) 223-4223 fax
(800) 639-1709 toll-free
www.vlt.org

Re: Approval of Access Drive and Parking Area

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 Merrimack Valley
10 Furnace Grove Road
Bennington, VT 05201
(802) 442-4915

Dear Clark,

Please accept this letter as approval from Vermont Land Trust (VLT) for the construction of an access drive and parking area on your conserved "Varney Farm" property that will serve the public usage of the adjacent Charlotte Park & Wildlife Refuge land. The proposed project is depicted as "Parking Area" on the Demeter-Varney Conservation Plan and as "Proposed 60 Foot Wide Right of Way and Parking Area Easement" on the survey entitled "Site Plan, Property of the Demeter Fund, Inc., Charlotte, Vermont" prepared by Stuart J. Morrow, dated August 2004, last revised December 15, 2004. I've attached both documents here.

As we have discussed, you will be working with the town to formalize details such as hours of usage and the utility of a gate, etc. under a separate agreement. The parking area is designed for limited access to the adjacent park for non-motorized recreation, agriculture, emergencies, and for individuals with disabilities. It will be designed so that its usage with not interfere with the agricultural activities occurring at the Varney farm. I believe that the town will be pursuing all of the proper permits for the project.

If you have any questions or concerns, please feel free to call me at our Richmond office, 434-3079.

Sincerely,

Tyler Miller
Conservation Field Assistant

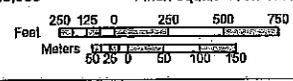
cc: Dean Bloch, town of Charlotte

VLT # 130322



Vermont Land Trust
 Demeter-Varney Property
 Town of Charlotte
 Chittenden Co., VT
 January 2005
 VLT Project #130332

The Demeter-Varney Property Conservation Plan is based on the following State of Vermont Base Map 1:5000 orthophoto(s):
 Pease Mountain, #92200, 1999;
 Shelburne South, #92204, 1999;
 1:5,000
 1 inch equals 416.7 feet



Protected Property
 Complex Boundary

Note:
 The boundaries of the Protected Property are based on a survey entitled:
 Final Plat, Minor Subdivision, Property of Demeter Fund, Inc. by Stuart J. Morow, dated June 1997

Parking Area
 Farmstead Complex
 ±3.4 acres

ACREAGE INFORMATION*

Tillable	8.07 acres
Farmstead Complex	3.4 acres
Total Protected Property	11.47 acres

*All acreage is approximate, and exclusive of public road rights of way.

This map is not a survey or subdivision plot, and should not be used or construed for such purposes. It was prepared without the benefit of field measurements or extensive title research. It is intended solely to assist the owner(s) of the conserved land and the holder(s) of the conservation easement in the administration and interpretation of the conservation easement, by clearly depicting the presumed boundaries of the protected property, calculating the approximate acreages, and showing the approximate locations of any excluded lands, farmstead or homestead complex, farm labor housing complex, or special treatment areas.

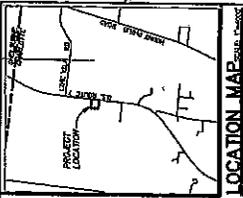
THIS MAP IS NOT A SURVEY



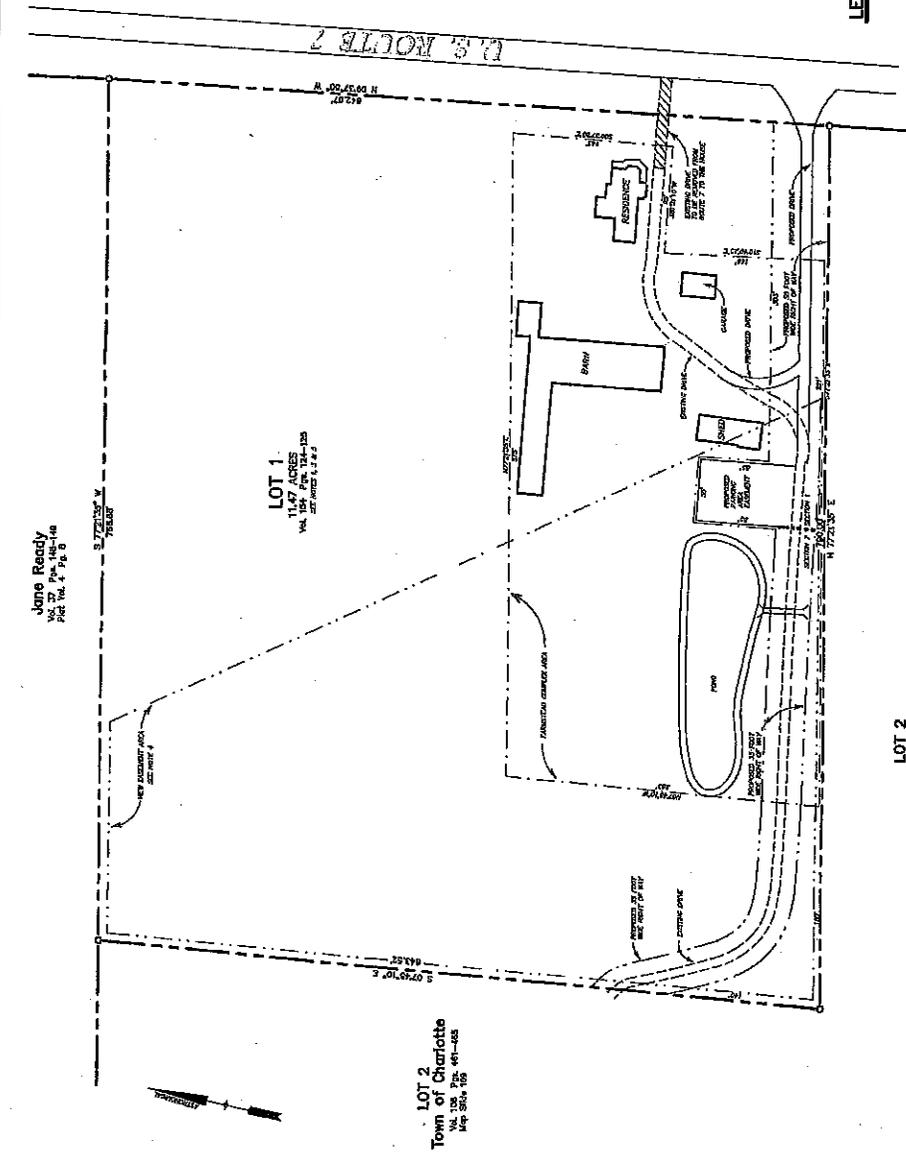
Reviewed and Accepted by:

[Signature] 1/14/05 Date
 Duly Authorized Agent of
 Demeter Fund, Inc.

[Signature] 1/14/05 Date
 Duly Authorized Agent of
 Vermont Land Trust, Inc.



LOCATION MAP



LEGEND:

- CENTER OF IMPROVEMENT BAK WITH BOUNDARY LINE - US 502 SET POINT
- RIGHT OF WAY - DRAINAGE LINE



SITE PLAN	
Property of the Nordic Holsteins, LLC	
STUART J. MORROW Consulting Land Surveyor Grafton, Vermont 10/11/11	
Project No.	11-001
Scale	1" = 50'
Date	11/11/11
Drawn by	SM
Checked by	SM
Approved by	SM

- NOTES:**
- This parcel is Lot 1, as shown on a plat entitled "TOWN PLAN - UNDER SUPERVISION - TOWN OF CHARLOTTE", dated June 1997, recorded in Map 2006-100.
 - The property of Charlotte Park, LLC, filed June 1997, recorded in Map 2006-100.
 - Right of way and parking area easement. This easement is recorded in Map 2006-141 Page 2.
 - The Access Drive and Parking Area is subject to the conditions of the Charlotte Planning Commission's Resolution No. 10-01, dated 10/11/11.
 - This plan is subject to certain rights and restrictions as outlined in a document entitled "Vermont Land Trust and Conservation Easement" recorded in Volume 2008-171-103.

Vermont Land Trust

CONSERVING LAND FOR THE FUTURE OF VERMONT

February 9, 2011

Clark Hinsdale III
173 State Park Rd
Charlotte, VT 05445

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

Re: Approval of Access Drive & Parking Area Revisions- Varney Farm

- 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

Dear Clark:

I understand that you and the town have slightly altered the site plans for a public access drive and parking area on the Varney farm in service of the adjacent Charlotte Park & Wildlife Refuge property. Specifically, you have added a "loop" to the driveway that will allow vehicles to more easily access and depart from the parking area. You do not feel that this change will interfere with the current or future productive use of your conserved property.

Vermont Land Trust approves of the changes, as depicted in the survey titled "Site Plan, Property of the Nordic Holsteins, LLC", by Stuart J. Morrow, last revised 1/27/2011. This letter is in addition to our January 22, 2008 approval of the same project (attached here).

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

I understand that you and the town have slightly altered the site plans for a public access drive and parking area on the Varney farm in service of the adjacent Charlotte Park & Wildlife Refuge property. Specifically, you have added a "loop" to the driveway that will allow vehicles to more easily access and depart from the parking area. You do not feel that this change will interfere with the current or future productive use of your conserved property.

Vermont Land Trust approves of the changes, as depicted in the survey titled "Site Plan, Property of the Nordic Holsteins, LLC", by Stuart J. Morrow, last revised 1/27/2011. This letter is in addition to our January 22, 2008 approval of the same project (attached here).

Sincerely,

Tyler Miller
Director of Field Stewardship

cc: Dean Bloch, town of Charlotte
David Rugh, Esq.

RECEIVED FOR RECORD

U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
1000 EAST MAIN STREET
MONTPELIER, VERMONT 05602
PHONE (802) 223-5234 FAX (802) 223-5234
WWW.BLM.GOV



January 22, 2008

Clark Hinsdale III
173 State Park Rd.
Charlotte, VT 05445

8 Bailey Avenue
Montpelier, VT 05602
(802) 223-5234
(802) 223-4223 fax
(800) 639-1709 toll-free
www.vlt.org

Re: Approval of Access Drive and Parking Area

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

Dear Clark,

Please accept this letter as approval from Vermont Land Trust (VLT) for the construction of an access drive and parking area on your conserved "Varney Farm" property that will serve the public usage of the adjacent Charlotte Park & Wildlife Refuge land. The proposed project is depicted as "Parking Area" on the Demeter-Varney Conservation Plan and as "Proposed 60 Foot Wide Right of Way and Parking Area Easement" on the survey entitled "Site Plan, Property of the Demeter Fund, Inc., Charlotte, Vermont" prepared by Stuart J. Morrow, dated August 2004, last revised November 2, 2007. I've attached both documents here.

As we have discussed, you will be working with the town to formalize details such as hours of usage and the utility of a gate, etc. under a separate agreement. The parking area is designed for limited access to the adjacent park for non-motorized recreation, agriculture, emergencies, and for individuals with disabilities. It will be designed so that its usage will not interfere with the agricultural activities occurring at the Varney farm. I believe that the town will be pursuing all of the proper permits for the project.

If you have any questions or concerns, please feel free to call me at our Richmond office, 434-3079.

Sincerely,

Tyler Miller
Conservation Field Assistant

cc: Dean Bloch, town of Charlotte

VLT # 130322

