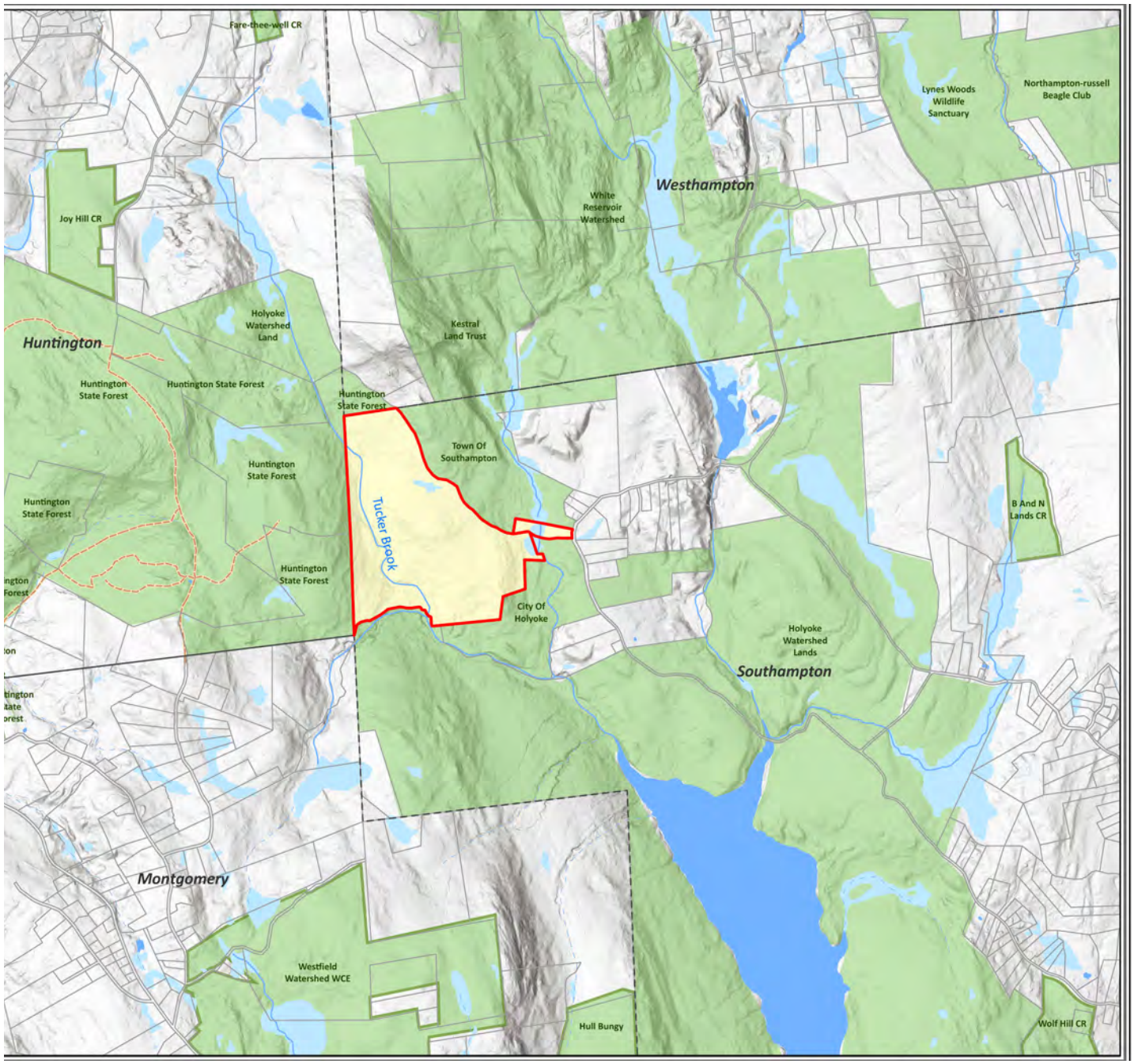
Fomer Road Woodlot

0 Fomer Road | Southampton, MA | 238.78± 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

INDEX

A. STATEMENT OF LIMITATIONS..... 3

B. SUMMARY OF IMPORTANT FACTS..... 4

C. PROPERTY IDENTIFICATION..... 5

1. **Southampton Description**
2. **Property Description**

D. REGULATORY FACTORS..... 8

1. **Zoning**
2. **Wetlands**
3. **Flood Zones**
4. **Rare Species: Priority and Estimated Habitat**
5. **Environmental Conditions**

APPENDICES

A. Photographs
B. Maps and Plans
C. Deeds and Tax Assessment Documents
D. Forest Inventory

A. STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding approximately 238.78 +/-acres of land. The property is located on Romer Road in Southampton, 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:	238.78 acres of forest land with 177 feet of frontage along Fomer Road in Southampton, MA. This property is estimated to have over $3,000/acre of high-quality timber, along with a discontinued old town road that runs along the eastern boundary of the property from southeast to northwest along Tucker Brook. The property is surrounded by thousands of acres of existing protected watershed lands, providing a unique landscape location in the Berkshire foothills of Massachusetts. A rare opportunity to create a private dream home, with potential for beautiful views overlooking the Tighe Carmody Reservoir. The property is subject to a Water Supply Protection District that limits and prohibits some uses on the land.
Property Location:	177 feet of frontage on Fomer Road in Southampton, MA
Assessor Map & Lots:	Map 9 Lots 1 and 1-D
Record Owners:	Justin Smith
Recorded Deeds:	Book 15167 Page , Book 12184, Page 279 Hampshire County Registry of Deeds.
2026 Assessment:	**$ 426,200 appraised value , 56,000 assessed CH61 value**
2026 Property Taxes:	**$ 734.16 (2026 tax rate $13.11/thou)**
Zoning:	Residential Agriculture with Watershed overlay district
Wetlands:	See attached maps
Flood Zones:	See attached maps
Utilities:	Power is along Fomer Road

C. PROPERTY IDENTIFICATION

SOUTHAMPTON

Southampton is a rural hill town in Hampshire County, Massachusetts. According to the U.S. Census Bureau, the town has a total area of 29.1 square miles (75 km^2), of which 28.1 square miles (73 km^2) is land and 0.9 square miles (2.3 km^2) (3.20%) is water. Southampton is bordered by Easthampton to the northeast, Holyoke to the southeast, Westfield to the south, Montgomery to the southwest, Huntington for a very short length on the west, and Westhampton to the northwest. Southampton is located 17 miles northwest of Springfield and 100 miles west of Boston. (Adapted from Wikipedia)

TOWN OF SOUTHAMPTON HISTORY

The Town of Southampton lies in the Connecticut River Valley, along the southern edge of Hampshire County. The land is both hilly to mountainous as well as rolling and farmed in large areas. The Manhan River runs through town starting from the Westhampton line and running to the Westfield line and then north to the Easthampton line. The river and its tributaries drain the town. The highest elevation in the town is to the north-west at Mt. Pomeroy (1233' above sea level). The uninhabited, woodland area was originally purchased from the Non-o-tuck Indians and called Northampton. In 1730, Southampton was established as a precinct and thirty families drew land grants. In return, they were required to build at least a one-room house within two years. The nearest church was eight mile away in Northampton. In 1743, Jonathan Judd preached in the town and continued to do so for sixty years. The church was reinforced as a fortress against Indian raids. This frontier settlement was the farthest to the northwest with no other between it and Canada. By 1753, most of the Indian raids had subsided and settlement increased. At this time, Southampton, a district with nearly all town privileges, was incorporated. At this same time a schoolmaster, Silas Sheldon, was acquired. Later he gave the town a considerable gift of $2,500 for the establishment of Sheldon Academy. In 1773, Southampton had its first town meeting at which the official name, "Southampton", was adopted. The town's industries consisted of lumbering and forest clearance and there were many sawmills within the town. In addition to sawmills, Southampton also had a charcoal plant, bark mill, match mill, turning mills for axe helves and piano legs, a chair factory, and two shingle mills. Also, within the town was a large tannery, gristmills, whip factories, a woolen mill, clothier works, and a thriving network of rum and brandy distilleries As forest cleared, more rich agricultural lands were uncovered leading to large acreage of farming. Two of the more recent and publicized enterprises were the lead mines which had their heyday in 1770, and the Northampton-New Haven Canal which passed through the town and was in operation for thirteen years. (Adapted from Town of Southampton Website)

SITE DESCRIPTION

This 238.78-acre forest property in Southampton, Massachusetts offers exceptional natural beauty that rises from the frontage in the southeast corner over two peaks to the northwest corner with an elevation change of over 225 feet. The property includes Tucker Brook, a feeder stream for the Holyoke Watershed lands and an old, discontinued road that runs along the eastern border of the property. A two mile marked hiking trail was developed on the property by the Seller and is identified on the maps below.

The property has not been harvested in many years and supports a diverse forest of red oak, red maple, birch, white pine, and hemlock as described in the Forest Stewardship Plan found in the Appendix. A 2010 timber inventory by a professional forester is included in the appendix. Estimates of the current standing timber value is $700,000.

The property has 177 feet of frontage along Fomer Road. The internal discontinued town road provides interior access. A spur leads to a 4' x 60' barn constructed on the property in 2015 with two 18 foot wide doors and two 10 foot wide doors, so very flexible for any kind of large equipment. It has a concrete foundation and reinforced concrete pad.

This property provides a unique setting for a family or corporate compound offering the best privacy thousands of acres of conserved land can offer. The surrounding land is managed for public drinking water by professionals from the three ownerships, yet these lands can be utilized by the owners of this property for passive recreation use without having to support the costs of ownership of the watershed land.

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 property is located in the Rural Residential District with a Water Supply Protection District overlay. The Southampton Zoning Bylaws can be found here: Division 2: Zoning Bylaw - Town of Southampton, MA

WETLANDS

see Site Analysis map.

FLOOD ZONES

see Site Analysis map.

RARE SPECIES: PRIORITY & ESTIMATED HABITAT
see Site Analysis map above.

ENVIRONMENTAL CONDITIONS

There property is subject to a Water Supply Protection District which is described in the Twon bylaws here: Article VII: Overlay Districts; Specific Use and Development Regulations - Town of Southampton, MA

APPENDICES

A. Maps and Survey Plan

B. Photographs

C. Forest Stewardship Plan

D. 2010 forest inventory

E. Deed and Tax Assessment Documents

Fomer Road Woodlot

Property Photographs





888 Boylston Street, Suite 520, Boston, MA 02199

www.landvest.com

LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE

{{disclaimer}} C8001295

Fomer Road Woodlot

Property Photographs



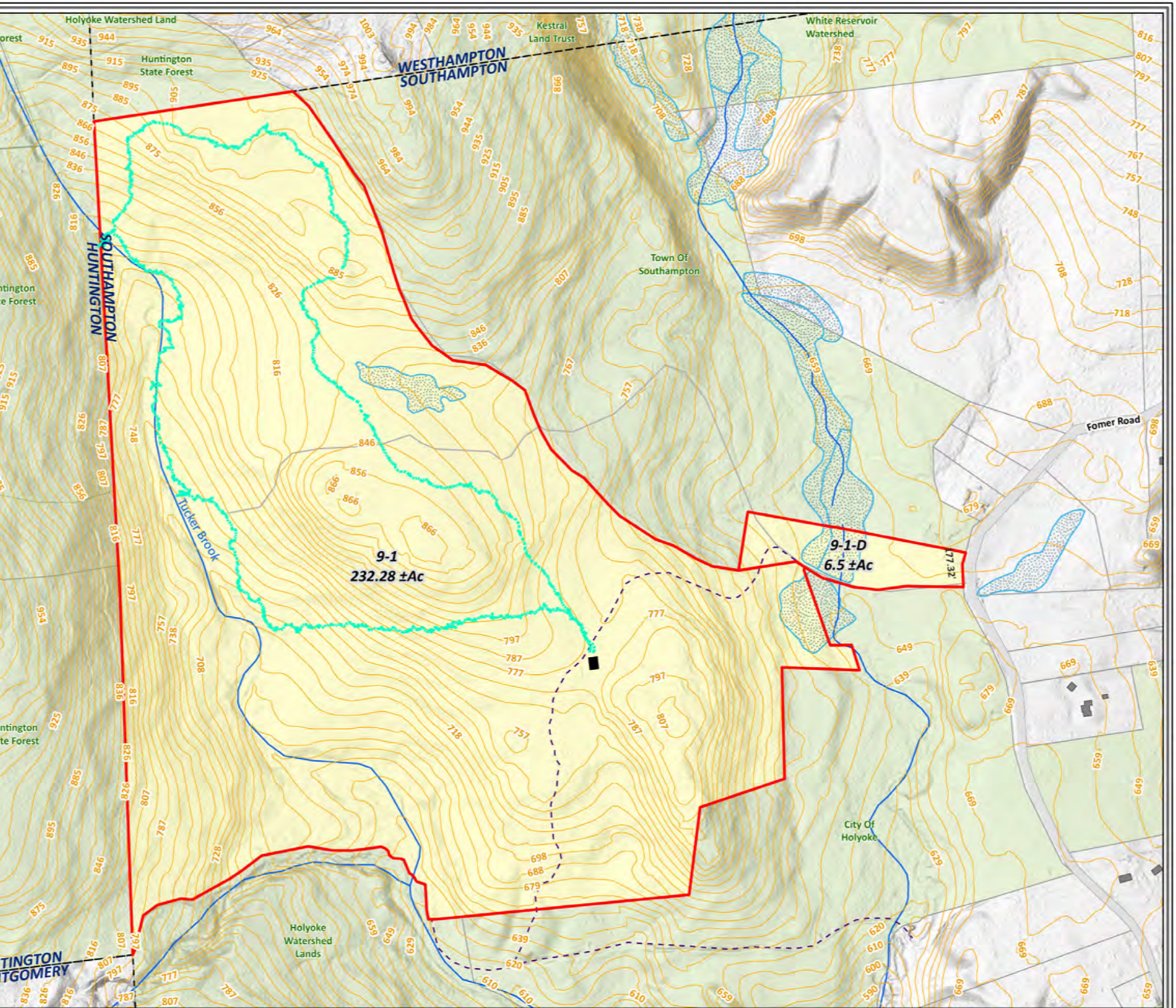


888 Boylston Street, Suite 520, Boston, MA 02199

www.landvest.com

LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE

{{disclaimer}} C8001295



Fomer

Southamp

Base

Legend

- Subject Property - 2
- Trail
- Adjacent Properties
- Protected Land
- Building Footprints
- Wetlands
- Perennial Streams
- Intermittent Stream
- Contours (ft)



Notes

Credits: Background from ESRI 'Terrain Base' map service

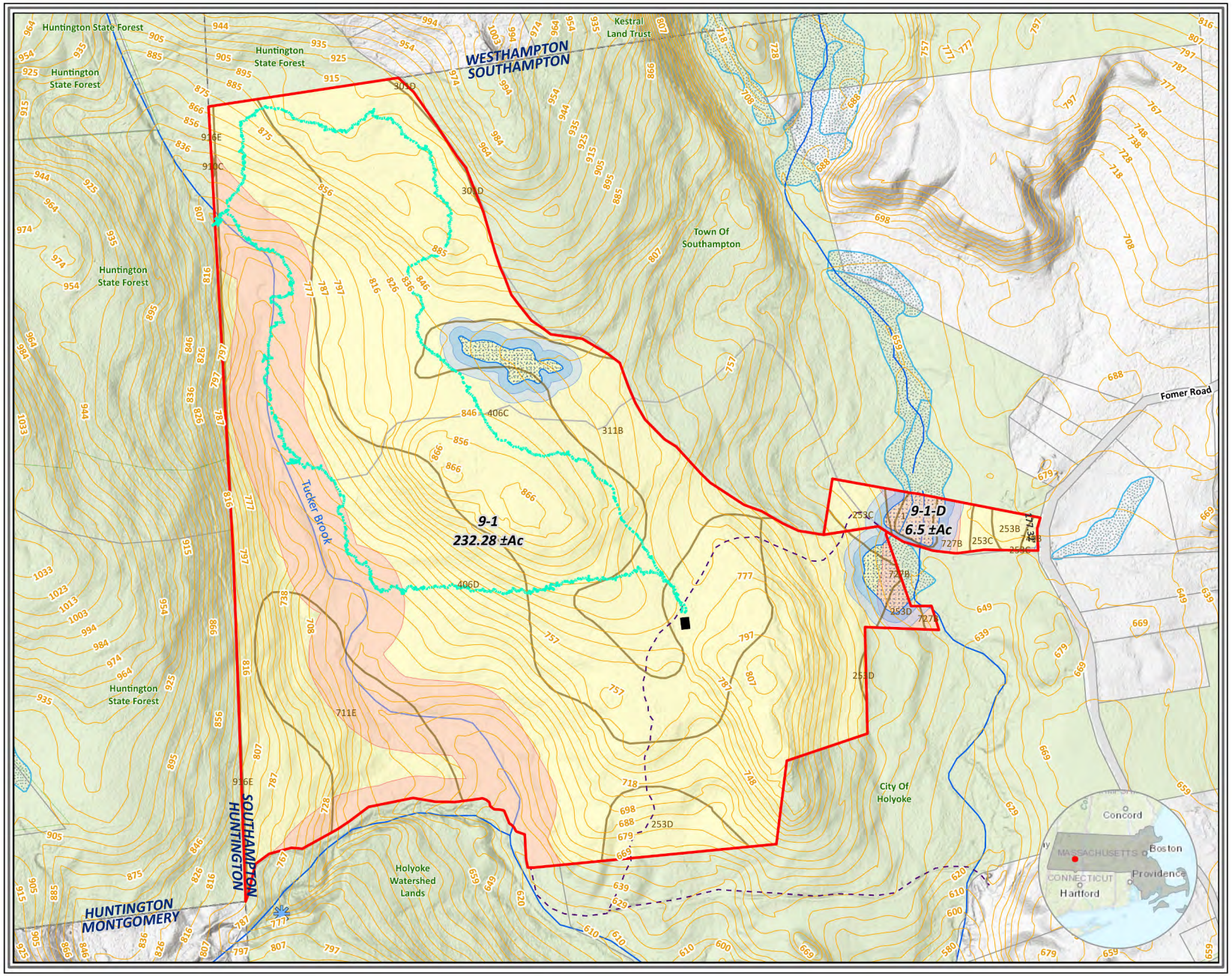
Project Number: MA
Date: 04/23/26

0 250 500

Scale: 1' =

This plan is conceptu represented as an en

Land



Fomer Road

Southampton, MA

Site Analysis Plan

Legend

- Subject Property - 238.78 ±Ac
- Trail
- Adjacent Properties
- Protected Land
- Building Footprints
- Soil Type
- Wetlands - 4.23±Ac
- 50' Wetlands Setback
- 100' Wetlands Setback
- 200' Rivers Act Setback
- Perennial Streams
- Intermittent Streams
- Potential Vernal Pools
- Contours (ft)

Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: MA5635-CG
Date: 04/23/26

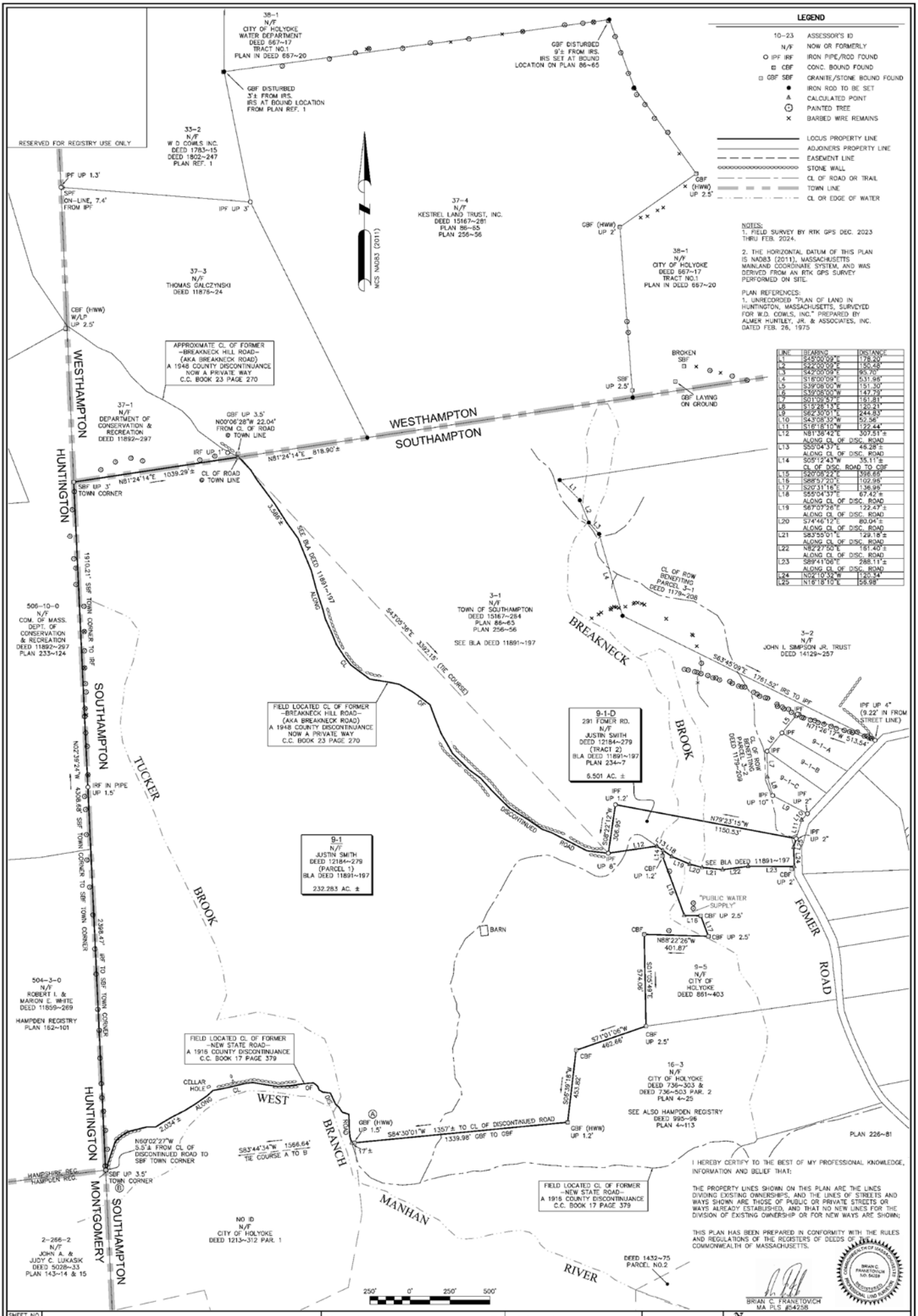
0 250 500 1,000 Feet

Scale: 1" = 500 "

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

LandVest

Path: \\Vaxgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\MA5635-CG 0 Fomer Road , Southampton, MA\MA5635-CG site analysis.aprx



LINE	BEARING	DISTANCE
L1	S45°00'09"E	178.20'
L2	S24°00'09"E	150.48'
L3	S41°00'09"E	85.70'
L4	S16°00'09"E	531.96'
L5	S39°08'00"W	151.30'
L6	S59°08'00"W	147.29'
L7	S01°09'57"E	191.81'
L8	S19°28'13"E	120.21'
L9	S62°30'01"E	244.83'
L10	S43°08'29"W	52.56'
L11	S16°18'10"W	122.44'
L12	N81°38'42"E ALONG CL OF DISC. ROAD	307.51'±
L13	S55°07'E ALONG CL OF DISC. ROAD	46.28'±
L14	S05°12'43"W CL OF DISC. ROAD TO CBF	35.11'±
L15	S20°08'22"E	196.65'
L16	S88°57'20"E	102.95'
L17	S20°31'16"E	136.95'
L18	S59°04'37"E ALONG CL OF DISC. ROAD	67.42'±
L19	S67°07'26"E ALONG CL OF DISC. ROAD	122.47'±
L20	S74°46'12"E ALONG CL OF DISC. ROAD	80.04'±
L21	S83°55'01"E ALONG CL OF DISC. ROAD	129.18'±
L22	N82°27'50"E ALONG CL OF DISC. ROAD	161.40'±
L23	S89°41'06"E ALONG CL OF DISC. ROAD	288.11'±
L24	N02°10'32"W	120.34'
L25	N16°18'10"E	58.98'

SHEET NO. 1 OF 1	PLAN OF LAND IN SOUTHAMPTON HAMPSHIRE REGISTRY PREPARED FOR JUSTIN SMITH	SURVEYOR: BCF	ENGINEER: –
		DRAFTING: BCF JDG CRC	DESIGN: –
		FIELD WORK: NMC CRC NAE	HORZ. SCALE: 1" = 250'
		PROJECT NUMBER: 23-140	VERT. SCALE: –
		DRAWING NAME: 23-140.DWG	DATE: 2-3-2026

BOUNDARY SURVEY

NORTHEAST SURVEY CONSULTANTS
3 FERRY STREET STUDIO 1 EAST EASTHAMPTON, MA 01027 (413) 203-5144

	Column Labels										Estimated		Estimated
	10-11		12-13	14-15	16-17	18-20	21-24	25+	Total BF/ac	Total Cds/ac	Stand	Tot Volume	$ per MBF	Total
Row Labels	BF/ac	Cds/ac	BF/ac	BF/ac	BF/ac	BF/ac	BF/ac	BF/ac			Acreage	Board Feet		Dollar Value
1		**1.092**	**1412**	**1442**	**1894**	**1625**	**624**	**206**	**7203**	**1.092**	**60.1**			
Ash, white			75	61		85			221			**13,282**	$80	$1,063
Beech		0.112								0.112		**0**	$30	$0
Birch, black		0.489	284	600	375	169			1428	0.489		**85,823**	$110	$9,441
Birch, yellow		0.112	59	122					181	0.112		**10,878**	$95	$1,033
Hemlock		0.112	226			107	292		625	0.112		**37,563**	$35	$1,315
Maple, red		0.266	560	480	852	124			2016	0.266		**121,162**	$50	$6,058
Maple, sugar			58			107			165			**9,917**	$200	$1,983
Oak, Black					105				105			**6,311**	$250	$1,578
Oak, red			150	179	562	768	221	206	2086			**125,369**	$400	$50,147
Pine, white						265	111		376			**22,598**	$100	$2,260
2		**1.714**	**1478**	**2440**	**1779**	**2191**	**1533**	**937**	**10358**	**1.714**	**44.6**			
Ash, white			144	129	320	131			724			**32,290**	$80	$2,583
Beech		0.311				160			160	0.311		**7,136**	$30	$214
Birch, black		0.600	411	606	210		205		1432	0.600		**63,867**	$110	$7,025
Birch, yellow			177	112	187	139	59		674			**30,060**	$95	$2,856
Hemlock		0.311	163	748	492	246	205		1854	0.311		**82,688**	$35	$2,894
Maple, red		0.104	353	498		604	121		1576	0.104		**70,290**	$50	$3,514
Maple, sugar			141						141			**6,289**	$200	$1,258
Oak, Black					97				97			**4,326**	$250	$1,082
Oak, red		0.210		169	473	831	943	318	2734	0.210		**121,936**	$400	$48,775
Pine, white		0.178	89	178		80		619	966	0.178		**43,084**	$100	$4,308
3		**1.415**	**1638**	**1745**	**1964**	**2150**	**1036**	**253**	**8786**	**1.415**	**110**			
Ash, white			27	45					72			**7,920**	$80	$634
Beech		0.052	54			28			82	0.052		**9,020**	$30	$271
Birch, black		0.103	174	122	239	98			633	0.103		**69,630**	$110	$7,659

Birch, yellow			65	28				93			**10,230**	$95	$972
Cherry, black			42					42			**4,620**	$200	$924
Hemlock	0.435	388	302	332	209	133		1364	0.435		**150,040**	$35	$5,251
Maple, red	0.247	179	140	67	80			466	0.247		**51,260**	$50	$2,563
Oak, Black		89	121	85	40	81	42	458			**50,380**	$250	$12,595
Oak, red	0.454	658	759	1213	1539	822	62	5053	0.454		**555,830**	$400	$222,332
Oak, white	0.052		28					28	0.052		**3,080**	$150	$462
Pine, white			121		156		149	426			**46,860**	$100	$4,686
Poplar, aspen	0.071	69						69	0.071		**7,590**	$20	$152
4	**1.617**	**1502**	**2422**	**2680**	**2595**	**1370**	**2383**	**12952**	**1.617**	**17.4**			
Ash, white	0.628		303	390				693	0.628		**12,058**	$80	$965
Birch, black		218	554	502	113			1387			**24,134**	$110	$2,655
Birch, white	0.416	136						136	0.416		**2,366**	$45	$106
Birch, yellow		108						108			**1,879**	$95	$179
Hemlock		217	512	307	494			1530			**26,622**	$35	$932
Maple, red		536	361		230			1127			**19,610**	$50	$980
Oak, Black				389				389			**6,769**	$250	$1,692
Oak, red	0.288		180	571	358	163		1272	0.288		**22,133**	$400	$8,853
Pine, white	0.285	287	512	521	1400	1207	2383	6310	0.285		**109,794**	$100	$10,979
Grand Total	**5.837**	**6030**	**8049**	**8317**	**8561**	**4563**	**3779**	**39299**	**5.837**				
											Grand Totals		
											2,086,692	**board feet**	**$435,228**

dcr

Commonwealth of Massachusetts
Executive Office of Environmental Affairs
Department of Conservation and Recreation

Certificate for Chapter 61/61A/61B Forest Lands

Case Number 276.10260

Owner(s) Justin and Melinda Smith

Mailing Address 17 Kensington Ave, Northampton, MA 01060

Pursuant to Chapter 61 of the General Laws, I/We request 189.5 acres of forestland of the 189.5 acres of land covered by deeds recorded in the Hampshire County Registry of Deeds in Book 10410, Page 190 and in Book 11891, Page 200, for property located in the Town/City of Southampton that the State Forester issue a Certificate of Management to cover those forested acres. The tract can further be described as Map # 9, Lot # 9 1 0, on the Town/City Assessors Maps. Excluded from certification are 0 acres, which are described as follows (continue on back page if additional space is needed):

I/We have read the various provisions of Chapter 61/Chapter 61A/Chapter61B as well as the Rules and Regulations under which said Chapter is administered and agree to comply with the same

Submitted the 24th day of April, year of 2015.

Signed by Owner(s) [signature]

DEPARTMENT USE ONLY

The Department of Conservation and Recreation, 251 Causeway Street, Boston, Massachusetts, acting by and through its State Forester pursuant to the authority of Chapter61/Chapter61A/Chapter61B of the General Laws hereby certifies that the described land is being managed under a planned program to improve the quantity and quality of a continuous forest crop. This certifies that the above listed acres of forestland, owned by the above, are being managed under an approved Forest Management Plan.

Certification is in effect from January 1, 2016, to December 31, 2025.

Signed by State Forester [signature] Date 7/7/15

ASSESSOR'S USE

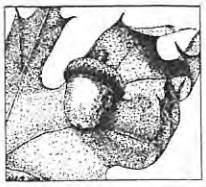
The Board of Assessors have recorded the above acres of Classified Forest Land, and will cause evidence of a lien to be duly recorded in the Registry of Deeds. No recording is necessary for a recertification

Signed by Chairman _____ Date _____

dcr

FOREST MANAGEMENT PLAN

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



CHECK-OFFS

CH61	CH61A	CH61B	STWSHP	C-S
cert. ☒	cert. ☐	cert. ☐	new ☐	EEA ☐
recert. ☐	recert. ☐	recert. ☐	renew ☐	Other ☐
amend	amend ☐	amend ☐	FSC ☐	Birds ☐
			Conservation Rest. ☐	
Plan Change: _____ to _____			CR Holder _____	

Administrative Box

Case No.	276.10260	Orig. Case No.	
Owner ID	503918	Add. Case No.	
Date Rec'd	4.30.15	Ecoregion	221 Ae
Plan Period	2016-2025	Topo Name	Westhampton US and Woronoco US
Rare Spp. Hab.	No	River Basin	Connecticut

OWNER, PROPERTY, and PREPARER INFORMATION

Property Owner(s) Justin Smith and Melinda M. Smith
Mailing Address 17 Kensington Ave, Northampton, MA 01060 Phone 917-301-8694 (cell)
Email Address justinsmith2006@gmail.com

Property Location: Town(s) Southampton, MA Road(s) Fomer Rd.

Plan Preparer Justin Smith (landowner) Mass. Forester License # N/A
Mailing Address see above Phone see above

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
9	910	10410	190	183	0	183		
9	910	11891	200	6.5	0	6.5		
			TOTALS	189.5		189.5		

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

HISTORY

Year acquired 2010 / 2015 Year management began 1985 (managed by prior owner)

Are boundaries marked: Yes ☒ blazed/painted/(flagged)/signs posted (circle all that apply)? No ☐ Partially ☐

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

stand no. _____ treatment _____ reason _____
(if additional space needed, continue on separate page)

Previous Management Practices (last 10 years)

Stand #	Cutting Plan #	Treatment	Yield	Acres	Date

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

The main property, consisting of 183 acres, is currently in Chapter 61B. The prior owner (Stephen W. Smith) managed the woodlot since he acquired it in 1985, but no activity was prescribed in the most recent 10 years

prior to submission of this Forest Management Plan. In the 10-year period prior to submission of this Forest Management Plan, existing stands have been allowed to grow, reflecting continuation of management activities carried out by prior owner (*e.g.*, establishment and strengthening of regeneration where prior owner conducted shelterwood cuts). Management practices for next 10-year period reflect continuation of prior owner's practices.

The main property does not have frontage on a town road. Historically, access was via a long-standing right-of-way, approximately 800' in length, over Breakneck Road, a former county road (discontinued by the Hampshire County Commissioners in 1947).

In March 2015, the landowners acquired an additional 6.5 acre parcel (designated as Stand 6 in this Forest Management Plan), connecting the main property to Fomer Road, and including the discontinued Breakneck Road, in order to secure ownership over the historic right of way and, by acquiring frontage, the ability to build a residence on the property after completion of the Chapter 61 management cycle.

The landowners maintain the stretch of Breakneck Road that accesses the main parcel in a condition to permit travel by two-wheel drive vehicles, and maintain a gate at Fomer Road to prevent unauthorized access. As this access road already exists, no skid trail or road will need to be built across the wetlands that lie between the main woodlot and the town road. No logs will be skidded across Breakneck Brook or adjacent wetlands in order to reach Fomer Road. All logs will be removed from landings on the woodlot by log truck using this existing roadway, and the landowners will continue to maintain the roadway to enable this. The landowners plan to build a storage structure for storage of forestry equipment and processing of forest products in Stand 2 (or another stand if building conditions are favorable).

This Forest Management Plan covers both the main property that was acquired in 2010 and the additional 6.5 acre parcel that was acquired in 2015. The two parcels are joined for tax parcel purposes; thus, the assessor's map number and tax lot number are the same.

STAND DESCRIPTIONS

OBJ	STDNO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
CH61	1	OH	40	13	80	8.0MBF 12 cords	>65(RO)

Dominant species in Stand 1 are red oak and red maple, with associated species including black birch, white pine and hemlock. The prior owner conducted a stage-one shelterwood cut approximately 20-25 years ago, and a mixed hardwood understory is now firmly established. The overstory is in excellent condition, due to sound management of the stand by the prior owner, who left high-quality trees to shelter the growing understory. There is no evidence of storm damage, invasive pests, or invasive plants. Black birch is the dominant species throughout the understory. Regeneration also includes small amounts of beech, ash, hard maple, red maple, hemlock and white pine. In a few limited areas, pockets of moosewood, witch hazel and mountain laurel are preventing more desirable species from becoming established. Red oak regeneration has for the most part been unsuccessful, despite the presence of red oak as a dominant species in the overstory.

Topography ranges from gently sloping (3-8 percent) to moderately sloping (8-15 percent). Soils are rocky and well drained, consisting of Charlton Fine Sandy Loam and Woodbridge Fine Sandy Loam.

There are three wetlands associated with the stand: (i) Tucker Brook, (ii) a patch of wooded wetland in the southeast corner of the stand, and (iii) a small patch of wetland in the center of the stand. All three are clearly identified on the property map.

The long-term management vision is to promote healthy and vigorous growth of the current understory (favoring commercially desirable species), slowly removing the existing overstory, ultimately creating a mixed hardwood stand of relatively uniform age once the existing overstory has been fully harvested. Red oak regeneration will be favored wherever possible.

Notes applicable to all stands (not repeated in descriptions of Stands 2 through 5):

- Median stand diameter and volume per acre were calculated by reference to a timber cruise conducted at the end of the 2010 growing season by a licensed forester (Michael Barry of Bay State Forestry Service), when the landowner purchased the property from the prior owner. 2010 volumes were then multiplied by a factor representing an annual growth rate (ranging from a low of 1.8% in Stand 2 to a high of 2.6% in Stand 1) for four full growing seasons. The factor for each stand was determined by taking representative core samples and determining average historical growth rate for the stand since the time the timber cruise was conducted.

- The site index was determined by reference to MassGIS data produced by the project "Soil Productivity Mapping for Use in Forest Management". According to

MassGIS, "GIS data created for this project followed (where possible) the protocol established in UMass Research Bulletin #705 – Prime Forest Land Classification for Forest Productivity in Massachusetts. Site index values are at age 50. Other data sets were used to refine this classification, including aspect, land cover, riparian, slope position, wetlands, hydrologic soil association and unique areas."

- Harvesting activities in wetland areas will be limited to times when the ground is frozen, dry, or otherwise stable, and will otherwise be conducted in accordance with all applicable Massachusetts and federal laws and regulations.

- All stands lie entirely within the watershed of the Tighe-Carmody Reservoir, which is less than one mile south of the property. Tucker Brook, which borders Stands 1, 2, 4 and 5, is a primary tributary to the Tighe-Carmody Reservoir. Breakneck Brook, which flows through Stands 3 and 6, and Red Brook, which flows through Stand 5, both drain into Tucker Brook upstream from the reservoir.

STAND DESCRIPTIONS

OBJ	STDNO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
CH61	2	OR	90	13	83	9.4MBF 15 cords	>65(RO)

Red oak is the dominant species in Stand 2, with associated species including black and yellow birch, ash, red maple and hemlock. The prior owner conducted a stage-one shelterwood cut approximately 20-25 years ago, and a mixed hardwood understory is now established, though the understory has been challenged in several places by extensive growth of mountain laurel and competition from witch hazel and other shrub species. The red oak overstory is in very good condition, due to sound management of the stand by the prior owner, who left high-quality trees to shelter the growing understory. There is no evidence of storm damage, invasive pests, or invasive plants. Regeneration resulting from the prior shelterwood cut includes a broad mix of species (in contrast to the strong dominance of black birch in large parts of Stand 1), including beech, hemlock, black birch, red maple, and white pine. In several areas, extensive mountain laurel growth and competition from witch hazel and other shrub species is preventing more desirable species from becoming established. Red oak regeneration has for the most part been unsuccessful, despite the presence of red oak as the dominant species in the overstory.

Topography generally ranges from gently sloping (3-8 percent) to moderately sloping (8-15 percent). A small portion of the stand on the west-facing slope towards Tucker Brook is more steeply sloped (15-25 percent). Soils are rocky and well drained, consisting of Charlton fine sandy loam and Woodbridge Fine Sandy Loam.

There are three areas of wetland associated with the stand: (i) Tucker Brook, (ii) a patch of wooded wetland in the northeast corner of the stand (this wetland is shared with Stand 1), and (iii) a patch of wooded wetland bordering Breakneck Road and extending to the other side of an existing gravel woods road. All three areas are clearly identified on the property map.

The long-term management vision is to promote healthy and vigorous growth of commercially desirable species in the current understory, slowly removing the existing overstory, ultimately creating a mixed hardwood stand of relatively uniform age once the existing overstory has been fully harvested. Red oak regeneration will be favored wherever possible, through timber stand improvement and other means.

The landowners may locate one or more storage buildings within this stand (or possibly elsewhere on the property) for the sheltering and safe-keeping of equipment used in timber management activities and for the processing of forest products.

STAND DESCRIPTIONS

OBJ	STDNO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
CH61	3	WH	8	13	95	14.3MBF 5 cords	>70(WP)

White pine is the dominant species throughout Stand 3, with red oak co-dominant in upland areas. Unlike Stands 1 and 2, which are characterized by a mature, even-aged overstory with an even-aged hardwood understory, there are several age classes represented. There are associated species of ash, black birch, and other mixed hardwoods, particularly in upland portions of the stand, and associated hemlock in lower-lying areas with moister soil. The quality of white pine in the existing stand is excellent. The quality of associated species is mixed, with more shade-tolerant species favored where sunlight is blocked by dominant white pine. There is no evidence of storm damage, invasive pests, or invasive plants.

Topography is moderately sloping overall (8-15 percent), with localized areas of gentle slope (3 to 8 percent), and a patch of steep ledges towards the northern border of the stand. Soils are rocky and well drained, consisting of Charlton fine sandy loam.

The stand includes one wetland: a marshy area through which Breakneck Brook flows, which is clearly identified on the property map.

The long-term management vision is to sustainably harvest the existing overstory while protecting bordering wetlands and promoting regeneration of commercially desirable species. The landowners may in the future clear a limited area within Stand 3 (or in another stand) for the growing of nursery stock.

STAND DESCRIPTIONS

OBJ	STDNO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
CH61	4	WH	5	14	95	14.3MBF 5 cords	>70(WP)

Stand 4 is very similar to Stand 3. They were considered a single stand for purposes of timber cruise, but were divided into two stands for this management plan because they are not contiguous. The description and silvacultural prescriptions for the two stands are largely identical.

White pine is the dominant species throughout Stand 4, with red oak co-dominant in upland areas. Unlike Stands 1 and 2, which are characterized by a mature, even-aged overstory with an even-aged understory, there are several age classes represented. There are associated species of ash, black birch, and other mixed hardwoods, as well as hemlock. The quality of white pine in the existing stand is excellent. The quality of associated species is mixed, with more shade-tolerant species favored where sunlight is blocked by dominant white pine. There is no evidence of storm damage, invasive pests, or invasive plants.

Topography is gently sloping (3-8 percent). Soils are rocky and very well drained, consisting of Charlton fine sandy loam.

The stand is bordered by one wetland, Tucker Brook, which is clearly identified on the property map.

The long-term management vision is to sustainably harvest the existing overstory while protecting bordering wetlands and promoting regeneration of commercially desirable species.

STAND DESCRIPTIONS

OBJ	STDNO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
CH61	5	OH	40	13	75	11.3MBF 12 cords	>65(RO)

The dominant species in Stand 5 is red oak, with co-dominant species including (varying by location) ash, black birch, red maple and hemlock. The overstory is in excellent condition, particularly in upland areas, with a number of number of trees in the 20+ inch DBH category. In low-lying regions closer to Tucker Brook, regeneration consists largely of hemlock. In upland areas, there are associated mixed hardwoods of mixed age classes but relatively little new regeneration due to the domination of the overstory. Stand 5 is the farthest from public access (Fomer Rd) and presents the most difficult terrain. Unlike Stands 1 and 2 (the other stands on the woodlot with red oak dominant), there is not an established understory generated by recent forest management activities. There is no evidence of storm damage, invasive pests, or invasive plants.

There are three wetlands associated with the stand: (i) Tucker Brook, (ii) a wet area bordering Tucker Brook, over which the existing skid trail passes and (iii) a non-perennial seep that drains a wetland located on the property of an abutting landowner (Charles MacDonald) and identified by the abutting landowner in his Chapter 61 management plan / approved cutting plans. All three are clearly identified on the locus map.

Topography ranges from moderately sloped (3-8 percent) in low-lying areas near Tucker Brook to steeply sloped (15-25 percent) in upland areas. Soils are well drained, consisting of Charlton Fine Sandy Loam and Charlton-Rock Outcrop Hollis Complex.

The long-term management vision is to sustainably harvest the existing overstory while protecting bordering wetlands and promoting regeneration of an understory consisting of commercially desirable species, with special effort to develop regeneration of red oak.

Stand 5 includes an area south of Red Brook, bordering land of the Holyoke Water Works (HWW), where clarification of the common boundary between the landowners and HWW will be desirable due to lack of clarity in historic deeds and differences between the tax map and certain deed descriptions. No cutting will take place in this area without first engaging with HWW to mutually agree on the location of the common boundary.

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) Justin and Melinda Smith Towns(s) Southampton

STAND DESCRIPTIONS

OBJ	STDNO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
CH61	6	WH	6.5	13	65	5MBF 5 cords	>70(WP)

Stand 6 is includes an area of open meadow / wetland, with Breakneck Brook flowing through it, surrounding by areas of wooded wetland and non-wetland pine and mixed hardwood stands. There are also several historic cellar holes in stand 6 near Fomer Road. Because of the presence of both wetlands and historic cellar holes, management activities in Stand 6 will be more limited than in the main woodlot. The principal focus in Stand 6 will be maintaining access for the main woodlot.

There is significant growth / infestation of oriental bittersweet in Stand 6 that has damaged and killed a number of trees. In March 2015 the landowners applied a manual treatment to kill existing vines prior to the start of the 2015 growing season. Further applications will be required in order to protect Stands 1-5 from encroachment by this invasive species.

On the east side of Breakneck Brook, there are areas of (i) white pine of relatively uniform age and very good condition and (ii) mixed hardwood, consisting chiefly of white ash and black cherry. To the west of Breakneck Brook is a mix of white pine, hemlock and various hardwoods, with no dominant species.

Topography ranges from flat (0-3 percent) to moderately sloped (3-8 percent). Soils consist of Hinckley Loamy Sand.

The long-term management vision is to protect and maintain wetland areas while conducting limited cleaning where silviculturally appropriate (e.g., removing any trees infected by emerald ash borer; removal of trees damaged by oriental bittersweet, maintenance of access road and trails).

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) Justin and Melinda Smith Towns(s) Southampton

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	1	OH	Shelterwood Forest Stand Improvement	40	30	175MBF 150 cords	2018 - 2021

Prescribed treatments will build on a stage-one shelterwood cut conducted by the prior owner approximately 20-25 years ago. Regeneration of mixed hardwoods (with black birch strongly predominant) is firmly established as a result of prior management activities, with the understory now increasingly crowded and competing with the remaining overstory for moisture and nutrients. The existing overstory will be thinned, providing increased sunlight to the understory and releasing it for growth. Overstory thinning will be weighted towards red maple and other less commercially desirable species, in order to focus post-harvest growth in high-quality red oak. In addition, subject to availability of cost-share funds, forest stand improvement techniques will be applied to thin the understory. This combination of treatments will release both the remaining overstory and the understory for accelerated growth. It will also prepare the understory for maturation into an even-aged hardwood stand once the overstory is fully removed.

Notes applicable to all stands (not repeated in descriptions of management practices for Stands 2 through 5):

- The extent of thinning and cleaning activities will depend on the availability of a ready market for biomass and other low-value products. The construction of the nearby proposed biomass facility in East Springfield, MA (currently held up by litigation) would enhance the success of timber growing activities and the achievement of management goals. The landowners may pursue developing their own market for low-quality forest products (e.g., construction of a charcoal kiln to turn low-quality biomass into charcoal for either bio-char to be used in organic farming or for the recreational / homeowner charcoal market).
- Harvesting will likely be conducted by the landowner, who is an experienced logger. The timing of management activities in this stand will depend on his availability and will need to be coordinated with management activities in other stands on the woodlot. Also, it will take him longer to conduct the prescribed treatments than it would take a larger, dedicated crew engaging in an "in and out" harvest. For these reasons, the timing for prescribed treatments is specified as range of several years within the 10-year management cycle. Timing of harvest activities will also depend on quality of seed crop (with particular focus on years with a bumper acorn crop in order to promote red oak regeneration; timing of activities to be adjusted if need be to coincide with appropriate seed crop).
- External boundaries are clearly flagged with pink flagging. Internal boundaries between the stands are marked on the property map and are apparent based on transitions between species types and geographical features (e.g., Tucker Brook). Internal boundaries will be flagged upon request and will be marked at the time harvesting activities are conducted.
- The landowner will personally monitor the stand throughout the 10-year management cycle. As stated above, the landowner will likely conduct all harvesting activities. To the extent harvesting activities are conducted by someone else, the landowner will monitor them.

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) Justin and Melinda Smith Towns(s) Southampton

MANAGEMENT PRACTICES
to be done within next 10 years

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

- In order to achieve the goals set out in this Forest Management Plan, the landowners will seek NRCS / EQIP cost share opportunities for Brush Management-Invasive Plant Control (practice code 314), Forest Stand Improvement (practice code 666), Brush Management (practice code 314), Access Road Rehabilitation (practice code 560), Stream Crossing (practice code 578), Diversion (practice code 362), Forest Trails and Landing (practice code 655), Access Control (practice code 472), Trails and Walkways (practice code 572) and Woody Residue Treatment (practice code 384), as well as other practices that may help achieve stated management goals.

CH61	2	OR	Shelterwood Forest Stand Improvement	90	30	350MBF 300 cords	2015-2018

Stand 2 is largely similar to Stand 1, and the prescribed treatments reflect this. The treatments will build on a stage-one shelterwood cut conducted by the prior owner approximately 20-25 years ago. The existing overstory will be thinned, providing increased sunlight to the understory and releasing it for growth. Overstory thinning will focus on removal of lower-quality red oak and less commercially desirable species, in order to focus post-harvest growth in high-quality red oak. In addition, subject to availability of cost-share funds, forest stand improvement techniques will be applied to thin the understory, focusing on removal of mountain laurel, witch hazel and other shrubs that are currently crowding out regeneration of commercially desirable species. This combination of treatments will release both the remaining overstory and the understory for accelerated growth. It will also prepare the understory for maturation into an even-aged hardwood stand once the overstory is fully removed.

CH61	3	WH	Shelterwood	8	30	50MBF 40 cords	2015-2018 (prep cut) 2018-2021 (thinning)

This treatment will progressively thin the overstory, creating openings for establishment and growth of new regeneration by increasing their vigor and making them more wind-firm. A preparation cut will remove undesirable species not selected for regeneration, and will prepare seed trees for the first thinning cut. In the first thinning cut, a portion of the mature, dominant white pine and other overstory species will be harvested, creating openings for new regeneration where currently only shade-tolerant species will grow and hemlock dominates existing regeneration. Red oak will be favored for regeneration.

CH61	4	WH	Shelterwood	5	35	35MBF 25 cords	2015-2018 (prep cut) 2018-2021 (thinning)

This treatment will progressively thin the overstory, creating openings for establishment and growth of new regeneration. A preparation cut will remove undesirable species not selected for regeneration, and will prepare seed trees for the first thinning cut by increasing their vigor and making them more wind-firm. In the first thinning cut, a portion of the mature, dominant white pine and other overstory species will be harvested, creating openings

MANAGEMENT PRACTICES
to be done within next 10 years

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

for new regeneration where currently only shade-tolerant species will grow and hemlock dominates existing regeneration. Red oak will be favored for regeneration.

CH61	5	OH	Shelterwood	40	25	175MBF 150 cords	2016 - 2019

Stand 5 is the only stand where red oak is dominant and regeneration has not already been firmly established as a result of a prior shelterwood cut. Stand 5 thus presents an opportunity to actively promote red oak regeneration. The terrain over much of the stand is too steep for a seed tree cut, as leaving too few established trees while regeneration takes hold could lead to erosion. A shelterwood cut was therefore selected as the appropriate treatment to achieve the management goal.

There is already a high-quality seed-bearing red oak overstory, and a preparation cut is therefore deemed not necessary. The treatment will focus on removal of competing species and lower-quality trees in the understory, and removal of a sufficient number of trees from the overstory to enable sunlight to reach new growth as it takes hold and to free up nutrients.

Logs will be skidded across Tucker Brook at two locations: (i) to access the central and southerly portions of the stand, a crossing used by the prior landowner for harvesting activities, with a stable, rocky bottom, water depth averaging less than one foot, and shallow, rocky, stable approaches and (ii) to access the northerly portion of the stand, a crossing (not previously used) with a stable, rocky bottom, water depth averaging less than one foot, and modest, stable, rocky approaches. Both crossings are clearly identified on the property map and are flagged.

Harvesting methods will take into account the steepness of the terrain and will employ techniques that protect against erosion, including directional felling and winching where appropriate.

CH61	6	WH	N/A	6.5	N/A	N/A	N/A

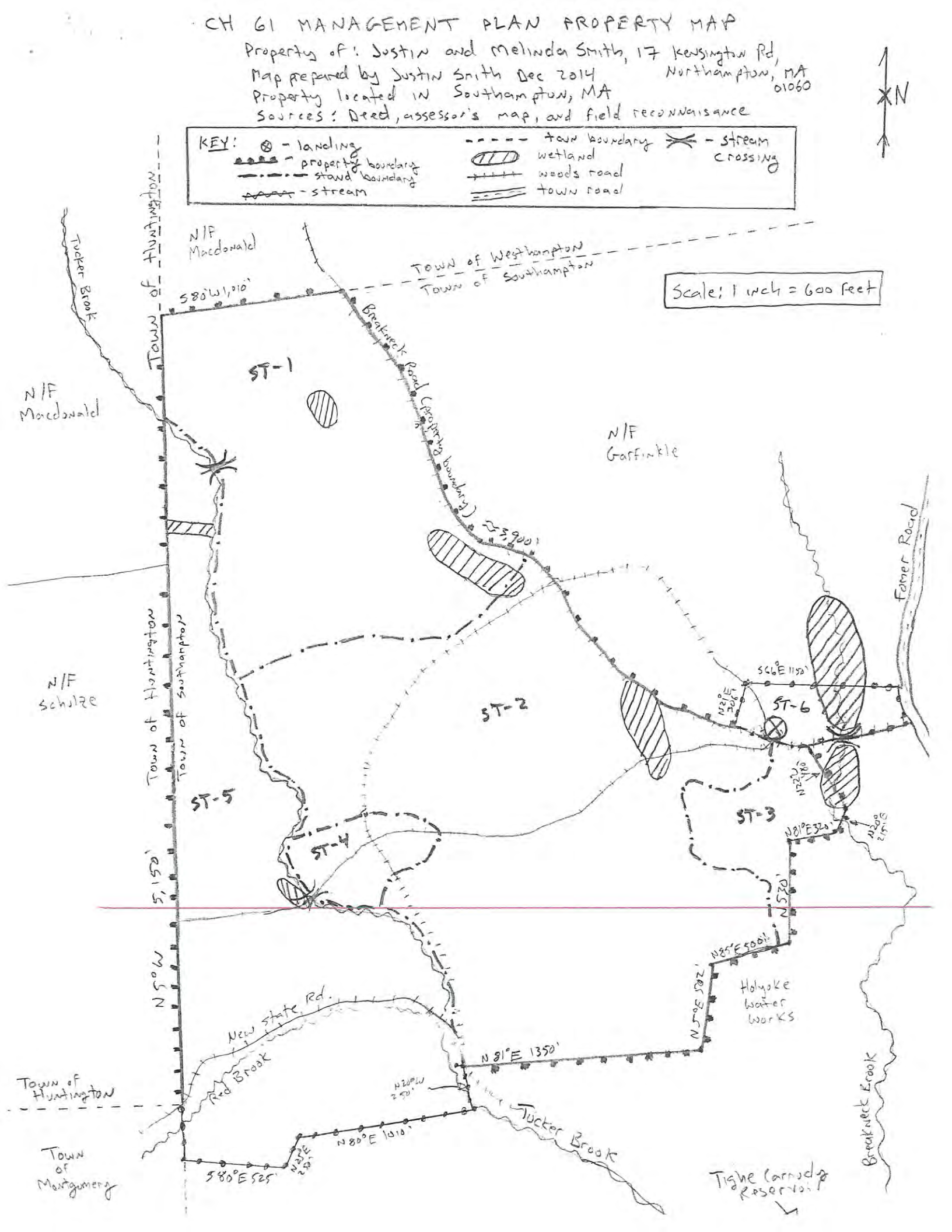
The principal focus in Stand 6 will be maintaining access for the main woodlot. The landowners intend to protect and maintain wetland areas while conducting limited cleaning where silviculturally appropriate (e.g., removing trees infected by emerald ash borer; eradication of oriental bittersweet; removal of trees damaged by oriental bittersweet; maintenance of road and trails).

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

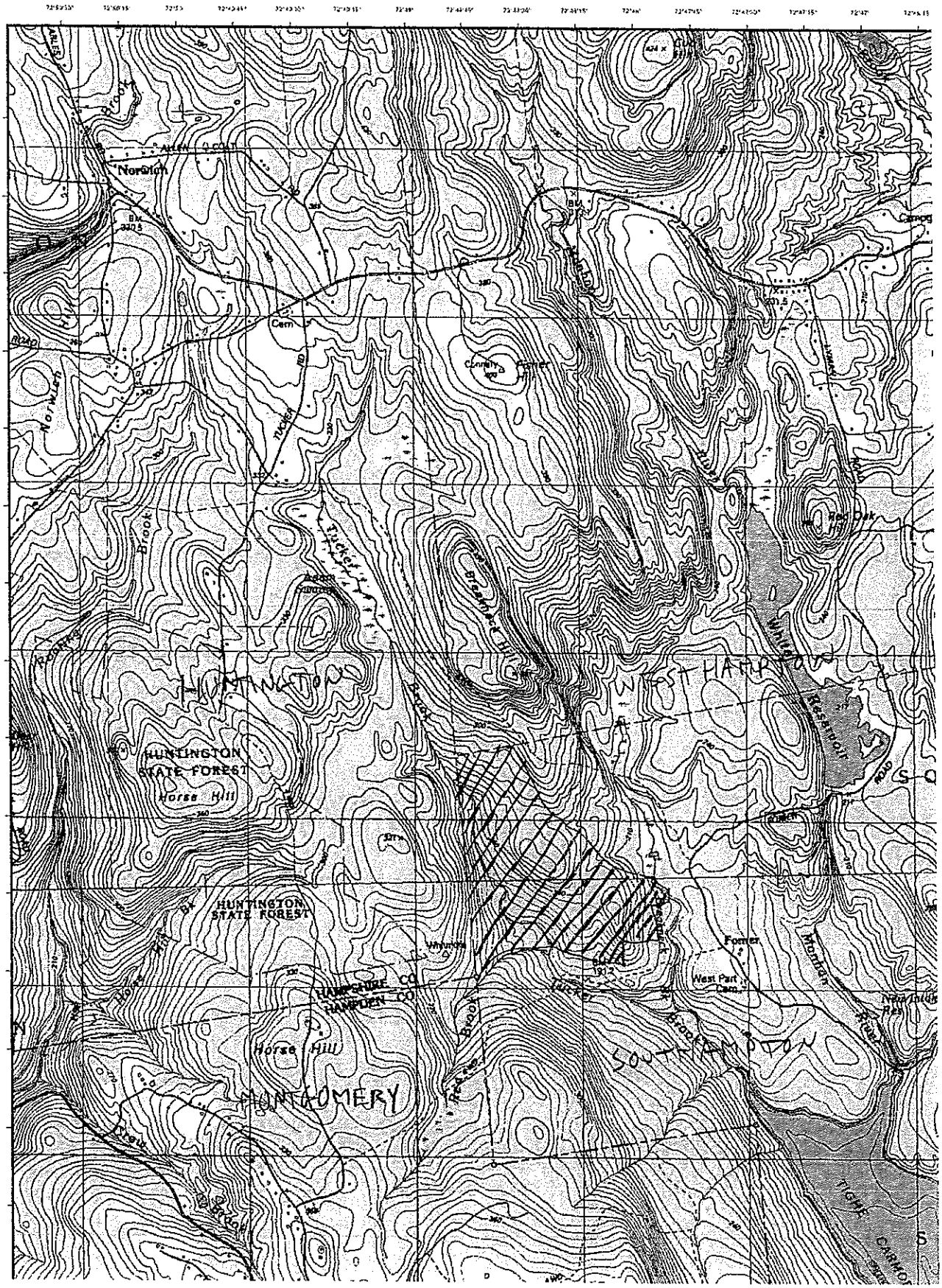
Owner(s) Justin and Melinda Smith Towns(s) Southampton

CH 61 MANAGEMENT PLAN PROPERTY MAP

Property of: Justin and Melinda Smith, 17 Kensington Rd, Northampton, MA 01060
Map prepared by Justin Smith Dec 2014
Property located in Southampton, MA
Sources: Deed, assessor's map, and field reconnaissance



Property of: Justin & Melinda Smith, 17 Kensington Ave, Northampton, MA 01060
Map prepared by Justin Smith, Dec 2014
Property located in Southampton, MA
Source: Publicly available topo map (online)
Scale — 1:15,000



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-US Forest Management Standard 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) JA JA Date 4/24/2015

Owner(s) [signature] Date 4/24/15

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

Plan Preparer JA JA Date 4/24/2015

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

Approved, Service Forester Sean Tibbetts Date 6/11/2015

Approved, Regional Supervisor [signature] Date 7/7/15

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) Justin & Melinda Smith Town(s) Southampton

2016 00001465
Bk: 12184Pg: 279 Page: 1 of 4
Recorded: 01/27/2016 09:10 AM

Affected Premises:
Fomer Road
Southampton, Massachusetts

DEED

We, JUSTIN SMITH of 6 Round Hill Road, Northampton, Massachusetts 01060 and MELINDA M. SMITH, of 17 Kensington Avenue, Northampton, Massachusetts 01060,

in consideration of One Dollar ($1.00) and pursuant to a Separation Agreement dated December 31, 2015,

grant to JUSTIN SMITH of 6 Round Hill Road, Northampton, Massachusetts 01060

with QUITCLAIM COVENANTS,

the land in Southampton, Hampshire County, Massachusetts, more particularly described in Exhibit A, attached hereto and made part hereof.

Executed as a sealed instrument this 27th day of January, 2016.

Witness

JUSTIN SMITH

Witness

MELINDA M. SMITH

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

On this 27th day of January, 2016, before me, the undersigned notary public, personally appeared Justin Smith, proved to me through satisfactory evidence of identification, which was my personal knowledge, 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.

SUSAN M. HARDINSTEIN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES SEPT. 30, 2018

Susan M. Hardinstein
Notary Public

My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

On this 26 day of January, 2016, before me, the undersigned notary public, personally appeared Melinda M. Smith, proved to me through satisfactory evidence of identification, which was personal knowledge, 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.

RENEE S. WETSTEIN
MY COMMISSION EXPIRES
07-06-2018
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

Renee S. Wetstein
Notary Public

My Commission Expires: 7-6-2018

EXHIBIT A

Tract 1:

A certain parcel of land located in Southampton, Hampshire County, Massachusetts, lying to the West of Fomer Road, containing one hundred eighty-three (183) acres of land, more or less, bounded and described as follows, viz:

Beginning at a cement post on the Breakneck Road, so-called, now a discontinued highway, formerly leading from Southampton to Norwich Hill, said cement post being located westerly of Breakneck Brook, so-called;

thence running in a northwesterly direction along said Breakneck Road to the Town line between Southampton and Westhampton;

thence turning and running in a westerly direction along said town line to a monument at the Northwesterly corner of the Town of Southampton and the southwesterly corner of the Town of Westhampton, said monument also lies on the easterly Huntington town line;

thence turning and running southerly along said Huntington-Southampton town line twenty-nine and 10/100 (29.10) chains to land now or formerly of one Madsen, formerly of Noah Clark;

thence continuing southerly along the Huntington-Southampton Town line to a marker at the northeast corner of the Town of Montgomery, said marker also lying on the New State Road once leading from Southampton to Montgomery, now a discontinued highway;

thence turning and running northeasterly and easterly along said New State Road, so-called, to Tucker Brook and land formerly of Atherton W. Parsons acquired from Martina A. Parsons et al by Deed dated June 30, 1939;

thence continuing along said New State Road, so-called, about seventeen (17) rods to a monument and land of the City of Holyoke;

thence North eighty-one and one-fourth (81 -1/4°) degrees East true Meridian, twenty and 50/100 (20.50) chains along land of said City of Holyoke to a monument;

thence northerly seven and 61/100 (7.61) chains along land of the City of Holyoke to a monument;

thence easterly along land of said City of Holyoke to a monument;

thence northerly along land of said City of Holyoke to a monument;

thence easterly along land of said City of Holyoke to a monument;

thence northerly along land of said City of Holyoke to a monument;

thence northwesterly along land of said City of Holyoke to a monument;

thence northerly along land of said City of Holyoke to a monument and the place of beginning.

Being the same premises described in deed of Stephen W. Smith dated December 15, 2010, recorded in the Hampshire Registry of Deeds, **Book 10410, Page 190**.

Subject to Land Tax Lien dated November 29, 2012 and recorded in Hampshire Registry of Deeds in Book **10736, Page 83**.

Subject to, and conveying herewith any and all land as may have been acquired by virtue of, a Boundary Line and Easement Agreement dated March 19, 2015 and recorded in the Hampshire County Registry of Deed in Book **11891, Page 197**.

Tract 2:

Lot 1 as shown on a plan of land entitled "Plan of Land in Southampton, Massachusetts, Surveyed for Norton Garfinkle" dated March 12, 2015, and recorded in the Hampshire Registry of Deeds in Plan **Book 234, Page 7**.

Subject to a right of way reserved to Norton Garfinkle, his successors, assigns and/or heirs for all customary purposes associated with residential and agricultural uses along and across Abandoned and Discontinued Breakneck Road as show on said Plan of Land, beginning at Fomer Road running westerly the entire length of the southern boundary of Lot 1 described therein.

Being the same premises described in deed from Norton Garfinkle dated March 19, 2015, and recorded in the Hampshire Registry of Deeds, **Book 11891, Page 200**.

ATTEST: HAMPSHIRE, Mary Olberding, REGISTER
MARY OLBERDING

Property Location 291 FOMER RD | Map ID 9/ 1/ D/ / | Bldg Name | State Use 6010
Vision ID 102366 | Account # 102007 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/10/2025 11:53:13

CURRENT OWNER

SMITH JUSTIN

137 ELM ST

NORTHAMPTON MA 01060

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID 102007

GIS ID F_304529_2919072 | Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
61 LAND	6010	173,500	600
	Total	173,500	600

615

SOUTHAMPTON, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
SMITH JUSTIN	12184	0279	01-27-2016	U	V	1	1F
SMITH JUSTIN	11891	0200	03-20-2015	U	V	90,000	1
GARFINKLE NORTON	0	0	11-11-1111	U	V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2026	6010	600	2025	6010	700	2024	6010	700
	Total	600		Total	700		Total	700

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
1				

NOTES

SPLIT FROM LOT 1 FY 2017

PB 234/7 3/20/2015

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	173,500
Special Land Value	600
Total Appraised Parcel Value	173,500
Valuation Method	C
Total Appraised Parcel Value	173,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Loc. Adj.	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Adj Unit P	Land Value
1	6010	Chapter 61	RR		1.000	AC	129,700	1.00000	0	1.00	60	1.000		129,700	129,700
1	6010	Chapter 61	RR		5.500	AC	8,300	1.00000	0	1.00	60	1.000		7,968	43,800
Total Card Land Units					1.000 5.500	AC AC	Parcel Total Land Area			6.500			Total Land Value		173,500

Property Location 291 FOMER RD | Map ID 9/ 1/ D/ / | Bldg Name | State Use 6010
Vision ID 102366 | Account # 102007 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/10/2025 11:53:13

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Quality:		
Kitchen Quality:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	
Year Built	
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	
Cns Sect Rcnld	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

Property Location FOMER RD REAR | Map ID 9/ 1/ / / | Bldg Name | State Use 6010
Vision ID 251 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/10/2025 6:14:41 P

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
SMITH JUSTIN				

137 ELM ST

NORTHAMPTON MA 01060

SUPPLEMENTAL DATA

Alt Prcl ID 2760090000000010

GIS ID F_301801_2918913 Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
61 LAND	6010	215,700	16,100
61	6010	37,000	37,000
	Total	252,700	53,100

615

SOUTHAMPTON, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
SMITH JUSTIN	12184	0279	01-27-2016	U	V	1	1F
SMITH JUSTIN	10410	0190	12-15-2010	U	V	150,000	1A
SMITH STEPHEN W	2575	0278				0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2026	6010	16,100	2025	6010	18,300	2024	6010	18,300
	6010	37,000		6010	37,000		6010	37,000
	Total	53,100		Total	55,300		Total	55,300

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
60				

NOTES

BARN ADDED FY21 PER MLS, NEVER ADDED PER

PERMIT

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	37,000
Appraised Land Value (Bldg)	215,700
Special Land Value	16,100
Total Appraised Parcel Value	252,700
Valuation Method	C
Total Appraised Parcel Value	252,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
127-15	06-02-2015	Brn	Barn	50,000		0		

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Loc. Adj.	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Adj Unit P	Land Value
1	6010	Chapter 61	RR		183.000	AC	8,300	1.00000	0	0.20	60	1.000	LANDLOCKED	1,178.6	215,700

Total Card Land Units	183.000	AC	Parcel Total Land Area	183.000	Total Land Value	215,700

Property Location	FOMER RD REAR	Map ID	9/ 1/ / /	Bldg Name		State Use	6010
Vision ID	251	Account #		Bldg #	1	Sec # 1 of 1	Card # 1 of 1	Print Date	12/10/2025 6:14:41 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Quality:		
Kitchen Quality:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
			B		S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
Cns Sect Rcnld	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BRN1	Barn 1st	L	2,400	15.40	2015		100		0.00	37,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0