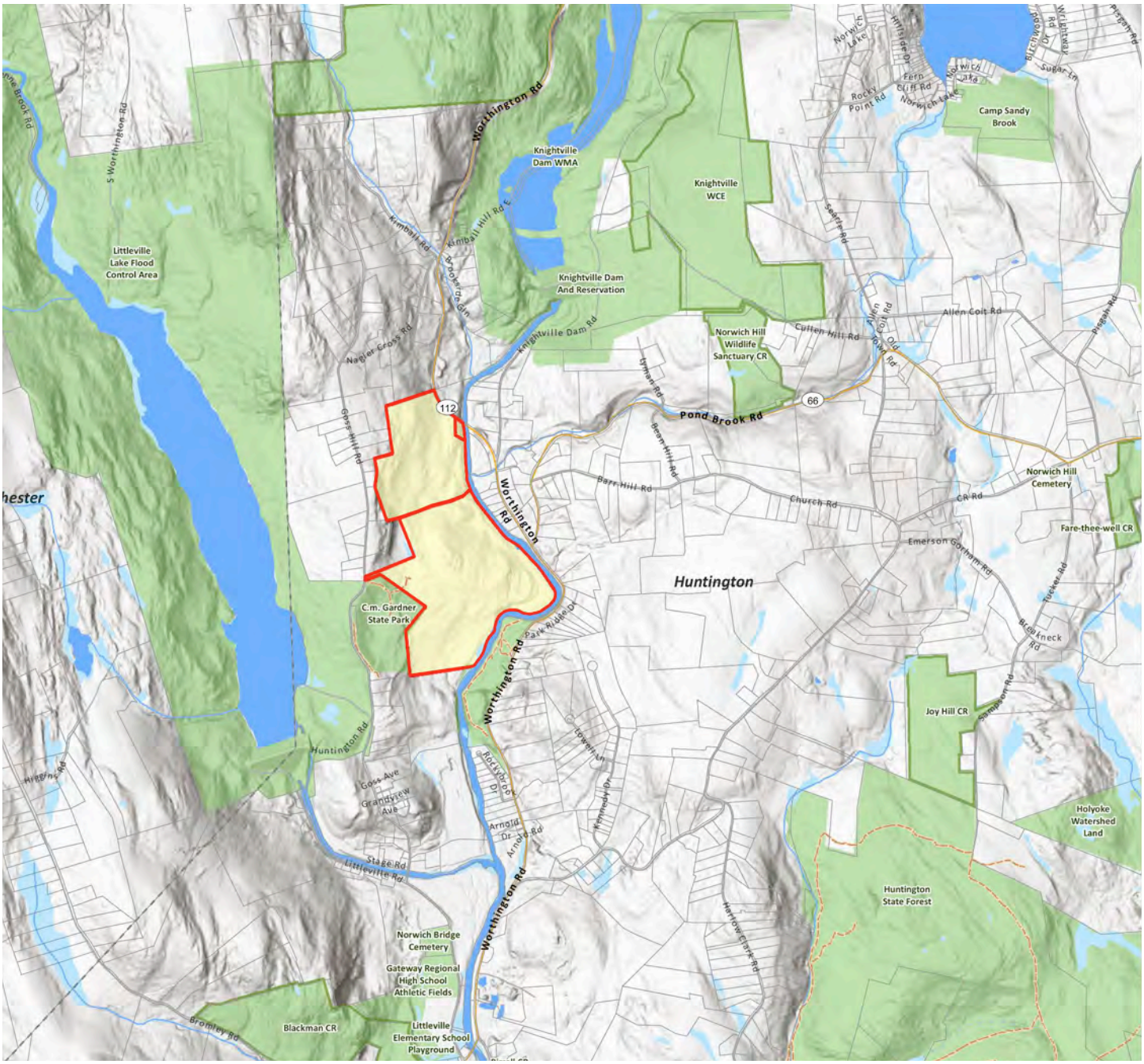
Hull Forestlands Goss Hill Road Woodlot

61 Goss Hill Road | Huntington, MA | 222.24± Acres



For more information, please contact:

Keith Ross
Senior Advisor
kross@landvest.com
617-371-7316

Cody Ross
Luxury Real Estate Agent
cross@landvest.com
978-257-5402

888 Boylston Street, Suite 520 | Boston, MA 02199
www.landvest.com

LandVest
CHRISTIE'S INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. C8001295

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B. Maps and Plans

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D. Conservation Restriction

E. Deeds and Tax Assessment Documents

LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE

A. STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding approximately 222.24 ± acres of land. The property is located on Route 112 in Huntington, 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.

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B. SUMMARY OF IMPORTANT FACTS

Offered Property:	222.24 acres of forest land on Rt 112 in Huntington, MA. The property has a preliminary subdivision plan for 52 lots, Gravel pit application studies for a 10 acre portion of the property and a 2.5 acre area for a seasonal cabin within the. There is 6,173 ft of frontage on the federally designated Wild and Scenic Westfield River and 1,265 feet of frontage in two locations on town roads. The property has been managed by a professional forester for over 50 years and supports a forest of red oak, red maple, birch, white pine and hemlock. There is a good quality road system to access the property for any and all uses. The property is not encumbered with any conservation restrictions, only Huntington zoning regulations. All but 16.28 acres of the property are classified under Chapter 61 for reduced property assessment.
Property Location:	61 Goss Hill Road (Rt. 112), Huntington, MA
Assessor Map & Lots:	Map 326, Lots 24 & 26; Map 324, Lots 32A
Record Owners:	Hull Forestlands LP
Recorded Deeds:	Book 8407 Page 69; Book 9621, Pages 53 & 282 Hampshire County Registry of Deeds.
2025 Assessment:	$158,300
2025 Property Taxes:	$2437.82 (2025 tax rate $15.40/thou)
Zoning:	The property is located in the Residential 90 Zoning District
Wetlands:	See attached maps
Flood Zones:	See attached maps
Utilities:	Electric is along Rt. 112, water and sewer are private

C. PROPERTY IDENTIFICATION

TOWN OF HUNTINGTON DESCRIPTION

Huntingtonis a town in Hampshire County, Massachusetts, United States. The population was 2,094 at the 2020 census. It is part of the Springfield, Massachusetts Metropolitan Statistical Area. The main village of Huntington is in the south of the town, with the villages of Norwich and Norwich Bridge in the center. (The villages are unofficial neighborhoods representing clusters of buildings in an otherwise rural town.)The villages of Knightville (or Knightsville) and Indian Hollow toward the north were removed by the construction of the Knightville Dam from 1939 to 1941. Huntington is in southwestern Hampshire County, bordered to the south and west by towns in Hampden County. The Westfield River through the town, joined by its West Branch at the village of Huntington in the southern part of the town. U.S. Route 20 follows the lower Westfield River and its West Branch through the town, leading southeast 12 miles (19 km) to the city of Westfield and northwest 23 miles (37 km) to Lee. According to the United States Census Bureau, the town of Huntington has a total area of 26.8 square miles (69.4 km), of which 26.3 square miles (68.2 km) are land and 0.46 square miles (1.2 km), or 1.78%, are water.

TOWN OF HUNTINGTON HISTORY

What is now Huntington was first settled by Europeans in 1760, mostly migrants from Norwich, Connecticut who logged the land's valuable timber. Settlers were mainly subsistence farmers, who also raised animals, caught fish, tapped maple trees, and manufactured their own domestic goods.Most of what is now the towns of Huntington and Chester were sold at auction (along with other parcels) on June 2, 1762, as Plantation Number 9, to Greg William Williams for £1,500. It was resold, and the three new proprietors allowed the 19 existing settlers to remain on the condition they build houses, clear land, and hire a Protestant minister. On June 29, 1773, the eastern portion of the town of Murrayfield (renamed Chester in 1783) was split off to form the district of Norwich, with most of the powers of a town. It shared a colonial representative with Chester until 1786, when it became a full town.Early industry grew slowly. Just before 1800, Daniel, Greg Williams and Richard Falley opened a tavern (which also functioned as a hotel) and store near the three-way boundary of Norwich, Blandford, and Chester, which was also the boundary between Hampshire and Hampden Counties. A post office opened nearby, on the Boston-Springfield-Albany stage coach line; the neighborhood and the post office were named "Falleys' Cross road" or "Falley's X Roads".In 1841, the Western Railroad (later part of the Boston and Albany Railroad) was constructed, drawing settlers and enabling profitable manufacturing to the vicinity of the stop, known as Chester Village to distinguish from the Chester Factories stop. The post office and the neighborhood soon became known as Chester Village. Jurisdictional boundaries split streets and in some cases houses, causing problems with transportation of school children and law enforcement.

C. PROPERTY IDENTIFICATION

The nearby parts of Blandford and Chester were annexed to Norwich in 1853. In 1855, the Massachusetts General Court changed the name of the town to Huntington, in honor of Charles P. Huntington of Northampton, who had helped secure the annexation. Chester Village then became known as "the village" of Huntington. Charles Huntington donated $100 for the establishment of a library in his namesake town. In the Colonial Massachusetts tradition, Norwich initially functioned as both a secular town government and a church parish. Its town meetings were held at the town church ("meeting-hall") until 1841; a town hall was constructed in Knightville in 1842. Town meetings were held at a private Union Hall above a schoolhouse in Huntington village in the 1860s; the building burned in 1863 but was replaced and the new building served as the town hall until 1954. Springfield Street Railway was extended to the town in 1905, and another trolley line operated to the town of Lee for a time. U.S. Route 20 was constructed through the town in 1920.

SITE DESCRIPTION

An exceptional opportunity to own 222.24 acres of managed forestland along Route 112 in Huntington, Massachusetts, featuring 6,173 feet of frontage on the federally designated Wild and Scenic Westfield River.

Set along the Westfield River—the first in Massachusetts to earn the prestigious Wild and Scenic designation—this property captures the essence of unspoiled New England beauty.

The owner has engaged engineers to prepare a preliminary subdivision plan for 52 potential lots,as well as gravel pit studies for a 10-acre section and a 2.5-acre site identified for a seasonal cabin. These plans underscore the land's exceptional versatility and investment potential.

Professionally managed for over 50 years, the forest supports a healthy mix of red oak, red maple, birch, white pine, and hemlock,with a well-developed internal road system providing excellent access throughout.

While not encumbered by conservation restrictions, the property is surrounded by conserved lands and holds strong appeal for conservation organizations due to its river frontage and ecological value.

All but 16.28 acres are enrolled in the Massachusetts Chapter 61 Forest Tax Program, offering favorable tax benefits for continued forest stewardship.

This is a rare and versatile New England forest—offering a blend of natural beauty, conservation value, and long-term opportunity.

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D. REGULATORY FACTORS

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

ZONING

The CR on the property restricts development uses as well as subdivisions. The town bylaws available on line at: Ethan Frome

WETLANDS

See Site Analysis map below.

FLOOD ZONES

See Site Analysis map below.

RARE SPECIES: PRIORITY & ESTIMATED HABITAT

See Site Analysis map below.

ENVIRONMENTAL CONDITIONS

Beyond the restrictions by zoning and local conservation commission there are no known adverse environmental conditions on the site based on information provided by the client and a review of local records.

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APPENDICES

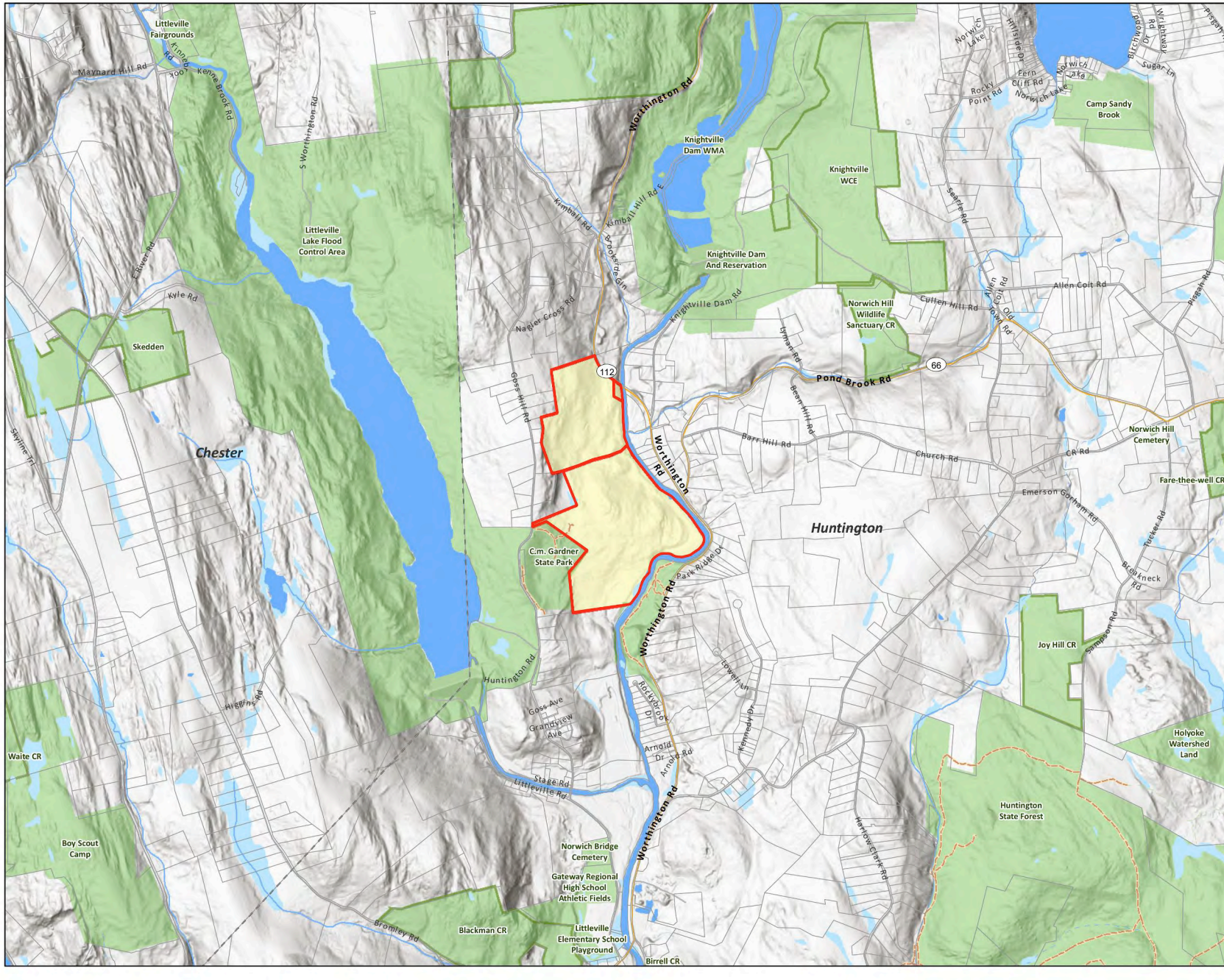
A. Photographs

B. Maps and Plans

C. Forest Management Plan

D. Conservation Restriction

E. Deeds and Tax Assessment Documents



Hull Goss Hill Road Woodlot

Huntington, MA

Conservation Context

LEGEND

- Subject Property - 222.24 ±Ac
- Trails
- Adjacent Properties
- Protected Land
- Conservation Restrictions (CRs)
- Agricutural Preservation Restrictions (APRs)
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 09/17/25

Project Number: MA5400-CG

0 1,000 2,000 4,000 Feet

Scale: 1 " = 2,000 '

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

LandVest

Document Name: MA5400-CG conservation context



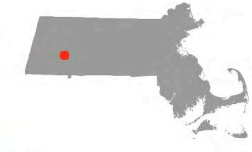
Hull Goss Hill Road Woodlot

Huntington, MA

Base Plan Orthophotograph

LEGEND

- Subject Property - 222.24 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes:
Credits: 2023 imagery from MassGIS Imagery map service.e.

Date: 09/17/25

Project Number: MA5400-CG

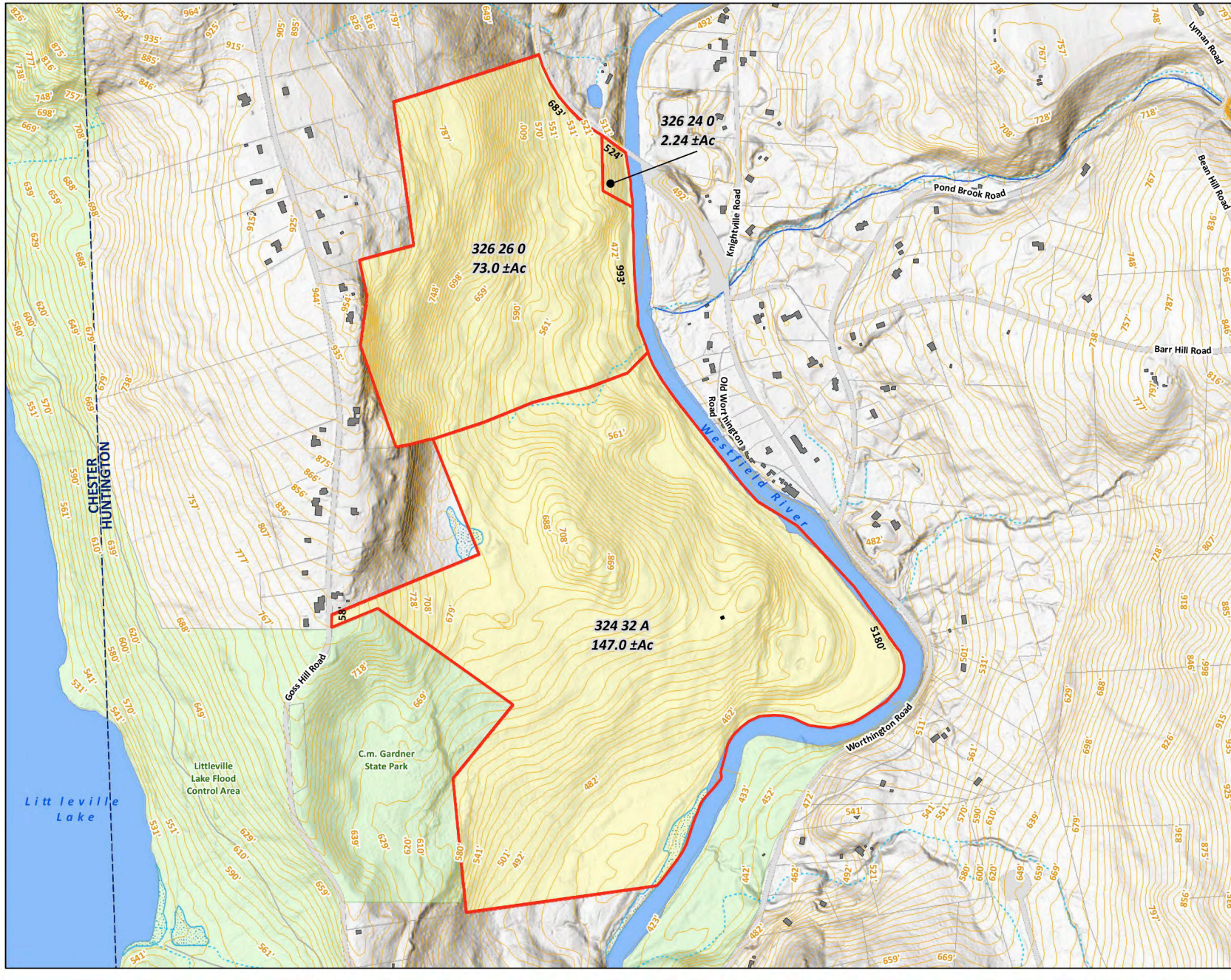
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Scale: 1 " = 600 '

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

LandVest

Document Name: MA5400-CG ortho



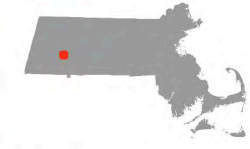
Hull Goss Hill Road Woodlot

Huntington, MA

Base Plan

LEGEND

- Subject Property - 222.24 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 09/17/25

Project Number: MA5400-CG

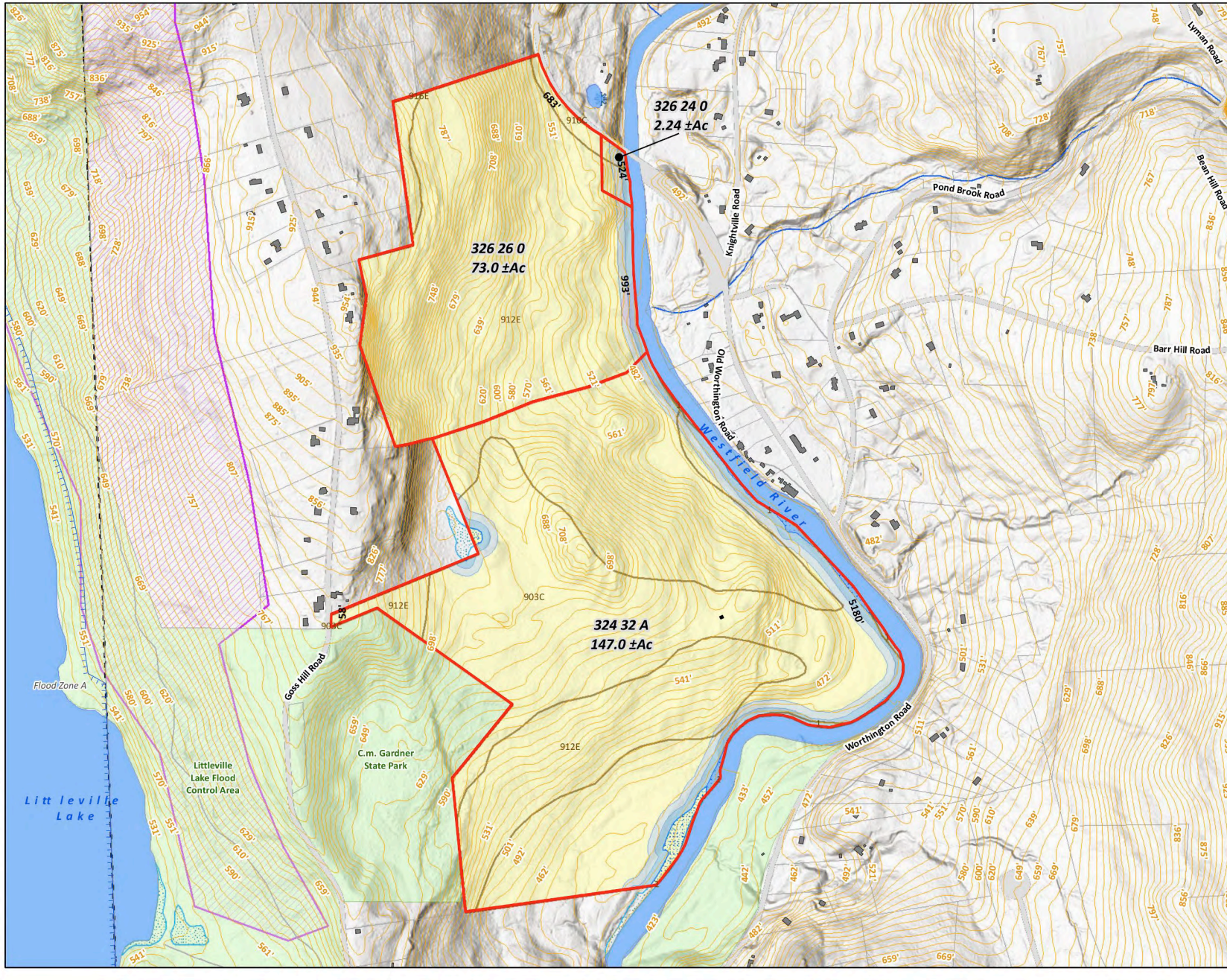
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Scale: 1 " = 600 '

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

LandVest

Document Name: MA5400-CG base



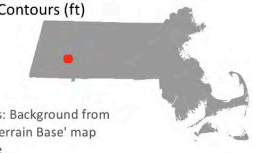
Hull Goss Hill Road Woodlot

Huntington, MA

Site Analysis Plan

LEGEND

- Subject Property - 222.24 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- NHESP Natural Communities
- Soil Types
- 100 Year Flood Zone
- Open Water
- Wetlands - 2.49±Ac
- 50' Wetlands Setback
- 100' Wetlands Setback
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 09/17/25

Project Number: MA5400-CG

0 300 600 1,200 Feet

Scale: 1 " = 600 '

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

LandVest

Document Name: MA5400-CG site analysis

Kingsley Woodlot

Property Photographs





888 Boylston Street, Suite 520, Boston, MA 02199

www.landvest.com

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All information provided is deemed reliable but is not guaranteed and should be independently verified. C8001295





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2005 00023049
Bk: 8407Pg: 69 Page: 1 of 5
Recorded: 08/24/2005 03:03 PM

COMMONWEALTH OF MASSACHUSETTS
FORECLOSURE DEED

GARY L. GOVER, DONALD G. HELLIWELL and LATIMER B. EDDY, being all of the partners of College Highway General Partnership, having a usual place of business at 115 Noble Avenue, Westfield, Ma. 01085, holders of a mortgage from GOSS HILL CORP. to GARY L. GOVER, DONALD G. HELLIWELL and LATIMER B. EDDY, Partners of College Highway General Partnership dated October 22, 2002 and recorded in the Hampshire County Registry of Deeds in Book 6967 Page 271, by power conferred by said mortgage and every other power, for

ONE HUNDRED TWENTY THOUSAND and 00/100 ($120,000.00) DOLLARS paid

grant to HULL FORESTLANDS L.P. having a usual place of business at 101 Hampton Road, Pomfret Center, Ct. 06250

Goss Hill Road. Huntington, MA

the premises conveyed by said mortgage, it being a certain tract of land in Huntington, Hampshire County, Massachusetts, more particularly bounded and described as follows:

FOR DESCRIPTION SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF.

WITNESS OUR HANDS AND SEALS as of this 22d day of August, 2005.

Witness: David A. Berndt

Gary L. Gover

Witness: David A. Berndt

Donald G. Helliwell

Witness: _____

Latimer B. Eddy

THE COMMONWEALTH OF MASSACHUSETTS

Hampden, ss August 22, 2005

On this 22d day of August, 2005 before me, the undersigned notary public, personally appeared GARY L. GOVER, proved to me through satisfactory evidence, which was personal knowledge, to be the person whose names is signed on the preceding attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

David A. Berndt

David A. Berndt, Notary Public
My commission expires Oct. 16, 2009

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 08/24/2005 03:03 PM
ctrl# 013300 24392 Doc# 00023049
Fee: $547.20 Cons: $120,000.00

EXHIBIT A

A certain tract of land with the buildings thereon situated on the easterly side of Goss Hill Road in Huntington, Hampshire County, Massachusetts, and being the same property shown as "157 +/- acres" on a plan entitled "PLAN OF LAND IN HUNTINGTON, MASS. SCALE 1" = 200' FEB. 27, 1984 OWNED BY MURIEL R. KLEIN" surveyed by Linwood H. Fisk, Chester, Mass., recorded in Hampshire County Registry of Deeds in Plan Book 143, Page 94.

EXCEPTING and excluding any portions of the premises previously conveyed, particularly two portions lying westerly of Goss Hill Road, one conveyed to Patrick J. Lynch and Cheryl A. Lynch by a deed dated 15 may 1991 and recorded in said Registry in Book 3724, page 186, the other conveyed to Margaret L. Gunn by deed dated 14 October 1997 and recorded in said Registry in Book 5222, Page 303.

EXCEPTING also the land (10 acres) conveyed by the mortgagor herein to Esther S. Baillargeon dated June 30, 1998 and recorded in the Registry in Book 5430, Page 183.

BEING the major portion of the premises described in deed of Brian J. McDermott to the Mortgagee herein dated April 1, 1998 and recorded in said Registry in Book 5334, Page 238.

AFFIDAVIT

I, GARY L. GOVER, being duly sworn, hereby depose and say as follows:

1. I am a general partner of College Highway General Partnership (the "Mortgagee), holder of aa certain mortgage given by Goss Hill Corp. (the "Mortgagor") to the Mortgagee dated October 22, 2002 and recorded in the Hampshire County Registry of Deeds in Book 6967 Page 271, covering property located on Goss Hill Road, Huntington, Hampshire County, Massachusetts , as described in said Mortgage.

2. Said mortgage being in default, including failure to pay principal and interest when due or prior to the sale, foreclosure proceeding were initiated.

3. Prior to the foreclosure sale, I caused a notice of Mortgagee's Sale of Real Estate to be published in the Daily Hampshire Gazette on June 2, 2005, June 9, 2005 and June 16, 2005,, a true copy of which is attached hereto as Exhibit "A".

4. I also complied with Chapter 244 Section 14 of the Massachusetts General Laws, as amended, by mailing required Notices by Certified Mail Return Receipt Requested.

5. Pursuant to said notice at the time and place therein appointed, the Mortgagee sold the mortgaged premises at public auction conducted by David W. Young of 62 Suffield Street, Agawam, Ma., a duly licensed auctioneer, to Hull Forestlands, L.P., for $120,000.00, the

highest bid made therefore.

Executed under the penalties of perjury this 22d day of August, 2005.

Gary L. Gover, as General Partner, duly authorized
of College Highway General Partnership.

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS.

On this 22d day of August, 2005, before me, the undersigned notary public, personally appeared GARY L. GOVER, proved to me through satisfactory evidence of identification which was personal knowledge, to be the person whose name is signed to the preceding or attached document, and acknowledged to me that he signed it voluntarily as a general partner of College Highway General Partnership.

David A. Berndt, Notary Public
My commission expires Oct. 16, 2009

EXHIBIT "A"

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Goss Hill Corp. A corporation duly established under the laws of the Commonwealth of Massachusetts, having its usual place of business at 2 Knightville Dam Road, Huntington, Hampshire County, Massachusetts to Gary L. Gover, Donald G. Helliwell and Latimer B. Eddy, partners of College Highway General Partnership of 115 Noble Avenue, Westfield, Ma. Dated October 22, 2002 and recorded in the Hampshire County Registry of Deeds in Book 6967, Page 271, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 11:00 o'clock a.m. on the 21st day of July, 2005 on the mortgaged premises described below, being known as (no number) Goss Hill Road, Huntington, Hampshire County, Massachusetts, all and singular the premises described in said mortgage, to wit:

A certain tract of land with the buildings thereon situated on the easterly side of Goss Hill Road in Huntington, Hampshire County, Massachusetts, and being the same property shown as "157 +/- acres" on a plan entitled "PLAN OF LAND IN HUNTINGTON, MASS. SCALE 1' = 200' FEB. 27, 1984 OWNED BY MURIEL R. KLEIN" surveyed by Linwood H. Fisk, Chester, Mass. Recorded in Hampshire County Registry of Deeds in Plan Book 143 Page 94.

EXCEPTING and excluding any portions of the premises previously conveyed, particularly two portions lying westerly of Goss Hill Road, one conveyed to Patrick J. Lynch and Cheryl A. Lynch by a deed dated 15 May 1991 and recorded in said Registry in Book 3724 Page 186, the other conveyed to Margaret L. Gunn by deed dated 14 October 1997 and recorded in said Registry in Book 5222 Page 303.

EXCEPTING also the land (10 acres) conveyed by the mortgagor herein to Esther S. Baillargeon dated June 30, 1998 and recorded in the Registry in Book 5430 Page 183.

BEING the major portion of the premises described in deed of Brian J. McDermott to the Mortgagor herein dated April 1, 1998 and recorded in said Registry in Book 5334 Page 238.

TOGETHER WITH all the improvements now or hereafter erected in the property, and all easements, improvements, covenants, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, and existing encumbrances of record created prior to the mortgage, if any there be.

No representations, express or implied, are made with respect to any matter concerning the premises which will be sold "as is".

No representations are made concerning compliance with applicable zoning, building, sanitary or other Federal, State and/or Municipal regulations.

TERMS OF SALE ..... ($5,000.00) of the purchase price must be paid in cash or by certified or Bank check or other form acceptable to the said Mortgagee, at the time and place of sale by the highest bidder as earnest money to be held at the option of the Mortgagee as liquidated damages for any default by the successful bidder and the balance of the purchase price shall be paid in cash or by certified or Bank check at the closing which shall occur thirty (30) days after the foreclosure sale, time being of the essence, unless the Mortgage agrees otherwise. The consideration paid by the successful bidder shall be held in escrow by Berndt and Larsen, P.C. (hereinafter called the "Escrow Agent"). The successful bidder at the sale shall be required to sign a Memorandum of Terms of Sale containing the above terms at the auction sale. The purchaser will be responsible for all closing costs, Massachusetts deed excise stamps and all recording fees. In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Mortgagee's Sale and/or the terms of the Memorandum of Sale executed at the public auction, the Mortgagee reserves the right, at its election, to sell the property to the second highest bidder at the public auction, provided that (1) said second highest bidder shall deposit with the Escrow Agent, the amount of the required deposit as set forth herein within three (3) business days after written notice to the second highest bidder of the default of the previous highest bidder and (2) title shall be conveyed to the said second highest bidder within thirty (30) days of said written notice. The terms of sale with regard to the escrow of the foreclosure deed and the consideration paid by the second highest bidder shall be the same as described above. The Mortgagee reserves the right to postpone this sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Other terms, if any, to be announced at the time and place of the sale.

The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

GARY L. GOVER, DONALD G. HELLIWELL, AND LATIMER B. EDDY, PARTNERS OF COLLEGE HIGHWAY GENERAL PARTNERSHIP
Present holders of said mortgage
By its attorneys
Berndt & Larsen, PC.
By David A. Berndt
May, 2005
Berndt & Larsen, P.C.
53 Court Street
Westfield, MA 01085
(413) 562-5188
(413) 563-5190 FAX

June 2, 9, 16

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER
MARIANNE L. DONOHUE

2007 00008387
Bk: 09091Pg: 282 Page: 1 of 3
Recorded: 04/09/2007 11:44 AM

Know All Persons By These Presents

Route 112, Huntington, Hampshire County, Massachusetts 01050

WE, RUTH W. GORING of 1 Morgan Street #5, Pawcatuck, Connecticut 06379, KEITH GORING of Norfolk, Litchfield County, Connecticut and JOHN W. WILLIAMS of Middletown, Middlesex County, Connecticut

For consideration of TWENTY SIX THOUSAND DOLLARS ($26,000.00), PAID

Grant to HULL FORESTLANDS, LIMITED PARTNERSHIP, with its principal office located at 101 Hampton Road, Pomfret Center, Connecticut 06259

With QUITCLAIM COVENANTS

All that certain piece or parcel of land, consisting of 2.24 +/- acres, situated on the westerly side of the highway known as Mass. Route 112, next to the Knightville Bridge, so-called, in the Town of Huntington, County of Hampshire and Commonwealth of Massachusetts, and bounded and described as follows in the attached Exhibit "A" which Exhibit is incorporated herein and made a part hereof;
BEING THE SAME PREMSES in the deed dated September 13, 2004 and recorded in the Hampshire County Registry of Deeds in Book 8023, Page 207.

Executed as a sealed instrument this 21 day of February 2007.

Witness JUDITH A. KUNKEL — Ruth W. Goring

Witness JUDITH A. KUNKEL — Keith Goring

Witness Christine Z Stewart — John W. Williams

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 04/09/2007 11:44 AM
ctrl# 017665 10253 Doc# 00008387
Fee: $118.56 Cons: $26,000.00

STATE OF CONNETICUT

Meriden, SS. February 27, 2007

On this 27th day of February 2007, before me, the undersigned notary public, personally appeared, Ruth W. Goring and proved to me through satisfactory evidence of identification, which was drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Judith A. Kunkel
JUDITH A. KUNKEL, Notary Public
My Commission Expires: 3/31/2009

STATE OF CONNETICUT

Meriden, SS February 27, 2007

On this 27th day of February 2007, before me, the undersigned notary public, personally appeared, Keith Goring and proved to me through satisfactory evidence of identification, which was drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Judith A. Kunkel
JUDITH A. KUNKEL, Notary Public
My Commission Expires: 3/31/2009

STATE OF CONNETICUT

Cheshire, SS February 28, 2007

On this 28th day of February 2007, before me, the undersigned notary public, personally appeared, John W. Williams, and proved to me through satisfactory evidence of identification, which was drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Christine E. Stewart
Christine E. Stewart, Notary Public
My Commission Expires: 10-31-07

Exhibit "A"

Property Address:
Route 112
Huntington, MA

All that certain piece or parcel of land, consisting of 2.24 +/- acres, situated on the westerly side of the highway known as Mass. Route 112, next to the Knightville Bridge, so-called, in the Town of Huntington, County of Hampshire and Commonwealth of Massachusetts, and bounded and described as follows;

Beginning at the junction of the Westfield River with the westerly side of Route 112 at the Knightville Bridge, so-called, in said Huntington, thence Northerly along the westerly side of said Route 112, 300 feet to a stake, thence Westerly 400 feet to a stake, thence Southerly 300 feet to the Westfield River, thence Easterly along the Westfield River, 403 feet to the point and place of beginning.

See Hampshire Probate No. 03P0327FE

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER
MARIANNE L. DONOHUE

2008 00022711
Bk: 9621Pg: 53 Page: 1 of 2
Recorded: 10/16/2008 12:11 PM

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 10/16/2008 12:11 PM
ctrl# 021192 04480 Doc# 00022711
Fee: $456.00 Cons: $100,000.00

DEED

We, MORTON PICKMAN and JAMES PICKMAN, residing at 17136 Cassava Way, Boca Raton, Florida 33487 and 3464 Macomb Street N.W., Washington, DC 20016 respectively,

For consideration paid of One Hundred Thousand ($100,000.00) Dollars,

grant to HULL FORESTLANDS LIMITED PARTNERSHIP, a Connecticut limited partnership of 101 Hampton Road, Pomfret Center, Connecticut 06259, with warranty covenants, the real estate in Huntington, County of Hampshire, Commonwealth of Massachusetts, bounded and described as follows:

PLEASE REFER TO EXHIBIT A

Being the same premises conveyed to the Grantor herein by deed of Raymond D. Danton and Rebecca Danton, which deed is dated November 26, 1971, and recorded in Hampshire County Registry of Deeds in Book 1612, Page 639..

WITNESS the execution hereof under seal as of the 21 day of Sept, 2008.

Morton Pickman
MORTON PICKMAN

JAMES PICKMAN

STATE OF NEW YORK

County of Queens, ss. Sept 21, 2008

Then personally appeared the above-named MORTON PICKMAN, and he did acknowledge before me that said instrument is his free act and deed, before me

, Notary Public

STEPHEN S. DANETZ
NOTARY PUBLIC, State of New York
No. 02DA5912100
Qualified in QueensCounty
Commission Expires December 31, 2010

My commission expires:

STATE OF New York

County of Queens ss. Sept 11, 2008

Then personally appeared the above-named JAMES PICKMAN, and he did acknowledge before me that said instrument is his free act and deed, before me

, Notary Public

My commission expires:

ARLENE MANSON
NOTARY PUBLIC, State of New York
Nassau County No. 304958299
COMMISSION EXPIRES OCT. 30, 2009

Route 112, Worthington Road, Huntington, MA

EXHIBIT A

A certain piece or parcel of land situated in Huntington, Hampshire County, Massachusetts, bounded and described as follows:

Beginning at an iron pin set in the Westerly boundary of State Highway Route No. 112 which iron pin marks the Northeasterly corner of the land to be conveyed and at the Southeasterly corner of land now or formerly of Clarance Woods, thence running along said Westerly boundary of State Highway Route No. 112 on a curve the radius of which is nine hundred eighty eight and thirty nine one-hundredths (988.39) feet an arc length of six hundred thirty five and fifty two one-hundredths (635.52) feet to a concrete highway bound; thence continuing along the Westerly boundary of said State Highway Route No. 112 S. 42° 47' 30" E. a distance of forty five and sixty eight one-hundredths (45.68) feet to land now or formerly of Edward Fadior; thence S. 08° 08' 53" W. along land of said Fadior a distance of four hundred (400.00) feet to a point; thence S. 42° 47' 30" E. a distance of three hundred (300.00) feet along land of said Fadior to the west bank of the Westfield River; thence along the west bank of said River in a Southerly direction a distance of seven hundred ninety one (791.00) feet, more or less, to a point at land of William Klein, now or formerly; thence S. 56° 29' 38" W. a distance of two hundred seventy one and seven one-hundredths (271.07) feet to a point; thence S. 78° 13' 32" W. a distance of two hundred eighty five and eighty two one-hundredths (285.82) feet to a point; thence S. 86° 09' 50" W. a distance of three hundred five and forty eight one-hundredths (305.48) feet to a point; thence S. 78° 14' 29" W. a distance of three hundred thirty nine and eighty one one-hundredths (339.81) feet to a point; thence N. 88° 13' 31" W. a distance of three hundred thirty seven and ninety seven one-hundredths (337.97) feet to a point; the last five courses being along land now or formerly of William Klein; thence S. 86° 13' 40" W. along land of said Klein and along land of grantors, each in part, a distance of two hundred and seventy five one-hundredths (200.75) feet to an iron pin; thence turning and running N. 08° 53' 08" W. along land now or formerly of Edward Grabowski a distance of seven hundred two and sixty two one-hundredths (702.62) feet to a point; thence turning and running N. 14° 23' 56" E. along land of Mario Giberti, now or formerly, a distance of two hundred ninety nine and eighty two one-hundredths (299.82) feet to a point; thence N. 00° 32' 53" W. along other land of grantors a distance of two hundred sixty and sixty five one-hundredths (260.65) feet to a point at land now or formerly of Chester Cady; thence turning and running N. 85° 02' 05" E. a distance of three hundred fifty eight and fifty five one-hundredths (358.55) feet to an iron pin; thence turning and running N. 06° 59' 47" E. a distance of four hundred five and eighteen one-hundredths (405.18) feet to a point; thence N. 06° 51' 27" E. a distance of three hundred forty five and fifty six one-hundredths (345.56) feet to a point; thence N. 00° 17' 05" E. a distance of one hundred ninety eight and ninety five one-hundredths (198.95) feet to a p int; the last four courses and distances being along land now or formerly of Chester Cady; thence turning and running N. 85° 04' 46" E. along land of said Cady, land now or formerly of Fred Nagler, and land now or formerly of Clarance Woods a total distance of nine hundred five and forty one-hundredths (905.40) feet to the point or place of beginning, containing 73 acres of land, more or less.

Subject to a right of way as described in deed of Edwin D. Cady to Henry J. King dated January, 1940, recorded in Hampshire County Registry of Deeds, Book 947, Page 135.

For further reference see plan entitled "Plan of Land in Huntington, Mass. Surveyed for Gerald A. Hays", dated March 15, 1971, Eugene A. Pratt, Registered Land Surveyor, recorded in said Registry in Plan Book 77, Page 43.

ATTEST. HAMPSHIRE, Marianne L. Donohue, REGISTER

MARIANNE L. DONOHUE

TECHNICAL REPORT FOR THE GHR GRAVEL PROJECT,

LOCATED IN THE TOWN OF HUNTINGTON,

HAMPSHIRE COUNTY, MASSACHUSETTS, USA



Easterly view of the secondary growth at the proposed GHR gravel pit clearing, looking past the Westfield River and Route 112 (out of view in the valley) toward Norwich Hill.

Prepared for: Hull Forestlands, L.P.
c/o Mr. William B. Hull
101 Hampton Road
Pomfret Center, Connecticut 06259

Qualified Person: David A. Mako - MS, Certified Professional Geologist-AIPG
Catena Resources
17 Ward Ave.
South Deerfield, MA 01373-7315
(413) 522-1389
catena218@yahoo.com

Effective Date: August 30, 2024

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1. SUMMARY

The GHR Gravel Project is situated within the 222-acre Goss Hill Rapids properties owned by Hull Forestlands L.P. in Huntington, Hampshire County, Massachusetts (Figure 1). The property is located between the Westfield River (and Route 112, to the east) and Goss Hill Road (to the west). The lands include an actively managed forest resource, a small recreational cabin, and 1.2 miles of riverfront along the Westfield River. A 5-acre portion of the property encompasses the GHR Gravel Deposit, which was reported to contain 250,000 yd³ of mixed alluvial material in a previous study. A study was undertaken in 2015 to confirm the previous resource estimate and to assess the character of the deposit. The purpose of this report is to update the 2015 study.

Nine test pits were dug with an excavator in September 2015 to evaluate the minimum depth, areal extent, and character of the sand and gravel deposits. This study confirmed the presence of a perched terrace of alluvial material at the GHR Gravel Project. A minimum of 180,000 yd³ of a variety of alluvial materials has been identified. It is very likely that better topographic and engineering control will verify the 250,000 yd³ of alluvial material that was identified in the previous study as the maximum potential size of the resource.

The ultimate size of the resource, somewhere in the 180,000 to 250,000 yd³ range, can only be determined by drilling or by mining the deposit. Drilling may be an impractical and costly exercise, and more detailed definition of the deposit may be unwarranted. It is recommended that permitting with the Town of Huntington and preparation of a mine plan be initiated for the GHR Gravel Deposit. A base case of 180,000 yd³ of mixed alluvial material is recommended for the economic analyses. If the results of these efforts are favorable, then mining should commence and continue until the full extent of the resource is developed.

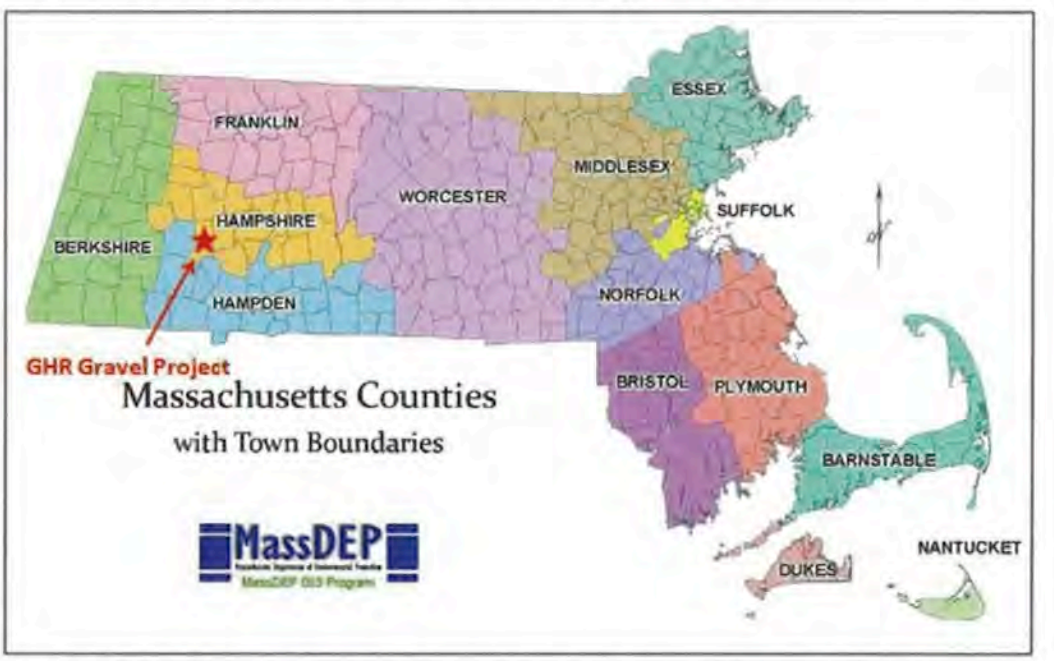


Figure 1. Location map of the GHR Gravel Project in Hampshire County, Massachusetts (MassGIS, 2015).

2. INTRODUCTION

2.1 Overview

Catena Resources was retained by William B. Hull of Hull Forestlands, L.P. in August 2024 to update its previous Summary Report of the GHR Gravel Project (Mako, 2015) in order to ensure that all aspects of that report remain current. This resulting update report (the "**Technical Report**") is intended to inform future decisions regarding development options or sale of the property.

2.2 Project Team

The sole author for this Technical Report is David A. Mako, a certified professional geologist (CPG#9833) with the American Institute of Professional Geologists (AIPG) and a principal of the geological consulting firm, Catena Resources (the "**Author**"). In the previous report (Mako, 2015), very able on-site support was provided by Mr. Hull who has had extensive 'hands-on' experience with property management in Massachusetts. He holds a Massachusetts Forester's License (#102), and he has had experience as the owner of other sand and gravel pits in western Massachusetts. Mr. Hull also retained Andy Gogol Bulldozing of Granville MA to dig the test pits. Andy Gogol was the operator of the excavator.

In order to advance the GHR Gravel Project, Hull Forestlands LP has:

- Entered into a gravel pit development agreement dated 1/4/2023 with Hilltown Sand and Gravel, 87 Worthington Road, Huntington, MA, subject to successful permitting of the project
- Retained R Levesque Associates, Inc., 40 School Street, Westfield, MA to guide the permitting of the project, and
- Retained attorney Michael Pill of Green Miles Lipton LLP, 77 Pleasant Street, Northampton, MA to provide legal assistance.

2.3 Basis of the Technical Report

Information provided is based on both historical and current work. Sources of information used in this Technical Report included:

- MassMapper (2024) – the Massachusetts online source for geographic information pertaining to land ownership, environmental issues, and other data
- Stone and DiGiacomo-Cohen (2010), USGS OFR-2006-1260G – a surficial geologic map of the project area
- Clark (1987), USGS GQ-1640 – a bedrock geologic map of the Westhampton quadrangle
- Fishman (2010) – a real estate appraisal of the subject property provided by Mr. Hull
- Mueller (2006) – a forest management plan for the subject property provided by Mr. Hull
- Tighe & Bond (1999) – a 1":40' topographic map of a proposed borrow removal facility provided by Mr. Hull
- R Levesque Associates (2024) – a Request for Determination of Applicability for the proposed earth removal facility, including a project narrative and site map, which was submitted to the Town of Huntington Conservation Commission.

Information as to the ownership and encumbrances applicable to the GHR Gravel Project has been provided by Mr. Hull, which the author believes to be accurate. No other sources of data other than those disclosed in this Technical Report and the "References" have been used to compile this Technical Report.

2.4 Site Visits

David Mako visited the GHR Gravel Project in Hampshire County in the company of Mr. Hull on April 22, 2015. Mr. Mako also visited the site on May 3 and 5, 2015 for further inspection of the properties and GPS surveying of the sand and gravel deposit. On September 9, 2015, Mr. Mako was joined by Mr. Hull in the supervision of the digging of the test pits by Andy Gogol Bulldozing. Mr. Mako returned to the site on October 7, 2015, to conduct additional GPS surveying in order to link the previous work with a detailed topographic map of the project area.

On August 21, 2024, the Author revisited the GHR Gravel project to travel the access route and the observe the area of the proposed pit that had been cleared of mature trees since the date of the previous Summary Report (see photo on cover page).

3. RELIANCE ON OTHER EXPERTS

The Author has not conducted any independent property title investigations and has relied upon land ownership information provided by Mr. Hull, which is mostly consistent with data found via MassMapper (2024) and Town of Huntington (2024) parcel maps, as described in Section 4.3 of this Technical Report.

4. PROPERTY DESCRIPTION AND LOCATION

4.1 Project Location

The property of the GHR Gravel Project is located within the town of Huntington, Hampshire County, Massachusetts (Figure 2).



Figure 2. Location map of the GHR Gravel Project in Huntington, Hampshire County, Massachusetts (MassMapper, 2024).

4.2 Project Center

The coordinates for a point within the sand and gravel deposit of the GHR Gravel Project are 42.27425° latitude and -72.86841° longitude (MassMapper, 2024).

4.3 Properties of the GHR Gravel Project

The properties pertaining to the GHR Gravel Project include approximately 222 acres of fee land that is owned by Hull Forestlands, L.P., a company that is managed by Mr. Hull (the "**GHR Property**"). The properties include three parcels as indicated in Figure 3 and Table 1.

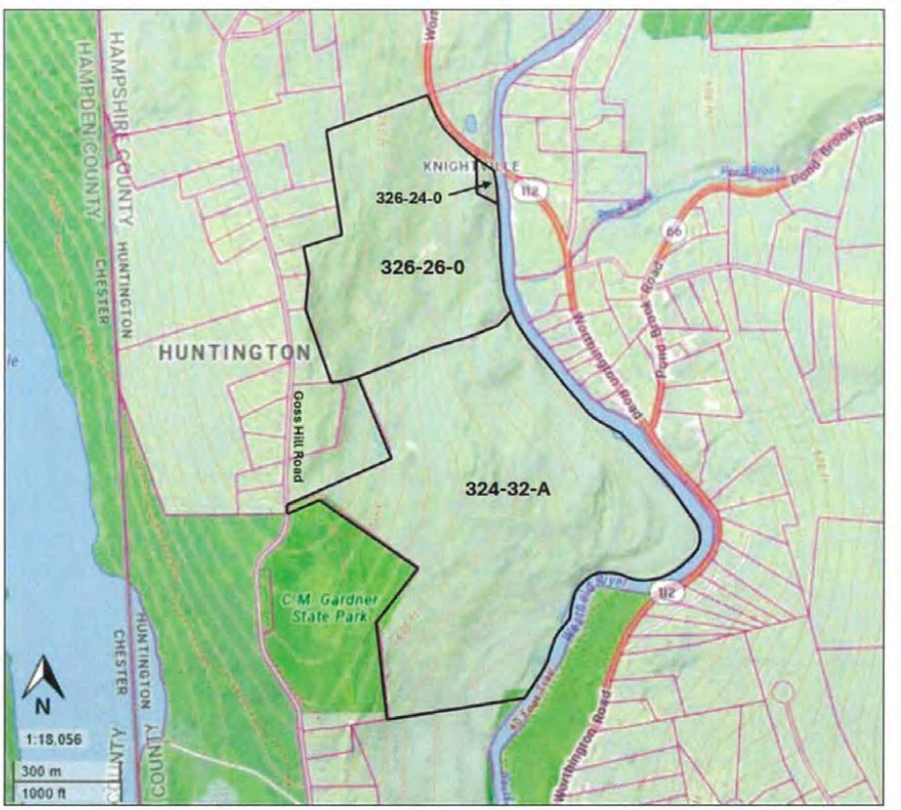


Figure 3. Map of the GHR Property, showing parcel numbers (MassMapper tax parcel map, 2024).

Table 1
Land Parcels Comprising the GHR Property

Tax Parcel	Address	Acreage (+/-)
324-32-A	61 Goss Hill Rd., Huntington, MA	147.00
326-26-0	0 Goss Hill Rd., Huntington, MA	73.00
326-24-0	0 Worthington Rd., Huntington, MA	2.24
	Total Acres:	**222.24**

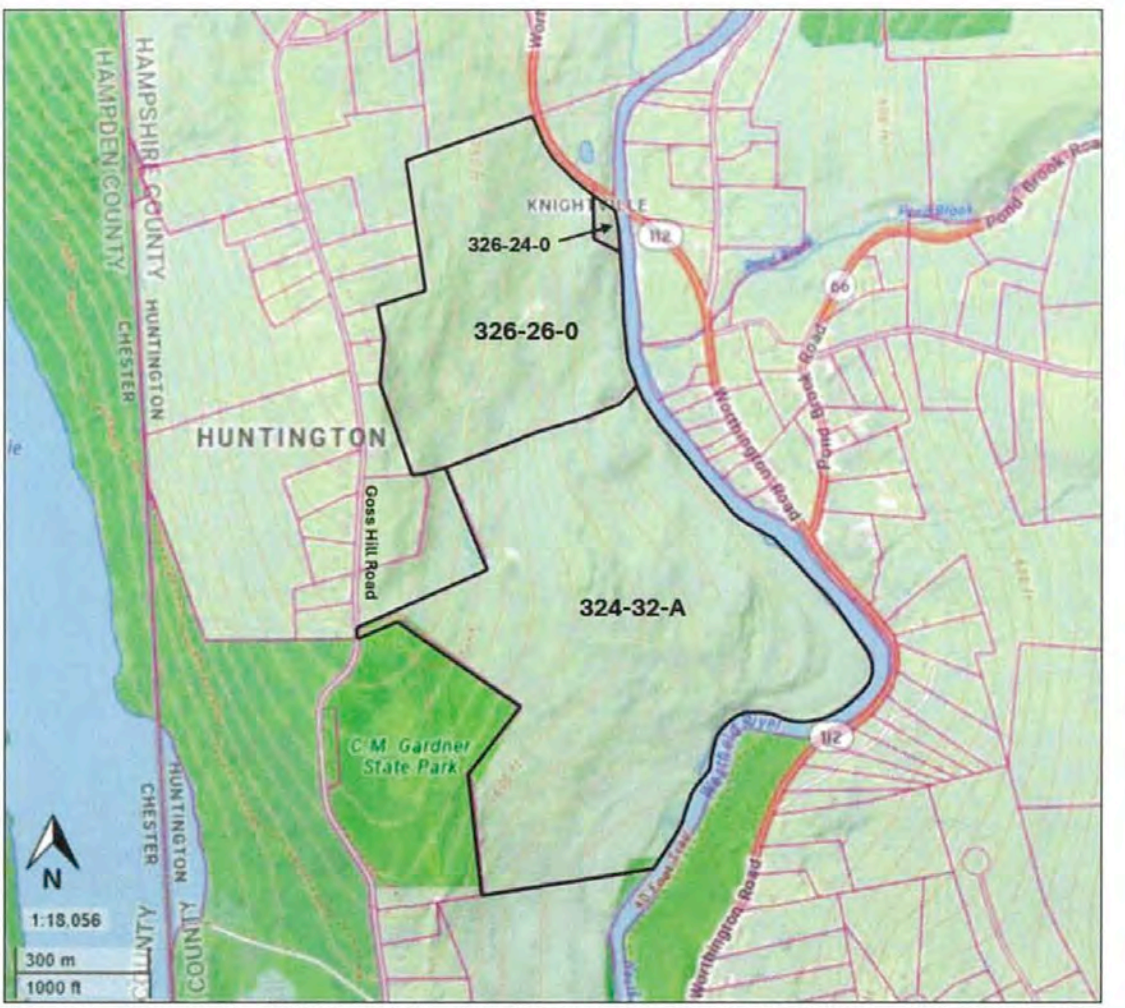


Figure 3. Map of the GHR Property, showing parcel numbers (MassMapper tax parcel map, 2024).

Table 1
Land Parcels Comprising the GHR Property

Tax Parcel	Address	Acreage (+/-)
324-32-A	61 Goss Hill Rd., Huntington, MA	147.00
326-26-0	0 Goss Hill Rd., Huntington, MA	73.00
326-24-0	0 Worthington Rd., Huntington, MA	2.24
	Total Acres:	**222.24**

William B. Hull reports that, as of the date of this report, Hull Forestlands, L.P. continues to own 100% of the fee surface and minerals of the GHR Property. Property tax payments are current and the lands are not subject to any liens or encumbrances other than Chapter 61 Forest Land Tax Classification Program. However, 16.28 acres have been excluded from the Chapter 61 program three areas: 1) the area surrounding the proposed 4.96-acre sand & gravel pit (10 acres), 2) the access road (6.03 acres), and 3) a recreational cabin site (0.25 acres) (Mueller, 2016).

4.4 Permitting and Environmental Considerations

Permitting of the proposed GHR Gravel Project commenced in early 2024 by Hull Forestlands, L.P. with the assistance of R Levesque Associates, Inc. The timeline of permitting efforts includes the following:

- 1/31/2024 – Hull Forestlands, L.P. submitted an Application for Special Permit to the Zoning Board of Appeals and the Planning Board of the Town of Huntington
- 3/20/24 – R. Levesque Associates, Inc. sent a Request for Determination of Bond Amount for the earth removal Special Permit to the Town of Huntington Zoning Board of Appeals
- 4/10/24 – R Levesque Associates, Inc. submitted a Request for Determination of Applicability (WPA Form 1, Project Narrative & Site Map) to the Town of Huntington Conservation Commission, along with the Zoning Board of Appeals and the Planning Board of the Town of Huntington, and the Massachusetts Department of Environmental Protection. The area of the proposed gravel pit is described as 4.96 acres and having no conflict with wetland areas or areas of Natural Heritage and Endangered Species Program (NHESP) Jurisdiction.
- 5/14/2024 – the Town of Huntington Zoning Board of Appeals held a Public Hearing of the Special Permit Application by Hull Forestlands
- 6/26/2024 – the Huntington Conservation Commission issued its Determination of Applicability (WPA Form 2), stating that "*The work described in the Request is not within an Area subject to jurisdiction under the Act (including the Buffer Zone). Therefore, said work does not require the filing of a Notice of Intent, unless and until said work alters an Area subject to jurisdiction under the Act.*"
- 8/12/2024 – the Town of Huntington Zoning Board of Appeals held a Public Meeting to prepare for the meeting of the Special Permit Application by Hull Forestlands to be held on the following day
- 8/13/2024 – the Town of Huntington Zoning Board of Appeals held a Public Meeting of the Special Permit Application by Hull Forestlands

The primary issues of permitting concern pertain to 1) the proximity of the project area to the Westfield River and 2) the Priority Habitats of Rare Species, as determined by the Natural Heritage & Endangered Species Program (NHESP) of the Massachusetts Division of Fisheries and Wildlife. The Author has reviewed the MassMapper (2024) GIS database and agrees with the Conservation Commission that the data show that the proposed GHR Gravel Project has no conflicts with the following areas of concern.

Westfield River Buffer Zone Due to wetlands considerations, certain development activities are precluded within a 200-foot buffer zone along the Westfield River. Any proposed development of sand and gravel deposits on the GHR Property will be limited to those portions of the deposit outside the 200-foot buffer zone (R Levesque Associates, 2024; MassMapper, 8/23/2024)).

NHESP Priority Habitats of Rare Species No Priority Habitats of Rare Species have been identified by NHESP on the GHR Property (MassMapper, 8/23/2024).

NHESP Estimated Habitats of Rare Wildlife No Estimated Habitats of Rare Wildlife have been identified by NHESP in the project area (MassMapper, 8/23/2024).

NHESP Natural Communities No areas of Natural Communities, as designated by NHESP, have been identified on the GHR Property (MassMapper, 8/23/2024).

Vernal Pools No certified vernal pools or potential vernal pools have been identified by NHESP in the GHR Gravel Project area (MassMapper, 8/23/2024).

BioMap2 Core Habitats and Critical Natural Landscapes NHESP and The Nature Conservancy designed the BioMap2 program to guide strategic biodiversity conservation in Massachusetts by focusing land protection on the areas that are most critical for the long-term persistence of rare species and their habitats, exemplary natural communities, and a diversity of ecosystems. The GHR Property is situated outside of any Core Habitats and Critical Natural Landscapes (MassMapper, 8/23/2024).

Environmental Liabilities The Author is not aware of any environmental liabilities pertaining to prior activities on the GHR Property.

Viewshed The area of the proposed gravel pit that has been cleared of mature trees does not appear to be visible from Rt. 112 due to topography and vegetation.

ADDITIONAL AREAS OF POSSIBLE CONCERN The Town of Huntington Zoning Board of Appeals, in their Public Meeting on 8/13/2024 raised several other areas of concern, including requests for:

- Noise Impact Study
- Traffic Impact Study
- Aquifer Disruption Study
- Silica Dust Study & Remediation Plan
- Endangered & Threatened Species Study
- Diesel Truck Emissions Study
- Hydrology Study

Hull Forestlands, L.P. has agreed to conduct the noise, traffic, diesel equipment emissions, and silica dust studies. R Levesque Associates, Inc. has suggested that the aquifer, endangered & threatened species, and hydrology studies are beyond the scope of the proposed project (RLA, 2024b).

Required Permits In order to complete the permitting process, Hull Forestlands, L.P. must complete the required studies, prepare a Stormwater Pollution Protection Plan, and obtain final approval from the Zoning Board of Appeals and the Planning Board of the Town of Huntington.

Any mining operation would also be subject to the rules and regulations of the Mine Safety and Health Administration.

4.5 Legal Access

There are two means of access to the GHR Property, which are described below and indicated on Figure 4.

Route 112 Access The primary access to the GHR Property is from State Route 112 (Worthington Road) in the northeast part of the property (Figure 4). The property includes 935 feet of frontage along the paved highway. A 50' wide right-of-way/access strip extends from Route 112 to the proposed gravel pit in the southeast part of the property. This 1-mile access road has recently been improved with a base of gravel (excavated from the proposed pit area) and the installation of 11 culverts and other drainage controls. An access permit from Route 112 onto the 50' right-of-way, appropriate for resource extraction vehicles, has been obtained from the Mass Highway Department (Fishman, 2010).

Goss Hill Road Access Secondary access to the GHR Property is available by a trail through an 83-foot frontage strip along Goss Hill Road at the west side of the property (Figure 4). While this access point would potentially offer a shorter route between the proposed gravel pit and paved roads (0.6 miles vs. 1.0 miles), it is recommended that this route not be used in order to avoid truck travel through residential areas.

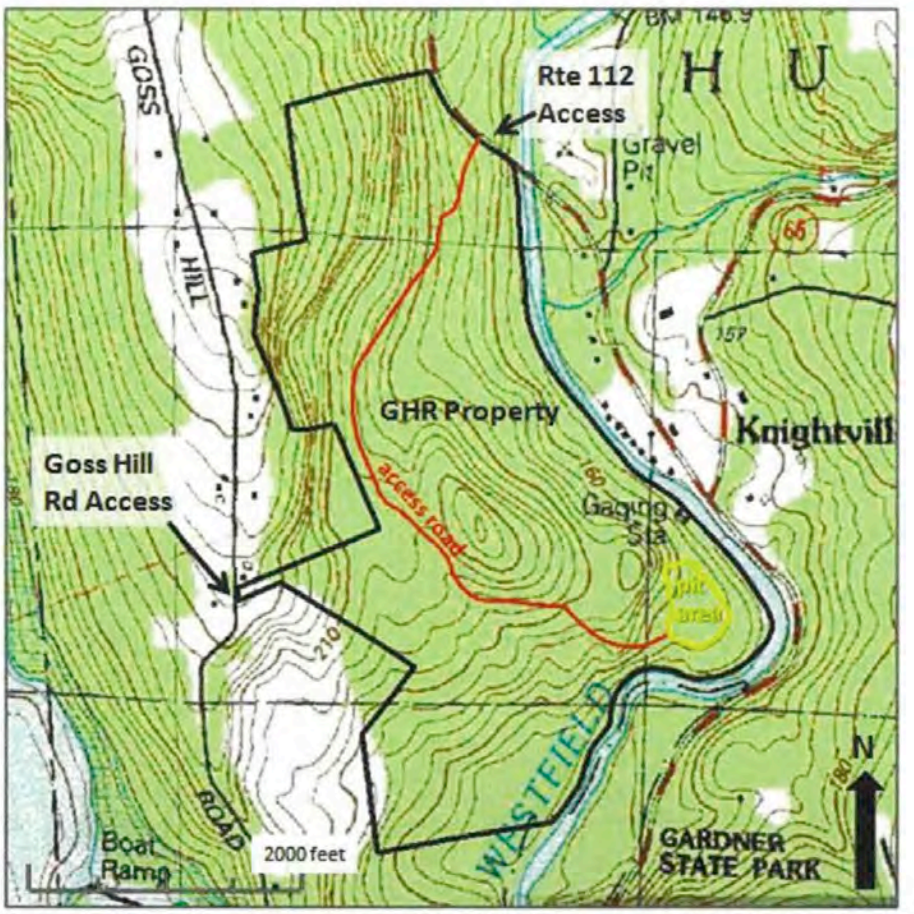


Figure 4. Map of the access areas of the GHR Property, as described in Section 4.5.

4.6 Other Significant Factors or Risks

To the knowledge of the author, there are no known other significant risks or factors that may affect access, title or right to perform work on the GHR Property that are not disclosed elsewhere in this Technical Report.

5. ACCESSIBILITY, CLIMATE, LOCAL RESOURCES, INFRASTRUCTURE AND PHYSIOGRAPHY

5.1 Location and Logistics

The GHR Gravel Project is readily accessible by paved roads from Springfield, Massachusetts, a major metropolitan center located 17 miles to the southeast (Figure 2). Northampton is 12 miles to the east-northeast of the project. Northampton is the county seat of Hampshire County, a non-governmental county in Massachusetts. According to the 2020 Census, Hampshire County had a population of 162,316 residents, whereas the rural town of Huntington had a population of 2,094. The project has ready access to the local labor pool, services, infrastructure and markets.

5.2 Physiography, Climate and Vegetation

The GHR Gravel Project is situated in the Pioneer Valley along the eastern flank of the Berkshire Mountains in western Massachusetts.

The project area is in an area of elevations ranging from 415 feet along the Westfield River at the south end of the property to 910 feet at the highest reaches of the west part of the property.

Average annual rainfall for the Town of Huntington is reported to be 49 inches (http://www.bestplaces.net/climate/city/massachusetts/huntington, accessed 8/26/24). Average annual snowfall is 42 inches. The number of days with any measurable precipitation is 116 days per year, whereas there are approximately 190 sunny days per year. The summer high temperatures average about 82°F, and winter low temperatures average about 13°F.

The operating season is year-round and is generally unaffected or only slightly affected by extremes in temperatures and precipitation.

Vegetation in the project area includes primarily hardwoods, such as oaks, birches, and maples, and softwoods such as white pine and hemlock. The understory includes extensive amounts of mountain laurel.

6. HISTORY

In 1999, previous owners of the property initiated an evaluation of the sand & gravel resource on the GHR Property but did not pursue permitting of the project to completion (Fishman, 2010). In 2012, Hull Forestlands L.P. proposed joint development of the resource with a local sand and gravel producer, but that party did not follow-through with plans to permit the operation with the Town of Huntington.

In 2015, Hull Forestlands, L.P. engaged the Author to evaluate the merits and risks of sand and gravel development on the GHR property (Mako, 2015). The report confirmed the presence of a significant sand and gravel resource and no potential conflicts with rare flora/fauna and other environmental or development concerns. However, permitting and development of the project was not pursued due to market conditions.

In 2023, Hull Forestlands, L.P. entered into an agreement with Hilltown Sand & Gravel LLC, 87 Worthington Road, Huntington, MA to develop the GHR Gravel Project, pending successful permitting of the project. Those permitting efforts with the Town of Huntington began in early 2024, as described in Section 4.4 of this report. There have been no significant changes to the geology of the GHR Project or the quantification of the sand and gravel resource since the

previous report (Mako, 2015), so the discussion of those items is repeated as previously reported in the following Sections.

7. GEOLOGIC SETTING AND MINERAL RESOURCES

7.1 Bedrock Geology

The bedrock geology of the GHR Gravel Project area consists of the Lower Devonian Goshen Formation and its sub-units (Figure 5). The Goshen Formation (Dg) consists of well-bedded micaceous quartzite or quartz schist grading to light- to dark-gray, carbonaceous aluminous schist in beds 5 to 15 cm thick. The "Dgq" sub-unit is a light gray-brown micaceous quartzite and quartz-mica-garnet schist in beds up to 6 m thick. The "Dgu" sub-unit is similar to Dg but has scattered beds of calcareous granofels. Certain beds within the Goshen Formation are quarried at various locations in western Massachusetts for landscaping walls and flagstones. Some finished products made from "Goshen Stone" include polished floor tiles, kitchen counters, and decorative items. Current retail prices for wall stone range from $75/ton to $130/ton. Patio and walkway flagstone is sold by the square foot at higher rates, and cutting/polishing of the stone increases the value. No effort has been made in this study to determine the value of the Goshen Stone on the GHR property, but the potential of this resource should be kept in mind as the bedrock is exposed in any future sand and gravel operation.



Figure 5. Bedrock geology map showing that the GHR Property is underlain by various sub-units of the Goshen Formation. The eastern 2/3 of the map is from Clark's (1987) geologic map of the Westhampton Quadrangle. The western 1/3 is from a USGS digital map of the geology of Massachusetts based on Zen et al (1983).

7.2 Surface Geology

The surficial deposits on the GHR Property were formed at the end of the last period of Pleistocene continental glaciation, which covered all of New England. Thin glacial till deposits cover most of the property and were deposited as the sediment was dropped in place by the melting glacier (Figure 6). Glacial stratified deposits occur in the southeast part of the property and were deposited by melt waters emanating from the retreating glacier along the Westfield River valley. Postglacial stream-terrace deposits are found in the south part of the property. Younger floodplain alluvial deposits are found along the banks of the Westfield River.

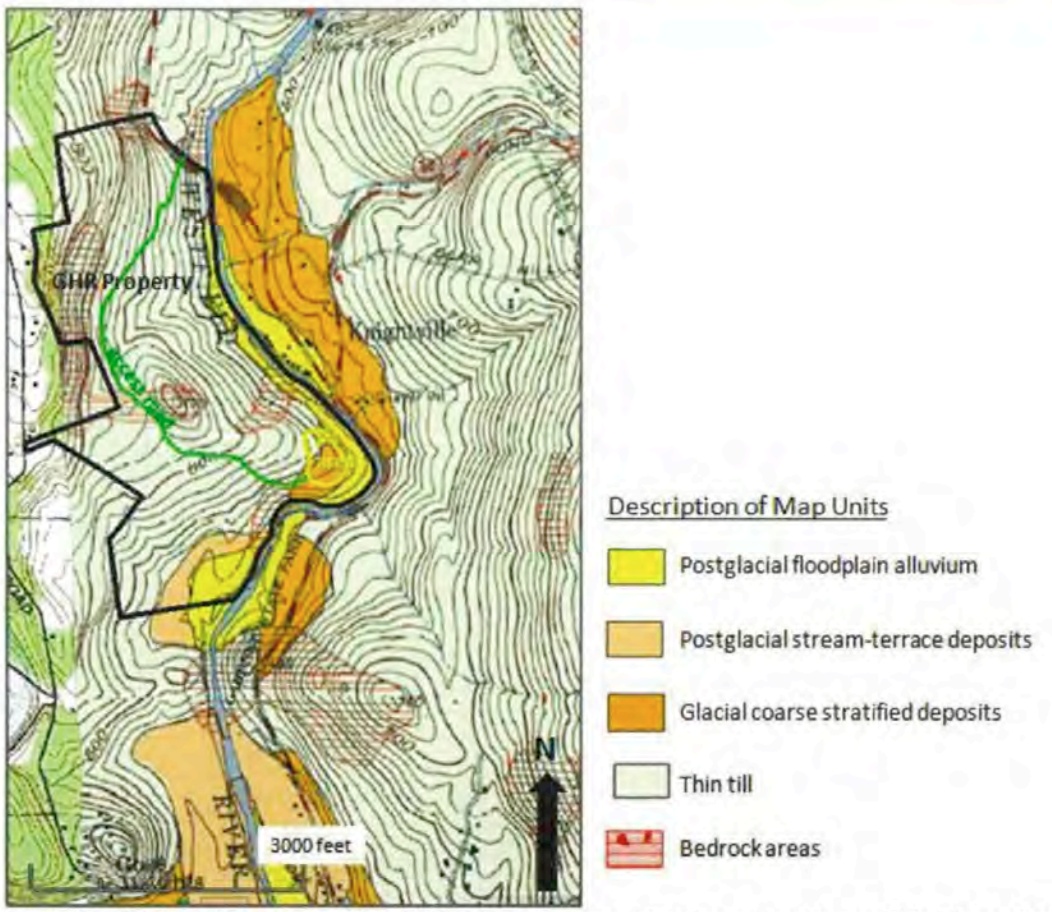


Figure 6. Surficial geology map of the GHR Property area, showing extensive surficial deposits in the Westfield River valley (from Stone and DiGiacomo-Cohen, 2010).

7.3 Sand and Gravel Deposits of the GHR Property

The proposed pit area GHR Gravel Deposit occupies about 4.63 acres in the southeast part of the GHR property (Figure 6). Field mapping indicates that the sand and gravel deposits occur as a perched terrace between bedrock of Goshen Formation on the west and alluvial floodplain deposits of the Westfield River on the east. The deposits are more extensive to the north than shown in the above map by Stone and DiGiacomo-Cohen (2010).

Fishman (2010) makes reference to a special permit application for a sand & gravel pit by Tighe & Bond (1999) on behalf of a previous owner of the current GHR Property. That report was said to estimate 260,000 yd³ of borrow material, of which 250,000 yd³ was estimated to be recoverable. That resource estimate, and a map from that study (Figure 7), is the only prior information about the GHR Gravel Deposit that is available to the author.

The survey detail of the previous study (2' contours) exceeds the capabilities of the current study, which utilized a handheld GPS unit and public domain topographic maps for survey control. It is unreasonable to assume that the current study can improve upon the previous volume estimate.

Instead, the goal of the study is to confirm that a resource estimate of 250,000 yd³ is realistic for the GHR deposit, and to characterize the nature of the deposits based on observations in the test pits.

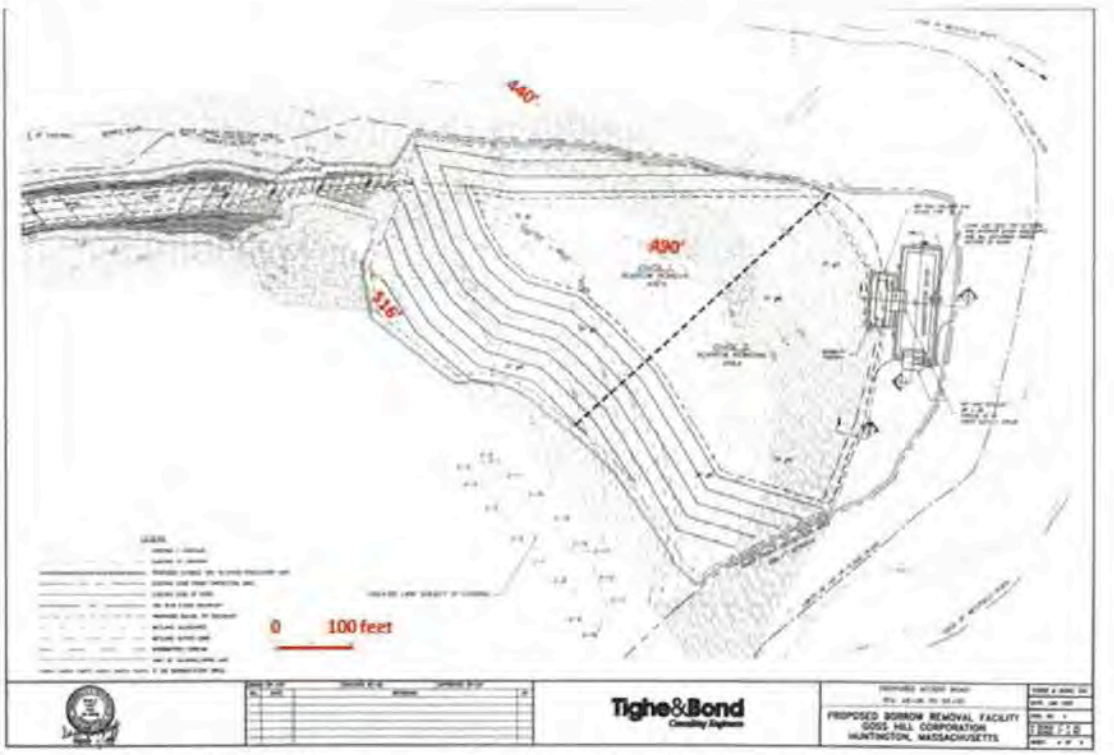


Figure 7. An engineering/survey map of a proposed sand and gravel pit on the current GHR Property that was prepared by Tighe & Bond, Inc. (1999) on behalf of a previous property owner.

8. DEPOSIT TYPES

According to the US Geological Survey (2024), "Construction sand and gravel, one of the most accessible natural resources and a major basic raw material, is used mostly by the construction industry. Despite the low unit value of its basic products, the construction sand and gravel industry is a major contributor to and an indicator of the economic well-being of the Nation." In 2023, the United States produced 920 million tons of sand and gravel valued at $11 billion from about 6,500 pits across all 50 states. The most common uses for sand and gravel are in concrete aggregates, road base and coverings, construction fill, asphaltic concrete aggregates, snow and ice control and others (Willett, 2024)

The type of deposit being sought in the GHR Gravel Deposit area consists of coarse glacial stratified deposits, which were laid down in valleys by meltwaters of receding glaciers as depicted in Figure 8. These deposits can be highly variable in terms of grain size (clay to boulders) and sorting of layers (well-sorted to poorly-sorted).

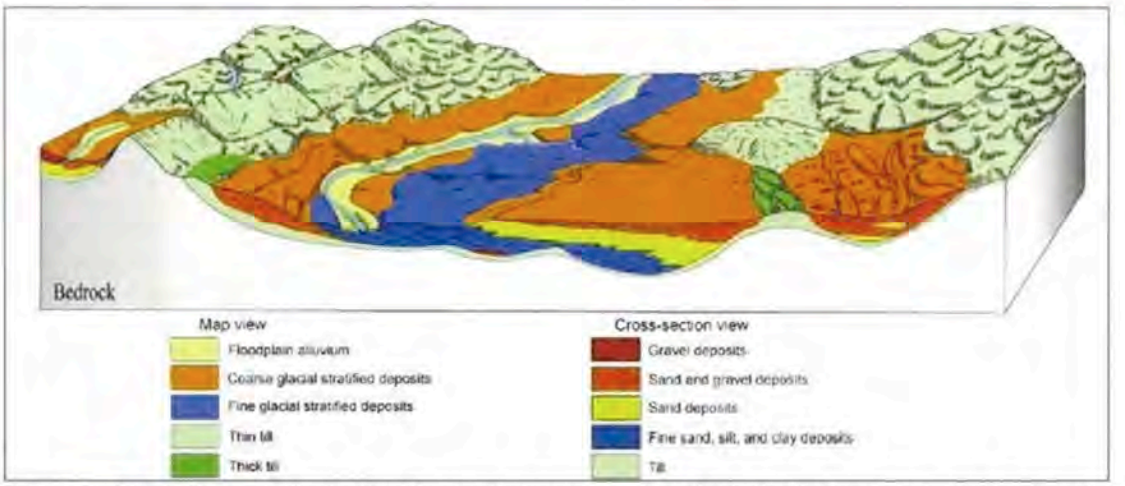


Figure 8. Block diagram illustrating the typical areal and vertical distribution of glacial and post-glacial deposits overlying bedrock (Stone and DiGiacomo-Cohen, 2010).

9. EXPLORATION

On April 22, 2015, Mako first visited the project with Mr. Hull. The presence of a significant sand and gravel deposit was evident from a small borrow pit within the deposit area that was used by Mr. Hull as a source of gravel to improve the access road. Several overgrown test pits were also noted that were probably related to the Tighe & Bond (1999) study that was conducted by a previous owner.

Mako returned to the project area on May 3 and 5, 2015 to map the limits of the sand and gravel occurrence with a handheld GPS unit (Garmin etrex 20) and to record the position of the 200' buffer zone limit from the Westfield River. The boundary of the proposed pit is marked in the field with yellow flagging and the 200' buffer zone is marked with red flagging. The results of these qualitative surveys are shown in Figure 9.

On September 9, 2015, a series of test pits were excavated to assess the thickness, distribution and character of the alluvial deposits. A Volvo EC140BLC tracked excavator, operated by Mr. Andy Gogol, was used to dig nine test pits under the supervision of Messrs. Hull and Mako. The locations of the test pits are shown in Figure 9. In five of the pits along the east and south portions of the deposit, the thickness of the alluvial deposits was found to exceed the reach of the excavator (>14-16 feet deep). However, the four test pits along the west edge of the deposit encountered bedrock at various depths, which indicates that the alluvial materials are thinning to the west (Table 2).

Each pit was immediately backfilled upon completion of written and photographic records, and select sampling. One or two excavator scoops of representative material from each pit was stockpiled beside each reclaimed pit and labeled with pink flagging. The water table was not encountered in any of the pits. A summary of the observations from each test pit is presented below.

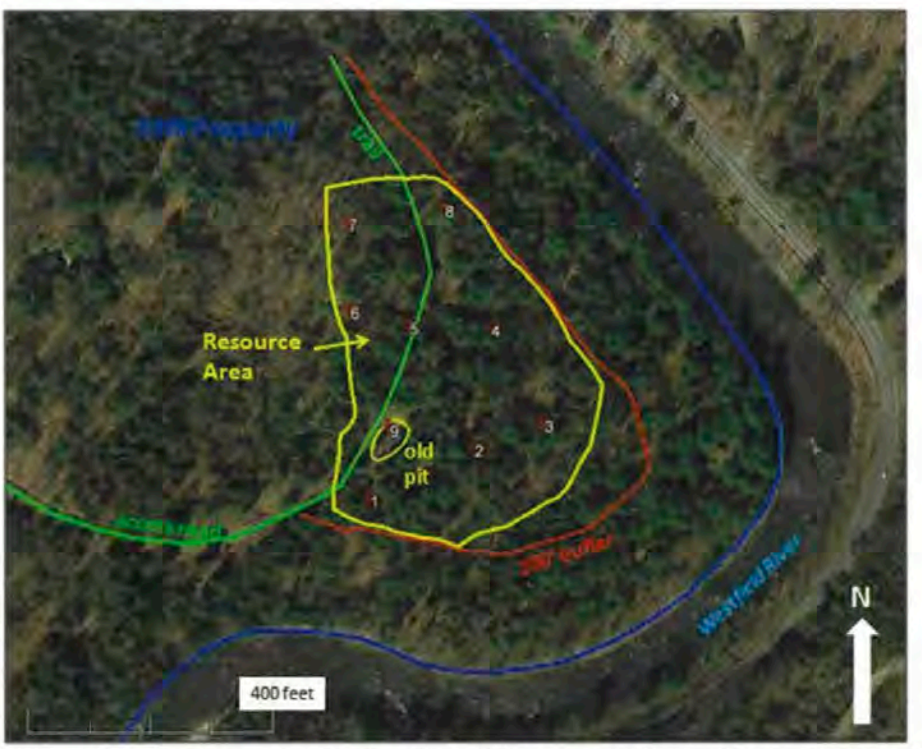


Figure 9. Google Earth image showing location of the sand and gravel resource area, the 200' buffer boundary from the Westfield River, and the location the nine test pits as recorded by a GPS unit survey.

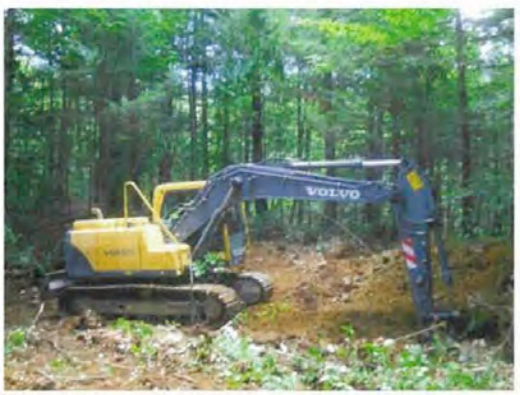
Table 2
Summary of Test Pits

Site ID	UTM Grid, Zone 18, NAD 1983		Depth	Bedrock
	meters East	meters North	ft	Depth ft
TP1	676097	4682373	14	>14
TP2	676156	4682403	14	>14
TP3	676185	4682413	14	>14
TP4	676164	4682457	16	>16
TP5	676119	4682456	9	9
TP6	676089	4682477	11	11
TP7	676086	4682513	9	9
TP8	676132	4682521	15	>15
TP9	676107	4682410	19	19

Test Pit 1 – The first pit was dug at an elevation of about 480 feet near the southwest edge of the alluvial terrace and encountered alluvial material over its entire 14' depth. Beneath a 3' layer of topsoil and reworked coarse boulder gravel, the alluvial material consisted of poorly sorted clay to boulder gravel to the bottom of the pit (Figure 10).

Test Pit 2 – The second pit was dug near the southeast edge of the alluvial terrace at an elevation of about 488 feet. It, too, encountered surficial deposits over the entire 14' depth of the pit, which consisted of a 2' layer of topsoil and reworked coarse boulder gravel, followed by 4 feet of poorly sorted coarse boulder gravel. The bottom 7 feet of the pit consisted of moderately sorted sand and cobble gravel (Figure 11).





Excavator at Test Pit 1.

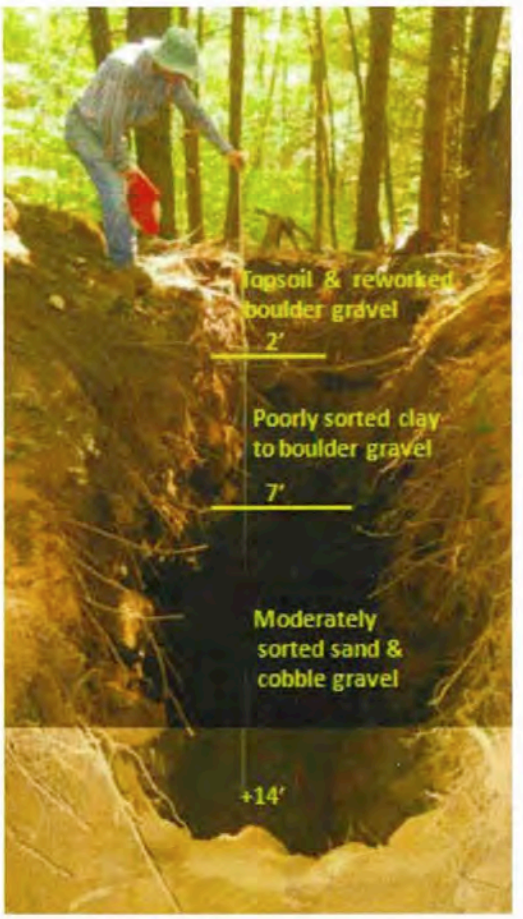


Poorly sorted, coarse boulder gravel from Test Pit 1.



Poorly sorted, coarse cobble gravel from 14' deep in sample stockpile (1' scale).

Figure 10. Photos from Test Pit 1.





Excavator and coarse boulder gravel at Test Pit 2.



Typical poorly sorted boulder gravel from 2-7' depths (scale is 1').



Moderately sorted sand & cobble gravel from 8' deep (1' scale).



Moderate to well sorted sand and gravel from 14' deep (1' scale).

Figure 11. Photos from Test Pit 2.

Test Pit 3 – The third pit was dug on the southeast slope of the alluvial terrace at an elevation of about 456 feet. Surficial deposits were encountered over the entire 14' depth of the pit. The top 2' consisted of topsoil and reworked silt, followed coarse, poorly sorted boulder gravel to the bottom of the pit. However, between depths of 5-9 feet, the material consisted of moderately well-sorted sand and gravel (Figure 12).

Test Pit 4 – The fourth pit was dug on the east-central edge of the alluvial terrace at an elevation of about 490 feet. The 16' deep pit encountered a 2' layer of topsoil and reworked coarse boulder gravel, followed by 10' of poorly sorted, coarse boulder gravel. From 12' to the bottom of the pit, the material consisted of bedded and moderately well-sorted sand and gravel (Figure 13).

Test Pit 5 – The fifth pit was dug in the west-central portion of the resource area at an elevation of about 489 feet. The 9' deep pit encountered a 2' layer of topsoil and reworked gravel, and a 7' layer of coarse cobble gravel & sand. Excavation was terminated at 9' by a ledge of schist of the Goshen Formation (Figure 14).

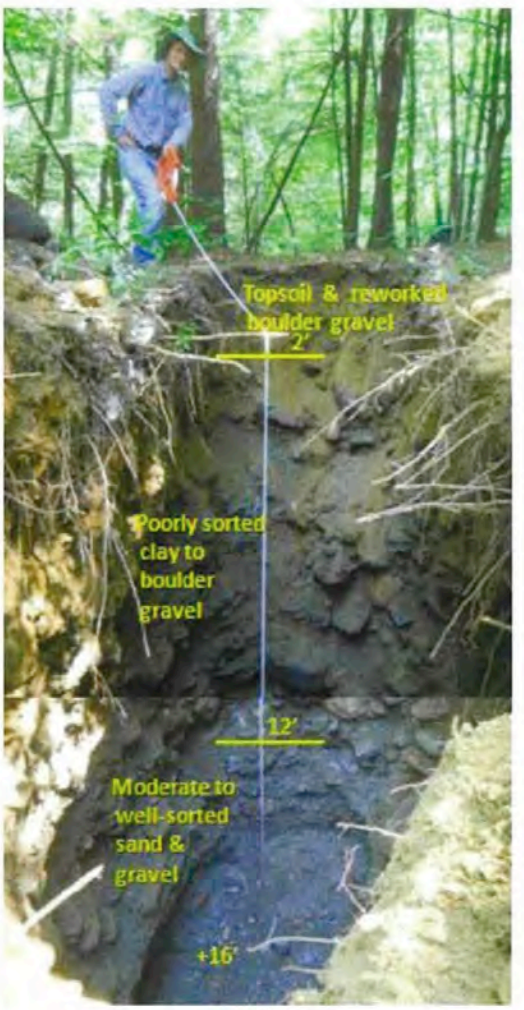
Test Pit 6 – The sixth pit was dug at the west-central edge of the resource area at an elevation of about 507 feet. The 11' deep pit encountered 2' of topsoil and reworked boulder gravel, and 9' of poorly sorted, coarse boulder gravel before hitting ledge of Goshen Formation schist at the bottom (Figure 15).

Test Pit 7 – The seventh pit was dug in the northwest corner of the resource area at an elevation of about 512 feet. The 9' deep pit encountered 2' of topsoil and reworked boulder gravel, and 7' of poorly sorted, coarse boulder gravel before hitting ledge of Goshen Formation schist at the bottom (Figure 16).

Test Pit 8 – The eighth pit was dug at the northeast corner of the resource area along the edge of the alluvial terrace at an elevation of about 484 feet. The 15' deep pit encountered a 2' layer of topsoil and reworked boulder gravel, followed by 9' of poorly sorted, coarse boulder gravel. The bottom of the pit revealed at least 4 feet of moderately well-sorted sand and gravel with cobbles up to about 6" in length (Figure 17).

Test Pit 9 – The final pit was dug west in the bottom of the old borrow pit. From an original elevation of about 487 feet, the old pit is 12' deep. The wall of the pit was scraped to reveal a 2' layer of topsoil and reworked gravel, followed by 10' of moderately to well-sorted sand and coarse gravel to the floor of the borrow pit. This material continued to a depth of 7' below the floor of the pit where ledge of Goshen Formation schist was encountered at a total depth of 19' from the original surface (Figure 18).

Overall, the test pits confirmed the presence of glacially derived alluvial deposits throughout the resource area. The deposits are thickest along the east and south parts of the resource area where topographic relief indicates a 40-50' height of the alluvial terrace. The alluvial materials appear to gradually thin toward the west and north where they overlap the eroded slope of the underlying Goshen Formation. The character of the deposits is highly variable both laterally and vertically, as expected from the work by Stone and DiGiacomo-Cohen (2010). At this point, the GHR Gravel Deposit can be said to mostly contain poorly sorted (clay to large boulder size) gravel and sand deposits. Some beds of better sorted, sandier material with smaller cobbles and boulders were also observed. The proportions of these various materials cannot be determined based on current information.







Poorly sorted boulder gravel at 8' deep (1' scale).



Moderately sorted boulder gravel at 12' deep (1' scale).



Moderate to well-sorted sand & gravel at 16' deep (1' scale).

Figure 13. Photos from Test Pit 4.




Poorly sorted coarse boulder gravel at 6' deep (1' scale).

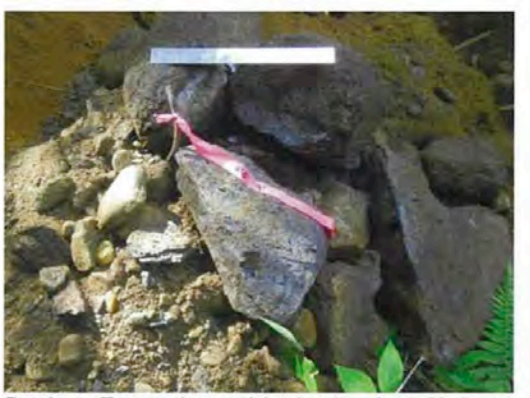

Goshen Formation schist bedrock at 9' deep (1' scale).

Figure 14. Photos from Test Pit 5.



The teeth of the excavator bucket began scratching bedrock of Goshen Formation schist at 11' deep.



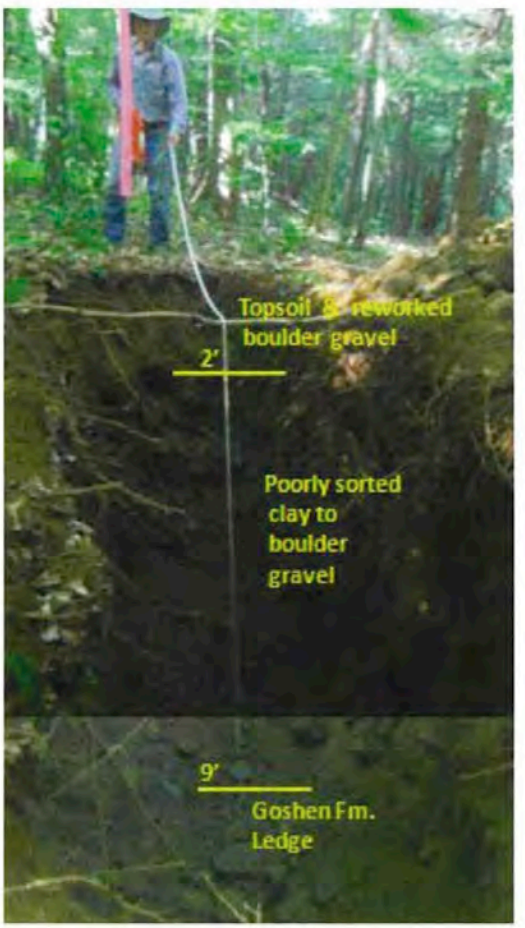
Figure 15. Photos from Test Pit 6.



Excavator at Test Pit 6.



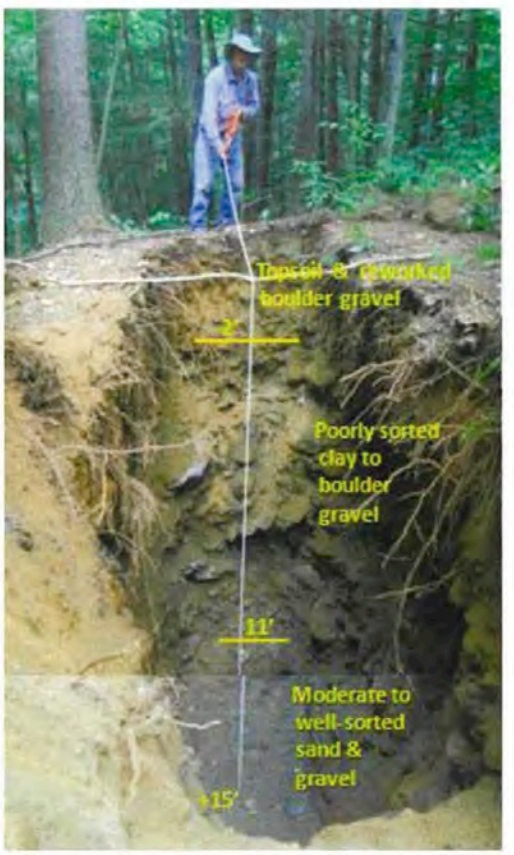
Coarse boulder gravel from depth of 6' (1' scale).





Coarse boulder gravel from depth of 6' (1' scale).

Figure 16. Photos from Test Pit 7.




Excavator at Test Pit 8.


Coarse boulder gravel from a depth of 9 feet (1' scale).


Moderate to well-sorted sand & gravel from a depth of 15 feet (1' scale).

Figure 17. Photos from Test Pit 8.





Photo of typical material in borrow pit. Handle of hammer is 12" long.



Test Pit 9 was dug at the bottom of the old borrow pit where it was 12 feet deep from the original surface.

Figure 18. Photos from Test Pit 9.

10. DRILLING

There has been no drilling to assess the extent of the sand and gravel deposits on the GHR Gravel Project.

11. SAMPLE PREPARATION, ANALYSES AND SECURITY

There has been no systematic sampling of the sand and gravel deposits on the GHR Gravel Project. At each pit site, one or two excavator scoops of representative material was stockpiled beside the reclaimed site and labeled for future reference. These samples are exposed to the elements and subject to possible disturbance.

No effort has been made to analyze or otherwise quantify the size fractions of the various alluvial materials described in this report. However, the author's opinion is that the sample observations and general geologic descriptions of the materials derived from the test pit program are adequate for the purposes of this Technical Report.

12. DATA VERIFICATION

In the author's opinion the data presented herein are adequate for the purposes of this Technical Report. Specifically:

- The property ownership information provided by Mr. Hull agrees reasonably well with the information available via MassMapper (2024)
- The NHESP habitat information available via MassMapper (2024) seems to be consistent with field observations.
- The general bedrock and surficial geology of the GHR Property, as shown on published maps, was confirmed during the field visits.
- The test pit observations provide a reasonable assessment of the types of alluvial material that may be found within the resource area.

13. MINERAL PROCESSING TESTS

No mineral processing tests have been conducted for the sand and gravel deposits of the GHR Gravel Project.

14. MINERAL RESOURCE ESTIMATES

The total mineral resource of sand and gravel at the GHR Gravel Deposit is estimated at up to 250,000 cubic yards. This consists of an *indicated resource* of 180,000 cubic yards plus an *inferred resource* of 70,000 cubic yards, as described below.

Areal Extent of the Sand & Gravel Resources – The boundary of the area of the GHR Gravel Deposit is determined by geologic mapping of the alluvium/bedrock contact to the west, the base of the alluvial terrace to the southeast, and the 200-foot buffer zone from the Westfield River to the south and northeast as shown in Figure 19. A narrow extension of the alluvial deposits continues north of the resource area, but this area is excluded from development plans to reduce potential visibility of the project from Route 112. The area of the resource was calculated on a 1":100' scale reduction of the Tighe & Bond (1999) topographic map with a graph paper overlay, and by tallying the 10' x 10' squares. This method yielded an area of 201,800 square feet, or 4.63 acres.

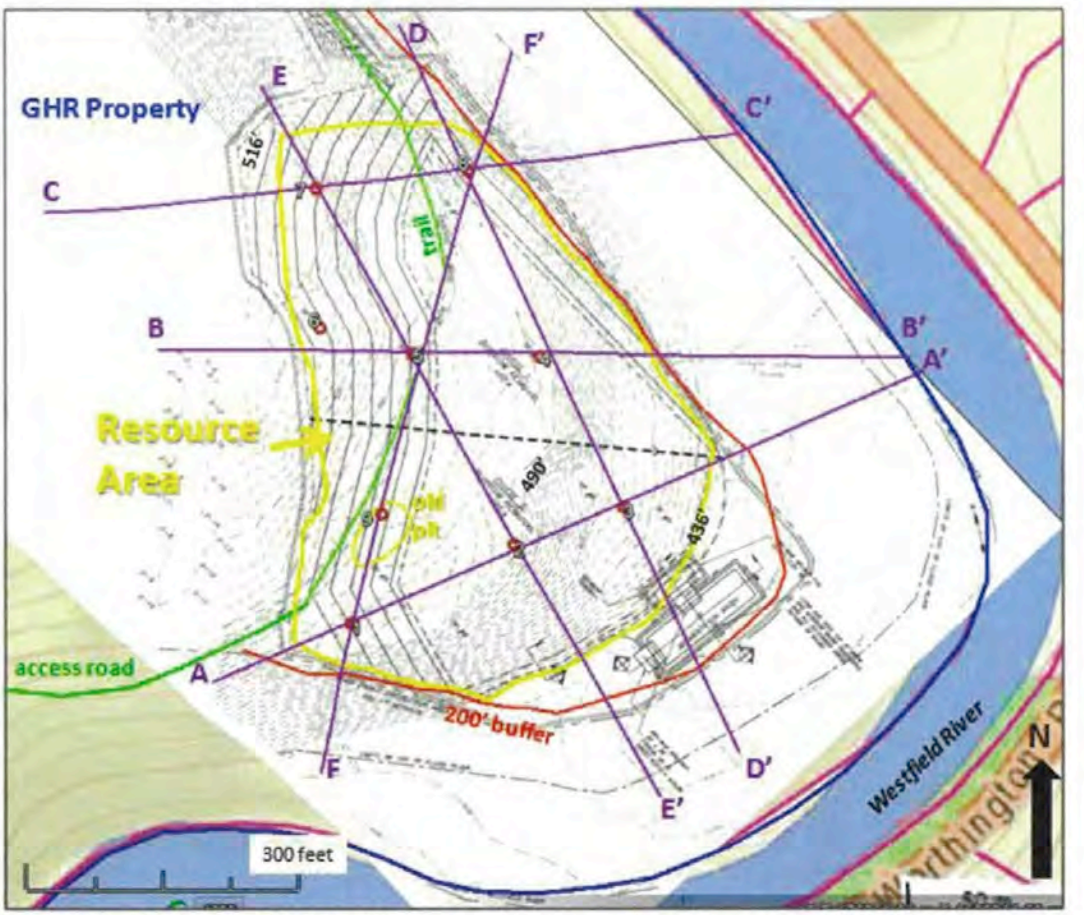


Figure 19. Tighe & Bond (1999) topographic map draped on MassGIS (2015) topography showing the extent of the GHR Gravel Deposit resource area, the location of the numbered test pits, and the locations of section lines.

Vertical Extent of the Sand & Gravel Resources – The thickness of the sand and gravel deposits can be estimated from the observations derived from the test pits and the topographic relief of the alluvial terrace. Five cross sections were constructed (Figures 20-22) to illustrate a reasonable prediction of the base of the alluvial material. The locations of the cross sections are shown on Figure 19. It appears that the thickest part of the alluvial deposits may be about 50 feet.

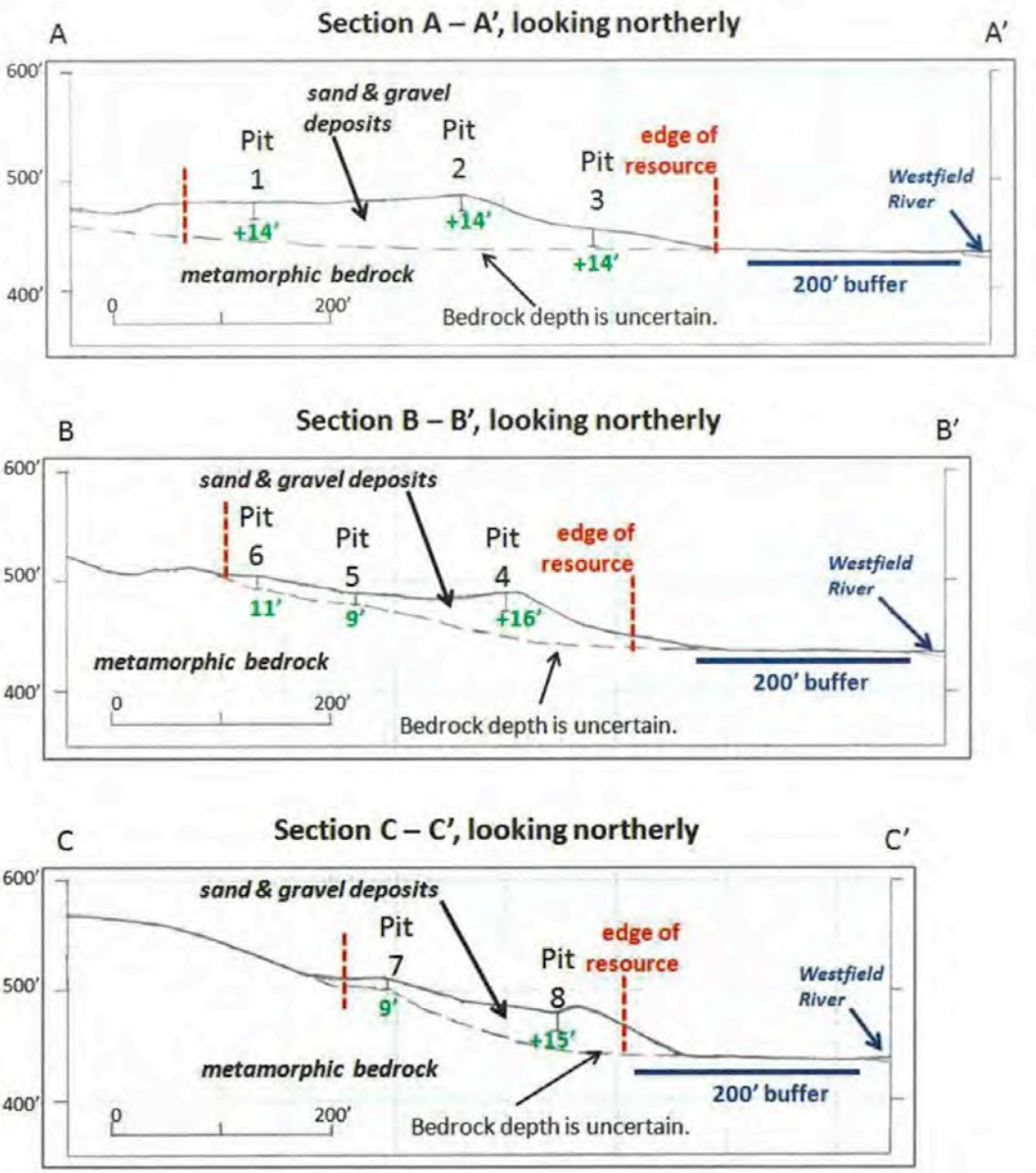


Figure 20. Sections A-A', B-B' and C-C' looking northerly through the GHR Gravel Deposit to show the inferred thickness of alluvial material.

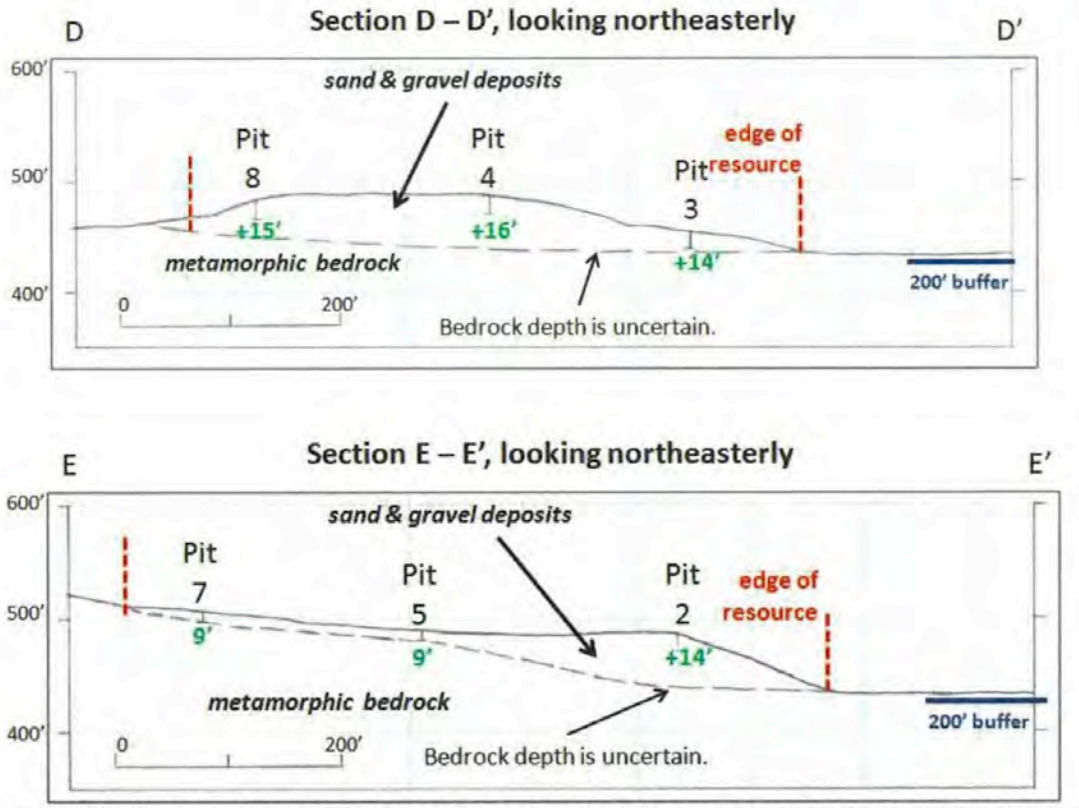


Figure 21. Sections D-D' and E-E' looking northeasterly through the GRH Gravel Deposit to show the inferred thickness of alluvial material.

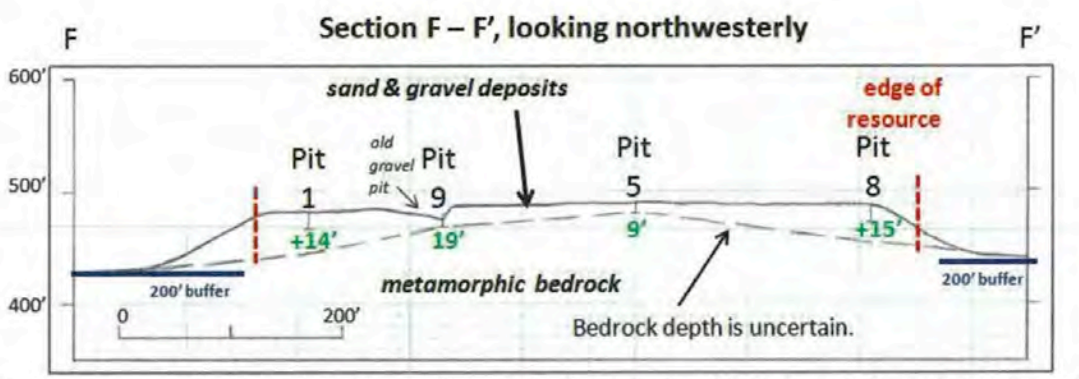


Figure 22. Section F-F' looking northwesterly through the GRH Gravel Deposit to show the inferred thickness of alluvial material.

A semi-quantitative calculation of the average thickness of alluvial material in each section can be made by taking the "vertical area" of alluvial deposits (tallying the squares on the graph paper of the shape of the alluvial deposits) and dividing by the length of the resource area. The results of this method are tabulated below. This simplistic method indicates the average thickness of the alluvial material to be about 24.4 feet.

Table 3
Average Cross-sectional Thickness of the Alluvial Deposits

Section	Cross Section Area of Alluvial Material (ft^2)	Length of Resource Area (ft)	Average Thickness (ft)
A-A'	15,300	490	31.2
B-B'	7,070	365	19.4
C-C'	5,450	245	22.2
D-D'	17,300	540	32.0
E-E'	12,000	620	19.4
F-F'	13,200	605	21.8
		TOTAL AVERAGE:	**24.4**

Indicated Resource – An indicated resource can be calculated by assuming an average thickness of 24.4 feet for the alluvial deposits over the entire 201,800 ft^2 area. The resulting volume calculation would yield a sand and gravel resource of 4,923,920 ft^3, or 182,367 yd^3.

Inferred Resource – The indicated resource reported above is smaller than the 250,000 yd^3 referenced by Fishman (2010) from the previous Tighe & Bond study conducted on behalf of a previous owner of the GHR Property for two possible reasons. First, the size of the proposed pit in the previous study was slightly larger than the current resource area, extending further to the north and northwest as shown in Figure 19. The current proposal excludes this small part of the sand and gravel resource (and access from the north) to avoid possible viewshed issues from the east side of the Westfield River. Second, it is assumed that the more detailed engineering study employed a more quantitative means of calculating the volume of the resource. It is anticipated that a new engineering evaluation of the resource, which would be required as part of the permitting process, would similarly result in a larger resource. Thus, it can be inferred that the total size of the resource may indeed be up to 250,000 yd^3.

While the actual thickness of the alluvial material is difficult to define without drilling, the table below indicates potential range of the resource size. Note that these figures do not account for loss due to material left in pit slope walls, local use for road development, or topsoil stockpiles.

Table 4
Range of Resource Volume Based on Variation of Alluvial Thickness

Average Alluvial Thickness (ft)	Volume of Resource (yd^3)
20	149,481
24.4	**182,367**
30	224,222
35	261,593

The updated site plan map prepared by R Levesque Associates Inc. (2024) (Figure 23) shows a slightly revised footprint of the proposed pit. It shows the 4.96-acre pit as shifted to the northwest, even further outside the 200' buffer zone from the Westfield River. The Author is not aware of any calculations as to how this shift may affect the total available resource.

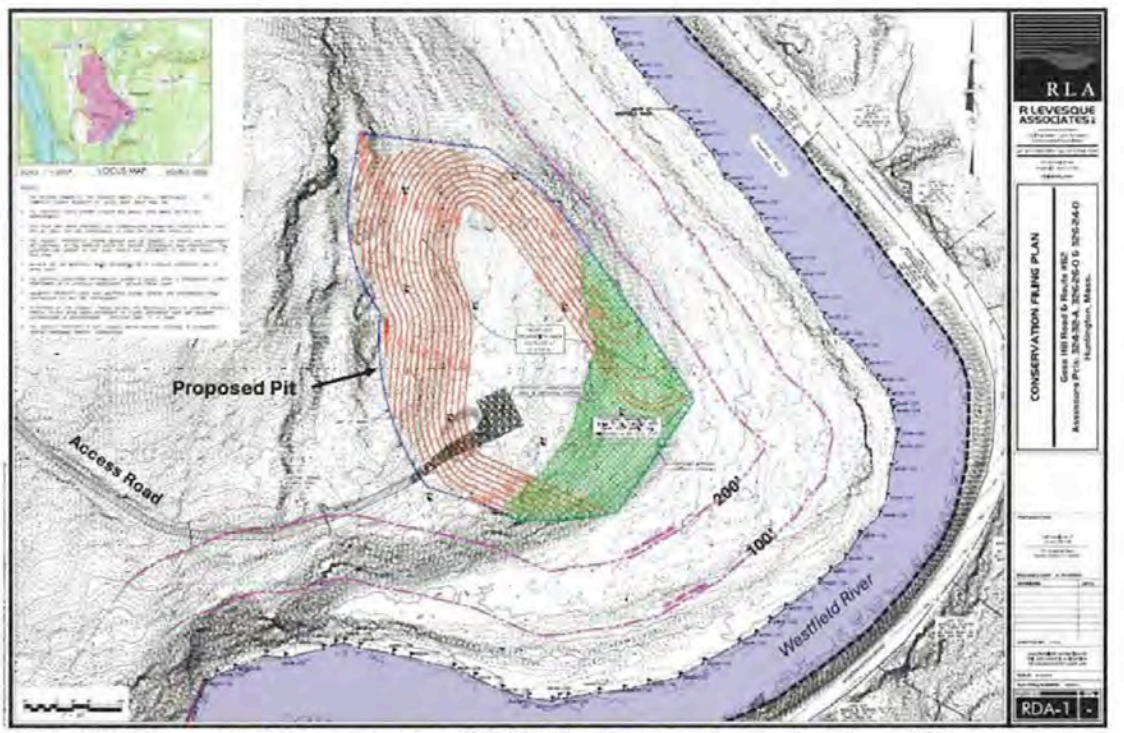


Figure 23. R Levesque Associates Inc. (2024) Site Map showing the location of the proposed pit relative to the Westfield River and the 100' and 200' buffer zones. Readers should refer to the original site plan map for details.

Factors that May Materially Affect the Mineral Resources – The economic viability of developing the sand and gravel resources on the GHR Gravel Project is linked primarily to the ability to obtain necessary permits for operation. Other sand & gravel pits have previously been permitted by the Zoning Board of Appeals of the Town of Huntington, so it may be reasonable to assume that future, well-conceived projects will also warrant approval. However, it is possible that the town may not approve the project for a variety of unforeseen reasons.

15. ADJACENT PROPERTIES

Sand and gravel ranks as the second largest mined commodity in Massachusetts, behind crushed stone. Many active operations are distributed throughout the state, which in 2014, yielded over 10.80 million metric tons of material valued at over $82.7 million (Singh, 2019). Sand and gravel are commodities that will likely be in demand by local markets for the foreseeable future.

Historical aerial photos and geologic maps indicate that sand gravel deposits have been mined from nearby properties at several locations in Huntington (Figure 24). One associated active operation is about 1.5 miles south of the GHR Gravel Deposit. This is the headquarters of Hilltown Sand and Gravel LLC which currently is a processing operation only. At least five additional pits in the surrounding area have been mined out and reclaimed.

In Huntington, the sand and gravel deposits are confined to the valleys of the Westfield River and the West Branch Westfield River. Most of the remaining sand and gravel deposits in the river valleys are on lands that are not suitable for extraction of sand and gravel. The GHR property is probably one of the few remaining areas in Huntington where new sand and gravel deposits might be developed. Compared to the other sand and gravel deposits that have already been developed in Huntington, the GHR Project property appears to be the most concealed area and probably has the least conflict with other human activities.

While the presence of the nearby operations suggests that local production of sand and gravel may be economically attractive, the author is unable to verify the economic merits of these past and current producers. Furthermore, the fact that deposits were mined on adjacent properties is not necessarily indicative of the viability of the resources on the GHR Property.



Figure 24. Google Earth image of nearby sand and gravel deposits in a northerly trending corridor along the Westfield River valley. An active processing operation (red), several former and reclaimed operations (green) and the GHR Gravel Deposit area (magenta) are shown.

16. INTERPRETATIONS AND CONCLUSIONS

16.1 Interpretations and Conclusions of Author

It is the author's opinion that, based on the data sources previously described in this document, further evaluation of the economic viability of developing the sand and gravel deposits of the GHR Gravel Project is warranted. The key factors that support this conclusion are:

- Total alluvial resources indicated by this study for the GHR Gravel Deposit are calculated to be 180,000 yd^3 in a 4.63-acre area;
- Additional survey and engineering work may increase the volume estimate to confirm the 250,000 yd^3 of alluvial material reported in a previous study;
- The GHR Gravel Deposit area is readily accessible via paved roads and established rights-of-way along a 1-mile-long improved gravel road;
- There are no known wildlife or habitat concerns that will negatively impact the project;
- The project location is readily accessible to services and markets;
- Other nearby sand and gravel operations have been permitted by the Town of Huntington in the past;
- Sand and gravel operations generally benefit from low capital requirements, low operating costs, and relatively benign environmental impacts; and
- Successful permitting may result in the economically viable production of sand and gravel from the GHR Property.

The author concludes that, given the favorable criteria listed above, the recommended permitting and economic evaluation program outlined in the "Recommendations" section below is entirely warranted.

16.2 Risks

Environment and Other Regulatory Requirements

Companies engaged in resource exploration and development activities generally experience increased costs and delays because of the need to comply with applicable laws, regulations, and permits.

There can be no assurance that all permits which may be required in the future for exploration and development of the properties will be obtainable or on reasonable terms or on a timely basis, or that such laws and regulations would not have an adverse effect on any project that may be proposed.

Parties engaged in exploration operations may be required to compensate those suffering loss or damage by reason of the exploration activities and may have civil or criminal fines or penalties imposed for violations of applicable laws or regulations and, in particular, environmental laws.

Exploration Information

The reliability or confidence in the exploration information and mineral resources estimates contained in this Technical Report may be affected by natural variances in sub-surface of the sand and gravel deposits. Such deposits can be highly variable, and no assumptions can yet be made on size of the particles, the proportion of sand vs gravel, or the consistency of material in the deposit.

The thickness of the sand and gravel deposits is estimated. Exploration trenching and drilling may yield greater or lesser thickness of the deposits, depending upon unknown variations in bedrock geometry. There can be no assurance that the exploration results will continue to exhibit good results due to the natural variation of ground conditions where sometimes there is much less sand and gravel than expected and other times there is more. However, it is the author's firm opinion that the variances are in the acceptable range for the determination of potential economic viability, which warrants the recommendations of further evaluation as described below in the "Recommendations" section.

In addition to the foregoing, additional more general risks are also discussed below.

Financing Risks

Further exploration and development of the GHR Gravel Project will be dependent upon the ability to obtain financing. There can be no assurances that the operators will be able to obtain adequate financing in the future, or that the terms of such financing will be favorable.

Commodity Prices

Commodity prices can fluctuate widely. The feasible development of sand and gravel properties is highly dependent upon the market price of the commodities. A sustained and substantial decline in these commodity prices could result in the termination of exploration and development work. However, for current reference, Mr. Hull reports that he sells sand and gravel on a wholesale, load-your-own basis from his Williamsburg property for $3-4/yd^3. Other operators report wholesale sales in the $4-5/yd^3 range.

17. RECOMMENDATIONS

It is concluded that the GHR Gravel Project is of merit and that further evaluation be carried out in the GHR Gravel Deposit area to ascertain the economic viability of the project. The next steps should include:

- Develop a mine plan based on a 180,000 yd^3 indicated resource;
- Determine the capital requirements for development of the resource;
- Assess the marketability of the various alluvial products to be developed;
- Conduct an economic evaluation to determine if development is warranted; and
- Engage an engineering firm to apply for and obtain the required operating permits.

Actual development of the GHR Gravel Deposit would be contingent upon the successful completions of the activities described above. It is anticipated that the cost of third-party consultants to complete all these activities could be up to $60,000.

18. REFERENCES

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CERTIFICATE OF AUTHOR

I, **David A. Mako**, CPG, of South Deerfield, Massachusetts, USA, as the sole author of this report entitled "Technical Report for the GHR Gravel Project, located in the Town of Huntington, Hampshire Couty, Massachusetts, USA", with an effective date of August 30, 2024, prepared for Hull Forestlands, L.P., do hereby certify that:

1. I am employed as an independent consulting geologist and owner of Catena Resources whose address is 17 Ward Avenue, South Deerfield, Massachusetts 01373.

2. This certificate applies to the report entitled "Technical Report for the GHR Gravel Project, Town of Huntington, Hampshire Couty, Massachusetts, USA", with an effective date of August 30, 2024," (the "Technical Report").

3. I hold a Bachelor of Science Degree (Geology) from Kent State University, Kent, OH (1978) and a Master of Science Degree (Geology) from the University of Wisconsin, Madison, WI (1981).

4. I have worked as a geologist for more than 35 years. My primary work experience includes roles as VP – Generative Geology & Land for Ensign Minerals Inc. (Utah), Founder of Rush Valley Exploration Inc. (Utah), VP USA Exploration for Barrick Gold Corporation (Western US, Alaska, Mexico), Geologist with Getty Mining Company (Alaska, Western US), and Consulting Geologist to private landowners (Massachusetts).

5. I am a Certified Professional Geologist (#9833) ("**CPG**") of the American Institute of Professional Geologists.

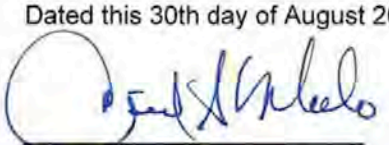
6. My most recent inspection of the GHR Gravel Project area was on August 21, 2024.

7. I am responsible for all sections of this Technical Report.

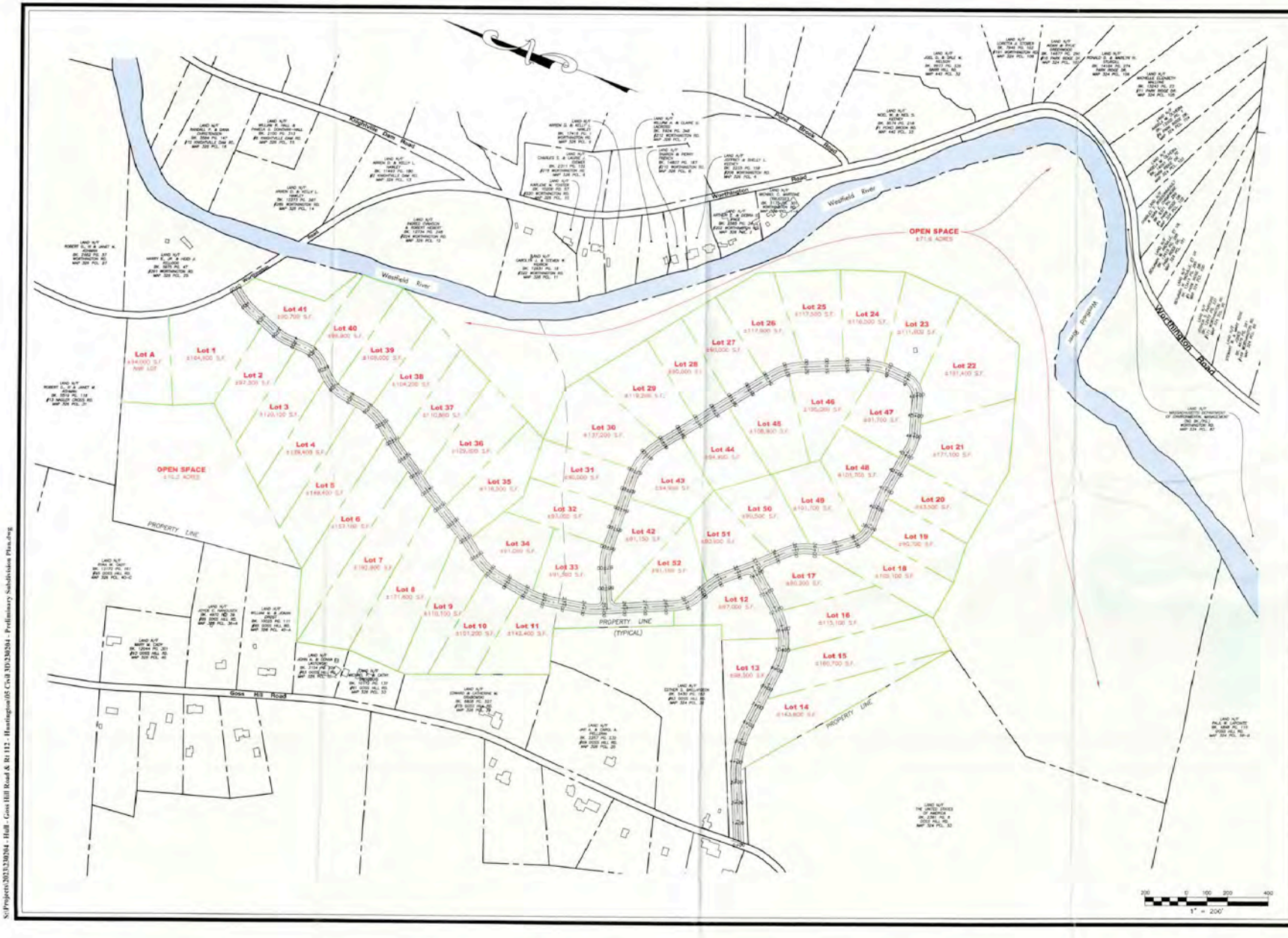
8. I am independent of Hull Forestlands, L.P. and its GHR properties.

9. As of the effective date of this Technical Report, to the best of my knowledge, information and belief, this Technical Report contains all scientific and technical information that is required to be disclosed to make this Technical Report not misleading.

Dated this 30th day of August 2024.



David A. Mako



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PRELIMINARY SUBDIVISION PLAN

Goss Hill Road & Route #112
Assessors Pcls: 324-32-A, 326-26-0 & 326-24-0
Huntington, Mass.

DRAFT

PREPARED FOR:

Hull Forestland, LP
(c/o Mr. Bill Hull)

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ISSUANCE DATE: June 20, 2023

REVISIONS:	DATE:

DRAFTED BY: J.H.M.

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SCALE: As Noted

RLA PROJ. NUMBER: 230304

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