

OTHER LAND OF RICHARD L. BARGER, TRUSTEE OF THE RICHARD L. BARGER 2006 REVOCABLE TRUST, EXCLUDED FROM THE PURCHASE OF DEVELOPMENT RIGHTS. AREA 274 S.F. (0.0063 AC.)

FARMSTEAD BUILDING AREA (FBA) NOT AN APPROVED BUILDING LOT AREA = 65,797 S.F. 1.5105 AC.

BARGER FARM PDR AREA 917,574 S.F. 21.0646 AC.

Farm Pond Restoration Excavation total = 300-350 cy

Dried Excavated Material to be Spread to areas A + B - Non Wetland areas

LEGEND

---	PROPERTY LINE
---	FOR BOUNDARY (PURCHASE OF DEVELOPMENT RIGHTS)
---	STONE WALL
---	FENCE
---	OVERHEAD WIRE
---	WATERCOURSE
---	TREE LINE
○	TREE WITH WIRE
○	PILE OF STONES
○	UTILITY POLE
N/F	NOT FORMERLY
10L P.	VOLUME/PAGE

TOTAL AREA OWNED: 917,848 S.F. (21.0709 AC.)

AREA EXCLUDED FROM FARMLAND PRESERVATION PROGRAM: 274 S.F. (0.0063 AC.)

TOTAL RESTRICTED FARMLAND AREA: 817,574 S.F. (21.0646 AC.)

- REFERENCE MAPS:**
1. "RIGHT OF WAY MAP, BRANDY STREET, BOLTON CONNECTICUTE SCHOOL, ROAD TO BOLTON CENTER ROAD, SURVEYED AND CHECKED BY ROBERT AHERN, 10 APRIL, 1972, SCALE 40'-1"."
 2. "PROPERTY MAP FOR WILLIAM BOCKER, BRANDY STREET, BOLTON CONN., SCALE 1"=100', DATE JUNE 1973, BY ORSHOLD & FUSSELL, INC."
 3. "PLAN PREPARED FOR JOHN J. & DEBORAH M. STRUFF & HQ. 27 LOCALS ROAD, BOLTON, CONNECTICUT, SCALE 1"=50', REVISED 8-19-80', BY FUSSELL & OWELL."
 4. "BOUNDARY PLAN PREPARED FOR: CAROL BRONCKLE, BRANDY STREET, PARCEL A; BOLTON, CONNECTICUT, DATED 8-31, SCALE: 1"=10'; BY HICKER & ASSOCIATES, INC."
 5. "IMPROVEMENT LOCATION PLAN, PREPARED FOR DAVE CARNOVOY, SHOWING EXISTING FOUNDATION, 100 BRANDY STREET, BOLTON, CT, LOT LINE ADJUSTMENT, SCALE 1"=20', DATED OCTOBER 4, 2007, SCALE: 1"=20'."
 6. "PLAN PREPARED FOR RICHARD BARGER, 101 BRANDY STREET, BOLTON, CT, LOT LINE ADJUSTMENT, SCALE 1"=20', DATED 8-13-2008, BY BISHFIELD ASSOCIATES LLC."
 7. "LOT LINE ADJUSTMENT PLAN, ORIGINAL SURVEY PROPERTY OF RICHARD L. BARGER 2006 REVOCABLE TRUST, 101 BRANDY STREET, BOLTON, CONNECTICUT, DATE 03-09-22, SCALE: 1"=40', BY THE BISHFIELD GROUP, LAND SURVEYORS."

- SURVEY NOTES:**
1. HORIZONTAL DATA BASED ON NAD83 (2011) EPOCH 2010.00
 2. 5/8" REBAR TO BE SET AT ALL PERMETER PROPERTY CORNERS, LIMITS OF PDR, AND INTERIOR POINTS ON LINE, UNLESS OTHERWISE SHOWN.

- DECLARATIONS:**
1. THIS SURVEY HAS BEEN PREPARED IN PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 36-200-1 THROUGH 36-200-10 AS REVISED. IT IS A "PROPERTY SURVEY" BASED ON AN OCCASIONAL SURVEY, CONFORMING TO INTERNATIONAL ACCURACY CLASS A-2, WITH BEARINGS TIED INTO THE NORTH AMERICAN DATUM OF 1983 (NAD83).
 2. I HEREBY DECLARE TO CONNECTICUT FARMLAND TRUST, INC. AND TO BOLTON LAND TRUST THAT THIS SURVEY HAS BEEN MADE BY THE ENGINEER ON MARCH 10, 2022. ALSO ALL STRUCTURES, UTILITIES (OVERHEAD OR UNDERGROUND) WERE LOCATED AND SHOWN.

SCALE: 1"=50' CHECKED BY: [Signature] DATE: 03-10-22 DRAWN BY: [Signature]

CONNECTICUT FARMLAND TRUST, INC.

Baseline Documentation Report



Barger Farm
87 Brandy Street
Town of Bolton, Tolland County, Connecticut

Property Owned by
Richard L. Barger, Trustee of the Richard L. Barger 2006 Revocable Trust

Project #xx
[date], 2022



After recording, please return to:
Connecticut Farmland Trust
77 Buckingham Street
Hartford, CT 06106

Barger Farm
GRANT OF AGRICULTURAL LAND EASEMENT

This Grant of AGRICULTURAL LAND EASEMENT (“ALE” or “ALE Deed”) made this ____ day of _____, 2022 by and between Richard L. Barger, Trustee of the Richard L. Barger 2006 Revocable Trust, having an address at 4479 SW Fenwick Lane, Palm City, FL 34990, who with his successors in title to all or any portion of the Protected Property as hereinafter defined, including heirs, executors, administrators, successors and assigns, in perpetuity, are collectively referred to as “Grantor,” and CONNECTICUT FARMLAND TRUST, INC., a Connecticut nonstock corporation with a business address at 77 Buckingham Street, Hartford, CT 06106, together with its successors and assigns, in perpetuity, hereinafter referred to as “Grantee.” Grantor and Grantee are hereinafter collectively referred to as the “Parties.” This ALE includes a right of enforcement to the United States of America (the United States), acting by and through the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) on behalf of the Commodity Credit Corporation (CCC).

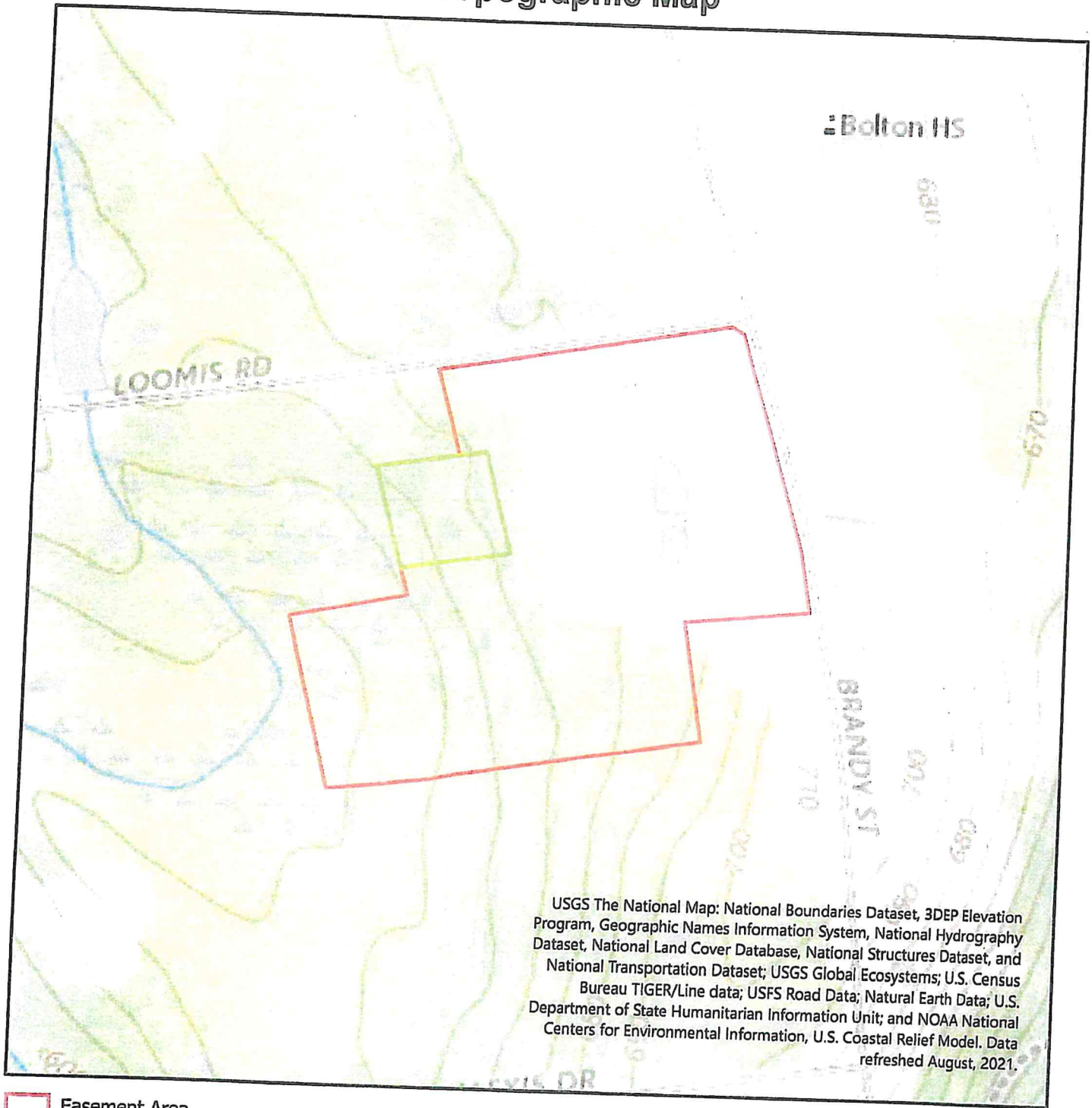
RECITALS:

A. Grantor is the owner in fee simple of certain real property in the Town of Bolton, County of Tolland, and State of Connecticut, with an address of 87 Brandy Street, Bolton, CT 06043 and comprising 21.0709 acres, hereinafter called the “Protected Property,” which has ecological, scientific, educational and aesthetic value in its present state as a natural area which has not been subject to development or exploitation, which Protected Property is more particularly described in Exhibit A attached hereto and incorporated by this reference.



B. Grantee Connecticut Farmland Trust, Inc. is a publicly supported tax-exempt, non-stock organization incorporated under the laws of the State of Connecticut, whose primary purpose is to preserve and conserve natural areas for aesthetic, scientific, charitable, and educational purposes. Grantee is qualified to acquire and hold conservation restrictions under the provisions of Connecticut General Statutes Section 47-42a et seq. and is a “qualified organization” under Section 170(h) of the Internal Revenue Code of 1986, as amended, and the regulations thereunder (hereinafter referred to as the “Code”). Grantee has received determination letters from the Internal Revenue Service, on file at the offices of Grantee, to the effect that Grantee is a “publicly supported” charitable organization under Sections 501(c)(3) and 170(b)(1)(A)(vi) of the Code and is not a private foundation as defined in Section 509(a) of the Code. Grantee represents that it has the commitment to protect the conservation purposes of the

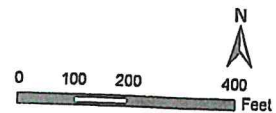


Barger Farm Topographic Map



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed August, 2021.



-  Easement Area
-  Farmstead Building Area

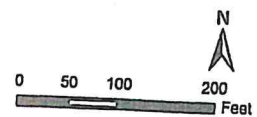


Data sources: Property boundary estimated from A-2 survey.
Created by: Kathleen Doherty, CFT (June 14, 2022)
Note: The Protected Property boundary line depicted is for general reference – the measurements are not to scale. The Property Description in the conservation easement should be used to locate the precise easement boundary.

Barger Farm Boundary Map



-  Easement Area
-  Farmstead Building Area

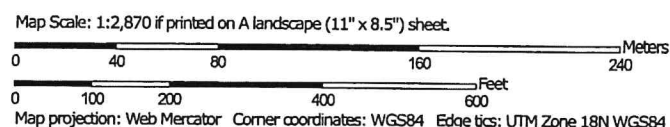


Data sources: Property boundary estimated from A-2 survey; USGS Aerial Imagery from CT ECO (Spring 2019).
Created by: Kathleen Doherty, CFT (June 14, 2022)
Note: The Protected Property boundary line depicted is for general reference – the measurements are not to scale. The Property Description in the conservation easement should be used to locate the precise easement boundary.

Soil Map—State of Connecticut
(Barger Farm)



Soil Map may not be valid at this scale.



Web Soil Survey
National Cooperative Soil Survey

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ridgebury fine sandy loam, 0 to 3 percent slopes	5.1	15.1%
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	4.5	13.5%
4	Leicester fine sandy loam	0.6	1.9%
45B	Woodbridge fine sandy loam, 3 to 8 percent slopes	11.9	35.7%
51B	Sutton fine sandy loam, 0 to 8 percent slopes, very stony	6.2	18.6%
85B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes, very stony	1.9	5.8%
85C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes, very stony	2.5	7.4%
108	Saco silt loam	0.2	0.5%
306	Udorthents-Urban land complex	0.5	1.5%
Totals for Area of Interest		33.4	100.0%