

Town of Shutesbury, Massachusetts 01072

November 18, 2022

Kestrel Land Trust Inc
PO Box 1016
Amherst, MA 01004

Re: U.S. Forest Service Forest Legacy Program (Grant Award # 17-DG-11420004-202)
West Quabbin Woodlands Forest Legacy Project
West Quabbin Woodlands Pearson – Tract 3

Dear Kestrel Land Trust, Inc.

In conjunction with the acquisition by the Town of Shutesbury of approximately 33 +/- acres located on Pelham Hill Road in Shutesbury, Franklin County, Massachusetts (hereafter “Premises”), owned by Kestrel Land Trust Inc., and in accordance with the United States Department of Agriculture, Forest Service, Forest Legacy Program, West Quabbin Woodlands Forest Legacy Project, Grant Award #17-DG-11420004-202, you are hereby notified of the following:

- An independent appraisal prepared by Bob O’Connor, dated October 28, 2022 has found the fair market value of the fee interest on the Premises to be \$270,000. The appraisal was reviewed by a Qualified Review Appraiser and the appraisal was found to adequately meet the Uniform Standards of Professional Appraisal Practice and the Uniform Appraisal Standards for Federal Land Acquisition.
- You have agreed to sell the full fee interest to Town of Shutesbury Conservation Commission for a total of \$265,000, which includes \$197,716.13 of Forest Legacy grant funds, \$2,283.87 of privately raised funds by Kestrel Land Trust, as well as \$45,000 from Community Preservation Act Funds, and \$20,000 Conservation Commission Reserve Funds to be applied to the project’s cost share.
- You understand that the conveyance of the fee interest of the Premises to the Town of Shutesbury is strictly voluntary on your part and the Premises will not be acquired if negotiations do not result in an amicable agreement.
- You certify that your property is not subject to any unrecorded agreements, loans, or instruments that would affect its appraised value.

- You have agreed to accept a total payment of \$265,000 for the acquisition and to contribute the difference in value of \$5,000 as a “Bargain Sale” to be applied to the project’s cost share.
- You understand that the purchase of the property by the Town of Shutesbury Conservation Commission is contingent upon the Town of Shutesbury Conservation Commission receiving \$197,716.13 of Forest Legacy grant funds and \$2,283.87 of privately raised funds by Kestrel Land Trust.

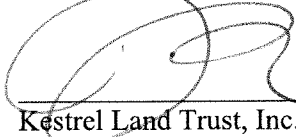
To confirm your receipt and understanding of this letter, please countersign a copy and return it to us. Thank you. We look forward to working with you to protect this important property.

Sincerely,



Miriam DeFant, Chair
Town of Shutesbury Conservation Commission

Received and acknowledged:



Kestrel Land Trust, Inc.
Kristin DeBoer, Executive Director

Date: 11-17-22

cc: Lindsay Nystrom, Forest Legacy Program, DCR