

Water Farm Road Land

Sheffield, Massachusetts | 370± Acres with Improvements



Listing # MA2035

For more information, please contact:

KEITH ROSS

978-544-5767 | kross@landvest.com

CINDY WELCH

413-418-3233 | cwelch@landvest.com

LandVest | **CHRISTIE'S**
INTERNATIONAL REAL ESTATE

HQ: Ten Post Office Square, Boston, MA 02109 | 617-723-1800 www.landvest.com

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A. STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding approximately 370 +/- acres of land and improvements. The property is located along Water Farm Road Sheffield, Massachusetts and is currently offered for sale by LandVest, Inc. (hereinafter, the Offered Property).

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this information package or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors there in or omissions there from. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on such representations and warranties as may be in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such agreement.

Any alternative use of the Offered Property implied in this information package **does not** constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use of the Offered Property under pertinent federal, state, and local regulations. The Seller makes no representation as to the likelihood of approval of any proposed use.

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this information package or otherwise.

No legal liability is created by this information package, and this document is to be used in whole and not in part. Any sketches produced by LandVest in this information package show approximate dimensions and are included only to assist the reader in visualizing the Offered Property.

The Offered Property is sold in its as is condition and no warranties, guarantees, or representations are given as to the condition of site improvements or their compliance with federal, state, or local building, zoning, and/or other regulations.

The Seller reserves the right to reject all offers, to enter into an agreement with someone other than the highest offeror, and to negotiate further with one or more offerors. If an offer sets forth a price and conditions that are acceptable to the Seller, the Seller will prepare a proposed Purchase and Sale Agreement which will require a deposit of a portion of the purchase price, to be forfeited upon non-performance. No party, Seller or Buyer, will be bound until a Purchase and Sale Agreement is signed by both parties and the deposit paid.

Access to the Offered Property is not allowed unless accompanied by an authorized employee of LandVest, Inc. LandVest, Inc. by reason of this property profile, may not be required to give testimony in court with reference to the Offered Property described herein.

B. SUMMARY OF IMPORTANT FACTS

Offered Property: 370 acres of forest and wetlands with 8,828 feet of road frontage on Water Farm Road and 606’ of road frontage on Soda Spring Creek Road. The property has been the source of public drinking water for the town of Sheffield since 1895. The off site drilled deep wells and infrastructure were sold several years ago and the land that remains with two springs generating 9 to 17 mil gals /year is now available. There are extensive wetlands on the property with significant uplands associated.

Property Location: Water Farm and Soda Spring Creek Roads Sheffield, MA

Assessor Map & Lots: Map 34 Lot 14.1 and 15, Map 22 Lot 28

Record Owners: Water Farm Group

Recorded Deeds: Book 319 Page 179 property deed descriptions assembled in Mortgage document. (Perimeter survey currently underway.)

Zoning: The majority of the property is located in the Rural District, with small portions located in the Water Supply Overlay District

Wetlands: See attached maps

Flood Zones: See attached maps

Utilities: Electric on the road and water and sewer are private

Assessments

| Owner | Address | Map/ Lot | Frontage | Deed | Date | Assessed Acres | Land Chapter 61 Assessment | Market Land Assessment | Buildings | Assessment |
|--|---------------------------------------|-------------------|---------------|-------------|-----------|-------------------|----------------------------------|---------------------------|------------------|-------------------|
| Water Farm Group, PO Box 295, Sheffield, MA 01257 | 282 Water Farm Road, Sheffield, MA | 22-3-28 | 6,760 | 319- 179 | 4/14/1958 | 293.00 | \$ 151,200 | \$ 574,500 | \$ 95,700 | \$ 246,900 |
| Water Farm Group, PO Box 295, Sheffield, MA 01257 | Water Farm Road, Sheffield, MA | 34-1- 14- 1 | 1,631 | 319- 179 | 4/14/1958 | 27.00 | \$ 2,000 | \$ 96,500 | \$ - | \$ 2,000 |
| Water Farm Group, PO Box 295, Sheffield, MA 01257 | Water Farm Road, Sheffield, MA | 34-1-16 | 2,674 | 319- 179 | 4/14/1958 | 50.00 | \$ 8,500 | \$ 129,800 | \$ 1,100 | \$ 9,600 |
| Total: | Total: | | 11,065 | | | 370.00 | \$ 161,700 | \$ 800,800 | \$ 96,800 | \$ 258,500 |

C. PROPERTY IDENTIFICATION

370 +/- acres of forest and wetlands with 8,828 feet of road frontage on Water Farm Road and 606' of road frontage on Soda Spring Creek Road. The property has been the source of public drinking water for the town of Sheffield for more than 100 years. The two off site drilled deep wells and infrastructure were sold several years ago and the land with two springs. Historic records show production between 9 and 17 mil gals of water per year. There are extensive wetlands on the property with significant uplands associated that could support 6 to 8 large house lots. The two springs infrastructure include two 30,000 gal covered concrete storage tanks and the associated infrastructure for managing spring flows. The Soda Spring Creek flows into the Ironworks brook just south of the property boundary which then joins the Housatonic River. The property has been professionally managed by licensed foresters for more than 15 years.

TOWN OF SHEFFIELD DESCRIPTION

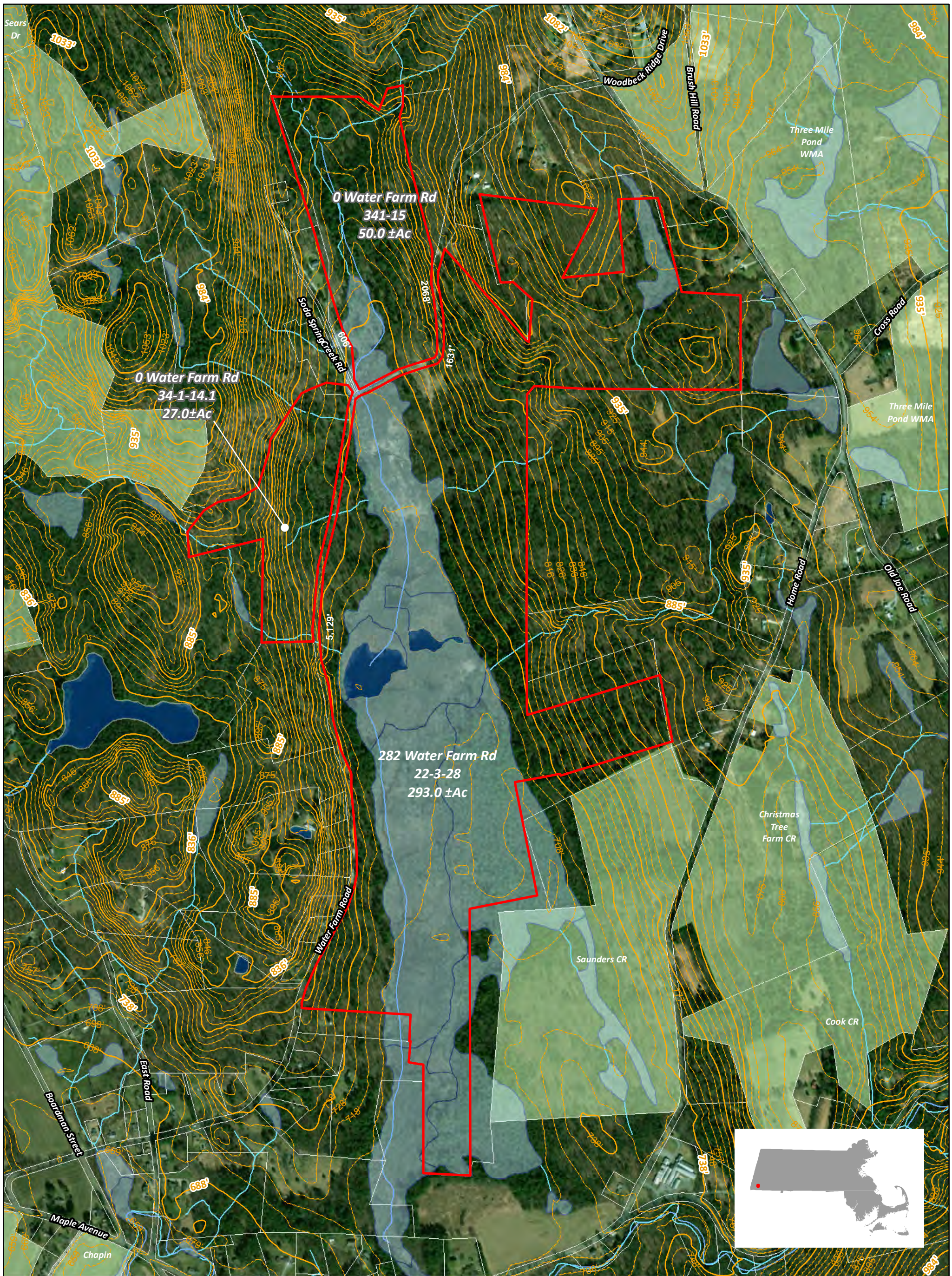
Sheffield is a town in Berkshire County, Massachusetts, United States. It is part of the Pittsfield, Massachusetts Metropolitan Statistical Area. The population was 3,257 at the 2010 census.^[1] Sheffield is home to Berkshire School, a private preparatory school. The former resort town includes the village of **Ashley Falls**, and is bordered by various other towns and villages, such as Egremont and Great Barrington. (Adapted from Wikipedia)

TOWN OF SHEFFIELD HISTORY

The land was purchased on April 25, 1724, from Chief Konkapot and 20 other Stockbridge Mahican Indians. Its price was 460 pounds, 3 barrels of cider and 30 quarts of rum. The lower township of Housatonic (as Outhotonnook would be corrupted) was first settled by Matthew Noble of Westfield, who arrived in 1725.

But New York claimed west of the Housatonic River under the Westenhook Patent, dated July 11, 1705, and insisted that Massachusetts cease encroachment. Indeed, one early settler was arrested and incarcerated at Albany as a trespasser on Westenhook land. Nevertheless, Sheffield, Massachusetts, was officially incorporated on June 22, 1733, the first town incorporated in what is now Berkshire County. Its north parish was set off and incorporated as Great Barrington in 1761. Located on the fertile floodplain of the Housatonic River valley, the principal industry was agriculture.

The Sheffield Resolves, or Sheffield Declaration, was an early Colonial American petition against British rule and manifesto for individual rights, drawn up as a series of resolves approved by the Town of Sheffield on January 12, 1773, and printed in *The Massachusetts Spy, Or, Thomas's Boston Journal* on February 18, 1773. Sheffield was also the site of the bloodiest (and last) battle on February 27, 1787, during Shays' Rebellion. (Adapted from Wikipedia)



Legend

- Subject Property - 370.0 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- ~ Perennial Streams
- - - Intermittent Streams
- ~ Contours (ft)

Credits: 2016 imagery from ESRI 'World Imagery' map service.

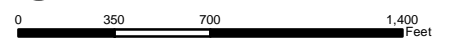
Base Plan Orthophotograph

Project Number: MA2116

Date: 3/28/2018



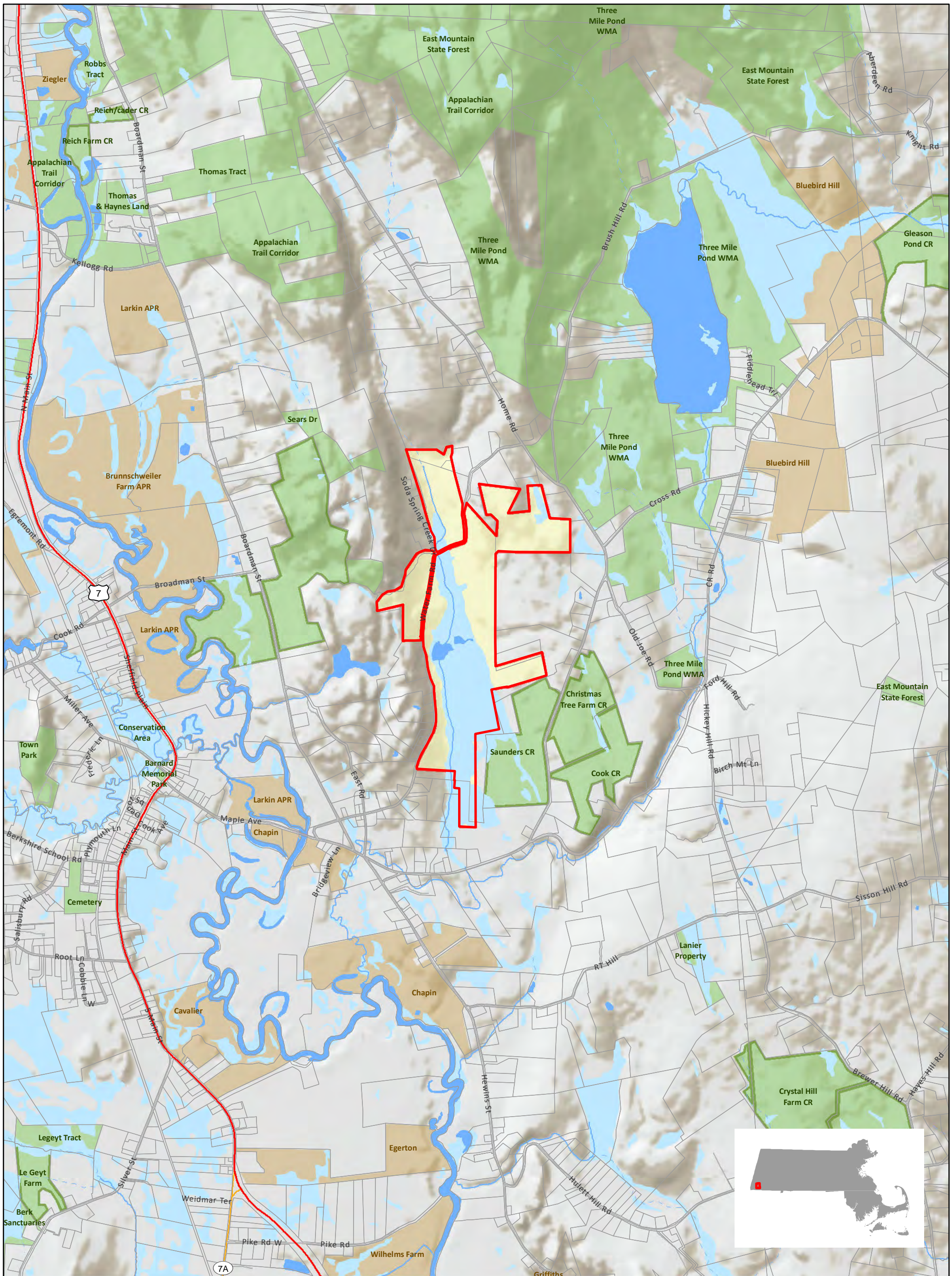
Scale: 1" = 700'



This plan is conceptual only and is not represented as an engineered plan.

Water Farm Group
Sheffield, MA





Legend

- Subject Property - 370.0 ±Ac
- Adjacent Properties
- Protected Land
- Conservation Restrictions (CRs)
- Agricultural Preservation Restrictions (APRs)
- Open Water
- Wetlands
- ~ Perennial Streams
- - - Intermittent Streams
- ~ Contours (ft)

Credits: Background from ESRI 'Terrain Base' map service

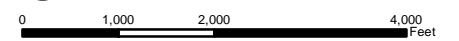
Conservation Context

Project Number: MA2116

Date: 3/28/2018



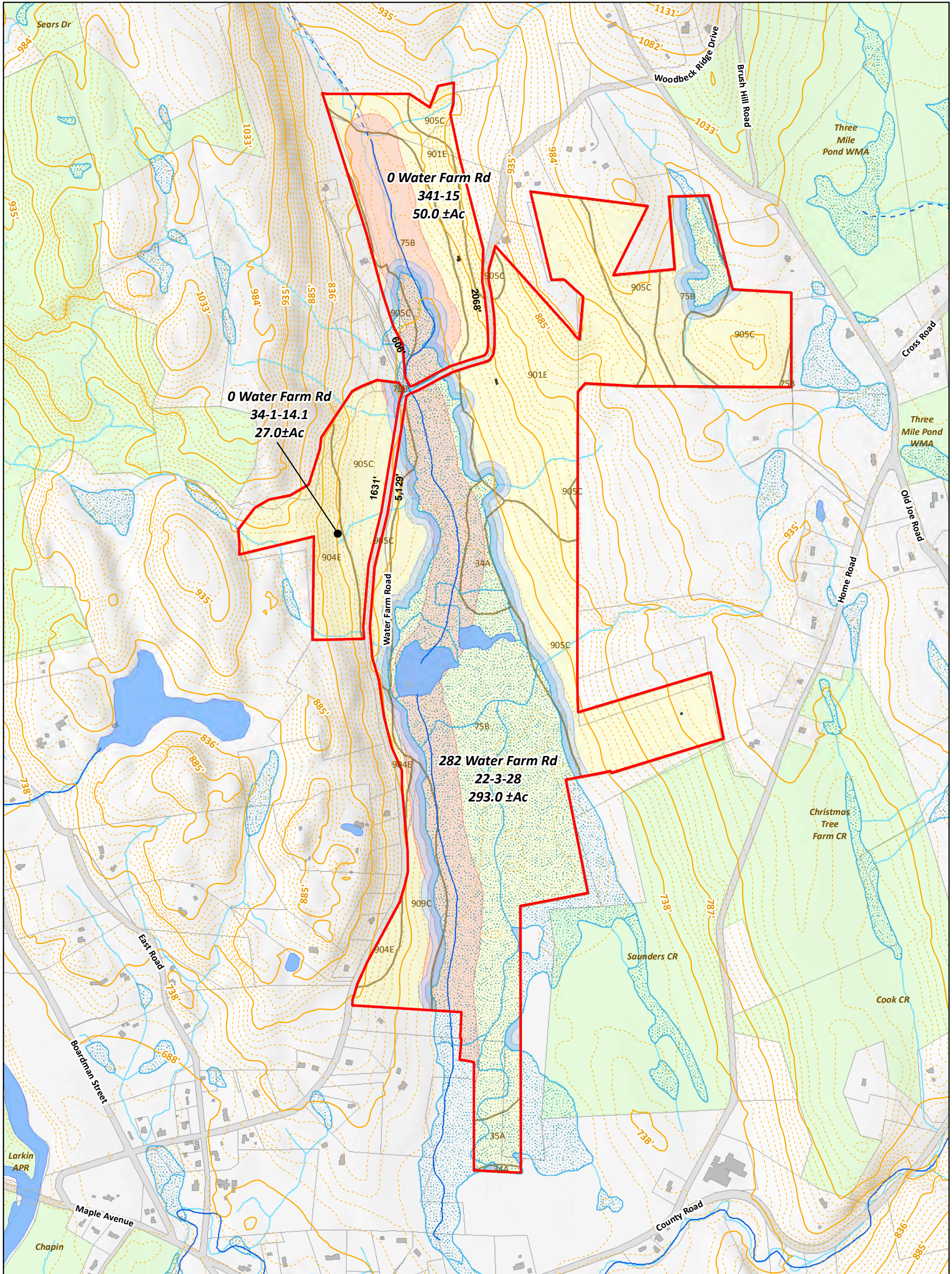
Scale: 1" = 2,000'



This plan is conceptual only and is not represented as an engineered plan.

Water Farm Group
Sheffield, MA

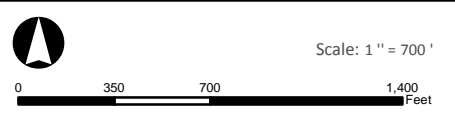




| Legend | | | |
|--------|-------------------------------|--|-------------------------|
| | Subject Property - 370.0 ± Ac | | Soil Types |
| | Adjacent Properties | | 50' Wetlands Setback |
| | Building Footprints | | 100' Wetlands Setback |
| | Protected Land | | 200' Rivers Act Setback |
| | | | Open Water |
| | | | Perennial Streams |
| | | | Intermittent Streams |
| | | | Contours (ft) |

Site Analysis Plan

Project Number: MA2116
Date: 4/5/2018



This plan is conceptual only and is not represented as an engineered plan.

Water Farm Group
Sheffield, MA



Credits: Background from ESRI 'Terrain Base' map service

D. REGULATORY FACTORS

The following section of this Property Profile discusses some of the regulatory factors that have an impact on proposed uses of the Offered Property.

ZONING

The Offered Property is located in the Town of Sheffield’s Rural District and a small portion under the Water Supply Protection District. Single-family dwellings and their accessory buildings, uses, and structures are the predominant permitted uses by right. Additional uses as permitted by special permits are described in the town bylaws available on line at: https://www.sheffieldma.gov/sites/sheffieldma/files/uploads/zoningbylawmay_2016final.pdf

Rural District Zoning

| | |
|----------------------------------|---------|
| Minimum Lot Size: | 1 acre |
| Maximum Building Coverage | 25% |
| Minimum Frontage: | 100 ft. |
| Front Yard Setback: | 40 ft. |
| Side Yard Setback: | 25 ft. |
| Rear Yard Setback: | 25 ft. |
| Maximum Building Height: | 35 ft. |

WETLANDS

see orthographic map in Appendix B.

FLOOD ZONES

see orthographic map in Appendix B.

RARE SPECIES: PRIORITY & ESTIMATED HABITAT

A review of the MassGIS Natural Heritage data layer indicates that there are no rare and endangered species present on the Offered Property. **However, this information is updated periodically and the buyer is encouraged to seek the latest information from The Massachusetts Natural Heritage and Endangered Species Program (NHESP).**

The NHESP is responsible for the regulatory protection of rare species and their habitats as codified under the Massachusetts Endangered Species Act (M.G.L. c.131A), it’s implementing regulations (321 CMR 10.00), and Wetlands Protection Act (M.G.L. c.131s.40) and its implementing regulations (310 CMR 10.00). If a project site is within Priority Habitat or Estimated Habitat of Rare Species and the proposed activity is not exempt then the project proponent must file with the NHESP.

If Estimated and Priority Habitat is identified on the Offered Property, coordination with Natural Heritage will be necessary. This process typically involves 1) submitting an information request to determine what species may be in the vicinity of the project; 2) if NHESP determines that a rare species may be present on the property, it is necessary to hire a qualified professional to perform a comprehensive wildlife habitat survey; 3) submit a site plan to NHESP for review. NHESP will determine if there is a “taking” of a rare species. If NHESP determines there is a taking, the applicant must apply for a Conservation and Management Permit.

ENVIRONMENTAL CONDITIONS

There are no known adverse environmental conditions on the site based on information provided by the client and a review of local records.

CONSERVATION OPPORTUNITIES

The property is located in a unique portion of the Berkshires with several conserved properties nearby. The extensive frontage along the Soda River the combinations of wetlands and forests are attractive area that are targeted by local and regional conservation organizations. There are several state and federal programs that provide funds for conservation projects that meet their particular conservation objectives. The local Sheffield Land Trust, the regional Berkshire Natural Resources Council (www.bnrc.net) and the Nature Conservancy (www.nature.org) have been very active conserving properties with significant natural resources in this area. Initial discussions with these groups have indicated their interest in developing a conservation project for portions of this property in partnership with several abutters and other nearby landowners including the state of Mass Division of Fisheries and Wildlife.

Water Farm Road



Water Farm Road



Water Farm Road



APPENDIX

1. Property Record Cards
2. Forest management plan

Property Record Card

Parcel ID: 267/022.0-0003-0028.0 MAP: 022.0 BLOCK: 0003 LOT: 0028.0 Parcel Address: 282 WATER FARM RD FY: 2017

| | | | | | |
|---|------------------------|-----------------------|------------------|-----------------|--------------------------|
| PARCEL INFORMATION | Use-Code: 016 | Sale Price: 30,000 | Book: 319 | Road Type: T | Inspect Date: 07/18/2012 |
| Owner: SHEFFIELD WATER COMPANY | Tax Class: T | Sale Date: 04/14/1958 | Page: 179 | Rd Condition: P | Meas Date: 07/18/2012 |
| Address: P O BOX 295 SHEFFIELD MA 01257 | Tot Fin Area: 0 | Sale Type: L | Cert/Doc: | Traffic: M | Entrance: X |
| | Tot Land Area: 293.000 | Sale Valid: Y | | Water: NO | Collect Id: TB |
| | Sewer: | Grantor: | | Sewer: NO | Inspect Reas: P |
| | Exempt-B/L% 0/0 | Resid-B/L% 0/87 | Comm-B/L% 100/13 | Indust-B/L% 0/0 | Open Sp-B/L% 0/0 |

LAND INFORMATION

| | | | | | | | | |
|--------------|-------------|-------------|---------------|--------------|--------------|------------------|--------------|--------------|
| NBHD CODE: 2 | NBHD CLASS: | ZONE: R1 | | | | | | |
| Seg | Type | Code | Method | Sq-Ft | Acres | Influ-Y/N | Value | Class |
| 1 | P | 130 | A | | 1.000 | N | 55,000 | |
| 2 | S | 130 | A | 1742400 | 40.000 | N | 110,000 | |
| 3 | R | 130 | A | 1306800 | 252.000 | N | 409,500 | |
| 4 | P | 130 | A | 43560 | 1.000 | N | | M |
| 5 | S | 130 | A | 261360 | 6.000 | N | | M |
| 6 | R | 130 | A | 1045440 | 24.000 | N | | M |
| 7 | R | 601 | A | 7174332 | 262.000 | N | | F |

DETACHED STRUCTURE INFORMATION

| | | | | | | | | | |
|------------|-------------|--------------|--------------|-----------------|--------------|-------------|----------------------|-------------|--------------|
| Str | Unit | Msr-1 | Msr-2 | E-YR-Blt | Grade | Cond | %Good P/F/E/R | Cost | Class |
| TW | G | 211700 | | 2012 | E | E | ///92 | 94,600 | 3 |
| TW | P | 30000 | | 1995 | F | F | /10//3 | 1,100 | 3 |

VALUATION INFORMATION

| | | | | |
|----------------|---------|--------------|---------------|-----------------|
| Current Total: | 246,900 | Bldg: 95,700 | Land: 151,200 | MktLnd: 574,500 |
| Prior Total: | 290,900 | Bldg: 97,400 | Land: 193,500 | MktLnd: 767,000 |

Sketch

No Sketch Available

Photo

No Picture Available

Property Record Card

Parcel ID: 267/034.0-0001-0014.1 MAP: 034.0 BLOCK: 0001 LOT: 0014.1 Parcel Address: 0 WATER FARM RD FY: 2017

| | | | | | |
|--|-----------------------|-----------------------|-----------------|-----------------|------------------|
| PARCEL INFORMATION | Use-Code: 601 | Sale Price: 0 | Book: 319 | Road Type: T | Inspect Date: |
| Owner: SHEFFIELD WATER COMPANY | Tax Class: T | Sale Date: 04/15/1958 | Page: 179 | Rd Condition: P | Meas Date: |
| Address: P O BOX 295 SHEFFIELD MA 01257 | Tot Fin Area: | Sale Type: L | Cert/Doc: | Traffic: M | Entrance: C |
| | Tot Land Area: 27.000 | Sale Valid: Y | | Water: NO | Collect Id: |
| | Sewer: | Grantor: | | Sewer: NO | Inspect Reas: |
| | Exempt-B/L% 0/0 | Resid-B/L% 0/0 | Comm-B/L% 0/100 | Indust-B/L% 0/0 | Open Sp-B/L% 0/0 |

LAND INFORMATION

| | | | | | | | | |
|--------------|-------------|-------------|---------------|--------------|--------------|------------------|--------------|--------------|
| NBHD CODE: 2 | NBHD CLASS: | ZONE: R1 | | | | | | |
| Seg | Type | Code | Method | Sq-Ft | Acres | Influ-Y/N | Value | Class |
| 1 | P | 392 | A | | 1.000 | N | 55,000 | |
| 2 | S | 392 | A | | 6.000 | N | 16,500 | |
| 3 | R | 392 | A | 871200 | 20.000 | N | 25,000 | |
| 4 | R | 601 | A | 1176120 | 27.000 | N | | F |

VALUATION INFORMATION

| | | | | |
|----------------|-------|---------|-------------|-----------------|
| Current Total: | 2,000 | Bldg: 0 | Land: 2,000 | MktLnd: 96,500 |
| Prior Total: | 2,000 | Bldg: 0 | Land: 2,000 | MktLnd: 139,400 |

Sketch

No Sketch Available

Photo

No Picture Available

Property Record Card

Parcel ID: 267/034.0-0001-0015.0 MAP: 034.0 BLOCK: 0001 LOT: 0015.0 Parcel Address: WATER FARM RD FY: 2017

| | | | | | |
|--|-----------------------|-----------------------|------------------|-----------------|--------------------------|
| PARCEL INFORMATION | Use-Code: 016 | Sale Price: 0 | Book: 319 | Road Type: T | Inspect Date: 11/03/2010 |
| Owner: SHEFFIELD WATER COMPANY | Tax Class: T | Sale Date: 04/15/1958 | Page: 179 | Rd Condition: P | Meas Date: 11/03/2010 |
| Address: P O BOX 295 SHEFFIELD MA 01257 | Tot Fin Area: 0 | Sale Type: L | Cert/Doc: | Traffic: M | Entrance: X |
| | Tot Land Area: 50.000 | Sale Valid: Y | | Water: NO | Collect Id: TB |
| | Sewer: | Grantor: | | Sewer: NO | Inspect Reas: M |
| | Exempt-B/L% 0/0 | Resid-B/L% 0/59 | Comm-B/L% 100/41 | Indust-B/L% 0/0 | Open Sp-B/L% 0/0 |

LAND INFORMATION

| | | | | | | | | |
|--------------|-------------|-------------|---------------|--------------|--------------|------------------|--------------|--------------|
| NBHD CODE: 2 | NBHD CLASS: | ZONE: R1 | | | | | | |
| Seg | Type | Code | Method | Sq-Ft | Acres | Influ-Y/N | Value | Class |
| 1 | P | 130 | A | | 1.000 | N | 55,000 | |
| 2 | S | 130 | A | | 9.000 | N | 24,750 | |
| 3 | R | 130 | A | 1742400 | 40.000 | N | 50,000 | |
| 4 | R | 130 | A | 174240 | 4.000 | N | | M |
| 5 | P | 601 | A | 2003760 | 46.000 | N | | F |

DETACHED STRUCTURE INFORMATION

| | | | | | | | | | |
|------------|-------------|--------------|--------------|-----------------|--------------|-------------|----------------------|-------------|--------------|
| Str | Unit | Msr-1 | Msr-2 | E-YR-Blt | Grade | Cond | %Good P/F/E/R | Cost | Class |
| TW | G | 30000 | | 1995 | F | F | /10//3 | 1,100 | 3 |

VALUATION INFORMATION

| | | | | | | | |
|----------------|-------|-------|-------|-------|-------|---------|---------|
| Current Total: | 9,600 | Bldg: | 1,100 | Land: | 8,500 | MktLnd: | 129,800 |
| Prior Total: | 9,600 | Bldg: | 1,200 | Land: | 8,400 | MktLnd: | 185,900 |

Sketch

**No Sketch
Available**

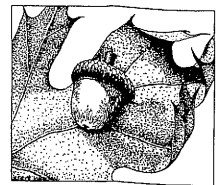
Photo

**No Picture
Available**



FOREST MANAGEMENT PLAN

Submitted to: Massachusetts Department of Conservation and Recreation
For enrollment in CH61/61A/61B and/or Forest Stewardship Program



| CHECK-OFFS | | | | | Administrative Box | | | |
|---|----------------------------------|----------------------------------|---|--------------------------------|--------------------|----------------|---------------------------|--|
| CH61 | CH61A | CH61B | STWSHP | C-S | Case No. | Orig. Case No. | | |
| cert. <input type="checkbox"/> | cert. <input type="checkbox"/> | cert. <input type="checkbox"/> | new <input type="checkbox"/> | EEA <input type="checkbox"/> | Owner ID | Add. Case No. | | |
| recert. <input type="checkbox"/> | recert. <input type="checkbox"/> | recert. <input type="checkbox"/> | renew <input type="checkbox"/> | Other <input type="checkbox"/> | Date Rec'd | Ecoregion | | |
| amend <input checked="" type="checkbox"/> | amend <input type="checkbox"/> | amend <input type="checkbox"/> | Green Cert <input type="checkbox"/> | | Plan Period | Topo Name | Ashley Falls & Great Bar. | |
| Plan Change: <u>See Remarks Section</u> | | | Conservation Rest. <input type="checkbox"/> | | Rare Sp. Hab. | River Basin | Housatonic | |
| | | | CR Holder | | | | | |

OWNER, PROPERTY, and PREPARER INFORMATION

Property Owner(s) Water Farm Group, Inc.
Mailing Address 1080 Southundermountain Road Sheffield, Ma. 01257 Phone (413) 229-2777

Property Location: Town(s) Sheffield Road(s) Water Farm Road

Plan Preparer Scott B. Shove Mass. Forester License # 390
Mailing Address New England Woodland Management, Inc. Phone (413) 232-4000
PO Box 440 West Stockbridge, MA 01266

RECORDS

| Assessor's Map No. | Lot/Parcel No. | Deed Book | Deed Page | Total Acres | Ch61/61A 61B Excluded Acres | Ch61/61A 61B Certified Acres | Stewshp Excluded Acres | Stewshp Acres |
|--------------------|----------------|-----------|-----------|-------------|-----------------------------|------------------------------|------------------------|---------------|
| 22 | 28 | 2427 | 330 | 285.58 | 30.5 | 255.08 | | |
| 34 | 15 | 2427 | 330 | 50 | 4.0 | 46.00 | | |
| 34 | 14.1 | 2427 | 330 | 27 | 0.0 | 27.00 | | |
| TOTALS | | | | 362.58 | 34.5 | 328.08 | | |

Excluded Area Description(s) (if additional space needed, continue on separate paper)

Excluded Area #1: The northern portion of the large alder swamp, south of Water Farm Road. Contains approximately 30.5 acres. Metes & bounds description omitted as swamp is clearly recognizable.

Excluded Area #2: Alder swamp north of Water Farm Road. Contains approximately 4 acres. Metes & bounds description omitted as swamp is clearly recognizable.

HISTORY Year acquired 1950's Year management began 2003

Are boundaries blazed/painted? Yes No Partially

What treatments have been prescribed, but not carried out (last 10 years if plan is a recert.)?

stand no. 4 treatment Individual Tree Selection reason _____
stand no. 5, 8, 9 & 10 treatment Individual/Group Selection reason _____
(if additional space needed, continue on separate page)

Previous Management Practices (last 10 years)

| Stand # | Cutting Plan # | Treatment | Yield | Value | Acres | Date |
|---------------------|-------------------|------------------------|-----------------------|-----------------|-----------|-------------------|
| <u>2, 6 & 7</u> | <u>267-1314-5</u> | <u>Group Selection</u> | <u>336/MBF/88 CDS</u> | <u>\$40,000</u> | <u>71</u> | <u>10/28/2004</u> |

Remarks: (if additional space needed, continue on separate page)

Amendment: Stand #'s and acreages have changed slightly due to new mapping with Arcveiw. Excluded acreage has been reduced from previous plan as the southern portion of the alder swamp has been included in CH61 acreage as accessory land.

Amendment 6/16/2017: Sale of 7.42 acres in the southwestern portion of the property that includes the water tank. Therefore total acres, excluded area acres and CH61 acres have all been reduced to reflect this land sale.

Amendment 9/6/2017: Name Change.

STAND DESCRIPTIONS

| OBJ | STD NO | TYPE | AC | MSD OR SIZE-CLASS | BA/AC | VOL/AC | SITE INDEX |
|------|--------|------|----|-------------------|-------|----------------------|------------|
| CH61 | 1 | WH | 72 | 13.2" | 108 | 9.8 MBF 6.2 CORDS | 64 WP |

WH is an eastern white pine/hardwoods forest type. This stand is dominated by eastern white pine with associated species being red maple, black birch and northern red oak. Scattered species include white oak, hickory, white ash, white birch, aspen, black oak, black cherry and yellow birch. The overall stand quality and condition is good. Species to manage for here are white pine, red oak, red maple, white oak, black cherry, yellow birch, hickory and black birch. This stand was harvested roughly 8 years ago with witch hazel, spicebush, hay-scented fern, rubus and scattered invasive species and black birch saplings regenerating in the openings. The following species quality is from a timber perspective. White pine and red oak quality is good to very good. Black birch, red maple and yellow birch quality is fair to good. White birch quality is fair and the quality of the rest of the species present is good. Invasive species were observed in this stand and consist of scattered bittersweet, barberry and multiflora rose. Regeneration in the seedling sized class is very scattered white pine. Sapling sized regeneration is scattered white pine, black birch and American beech. Ground cover is leaf/needle litter, Canada mayflower, maple-leaf-viburnum, hay-scented fern and scattered wood fern, grasses and blueberry. Shrub layer is spicebush, witch hazel and scattered beaked hazelnut. Scattered grape and poison ivy were observed in the vine layer. Ledge is present scattered in the northern section. Slope is 2%-25% with a southwest to westerly aspect. Harvest chance is fair to good and management chance is good. Access is good and drainage is good. The average total tree height is 80' with 65% crown closure. This stand has a management priority of medium. The soil types here are BmE, Berkshire-Marlow association and PmC, Peru-Marlow association. The desired future condition of this stand is a high quality, uneven-aged white pine/hardwoods forest type. Species to encourage are white pine, red oak, red maple, white oak, black cherry, yellow birch, hickory and black birch. The mature and poor quality stocking should be reduced and the invasive species present should be eradicated.

| | | | | | | | |
|------|---|----|----|----|----|----|-------|
| CH61 | 2 | AL | 65 | NA | NA | NA | 40 RM |
|------|---|----|----|----|----|----|-------|

AL is an alder swamp. Overall stand quality and condition is poor. This stand is not a management priority and should be maintained as is for the benefits of water quality protection, open space and wildlife habitat. This stand should be classified under CH61 as accessory lands. Tree species present are very scattered red maple and eastern white pine. Some of the wetland vegetation present is red-osier dogwood, speckled alder, willow, skunk cabbage, sedge and cattails. Invasive species were present and consist of phragmites, multiflora rose and honeysuckle. Slope is 2%-5% in a westerly to southwesterly aspect. A series of beaver ponds are located in the center of this type. Drainage is very poor. Soil type here is PoB, Pillsbury loam. The desired future condition is to maintain it as a wetland.

| | | | | | | | |
|------|---|----|----|-------|-----|-----------------------|-------|
| CH61 | 3 | WH | 46 | 14.1" | 126 | 11.9 MBF 4.9 CORDS | 64 WP |
|------|---|----|----|-------|-----|-----------------------|-------|

WH is an eastern white pine/hardwoods forest type. This stand is dominated by eastern white pine with associated species being white ash and northern red oak. Scattered species include eastern hemlock, yellow birch, sugar maple, black birch and red maple. The overall stand quality and condition is good. Species to manage for here are white pine, red oak, white ash, sugar maple, yellow birch and scattered hemlock along the streams. This stand was harvested roughly 20-30 years ago with sugar maple, white ash and scattered yellow birch, hemlock and black birch pole sized stocking regenerating in the openings. The following species quality is from a timber perspective. White pine, white ash, red oak and sugar maple quality is good to very good. Hemlock and yellow birch quality is fair to good and the quality of the rest of the species present is good. Invasive species were observed in this stand and consist of barberry. Regeneration in the seedling sized class is scattered striped maple. Sapling sized regeneration is scattered yellow birch, white ash, sugar maple and hemlock. Ground cover is leaf/needle litter, moss, Christmas fern and scattered grasses, trillium, trout lily, partridgeberry, wood fern and skunk cabbage in the seeps and depressions adjacent to the streams. Shrub layer is scattered spicebush, witch hazel and hornbeam. Scattered grape was observed in the vine layer. Slope is 5%-30% with southwest to easterly aspects. Harvest and management chance are both good to very good. Access is good and drainage is good to fair with scattered seeps and depressions adjacent to the streams. The average total tree height is 80' with 90% crown closure. This stand has a management priority of medium-high to high. The soil types here are BmE, Berkshire-Marlow association and PmC, Peru-Marlow association. The desired future condition of this stand is a high quality, uneven-aged white pine/mixed hardwoods forest type. Species to encourage are white pine, red oak, white ash, sugar maple, yellow birch and hemlock. The mature and poor quality stocking should be reduced and the invasive species present should be eradicated.

OBJECTIVE CODE: CH61 = stands classified under CH61/61A/61B STEW= stands not classified under CH61/61A/61B
 STD= stand AC= acre MSD= mean stand diameter MBF= thousand board feet BA= basal area VOL= volume
 Owner(s) Water Farm Group, Inc. Town(s) Sheffield

STAND DESCRIPTIONS

| OBJ | STD NO | TYPE | AC | MSD OR SIZE-CLASS | BA/AC | VOL/AC | SITE INDEX |
|-----|--------|------|----|-------------------|-------|--------|------------|
|-----|--------|------|----|-------------------|-------|--------|------------|

| | | | | | | | |
|------|---|----|-------|-------|-----|-----------------------|-------|
| CH61 | 4 | WH | 38.08 | 14.2" | 106 | 11.0 MBF 3.6 CORDS | 66 WP |
|------|---|----|-------|-------|-----|-----------------------|-------|

WH is an eastern white pine/hardwoods forest type. This stand is dominated by eastern white pine with associated species being black birch, northern red oak and white ash. Scattered species are red maple, white oak, eastern hemlock, hickory and black cherry. The overall stand quality and condition ranges from fair to very good. This stand is a very narrow band between Water Farm Road to the west and the large wetland to the east. The southern end consists of better quality stocking while the northern end becomes poor with scattered seeps, fair to poor drainage and an abundance of invasive species. Species to manage for here are quality hardwoods of all species and scattered white pine and hemlock. The following species quality is from a timber perspective. The quality of all the species present ranges from good to very good. Invasive species were observed in this stand and consist of scattered bittersweet, multiflora rose, barberry, honeysuckle and euonymus with dense pockets located in the central to northern section. Regeneration in the seedling sized class is striped maple. Sapling sized regeneration is hemlock. Ground cover is leaf/needle litter, moss, wood fern, Christmas fern and scattered grasses, partridgeberry and skunk cabbage and interrupted fern in the seeps. Shrub layer is witch hazel, striped maple and scattered hornbeam, nannyberry, spicebush and dense pockets of invasive species. Slope is 5%-15% with an easterly aspect. Harvest chance is very good and management chance is fair to good. Access and drainage both range from good to poor. The average total tree height is 85' with 90% crown closure. This stand has a management priority of medium-high to high as a percentage of the stocking is mature to overmature and the invasive species are beginning to form dense pockets, severely inhibiting native tree species from regenerating. The soil type here is PmC, Peru-Marlow association. The desired future condition of this stand is a quality, uneven-aged mixed hardwoods forest type with scattered white pine and hemlock. Species to encourage are all quality hardwoods and scattered white pine and hemlock. The poor quality stocking should be reduced and the invasive species present should be drastically reduced and/or eradicated.

| | | | | | | | |
|------|---|----|----|-------|----|----------------------|-------|
| CH61 | 5 | WH | 34 | 14.7" | 82 | 6.2 MBF 4.2 CORDS | 60 WP |
|------|---|----|----|-------|----|----------------------|-------|

WH is an eastern white pine/hardwoods forest type. This stand is dominated by eastern white pine with associated species being red maple. Scattered species include white ash, black cherry and apple. The overall stand quality and condition is fair. This stand was lightly harvested roughly 8 years ago with spicebush, multiflora rose and scattered white pine seedlings regenerating in the openings. Species to manage for here are red maple, black cherry, white ash and white pine. The following species quality is from a timber perspective. White pine and red maple quality ranges from good to poor and black cherry and white ash quality is fair to good. Invasive species were observed in this stand and consist of dense multiflora rose, bittersweet, barberry, honeysuckle and scattered buckthorn. Regeneration in the seedling sized class is invasive species. Sapling sized regeneration is scattered red maple, hickory and white ash. Ground cover is leaf/needle litter, sedge, moss, Christmas fern and sensitive fern. Shrub layer is dense invasives and spicebush. Grape and scattered poison ivy was observed in the vine layer. Slope is 5%-15% with a southwest to westerly aspect. Harvest chance and management chance are both fair. Access is fair to good and drainage is fair to poor. The average total tree height is 65' with 65% crown closure. This stand has a management priority of medium-high to high as the invasive species have formed a dense understory and are severely inhibiting native tree species from regenerating. The soil types here are BmC, Berkshire-Marlow association, FrA, Fredon fine sandy loam and PmC, Peru-Marlow association. The desired future condition of this stand is a quality, uneven-aged mixed hardwoods forest type with scattered white pine. Species to encourage are red maple, black cherry, white ash and white pine. The poor quality stocking should be reduced and the invasive species present should be drastically reduced and/or eradicated.

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 Owner(s) Water Farm Group, Inc. Town(s) Sheffield

STAND DESCRIPTIONS

| OBJ | STD NO | TYPE | AC | MSD OR SIZE-CLASS | BA/AC | VOL/AC | SITE INDEX |
|-----|--------|------|----|-------------------|-------|--------|------------|
|-----|--------|------|----|-------------------|-------|--------|------------|

| | | | | | | | |
|------|---|----|----|-------|----|----------------------|-------|
| CH61 | 6 | WH | 21 | 14.6" | 74 | 8.6 MBF 3.8 CORDS | 62 WP |
|------|---|----|----|-------|----|----------------------|-------|

WH is an eastern white pine/hardwoods forest type. This stand is dominated by eastern white pine with associated species being black birch. Scattered species include white ash, hickory and eastern hemlock. The overall stand quality and condition is good. This stand was harvested roughly 8 years ago with rubus, black birch, witch hazel, white pine and scattered American beech, striped maple, hay-scented fern and spicebush regenerating in the openings. Species to manage for here are black birch, hickory, white pine and white ash. The following species quality is from a timber perspective. White pine quality ranges from good to poor. Black birch and hickory quality is good and hemlock and white ash quality is fair to good. Invasive species were observed in this stand and consist of bittersweet and very scattered barberry, multiflora rose and Norway maple. Sapling sized regeneration is black birch and scattered beech. Ground cover is leaf/needle litter, moss, grasses, rubus and Christmas fern. Shrub layer is witch hazel, striped maple and scattered spicebush. Grape was observed scattered in the vine layer. Surface stones are scattered throughout. Slope is 5%-25% with a westerly aspect. Harvest chance and management chance are both good. Access is good and drainage is good. The average total tree height is 75' with 65% crown closure. This stand has a management priority of medium. The soil type here is PmC, Peru-Marlow association. The desired future condition of this stand is a quality, uneven-aged white pine/hardwoods forest type. Species to encourage are white pine, hickory, black birch and white ash. The poor quality stocking should be reduced and the invasive species present should be drastically reduced and/or eradicated.

| | | | | | | | |
|------|---|----|----|------|----|----------------------|-------|
| CH61 | 7 | WH | 20 | 8.2" | 45 | 0.0 MBF 6.2 CORDS | 40 WP |
|------|---|----|----|------|----|----------------------|-------|

WH is an eastern white pine/hardwoods forest type. The WH designation will be used here although this is more of a wooded wetland. This stand is dominated by eastern white pine, eastern hemlock and red maple. The overall stand quality and condition poor. This stand is not a management priority. The following species quality is from a timber perspective. The quality of all the species present is poor. Ground cover is skunk cabbage, moss, sphagnum moss, marsh marigold, sedge and other wetland plant species. Shrub layer is scattered blueberry and spicebush. Slope is 0%-1% with a westerly aspect. Harvest and management chance are very poor. Access is poor and drainage is poor. The average total tree height is 45' with 30% crown closure. The soil type here is PoB, Pillsbury loam. Again this stand is not a management priority and should be maintained as is for water quality protection, flood mitigation and wildlife habitat.

| | | | | | | | |
|------|---|----|----|-------|-----|-----------------------|-------|
| CH61 | 8 | OH | 15 | 13.7" | 120 | 12.1 MBF 2.4 CORDS | 65 RO |
|------|---|----|----|-------|-----|-----------------------|-------|

OH is a northern red oak/hardwoods forest type. This stand is dominated by northern red oak with associated species being aspen. Scattered species include eastern hemlock, white oak, chestnut oak, red maple and white ash. The overall stand quality and condition is good to very good. Species to manage for here are red oak and scattered white oak, red maple, hemlock and white ash. The following species quality is from a timber perspective. Red oak quality is good to very good and the quality of the rest of the species present is good. Regeneration in the seedling sized class is beech and scattered striped maple. Sapling sized regeneration is beech. Ground cover is leaf litter, moss, maple-leaf-viburnum and scattered grasses, lycopodium and Christmas fern. Shrub layer is scattered mountain laurel, striped maple and witch hazel. Ledge and boulders are present. Slope is 15%-30% with an easterly aspect. Harvest and management chance are both good to very good. Access is fair to good and drainage is good to very good. The average total tree height is 75' with 95% crown closure. This stand has a management priority of medium-high to high as a good portion of the red oak stocking is mature. The soil type here is LtE, Lyman-Tunbridge association. The desired future condition of this stand is a high quality, even-aged oak/hardwoods forest type. Species to encourage are red oak and scattered red maple, white oak, white ash and hemlock. The mature and poor quality stocking should be reduced.

| | |
|---|---|
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| STD= stand AC= acre MSD= mean stand diameter | MBF= thousand board feet BA= basal area VOL= volume |
| Owner(s) <u>Water Farm Group, Inc.</u> | Town(s) <u>Sheffield</u> |

STAND DESCRIPTIONS

| OBJ | STD NO | TYPE | AC | MSD OR SIZE-CLASS | BA/AC | VOL/AC | SITE INDEX |
|-----|--------|------|----|-------------------|-------|--------|------------|
|-----|--------|------|----|-------------------|-------|--------|------------|

CH61 9 WH 6 14.2" 100 11.7 MBF
3.5 CORDS 62 WP

WH is an eastern white pine/hardwoods forest type. This stand is dominated by eastern white pine with associated species being white ash. Scattered species include sugar maple and black birch. The overall stand quality and condition is fair to good. Species to manage for here are white ash, sugar maple, black birch and scattered white pine. The following species quality is from a timber perspective. White pine and white ash quality is fair to good and black birch and sugar maple quality is good. Invasive species were observed in this stand and consist of barberry and scattered multiflora rose and euonymus. Sapling sized regeneration is scattered hickory, yellow birch and sugar maple. Ground cover is leaf/needle litter, gooseberry, trout lily, Christmas fern and scattered skunk cabbage adjacent to the road. Shrub layer is scattered spicebush, striped maple and hornbeam. A large pocket of grape was observed adjacent to the road. Slope is 5%-15% with an easterly aspect. Harvest chance and management chance are both fair to good. Access is good and drainage ranges from good to poor adjacent to the road. The average total tree height is 70' with 90% crown closure. This stand has a management priority of medium-high. The soil type here is PmC, Peru-Marlow association. The desired future condition of this stand is a quality, uneven-aged mixed hardwoods forest type with scattered white pine. Species to encourage are white ash, sugar maple, black birch and scattered white pine. The poor quality stocking should be reduced and the invasive species present should be drastically reduced and/or eradicated.

CH61 10 HH 6 12.3" 133 9.3 MBF
7.6 CORDS 60 HK

HH is an eastern hemlock/hardwoods forest type. This stand is dominated by eastern hemlock with associated species being black birch, northern red oak and white ash. Scattered species include red maple and hickory. The overall stand quality and condition is fair to good. Species to manage for here are red oak, hickory, black birch and red maple. The following species quality is from a timber perspective. Hemlock quality ranges from good to poor. Red oak quality is good to very good and the red maple, white ash and hickory quality is good. Invasive species were observed in this stand and consist of scattered barberry. Sapling sized regeneration is hemlock. Ground cover is leaf/needle litter, moss, Christmas fern and scattered wood fern and skunk cabbage adjacent to the road. Shrub layer is scattered hornbeam. Scattered pockets of grape were observed in the vine layer. Slope is 5%-15% with an easterly aspect. Harvest chance and management chance are both fair to good. Access is good and drainage ranges from good to poor adjacent to the road. The average total tree height is 70' with 95% crown closure. This stand has a management priority of medium to medium-high. The soil type here is PmC, Peru-Marlow association. The desired future condition of this stand is a quality, uneven-aged mixed hardwoods forest type with scattered hemlock. Species to encourage are red oak, hickory, black birch and red maple. The poor quality stocking should be reduced and the invasive species present should be eradicated.

CH61 11 RM 5 8.8" 40 0.4 MBF
4.3 CORDS 45 RM

RM is a red maple forest type. This stand is dominated by red maple with scattered species being eastern white pine. This stand is a red maple swamp. The overall stand quality and condition is poor. The following species quality is from a timber perspective. Red maple and white pine quality is poor. Invasive species were observed here and consist of barberry. Sapling sized regeneration is scattered white pine. Ground cover is skunk cabbage, sedge, false hellebore, interrupted fern and sensitive fern. Shrub layer is spicebush, speckled alder and scattered blueberry, red-osier dogwood and nannyberry. Slope is 0%-2% with a southerly aspect. Harvest and management chance are both poor. Access is poor and drainage is poor. The average total tree height is 45' with 50% crown closure. The soil type here is PoB, Pillsbury loam. This stand is not a management priority and should be maintained as is to protect water quality, ensure flood mitigation and to provide wildlife habitat.

OBJECTIVE CODE: CH61 = stands classified under CH61/61A/61B STEW= stands not classified under CH61/61A/61B
 STD= stand AC= acre MSD= mean stand diameter MBF= thousand board feet BA= basal area VOL= volume
 Owner(s) Water Farm Group, Inc. Town(s) Sheffield

MANAGEMENT PRACTICES
to be done within next 10 years

| OBJ | STD NO | TYPE | SILVICULTURAL PRESCRIPTION | AC | TO BE REMOVED | | TIMING |
|-----|--------|------|----------------------------|----|---------------|---------|--------|
| | | | | | BA/AC | TOT VOL | |

| | | | | | | | |
|------|---|----|-----------------------------------|----|----|----|------|
| CH61 | 6 | WH | PEST MANAGEMENT/INVASIVES CONTROL | 21 | NA | NA | 2013 |
|------|---|----|-----------------------------------|----|----|----|------|

The management practice planned for this stand is pest management/invasives control. The invasive species present, consisting of bittersweet and scattered barberry and multiflora rose should be drastically reduced and/or eradicated. This may be possible through chemical and/or physical means or some combination thereof. Funding for this invasive species control may be possible through the Natural Resources Conservation Service (NRCS) and should be covered under the WHIP/EQUIP program. The grape vines present should also be severed as they are currently outcompeting quality pole stocking.

| | | | | | | | |
|------|---|----|---------------------|----|----|--------------------|------|
| CH61 | 8 | OH | COMMERCIAL THINNING | 15 | 30 | 30 MBF 25 CORDS | 2014 |
|------|---|----|---------------------|----|----|--------------------|------|

The management practice planned for this stand is a commercial thinning. The management objective is to provide for crop tree release. The mature and poorly formed red oak and scattered chestnut oak, aspen and red maple sawlogs should be removed and the poor quality stocking reduced. Openings should be scarified to encourage red oak to regenerate.

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|------|---|----|---|---|----|--------------------|--------------|
| CH61 | 9 | WH | INDIVIDUAL/GROUP SELECTION PEST MANAGEMENT/INVASIVES CONTROL | 6 | 25 | 15 MBF 15 CORDS | 2014 2013 |
|------|---|----|---|---|----|--------------------|--------------|

The management practice planned for this stand is a combination of an individual tree and group selection treatment. The management objectives are to provide for crop tree release as well as provide a favorable environment for quality regeneration to become established. The mature and poorly formed white pine and scattered white ash sawlogs should be removed and the poor quality stocking reduced. The grape vines should also be cut in the process as they are currently overtopping quality pole stocking. The invasive species present, consisting of barberry, euonymus and scattered multiflora rose should be drastically reduced and/or eradicated. This may be possible through chemical and/or physical means or some combination thereof. Funding for this invasive species control may be possible through the Natural Resources Conservation Service (NRCS) and should be covered under the WHIP/EQUIP program. It is highly recommended that this practice be implemented prior to the harvest to minimize the potential for the invasives to spread rapidly throughout the stand.

| | | | | | | | |
|------|----|----|---|---|----|--------------------|--------------|
| CH61 | 10 | HH | INDIVIDUAL/GROUP SELECTION PEST MANAGEMENT/INVASIVES CONTROL | 6 | 30 | 10 MBF 10 CORDS | 2014 2013 |
|------|----|----|---|---|----|--------------------|--------------|

The management practice planned for this stand is a combination of an individual tree and group selection treatment. The management objectives are to provide for crop tree release as well as provide a favorable environment for quality regeneration to become established. The mature and poorly formed scattered hemlock, red oak, white ash, black birch and red maple sawlogs should be removed and the poor quality stocking reduced. The grape vines should also be cut in the process as they are currently overtopping quality pole stocking. The invasive species present, consisting of scattered barberry should be drastically reduced and/or eradicated. This may be possible through chemical and/or physical means or some combination thereof. Funding for this invasive species control may be possible through the Natural Resources Conservation Service (NRCS) and should be covered under the WHIP/EQUIP program. It is highly recommended that this practice be implemented prior to the harvest to minimize the potential for the invasives to spread rapidly throughout the stand.

Signature Page Please check each box that applies.

CH. 61/61A Management Plan I attest that I am familiar with and will be bound by all applicable Federal, State, and Local environmental laws and /or rules and regulations of the Department of Conservation and Recreation. I further understand that in the event that I convey all or any portion of this land during the period of classification, I am under obligation to notify the grantee(s) of all obligations of this plan which become his/hers to perform and will notify the Department of Conservation and Recreation of said change of ownership.

Forest Stewardship Plan. When undertaking management activities, I pledge to abide by the management provisions of this Stewardship Management Plan during the ten year period following approval. I understand that in the event that I convey all or a portion of the land described in this plan during the period of the plan, I will notify the Department of Conservation and Recreation of this change in ownership.

Green Certification. I pledge to abide by the FSC Northeast Regional Standards and MA private lands group certification for a period of five years. To be eligible for Green Certification you must also check the box below.

Tax considerations. I attest that I am the registered owner of this property and have paid any and all applicable taxes, including outstanding balances, on this property.

Signed under the pains of perjury:

Owner(s) _____ Date _____

Owner(s) _____ Date _____

I attest that I have prepared this plan in good faith to reflect the landowner's interest.

Plan Preparer [Signature] Date 9/6/2017

I attest that the plan satisfactorily meets the requirements of CH61/61A and/or the Forest Stewardship Program.

Approved, Service Forester _____ Date _____

Approved, Regional Supervisor _____ Date _____

In the event of a change of ownership of all or part of the property, the new owner must file an amended Ch. 61/61A plan within 90 days from the transfer of title to insure continuation of Ch. 61/61A classification.

Owner(s) Water Farm Group, Inc. Town(s) Sheffield

Forest Type & Boundary Map for Property of Water Farm Group, Inc.

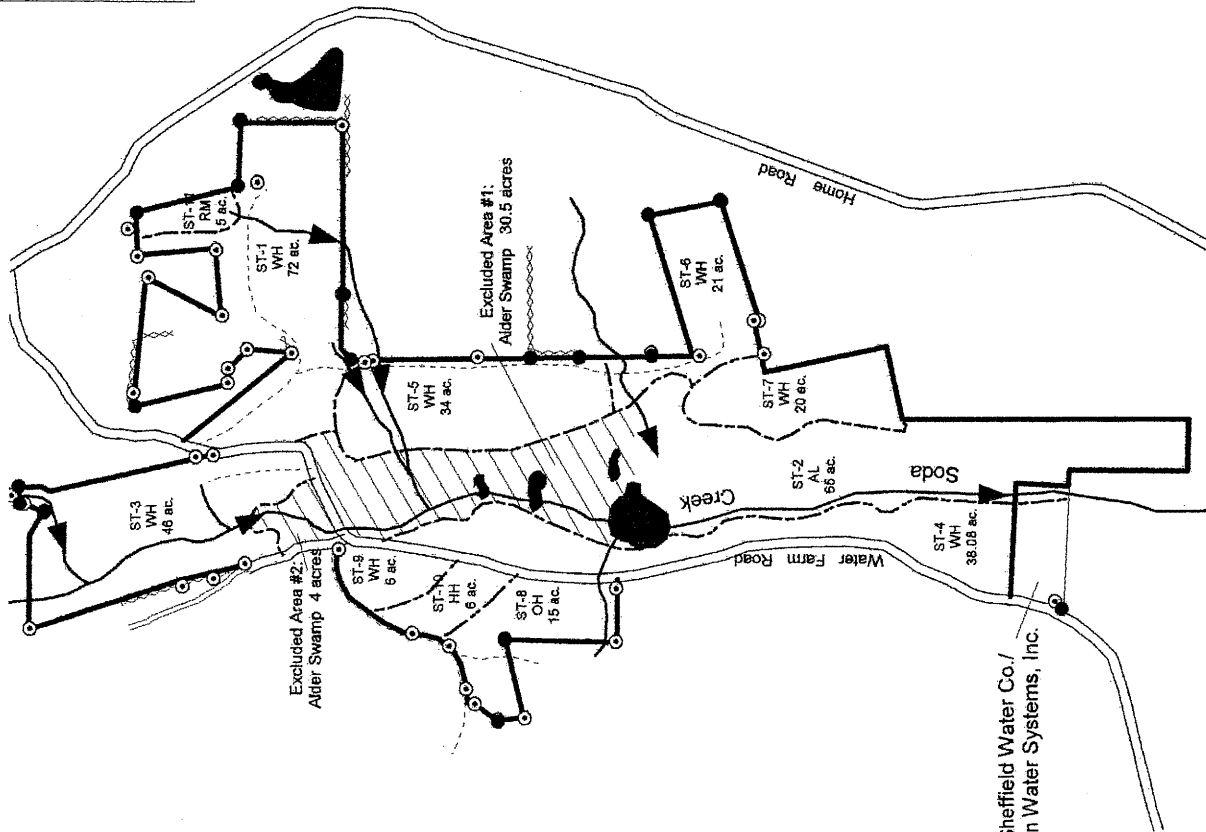
1080 South Undermountain Road
Sheffield, MA. 01257

Property is Located in the Town of
Sheffield, MA.

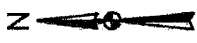
Map Prepared by
Scott B. Shove
New England Woodland Management, Inc.
PO Box 440
West Stockbridge, MA. 01266
(413) 232-4000
5/30/2013
Amended 6/19/2017
Amended 9/6/2017 (Name Change)

Forestry Purposes Only
This is Not a Survey
Bearings & Distances are Computer
Generated & May Need Field Adjustment
Map Drawn from Field Reconnaissance.
Mass Orthophoto #: 48238780, 48238765, 48238750,
49738765 & 49738750 Date: 2009, Assessor's Maps
& Previous CH61 Map by Edward A. Denham, 2003

- Iron Pipe
- ⊙ GPS Point
- Property Line
- - - Excluded Area
- ~ Stand Line
- Stream
- ▬ Stonewall
- ▭ Open Water
- ▨ Woods Road
- ▧ Road
- ▩ Driveway



formerly Sheffield Water Co./
now Mountain Water Systems, Inc.



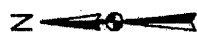
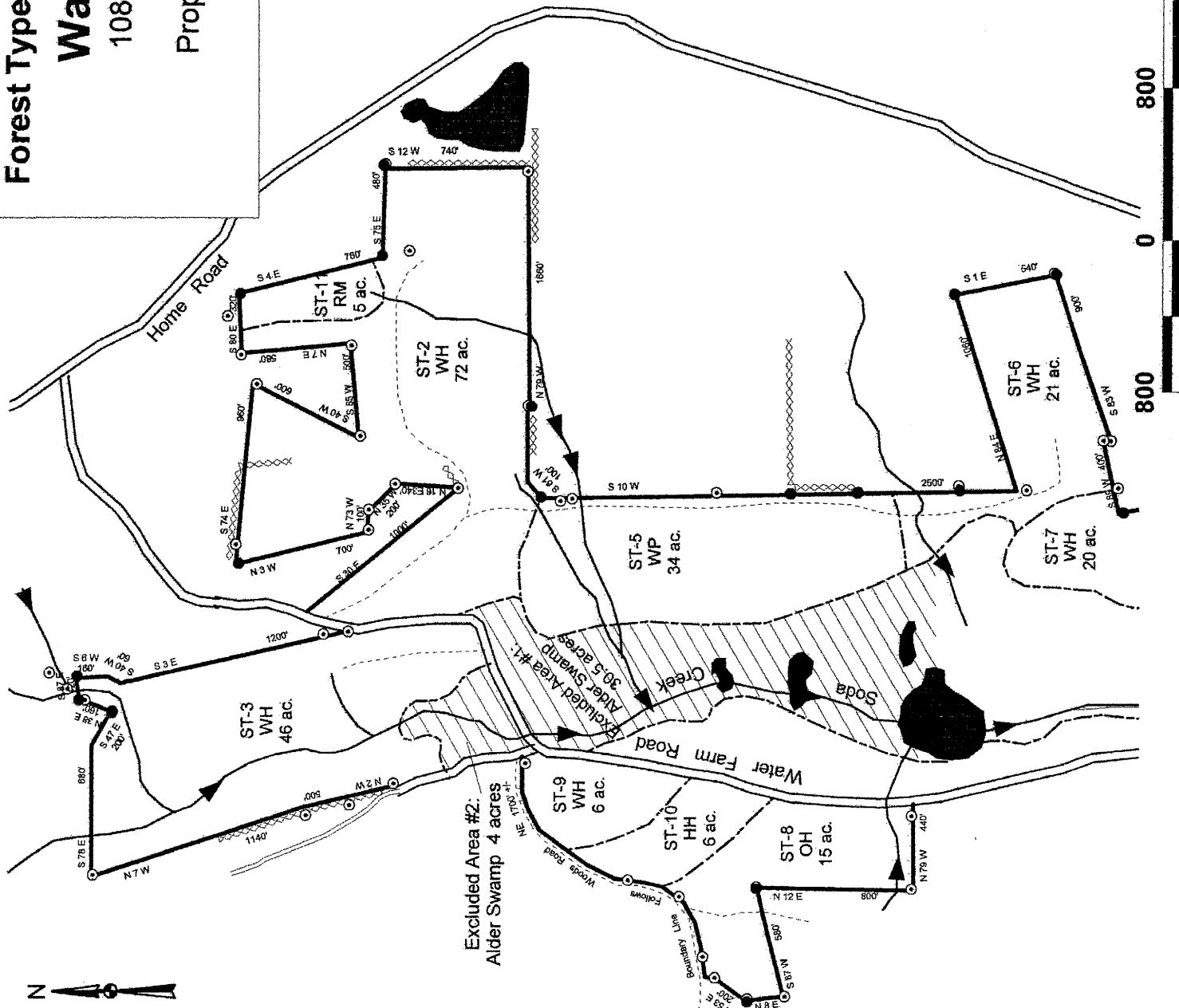
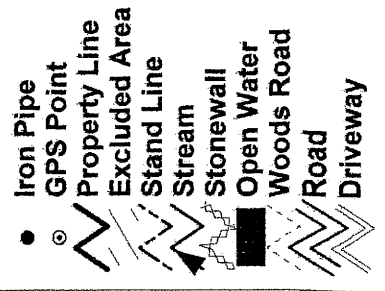
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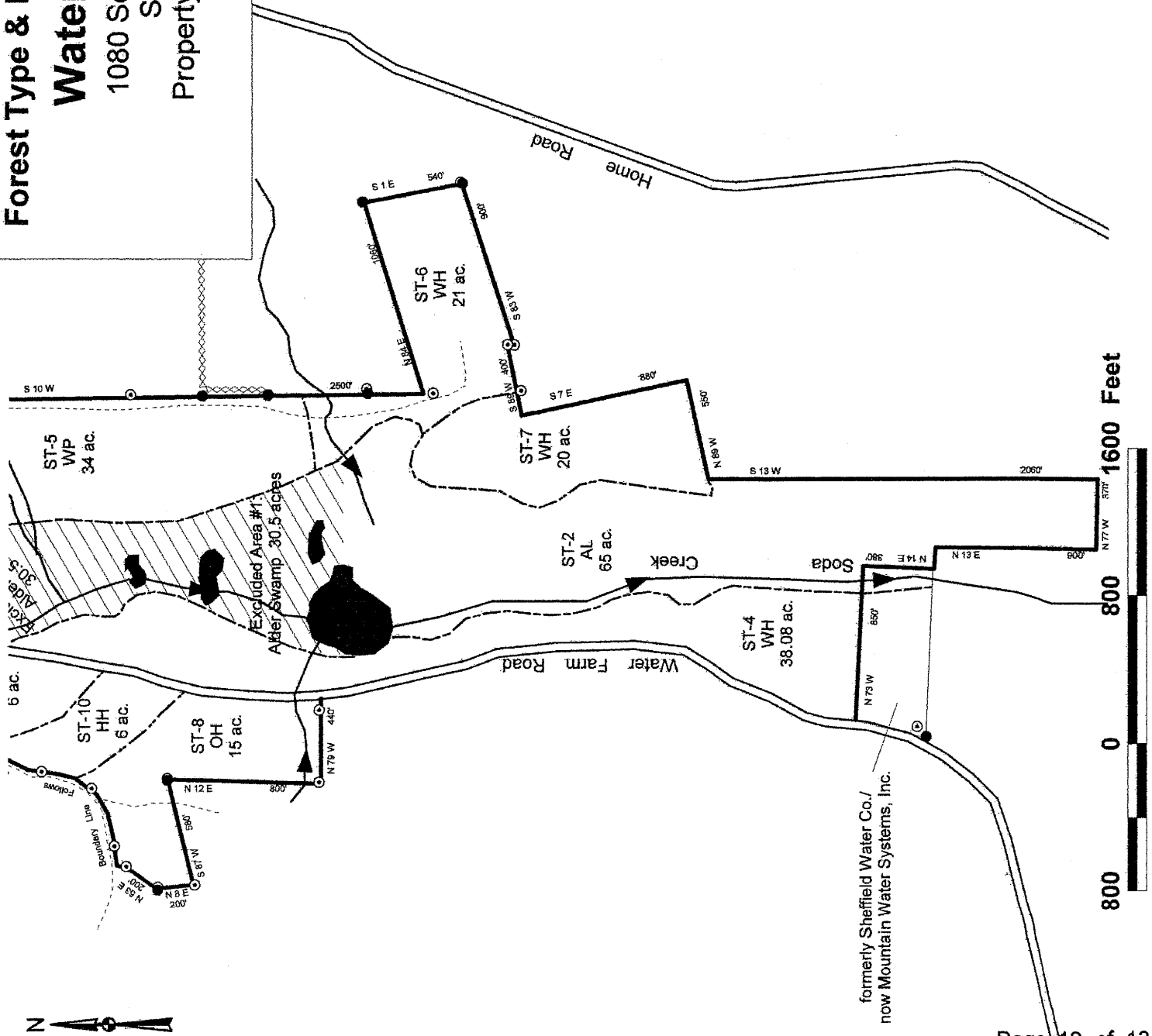
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- ▨ Stand Line
- ~ Stream
- ▧ Stonewall
- ▩ Open Water
- ▨ Woods Road
- ▨ Road
- ▨ Driveway



formerly Sheffield Water Co./
now Mountain Water Systems, Inc.