



USE VALUE APPRAISAL FOREST MANAGEMENT PLAN

Peter and Doreen Zaun

Granby, Essex County, Vermont

935 Acres

December 2024

F&W Forestry Services, Inc.

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Forest Management Plan

Zaun Forest

935.0 Town-Listed Acres
Granby, Essex County, Vermont
November, 2024

Orthophoto Base Map: 162212
Town Parcel Number: 009013.
SPAN Number: 252-080-10180
Grand List Description: 935 Acres

This property is encumbered by a conservation easement held by the Vermont Department of Forests, Parks and Recreation, and this plan meets the requirement for a stewardship plan as described in that easement.

Vermont's Stewardship Ethic

Stewardship is an ethic that recognizes that the land and its natural inhabitants have an inherent worth and that we have a responsibility to manage our actions in the light of that worth. It guides us to manage our activities to insure the future health, productivity, and wellbeing of the land and its natural communities and species to the utmost of our abilities, and to allow our successors opportunities at least equal to ours to use the land and its resources.

The Vermont Stewardship Program encourages and assists non-industrial private forest landowners to become good forest stewards and actively manage their forests and related resources to benefit both themselves and future generations. Landowners should have an approved Forest Stewardship Plan in order to be eligible for the very limited amount of federal cost-sharing funds that may be available.

Vermont's Use Value Appraisal Program meets the standards of a stewardship plan. My signature below indicates my approval of this management plan.

I have reviewed and approved this management plan and related maps, and I authorize submission of both to the State of Vermont to meet the requirements of the Use Value Appraisal Program and to the Forest Legacy Program as it relates to the requirements of the Conservation Easement. I affirm that the forest described herein is under active management in accordance with acceptable standards for forest management. These management standards include the practices outlined in the booklet, "*Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont*" in order to control stream siltation and soil erosion.

Signatures below

Peter and Dorene Zaun

Use Value Appraisal Forest Management Plan

Dorene Zaun
Dorene Zaun

January 13, 2025
Date

Peter Zaun
Peter Zaun
822 Old Farm RD
West Burke, VT 05871

January 13, 2025
Date



Prepared by:

Rhys Williams
Rhys Williams
F&W Forestry Services, Inc.
79 River Street Suite 301
Montpelier, VT 05602

3 January 2025
Date

Approved by:

Signed by:
Matt Langlais
C7A052CB76A7476
Matt Langlais
Essex County Forester

4/14/2025
Date

Signed by:
Oliver Pierson
-024C09B26A05455...
Oliver Pierson, Director of Forestry
Vermont Department of Forests, Parks, and Recreation
Easement Holder

4/14/2025
Date



ACTIVITY SUMMARY

Area	Forest Type	Acres*	Scheduled Activity	Year
Stand 2	Northern Hardwood Large Poletimber (NH3B)	116.6	Patch Cuts	2028 →
Stand 3	Mixedwood Large Poletimber (MW3C)	36.4	No Activity	-
Stand 4	Northern Hardwood Large Poletimber (NH3B)	50.6	Patch Cuts	2028 →
Stand 5	Northern Hardwood Large Poletimber (NH3B)	222.0	Patch Cuts	2028 →
Stand 6	Northern Hardwood Large Poletimber (NH3B)	159.6	No Activity	-
Stand 7	Northern Hardwood Large Poletimber (NH3B)	48.7	No Activity	-
Stand 8	Mixedwood Large Poletimber (MW3B)	68.0	No Activity	-
Stand 9	Sugar Maple Large Poletimber (SM3B)	24.9	No Activity	-
Stand 10	Northern Hardwood Large Poletimber (NH3B)	24.7	Thinning	2028
Stand 11	Northern Hardwood Large Poletimber (NH3B)	111.5	Patch Cuts	2028 →
Stand 12	Northern Hardwood Large Poletimber (NH3C)	49.4	No Activity	-

* Acreage is based on map measurements

Plan Update 2035

RECOMMENDATIONS

Boundary lines for the tract should be evaluated and re-painted within the next 10 years due to poor condition in several places, rendering some points indistinguishable.

USE VALUE APPRAISAL PROGRAM ENROLLMENT

UVA Acreage Summary

Area	Type	Map Acres
<u>Productive Forestland</u>		
Stand 2	Northern Hardwood Large Poletimber (NH3B)	116.6
Stand 3	Mixedwood Large Poletimber (MW3C)	36.4
Stand 4	Northern Hardwood Large Poletimber (NH3B)	50.6
Stand 5	Northern Hardwood Large Poletimber (NH3B)	222.0
Stand 6	Northern Hardwood Large Poletimber (NH3B)	159.6
Stand 7	Northern Hardwood Large Poletimber (NH3B)	48.7
Stand 8	Mixedwood Large Poletimber (MW3B)	68.0
Stand 9	Sugar Maple Large Poletimber (SM3B)	24.9
Stand 10	Northern Hardwood Large Poletimber (NH3B)	24.7
Stand 11	Northern Hardwood Large Poletimber (NH3B)	111.5
Stand 12	Northern Hardwood Large Poletimber (NH3C)	49.4
<u>Non-Productive Forestland</u>		
Wetland		8.3
Gravel Pit		2.8
Open Water		1.2
<u>Open/Idle Land</u>		
Landings		0.9
<u>Land Excluded From Management</u>		
Area A		2.0
Area B		2.0
Total Map Measured Acres:		929.6

Chart of Acreage Adjustments

Town listed acres in parcel	935.00
Actual map measured acres to be excluded	4.00
Acres to be entered	931.00
Acres to be entered according to map measurement	925.58
Factor to prorate map acres to town acres	1.0059

UVA Summary

	Map Acres	Factor	Prorated Acres
Productive Forestland	912.3	1.0059	917.7
Non-Productive Forestland	12.4	1.0059	12.5
Open/Idle Land	0.9	1.0059	0.9
Total UVA Enrolled Acres	925.6	1.0059	931.0
Excluded Acres	4.0		4.0
Total Acreage	929.6		935.0

MAPS

Your forest is depicted on several maps on the following pages. These maps should be used together with the information presented in the *General Description* and *Stand Description* sections, for a better understanding of your forest.

Maps are a fundamental part of forest management. Landowners and foresters use maps to plan and administer forest management such as harvesting and thinning operations, invasive species control, protection of streams and other sensitive sites, and boundary maintenance. Reasonable accuracy in mapping is important for the success of projects, so we ask your assistance and agreement in confirming that the maps in this plan meet this standard.

The Use Value Appraisal Program requires maps to be drawn to detailed specifications. There is no requirement that maps be drawn with the precision of a boundary survey, but we strive to make them as precise and accurate as possible.

F&W Forestry has used the best available information to map your forest, and the property boundaries, features, and areas excluded from the Use Value Appraisal Program (if applicable).

However, there may be information about property boundaries and/or the Use Value Appraisal Program exclusions which were not available to us while preparing this plan.

Please review the map carefully, and if you notice anything about the map which conflicts with your understanding of the property, or its enrollment in Use Value Appraisal, let us know as soon as possible. We will correct the map immediately.

Your acceptance of the plan, and your authorization to submit the plan to the Use Value Appraisal Program, indicates your agreement that the map generally conforms to your understanding of the property boundaries and other features.

Included are:

- A Forest Type Map of the property drawn to a scale of 1:5000 (1" = 417'). This map shows property and forest stand boundaries, roads, trails, streams, and many other internal features.
- A Topographic Map, which depicts the property while showing the topography of the local area.
- A Vermont Orthophotograph, which is a scale-corrected composite of aerial photographs.

The maps used in this plan are based on Vermont Orthophotographs (aerial photo), Granby tax maps, and field evidence.

Zaun Forest
Owned By: Peter and Dorene Zaun
Granby, Vermont
935.0 Town Listed Acres
Drawn by: Rhys Williams
December, 2024



Legend
Trail Boundary



VT Orthophotograph

Zaun Forest

Owned By: Peter and Dorene Zaun
Granby, Vermont

935.0 Town Listed Acres

Drawn by: Rhys Williams
December, 2024

200 Feet

Legend
[] Town Boundary



PREFACE

STATEMENT OF PURPOSE

Forest Management is the practical application of silvicultural principles to the growth, harvest, regeneration and conservation of forests in order to maintain healthy forests and to meet the specific objectives of the landowner.¹

This Forest Management Plan is intended to be a fundamental tool to the practice of forest management. The purpose of this Forest Management Plan is to:

- note the landowner's objectives, priorities and special concerns;
- present a description of the current state of the forest;
- propose a schedule of activities which will allow the landowner to achieve his or her objectives;
- fulfill the requirements of Vermont's Use Value Appraisal Program;
- serve as an educational tool with which the landowner's awareness of the forest, and understanding of its management, may be enhanced.
- ensure the compliance of the landowners with the requirements of the Forest Legacy Easement which encumbers the tract.

KEY CONCEPTS

A basic structure of the plan is the concept of a forest stand. A forest stand is an area that is relatively homogeneous in species composition, tree height, density, and site characteristics. The State of Vermont defines a stand as "A group or groups of trees sufficiently uniform in age class distribution, composition and structure, and growing on a site of sufficient uniform quality, to be a distinguishable unit".

Stands occur as a result of site conditions, topography, and past history and use. A stand is a basic unit of forest management and is often identified by one or more dominant species in the stand and the size of the trees present, for example, "sawlog size northern hardwoods". "Sawlog size" refers to trees over 11" in diameter, with diameter measured 4.5' above the ground, a measurement referred to as "diameter at breast height" (DBH). "Northern hardwoods" refers to a commonly occurring association of species including American beech, sugar maple, and yellow birch.

With the use of aerial photography and topographic maps, the forester maps the stands following the field inventory process. Appropriate sampling techniques are applied and field measurements are made to determine basal area, stocking density, timber volume, and other characteristics of the stand. Stand measurements are made based on representative sampling. Data are collected at numerous locations within a property, usually by a method called variable radius plot sampling. By this method, the image of a tree, when viewed through a calibrated wedge-shaped piece of glass called a prism, allows the forester to select trees to be included in a sample which will be used to represent the stand. Data are

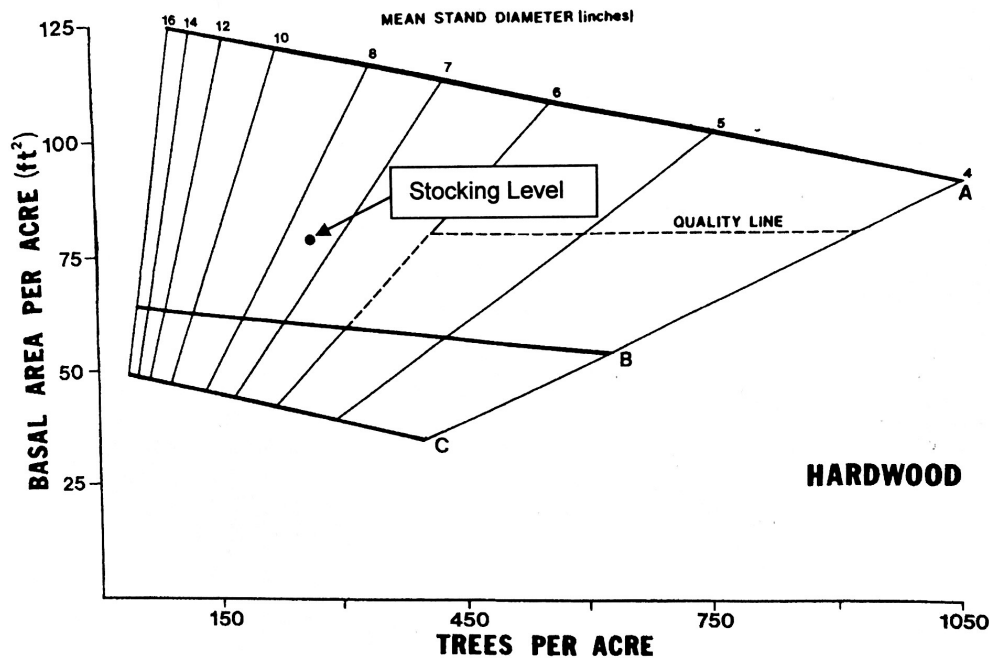
¹ State of Vermont, Department of Forests, Parks, and Recreation, Forest Management Plan Standards

typically processed by a computer program which calculates stocking, timber volume, and species composition.

Basal area is a critical forest measurement. It refers to the cross-sectional surface of the tree stem and is measured in square feet (ft²). For example, a 14" DBH tree has a basal area of 1.07 ft² and an 8" tree has a basal area of 0.35 ft². Most often used on a per acre basis, basal area is an index to stand density. If the stand basal area is low, it means that the site can support more and/or larger trees than it currently does. Conversely, a high density stand contains more trees than is optimal for vigorous growth. The term "stocking" is used to describe the density of a stand given its age and species composition. A stand may be "understocked", "adequately stocked", "fully stocked", "overstocked", etc.

Basal area figures for an adequately stocked stand will vary by stand type. For example, conifers typically grow well in denser clusters due to their narrow conical growing space. As a result, one could expect a fully stocked softwood stand to have a higher basal area than a fully stocked hardwood stand.

Stocking Guides are a graphical representation of the stocking of a stand. Stocking guides have been developed for most major forest types (white pine, northern hardwoods, spruce/fir, etc.) The stocking guide is a basic tool that the forester uses to describe and prescribe management for a stand. An example of a stocking guide is given below:



The stocking guide describes stand density by a point which defines values along the three scales of the guide: *Basal Area* along the vertical axis, *Trees per Acre* along the horizontal axis, and *Mean Stand Diameter* along the diagonal axis at the top of the graph.

In the example above, the point describes a northern hardwood stand with a basal area of 77 ft² per acre, 275 trees per acre and a mean stand diameter of about 7.5".

The stocking guide also defines three stocking levels for the forest type, which are shown as the three lines ending with an A, B, or C at their right end. These lines represent the following stocking levels:

A Line: This is considered full stocking (the average density of undisturbed stands).

B Line: This is considered the minimum density for maximizing growth while maintaining quality.

C Line: This is considered the minimum stocking of a "manageable" stand.

Volume figures are an estimate of the number of board feet of sawlogs and cords of pulpwood contained in a stand. Sawlog specifications are determined by the market, but are, in general, logs sufficiently free of rot and other defects to be sawn into lumber. Pulp (used for making paper) and firewood volumes are found in both large trees of sufficiently poor quality that they are not considered sawlogs and in pole-size trees. When quality is poor, a tree may be a prime candidate for removal in a thinning operation. If sufficient quantities are present, markets exist, and access is reasonable, poor quality trees may be sold for pulp or firewood.

INTRODUCTION TO FOREST MANAGEMENT

IMPLEMENTING OWNERSHIP OBJECTIVES

The management objectives, or goals, of the owner are of the highest importance in the creation of a Forest Management Plan. These objectives should express a landowner's vision for the development of the forest and its resources. They should also reflect the biological capabilities and limitations of the forest. Management objectives may be either general or specific, but they should be realistic and suggest certain courses of action.

Management objectives are often compatible with one another. For instance, a healthy, vigorous forest is usually an aesthetically appealing one. Harvesting techniques can create small openings which will enhance wildlife habitat. Cutting for firewood can remove poor quality trees and allow more growing space for the better quality stems.

However, in certain cases, management objectives are mutually exclusive. For example, sugarbush management is not conducive to producing quality sawlogs as the bole of a good "sugar" tree is limby and supports a long, wide crown. Short-term economic goals may be incompatible with long-term development of the timber resource.

Landowners should become aware of the interrelationship of management objectives. The managing forester may help landowners to evaluate their objectives, steering them toward realistic objectives or away from unrealistic or conflicting ones.

While many different landowner objectives may be achieved through active forest management, production of high quality forest products shall be the primary focus of management efforts on all properties enrolled in Vermont's Use Value Appraisal Program.²

Many factors - biological, natural, and economic - interact to create constraints on the feasibility of forestry activities. The constant fluctuation of these factors may occasionally require that the plan be amended. Barring major disruptions, however, management consistency and continuity are vital

Biological factors may include the ability or inability of forest vegetation to grow on various soils, the presence or absence of insects or disease, the silvics or ecology of individual tree species, occurrence of wildlife species and their populations, and more.

Natural factors include occurrences such as fire, wind storms, ice storms, and weather that prohibit the use of machinery.

Economic factors, including market conditions, current technology, and economies of scale, all play a role in determining what forest practices are the most appropriate.

Forest management is, by nature, a long-term practice as trees are long-lived organisms. It is not uncommon for the intended effects of management activities to be expected to be years or decades in the future. Management directed toward desirable results often requires substantial initial investments of time, effort, and capital. It may also require that

² State of Vermont, Department of Forests, Parks, and Recreation, Forest Management Plan Standards

short-term opportunities be foregone to reap long-term benefits. While the merits of long-term versus short-term management can be argued, it is generally agreed that productivity is optimized under long-term management. It has also been demonstrated that professional planning and supervision of forest management increases economic returns while protecting or enhancing amenities. Professional forest management does this in the short-term as well as over the long-term. While savings from the Use Value Appraisal (UVA) Program are substantial and do provide an incentive for sound forest management, they should not be the sole reason for following recommendations contained in this plan. Rather, management recommendations are based on many factors that optimize economic and biological potentials for the good of the landowner and improvement of the resources.

Because physical and biological factors may affect a forest at any time, and because technology and markets are always changing, it is important to periodically reassess the management plan. The Vermont UVA Program recognizes this need and mandates that plans be updated every ten years. It is prudent to check on the physical condition of the forest and the appropriateness of the plan at least every five years.

SILVICULTURE

Silviculture has been defined by the US Forest Service as the "art, science and practice of establishing, tending, and reproducing forest stands with desired characteristics."

Forest stands and forest management may be described as "even-age" or "uneven-age". Within each category, various silvicultural strategies are appropriate. Stands with one or two distinct age classes are even-aged and stands with three or more age classes are uneven-aged. Management which tends one age class through its life span to maturity, harvest and regeneration, is considered even-age. Management which tends a variety of different age classes within a single stand is considered uneven-age management. A forester prescribes management based on the landowner's objectives and the condition of the forest. It is possible to manage some stands on a forest with even-age techniques and other stands with uneven-age techniques.

Even-age management consists of a variety of techniques which tend a crop of trees of approximately the same age and, when mature, regenerates the stand to desirable species. These techniques include precommercial and intermediate thinnings in immature stands, and shelterwood, strip cutting, patchcutting, and clearcutting to regenerate mature stands.

Uneven-age management consists of techniques which tend and manipulate several different age classes within the same stand. A stand might contain seedlings, saplings, small poles, and sawtimber, either individually or in small groups of trees. In most cases, uneven-age management will manipulate these age classes to allocate an equal amount of growing space to each age class. A measurement called the Q factor describes the proportional amounts of small trees and large trees in an uneven-age stand. Uneven age techniques include both single-tree and group selection harvests. Group selections are a regeneration technique. This type of management (once fully implemented) will allow a harvest every 15-20 years and assures that there is always tree cover on all acres.

In general, uneven-age management tends to appeal to owners of small private forests because it is perceived to be less aesthetically disruptive. However, even-age techniques may be more appropriate in some situations: in existing even-age stands, on poor sites, in areas prone to wind damage, or in low quality stands. In addition, even-age management can be implemented with a high degree of attention to aesthetic objectives. Even-age stands may be converted to a balanced uneven-age stand structure, but this may take several cutting cycles (30-45 years or longer).

USE VALUE APPRAISAL

Vermont's Use Value Appraisal (UVA), or "Current Use", program is a state program providing abatement of local property taxes in exchange for a commitment by the landowner to manage his or her land for productive forestry and/or agriculture.

The program is available to owners of eligible parcels (25 acres or greater, though 2 acres surrounding dwellings are ineligible). The Current Use Advisory Board sets a taxable value, for local property tax purposes for each tax year (April 1 through March 31). For the 2024 tax year, these values are \$187 per acre for forestland and \$456 per acre for agricultural land.

The program also places a lien in the town records, assessing a "land use change tax", or penalty, if the property, or portions of it, are developed or removed from the program. "Development" is defined in three ways: subdividing the property into unenrollable lots, constructing houses or other non agricultural structures, or harvesting timber in a way which is in conflict with the plan. The penalty is currently 10% of the fair market value of the developed land. Fair market value is interpreted to be the town's assessed value of the developed property.

The program requires that a Forest Management Plan be prepared, approved by the County Forester, and updated every 10 years. As landowners' objectives change, and as unexpected events occur, amendments to the Management Plan are acceptable, once approved by the County Forester. The landowner must also submit a Forest Management Activity Report (FMAR) to the County Forester (in years in which any forestry activity occurs on the land) and allow State inspections of the land to insure compliance.

The landowner is responsible for implementing the activities in the Forest Management Plan as approved by the County Forester. If, upon inspection by the County Forester, it is determined that stands are cut contrary to the management plan, the property may be removed from the program for a period of five tax years and the "land use change tax" may be assessed. If a landowner fails to make a prescribed harvest within the allowed period (three years on either side of the scheduled date), an amendment must be submitted or an extra year may be granted. If the activity is not completed within the one-year extension, the property may be removed from the program for at least one year. It is strongly recommended that a forester administers the implementation of the Management Plan. For additional information, see *Use Value Appraisal of Forestland in Vermont*, published by the Vermont Department of Forests, Parks, and Recreation, and available from F&W Forestry, or call Vermont Property Valuation and Review at (802) 828-5861.

WATER QUALITY PROTECTION

The State of Vermont seeks to improve the quality of its waters and protect them from risks such as sedimentation and other pollution. Typically, if water quality degradation occurs on a harvesting operation, it is likely to occur as a result of sedimentation from roads, skid trails, or landings. Another detriment to water quality is an increase in temperature which can disrupt the biology of a stream or other water body. Vermont has developed a set of *Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont (AMPs)* to protect the waters of the state from these risks.

The AMPs are enforced by the state and have the force of law. Penalties can be costly if there is a discharge of sediment into a stream and AMPs were not in place. Violations of the AMPs also jeopardize enrollment in the Use Value Appraisal Program. Use Value Appraisal rules state "It is the obligation of the landowner to ensure that significant soil erosion and/or stream sedimentation does not occur on any lands enrolled in the Use Value Appraisal program". Appropriate preventative soil erosion and stream pollution control practices, as outlined in the publication entitled *Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont* or a successor publication, shall be employed to the maximum practicable extent on all enrolled parcels.

F&W Forestry has a water quality protection policy and water quality protection guidelines that provide our foresters with the field tools to designate stream types and to protect them through the appropriate design of skid trails and truck roads. F&W's policies and guidelines allow for the delineation of Stream Management Zones (SMZs), or buffers, that are in compliance with, and often exceed the requirements of AMPs.

GENERAL DESCRIPTION OF THE FOREST

OWNERSHIP OBJECTIVES

The management of Zaun Forest will be guided by the following objectives:

- to produce high-quality forest products;
- to maintain a healthy and productive forest;
- to be a good land steward;
- to maintain the recreational resources of the forest;
- to maintain and enhance the wildlife habitat on the property.

LOCATION, ACREAGE & USE VALUE APPRAISAL ENROLLMENT

The Zaun property consists of 935 town-listed acres of wooded and open land in Granby, Essex County, Vermont. It lies at the terminus of the Class IV section of Mud Pond Bypass Road, approximately 2 miles north of the town of Granby.

The property's enrollment in the Use Value Appraisal (UVA), or "Current Use", program will be maintained with this management plan. Enrollment consists of 917.7 acres of productive forestland, 12.5 acres of non-productive forestland (wetland, open water, and a small gravel pit), and 0.9 acres of open land. 4.0 acres are excluded from UVA for two 2-acre camp sites.

UVA enrollment resulted in an estimated tax savings of **\$3,785** for the 2024 tax year.

The Current Use Program requires the landowner to have and follow a Forest Management Plan. The plan is to be updated on a 10-year cycle. This plan will need to be updated by April 1, 2035.

LAND FEATURES

The Zaun property lies on moderate to steep topography in the Northern Vermont Piedmont biophysical region of Vermont, in the "Northeast Kingdom" region of the state. The area is hilly, with the property situated around Nurse Mountain and consisting of one primary summit that forms a ridge with three additional ancillary summits. Slopes are most gentle to the south, descending to the gravel pit, to the southeast where an old county road cuts through the tract, and to the northwest above where the two landings are located. Slopes are steepest near the summit of Nurse Mountain, particularly along south faces.

Soil quality is generally good. Much of the forest lies atop moderately deep and well-drained Tunbridge-Lyman complex soils which are well suited to the species present. American beech and sugar maple in particular prefer well-drained and moist soils that are slightly acidic. Soils are poorest along the rocky summits and steep slopes of the property, where the greatest concentrations of softwood species may be found. These soils are well-drained as well, but stony and erosive.

Aspect is generally to the south and east. Elevation ranges from 2,280' ASL (above sea level) at the primary summit of Nurse Mountain to 1,580' ASL at the base of the property near the gravel pit. A USGS topographical map, with the property boundary delineated on it, can be found in the *Maps* section of this management plan.

FOREST DESCRIPTION & HISTORY

Zaun Forest is a diverse, primarily northern hardwood forest, dominated by sugar maple (which comprises an estimated 34% of the total tract basal area), American beech (29%), and yellow birch (15%), which together account for 78% of the total basal area. Other associated species include red spruce (9%), red maple (5%), balsam fir (3%), striped maple (2%), black cherry (1%), paper birch (1%) and eastern hemlock (1%).

Overall, Zaun Forest is currently adequately stocked and in adequate condition. Some stands have a high proportion of unacceptable growing stock (UGS), and some stands either have areas of low stocking or are entirely understocked. Stands with a high percentage of UGS will benefit from even-aged management practices such as patch cuts targeted at removing the UGS and regenerating these patches with better-quality stems.

Most of Zaun Forest was likely cleared during the 1800s, but it is likely that at least a portion of the parcel remained wooded to some degree. Lower-elevation or level areas would have been cleared for pasture, while summit areas with poor soils were likely timbered but never pastured.

This parcel has a long history of ownership for the purpose of producing forest products. Evidence of harvesting over 30 years ago is still visible today. This harvesting was done by Champion International, who harvested the property rather heavily and left residual stands with a high proportion of unacceptable growing stock. The current owners purchased the property in 2005 and have logged different areas from 2005 to the present. This harvesting was on a smaller scale and focused on removing poor-quality timber for firewood using even-aged techniques such as small patch cuts.

CONSERVATION EASEMENT

The entirety of Zaun Forest, 935 Grand List acres, is encumbered under a Forest Legacy Easement held by the State of Vermont Department of Forests, Parks and Recreation (FPR). This easement guides management in this section of the forest regarding the protection of sensitive areas, rare, threatened and endangered species, the ongoing sustainable management of timber resources, recreation and public access to the property, subdivision and development, and a variety of other topics. Acreage excluded from UVA enrollment is still encumbered by the terms of the easement and must thus still follow easement terms.

A Stewardship Plan, which more specifically details forest management restrictions on the property, is required under the terms of this easement. This plan meets the requirement for a stewardship plan as described in the easement. The easement has been included in the Appendix of this management plan, and management prescriptions in this plan conform to the requirements of the easement.

Other Plan Elements (as stipulated by the Forest Stewardship Program Plan Elements Version 12/15/2015)

Soils: The use of this property for sustainable timber yields should have little to no effect on forest soils. Skid trails and access roads will be maintained in compliance with Vermont AMPs. Restrictions on land management roads and skid trails will be adhered to as described in the conservation easement.

Cabins: The two 2-acre areas excluded from UVA enrollment for camp sites will remain in conformance with the stipulations of the easement, and will not host camp buildings beyond two cabins. These structures must be no larger than 20' x 30', no taller than one story, contain a porch, no plumbing, and approved for construction by the easement grantee. Should any such structures be planned, FPR will require:

- A description of the construction location
- The approximate area of impact around the build sites
- The intended usage of the cabins (short-term public lease only)
- A map containing a symbol directly corresponding to the structures' planned locations
- FPR review to ensure building conformance with easement stipulations

The two-acre exclusions were delineated prior to F&W Forestry's management of the property, and thus are assumed to be the sites for any future cabins, though no permanent structures were observed in these areas during the 2025 field inventory. The landowners thus must make sure to communicate with FPR should any plans be undertaken to build cabins on either of the two excluded zones.

Structures and Equipment: A warming hut is located in the southern portion of Stand 11, around 130 feet away from the lower exclusion. This hut, roughly 6x15 feet in dimension, is a stationary, single-floor structure. It appears to have a wood stove as its main heat source. As it is not currently in any unenrolled acreage, the landowner may choose to move or possibly remove the structure in the event of a harvest operation.

The structure is intended to facilitate forest management as per Section III.8 of the easement agreement, which stipulates that such structures are acceptable provided they are intended for functional support of forest management activities. The landowner actively manages the portion of forest where the structure is located and logging activity in winter, when the ground is sufficiently frozen, requires warming resources which this hut structure may provide.

Harvests: Relevant authorities will be notified via written notification no later than 15 days prior to any harvest activity commencing in the easement area. Exceptions to this rule are granted for:

- Thinning of forest stands without commercial sale of harvested products
- Any harvest involving less than 10 acres of coverage and/or less than 8.0 MBF or 25 cords of wood removed.

Water: The use of this property for sustainable timber yields should have little to no effect on water quality. Trails and roads will be maintained in compliance with Vermont AMPs.

Biodiversity: Forest structure and wildlife diversity will be enhanced by the silvicultural practices prescribed in the management plan. Management has been prescribed for five of the twelve forest stands on the property. Four stands will be treated with patch cuts ranging from 1-2 acres, and one stand will be thinned. In particular, the small patch cuts will likely regenerate with mid-tolerant species, but it is likely that some shade intolerant species will regenerate as well. There will be no thinning between the patch cuts. Edge habitat will be created along the boundaries of the patch cuts, and the regenerating patches will stimulate browse which will serve as a food source as well as nesting and protective habitat for many species of wildlife.

Range: Not applicable to this forest.

Agroforestry: Not applicable to this forest.

Forest Health: Forest health will be monitored by the landowner, and occasionally by the consulting forester. If any significant forest health issues are identified, an appropriate response will be developed by the consulting forester.

Aesthetics: Patch cuts ranging from 1-2 acres are prescribed in four stands during this management period. The size of the patch cuts is on the lower end of the size range. The patch cuts will be primarily located in areas of poor-quality hardwoods and, in some cases, where the timber was heavily impacted by the 1998 ice storm. Since aesthetics is an appreciation of beauty, it is debatable what effect the patch cuts will have on aesthetics since all of the patch cuts will be located in areas that were previously cutover somewhat heavily during a time of industrial ownership. Even if the patch cuts are judged to have a negative impact on aesthetics, the patch cuts will have a positive impact on structural diversity, tree species diversity, and wildlife habitat.

Desired Timber Species: Northern hardwood species such as sugar maple and yellow birch will be favored, along with inclusions of red spruce. Two of the twelve forest stands on the property are mixedwood, and no activity is prescribed during the next ten years for either of the mixedwood stands. Many of the hardwood stands have a high proportion of poor-quality beech, and patch cuts will be located in these areas to decrease the proportion of beech and regenerate these areas with better-quality hardwoods.

Recreation: Per the easement, the property is open for non-motorized, dispersed public use such as birdwatching, hiking, and hunting. A gate close to the southern property boundary restricts public motorized vehicles.

Stream Buffers: Per the easement, harvesting within fifty (50) feet of any wetland buffer or of the banks/shores of streams, rivers and ponds depicted as wetland areas on the Forest Stand Map must be explained in the Forest Management Plan and approved by the Grantee.

In this management plan, no harvesting is prescribed within 50' of any stream or wetland depicted on the Forest Stand Map.

Conservation-based estate/legacy planning information: This property is conserved in perpetuity as a working forest by a Forest Legacy Conservation Easement.

Fire: Fire is a low risk in this forest, and no management is prescribed to address fire-related issues.

Carbon Sequestration and Climate Resilience: Key features of the management of this forest are well-aligned with management practices recommended for resilience to and adaptation for climate change. These include:

- Maintaining a continuous forest resource.
- Maintaining forest carbon storage and climate resilience, to be achieved by growing high-quality timber to mature diameters and maintaining species and age class diversity.
- Maintenance of high-elevation areas in their current state. These areas may serve as climate change refugia.
- Protection of habitat for RTE species if discovered on the property, mostly through avoidance.
- Adherence to Vermont Acceptable Management Practices which should provide resilience to increased rainfall and water flow.
- Frequent monitoring for forest health issues
- Frequent monitoring may also help to identify invasive species (if they arrive on the forest) at an early stage and initiate control before populations become well established.

Forests of Recognized Importance (FORI): There are no FORI on this property.

CULTURAL RESOURCES

Cultural resources consist of the evidence of past human land use, such as stone walls, foundations and wells. Cultural resources may also include the assemblage of plants which are often found associated with land use history, such as lilacs, apple trees and white cedar, all of which were commonly planted in and around farmsteads.

No cultural resources were observed in Zaun Forest during the 2024 field inventory. If found, all significant cultural resources should be avoided during harvesting. A 50-foot "No Cut" buffer and equipment exclusion zone should be maintained around any foundations or cellar holes. Stone walls should be avoided where possible. If a stone wall must be crossed, the number of crossings should be minimized and existing openings should be used whenever possible.

ROADS, INTERNAL ACCESS & MAINTENANCE NEEDS

Access to the property for forest management has been reasonably well developed. A gravel road runs from the gate at the southern boundary in a four-mile loop around the summit of Nurse Mountain. This road has been upgraded such that large machines may easily access and use it. Numerous old skid trails are present throughout the tract all connected to the main access road.

As per Section III.5, 6 and 8 of the Forest Legacy Easement, the landowner retains the right to construct temporary forestry structures, facilities, drives, and utilities with prior approval from FPR.

The topography of the tract does not unduly limit logging operations. Slopes are operable throughout, though some areas near the summit of Nurse Mountain are steep and rocky. Skidding may be uphill in some areas to the north, but all other areas have mostly downhill skidding. Isolated areas are wet and/or poorly drained. Class 2 wetlands to the southwest of the property will not limit silvicultural operations, but will limit road construction nearby. These wetlands are found at the southeastern "toe" of the slopes of Nurse Mountain.

BOUNDARY LINES & MAINTENANCE NEEDS

The boundary lines of Zaun Forest are of inconsistent quality. Some boundary lines have been painted and flagged within the last ten years, but apparently by abutting landowners. Other lines of Zaun Forest have been flagged but not painted, blazed but neither flagged nor painted, or become indecipherable altogether, particularly to the west of the tract. The same applies to corner monumentation; several corners visited in the north of the property could not be located. It is recommended that the landowners consider re-painting the boundary lines at some point within the next 10-year management period. A surveyor may be required to re-establish some of the boundary lines and property corners.

Knowing the location of a forest is a fundamental step to forest management. Boundaries serve to protect landowners on both sides of the line. Mutual agreement regarding the location of the lines, and clear marking, will prevent misunderstandings and conflict between neighbors.

Boundary lines may deteriorate beyond recognition if not maintained. Some states require that boundary lines be located and marked, and/or receive periodic maintenance, before timber is harvested. Vermont requires that the boundaries of any harvest area be clearly marked on the ground.

Boundary lines are typically marked with axe blazes on trees. Blazes are coated with durable paint to ensure visibility. Only a licensed surveyor can create, or "monument" a line, but a landowner may maintain monumentation once it has been established, including clearing brush and re-painting blazes.

It is recommended that the condition of boundary lines be assessed every 5 years. Blazed and painted lines will likely need maintenance every 10 to 15 years. Blazes may survive longer in a mature and undisturbed forest, but may be difficult to locate after just 10 years in a young forest (where the trees are growing vigorously) or when there has been significant management activity.

INVASIVE SPECIES & MANAGEMENT NEEDS

No invasive species were noted in Zaun Forest during the 2024 inventory. However, further monitoring is strongly recommended.

WILDLIFE HABITAT

The Zaun property contains the following notable habitat features: snags and cavity trees, forest openings, and hard and soft mast trees. Forested wetlands and seepages are also present on the property and are discussed in full in the *Riparian Areas, Streams & Wetlands* section of the plan below.

No portion of this property has been identified by the State of Vermont as "significant." Substantial sign of wildlife was noted in Zaun Forest during the 2024 inventory: ruffed grouse were flushed in a number of locations, most likely migrating into the forest from alder swamps to the south; white-tailed deer were spotted several times; striped maple regeneration was often seen to have been grazed by moose; and some beech trees bore claw marks from black bears. As much of the forest is either regenerating, edge habitat, or near to such areas, wildlife diversity is to be expected.

Snags and cavity trees are common throughout the Zaun property. These include large-diameter, old-field hardwoods and 6" to 12"-diameter softwoods which have died or have low vigor from competition with more vigorous trees. The larger cavity trees provide habitat for mammals such as porcupine and fisher. They also provide nesting and roosting habitat for larger birds such as owls, hawks and pileated woodpeckers. The smaller trees provide habitat for small mammals and cavity-nesting birds such as nuthatches.

Cavities are often excavated by woodpeckers such as the hairy woodpecker. Once cavities have been excavated and then depleted of their food source, secondary excavators move in and build nests within the cavities. Secondary excavators include birds such as the black-capped chickadee, red and white-breasted nuthatches, eastern bluebird, winter wren, and tufted titmouse. Standing dead trees, or "snags", also support a wide variety of invertebrates and fungi that are essential to biological diversity.

Forest openings, fields and field edges are valuable to a variety of wildlife species. Shrub and herbaceous vegetation found within these areas are an important spring and summer food source for grazers such as deer. These areas tend to harbor higher populations of insects than surrounding forested areas. This, in turn, provides important feeding areas for various species of bats, and provides important brooding areas for grouse and turkeys. Raptors, fox, coyotes and other predators are drawn to these openings because of their increased population of rodents and other prey. In Zaun Forest, forest openings are limited to several log landings.

Hard and soft mast trees are found throughout the property and are essential to wildlife management. Mast is the seed and fruit produced by trees and shrubs, and is a critical food source for many species of wildlife.

Hard mast generally possesses a hard exterior, and consists of hard-shelled seeds and nuts. Important species producing hard mast include beech, oaks, maples, pines, ashes and hazelnuts. Hard mast is high in carbohydrates, fat and protein, and serves as an important source of food during the fall and winter. Numerous species of wildlife, such as black bears and white-tailed deer, depend on hard mast to prepare for the long winters in northern New England.

Soft mast is generally soft and fleshy, and consists of berries, pomes, drupes and catkins. Important species producing soft mast include apples, hawthorns, cherries, viburnums, serviceberries, raspberries, blackberries, blueberries, cranberries, hophornbeam, birches and aspens. Soft mast is generally low in fat and protein, yet provides high energy in the form of sugars and carbohydrates, and is usually available throughout the summer and fall. Soft mast is a staple of many wildlife species including migratory birds, grouse, turkey, small mammals, black bear, deer and fox. Numerous species of song birds depend on soft mast to prepare for fall migration to warmer climates. In order to maintain their productivity,

soft mast trees, such as apple trees, should be released from all over-topping competition and periodically pruned of dead and diseased wood.

RARE, THREATENED OR ENDANGERED SPECIES

According to information provided by the Non-Game and Natural Heritage Program of the Vermont Department of Fish and Wildlife, there is no record of rare, threatened or endangered species or critical natural communities occurring within Zaun Forest. These findings were confirmed during the 2024 field inventory.

If rare, threatened or endangered species are located on the property, their locations should be mapped and management strategies developed using sound science and best management practices. The Non-Game and Natural Heritage Program, Nature Serve, and The Nature Conservancy may be consulted when such strategies are unclear.

RIPARIAN AREAS, STREAMS & WETLANDS

Riparian areas, streams, and wetlands within the forest will be protected by implementation of water quality protection policies, Vermont's Acceptable Management Practices, and the Forest Legacy Easement's delineated surface water buffer zones.

Wet areas in Zaun Forest are primarily in the southern half of the property, as drainage on the property flows generally south. Appleton Brook flows across the far northwest corner of the property and then curves around to cross the southwest corner. Three small tributaries of an unnamed brook flow south along the eastern boundary of the property through the wetland areas near the gravel pit and off the property into Mud Pond. In the wetland complex, beaver activity has converted some areas into small ponds.

Riparian habitat serves as a travel corridor and water supply for numerous species and provides a food source for predators of amphibians, invertebrates and fish. Snags in the surrounding area provide perches for predators and critical nesting sites for birds and small mammals. These natural resources not only provide habitat for herbaceous plants and invertebrates, but they also are an important source of drinking water for numerous animals and birds. Riparian areas are sensitive to disturbances created by harvesting equipment and can easily be degraded if not adequately protected.

Forested wetlands are located in the southeastern portion of the property: these wetlands have developed naturally, but appear to have been expanded due to beaver activity, as at least one of the small ponds that feed these wetlands was dammed. This natural resource not only provides habitat, but is also a source of drinking water for numerous animals and birds. Wetlands are important for a number of reasons, including mitigating the effects of flood waters, absorbing toxins and heavy metals, and acting as a carbon sink. Wetlands are protected under federal law, but they are becoming increasingly rare as human development spreads. Wetlands are usually a year-round supply of water that provide habitat for mammals, birds, amphibians and aquatic invertebrates. Likely inhabitants and visitors include an assortment of song birds, turtles, frogs, salamanders and numerous mammals.

Seepages are found throughout the property in low-lying areas, and commonly have the most diverse herbaceous communities as compared to other terrestrial ecosystems. These

are areas where ground water has reached the surface, and can often be the beginning of streams. Seepages tend not to freeze during the winter months and maintain lower snow depths than surrounding areas due to a high water table. This allows for seepages to serve as important feeding sites for turkey and other ground feeders during periods of deep snow. In addition, these areas usually support the early spring growth of herbaceous plants when food supplies are scarce. This is often an important source of food for black bears emerging from hibernation. Seepages generally contain wet soils year 'round, and are sensitive to soil compaction by heavy equipment.

RECREATION & AESTHETIC VALUES

The property is open for non-motorized, dispersed public use such as birdwatching, hiking and hunting, as required by the easement. A gate close to the southern property boundary restricts public access for motorized vehicles. No recreational trails or designated corridors have been proposed for installation in Zaun Forest: should any such trails be planned within the next ten-year management period, an amendment to the forest management plan will be required prior to installation.

For many landowners, the appearance of their forest is an important aspect of forest management and forest ownership. In some cases, the aesthetics of the forest contribute substantially to the owners' enjoyment of their land. Careful planning and implementation of projects can make a positive impact on aesthetics. For instance, landing and trail restoration (after harvesting is complete) is usually an important aspect of managing aesthetics. The type of harvest, the distribution of residual trees, and how branches and other slash are treated, all contribute to the appearance of a harvest, and are often key points for harvest planning.

Other practices which may have an impact on aesthetics include the following: Interesting natural features (such as unique trees or shrubs, rock outcroppings or waterfalls) or cultural resources (such as stone walls or sugar houses) can be preserved in their natural state, and views to those features can be opened through harvesting. Trails may be located so as to allow viewing of these areas without negatively impacting them. Consideration may also be given to the view of the property from a distance, and harvesting may be modified to avoid or mitigate any adverse impacts at the landscape scale.

STAND DESCRIPTIONS & MANAGEMENT PRESCRIPTIONS

Note on stand numeration: Stand 1 has been merged with the larger Stand 3 because it was deemed too small to merit its own stand. All other stand numbers have been retained so as to preserve continuity of management with previous plans.

STAND 2

116.6 ACRES (by map measurement)

TYPE

Northern Hardwood Large Poletimber (NH3B)

SAMPLING METHOD

Variable Radius (prism) Sampling: BAF 10

Number of Plots for this Stand: 12

Data Collected: November, 2024

STAND DATA

Natural Community Designation: Northern Hardwood Forest

Quadratic Stand Diameter: 7.5"

Total Basal Area/Acre (BA): 76 ft²

Acceptable Growing Stock Basal Area/Acre: 51 ft²

Current Volume/Acre: 1.8 MBF and 9.6 cords

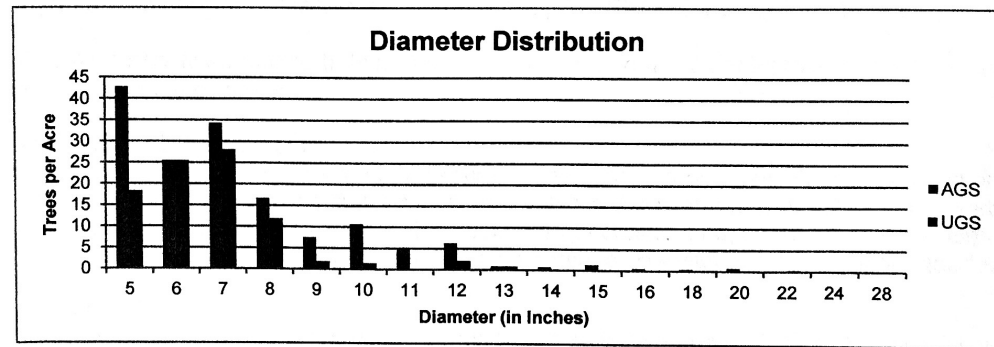
MANAGEMENT

Age Class Distribution: Even (Two-Aged)

Target Age Class Distribution: Even

Rotation Age: 120 years

Estimated Current Age: 20-30, 60-80 years



Insects or Disease: Beech bark disease

Desired Products: High-quality sawtimber and veneer, firewood

Access Distance (to likely landing location): 0' – 3,000'

SITE CHARACTERISTICS

Site Class: 2 (field verification)

Soil Type: Tunbridge-Lyman complex, Cabot-Colonel complex

MANAGEMENT STRATEGY

Stand 2 will be managed for high-quality timber production, aesthetics and wildlife habitat. Over the long term, sugar maple and yellow birch will be favored. The stand is dominated by large poletimber trees, with a smattering of mature residual sawtimber. During this management period, even-age management techniques will be used to regenerate portions of the stand using patch cuts.

STAND DESCRIPTION

Stand 2 is currently dominated by American beech (comprising an estimated 42% of the total stand basal area), sugar maple (34%) and yellow birch (12%). Other associated species include red spruce (9%), striped maple (2%) and balsam fir (1%). This is an adequately stocked, large poletimber-size stand. Hardwood tree quality is generally poor.

HISTORY

The most recent harvest occurred in approximately 2004 on the west side of the access road and in approximately 2009 on the east side of the access road.

REGENERATION

Advanced seedling and sapling regeneration is present in a patchy distribution in Stand 2. Northern hardwood species are the most commonly regenerating species, in particular beech, which comprises over half of the northern hardwood regeneration. Minority communities of striped maple and spruce/fir may be found periodically. Advanced regeneration is currently estimated at 1,100 beech stems per acre, 1,000 northern hardwood stems/acre, 875 striped maple stems/acre and 170 spruce/fir stems/acre.

FOREST HEALTH

Practically all of the beech are infected with beech bark disease. The stand was heavily damaged by the 1998 ice storm.

HABITAT

There are no habitats classified as "significant" by the State of Vermont in Stand 2.

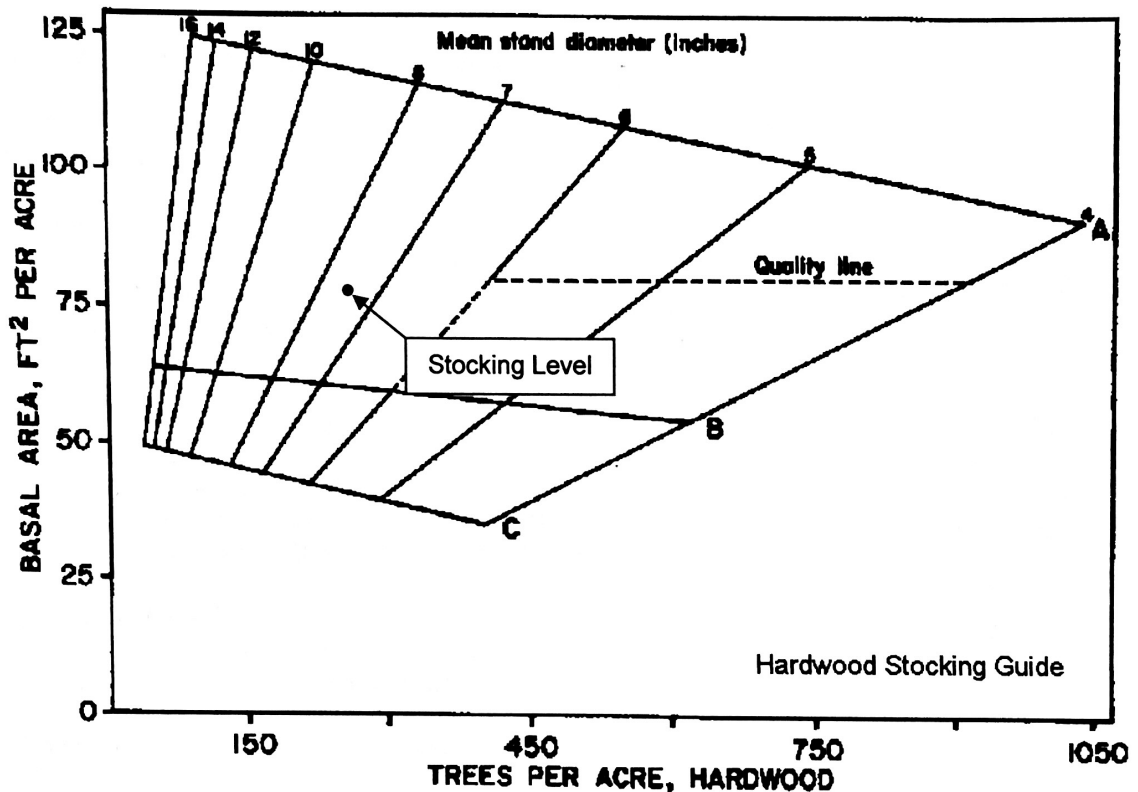
This area serves as upland habitat and contains occasional cavity trees/snags, seeps, and hard and soft mast trees.

ACCESS & OPERABILITY

Access to Stand 2 will be via the main access road of the property which bisects the stand. There are two landing areas in the stand, one uphill in the center and one downhill towards the southern boundary of the stand. Operability is not constrained, but much of the skidding will be slightly uphill. Soils are somewhat poorly drained so winter logging is recommended.

STOCKING

Total stocking (the "crowdedness" of the trees) is between the B and A Lines of the Hardwood Stocking Guide. This density is within the optimum range for individual tree and stand growth (the trees of the stand are currently sufficiently well spaced to efficiently use the resources of the site). At this density, the growth rate of the dominant trees is good to excellent, that of the intermediate trees is good, and mortality due to crowding is low. The stocking level is displayed graphically on the stocking guide below.



Source: Leak, Solomon and DeBald, *Silvicultural Guide for Northern Hardwood Types in the Northeast (revised)*, USDA Forest Service Research Paper NE-603, 1987

INVASIVE SPECIES

No invasive species were noted in this stand during the inventory, though continued monitoring is encouraged.

SCHEDULED TREATMENT

A patch cut harvest is scheduled in 2028. Approximately 25% of the stand area, or 29 acres, should be patch clearcut during this management period. The patches should range in size from 1 to 2 acres, and should be located where tree quality and vigor are poor. Patches should be cleared with all stems severed unless specific residuals are identified for retention, such as mature and vigorous seed-bearing sugar maple or yellow birch trees along patch edges. A set distance will be pre-determined between patches to avoid overlap, corresponding directly with the size of the patch (i.e. a two-acre patch will be spaced two acres apart from any other given patch, unless operability constraints make this impracticable). The landowner will perform this work, and the harvest may occur sporadically throughout this management period.

Scheduled Date: 2028

SPECIAL CONSIDERATIONS

There is a mapped stream in Stand 2. No patch cuts should be located within 50' of the stream bank.

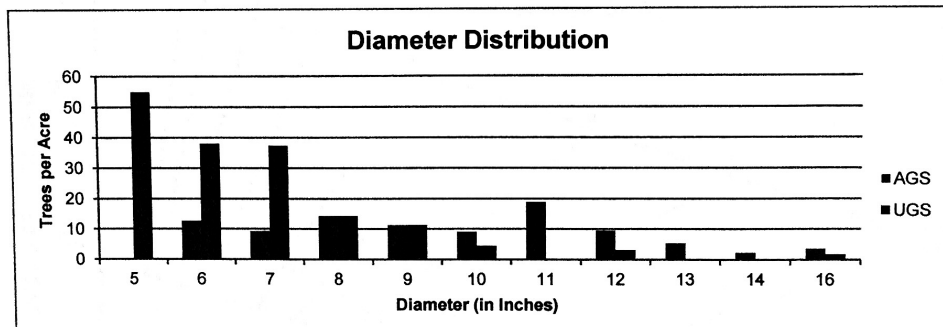
STAND 3
36.4 ACRES (by map measurement)

TYPE
Mixedwood Large Poletimber (MW3C)

SAMPLING METHOD
Variable Radius (prism) Sampling: BAF 10
Number of Plots for this Stand: 4
Data Collected: November, 2024

STAND DATA
Natural Community Designation: Northern Hardwood Forest
Quadratic Stand Diameter: 8.1"
Total Basal Area/Acre (BA): 95 ft²
Acceptable Growing Stock Basal Area/Acre: 53 ft²
Current Volume/Acre: 3.8 MBF and 11.3 cords

MANAGEMENT
Age Class Distribution: Even (Two-Aged)
Target Age Class Distribution: Even
Rotation Age: 100+ years
Estimated Current Age: 20-30, 60-80 years



Insects or Disease: Beech bark disease
Desired Products: High-quality sawtimber and veneer, firewood
Access Distance (to likely landing location): 370' – 2,000'

SITE CHARACTERISTICS
Site Class: 2 (field verification)
Soil Type: Cabot Silt Loam, Tunbridge-Lyman complex

MANAGEMENT STRATEGY
Stand 3 will be managed for high-quality timber production, aesthetics and wildlife habitat. Over the long term, sugar maple and yellow birch will be favored. Even-age techniques will be used to tend the trees to maturity, then regenerate the stand to northern hardwoods and red spruce.

STAND DESCRIPTION

Stand 3 is dominated by American beech (29% of the total estimated stand basal area), red spruce (26%), yellow birch (16%), sugar maple (11%) and striped maple (11%). Other associated species include red maple (5%) and balsam fir (2%). This is an adequately-stocked stand in the large poletimber size class. The overstory that remains is mostly UGS beech, but with small concentrations of spruce/fir scattered throughout.

HISTORY

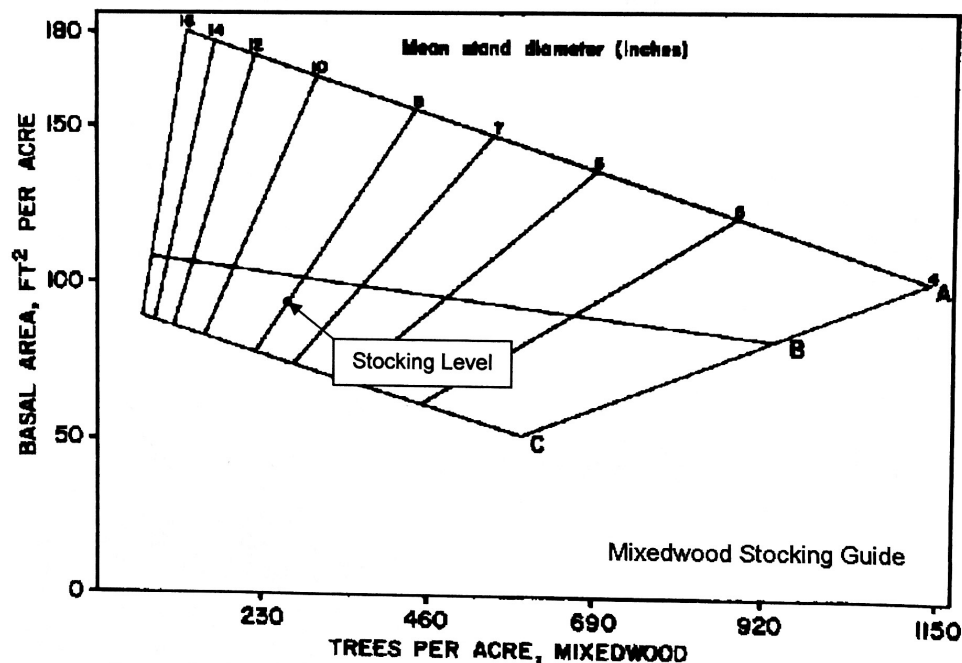
The stand was last harvested in approximately 2009. This stand has been combined with Stand 1 from the 2014 management plan, owing to the small size of the previous Stand 1 and the similarity in species composition, age structure, and so forth between the two.

FOREST HEALTH

Practically all of the beech is infected with beech bark disease.

STOCKING

Total stocking (the "crowdedness" of the trees) is between the C and B Lines of the Mixedwood Stocking Guide. This density is well within the optimum range for individual tree and stand growth (the trees of the site are sufficiently well spaced to efficiently use the resources of the site). At this density, the growth rate of the dominant trees is good to excellent, that of the intermediate trees is good and mortality due to crowding is low. The stocking level is displayed graphically on the stocking guide below.



Source: Leak, Solomon and DeBald, Silvicultural Guide for Northern Hardwood Types in the Northeast (revised), USDA Forest Service Research Paper NE-603, 1987

REGENERATION

Advanced seedling and sapling regeneration is present in an even distribution in Stand 3. Clonal beech regeneration is present in many areas that were previously harvested. Total regeneration is estimated at 1,500 beech stems per acre, 875 spruce/fir stems/acre, 625 northern hardwood stems/acre, and 375 woody interference stems/acre.

INVASIVE SPECIES

No invasive species were noted in this stand during the inventory, though further monitoring is encouraged due to the stand's proximity to the main access road.

HABITAT

There are no habitats classified as "significant" by the State of Vermont in Stand 3.

This area serves as upland habitat and contains occasional cavity trees/snags and hard and soft mast trees.

ACCESS & OPERABILITY

Access to Stand 3 will occur from the landing along the well-established main access road. Operability is good throughout, although much of the stand will require slightly uphill skidding. Soils are somewhat poorly drained so winter harvesting is recommended.

SCHEDULED TREATMENT

No activity is scheduled for Stand 3 during this management period.

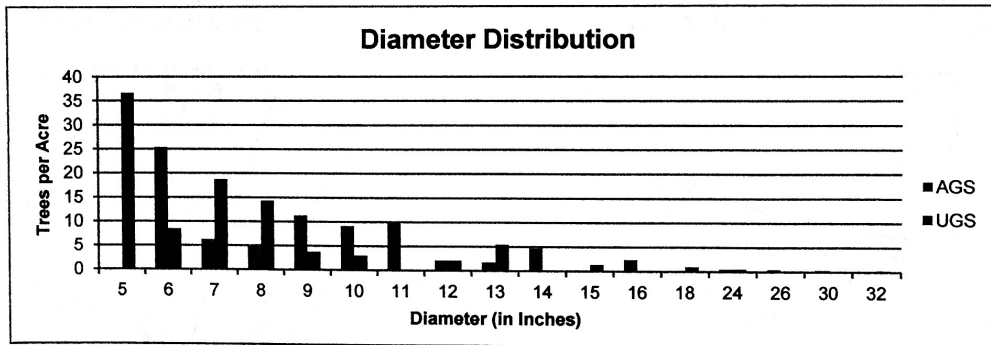
STAND 4
50.6 ACRES (by map measurement)

TYPE
Northern Hardwood Large Poletimber (NH3B)

SAMPLING METHOD
Variable Radius (prism) Sampling: BAF 10
Number of Plots for this Stand: 6
Data Collected: November, 2024

STAND DATA
Natural Community Designation: Northern Hardwood Forest
Quadratic Stand Diameter: 8.9"
Total Basal Area/Acre (BA): 75 ft²
Acceptable Growing Stock Basal Area/Acre: 42 ft²
Current Volume/Acre: 3.1 MBF and 9.4 cords

MANAGEMENT
Age Class Distribution: Even (Two-Aged)
Target Age Class Distribution: Even
Rotation Age: 120 years
Estimated Current Ages: 20-30, 60-80 years



Insects or Disease: Beech bark disease
Desired Products: High-quality sawtimber and veneer
Access Distance (to likely landing location): 750' – 2,500'

SITE CHARACTERISTICS
Site Class: 2 (field verification)
Soil Type: Tunbridge-Lyman complex, Tunbridge-Dixfield-Colonel complex

MANAGEMENT STRATEGY
Stand 4 will be managed for high-quality timber production, aesthetics and wildlife habitat. Over the long term, sugar maple and yellow birch will be favored. During this management period, even-age management techniques will be used to regenerate portions of the stand using patch cuts.

STAND DESCRIPTION

Stand 4 is currently dominated by sugar maple, which comprises an estimated 47% of the total stand basal area. American beech (22%) and yellow birch (16%) are common associates. Other associated species include red spruce (7%), striped maple (4%), red maple (2%) and paper birch (2%). This is an adequately-stocked, large poletimber-size stand with scattered mature sugar maple and other hardwood species. The primary summit of Nurse Mountain is located in the center of the stand, and the northwestern slope of the summit contains a pocket of red spruce poles and small sawtimber.

HISTORY

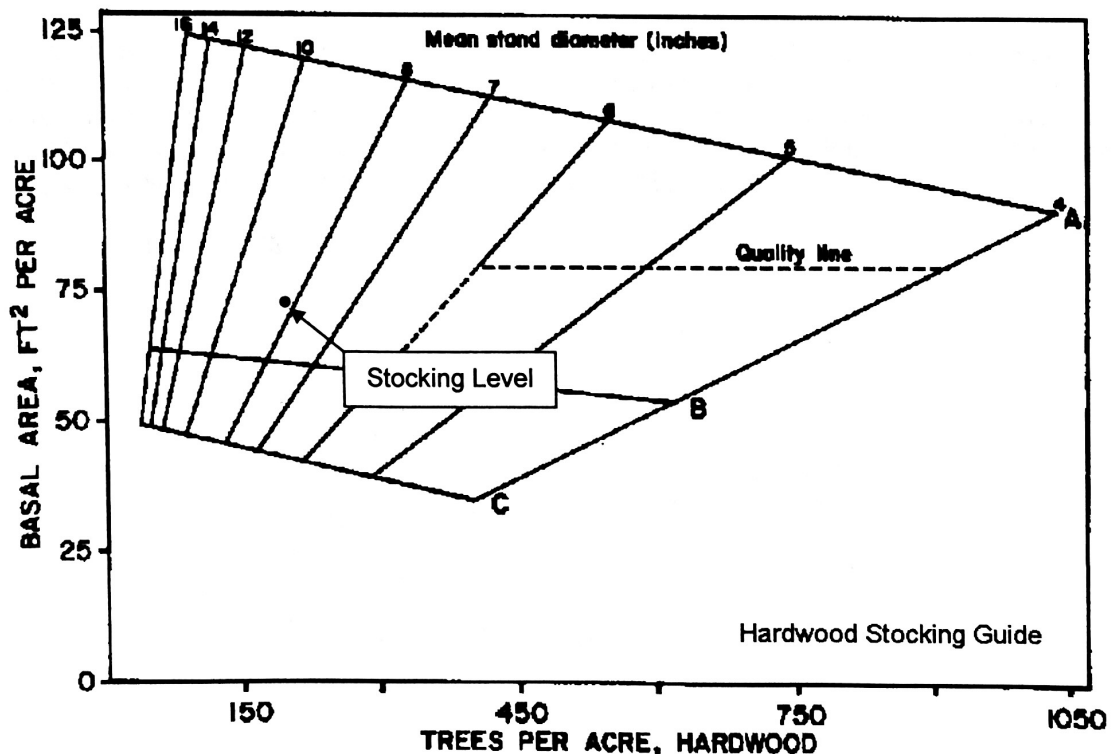
The most recent harvesting consisted of 1 to 2-acre patch cuts initiated in 2022.

REGENERATION

Advanced seedling and sapling regeneration is present in a fairly even distribution. Regeneration is most dense in the western portions of the stand. Estimates for advanced regeneration in Stand 4 are 1,100 beech stems per acre, 1,000 desirable northern hardwood stems/acre, 875 woody interference stems/acre, and 170 spruce/fir stems/acre.

STOCKING

Total stocking (the "crowdedness" of the trees) is between the B and A Lines of the Hardwood Stocking Guide. This density is within the optimum range for individual tree and stand growth (the trees of the stand are sufficiently well-spaced to efficiently use the resources of the site). At this density, the growth rate of the dominant trees is good to excellent, that of the intermediate trees is fair to good and mortality due to crowding is low. The stocking level is displayed graphically on the stocking guide below.



Source: Leak, Solomon and DeBald, Silvicultural Guide for Northern Hardwood Types in the Northeast (revised), USDA Forest Service Research Paper NE-603, 1987

FOREST HEALTH

Practically all of the beech sampled in the stand were affected by beech bark disease. No other forest health issues were noted.

INVASIVE SPECIES

No invasive species were noted in this stand during the inventory, though future monitoring is encouraged.

HABITAT

There are no habitats classified as "significant" by the State of Vermont in Stand 4.

The area serves as upland habitat and contains occasional cavity trees/snags and hard and soft mast trees.

ACCESS & OPERABILITY

Access is downslope through Stand 2 to previously developed landings along the primary access road. Soils are well drained.

SCHEDULED TREATMENT

The patch cut harvest prescribed in the 2014 management plan is ongoing. Approximately one-third of the stand area, or 15 acres, should be patch clearcut over the next 10 years. The harvest goal of 15 acres includes the harvest acreage that was previously harvested from 2002 through December 2024.

The patches should range from 1 to 2 acres in size, and should be located where stand quality and tree vigor are poor. Patches should be cleared with all stems severed unless specific residuals are identified for retention, such as mature and vigorous seed-bearing sugar maple or yellow birch trees along patch edges. A set distance will be pre-determined between patches to avoid overlap, corresponding directly with the size of the patch (i.e. a 2-acre patch will be spaced 2 acres apart from any other given patch, unless operability constraints make this impracticable). The landowner will perform this work, and the harvest may occur sporadically throughout this management period.

Scheduled Date: 2028

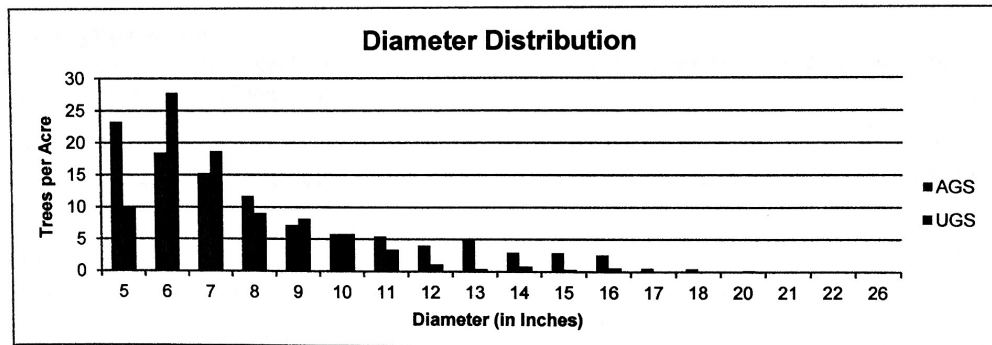
STAND 5
222.0 ACRES (by map measurement)

TYPE
Northern Hardwood Large Poletimber (NH3B)

SAMPLING METHOD
Variable Radius (prism) Sampling: BAF 10
Number of Plots for this Stand: 22
Data Collected: November, 2024

STAND DATA
Natural Community Designation: Northern Hardwood Forest
Quadratic Stand Diameter: 8.4"
Total Basal Area/Acre (BA): 75 ft²
Acceptable Growing Stock Basal Area/Acre: 46 ft²
Current Volume/Acre: 2.8 MBF and 8.3 cords

MANAGEMENT
Age Class Distribution: Even (Two-Aged)
Target Age Class Distribution: Even
Rotation Age: 120 years
Estimated Current Ages: 20-30, 60-80 years



Insects or Disease: Beech bark disease
Desired Products: High-quality sawtimber and veneer
Access Distance (to likely landing location): 250' – 5,000'

SITE CHARACTERISTICS
Site Class: 2 (field verification)
Soil Type: Colonel-Cabot complex. Tunbridge-Colonel-Cabot complex, Tunbridge-Dixfield-Colonel complex

MANAGEMENT STRATEGY

Stand 5 will be managed for high-quality timber production, aesthetics and wildlife habitat. Over the long term, sugar maple and yellow birch will be favored. During this management period, even-age management techniques will be used to regenerate portions of the stand using patch cuts.

STAND DESCRIPTION

Stand 5 is dominated by sugar maple (comprising an estimated 45% of the total stand basal area), American beech (32%) and yellow birch (12%). Other associated species include red spruce (4%), striped maple (2%), red maple (2%), white ash (1%), eastern hemlock (1%) and balsam fir (1%). This is an adequately stocked, large poletimber-sized stand. Timber quality is fair to poor.

HISTORY

The most recent harvesting consists of 1 to 2-acre patch cuts initiated in 2022.

REGENERATION

Advanced seedling and sapling regeneration is present in a patchy and uneven distribution in Stand 5. Woody interference is the most common form of regeneration, usually either clonal beech or striped maple. However, significant patches of northern hardwood and spruce/fir regeneration are also present; it is these communities, in large part, that the current patch cutting is intended to release. Current estimates of regeneration in Stand 5 are 820 beech stems per acre, 635 woody interference stems/acre, 455 northern hardwood stems/acre, and 180 spruce/fir stems/acre.

FOREST HEALTH

Practically all of the beech are affected by beech bark disease. The stand was heavily damaged by the 1998 ice storm.

INVASIVE SPECIES

No invasive species were noted in this stand during the inventory, though further monitoring is encouraged.

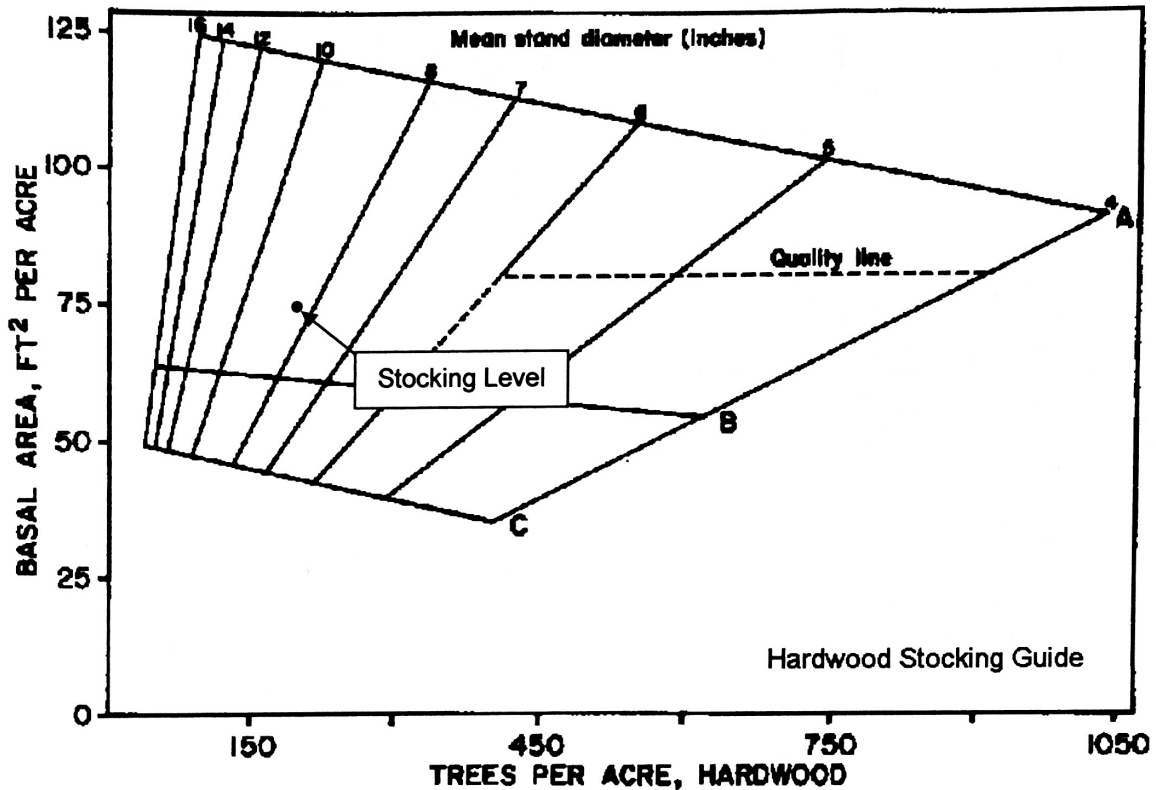
HABITAT

There are no habitats classified as "significant" by the State of Vermont in Stand 5.

The area serves as upland habitat and contains occasional cavity trees/snags and hard and soft mast trees.

STOCKING

Total stocking (the "crowdedness" of the trees) is between the B and A Lines of the Hardwood Stocking Guide. This density is within the optimum range for individual tree and stand growth (the trees of the stand are sufficiently well-spaced to efficiently use the resources of the site). At this density, the growth rate of the dominant trees is good to excellent, that of the intermediate trees is fair to good and mortality due to crowding is low. The stocking level is displayed graphically on the stocking guide below.



Source: Leak, Solomon and DeBald, Silvicultural Guide for Northern Hardwood Types in the Northeast (revised), USDA Forest Service Research Paper NE-603, 1987

ACCESS & OPERABILITY

Access to Stand 5 will be via the main access road, which loops around the summit of Nurse Mountain and runs the length of the stand. The portion of the access road in the western half of the stand has recently been improved, and thus may be muddy under wet conditions. Operability is generally good across the stand as slopes level off to the east, though steeper areas may be found to the north and some skidding may be uphill.

SCHEDULED TREATMENT

The patch cut harvest described in the 2022 amendment is ongoing, and thus the prescription for Stand 5 will be carried forward into this management period. Approximately a third of the stand area, or 75 acres, should be patch clearcut continuing over the next 10 years. The harvest goal of 75 acres includes the harvest acreage that was previously harvested from 2002 through December 2024.

The patches should range from 1 to 2 acres in size, and should be located where stand quality and tree vigor are poor. Patches should be cleared with all stems severed unless specific residuals are identified for retention, such as mature and vigorous seed-bearing sugar maple or yellow birch trees along patch edges. A set distance will be pre-determined between patches to avoid overlap, corresponding directly with the size of the patch (i.e. a 2-acre patch will be spaced 2 acres apart from any other given patch, unless operability constraints make this impracticable). The landowner will perform this work, and the harvest may occur sporadically throughout this management period.

Scheduled Date: 2028

SPECIAL CONSIDERATIONS

There is a mapped stream in the eastern portion of Stand 5. No patch cuts should be located within 50 of the stream bank.

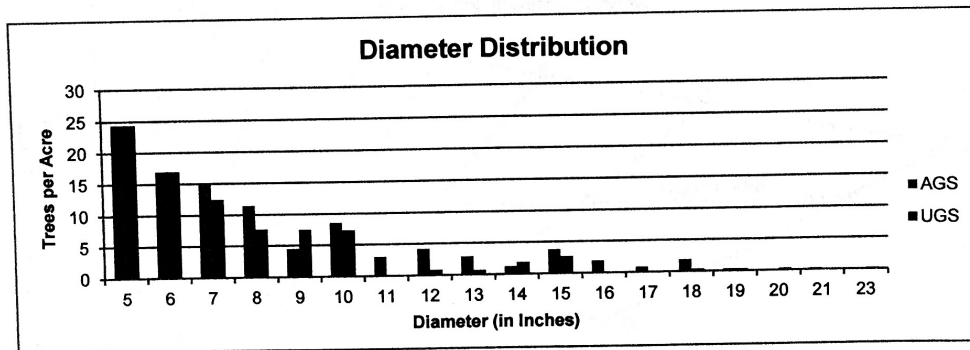
STAND 6
159.6 ACRES (by map measurement)

TYPE
Northern Hardwood Large Poletimber (NH3B)

SAMPLING METHOD
Variable Radius (prism) Sampling: BAF 10
Number of Plots for this Stand: 15
Data Collected: November, 2024

STAND DATA
Natural Community Designation: Northern Hardwood Forest
Quadratic Stand Diameter: 8.5"
Total Basal Area/Acre (BA): 73 ft²
Acceptable Growing Stock Basal Area/Acre: 44 ft²
Current Volume/Acre: 2.7 MBF and 8.8 cords

MANAGEMENT
Age Class Distribution: Even (Two-Aged)
Target Age Class Distribution: Even
Rotation Age: 120 years
Estimated Stand Ages: 20-30 years, 60-80 years



Insects or Disease: Beech bark disease
Desired Products: High-quality sawtimber and veneer
Access Distance (to likely landing location): 1,200' – 5,600'

SITE CHARACTERISTICS
Site Class: 2 (field verification)
Soil Type: Tunbridge-Lyman complex

MANAGEMENT STRATEGY
Stand 6 will be managed for high-quality timber production, aesthetics and wildlife habitat. Over the long term, sugar maple and yellow birch will be favored. Even-age management techniques will be used to tend the stand to maturity and then regenerate it to northern hardwoods.

STAND DESCRIPTION

Stand 6 is dominated by sugar maple (comprising an estimated 40% of the total stand basal area), American beech (32%) and yellow birch (18%). Other associated species include red spruce (4%), black cherry (3%), red maple (2%) and striped maple (1%). This is an adequately-stocked, large poletimber-sized stand. Timber quality is poor to fair.

HISTORY

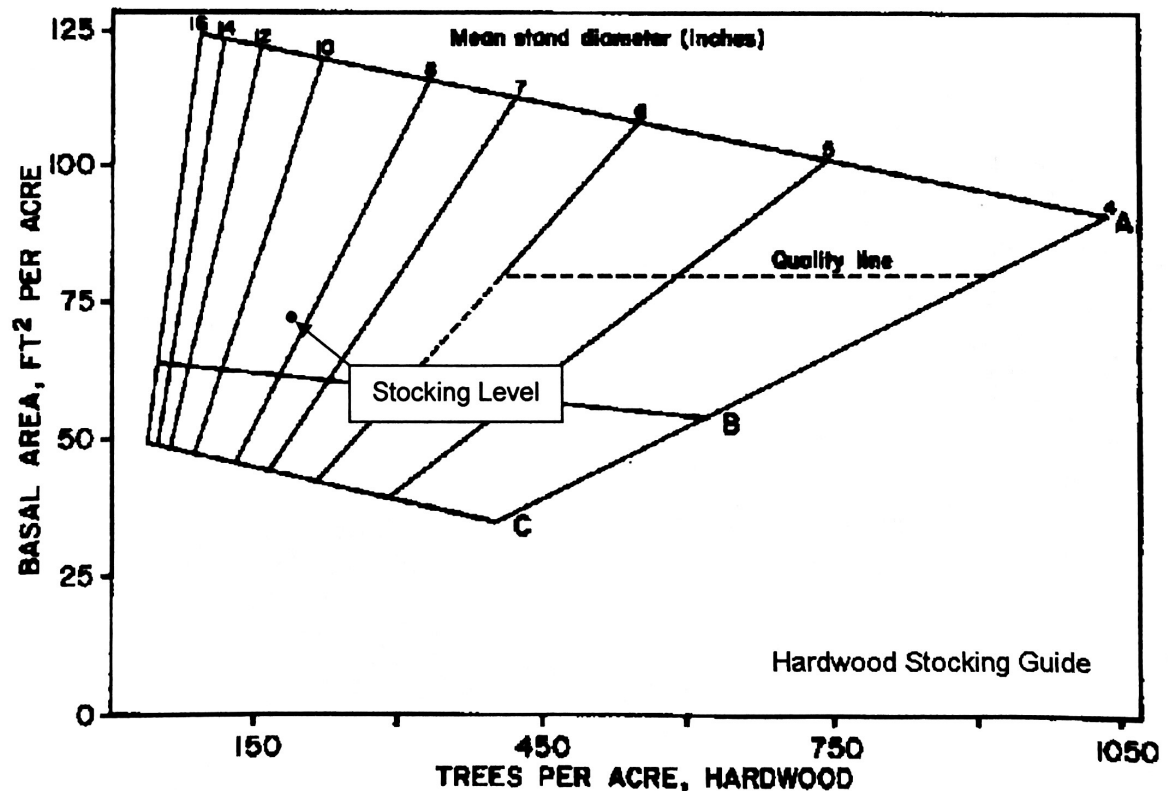
The most recent harvest was a shelterwood harvest with small patch cuts in 2019.

REGENERATION

Advanced seedling and sapling regeneration is present in a patchy and uneven distribution in Stand 6. Clonal beech regeneration is the most prevalent regeneration. Total regeneration for Stand 6 is estimated at 1,300 beech stems per acre, 500 striped maple stems/acre, 430 northern hardwood stems/acre, and 300 spruce/fir stems/acre.

STOCKING

Total stocking (the “crowdedness” of the trees) is between the B and A Lines of the Hardwood Stocking Guide. This density is within the optimum range for individual tree and stand growth (the trees of the stand are sufficiently well-spaced to efficiently use the resources of the site). At this density, the growth rate of the dominant trees is good to excellent, that of the intermediate trees is fair to good, and mortality due to crowding is low. The stocking level is displayed graphically on the stocking guide below.



Source: Leak, Solomon and DeBald, Silvicultural Guide for Northern Hardwood Types in the Northeast (revised), USDA Forest Service Research Paper NE-603, 1987

FOREST HEALTH

Practically all of the beech are affected with beech bark disease. No other forest health issues were noted.

INVASIVE SPECIES

No invasive species were noted in this stand during the inventory, though future monitoring is encouraged.

HABITAT

There are no habitats classified as "significant" by the State of Vermont in Stand 6.

This area serves as upland habitat and contains occasional cavity trees/snags and hard and soft mast trees.

ACCESS & OPERABILITY

Access to Stand 6 will be via skid trails leading to the main access road. The loop road is not far from the stand to the north, but using this for operations will require some uphill skidding. Operability will not be constrained, though some sections of slope are moderately steep and there are occasional rocky outcrops. Skidding distances to some areas will be long.

SCHEDULED TREATMENT

No activity is scheduled for the duration of the management period.

STAND 7
48.7 ACRES (by map measurement)

TYPE

Northern Hardwood Large Poletimber (NH3B)

SAMPLING METHOD

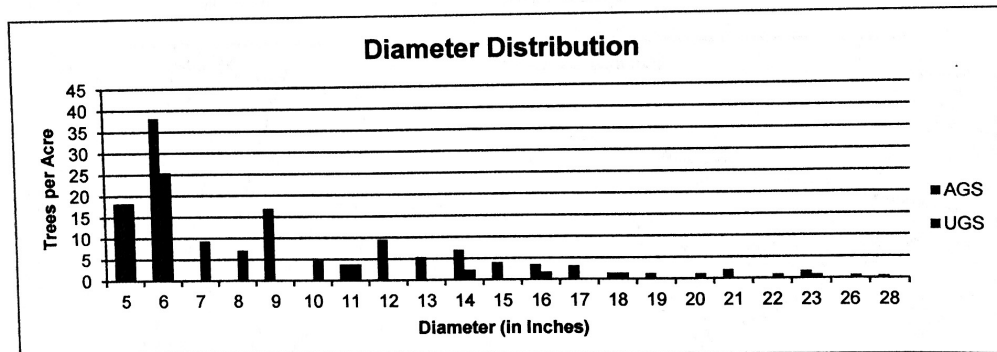
Variable Radius (prism) Sampling: BAF 10
Number of Plots for this Stand: 4
Data Collected: November, 2024

STAND DATA

Natural Community Designation: Northern Hardwood Forest
Quadratic Stand Diameter: 10.1"
Total Basal Area/Acre (BA): 108 ft²
Acceptable Growing Stock Basal Area/Acre: 73 ft²
Current Volume/Acre: 5.3 MBF and 13.1 cords

MANAGEMENT

Age Class Distribution: Even (Two-Aged)
Target Age Class Distribution: Even
Rotation Age: 120 years
Estimated Current Ages: 20-30, 60-80 years



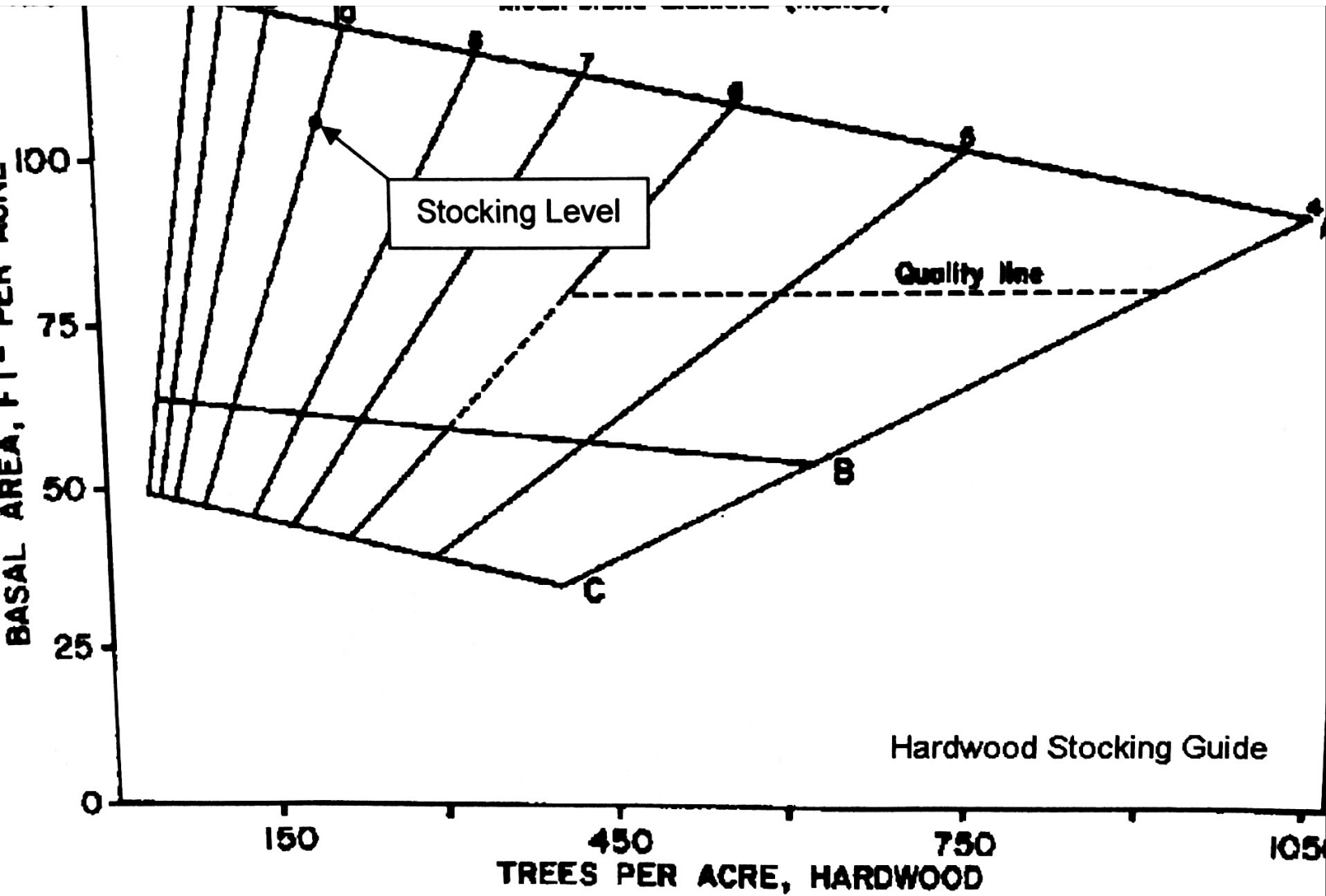
Insects or Disease: Beech bark disease
Desired Products: High-quality sawtimber and veneer
Access Distance (to likely landing location): 5,700' – 6,400'

SITE CHARACTERISTICS

Site Class: 2 (field verification)
Soil Type: Monadnock-Sunapee-Colonel complex, Tunbridge-Lyman complex

MANAGEMENT STRATEGY

Stand 7 will be managed for high-quality timber production, aesthetics and wildlife habitat. Over the long term, sugar maple and yellow birch will be favored. Even-age management techniques will be used to tend the stand to maturity and then regenerate it to northern hardwoods.



Source: Leak, Solomon and DeBald, Silvicultural Guide for Northern Hardwood Types in the Northeast (revised), 1954.

FOREST HEALTH

Beech trees sampled in Stand 7 were almost entirely infested with beech bark disease insect/fungal complex, which, combined with the considerable percentage of beech in the overstory, has resulted in a substantial amount of overstory UGS. No other forest health issues were noted.

INVASIVE SPECIES

No invasive species were noted in this stand during the inventory, though future monitoring is encouraged.

HABITAT

There are no habitats classified as "significant" by the State of Vermont in Stand 7.

This area serves as upland habitat and contains occasional cavity trees/snags and hard and soft mast trees.

ACCESS & OPERABILITY

Access to Stand 7 will be via a series of old skid trails that lead to the main access road in Stand 5. Skidding will mostly be downhill, though some areas near the northeastern corner of the tract will require uphill skidding. Topography will not constrain operability, though some seeps are present on the lower slopes and in the northern portion of the stand. Frozen or dry harvest conditions are recommended.

SCHEDULED TREATMENT

No activity is scheduled for the duration of the management period.

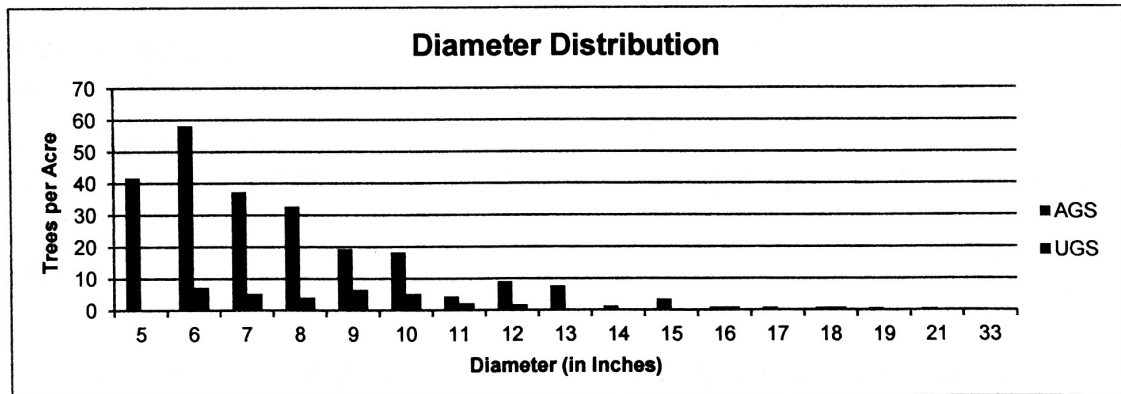
STAND 8
68.0 ACRES (by map measurement)

TYPE
Mixedwood Poles and Sawtimber (MW3B)

SAMPLING METHOD
Variable Radius (prism) Sampling: BAF 10
Number of Plots for this Stand: 7
Data Collected: November, 2024

STAND DATA
Natural Community Designation: Red Spruce - Northern Hardwood Forest
Quadratic Stand Diameter: 8.4"
Total Basal Area/Acre (BA): 104 ft²
Acceptable Growing Stock Basal Area/Acre: 87 ft²
Current Volume/Acre: 5.5 MBF and 12.5 cords

MANAGEMENT
Age Class Distribution: Even (Two-Aged)
Target Age Class Distribution: Even
Rotation Age: 100 + years
Estimated Current Ages: 20-30, 50-60 years



Insects or Disease: No significant insect or disease damage was observed.
Desired Products: High-quality sawtimber
Access Distance (to likely landing location): 1,240' – 4,200'

SITE CHARACTERISTICS
Site Class: 2 (field verification)
Soil Type: Cabot Silt Loam, Colonel-Cabot complex, Moosilauke Very Fine Sandy Loam, Tunbridge-Dixfield-Colonel complex

MANAGEMENT STRATEGY

Stand 8 will be managed for high-quality timber production, aesthetics and wildlife habitat. Over the long term, red spruce, red maple and yellow birch will be favored. Even-age management techniques will be used to tend the stand to maturity and then regenerate it to northern hardwoods.

STAND DESCRIPTION

Stand 8 is dominated by red spruce (comprises an estimated 28% of the total stand basal area), balsam fir (27%), red maple (18%) and yellow birch (14%). Other associated species include paper birch (5%), sugar maple (5%) and American beech (3%). This is an adequately-stocked, large poletimber-sized stand. The stand consists of four non-contiguous areas. Two areas are located in the southwest and the other two are located in the east. In both areas, there are pockets of almost pure balsam fir poletimber within a matrix of red spruce, red maple and yellow birch.

HISTORY

The last harvest occurred approximately 30 years ago.

REGENERATION

Advanced seedling and sapling regeneration is present in a very patchy and uneven distribution. Spruce/fir regeneration is the most common type, as befits the substantial concentration of conifers in the overstory. Total regeneration is estimated at 1,750 spruce/fir stems per acre, 640 beech stems/acre, 570 desirable northern hardwood stems/acre, and 500 striped maple stems/acre.

FOREST HEALTH

No forest health issues were noted.

INVASIVE SPECIES

No invasive species were noted in this stand during the inventory, though future monitoring is encouraged.

HABITAT

There are no habitats classified as "significant" by the State of Vermont in Stand 8.

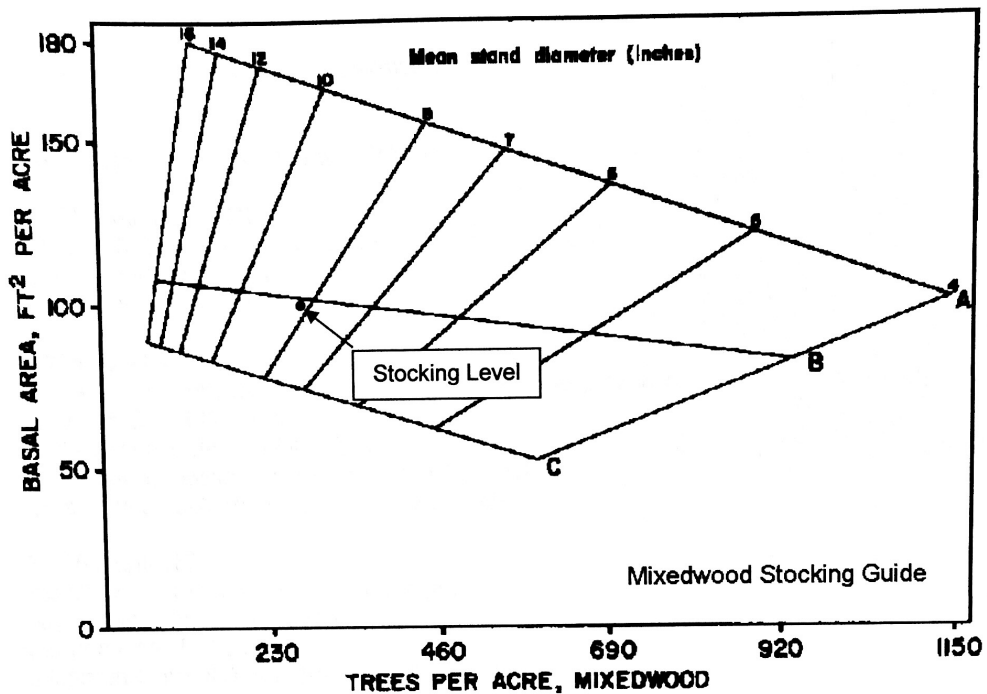
This area serves as upland habitat and contains occasional cavity trees/snags, softwood cover, seeps, wetland, and hard and soft mast trees.

ACCESS & OPERABILITY

Access will occur from landings along the main access road. Soils are somewhat poorly drained, especially in the area north of the gravel pit. Winter or dry harvest conditions are recommended.

STOCKING

Total stocking (the "crowdedness" of the trees) is at the B Line of the Mixedwood Stocking Guide. This density is well within the optimum range for individual tree and stand growth (the trees of the stand are sufficiently well-spaced to efficiently use the resources of the site). At this density, the growth rate of the dominant trees is excellent, that of the intermediate trees is good to excellent, and mortality due to crowding is low. The stocking level is displayed graphically on the stocking guide below.



Source: Leak, Solomon and DeBald, Silvicultural Guide for Northern Hardwood Types in the Northeast (revised), USDA Forest Service Research Paper NE-603, 1987

SCHEDULED TREATMENT

No activity is scheduled for the duration of the management period.

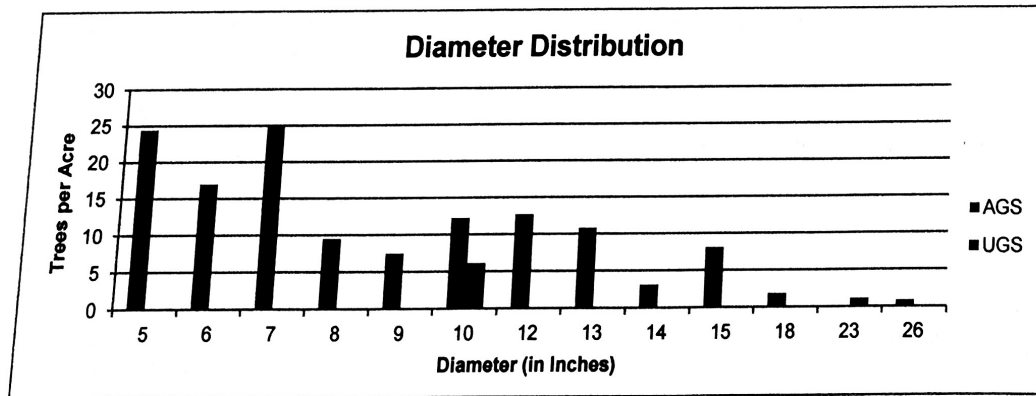
STAND 9
24.9 ACRES (by map measurement)

TYPE
Sugar Maple Large Poletimber (SM3B)

SAMPLING METHOD
Variable Radius (prism) Sampling: BAF 10
Number of Plots for this Stand: 4
Data Collected: November, 2024

STAND DATA
Natural Community Designation: Northern Hardwood Forest
Quadratic Stand Diameter: 9.8"
Total Basal Area/Acre (BA): 73 ft²
Acceptable Growing Stock Basal Area/Acre: 67 ft²
Current Volume/Acre: 4.7 MBF and 7.7 cords

MANAGEMENT
Age Class Distribution: Even (Two-Aged)
Target Age Class Distribution: Even
Rotation Age: 120 years
Estimated Current Ages: 20-30, 60-80 years



Insects or Disease: Sugar maple borer
Desired Products: High-quality sawtimber and veneer
Access Distance (to likely landing location): 150' – 2,100'

SITE CHARACTERISTICS
Site Class: 2 (field verification)
Soil Type: Cabot-Colonel complex, Tunbridge-Lyman complex

MANAGEMENT STRATEGY

Stand 9 will be managed for high-quality timber production, aesthetics and wildlife habitat. Over the long term, long-lived, desirable tree species such as sugar maple and yellow birch will be favored. Even-age management techniques will be used to remove unacceptable growing stock from the overstory, tend the current overstory trees of the stand to maturity, then regenerate it back to a desirable species composition. Management practices will be executed in conformance with the conservation easement.

STAND DESCRIPTION

Stand 9 is currently dominated by sugar maple, which comprises an estimated 62% of the total stand basal area. Yellow birch (23%) is a common associate. Minor associated species include American beech (5%), red maple (5%) and balsam fir (5%). This is an adequately-stocked, large poletimber-sized stand. The quality of the yellow birch is good, while the quality of the sugar maple is only fair.

HISTORY

The most recent harvest occurred in approximately 2009.

REGENERATION

Advanced seedling and sapling regeneration is present in a generally even distribution in Stand 9. There are approximately 1,167 northern hardwood stems per acre, 667 beech stems/acre, 333 spruce/fir stems/acre, and 167 beech stems/acre.

FOREST HEALTH

Some sugar maple trees have sugar maple borer damage, but the damage is not extensive. No other forest health issues were noted.

INVASIVE SPECIES

No invasive species were noted in this stand during the inventory, though future monitoring is encouraged.

HABITAT

There are no habitats classified as "significant" by the State of Vermont in Stand 9.

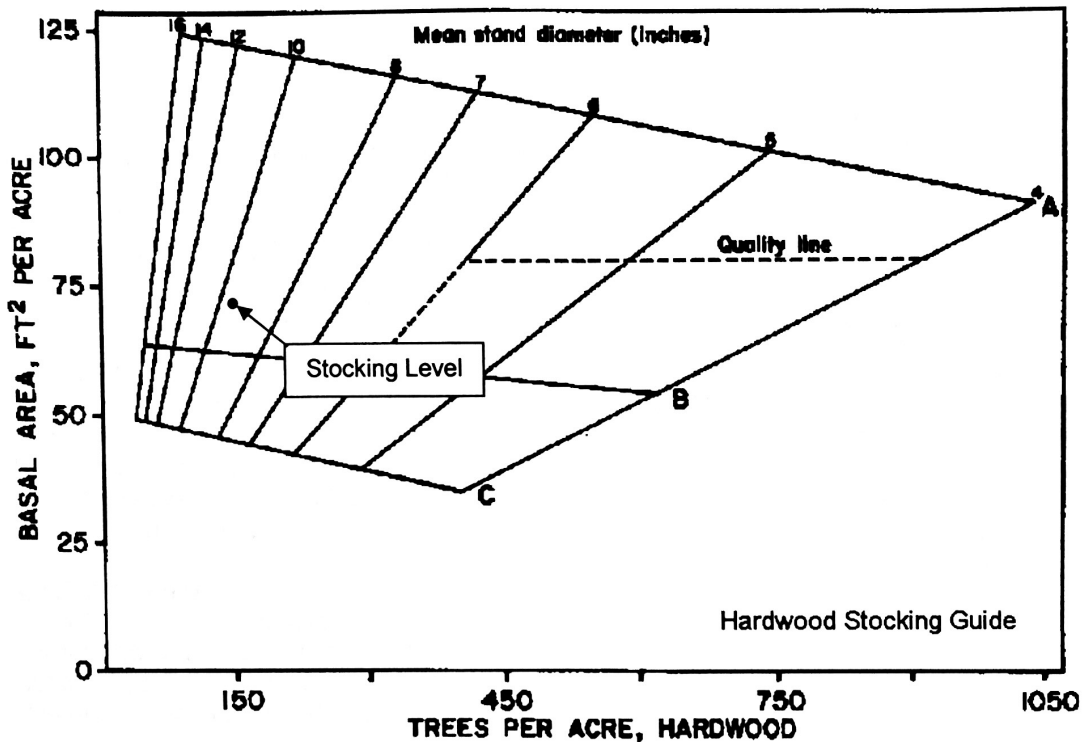
The area serves as upland habitat and contains occasional cavity trees/snags, seeps and hard and soft mast trees.

ACCESS & OPERABILITY

Access to Stand 9 is from the main access road, which comprises the eastern boundary of the stand. Most of the skidding will be uphill.

STOCKING

Total stocking (the "crowdedness" of the trees) is above the B Line of the Hardwood Stocking Guide. This density is well within the optimum range for individual tree and stand growth (the trees of the stand are sufficiently well spaced to efficiently use the resources of the site). At this density, the growth rate of the dominant trees is good to excellent, that of the intermediate trees is fair to good, and mortality due to crowding is low. The stocking level is displayed graphically on the stocking guide below.



Source: Leak, Solomon and DeBald, Silvicultural Guide for Northern Hardwood Types in the Northeast (revised), USDA Forest Service Research Paper NE-603, 1987

SCHEDULED TREATMENT

No activity is scheduled for the duration of the management period.

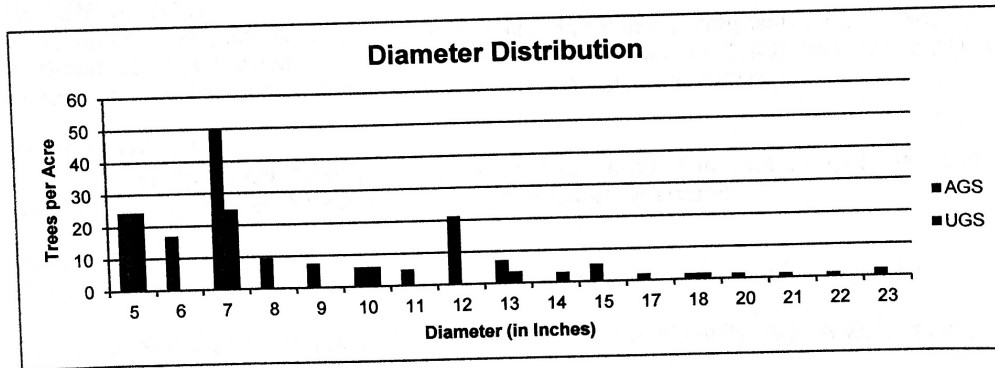
STAND 10
24.7 ACRES (by map measurement)

TYPE
Northern Hardwood Large Poletimber (NH3B)

SAMPLING METHOD
Variable Radius (prism) Sampling: BAF 10
Number of Plots for this Stand: 3
Data Collected: November, 2024

STAND DATA
Natural Community Designation: Northern Hardwood Forest
Quadratic Stand Diameter: 9.4"
Total Basal Area/Acre (BA): 110 ft²
Acceptable Growing Stock Basal Area/Acre: 87 ft²
Current Volume/Acre: 8.4 MBF and 10.6 cords

MANAGEMENT
Age Class Distribution: Even (Two-Aged)
Target Age Class Distribution: Uneven
Cutting Cycle: 15-20 years
Desired Diameters: SM -18" YB -18"



Insects or Disease: Beech bark disease, sugar maple borer
Desired Products: High-quality sawtimber and veneer
Access Distance (to likely landing location): 0' to 2,100'

SITE CHARACTERISTICS
Site Class: 2 (field verification)
Soil Type: Tunbridge-Lyman complex

MANAGEMENT STRATEGY

Stand 10 will be managed for high-quality timber production, aesthetics and wildlife habitat. Over the long term, long-lived species, such as sugar maple and yellow birch, will be favored. Uneven-aged management techniques will be used to promote and maintain a balanced distribution of multiple age classes while encouraging the establishment and growth of desirable regeneration.

The q-factor, judged by a tabulation of percent sawtimber, is approximately 1.9 (25% sawtimber by volume). The goal of management of this stand is to increase the percentage of sawlog-sized trees, bringing the q-factor to 1.8.

STAND DESCRIPTION

Stand 10 is dominated by sugar maple (comprising an estimated 30% of the total stand basal area), red maple (18%), yellow birch (18%), red spruce (18%) and American beech (13%). Other associated species include black cherry (3%), with various other hardwoods as very minor associates. This is an adequately-stocked, large poletimber-sized stand.

The quality of the sugar maple is generally good. The stand has been typed previously as a two-aged stand, but the mature trees cluster enough in ages such that the stand is closer to three-aged/uneven-aged in structure.

HISTORY

The last harvest occurred approximately 30 years ago.

REGENERATION

Advanced seedling and sapling regeneration is present in a patchy and uneven distribution in Stand 10. Total regeneration for Stand 10 is estimated at 1,200 northern hardwood stems per acre, 830 beech stems/acre, and 330 spruce/fir stems/acre.

FOREST HEALTH

Practically all the beech have beech bark disease. In addition, some sugar maple trees have sugar maple borer. No other forest health issues were noted.

HABITAT

There are no habitats classified as "significant" by the State of Vermont in Stand 10.

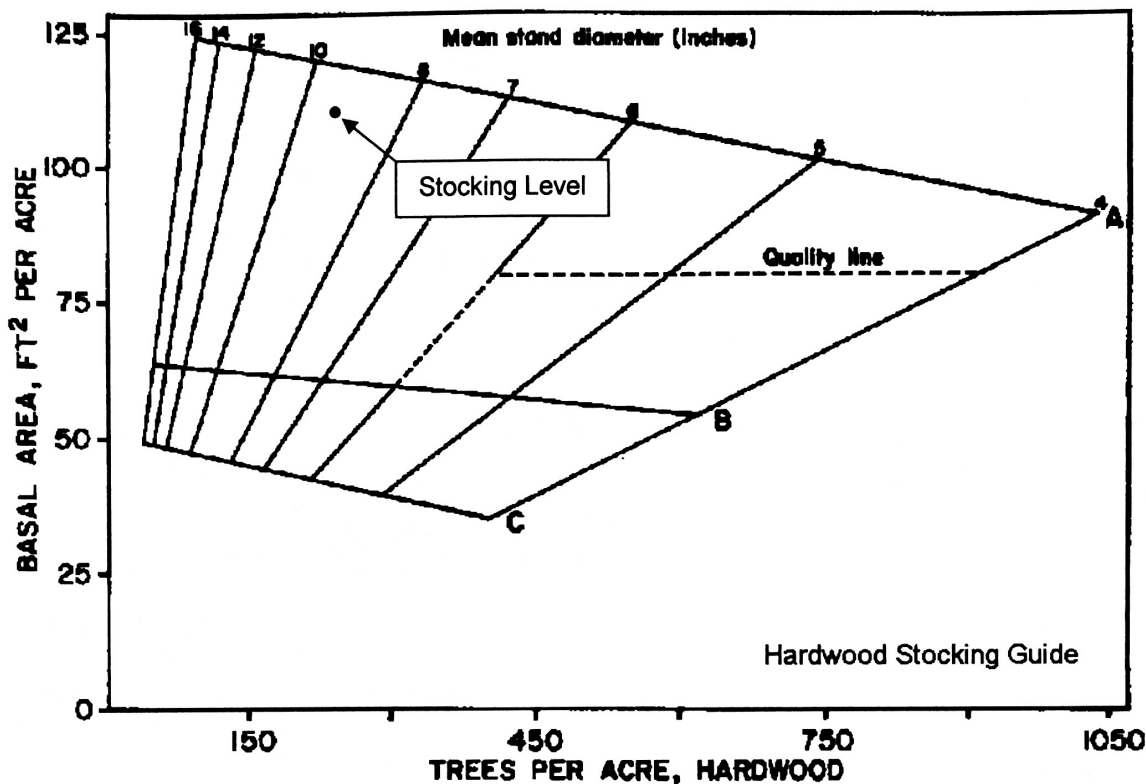
This area serves as upland habitat and contains occasional cavity trees/snags, seeps and hard and soft mast trees.

INVASIVE SPECIES

No invasive species were noted in this stand during the inventory, though future monitoring is encouraged.

STOCKING

Total stocking (the "crowdedness" of the trees) is just below the A Line of the Hardwood Stocking Guide. This density is just within the optimum range for individual tree and stand growth (the trees of the stand are currently sufficiently well spaced to efficiently use the resources of the site), but growing space is starting to decline. At this density, the growth rate of the dominant trees is good, that of the intermediate trees is fair and mortality due to crowding is low to moderate. The stocking level is displayed graphically on the stocking guide below.



Source: Leak, Solomon and DeBald, *Silvicultural Guide for Northern Hardwood Types in the Northeast (revised)*, USDA Forest Service Research Paper NE-603, 1987

ACCESS & OPERABILITY

Access to Stand 10 will be via the main access road, which comprises the western boundary of the stand before skirting across the northern end. Operability is generally acceptable, though slopes are steep and rocky in some places, particularly towards the boundary with Stand 8.

SCHEDULED TREATMENT

A group selection harvest is scheduled for some time within the next 10-year management period, with a target date of 2028. This harvest will convert Stand 10 from even-age to uneven-age management with a focus on future regeneration of high-quality sugar maple and yellow birch sawtimber, while yielding some sawtimber for sale by the landowner. Groups for cutting will cover 20 to 25% of the total stand acreage, and will include both areas of high-quality mature timber as well as sections of low-quality trees so as to prevent high-grading the stand by reducing the population of AGS, which is more representative among mature, seed-bearing trees. All groups, like the patch cuts, will be cleared of trees, with all stems severed unless specific residuals are identified for retention, such as mature and vigorous seed-bearing sugar maple or yellow birch trees along group edges. Groups will be 0.5 to 2.0 acres in size, with spacing corresponding to group size as with the patch cuts unless operability makes this impracticable. The landowner will perform this work.

Scheduled Date: 2028

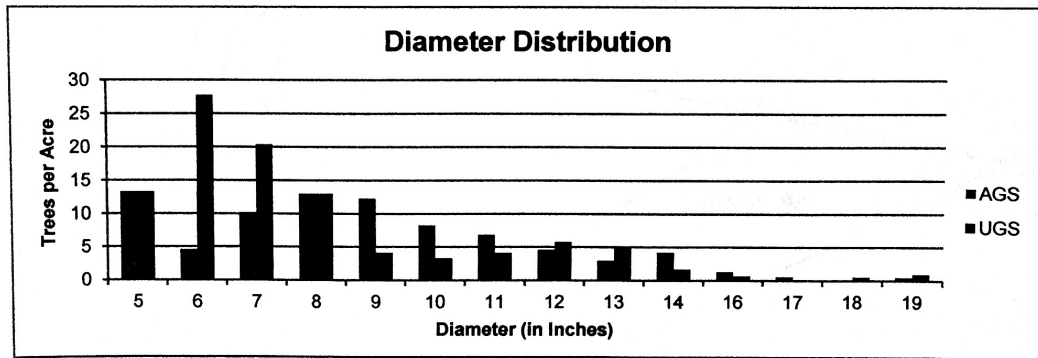
STAND 11
111.5 ACRES (by map measurement)

TYPE
Northern Hardwood Large Poletimber (NH3B)

SAMPLING METHOD
Variable Radius (prism) Sampling: BAF 10
Number of Plots for this Stand: 11
Data Collected: November, 2024

STAND DATA
Natural Community Designation: Northern Hardwood Forest
Quadratic Stand Diameter: 8.8"
Total Basal Area/Acre (BA): 77 ft²
Acceptable Growing Stock Basal Area/Acre: 39 ft²
Current Volume/Acre: 2.4 MBF and 10.3 cords

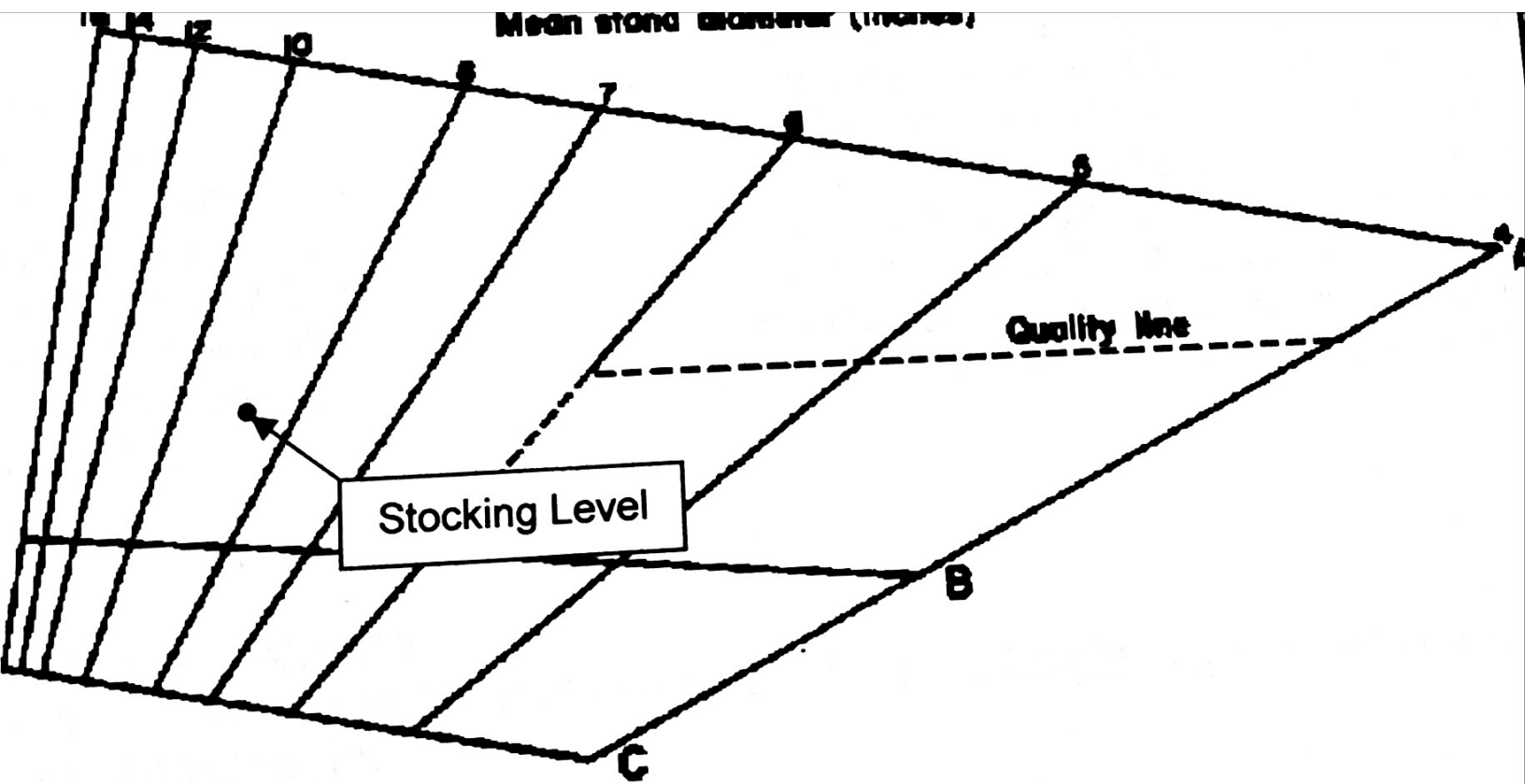
MANAGEMENT
Age Class Distribution: Even
Target Age Class Distribution: Even
Rotation Age: 120+ years
Estimated Current Ages: 20-30, 60-80 years



Insects or Disease: Beech bark disease, sugar maple borer
Desired Products: High-quality sawtimber and veneer
Access Distance (to likely landing location): 0' – 2,700'

SITE CHARACTERISTICS
Site Class: 2 (field verification)
Soil Type: Tunbridge-Lyman complex, Sunapee-Moosilauke complex

MANAGEMENT STRATEGY
Stand 11 will be managed for high-quality timber production, aesthetics and wildlife habitat. Over the long term, long-lived species, such as sugar maple and yellow birch, will be favored. During this management period, even-age management techniques will be used to regenerate portions of the stand using patch cuts.



INVASIVE SPECIES

No invasive species were noted in the stand during the inventory, though future monitoring is encouraged.

REGENERATION

Advanced seedling and sapling regeneration is present in an even distribution in Stand 11. Clonal beech regeneration is by far the most common type, which may prove problematic for the establishment of regeneration of more desirable species. Total regeneration is estimated at 2,200 beech stems per acre, 225 striped maple stems/acre, 225 northern hardwood stems/acre, and 135 spruce/fir stems/acre.

HABITAT

There are no habitats classified as "significant" by the State of Vermont in Stand 11.

The area serves as upland habitat and contains occasional cavity trees/snags, seeps and hard and soft mast trees.

ACCESS & OPERABILITY

Access to Stand 11 will occur from the main access road which cuts through the southern area of the stand. Operability is good, but seeps and small areas of poorly-drained soils are common along the lower slopes.

SCHEDULED TREATMENT

A patch cut harvest is scheduled in 2028. Approximately 35% of the stand area, or 30 acres, should be patch clearcut during this management period. The patches should range in size from 1 to 2 acres, and should be located where tree quality and vigor are poor. Patches should be cleared, with all stems severed unless specific residuals are identified for retention, such as mature and vigorous seed-bearing sugar maple or yellow birch trees along patch edges. A set distance will be pre-determined between patches to avoid overlap, corresponding directly with the size of the patch (i.e. a 2-acre patch will be spaced 2 acres apart from any other patch, unless operability constraints make this impracticable). The landowner will perform this work, and the harvest may occur sporadically throughout this management period.

Scheduled Date: 2028

SPECIAL CONSIDERATIONS

There is a mapped stream at the southern tip of Stand 11. No patch cuts should be located within 50 of the stream bank.

STAND 12

49.4 ACRES (by map measurement)

TYPE

Northern Hardwood Large Poletimber (NH3C)

SAMPLING METHOD

Variable Radius (prism) Sampling: BAF 10

Number of Plots for this Stand: 5

Data Collected: November, 2024

STAND DATA

Natural Community Designation: Northern Hardwood Forest

Quadratic Stand Diameter: 7.7"

Total Basal Area/Acre (BA): 46 ft²

Acceptable Growing Stock Basal Area/Acre: 42 ft²

Current Volume/Acre: 2.1 MBF and 4.8 cords

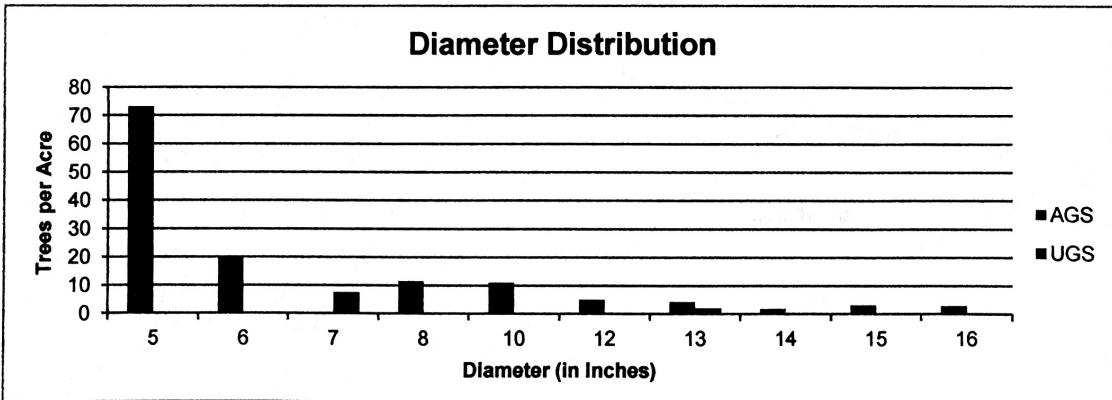
MANAGEMENT

Age Class Distribution: Even (Two-Aged)

Target Age Class Distribution: Even

Rotation Age: 120+ years

Estimated Stand Ages: 20-30, 60-80 years



Insects or Disease: Beech bark disease

Desired Products: High-quality sawtimber and veneer

Access Distance (to likely landing location): 0' - 3,500'

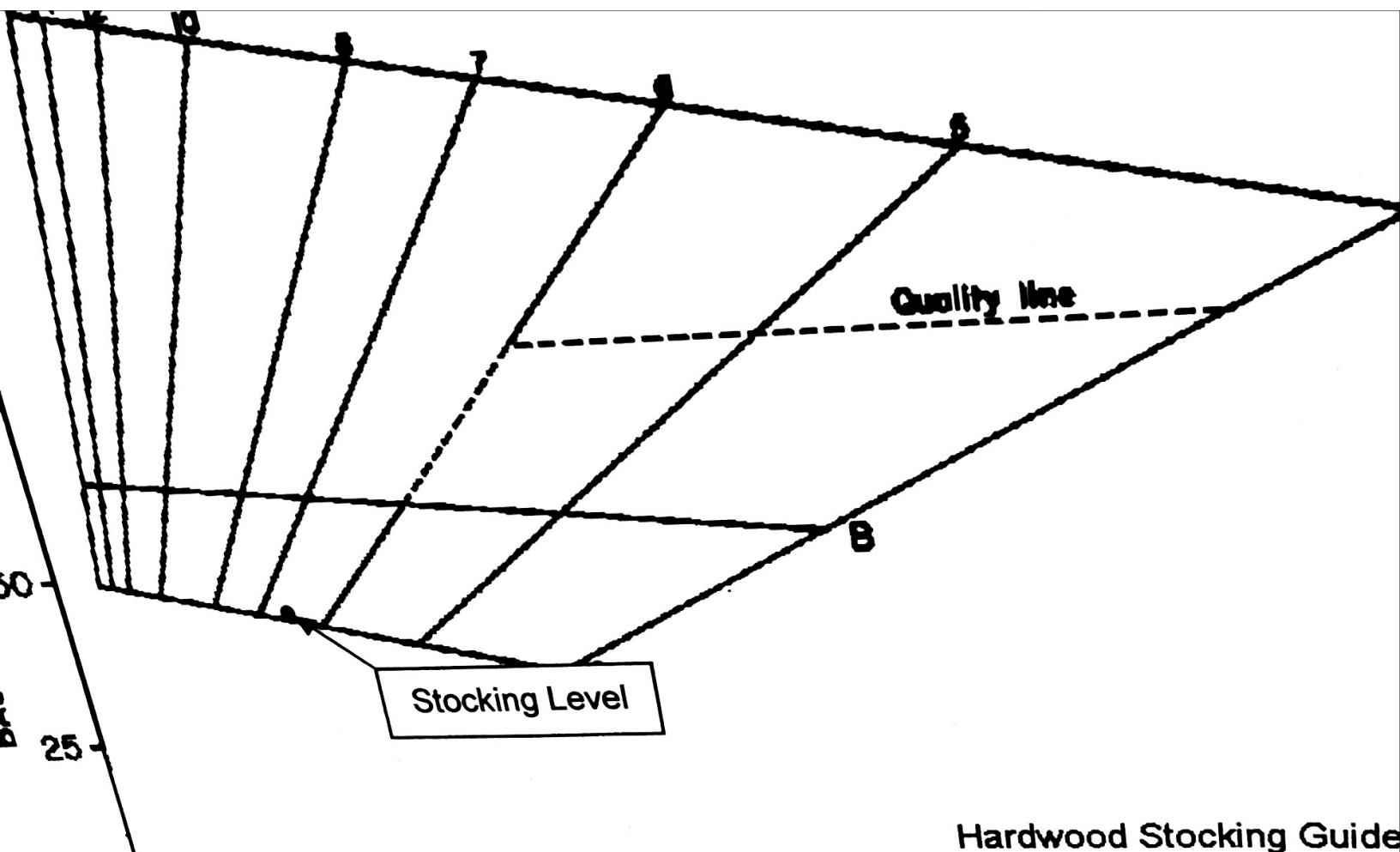
SITE CHARACTERISTICS

Site Class: 2 (field verification)

Soil Type: Wondsqueek, Pondicherry, and Bucksport mucks, Dixfield-Colonel complex, Sunapee-Moosilauke complex

MANAGEMENT STRATEGY

Stand 12 will be managed for high-quality timber production, aesthetics and wildlife habitat. Over the long term, yellow birch, red maple and red spruce will be favored. Even-age management techniques will be used to tend the stand to maturity, then regenerate the stand to northern hardwoods.



Hardwood Stocking Guide

FOREST HEALTH

Practically all the beech are affected by beech bark disease. No other forest health issues were noted.

INVASIVE SPECIES

No invasive species were noted in this stand during the inventory, through future monitoring is encouraged.

HABITAT

There are no habitats classified as "significant" by the State of Vermont in Stand 12.

The area serves as upland habitat and contains occasional cavity trees/snags, seeps, wetland and hard and soft mast trees.

ACCESS & OPERABILITY

The stand is easily accessed from the gravel pit. Timber will be skidded through Stand 8 where the soils are somewhat poorly drained. Within Stand 12, soils are well drained.

SCHEDULED TREATMENT

No activity is scheduled for the duration of this management period.

APPENDIX

FOREST TYPE-SIZE-DENSITY CLASSES

Forest Type

Four major forest types are recognized, each with a number of subtypes.

Northern Hardwood Types

- NH northern hardwood types contain at least 65% of their total basal area in sugar maple, red maple, American beech, yellow birch, paper birch, sweet birch, white ash, basswood, black cherry, aspen and eastern hemlock. Black cherry and white ash represent less than 25% of the total, oak species represent less than 25% of the total and no single species represents more than 50% of the total.
- H Pioneer hardwood types are northern hardwoods where paper birch, white ash, aspen, red maple and sugar maple represent more than 65% of the total basal area.
- NO northern oak types are northern hardwoods which contain at least 25% of their basal area in red oak, but less than 25% in black cherry or white ash.
- AB aspen-birch types are northern hardwoods that contain at least 65% of their basal area in paper birch, quaking aspen, big-tooth aspen or balsam poplar.
- BE beech types are northern hardwoods that contain at least 50% of their basal area in American beech.
- SM sugar maple types are northern hardwoods that contain at least 50% of their basal area in sugar maple.
- RM red maple types are northern hardwoods that contain at least 50% of their basal area in red maple.
- BC black cherry types are northern hardwoods that contain at least 50% of their basal area in black cherry.

Oak Types

- OH oak-hickory types contain at least 65% of their basal area in any oak species.
- OT oak-northern hardwood transition types contain at least 65% of their basal area in northern hardwood or oak-hickory species and at least 25% in species of each of these types, but less than 65% of either.

Softwood Types

- SW Softwood types contain at least 65% of their total basal area in hemlock, spruce, fir, pine, larch or cedar, but do not qualify for any of the subordinate softwood types.
- SF spruce-fir types are softwood types that contain at least 65% of their basal area in any spruce or balsam fir.
- PI pine types are softwood types that contain at least 65% of their basal area in white or red pine.
- CS cedar types are softwood types that contain at least 50% of their basal area in northern white cedar.
- HK hemlock types are softwood types that contain at least 50% of their basal area in eastern hemlock.

Mixed Types

- MW mixedwood types contain at least 65% of their basal area in either softwood or northern hardwood species and at least 25% in species of each of these types, but less than 65% of either.
- PO pine-oak types contain at least 65% of their basal area in either pine or oak species and at least 25% of each species group, but less than 65% of either.

Size

Size classes are based upon the average stand diameter. Quadratic diameter (QD) of all trees 1.0" dbh and larger is used for this determination.

- 1 sapling stands have a QD of less than 4.5". Sapling stands are too small to have any operable cut, even if the biggest trees are selected for cutting.
- 2 small pole stands have a QD between 4.5" and 7.5". Small pole stands may support a merchantable cut, but merchantable cuts in such stands result in highgrading. It is usually best to avoid cutting in these stands unless it is precommercial thinning.
- 3 large pole stands have a QD between 7.5" and 10.5". Large pole stands are suitable for a first commercial thinning if there is a pulpwood market. Most of the trees cut will be pulpwood, with very little sawtimber.
- 4 small sawtimber stands have a QD between 10.5" and 13.5". Small sawtimber stands will usually support commercial thinning with at least a modest amount of sawtimber.
- 5 medium sawtimber stands have a QD between 13.5" and 16.5". Medium sawtimber stands are very near the end of the rotation. Such stands are usually suitable for a commercial thinning or a thin-harvest cut. There are

good sawtimber volumes available and a thinning that won't high-grade the stand may be possible even if pulp markets are limited.

- 6 large sawtimber stands have a QD greater than 16.5". Large sawtimber stands are usually mature, or very near to maturity, and should be harvested within 5 to 10 years. Such stands usually have a medial diameter in the merchantable sizes only of 18" or more.

Density

Density classes are determined from the stocking guide appropriate to each forest type, or from a universal relative density guide, like the one in the inventory processor SILVAH. Classes that correspond to silvicultural prescriptions are:

- A density at or above the A line stocking level. Such stands are at or near the maximum density possible and should be highest priority for partial cutting.
- B density below the A line and at or above the B line stocking level. Such stands are above the optimum density for best growth and should be thinned if the volumes available will permit a commercial sale. Urgency of cutting is less than A density stands.
- C density below the B line and at or above the C line stocking level. . Such stands are in the optimum density range for growth of high quality sawtimber and veneer, and do not need partial cutting.
- D density below the C line but acceptable growing stock (AGS) basal area at or above 35 square feet per acre. Such stands are understocked, but still contain enough good quality stems to warrant continued management. No partial cutting is needed; time required to accumulate enough volume to warrant partial cutting will exceed 20 years.
- E AGS basal area below 35 square feet per acre. Such stands do not contain enough good quality stems to warrant continued management; they should be harvested and a new stand regenerated on the site.

PRODUCT SPECIFICATIONS

Veneer	<p>White Birch: 12" DBH and greater to a 10" top, clear logs with no defects.</p> <p>Other Hardwoods: 14" DBH and greater to a 12" top, clear logs with no defects.</p> <p>Usually measured in board feet.</p>
Sawlog	<p>Hardwoods: 12" DBH and greater to a 10" top, with two or more faces free of defects. Free of excessive sweep.</p> <p>Spruce/Fir: 8" DBH and greater to a 6" top and free of excessive defect. Usually minimum length is 12 feet.</p> <p>Pine and Hemlock: 10" DBH to an 8" top, and free of excessive defect. Usually minimum length is 12 feet.</p> <p>Usually measured in board feet.</p>
Pallet Stock	<p>Hardwood trees greater than 12" DBH to a 10" top with less than two clear faces, straight and sound.</p> <p>Usually measured in board feet.</p>
Pulpwood	<p>Hardwood or softwood between 8" and 26" DBH. No more than 50% rotten.</p>
Defect	<p>Any irregularity or imperfection in a tree or log that reduces the volume of sound wood, or lowers its durability, strength, utility, or disfigures the end product. Defect may result from such factors as growth conditions or abnormalities, insect or fungus attack, etc.</p>
Sweep	<p>Gradual bend in a tree or log, considered as a defect.</p>

These specifications represent regional averages and form the basis for all current and projected valuations. Specifications may vary from mill to mill and are further affected by market conditions, changing technologies, and method of measurement.

Appendix 3. Summary of the Grant of Development Rights, Conservation Restrictions and Public Access Easement

1. **General:** The property shall be used for forestry, educational, non-commercial and open space purposes only. No residential, commercial, industrial or mining activities shall be permitted. Unless specified in the Easement, improvement to or construction of buildings, structures or appurtenant facilities shall be prohibited.
2. **Rights of Way:** Unless specified in the easement, no rights-of-way, easements of ingress or egress, driveways, roads, or utility lines or easements shall be constructed, without the prior written permission of the Grantee.
3. **Additional Easements:** No additional easements may be placed on the Property without written permission from the Grantee.
4. **Signs:** Signs, billboards, and outdoor advertising are generally prohibited. The Grantor, may, however, erect reasonable signs indicating the name of the Protected Property and its ownership by Grantor, boundary markers, directional signs, memorial plaques, informational and interpretive signs, for sale signs, and signs limiting access or use.
5. **Trash:** Placement, collection or storage of trash, human waste, or any unsightly or offensive material is not permitted without written permission from the Grantee. Temporary storage of trash in receptacles does not require written permission.
6. **Excavation:** The easement prohibits filling, excavation, and removal of topsoil, sand, gravel, rocks or minerals, or change of the topography except as allowed under Permitted Uses. Surface mining of subsurface oil, gas, or other minerals is expressly prohibited.
7. **Vehicles:** Motorized vehicles are prohibited on the property except as needed for wildlife management and forest management. Motorized access shall not be allowed except on designated roads. As stated in Permitted Uses, Mechanized use may be permitted on designated corridors with prior written approval of the Grantee.
8. **Water Quality:** Manipulation of natural watercourses, marshes, or other water bodies, or activities which would be detrimental to water purity are prohibited on the property, unless these activities are necessary to carry out the uses permitted on the Property.
9. **Subdivision:** The Property shall not be subdivided or conveyed in separate parcels without the prior written permission of the Grantee.
10. **General Clause:** The Easement includes a general clause, which prohibits activities that are inconsistent with the purposes of the Easement.

Summary of Grantor's Rights and the Permitted Uses of the Protected Property:

1. **Forest Products:** The Grantee may conduct maple-sugaring operations, harvest timber and other forest products. The Grantee may construct and maintain roads and bridges necessary for such activities.
2. **Forest Management:** Forest management activities, and forest product harvesting are permitted. All forest management activities must be in compliance with an approved Forest Management Plan and be conducted under the supervision of a professional forester.
3. **AMPs:** During any road construction or harvesting and skidding of wood products, practices recommended in "Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont" ("AMPS") shall be followed.
4. **Written Notice:** Prior to timber harvesting, the Grantor will give the Grantee at least 15 days written notice.
5. **Roads:** The Grantor may maintain, repair, and replace existing forest management roads and associated bridges and culverts, and may construct new forest management roads and associated improvements. Road repair and construction must be in accordance with the Forest Management Plan, must be consistent with the purposes of the Easement, and must be necessary to provide access for forest management.
6. **Temporary Wood Processing Facilities:** The Grantor may construct and maintain temporary mills, wood processing facilities, and similar temporary forestry structures or facilities, and associated roads and utilities. These facilities must be used to process wood harvested on the property and must be approved in writing by the Grantee. With written approval, the Grantor may also construct permanent forestry structures.
7. **Motorized Equipment:** The Grantor may use motorized equipment, including portable mills and all terrain vehicles for forest management purposes only.
8. **Sugar Houses:** The Grantor may construct and maintain sugar houses, or similar forestry structures or facilities, and associated roads and utilities. These facilities must be used to process products from the property and must be approved in writing by the Grantee.
9. **Water Sources:** The Grantor may, construct, and improve water sources, courses, and bodies to support permitted uses of the property. The natural course of surface water drainage and runoff must not be unnecessarily disturbed. The construction of ponds and reservoirs require written approval.
10. **Motorized and mechanized use:** Snowmobiling in designated corridors may be permitted at the discretion of the Grantor. Mechanized, Equestrian and other motorized activities may be allowed on designated corridors with prior written approval of the Grantee. Motorized uses may only be allowed on designated roads.
11. **Trails:** The Grantor may clear, construct, and maintain trails for non-commercial walking, horseback riding, skiing, and other non-commercial, non-motorized recreational activities within and across the Protected Property.

Zaun Property

12. Road usage by others: The Grantor may permit others to use the forest management roads on the Property for forest management activities on lands near the Property. This permission must be in the form of a short-term license. The Grantor must ensure that licensees are in compliance with the Easement.
13. Sand and Gravel: The Grantor may extract sand and gravel from the Property, for the maintenance of roads on the property. Gravel may be sold to the Town of Granby from the Gravel pit described in Exhibit B, which is attached to the easement.
14. Cabins: The Grantor may construct two (2) cabins for short-term public lease. The cabins may not be larger than 20 by 30 feet or taller than one story, with a porch and no plumbing. Location must be approved by Grantee.
15. Other Uses: The Grantor may permit commercially guided tours on the property. The Grantor may engage in other incidental uses of the property provided that these uses are consistent with the Easement and are permitted in writing by the Grantee.

Summary of Stewardship Plan and Forestry Provisions:

1. The Grantor must develop a Forest Management Plan and have it approved by the Department of Forest, Parks and Recreation before constructing roads, or harvesting wood products. The Department shall approve any changes to the original plan.
2. Plan Requirements: The plan must be in compliance with the elements of the easement for the Protected Property. It should strive to improve stand quality and maintain important wildlife habitats consistent with current stand conditions and site quality. The plan must be updated every ten years. Foresters, conservation biologists and other experts can provide advice to assist the Grantor in plan development.
3. Harvesting Restrictions: A heavy cut may be permitted as long as the purposes are in compliance with those stated in the easement. Disapproval by the Grantee of a Forest Management Plan proposing a heavy cut shall not be deemed unreasonable.

Harvesting or other forest management activities conducted within 50 feet of any wetland buffer zone must be consistent with The Forest Management Plan or The Revised Forest Management Plan, which is approved by the Grantee. The amount of and the width of stream crossings shall be kept to a minimum.

The Stewardship Plan was approved by Stephen Slayton, Caledonia-Essex County Forester on February 4, 2005 and by James Horton, District Forestry Manager with the Department of Forests, Parks and Recreation on March 17, 2005. It was accepted by Peter W. Zaun and Dorene deLucaZaun on March 19, 2005.

Summary of Public Access:

The Property shall be open to the public for non-motorized dispersed recreational purposes (including but not limited to bird watching, backcountry skiing, fishing, hunting, snowshoeing,

and walking). Public access may be restricted on the protected property to assure compliance with the requirements of the Grant, to protect natural habitats, to protect the public health or safety or to prevent unreasonable interference with Grantor's use.

In the event that a disagreement involving section V (Public Access) of the Easement is unable to be resolved, the Grantee and the Grantor will be submitted to a binding arbitration. It is the arbitration committee's job to decide what action to take. Refer to section V of the Easement for the detailed arbitration.

Summary of the Enforcement of the Restrictions:

1. The Grantee shall make reasonable efforts to access the property from time to time for the purposes of inspection and for ensuring compliance with the Easement.
2. In the event that the Grantee becomes aware of a non-compliance issue, the Grantor shall be notified via Certified Mail. The Grantor is expected to take corrective action to restore the Protected Property to its previous condition. If it is not repaired in a reasonable amount of time an action in a court of competent jurisdiction may be brought by the Grantee.

This is a summary of some of the pertinent information in the Easement. For a complete description of legal restrictions and rights refer to the Grant of Development Rights, Conservation Restrictions, and Public Access Easement.

NV 50 NLM
Coun

**GRANT OF DEVELOPMENT RIGHTS, CONSERVATION RESTRICTIONS,
AND
PUBLIC ACCESS EASEMENT**

KNOW ALL PERSONS BY THESE PRESENTS that The Trust for Public Land, d/b/a The Trust for Public Land, Inc., a California public benefit corporation, on behalf of themselves and their successors and assigns (hereinafter "Grantor"), pursuant to Title 10 V.S.A. Chapters 34 and 155 and in consideration of the payment of Ten Dollars (\$10.00) and other valuable consideration paid to its full satisfaction, does freely give, grant, sell, convey and confirm unto the **State of Vermont, Agency of Natural Resources, Department of Forests, Parks and Recreation** and its successors and assigns (hereinafter "Grantee"), forever, the development rights and perpetual conservation easement restrictions (all as more particularly set forth below) in a certain tract of land (hereinafter "Protected Property") situated in the Town of Granby, State of Vermont, said Protected Property being more particularly described in Schedule A attached hereto and incorporated herein.

The development rights hereby conveyed to the Grantee shall include all development rights except those specifically reserved by the Grantor herein and those reasonably required to carry out the permitted uses of the Protected Property as herein described. The conservation easement and restrictions hereby conveyed to the Grantee consist of covenants on the part of the Grantor to do or refrain from doing, severally and collectively, the various acts set forth below. It is hereby acknowledged that said development rights and conservation easement and restrictions shall constitute servitude upon the land and shall run with the land. Grantor reserves said rights and interests in order to conserve the Protected Property's forest resources, biological diversity, wildlife habitats, and scenic and outdoor recreation resources, all as more particularly described in Section I below.

I. Purposes of the Grant

The purpose of this Grant is to effect the Forest Legacy Program in accordance with the provisions of Title XII of the Food, Agriculture, Conservation and Trade Act of 1990 (16 U.S.C. 2103c) on the herein described land, which purposes include protecting environmentally important forest areas that are threatened by conversion to non-forest uses and for promoting forest land protection and other conservation opportunities; and to contribute to the implementation of the policies of the State of Vermont designed to foster the conservation of the state's wildlife habitats, forestry, and other natural resources through planning, regulation, land acquisition, and tax incentive programs and the purposes outlined in the State's Assessment of Need.

1. The following primary and secondary objectives shall apply to the Protected Property:
 - a. The primary objectives of this Grant are to ensure that the protected property is a managed forest and that its management be designed and implemented to minimize lasting adverse ecological impacts while assuring a continuing, renewable, and long-term source of forest products important to the economy of the State and region.

TOWN CLERK'S OFFICE
 Granby, Vt. March 31, 2005
 Received for record at 1 o'clock
P M., and recorded in Vol. 17
 of Land Records on page 52-69
 Attest Debra Noble Town Clerk

Vermont Property Transfer Tax
 32 V.S.A. CHAP. 120
 -ACKNOWLEDGEMENT
 Return Rec'd - Tax Paid - 0000
 Vt. Land Use & Development Planning
 Return No. 05-06
 Signed Debra Noble
 Date March 31, 2005

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- b. The secondary objectives of this Grant are to allow dispersed non-commercial public recreational opportunities, to protect, maintain or enhance wildlife habitats and to encourage sustainable management of soil resources.

The objectives set forth above in this Section I(1) are hereinafter collectively referred to as "Purposes of this Grant."

2. Recognizing that maintaining productive forestry resources is the primary purpose of this Grant and that both the resource values of the Protected Property and responsible forest management standards will evolve over time, the following forest management objectives (hereinafter "Forest Management Objectives") shall be used:

- a. Manage forest stands to maximize the opportunity for harvesting high quality large diameter sawlogs or veneer, sustained over time, while maintaining a healthy and biologically diverse forest. Grantor and Grantee acknowledge that site limitations and biological factors may preclude the production of high quality sawlogs, and further that the production of a variety of forest products can be consistent with the goal of producing high quality sawlogs.

- b. Conduct forest management and harvesting activities (including the establishment, maintenance and reclamation of log landings and skid roads) using the best available yet commercially feasible management practices in order to prevent soil erosion and to protect water quality.

- c. Create a sustained yield of forest products.

3. These objectives will be advanced by conserving the Protected Property because it possesses the following attributes:

- a) It is approximately 935 acres of forest land that has been managed for the production of wood products for many decades;

- b) It is positioned among a continuous mosaic of over 200,000 acres of public and privately conserved lands including 84,000 acres of working forest lands subject to conservation and public access easements, the 26,000 acre Conte National Fish and Wildlife Refuge, nearly 60,000 acres of State Wildlife Management Areas and State Forests, and over 32,000 acres of Forest Legacy Easement Lands.

- c) It has been used by area residents for dispersed recreational purposes, including hiking, fishing, hunting, and trapping.

- d) It contains productive forestland of hardwood, softwood, and mixed forest types that is suitable for sustainable forest management.

- e) It is a large forested block providing for wildlife movement across the landscape.

- f) It contains important nesting habitat for a large number of neotropical migratory birds and habitat for large mammals such as white-tailed deer, moose, bears, and bobcat.

- g) It contains over 2 1/2 miles of headwater streams of the Moose River

These objectives will be achieved in accordance with the Forest Management Plan requirements of

Nurse Mt. Easement

Section IV.

Grantor and Grantee recognize these forestry, outdoor recreation, and wildlife habitat resources of the Protected Property, and share the common purpose of conserving these values by the conveyance of development rights and conservation restrictions and public access easement to prevent the use, fragmentation or development of the Protected Property for any purpose or in any manner which would conflict with the function and maintenance of these resource values except as provided in this Grant. Grantee accepts such development rights, conservation restrictions and public access easement in order to conserve these values for present and future generations.

II. Restricted Uses of Protected Property

Except as otherwise provided for in this Grant the restrictions hereby imposed upon the Protected Property, and the acts, which Grantor shall do or refrain from doing, are as follows:

1. The protected property shall be used for forestry, educational, non-commercial and open space purposes only. No residential, commercial, industrial or mining activities shall be permitted and no building, structure or appurtenant facility or improvement shall be constructed, created, installed, erected or moved onto the Protected Property, except as specifically permitted under this Grant.
2. Except as otherwise specifically permitted under this Grant, no rights-of-way, easements of ingress or egress, driveways, roads, or utility lines or easements shall be constructed, developed or maintained into, on, over, under, or across the Protected Property, without the prior written permission of the Grantee. Grantee may grant such permission if it determines, in its sole discretion, that any such improvement would be consistent with the Purposes of this Grant.
3. No additional easements or restrictions shall be placed on the Protected Property without the prior written permission of the Grantee. Grantee may grant such permission if it determines, in its sole discretion, that any such easement or restriction would be consistent with the Purposes of this Grant.
4. There shall be no signs, billboards, or outdoor advertising of any kind erected or displayed on the Protected Property; provided, however, that the Grantor may erect and maintain reasonable signs including but not limited to signs indicating the name of the Protected Property and its ownership by Grantor, boundary markers, directional signs, memorial plaques, informational and interpretive signs, for sale signs, and signs limiting access or use (subject to the limitations of section IV below). Grantee may erect and maintain signs designating the Protected Property as land under the protection of the Grantee.
5. The placement, collection or storage of trash, human waste, or any unsightly or offensive material on the Protected Property shall not be permitted except at such locations, if any, and in such a manner as shall be approved in advance in writing by Grantee. The storage of trash in receptacles for periodic off-site disposal shall be permitted without such prior written approval.
6. There shall be no disturbance of the surface, including but not limited to filling, excavation, and

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removal of topsoil, sand, gravel, rocks or minerals, or change of the topography of the land in any manner, except as may be reasonably necessary to carry out the uses permitted on the Protected Property under the terms of this Grant. In no case shall surface mining of subsurface oil, gas, or other minerals be permitted.

7. There shall be no operation of motorized vehicles on the Protected Property except as necessary for wildlife management, forest management, emergency purposes and as may be necessary to access the gravel pit for uses allowed in Section III, paragraph 13 of this Grant. There shall be no recreational use of other motorized vehicles, including but not limited to, all-terrain vehicles, and four-wheel drive vehicles except as specifically permitted in this Grant.
8. There shall be no manipulation of natural watercourses, marshes, or other water bodies, nor shall there be activities conducted on the Protected Property which would be detrimental to water purity, or which could alter natural water level or flow, except as reasonably necessary to carry out the uses permitted on the Protected Property under this Grant.
9. The Protected Property shall not be subdivided or conveyed in separate parcels without the prior written permission of Grantee which permission may be granted, denied or conditioned in Grantee's sole discretion.
10. No use shall be made of the Protected Property, and no activity thereon shall be permitted which, in the reasonable opinion of the Grantee, is or may possess the potential to become inconsistent with the Purposes of this Grant.

III. Permitted Uses of the Protected Property

Notwithstanding the foregoing, Grantor shall have the right to make the following uses of the Protected Property, all such activities shall be in accordance with the Forest Management Plan requirements of Section IV below:

1. The right to conduct maple-sugaring operations on the Protected Property and the right to harvest firewood for use on the Protected Property together with the right to construct and maintain access by motorized vehicle if necessary to conduct such operation.
2. The right to perform other forest management activities, and to harvest timber, other wood products and non-timber forest products, provided that:
 - a. All such activities are conducted in accordance with the Forest Management Plan requirements of Section IV below: and
 - b. All such activities are conducted under the supervision of a professional forester or other land manager whose education, experience and qualifications are approved in advance by the Grantee.

3. During any road construction or harvesting and skidding of wood products, Grantor shall employ the applicable practices recommended in the publication "Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont", a Vermont Department of Forests, Parks and Recreation publication dated August 15, 1987 (hereafter "AMP's") or such successor standard approved by Grantee.
4. Prior to commencing timber harvesting activity in accordance with the Forest Plan, Grantor shall provide Grantee with not fewer than fifteen (15) days prior written notice, except that no such notice shall be required for: (a) thinning of forest stands performed without the commercial sale of the harvested products; and (b) any other timber harvesting involving fewer than 10 acres, or yielding fewer than 8,000 board feet of sawlogs or 25 cords of firewood. Nothing in this clause shall be interpreted to require Grantor to harvest a treatment unit (as defined in Section VI, below), but only to require that any such harvest be conducted in accordance with the Forest Management Plan or the Amended Forest Management Plan should Grantor elect to harvest.
5. The right to maintain, repair, and replace existing forest management roads and associated bridges, culverts and gates to control motorized access, together with the right to construct new forest management roads and associated improvements, provided that said roads and associated improvements are in accordance with the Forest Management Plan and fulfill the following requirements:
 - a. Such construction is consistent with the Purposes of this Grant; and
 - b. Additional road improvements are necessary to provide reasonable forest management access to the Protected Property and the system of existing roads are not adequate.
6. The right to construct and maintain temporary saw mills, wood processing facilities, and similar temporary forestry structures or facilities, together with necessary temporary access drives and temporary utilities, on the Protected Property, provided that such temporary structures, temporary access and temporary utilities are used exclusively in functional support of forestry conducted on the Protected Property, and provided further that such construction has been approved in writing in advance by Grantee. "Temporary" shall mean structures or facilities, which remain in place for a period not to exceed 24 months. Grantee's approval shall not be unreasonably withheld or conditioned, provided that the temporary structure or facility is located, constructed and designed in a manner that is consistent with the Purposes of this Grant. Further, subject to the prior written approval of Grantee, which may be withheld in Grantee's sole discretion, the right to construct permanent forestry structures, facilities and associated improvements.
7. The right to use motorized equipment, including portable sawmills and all terrain vehicles on the Protected Property for forest management purposes.
8. The right to construct and maintain sugar houses, or similar forestry structures or facilities, together with necessary access drives and utilities, on the Protected Property, provided that such structures and facilities are used exclusively in functional support of forestry conducted on the Protected

Nurse Mt. Easement

Property, and provided further that such construction has been approved in writing in advance by Grantee. Grantee's approval shall not be unreasonably withheld or conditioned, provided the structure or facility is located in a manner which is consistent with the Purposes of this Grant.

9. The right to utilize, maintain, establish, construct, and improve water sources, courses, and bodies within the Protected Property for uses otherwise permitted hereunder, provided that Grantor does not unnecessarily disturb the natural course of the surface water drainage and runoff flowing over the Protected Property. The construction of ponds or reservoirs shall be permitted only upon the prior written approval of Grantee, which approval shall not be unreasonably withheld or conditioned, provided that such pond or reservoir is located in a manner which is consistent with the Purposes of this Grant.
10. Snowmobiling may be permitted at the discretion of the Grantor in designated corridors. Mechanized, and equestrian recreational activities and motorized access may be allowed in designated corridors with prior, written approval of the Grantee, which approval shall not be unreasonably withheld or conditioned, provided they are consistent with the Purposes of this Grant. In no case shall motorized access be allowed except on designated roads.
11. The right to clear, construct, and maintain trails for non-commercial walking, skiing, and other non-commercial, non-motorized, non-mechanized, non-equestrian recreational activities within and across the Protected Property and for any other activities allowed in Section III, paragraph 10 of this Grant..
12. The right to permit others to use the system of forest management roads now existing on the Protected Property, or in the future developed on the Protected Property (pursuant to a Forest Management Plan developed and approved as described in Section VI), provided that:
 - a. Such roads are used by others exclusively in association with forest management activities on lands near the Protected Property;
 - b. The permission afforded by Grantor consists of a short-term license to use the road system for a period not to exceed 12 months, and is not a longer term license, right-of-way, easement or other permanent legal interest; and
 - c. Grantor shall remain responsible for any such licensee's compliance with this Grant.
 - d. This clause shall not limit Grantor's right to allow others to use the Protected Property for non-commercial recreational purposes, consistent with the provisions of this instrument.
13. The right to extract sand and gravel from the Protected Property, provided such materials are used exclusively for the construction, maintenance or improvement of forest management roads and/or log landings situated on the Protected Property as provided in Section III. Extraction of sand or gravel for sale to the Town of Granby for construction and/or repair of roads under the jurisdiction of the municipality is allowed from the existing gravel pit described in Exhibit B attached hereto.

14. The right to construct two (2) cabins on a location to be determined upon approval of both Grantor and Grantee. The right to rent the two cabins for short-term lease to the public. The two cabins shall be no larger than 20 foot by 30 foot and shall be a single story structure, with a porch and no plumbing. Such right to construct shall include reasonable, motorized access to the cabins.
15. The right to conduct rural enterprises consistent with the Purposes of this Grant, especially the economically viable use of the Protected Property for forestry and open space purposes and the conservation of silviculturally productive land, and which are in the aggregate subordinate and customarily incidental to those purposes. In connection with such rural enterprises, and in addition to, not modification of Section III 14 of this Grant, Grantee may authorize, in its sole discretion, the right to construct, maintain, repair, enlarge, replace and use permitted structures with associated utility services, drives and appurtenant improvements. These structures shall be non-residential and not inconsistent in number, nature, size and intensity of use with the Purposes of this Grant. No use or structure contemplated under this Section III (15) shall be commenced, constructed or located without first securing the prior written approval of Grantee, which approval Grantee may deny or condition in its sole discretion. All uses and structures shall conform with all applicable local, state and federal ordinances, statutes and regulations. Grantee's approval may be conditioned upon, without limitation, receipt of copies of any necessary governmental permits and approvals that Grantor obtains for such use or construction. Non-motorized, commercially guided tours are acceptable accessory uses provided they do not interfere with public access or are not in conflict with the Purposes of this Grant.

IV. Stewardship Plan and Forestry Provisions

1. General Requirements

As provided in Section III, above, Grantor shall not construct roads, or harvest timber or other wood products without first developing and submitting to the Department of Forests, Parks and Recreation for their review and approval, a Forest Management Plan for the Protected Property (hereinafter called the "Forest Management Plan"). All updates, amendments or other changes to the Forest Management Plan shall be submitted to the Department for their approval prior to any harvesting. The Forest Management Plan as updated, amended or changed from time-to-time is hereinafter referred to as the "Amended Forest Management Plan". Grantee's approval of the Forest Management Plan and any "Amended Forest Management Plan" shall not be unreasonably withheld or conditioned, if the Forest Management Plan or Amended Forest Management Plan has been prepared by a Professional Forester and if the Forest Management Plan and the Amended Forest Management Plan are consistent with the Purposes of this Grant.

2. Plan Requirements

Compliance with the elements of an approved Forestry Management Plan or Amended Forestry Management Plan is a requirement of this easement. The Forest Management Plan and any Amended Forest Management Plan shall be consistent with the Purposes of this Grant, shall fulfill the

Nurse Mt. Easement

requirements of Vermont Use Value Appraisal Program (if the protected property is enrolled in that program). The Forest Management Plans shall be based on the most current science and strive to improve stand quality and maintain important wildlife habitats consistent with current stand conditions and site quality and shall include at least the following elements:

- a. Grantor's forest management objectives;
- b. an appropriately scaled, accurate map indicating such items as forest stands, streams and wetlands, and major access routes (truck roads, landings and major skid trails);
- c. Forest stand (treatment unit) descriptions (forest types, stocking levels before and after harvesting, soils topography, stand quality, site class, insect and disease occurrence, previous management history, and prescribed silvicultural treatment);
- d. Plant and wildlife considerations (identification of known significant habitats and management recommendations, and Grantor's plan with regard to retaining snag trees, den trees, and downed trees);
- e. Recreational considerations; and

Historic and cultural resource considerations (identification of known resources and associated management recommendations) The Forest Management Plan shall be updated at least once every ten (10) years. Amendments to the Forest Management Plan shall be required in the event that Grantor proposes a treatment not included in the Forest Management Plan, but no such amendment shall be required for any change in timing or sequence of treatments if such change does not vary more than three years from the prescription schedule set forth in the Forest Management Plan as approved by the Grantor. Grantee may rely upon the advice and recommendations of such foresters, wildlife experts, conservation biologists or other experts as Grantee may select to determine whether the Forest Management Plan or Amended Forest Management Plan would be detrimental to the Purposes of this Grant.

3. Harvesting Restrictions

Heavy Cuts: Disapproval by Grantee of a Forest Management Plan proposing a heavy cut (as defined below) shall not be deemed unreasonable. Grantee, however, may approve a Forest Management Plan or an Amended Forest Management Plan in its discretion if consistent with the Purposes of this Grant including the following purposes:

- a. To release a well established understory;
- b. To permit the planting of different species of trees;
- c. For wildlife management purposes; or

- d. To promote natural regeneration.

"Heavy Cuts" shall mean the harvesting of wood products below the "C-Line" or minimum stocking level on the Protected Property as determined by applying the protocol set forth in the current U.S. Department of Agriculture, Forest Service Silvicultural Guidelines for the Northeast or by applying a similar, successor standard approved by the Grantee.

Surface Water Buffer Zones: Except for use of existing roads, any harvesting or other forest management activities conducted within fifty (50) feet of any wetland buffer, or the banks/shores of streams, rivers and ponds depicted on the Forest Management Plan or Revised Forest Management Plan, must be consistent with a forest management plan approved by Grantee that takes into account the potential effects of such activities on water quality and the plant and wildlife habitat associated with such areas. The number and width of stream crossings in the foregoing areas shall be kept to a minimum and said crossings shall include the installation of all erosion control devices and employ, at a minimum, all recommended practices described in the AMP publication dated August 15, 1987, or successor standard approved by the Grantee.

V. Public Access

1. Grantor covenants and agrees that the Protected Property shall be available to the public for all types of non-commercial, non-motorized, non-mechanized, non-equestrian dispersed recreational purposes (including but not limited to bird watching, backcountry skiing, fishing, hunting, snowshoeing, and walking) consistent with the Purposes of this Grant. Notwithstanding the foregoing, Grantee may limit or restrict public access to the Protected Property to assure compliance with the requirements of this Grant, to protect natural habitats, or to protect the public health or safety (including, but not limited to, the right to permit, regulate or prohibit hunting or trapping).
2. The goals of this Public Access Section V are as follows:
 - a. The primary goal of this Section is to support the economically sustainable production of forest resources and this goal should not be impeded by public access;
 - b. Access to the Protected Property by the public is a conditioned right; conditioned on respecting the rights of Grantor, the primary purpose of this Grant and the resource values of the protected property;
 - c. If either Grantor or Grantee identify actions by the public which violate this conditioned right, either Grantor or Grantee may close the protected property to public access provided that:
 - d. Grantor and Grantee will resolve problems cooperatively, and arbitrate disputes if impasse is reached.

Therefore, Grantor will permit access by the public for non-motorized, non-mechanized non-equestrian, non-commercial, dispersed recreational purposes (such as hunting, fishing, bird-

watching, walking, snowshoeing and cross-country skiing), PROVIDED such access does not interfere with forestry activities and is not otherwise inconsistent with the Purposes of this Grant or this Section V.

3. Access to the Protected Property by the public is a conditioned right that is subordinate to the following interests (hereinafter the "Interests"): the Grantor's rights in and use of the Protected Property; the Primary Purposes of this Grant; the restrictions and requirements set forth in this Grant; the natural resource values of the Protected Property; and the public health and safety.
4. Access to the Protected Property by the public may be closed or restricted by either Grantor or Grantee to protect and ensure compliance with the foregoing Interests, and to prohibit activities that are inconsistent with, interfere with or cause damage to said Interests. Without limiting the generality of the foregoing, the right to control public access as aforesaid includes the right to regulate or prohibit hunting or trapping on the Protected Property; the right to prohibit activities that cause damage to the Protected Property's natural resources (such as, for example, hunting out of season, erosion, fire, concentrated use, or other destructive activity); and the right to prohibit public access during periods of active fire hazard, and in areas where active forestry operations (including the transportation of equipment or logs) are being conducted if such access would interfere with the conduct of such operations or would result in a risk to public safety.
5. In the event public use of the Property either:
 - a. Unreasonably interferes with Grantor's use of the Protected Property on a frequent, on-going basis, or such use causes significant damage to the Property's natural resources (as may be caused, for example, by hunting out of season, erosion, fire or other destructive activity),
 - b. Then either Grantor or Grantee may close the Property to the public, subject to the arbitration provisions below. The closing party shall provide prompt notice to the non-closing party, describing the facts, which supported closure.
6. Grantee shall consult with Grantor from time to time about the public use and access and shall take reasonable steps to correct any problems caused by public use and to minimize any adverse impact on Grantor's use and enjoyment of the Protected Property.
7. Grantor and Grantee shall work in good faith to resolve any issues with respect to public recreational access to the Property. Any issue not resolved voluntarily may be submitted by either party to binding arbitration. The arbitrator's authority shall include the right to determine: (1) whether a violation of Section V by either Grantor or Grantee has or continues to occur, (2) whether public use materially interferes with Grantor's use of the Property, (3) whether public use has caused significant damage to natural resources, and (4) what corrective action should be implemented to achieve the objectives of permitting reasonable dispersed public recreational access without materially interfering with Grantor's use of the Protected Property and without damaging natural resources.

8. The arbitrator shall be selected by the parties or by the American Arbitration Association if the parties cannot agree on an arbitrator. The costs of arbitration shall be shared equally by the parties, unless otherwise determined by the arbitrator due to one party being unreasonable or otherwise dilatory. The decision of the arbitrator shall be binding on the parties. The parties shall select an arbitrator within two weeks of the submission of an issue to arbitration, and every reasonable effort shall be made to complete arbitration of any dispute within thirty (30) days of the selection of an arbitrator.
9. Nothing in this Section V shall be construed to prohibit Grantor from serving a Notice Against Trespass against third parties for any conduct not permitted by this Section V, including use of prohibited motor vehicles on the Protected Property.
10. The general public's right of access to and use of the Protected Property shall be limited to the access privileges outlined in this Section V, and the public shall have no other right to use or occupy the Protected Property.

VI. Enforcement of the Restrictions

Grantee shall make reasonable efforts from time to time to assure compliance by Grantor with all of the covenants and restrictions herein. In connection with such efforts, Grantee may make periodic inspection of all or any portion of the Protected Property, and for such inspection and enforcement purposes, the Grantee shall have the right of reasonable access to the Protected Property. In the event that Grantee becomes aware of an event or circumstance of non-compliance with the terms and conditions herein set forth, Grantee shall give notice to Grantor of such event or circumstance of non-compliance via Certified Mail, return receipt requested, and demand corrective action by the Grantor sufficient to abate such event or circumstance of non-compliance and restore the Protected Property to its previous condition. In the event there has been an event or circumstance of non-compliance, which is corrected through negotiation and voluntary compliance, Grantor shall, at Grantee's request, reimburse Grantee for all reasonable costs incurred in investigating the non-compliance and in securing its correction.

Failure by the Grantor to cause discontinuance, abatement, or such other corrective action as may be demanded by the Grantee within a reasonable time after receipt of notice and reasonable opportunity to take corrective action shall entitle the Grantee to bring an action in a court of competent jurisdiction to enforce the terms of this Grant and to recover any damages arising from such non-compliance. Such damages, when recovered, may be applied by the Grantee to corrective action on the Protected Property, if necessary. The parties to this Grant specifically acknowledge that events and circumstances of non-compliance constitute immediate and irreparable injury, loss, and damage to the Protected Property and accordingly entitle Grantee to such equitable relief, including but not limited to injunctive relief, as the court deems just. The remedies described herein are in addition to, and not in limitation of, any other remedies available to the Grantee at law, in equity, or through administrative proceedings.

No delay or omission by the Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair the Grantee's rights or remedies or be construed as a waiver. Nothing in this

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enforcement section shall be construed as imposing a liability upon a prior owner of the Protected Property, where the event or circumstance of non-compliance shall have occurred after said prior owner's ownership or control of the Protected Property has terminated.

VII. Miscellaneous Provisions

1. Where Grantor is required, as a result of this Grant, to obtain the prior written approval of the Grantee before commencing an activity or act, and where the Grantee has designated in writing another organization or entity which shall have the authority to grant such approval, the approval of said designee shall be deemed to be the approval of the Grantee, provided that Grantor has given its written consent to such designation, which consent shall not be unreasonably withheld. Grantor shall reimburse Grantee or Grantee's designee for all extraordinary costs, including staff time, incurred in reviewing the proposed action requiring Grantee's approval; but not to include those costs which are expected and routine in scope. When Grantee has authorized a proposed action requiring approval under this Grant, Grantee shall, upon request, provide Grantor with a written certification in recordable form memorializing said approval.
2. It is hereby agreed that any use of the land otherwise permitted under this Grant, shall be in accordance with all applicable ordinances, statutes and regulations of the Town of Granby and the State of Vermont.
3. The Grantee shall transfer the development rights, right of first refusal, and conservation easement and restrictions conveyed by Grantor herein only to a State agency or municipality, as defined in Chapter 34 or Chapter 155, Title 10 V.S.A., in accordance with the laws of the State of Vermont.
4. In the event the development rights, conservation restrictions or public access rights conveyed to the Grantee herein are extinguished by eminent domain or any other legal proceedings, including arbitration proceedings under Section VI, above, Grantee shall be entitled to any proceeds which pertain to the extinguishment of Grantee's rights and interests. Any proceeds from extinguishment shall be allocated between Grantor and Grantee in accordance with the value of their respective interests at the time of extinguishment as determined by an appraisal commissioned by Grantee. Grantee acknowledges that the development rights, conservation restrictions and public access easement was acquired with Federal funds under the Forest Legacy Program (P.L. 101-624; 104 Stat. 3359) and that the interest acquired cannot be sold, exchanged or otherwise disposed unless the United States of America is reimbursed the market value of the interest in land at the time of disposal.
5. In any deed or lease conveying an interest in all or part of the Protected Property, Grantor shall make reference to the conservation easement, restrictions, and obligations described herein and shall indicate that said easement and restrictions are binding upon all successors in interest in the Protected Property in perpetuity. Grantor shall also notify the Grantee of the name(s) and address (es) of Grantor's successor(s) in interest.
6. Grantee shall be entitled to re-record this Grant, or to record a notice making reference to the

Nurse Mt. Easement

existence of this Grant, in the Town of Granby Land Records as may be necessary to satisfy the requirements of the Record Marketable Title Act, 27 V.S.A., Chapter 5, Subchapter 7, including 27 V.S.A. §§ 603 and 605.

7. The term "Grantor" shall include the successors and assigns of the original Grantor, **The Trust for Public Land**, The term "Grantee" shall include the successors and assigns of the original Grantee, **State of Vermont, Agency of Natural Resources, Department of Forests, Parks and Recreation**.
8. The Grantor agrees that activities conducted within the easement area shall be in compliance with the provisions of the Stewardship Plan prepared in association with the conveyance of this Grant and pursuant to the provisions of Section 5(f) of the Cooperative Forestry Assistance Act of 1978 (P.L. 95-313), as amended, 16.U.S.C. 2103a(f). The Grantor agrees that it may periodically seek to revise the Stewardship Plan in order to incorporate timber management practices that are described by regulations promulgated by the State of Vermont, Agency of Natural Resources, or its successor agency, (Hereinafter "ANR"). Such proposed revisions to the Stewardship Plan will become effective only upon written approval by the ANR.

INVALIDATION of any provision hereof shall not affect any other provision of this Grant.

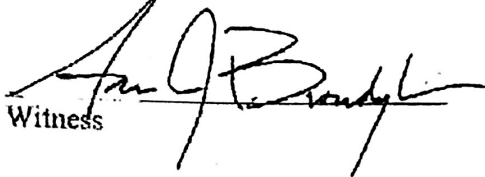
TO HAVE AND TO HOLD said granted development rights, right of first refusal, and conservation easement and restrictions, with all the privileges and appurtenances thereof, to the said Grantee, **State of Vermont, Agency of Natural Resources, Department of Forests, Parks and Recreation**, its successors and assigns, to their own use and behoove forever, and the said Grantor, **The Trust for Public Land**, for himself and his successors and assigns, does covenant with the said Grantee, its successors and assigns, that until the scaling of these presents, it is the sole owner of the premises, and has good right and title to convey the same in the manner aforesaid, that the premises are free from every encumbrance and use restrictions, and it hereby engages to warrant and defend the same against all lawful claims whatever.

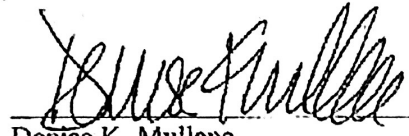
[SIGNATURE ON NEXT PAGE]

Nurse Mt. Easement

IN WITNESS WHEREOF, the Trust for Public Land, d/b/a The Trust for Public Land, Inc., has caused this instrument to be signed this 29th day of March, 2005.

Signed, sealed and delivered
In The Presence Of:

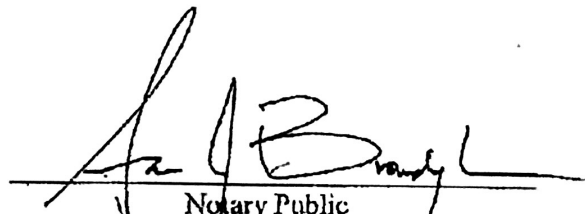

Witness


Denise K. Mullane
Regional Counsel

STATE OF VERMONT)
)ss.
COUNTY OF WASHINGTON)

At Montpelier in the County of Washington in the State of Vermont on the 29th day of March, 2005, personally appeared Denise K. Mullane, authorized agent of THE TRUST FOR PUBLIC LAND, d/b/a The Trust for Public Land, Inc., the Grantor named in the foregoing instrument; who signed and sealed said written instrument and acknowledged that she is duly authorized to so act on behalf of said corporation, and further acknowledged this instrument by her signed, sealed and subscribed to be her free act and deed, and the free act and deed of THE TRUST FOR PUBLIC LAND, d/b/a The Trust for Public Land, Inc.

Before me: Aaron J. Brondyke


Notary Public
My commission expires: 2/10/07

ACKNOWLEDGMENT OF ARBITRATION

We understand that Section VI of this instrument contains an agreement to arbitrate. After signing this document we understand that we will not be able to bring a lawsuit concerning any dispute that may arise which is covered by the arbitration agreement set forth in Section VI, unless it involves a question of constitutional or civil rights. Instead, we agree to submit any such dispute to an impartial arbitrator. We understand that the arbitration provisions of this instrument are limited exclusively to matters set forth in said Section VI.

The Trust for Public Land
By: DSMS & Muller
Owner Regional Counsel

Dated: 3/29/05

[Signature]
Holder

Dated: 3/29/05

MAJOR NEW ENGLAND TREE SPECIES

HARDWOODS

Aspens (*Populus spp.*)

Often called "popple", these are fast growing, light demanding trees with a light soft timber that can be cut into very thin sheets without splintering. Used in fruit and vegetable baskets and some joinery. Price is usually low, although occasional sales of large trees can receive good prices.

Basswood (*Tilia americana*)

Found throughout New England in small quantities. A light, fairly soft wood, popular with carvers and for engraving blocks, while the veneer is often used in small amounts as cross-banding to contrast with darker woods. Price level is fair.

American beech (*Fagus grandifolia*)

Common throughout New England. A timber that works well and finds uses in furniture and tool making, although it is not durable outdoors. Unfortunately, however, beech bark disease normally attacks this tree when it is of small to medium sawlog size, and therefore the removal of this species is favored. Prices are usually low.

Black cherry (*Prunus serotina*)

Locally distributed in New England, but more common in Pennsylvania to West Virginia. A light, strong, fine grained hardwood used for quality furniture and engraving blocks. Has good to excellent price.

Butternut (*Juglans cinerea*)

A minor component of the entire northeastern forest. A member of the walnut family and not unlike it in uses, although lighter in color. Price range is good.

Hickory (*Carya spp.*)

A number of species of nut-bearing trees with ash-like leaves. The logs have a white sapwood and red-brown heartwood. It is a very tough, hard, heavy, resilient wood which is used for tool handles, sporting goods, wheel spokes and ladder rungs, while green hickory chips are used to flavor meat in smoking and barbecuing. Price range, however, is usually low to medium.

Red maple (*Acer rubrum*)

Common on wetter lands in the northern hardwood mixture. Softer and less strong than sugar maple, it has a low hardwood price.

Red oak (*Quercus rubra*)

Common in the Champlain and Connecticut River Valleys of Vermont, southern New Hampshire and all states further south in the Appalachian chain. A very attractive grain and easy working characteristics make this timber popular for furniture and other quality hardwood applications where appearance is important. Has a good to excellent hardwood price.

Sugar maple (*Acer saccharum*)

The prime component of the northern hardwoods forest type, and very common in New England. A very hard wood, known as Hard or Rock Maple, that works well and is used in furniture, flooring, turnery and kitchenware. Has a very good hardwood price and figured grain can make it more valuable.

White ash (*Fraxinus americana*)

Exists as small proportion of many forests on the east coast and occupies moist fertile sites. Used in furniture, sporting goods and tool handles. Price range is good to very good.

White birch (*Betula papyrifera*)

A major component of the northern boreal forest, it is a less common associate of the northern hardwoods. A rapid growing tree, it is used for a variety of turned goods, furniture and cabinets. Price range is average to good.

White oak (*Quercus alba*)

Common in the Appalachians from Connecticut south. An attractive, durable wood, highly prized for furniture and in the manufacture of water-tight casks. Achieves good hardwood prices.

Yellow birch (*Betula alleghaniensis*)

A common secondary component of the Northern Hardwood forest type. It makes attractive turned goods and is used in furniture and house fittings such as doors. Price range is average to good. A less common close relative, Black Birch (*Betula lenta*), is very similar in use and price.

SOFTWOODS

Balsam fir (*Abies balsamea*)

A major softwood component of the Boreal Forest, it is a common associate of the northern hardwoods. This short-lived, rapid growing tree is used for general construction and pulp. Achieves low to average price for sawlogs and has a good pulpwood price.

Eastern hemlock (*Tsuga canadensis*)

A common associate of the northern hardwoods, it has limited use in general construction, boxes, crates and landscaping ties. Has a low price.

Red spruce (*Picea rubens*)

A northeastern conifer commonly found throughout the northern hardwood mixture. Used for structural timber, pulpwood and musical instruments. Achieves an average price.

Eastern white pine (*Pinus strobus*)

A five-needled pine that grows rapidly throughout the northeast. Its timber is used for building and is popular stained dark for the manufacture of pine furniture. Fetches an average hardwood price.

GLOSSARY OF FORESTRY TERMS COMMON IN THE NORTHEASTERN UNITED STATES

AGS	Acceptable Growing Stock. Trees that are either quality sawlogs or have the potential to grow into quality sawlogs (grade 2 or better).
Advance Growth	Young trees that have become established naturally before regeneration cuttings are begun or a clearcutting is made.
Basal Area	The area of the cross-section of a tree, inclusive of bark, at breast height (4.5' or 1.37 m above ground) most commonly expressed as square feet per acre (ft ² /acre) or square meters per hectare (m ² /hec). For a stand, basal area is computed from all living trees.
Biomass	The total quantity, at a given time, of living organisms of one or more species, usually expressed in weight per unit area.
Board Foot	A piece of lumber 1" thick, 12" wide and 12" long or its equivalent. It is used as a volume measure of sawlogs and is commonly expressed by the thousand (MBF).
Cleaning	Elimination or suppression of competing vegetation from stands not past the sapling stage (2"-4" or 5-10 cm) in diameter as measured 4.5' or 1.37 m above ground. Specifically, removal of (a) weeds, climbers, or sod-forming grasses, as in plantations or (b) trees of similar age and of less desirable species or form than crop trees which they are, or may soon be, overtopping.
Clearcutting	The cutting method that describes the silvicultural system in which the old crop is cleared over a considerable area at one time. Regeneration then occurs from a) natural seeding from adjacent stands, b) seed contained in the slash or logging debris, c) advance growth or d) planting or direct seeding. An even-aged forest usually results.
Climax Forest	A plant community that represents, for its locality and its environment, the culminating stage of a natural succession. When the culminating stage is influenced by topography, it is termed a topographic climax and when maintained by regular fires, it is termed a fire climax.
Co-dominant	A tree with its crown in the upper forest canopy but less free than the dominant trees and freer and taller than the intermediates and suppressed trees. A crown class.

- Coppice** A regeneration method in which standing trees are cut and subsequent crops originate mainly from adventitious or dormant buds on living stumps; but also as suckers from roots and rhizomes.
- Cord** A pile of 4' pieces of wood, 4' high and 8' long, occupying 128 cubic feet (ft³) of space. Solid wood volume of a cord is approximately 85 ft³, but can vary significantly. It is used as a volume measure of pulpwood, firewood and boltwood. The cord is sometimes defined by its weight equivalent. This, however, is not standardized and varies by species and by mill. The green (fresh cut) weight of a cord of hardwood is commonly 5000 lbs.
- Crop Tree** A tree that forms, or is selected to form, a component of the final crop, specifically, one selected to be carried through to maturity. Also known as a final crop or growing stock tree.
- Crown Class** Any class into which trees of a stand may be divided based on their crown development and crown position relative to crowns of adjacent trees. Commonly used crown classes are dominant, co-dominant, intermediate and suppressed.
- Crown Thinning** A thinning that favors the most promising (not necessarily the dominant) stems, with due regard to even distribution over the stand, by removing those trees that interfere with them; also called thinning from above.
- DBH** Tree diameter at breast height (4.5' or 1.37 m above ground).
- Dominant** A tree with its largely free-growing crown in the upper most layers of the forest canopy. A crown class.
- Even-Age** The condition of a forest or stand composed of trees having no, or relatively small, differences in age, although differences of as much as 30% are admissible in rotations greater than 100 years of age.
- Even-Age Management** The application of a combination of actions that results in the creation of stands in which trees of essentially the same age grow together. The difference in age between trees forming the main canopy level of a stand usually does not exceed 20% of the age of the stand at maturity. Regeneration in a particular stand is obtained during a short period at or near the time that a stand has reached the desired age or size for regeneration and is harvested. Cutting methods producing even-age stands are clearcut, shelterwood, or seed-tree.

- Group Selection** The cutting method which describes the silvicultural system in which trees are removed periodically in small groups resulting in openings that do not exceed an acre or two in size. This leads to the formation of an uneven-aged stand in the form of a mosaic of age-class groups in the same forest.
- Improvement Cutting** The elimination or suppression of less valuable trees in favor of more valuable trees, typically in a mixed, uneven-age forest.
- Individual Tree Selection** The cutting method that describes the silvicultural system in which trees are removed individually, here and there, each cutting cycle over an entire forest or stand. The resultant stand usually regenerates naturally and becomes all-aged.
- Intermediate** A tree of the middle canopy, dominated by others in the dominant and co-dominant crown classes. A crown class.
- Intermediate Cutting** Any removal of trees from a stand between the time of its formation or establishment and the harvest cut. Generally taken to include cleaning, thinning, liberation and improvement cuttings, increment felling and sometimes even salvage and sanitation cuttings.
- Intolerant** Trees unable to survive or grow satisfactorily under specific conditions, most commonly used with respect to their sensitivity to shade, but also to conditions such as wind, drought, salt and flooding.
- Low Thinning** A thinning that favors the dominants or selected dominants more or less evenly distributed over the stand by removing a varying proportion of the other trees. Also called a thinning from below.
- Overstory** The trees in a forest of more than one story that form the upper or uppermost canopy layer.
- Preparatory Cutting** The removal of trees near the end of a rotation, which permanently opens the canopy and enables the crowns of seed bearers to enlarge, to improve conditions of seed production and natural regeneration. Typically done in the shelterwood system.
- Regeneration** The reproduction of tree crop, whether by natural or artificial means. Also the young crop itself, which commonly is referred to as reproduction.
- Regeneration Cutting** Any removal of trees intended to assist regeneration already present or to make regeneration possible.

Use Value Appraisal Forest Management Plan

... a tree or group of trees from competition by cutting or
... ise eliminating growth that is overtopping or closely
... unding them.

... neasure of stand density that takes into account variations
... growing space requirements of different species and tree
... sizes within a stand. Usually expressed as a percentage of
... average maximum density.

The exploitation of trees that are dead, dying or deteriorating,
because they are over mature or have been damaged by fire,
wind, insect, fungi or other injurious agents, before their
timber becomes worthless.

The removal of dead, damaged, or susceptible trees, done
primarily to prevent the spread of pests or pathogens and so
promote forest hygiene.

Loosening of the topsoil of open areas, or breaking up the
forest floor, in preparation for regenerating by direct seeding
or natural seed fall.

g Removal of trees in a mature stand to effect permanent
openings in the canopy (if not done in preparatory cutting)
and thereby provide conditions for securing regeneration from
the seed of trees retained for this purpose. Also the first of
the shelterwood cuttings.

-Tree The cutting method that describes the silvicultural system in
which the dominant feature is the removal of all trees in one
cut except for a small number of seedbearers left singly or in
small groups, usually 8-10 per acre (20-25 per hectare). The
seed trees generally are harvested when regeneration is
established. An even-aged stand results.

Shelterwood The cutting method that describes the silvicultural system in
which, in order to provide a source of seed and/or protection
for regeneration, the old crop (the shelterwood) is removed in
two or more successive shelterwood cuttings. The first
cutting is ordinarily the seed cutting and the last is the final
cutting. Any intervening cutting is termed removal cutting. An
even-age stand results.

Site An area, considered in terms of its environment, determined
by the type and quality of the vegetation it can carry.

Site Index A measure of site class based upon the height of the
dominant trees in a stand at an arbitrarily chosen age, most
commonly at 50 years in the East and 100 years in the West.

- Stand** A community of naturally or artificially established trees of any age, sufficiently uniform in composition, constitution, age, spatial arrangement or condition to be distinguishable from adjacent communities, thereby forming a silvicultural or management entity.
- Stand Density** A quantitative measure of the degree of crowding of stems within a stand. Usually expressed in number of stems, basal area or crown closure.
- Stocking** A relative term to describe the adequacy of a given stand density in meeting management objectives. Three levels of stocking are generally recognized:
1. "A" level stocking - The maximum stocking a stand can carry without overcrowding and the resultant loss of growth. Stands with stocking above this level are overstocked.
 2. "B" level stocking - The minimum stocking a stand can carry and fully utilize the site. Stands with stocking below the "B" level are understocked.
 3. "C" level stocking - Stands that will require 10 years or less of growth to reach "B" level stocking. These stands are considered potentially adequately stocked.
- Structure** Of a forest, crop or stand, the distribution and representation of age and/or size (particularly diameter) classes and of crown and other tree classes.
- Succession** The gradual supplanting of one community of plants by another.
- Suppressed** One of the four main crown classes. Very slowly growing trees with crowns in the lower layer of the canopy and leading shoots not free. Suppressed trees are subordinate to dominant, co-dominant and intermediates in the crown canopy.
- Thinning** A treatment made in an immature stand, primarily to maintain or accelerate diameter increment and also to improve the average form of the remaining trees without permanently breaking the canopy. An intermediate cutting.
- Type** An aggregate of similar stands grouped together to improve statistical analysis and simplify management.
- UGS** Unacceptable Growing Stock. Sound trees that either do not have the potential to make quality sawlogs, or that have some damage, disease or other condition that make them a poor risk to survive for future management.

- Understory** Trees and woody species growing under an overstory.
- Uneven-Age** The condition of a forest, crop, or stand composed of intermingling trees that differ markedly in age. In practice, a minimum age difference of 25% of the length of the rotation usually is used.
- Uneven-Age Management** The application of a combination of actions needed to simultaneously maintain continuous high-forest cover, recurring regeneration of desirable species, and the orderly growth and development of trees through a range of diameter or age classes. Cutting methods that develop and maintain uneven-age stands are single-tree selection and group selection.
- Yield** The amount of forest product that may be harvested periodically from a specified area over a stated period in accordance with the objectives of management.

Definitions contained in this glossary are based on those that appear in the December 1983 edition of *Silvicultural Systems for the Major Forest Types of the United States*, published by the United States Forest Service, United States Department of Agriculture. In instances where definitions were not available or were not appropriate in the Forest Service publication, composites were prepared from other sources or new definitions developed.

LANDOWNER FORESTRY RESOURCES

FORESTER

F&W Forestry Services, Inc.: www.fwforestry.com

F&W Forestry offers its expertise in the areas of forest management, forestland sales, appraisals, and related forestry services.

FORESTLAND MARKETING

Fountains Land, Inc.: www.fountainsland.com

Fountains Land specializes in the sale of forestland and rural estates.

BOOKS & MAGAZINES

Working with your Woodland by Molly Beattie, Charles Thompson, and Lynn Levine.
University of New England Press.
A landowner guide to forest management.

Northern Woodlands: www.northernwoodlands.org

A quarterly magazine devoted to natural resource and forest management issues in New England and New York.

A Landowner's Guide to Wildlife Habitat Forest Management for the New England Region
by Richard DeGraff, Mariko Yamasaki, William Leak, Anna Lester.
University of Vermont Press.

STATE & FEDERAL SERVICES

Forest Landowner's Guide to Internet Resources: <http://na.fs.fed.us/pubs/misc/flg/>

This is a guide, written by the US Forest Service of the Department of Agriculture, to all sorts of online resources related to forestry.

State Extension Services

Each state has an extension service, usually based at the state university, which offers practical help with all aspects of land management.

VT <http://stumpage.uvm.edu/>

NH <http://extension.unh.edu/>

ME <http://extension.umaine.edu/>

State Forestry Departments

VT Division of Forestry: www.vtfpr.org/htm/forestry.cfm

NH Division of Forests & Lands: www.dred.state.nh.us/divisions/forestandlands/

ME Forest Service: www.maine.gov/doc/mfs

State Links

http://www.vtfpr.org/resource/for_forres_useapp.cfm

VT FPR Division of Forestry Use Value Appraisal Program and 2010 Manual

http://maps.vermont.gov/imf/sites/VCGI_basemap/jsp/launch.jsp

VT Interactive Map Viewer – View and Create Digital Maps with Aerial Photography

CERTIFYING AGENCIES

Rainforest Alliance: <https://www.rainforest-alliance.org/>

"The Rainforest Alliance's ambitious mission is to conserve biodiversity and ensure sustainable livelihoods by transforming land-use practices, business practices, and consumer behavior."

Forest Stewardship Council: www.fsc.org

"FSC is an independent, membership-based organization that brings people together to promote responsible management of the world's forests through developing standards, a certification system, and trademark recognition." * F&W Forestry Services, Inc. is a FSC certified Resource Manager.

PRIVATE ORGANIZATIONS

Private Landowner Network: www.privatelandownernetwork.org

"The Private Landowner Network (PLN) provides a centralized repository of information and resources for landowners and their service providers." *

New Hampshire Timberland Owners Association: www.nhtoa.org

"The New Hampshire Timberland Owners Association is a nonprofit organization of forest owners and users working together to promote better forest management and a healthy wood products industry." *

Small Woodland Owners Association of Maine: www.swoam.org

"The Small Woodland Owners Association of Maine (SWOAM) promotes the stewardship of privately owned forestland."

MAPPING

Historic Topographical Maps: <http://docs.unh.edu/nhtopos/nhtopos.htm>

A site for historic topographical maps provided by the University of New Hampshire.

Satellite/Aerial Imagery: <http://earth.google.com>

Google Earth is a free software that allows users to view satellite images for nearly any point on the Earth's surface from many different angles.

Soil Mapping: <http://websoilsurvey.nrcs.usda.gov>

"Web Soil Survey (WSS) provides soil data and information produced by the National Cooperative Soil Survey. It is operated by the USDA Natural Resources Conservation Service (NRCS) and provides access to the largest natural resource information system in the world. The site is updated and maintained online as the single authoritative source of soil survey information."

<http://websoilsurvey.nrcs.usda.gov/app/>

Create soil maps, interpretations, and more.

new update¹ amendment² change of ownership

USE VALUE APPRAISAL PARCEL DATA ENTRY FORM

*****FP&R COUNTY FORESTER USE ONLY Y*****

Parcel ID For Data Entry (by state) # _____ Year of Entry _____
 Year of Plan _____ Year of Last Inspection _____

- 1) Landowner Name (last name, first name) Zaun, Peter and Dorene
- 2) Landowner Address (Street, PO Box) 822 Old Farm RD (Zip Code) 05871
 (Town) W Burke (State) VT Email Address nursemitimber@myfairpoint.net
- 3) Phone Number 802 467-8590 4) Total Forestry Acres in Parcel 931 (Grand list acreage, minus active agricultural and open land and exclusions)
- 5) Town That Parcel Is In Granby 6) Previous Owner (last name, first name) _____
- 7) Plan Preparer (last name, first name) F&W Forestry Services, Inc.
- 8) SPAN 252-080-10180

Stand information (this information is for data entry only and does not override what is in actual plan):

Stand #	Acres	Even-aged Uneven-aged (existing)	Predominant Site Class (I, II, III or IV)	Stand Type	Quadratic M.S.D.	Total BA	AGS BA	Management Activities	Treatment Year
2	117.3	1	2	06	7.5	76	51	6	2028
3	36.6	1	2	11	8.1	95	53	12	-
4	50.9	1	2	06	8.9	75	42	6	2028
5	223.3	1	2	06	8.4	75	46	6	2028
6	160.5	1	2	06	8.5	73	44	12	-
7	49.0	1	2	06	10.1	108	73	12	-
8	68.4	1	2	11	8.4	104	87	12	-

¹ Update of an existing plan that includes all new stand descriptive data required every 10 years at minimum.
² Change to an approved existing plan does not change the 10-year cycle of the existing plan. If this form is filed with an amendment, indicate the amended information in the appropriate stand, and write an explanation in section 12. Amendments must be signed by the landowner(s).

new update¹ amendment² change of ownership

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 3) Town That Parcel Is In Granby 4) Total Forestry Acres in Parcel 931 (Grand list acreage, minus active agricultural and open land and exclusions)
 5) Plan Preparer (last name, first name) F&W Forestry Services, Inc. 6) Previous Owner (last name, first name) _____
 7) SPAN 252-080-10180

8) Stand information (this information is for data entry only and does not override what is in actual plan):

Stand #	Aeres	Even-aged Uneven-aged (existing)	Predominant Site Class (I, II, III or IV)	Stand Type	Quadratic M.S.D.	Total BA	AGS BA	Management Activities	Treatment Year
9	25.0	1	2	05	9.8	73	67	12	-
10	24.8	1	2	06	9.4	110	87	8	2028
11	112.2	1	2	06	8.8	77	39	6	2028
12	49.7	1	2	06	7.7	46	42	12	-

¹ Update of an existing plan that includes all new stand descriptive data required every 10 years at minimum.
² Change to an approved existing plan does not change the 10-year cycle of the existing plan. If this form is filed with an amendment, indicate the amended information in the appropriate stand, and write an explanation in section 12. Amendments must be signed by the landowner(s).

- 9) No activity – (identify stand # and reasons) Stands 3, 6-9 and 12 will be allowed to grow in stocking and volume for this management period.
- 10) Management Activities – other (identify stand #) _____
- 11) Stand Types – other (identify stand #) _____
- 12) Amended prescriptions – (identify stand #) _____

STAND TYPES	CODE #
aspen and/or white birch	01
white pine, red oak	02
white pine	13
hemlock	04
sugar maple	05
beech, birch, sugar maple	06
beech, red maple	07
spruce	08
spruce/fir	09
pioneer species	10
mixed wood (25%-65% softwood)	11
other (identify other in section 11)	12
ESTA	13
open	14
significant wildlife habitat	15
special places and sensitive sites	16
miscellaneous	17

MANAGEMENT ACTIVITY CODES (if one of the following choices reasonably describes the planned management activity, use it. If not, use #12 other and describe the management activity in Section 10. Note these descriptions are for choosing codes only; they are not the silvicultural standards).

1. Non-commercial forest stand improvement

EVEN-AGED MANAGEMENT

2. Intermediate thinning
3. Shelterwood cut
4. Overstory removal cut
5. Clearcut
6. Progressive clearcutting

UNEVEN-AGED MANAGEMENT

7. Single Tree Selection
8. Group Selection

MISCELLANEOUS CHOICES

9. Salvage cut
10. Sugarbush management
11. Species conversion
12. No Activity
13. Other
14. Crop Tree Release
15. Invasive Species Control