

Dear Members of The West Tisbury Planning Board,

I am a lifelong resident of Old Courthouse Rd. and my property abuts the proposed development planned by William Cummings on two sides. I have outlined my concerns as well as questions regarding the plans brought to the board by Mr. Cummings.

I hope that the planning board and commission will take the concerns of the abutters into consideration when deciding on Mr. Cummings proposal. I hope the board will consider a proposal that will allow for the affordable housing that we so desperately need, in a way that will not destroy the road and way of life of the residents on it.

Traffic

As I said above my property abuts the proposed development, we are a family of five with three young children under the age of six, and the density proposed by Mr. Cummings gives me serious concerns about the safety of my young children. This is a narrow country road (I believe measuring only 15 ft wide) that turns into a special way, the density suggested by Mr. Cummings is almost unimaginable to those who live on the road. In addition to the proposal by Mr. Cummings there are acres of undeveloped land at the end of the road, several new affordable housing units which are not yet occupied, and uncertainty around the usage of 49 Old Courthouse Rd. which may become housing for hospital employees, this would all add traffic to the road at a future date and should be considered.

As an example of the difficulty our narrow road already faces you need only look at the extreme corner at the beginning of the road. As it is that corner is not safe for two cars to pass when going in opposite directions, made more difficult by the limited visibility around the corner. With the increase in cars, trucks, and delivery vehicles, that corner will become a constant traffic jam as well as a danger for all pedestrians on the road.

There are many children on Old Courthouse Rd., including my three young children. This is where we teach our children to ride bikes, where we walk to visit neighbors and family, where we take the dogs, where children walk to and from the bus. With the density that Mr. Cummings is suggesting the road will no longer be safe for these activities. The increased number of vehicles all using the narrow road will not only destroy the peace on the road but also create an unsafe situation for the young children on the road. Imagining what the density Mr. Cummings is suggesting will do is terrifying for residents and a serious safety liability for the town.

Subdivision of Huesby Mountain/ Atwood

When purchasing our property we understood the decision by the commission would restrict further subdivision on the property behind ours. The fact that our home would stay relatively the same because of this decision was a consideration when deciding where to raise our children. When Mr. Cummings initially proposed subdividing the lots behind our home to allow affordable housing we understood that the need for affordable housing on the island may affect the commissions previous decision, but Mr. Cummings is no longer proposing to put any affordable housing on these lots. Despite his knowledge of the commission's decision Mr. Cummings now plans to divide the property into multiple market rate lots, greatly increasing the potential profit of the property. Mr. Cummings is also proposing several barns which can also

include apartments and a Land Bank property. I am concerned that a decision made by the commission can so easily be dismissed by a developer who would like to gain more profit from his purchase.

I understand Mr. Cummings would like to sell the property at the top of the ridge to the Land Bank and while I am always encouraged by the public use of the Land Bank properties there is no need to further subdivide the properties to do this.

Another ramification of Mr. Cummings desire to increase the number of market rate parcels for sale on his development is the access point. The previous subdivision of these lots had access off Old Stage Rd., but by increasing the number of market rate lots the traffic will now need to be directed through Old Courthouse Rd., further adding to traffic concerns. It is my understanding the only necessity to use Old Courthouse Rd. as an access point is because Mr. Cummings would like to add market rate lots on the property that should not be further subdivided.

Islander Lots and former Jaxtimer Property

I was pleased to see that the former Jaxtimer lot, which my property abuts along the side, will have islander lots, there are not enough opportunities for locals to buy affordable lots in the current market and I am in support of islander lots. My concern is with squeezing a market rate lot (with a price likely out of reach for many local families) as well as a parking lot, and a large road. I do not understand how Mr. Cummings can divide the lot into multiple parcels of land.

As a property abutter of this parcel when purchasing our home I expected to live next to a main house and a smaller guest house. I was thrilled to see that two island families would have the opportunity to purchase lots despite the fact that we would be living next to two full size homes instead of one large home and a smaller guest house. My concern is in the parking lot and market rate lot as well as the road. I believe the plans show a parking lot for four to five cars, a road which will be the main access point for 50-60 cars, and three four-bedroom homes. That kind of density means that the property we purchased with the understanding that we would be living in a wooded area is now in the center of a high traffic development. If this were to happen, we would be contending with the cars, lights, noise, and traffic associated with a development of this type.

Open space

It is unclear to me what is being considered open space and conservation land by Mr. Cummings. It seemed that barns, which had bedrooms in them, and necessary roads were included as "open space" for the purpose of calculations. Calculations used to add more bedrooms onto plans which are already densely populated. This broad definition does not serve the community.

Affordable housing teacher units

I am concerned about the density of the affordable units on a three-acre lot that already has a house and will also have an access road. Mr. Cummings is proposing adding eight one- and two-bedroom units. I am a supporter of affordable year-round housing for families on Martha's Vineyard, and when hearing that Mr. Cummings planned to add affordable housing I was excited by the thought that there would be another place for families, but when seeing the number of one-bedroom units proposed I see now that will not be the case.

Mr. Cummings speaks of the number of bedrooms, and I understand that measurement but let us also consider the number of bathrooms, kitchens, and cars that will be associated with each unit. With each additional unit the traffic will increase substantially. In the past the residents of Old Courthouse had given support for a three-bedroom home at the former fire station lot. Mr. Cummings proposal consists solely of one- and two-bedroom units, this means that it is likely many people who live in the units will view them as temporary housing and that as families outgrow the space they will again find themselves in a situation where they must look for secure, year-round housing. In addition to not being suitable for many families the quantity of smaller units will be a further drain on resources. Why not consider eliminating some of the smaller units in favor of three-bedroom units? If Mr. Cummings plan were to change to include three-bedroom units there would be far less density, traffic, and a more sustainable option for families.

Thank You for talking the time to review our letters and listen to our questions and concerns.

Best Regards,

Christina Simmons
32 Old Courthouse Rd.

Jane Rossi

From: Contact form at West Tisbury, MA <cmsmailer@civicplus.com>
Sent: Friday, April 1, 2022 11:34 AM
To: jrossi
Subject: [West Tisbury, MA] Cummings Housing Project/Bridge (Sent by James Powell, oldmayhewfarm@gmail.com)

Follow Up Flag: Follow up
Flag Status: Flagged



Hello jrossi,

James Powell (oldmayhewfarm@gmail.com) has sent you a message via your contact form (<https://www.westtisbury-ma.gov/user/41/contact>) at West Tisbury, MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.westtisbury-ma.gov/user/41/edit>.

Message:

I appreciate the hours which have gone into review of 2 important projects facing the Town - the Cummings Housing project, the other is the old bridge. As a former member of the Planning Board, the Martha's Vineyard Commission and the Fire Department, I can appreciate the importance of widening the bridge to safely permit passage of a vehicles so that people don't have to pray to Hod everytime they try to make it across. As a boy, I fished under the granite slab bridge which current time demands that it be widened. Please widen the bridge. I am concerned with the scope and size of the Cummings Jousing project. Won't the access Road off of Old Courthouse Road need to be widened for safe passage of the hundreds of daily trips by cars, UPS trucks and, Heaven forbid, fire trucks should Mr. Cummings plan be developed in its present design? Safety should be a major consideration as the Town could insure responsibility if it passes to the MVC a plan rife with justified opposition for several other key problems. Honest evaluation and transparency in the Cummings Housing evaluation are paramount.

Jim Powell

Jane Rossi

From: David Fielder <fielderd78@gmail.com>
Sent: Monday, March 21, 2022 3:19 PM
To: planningboard@westtisbury-ma.gov
Subject: Huseby Meadows proposal - 3/21 meeting

Hi Jane,

This message is for Ginny Jones, Chair of the Planning Board.
Thank you!

Best regards,

David

To Ms. Jones,

My name is David Fielder, I was born on Martha's Vineyard and lived on Old Courthouse Road my entire childhood. My family has roots going back over 150 years and we have no intentions of ending that run. Over the last few years, I've followed the Huseby Meadows project with a growing concern and, at this time, I feel the need to voice it.

Growing up on Old Courthouse we had a smaller neighborhood but still enough of one to be able to have other kids to spend the summer days riding bikes, skateboarding and rollerblading the days away. During the fall and winter months we commiserated while waiting for the bus at the end of the road. As we grew so did our road. Many new families moved or built here and infused a new vibrance and life to "Old" Courthouse. People I rode the bus with as a child are now raising their own children in very much the same way my parents and theirs did. My brothers and I all plan on having children one day and being able to raise them in this community we've all built is our greatest hope. My most intense concern with the Huseby Meadows project is not so much the influx of new neighbors, although I do believe incorporating large groups together does pose its own challenges, it's what it entails, much more traffic, damaging home equity of surrounding neighbors, environmental impacts etc. I worry that by forcing such a large-scale project upon the families currently living and raising children we could end up destroying all that we've built over the years. I believe that the neighborhood has shown its willingness to work with the town and affordable housing but the size and scope of this project seems too much for this road to handle.

I hope that my message has come across in the right light and while I worry about this project it shouldn't be seen as a lack of support for injecting new life into our community.

Best regards,

David Fielder



Jane Rossi

From: Linda Vadász <linda.vadasz@gmail.com>
Sent: Monday, March 21, 2022 4:09 PM
To: planningboard@westtisbury-ma.gov
Subject: Huseby Meadows Development



Dear Members of the West Tisbury Planning Board,

We live at 35 Old Courthouse Road (OCR) in an affordable apartment in our daughter and son-in-law Nicole and Ben Cabot's house. Obviously, we are in favor of affordable housing on our road, including the duplex that is currently being built on the site of the old firehouse. However, we are opposed to the Huseby Meadows subdivision for a number of reasons.

1. The population density that will result from the homes that will be built along the proposed road that leads to OCR will mean an increase in traffic on a quiet street where many children live and play. There is no way to widen our road since there are utility poles, mature trees, and stone walls along the way.
2. The developer plans to use the affordable units for 'teacher housing.' There are others who work for town government who also need affordable housing. Will their needs be met?
3. What about the impact on our water table? Has this been addressed? Since there are no sewers here, it will mean that septic systems will have to be installed.
4. Since there is no master plan, there are several property owners here who have large tracts that have been in their families for many generations who most likely will consider subdividing their land along OCR in the future. How will that impact the environment?

Sincerely,

Linda & Gaston Vadasz

Jane Rossi

From: Brad Fielder <bradfielder@yahoo.com>
Sent: Monday, March 21, 2022 4:44 PM
To: planningboard@westtisbury-ma.gov
Subject: Huseby meadow proposal



Good afternoon,

My name is Bradley Fielder. I've lived almost my entire life on Old Courthouse Road and have a family connection dating back well over 100 years. I understand that there's a meeting tonight regarding the Huseby Meadows proposed project and I wanted to send a quick email detailing some of my concerns with it.

As I'm sure many other people with a connection to this road have most likely stated, I'm worried about this projects size and scope.

I fully understand and appreciate West Tisbury's desire to make itself better able to help support young and lower to middle-income year-round residents and believe that it's a laudable goal. My worry is that this project could end up hurting the exact group it's meant to help. The road I grew up on is more than just a road, it's family(literally in some cases). I worry that the densest populated area of the road which contains the majority of young families is about to be doubled in size and I have a tough time seeing how that can truly be a net positive for their investment and safety on the road.

In closing, I worry about what a project of this size will do to our road and can't in good consciousness get behind something I feel may hurt the community I've grown up in. I hope that everyone understands that while I'm for affordable housing and that some sacrifices must be made to keep this island the great community it is, if the brunt of the sacrificing is made by the people it's purporting to help, I think we may need to rethink some things.

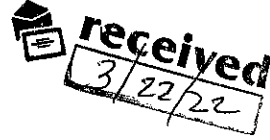
Best regards,

Bradley Fielder

Sent from my iPhone

Jane Rossi

From: Bill Fielder <billfielder1991@yahoo.com>
Sent: Monday, March 21, 2022 5:04 PM
To: planningboard@westtisbury-ma.gov
Subject: Huseby Meadow development



Good afternoon,

My name is William fielder, I've lived on Old Courthouse Road for most of my life and my family has called this road home for over a century. I thought it important to reach out and share my concerns regarding the Huseby Meadows subdivision plan.

It is my belief that the current proposed plan will increase the road traffic to a level that is unsustainable and bordering on unsafe. I understand that the developer has the right to build but hiding the over development of our island behind the guise of affordable housing is not the same thing. I worry that we are inching to the point where we must either recognize that the neighboring properties are going to be affected by this in a negative manner and make a change in how we manage these types of projects, or admit that the landowners that have bought, built and loved this area no longer have a voice.

I honestly believe that the idea behind affordable housing is great, I would just like to see it done in a more equitable fashion.

Thank you for your time,

William M. Fielder

Jane Rossi

From: Carolina <carolinastew@gmail.com>
Sent: Monday, March 21, 2022 1:45 PM
To: planningboard@westtisbury-ma.gov
Subject: Old Courthouse Rd Development



Hello, my name is Carolina Cooney and I am the homeowner at 10 Old Courthouse Rd in West Tisbury. I am writing about the planned Huseby Meadows development.

While I am in favor of affordable YEAR ROUND housing, I am very concerned about the impact of the Huseby development to our road, and the lack of a comprehensive town-wide affordable housing plan. There is already a surprising amount of density on some of the lots on Old Courthouse Road, but this would definitely be setting an example to allow this level of density development due to the open space bylaw. We have multiple people on Old Courthouse that own 10+ acres, so we could see this type of cluster development on other lots. While we need to expand affordable housing, let's find a way to do it without ruining the beautiful natural character of our community.

My greatest concern is that this development seems to be a very thinly veiled way to destroy a large area of beautiful, undeveloped land to put in multiple million dollar houses for great profit, using affordable housing as a ruse to get around regulations. It sets a bad precedent for the Island as a whole. While we badly need affordable housing, we must also take great care to protect the Island and our limited resources and capabilities (land, potable water, waste disposal). Thirteen new homes plus additional structures will forever change everything we love about Old Courthouse Rd and West Tisbury as a rural town.

It will be a sad day if this is allowed to move forward. We must be responsible in our development of the Island and protect its beauty for future generations.

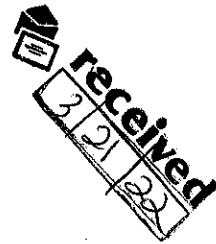
Thank you for your time.

Best,
Carolina Cooney

Carolina Cooney
10 Old Courthouse Rd
Vineyard Haven, MA 02568
530-228-7059
carolinastew@gmail.com

Jane Rossi

From: Christine Fielder <cfelder58@gmail.com>
Sent: Monday, March 21, 2022 1:33 PM
To: planningboard@westtisbury-ma.gov
Subject: Huseby Meadows proposal 3/21 - Homeowner Opinion



This message is intended for Ginny Jones - Chair of the planning board.

Hi Ginny,

I hope this finds you well. My husband and I wanted to reach out and give our 2¢ on the Huseby Meadows proposal that's being presented this evening. Unfortunately, I will be working this evening so will be unable to attend to voice our concerns in person(virtually). Please find below our thoughts in written form.

I have been living on Old Courthouse Road since 1986 and before that my ancestors have lived and farmed here since the 1700's. This has been a child friendly area where children could learn to ride a bicycle, walk home from the bus and play together in a safe environment. I am concerned that such a large increase in road usage would almost certainly pose an increased danger to those who now live on Old Courthouse Road. Not only am I worried about the neighborhood but also the degradation of the road itself. The most heavily trafficked parts consistently have potholes that must be weaved in and out of to either leave or enter the road and 2-3 times more cars to the road would surely drastically increase this problem.

I am also extremely worried about the concentration of buildings being proposed and the waste that they would create. While I'm no expert on this matter I worry that the proposal paints too rosy a picture of the possible environmental impacts to the surrounding properties and families.

To sum up my thoughts on this proposal, my most urgent concern is that in our haste as a community to create a new and vibrant neighborhood we end up destroying the one that is currently thriving. I'm supportive of affordable housing and support it as far as it does as little harm to the community it's meant to benefit but to me the size and scale of this project is too large for the given area.

Best regards,

Christine and Evan Fielder

Sent from my iPhone



March 21, 2022

Attn: Virginia Jones, Chairman
West Tisbury Planning Board
PO Box 278
West Tisbury, MA 02575

Re: Huseby Meadows LLC Subdivision Plan

To the West Tisbury Planning Board:

I am an abutter to the proposed subdivision by Huseby Meadows LLC and writing to share public comment for the first Planning Board hearing coming up today. I expect there is a lengthy public process ahead with additional opportunities for public comment before you and other permitting bodies like the Martha's Vineyard Commission, so I'll aim to keep my initial input brief.

The primary concern I want to raise for the Planning Board at this point is **site engineering for the proposed access road** on the Old Courthouse Road side of the subdivision plan.

For context, my husband Oliver Osness and I live at 56 Old Courthouse Road (lot 22-7.5) abutting the proposed IHT affordable housing site. Our home is on the western side of the ridge visible in the topography lines on the "Overlay Plan." This ridge is at the edge of the moraine. On our property, there is a distinct place at the top of the hill where the soil changes from glacial till to sandy outwash. Our side of the ridge has been a different place from the field side for thousands of years.

The next important thing to know about the Old Courthouse Road lots on this side of the ridge is that they are very steep. Much of the slope is 20% or greater, held intact by forest. Our own dirt driveway curving up the hill is an excellent example of why there isn't already an access road going up and over: we see (and continuously repair) a lot of erosion and sections of the driveway are impassable in winter conditions. In the time we've lived here, numerous cars and trucks have gotten stuck and caused damage. Sediment from driveways like ours washes into the road during heavy rain.

We and our neighbors on this side of the road usually park down by the road during snowstorms because our steep driveways are impossible to get up or down safely, even with all-wheel-drive and good winter tires. We've heard of service providers refusing to come because the driveway is too steep to plow. During the most recent major winter storm (an increasingly common occurrence due to climate change) someone's car got stuck blocking our driveway partway up before Oliver and I had a chance to move our cars to the bottom. Their car was stuck for multiple days because no tow truck could get it out until the driveway was plowed. The plow driver couldn't reasonably wait for the tow truck after they plowed the portion of the driveway they could access, so we were snowed in for two more days while we waited for them to return and plow the rest. Thankfully, we were safe and content to stay home. This would have been a much higher stakes situation if more households shared our access.

Not shown on the proposed subdivision plans is the topography of the Old Courthouse Road lots or an elevation profile of the new access road. The slope of this land is such that safe access and good drainage will be very difficult, maybe impossible, to achieve as drawn. I urge the Planning Board to consider this issue carefully and require the Developer to provide a fully engineered site plan.

The other thing I want to share now is my **strong support for the affordable housing component** of this plan.

I think permanently affordable rental housing for school employees would be a positive addition to our neighborhood. In its proposed location, my property would be the most heavily impacted by the development of these apartments. As much as I would like the idyllic forest around my house to stay that way forever, I can accept this change because the affordable housing is so important. I also have confidence that it would be done well.

I am much more wary of what happens on the market rate lots, especially those around Farm #2. I think there are too many and none of lots M1-M8 should be accessed from the Old Courthouse Road side. There are serious flaws in the access road as drawn. The Developer has not provided fully detailed design standards. Construction on the IHT site would be disruptive, but finite and done all at once. We could be impacted by years of ongoing construction on surrounding lots depending on when the market rate homes are built. They wouldn't be subject to the same design review or abutter outreach obligation the affordable housing developer is. The affordable rentals would be expertly managed and maintained, whereas the market rate lots would each be maintained by individual owners who may or may not be good neighbors. We have no way of knowing what to expect there.

I should disclose that I was formerly part of the project development staff at Island Housing Trust and I continue to serve on their project development committee. I support their mission and take pride in their work. They build beautiful homes built to last and consistently exceed standard energy efficiency and wastewater treatment requirements. Based on my professional experience working on their projects, I have confidence in the design and permitting process for affordable housing in West Tisbury. Multi-family housing development like the proposed teacher housing outside my kitchen window is subject to much more scrutiny and often stricter standards than by-right single-family homes like those that would be built on the proposed market rate lots. I'm familiar with the work of the design team and I trust that they will work with us to come up with collaborative solutions for mitigating impacts on both side of our shared boundary. We will be impacted by the change in our surrounding environment and the presence of new neighbors close by. Those neighbors will feel our presence, too. I feel confident that we can work together to find good solutions because I know what to expect from IHT.

Thank you for taking these comments into consideration and for all the work you do in service to our town.

Sincerely,

Faren Worthington



March 21, 2022

Attn: Virginia Jones, Chairman
West Tisbury Planning Board
PO Box 278
West Tisbury, MA 02575

Re: Huseby Meadows LLC Subdivision Plan

To the West Tisbury Planning Board:

Old Courthouse Road has been a familiar road to me for most of my life. For at the end of the road, lives my best friend and his family the Fielders who have been a second family for me since childhood. What I did not know about about Old Courthouse before I moved here is the sense of community the road has. Cars are not the dominant presence, instead you are much more likely to encounter people, running, biking, pushing a stroller, walking dogs, or just out and about. It is people of all ages such as the neighborhood kids playing in the road, the older folks taking their time, and people from nearby neighborhoods who walk this way regularly. It is also an important pedestrian route for the entire community. The ancient way connects to other trail systems: Pine Hill, State Road, and Old County. The Ag-Hall, Granary Gallery, Bike Path, Schools, and North Tisbury Marketplace all are connected by this pedestrian route. The MV Commission and West Tisbury Complete Streets Committee has identified Old Courthouse as an important pedestrian route so it is very important to preserve its nature by minimizing vehicle traffic. There is not another road like it in West Tisbury.

I am sharing this as my initial input to help characterize the road. I know that traffic is going to come up as a big issue in the permitting process and I hope this description is helpful in evaluating the Developer's application.

Sincerely,

Oliver Osnoss

56 Old Courthouse Road
West Tisbury, MA 02575

 receive
4/12/22

QUITCLAIM DEED

Huseby Mountain Farm, LLC, a Massachusetts limited liability company, with a principal place of business in West Tisbury, Massachusetts

in consideration of:

grant to Wendy H. Bujak, with a mailing address of P O Box 1284, Vineyard Haven, MA 02568

with *quitclaim covenants*

The land, with any buildings and improvements thereon, situated in West Tisbury, County of Dukes County and Commonwealth of Massachusetts and being more particularly bounded and described as follows:

PARCEL ONE:

Being Lot No. 2 as shown on a plan of land entitled "A Plan of Land in West Tisbury, Mass., Prepared for John P. Olsen, Jr. & Richard T. Olsen, Scale: 1" = 50', November 29, 1984, Schofield Brothers, Inc., Registered Professional Engineers and Land Surveyors, State Road, Vineyard Haven, Mass." recorded with the Dukes County Registry of Deeds in West Tisbury Case File No. 275, to which plan reference is hereby made for a more particular description.

PARCEL TWO:

Being Lot No. 4 as shown on a plan of land entitled "Plan of Land in West Tisbury, Mass. Surveyed for John P. Olsen, Jr. & Richard T. Olsen, January 14, 1982, Scale: 1" = 80', Dean R. Swift, Reg'd Land Surveyor, Vineyard Haven, Mass.", recorded with Dukes County Registry of Deeds in West Tisbury Case File No. 208 to which plan reference is hereby made for a more particular description.

Excepted and excluded from Parcel Two is Lot No. 3 on a plan of land entitled "A Plan of Land in West Tisbury, Mass., Prepared for John P. Olsen, Jr. & Richard T. Olsen, Scale: 1" = 50', November 29, 1984, Schofield Brothers, Inc., Registered Professional Engineers and Land Surveyors, State Road, Vineyard Haven, Mass." recorded with the Dukes County Registry of Deeds in West Tisbury Case File No. 275, to which plan reference is hereby made for a more particular description.

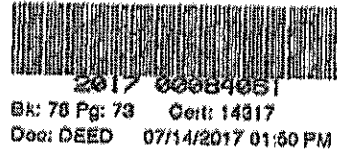
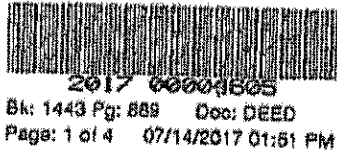
31 Huseby Mountain Road, West Tisbury, MA

The premises are conveyed together with and subject to the rights, easements and obligations of record.

Grantor hereby reserves as appurtenant to Grantor's remaining land described in a deed to it from David A. Sandell, Executor of the Last Will and Testament of Florence D. Olsen, dated March 8, 2010 and recorded with the Dukes County Registry of Deeds in Book 1206, Page 667 and filed with the Dukes County Registry District Office of the Land Court as Document No. 71446, being Lot 2 on a plan recorded with the Dukes County Registry of Deeds as West Tisbury Case File No. 267 and the premises shown on Land Court Plan No. 41705A (the "Benefitted Property"), a perpetual right and easement forty (40) feet wide running over the granted premises so as to provide a means of ingress and egress, including installation of utilities, and for all other purposes required by the West Tisbury Planning Board for division or subdivision of the Benefitted Property into not more than six (6) lots for single family residential use (the "Right of Way"). The Right of Way is now located as shown as "40' Wide Easement" and the "40' Wide Private Way (see West Tisbury Case File 399)" on the sketch plan attached hereto entitled "Exhibit Plan 2 West Tisbury, Mass. Scale: 1" = 100' August 7, 2013 Schofield, Barbini & Hoehn Inc. Land Surveying Civil Engineering 12 Surveyor's Lane, Box 339 Vineyard Haven, Mass. 508-693-2781 www.sbhinc.net MV 10580" attached hereto as Exhibit "A" and, but for the requirement that the Right of Way connect with Old Stage Road, Huseby Mountain Road (being the continuation of the "40' Wide Private Way (see West Tisbury Case File 399)") and the Benefitted Property at locations designated on said sketch plan, the Right of Way may be relocated at Grantee's discretion and expense, from time to time as may be determined by Grantee. Any lot having frontage on Pine Hill Road will not travel over the Right of Way unless travel over Pine Hill Road or Old Stage Road is physically blocked or legally challenged. All lots actually using the Right of Way, or any utilities located therein, will share equally the cost and expense to maintain same and keep same open for travel, except that any extraordinary cost or expense occasioned by use of a particular lot, whether to conform to requirements of the West Tisbury Planning Board in the event of any subdivision of the Benefitted Property or incidental to the construction of a single family residence on the Benefitted Property or any lot created from same, shall be the responsibility of such lot. As used herein, a lot shall be deemed to be actually using the Right of Way, when a foundation for a structure is placed on the lot.

For title see Deed of David A. Sandell, Executor of the Last Will and Testament of Florence D. Olsen, dated March 8, 2010 and recorded with the Dukes County Registry of Deeds in Book 1206, Page 667.

LAND COURT, BOSTON. The land herein described will be shown on our approved plan to follow as REFERRED TO



JUL 13 2017

Plan 41705-C Lot 4, 5, 6 + 8
(EXAMINED AS DESCRIPTION ONLY)

T.C. PONTBRIAND
-ACTING CHIEF ENGINEER

JAV

QUITCLAIM DEED

Huseby Mountain Farm, LLC, a Massachusetts limited liability company, with a principal place of business in West Tisbury, Massachusetts

in consideration of ?

grant to Huseby Meadows, LLC, a Massachusetts limited liability company having a mailing address of c/o Ament Klauer LLP, 39 Town Hall Square, Falmouth, MA 02540

with quitclaim covenants

The vacant land situated in West Tisbury, County of Dukes County and Commonwealth of Massachusetts and being more particularly bounded and described as follows:

Being Lots 4, 5, 6 and 8 on a plan entitled "Plan of Land in West Tisbury, Mass., Huseby Mountain Farm LLC being a subdivision of lots 1, 2 & 3, LCP 41705-B & un-registered land Scale: 1" = 100' October 21, 2014 Schofield, Barbini & Hoehn Inc. Land Surveying Civil Engineering" which plan is filed with the Land Court as Plan No. 41705-C to which plan reference is hereby made for a more particular description. Lot 4 contains 10.00 acres, +/-; Lot 5 contains 9.01 acres +/-; Lot 6 contains 7.49 acres +/-; and Lot 8 is a 40 foot wide private right of way containing 0.57 acres +/-, each according to said plan.

The Premises are conveyed together with and subject to the following:

- (i) Easement reserved in a deed of Huseby Mountain Farm, LLC to Wendy H. Bujak dated August 23, 2013 and recorded with the Dukes County Registry of Deeds in Book 1327, Page 380;
- (ii) Restriction dated August 23, 2013 and recorded with the Dukes County Registry of Deeds in Book 1327, Page 385, and filed with the Dukes County Registry District of the Land Court as Document No 77870;
- (iii) Easements, restrictions and other matters contained in a deed of Huseby Mountain Farm, LLC to Stephen C. Araujo dated August 19, 2014 and recorded with the Dukes County Registry of Deeds in Book 1355, Page 699;
- (iv) Easement granted by Huseby Mountain Farm, LLC to Steven C. Araujo, dated August 19, 2014 and filed with the Dukes County Registry District of the

MARTIN'S VINEYARDLAND CERTIFICATES Document No. 79434;

PAID \$ 46,000

EXEMPT \$

57583 7/14/17 WHT
NO. DATE CERTIFICATION

MASSACHUSETTS EXCISE TAX
Dukes County ROD #8 001
Date: 07/14/2017 01:50 PM
Ch# 042406 28950 Dan# 00084081
Fee: \$10,488.00 Cons: \$2,300,000.00

Property Address: Huseby Mountain Road, West Tisbury, Massachusetts

- (v) Easement from Huseby Mountain Farm, LLC to Daniel Van Landingham dated November 30, 2015 and with the recorded with the Dukes County Registry of Deeds in Book 1392, Page 196, and filed with the Dukes County Registry District of the Land Court as Document No 81602;
- (vi) Utility Tie-In Agreement and Easement granted to H. Porter Thompson, Trustee, dated December 23, 2016 and recorded with the Dukes County Registry of Deeds in Book 1427, Page 62, and filed with the Dukes County Registry District Office of the Land Court as Document No 83308;
- (vii) Decision of the Martha's Vineyard Commission dated June 18, 2015 and filed with the Dukes County Registry District of the Land Court as Document No. 80891;
- (viii) Decision of the West Tisbury Planning Board dated July 28, 2015 and filed with the Dukes County Registry District of the Land Court as Document No. 81553; and
- (ix) Affidavit dated November 30, 2015 and recorded with the Dukes County Registry of Deeds in Book 1392, page 191.

Grantor hereby reserves as appurtenant to Lot 9 on a plan entitled "Plan a plan entitled "Plan of Land in West Tisbury, Mass., Huseby Mountain Farm LLC being a subdivision of lots 1, 2 & 3, LCP 41705-B & un-registered land Scale: 1" = 100' October 21, 2014 Schofield, Barbini & Hoehn Inc. Land Surveying Civil Engineering" recorded with the Dukes County Registry of Deeds in Plan Book 17, Page 190 (the "2014 Plan"), to which plan reference is hereby made for a more particular description, the perpetual right and easement, in common with others now or hereafter entitled thereto, in and to a way forty (40) feet wide (the "Alternate Right of Way"), as more particularly located below.

The right and easement in and to the Alternate Right of Way is to be for all purposes for which streets and ways are used in the Town of West Tisbury, including installation of utilities. The location of the Alternate Right of Way shall run along and abut the southeasterly boundary of Lot 6 and the northeasterly boundary of Lots 6 and 7 on Land Court Plan No. 41705-C to a point that meets the Right of Way reserved in a deed of Huseby Mountain Farm, LLC to Wendy H. Bujak dated August 23, 2013 and recorded with the Dukes County Registry of Deeds in Book 1327, Page 380, provided that the Alternate Right of Way may be relocated by and at the expense of the owner burdened thereby. The Alternate Right of Way is also shown, in part, as "Proposed 40' Wide Easement" and "40 ft. wide easement "Alternate Right of Way" see LC document 79434" on the 2014 Plan.

The right to travel over the Alternate Right of Way shall not be exercised and the travelled surface of Alternate Right of Way shall not be constructed or opened by the owner of Lot 9 unless travel to and from Lot 9 over Pine Hill Road to and from Old Stage Road is physically blocked or legally challenged. Nothing herein will limit or prohibit rights to install, maintain or repair utilities within the Alternate Right of Way and the right and easement to tie-into and maintain access to said utilities is hereby reserved to said Lot 9.

Grantor grants to the Grantee all right, title or interest in and to any and all utility service apparatus located on the Premises conveyed hereby, subject to the rights of all others having rights thereto.

The Premises are vacant land and no homestead right or interest exists therein.

The conveyance described herein does not constitute the sale or transfer of all or substantially all of the grantor's assets within the Commonwealth of Massachusetts.

For title see Deed of David A. Sandell, Executor of the Last Will and Testament of Florence D. Olsen, dated March 8, 2010 and recorded with the Dukes County Registry of Deeds in Book 1206, Page 667.

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Executed as a sealed instrument on this 12 day of July, 2017.

Huseby Mountain Farm, LLC

[Signature]
By: Joseph N. El-Deiry, Manager
and authorized signatory

[Signature]
By: Albert Willem Bussink, Manager
and authorized signatory

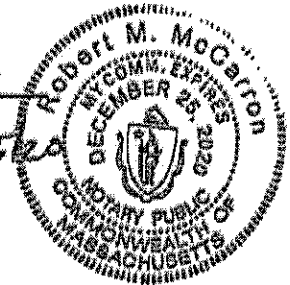
COMMONWEALTH OF MASSACHUSETTS

County of Dukes County, ss

On this 14 day of July 2017, before me, the undersigned notary public, personally appeared Joseph N. El-Deiry, to me personally known to be the person whose name is signed on the preceding or attached document, and acknowledged to me that as Manager and authorized signatory as aforesaid, he signed it voluntarily as his free act and deed for its stated purpose.

[Signature]

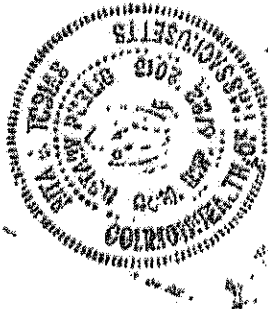
Notary Public:
My Commission Expires: 12/25/20



COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss

On this 12 day of July, 2017, before me, the undersigned notary public, personally appeared Albert Willem Bussink, proved to me through satisfactory evidence of identification which was personal knowledge / driver's license / passport / other: _____ (circle one), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that as Manager and authorized signatory as aforesaid, he signed it voluntarily as his free act and deed for its stated purpose.



[Signature]

Notary Public:
My Commission Expires: 4/22/18

ATTEST: Paulo C. DeOliveira, Register
Dukes County Registry of Deeds

REGISTERED

LAND COURT, BOSTON. The land herein described will be shown on our approved plan to follow as

REFERRED TO

NOV 19 2015

Plan 41705^C Lot 7
(EXAMINED AS DESCRIPTION ONLY)

T.C. PONTBRIAND
~~ACTING~~ CHIEF ENGINEER JAV

QUITCLAIM DEED

Huseby Mountain Farm, LLC, a Massachusetts limited liability company, with a principal place of business in West Tisbury, Massachusetts

in consideration of

grant to Daniel VanLandingham, of 7 Vandrow Lane, Tisbury, Massachusetts 02568

with *quitclaim covenants*

The vacant land situated in West Tisbury, County of Dukes County and Commonwealth of Massachusetts and being more particularly bounded and described as follows:

Parcel One (un-registered land):

Being Lot 7 as shown on a plan entitled "Plan of Land in West Tisbury, Mass., Huseby Mountain Farm LLC being a subdivision of lots 1, 2 & 3, LCP 41705-B & un-registered land Scale: 1" = 100' October 21, 2014 Schofield, Barbini & Hoehn Inc. Land Surveying Civil Engineering" recorded with the Dukes County Registry of Deeds in Plan Book 17, Page 190, to which plan reference is hereby made for a more particular description and containing 87,851 s.f. +/-, 2.02 acres +/-, according to said plan.

Parcel Two (registered land):

Being Lot 7 as shown on a plan entitled "Plan of Land in West Tisbury, Mass., Huseby Mountain Farm LLC being a subdivision of lots 1, 2 & 3, LCP 41705-B & un-registered land Scale: 1" = 100' October 21, 2014 Schofield, Barbini & Hoehn Inc. Land Surveying Civil Engineering" which plan is filed with the Land Court as Plan No. 41705-C to which plan reference is hereby made for a more particular description and containing 42,896 s.f. +/-, 0.96 acres +/-, according to said plan.

The Premises are conveyed together with and subject to the following: (i) Easement to NSTAR Electric Company dated July 1, 2013 and recorded with the Dukes County Registry of Deeds in Book 1325, page 577; (ii) Easement reserved in a deed of Huseby

Mountain Farm, LLC to Wendy H. Bujak dated August 23, 2013 and recorded with the Dukes County Registry of Deeds in Book 1327, Page 380; (iii) Easement granted by Huseby Mountain Farm, LLC dated of even date herewith and filed with the Dukes County Registry District of the Land Court as Document No. _____; (iv) terms and restrictions of an Easement granted to H. Porter Thompson, Trustee, dated of even date herewith and recorded and filed herewith.

No right or interest is granted in or to that certain right and easement in and to a common driveway (the "Common Driveway") thirty (30) feet wide running from Pine Hill Road which was reserved in a deed to Steven C. Araujo dated August 19, 2014 and recorded with the Dukes County Registry of Deeds in Book 1355, Page 699.

The Premises are vacant land and no homestead right or interest exists therein.

For title see Deed of David A. Sandell, Executor of the Last Will and Testament of Florence D. Olsen, dated March 8, 2010 and recorded with the Dukes County Registry of Deeds in Book 1206, Page 667.

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EASEMENT

Huseby Mountain Farm, LLC, a Massachusetts limited liability company, with a principal place of business in West Tisbury, Massachusetts, for nominal consideration of ONE DOLLAR (\$1.00) grants to Daniel VanLandingham, of Tisbury, Massachusetts, his heirs, successors and assigns as owner of Lot 7, as defined below, with *quitclaim covenants*,

the perpetual right and easement, in common with others now or hereafter entitled thereto, in and to a way forty (40) feet wide (the "Alternate Right of Way"), running between and connecting said Lot 7 and that certain "Right of Way" as defined and reserved in a deed of Huseby Mountain Farm, LLC to Wendy H. Bujak dated August 23, 2013 and recorded with the Dukes County Registry of Deeds in Book 1327, Page 380 (the "Deed").

As used herein "Lot 7" includes both registered and record land and is shown as (i) Lot 7 on a plan entitled "Plan of Land in West Tisbury, Mass., Huseby Mountain Farm LLC being a subdivision of lots 1, 2 & 3, LCP 41705-B & un-registered land Scale: 1" = 100' October 21, 2014 Schofield, Barbini & Hoehn Inc. Land Surveying Civil Engineering" recorded with the Dukes County Registry of Deeds in Plan Book 17, Page 190 (the "2014 Plan"), to which plan reference is hereby made for a more particular description and containing 87,851 s.f. +/-, 2.02 acres +/-, according to said plan; and (ii) Lot 7 on Land Court Plan No. 417054-C.

The right and easement in and to the Alternate Right of Way is to be for all purposes for which streets and ways are used in the Town of West Tisbury, including installation of utilities. The location of the Alternate Right of Way shall run along and abut the southeasterly boundary of Lot 6 and the northeasterly boundary of Lots 6 and 7 on Land Court Plan No. 41705-C to a point that meets the Right of Way reserved in the Deed, provided that the Alternate Right of Way may be relocated by and at the expense of the owner burdened thereby. The Alternate Right of Way is also shown, in part, as "Proposed 40' Wide Easement" and "40 ft. wide easement "Alternate Right of Way" see LC document 79434" on the 2014 Plan.

The right to travel over the Alternate Right of Way shall not be exercised and the travelled surface of Alternate Right of Way shall not be constructed or opened by the owner of Lot 7 unless travel to and from Lot 7 over Pine Hill Road to and from Old Stage Road is physically blocked or legally challenged. Nothing herein will limit or prohibit rights to install, maintain or repair utilities within the Alternate Right of Way.

For grantor's title see Deed of David A. Sandell, Executor of the Last Will and Testament of Florence D. Olsen, dated March 8, 2010 and recorded with the Dukes County Registry of Deeds in Book 1206, Page 667.

Executed as a sealed instrument on this 30th day of November, 2015.

Huseby Mountain Farm, LLC

Joe El-Deiry
By: Joseph N. El-Deiry, Manager
and authorized signatory

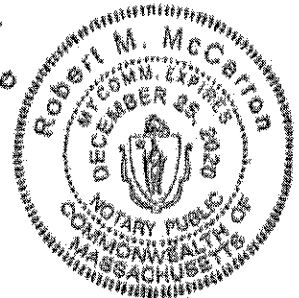
Albert Willem Bussink
By: Albert Willem Bussink
Manager and authorized signatory

COMMONWEALTH OF MASSACHUSETTS

County of Dukes County, ss

On this 30 day of November, 2015, before me, the undersigned notary public, personally appeared Joseph N. El-Deiry, to me personally known to be the person whose name is signed on the preceding or attached document, and acknowledged to me that as Manager and authorized signatory as aforesaid, he signed it voluntarily for its stated purpose.

Robert M. McCarton
Notary Public:
My Commission Expires: 12/25/20



COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss

On this 24 day of November, 2015, before me, the undersigned notary public, personally appeared Albert Willem Bussink, proved to me through satisfactory evidence of identification which was personal knowledge, driver's license passport / other: _____ (circle one), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that as Manager and authorized signatory as aforesaid, he signed it voluntarily for its stated purpose.

Adrienne Bailey
Notary Public:
My Commission Expires: April 24 2016



ADRIENNE BAILEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 24 2016

QUITCLAIM DEED

Huseby Mountain Farm, LLC, a Massachusetts limited liability company, with a principal place of business in West Tisbury, Massachusetts

in consideration of:

grant to Wendy H. Bujak, with a mailing address of P O Box 1284, Vineyard Haven, MA 02568

with *quitclaim covenants*

The land, with any buildings and improvements thereon, situated in West Tisbury, County of Dukes County and Commonwealth of Massachusetts and being more particularly bounded and described as follows:

PARCEL ONE:

Being Lot No. 2 as shown on a plan of land entitled "A Plan of Land in West Tisbury, Mass., Prepared for John P. Olsen, Jr. & Richard T. Olsen, Scale: 1" = 50', November 29, 1984, Schofield Brothers, Inc., Registered Professional Engineers and Land Surveyors, State Road, Vineyard Haven, Mass." recorded with the Dukes County Registry of Deeds in West Tisbury Case File No. 275, to which plan reference is hereby made for a more particular description.

PARCEL TWO:

Being Lot No. 4 as shown on a plan of land entitled "Plan of Land in West Tisbury, Mass. Surveyed for John P. Olsen, Jr. & Richard T. Olsen, January 14, 1982, Scale: 1" = 80', Dean R. Swift, Reg'd Land Surveyor, Vineyard Haven, Mass.", recorded with Dukes County Registry of Deeds in West Tisbury Case File No. 208 to which plan reference is hereby made for a more particular description.

Excepted and excluded from Parcel Two is Lot No. 3 on a plan of land entitled "A Plan of Land in West Tisbury, Mass., Prepared for John P. Olsen, Jr. & Richard T. Olsen, Scale: 1" = 50', November 29, 1984, Schofield Brothers, Inc., Registered Professional Engineers and Land Surveyors, State Road, Vineyard Haven, Mass." recorded with the Dukes County Registry of Deeds in West Tisbury Case File No. 275, to which plan reference is hereby made for a more particular description.

31 Huseby Mountain Road, West Tisbury, MA

The premises are conveyed together with and subject to the rights, easements and obligations of record.

Grantor hereby reserves as appurtenant to Grantor's remaining land described in a deed to it from David A. Sandell, Executor of the Last Will and Testament of Florence D. Olsen, dated March 8, 2010 and recorded with the Dukes County Registry of Deeds in Book 1206, Page 667 and filed with the Dukes County Registry District Office of the Land Court as Document No. 71446, being Lot 2 on a plan recorded with the Dukes County Registry of Deeds as West Tisbury Case File No. 267 and the premises shown on Land Court Plan No. 41705A (the "Benefitted Property"), a perpetual right and easement forty (40) feet wide running over the granted premises so as to provide a means of ingress and egress, including installation of utilities, and for all other purposes required by the West Tisbury Planning Board for division or subdivision of the Benefitted Property into not more than six (6) lots for single family residential use (the "Right of Way"). The Right of Way is now located as shown as "40' Wide Easement" and the "40' Wide Private Way (see West Tisbury Case File 399)" on the sketch plan attached hereto entitled "Exhibit Plan 2 West Tisbury, Mass. Scale: 1" = 100' August 7, 2013 Schofield, Barbini & Hoehn Inc. Land Surveying Civil Engineering 12 Surveyor's Lane, Box 339 Vineyard Haven, Mass. 508-693-2781 www.sbhinc.net MV 10580" attached hereto as Exhibit "A" and, but for the requirement that the Right of Way connect with Old Stage Road, Huseby Mountain Road (being the continuation of the "40' Wide Private Way (see West Tisbury Case File 399)") and the Benefitted Property at locations designated on said sketch plan, the Right of Way may be relocated at Grantee's discretion and expense, from time to time as may be determined by Grantee. Any lot having frontage on Pine Hill Road will not travel over the Right of Way unless travel over Pine Hill Road or Old Stage Road is physically blocked or legally challenged. All lots actually using the Right of Way, or any utilities located therein, will share equally the cost and expense to maintain same and keep same open for travel, except that any extraordinary cost or expense occasioned by use of a particular lot, whether to conform to requirements of the West Tisbury Planning Board in the event of any subdivision of the Benefitted Property or incidental to the construction of a single family residence on the Benefitted Property or any lot created from same, shall be the responsibility of such lot. As used herein, a lot shall be deemed to be actually using the Right of Way, when a foundation for a structure is placed on the lot.

For title see Deed of David A. Sandell, Executor of the Last Will and Testament of Florence D. Olsen, dated March 8, 2010 and recorded with the Dukes County Registry of Deeds in Book 1206, Page 667.

LAND COURT, BOSTON. The land herein described will be shown on our approved plan to follow as



2017 00004605
Bk: 1443 Pg: 889 Doc: DEED
Page: 1 of 4 07/14/2017 01:51 PM



2017 00084081
Bk: 78 Pg: 78 Cert: 14317
Doc: DEED 07/14/2017 01:50 PM

REFERRED TO

JUL 13 2017

Plan 41705-C, Lots 4, 5, 6+8
(EXAMINED AS DESCRIPTION ONLY)

T.C. PONTBRIAND
-ACTING CHIEF ENGINEER JAV

QUITCLAIM DEED

Huseby Mountain Farm, LLC, a Massachusetts limited liability company, with a principal place of business in West Tisbury, Massachusetts

in consideration of ?

grant to Huseby Meadows, LLC, a Massachusetts limited liability company having a mailing address of c/o Ament Klauer LLP, 39 Town Hall Square, Falmouth, MA 02540

with quitclaim covenants

The vacant land situated in West Tisbury, County of Dukes County and Commonwealth of Massachusetts and being more particularly bounded and described as follows:

Being Lots 4, 5, 6 and 8 on a plan entitled "Plan of Land in West Tisbury, Mass., Huseby Mountain Farm LLC being a subdivision of lots 1, 2 & 3, LCP 41705-B & un-registered land Scale: 1" = 100' October 21, 2014 Schofield, Barbini & Hoehn Inc. Land Surveying Civil Engineering" which plan is filed with the Land Court as Plan No. 41705-C to which plan reference is hereby made for a more particular description. Lot 4 contains 10.00 acres, +/-; Lot 5 contains 9.01 acres +/-; Lot 6 contains 7.49 acres +/-; and Lot 8 is a 40 foot wide private right of way containing 0.57 acres +/-, each according to said plan.

The Premises are conveyed together with and subject to the following:

- (i) Easement reserved in a deed of Huseby Mountain Farm, LLC to Wendy H. Bujak dated August 23, 2013 and recorded with the Dukes County Registry of Deeds in Book 1327, Page 380;
- (ii) Restriction dated August 23, 2013 and recorded with the Dukes County Registry of Deeds in Book 1327, Page 385, and filed with the Dukes County Registry District of the Land Court as Document No 77870;
- (iii) Easements, restrictions and other matters contained in a deed of Huseby Mountain Farm, LLC to Stephen C. Araujo dated August 19, 2014 and recorded with the Dukes County Registry of Deeds in Book 1355, Page 699;
- (iv) Easement granted by Huseby Mountain Farm, LLC to Steven C. Araujo, dated August 19, 2014 and filed with the Dukes County Registry District of the

MARTIN'S VINEYARDLAND COURT'S Document No. 79434;

PAID \$ 46,000

EXEMPT \$
NO. DATE CERTIFICATION

57582 7/11/17

MASSACHUSETTS EXCISE TAX
Dukes County FOD #8 001
Date: 07/14/2017 01:50 PM
CIII# 042406 28880 Doc# 00084081
Fee: \$10,488.00 Cons: \$2,300,000.00

Property Address: Huseby Mountain Road, West Tisbury, Massachusetts

- (v) Easement from Huseby Mountain Farm, LLC to Daniel Van Landingham dated November 30, 2015 and with the recorded with the Dukes County Registry of Deeds in Book 1392, Page 196, and filed with the Dukes County Registry District of the Land Court as Document No 81602;
- (vi) Utility Tie-In Agreement and Easement granted to H. Porter Thompson, Trustee, dated December 23, 2016 and recorded with the Dukes County Registry of Deeds in Book 1427, Page 62, and filed with the Dukes County Registry District Office of the Land Court as Document No 83308;
- (vii) Decision of the Martha's Vineyard Commission dated June 18, 2015 and filed with the Dukes County Registry District of the Land Court as Document No. 80891;
- (viii) Decision of the West Tisbury Planning Board dated July 28, 2015 and filed with the Dukes County Registry District of the Land Court as Document No. 81553; and
- (ix) Affidavit dated November 30, 2015 and recorded with the Dukes County Registry of Deeds in Book 1392, page 191.

Grantor hereby reserves as appurtenant to Lot 9 on a plan entitled "Plan a plan entitled "Plan of Land in West Tisbury, Mass., Huseby Mountain Farm LLC being a subdivision of lots 1, 2 & 3, LCP 41705-B & un-registered land Scale: 1" = 100' October 21, 2014 Schofield, Barbini & Hoehn Inc. Land Surveying Civil Engineering" recorded with the Dukes County Registry of Deeds in Plan Book 17, Page 190 (the "2014 Plan"), to which plan reference is hereby made for a more particular description, the perpetual right and easement, in common with others now or hereafter entitled thereto, in and to a way forty (40) feet wide (the "Alternate Right of Way"), as more particularly located below.

The right and easement in and to the Alternate Right of Way is to be for all purposes for which streets and ways are used in the Town of West Tisbury, including installation of utilities. The location of the Alternate Right of Way shall run along and abut the southeasterly boundary of Lot 6 and the northeasterly boundary of Lots 6 and 7 on Land Court Plan No. 41705-C to a point that meets the Right of Way reserved in a deed of Huseby Mountain Farm, LLC to Wendy H. Bujak dated August 23, 2013 and recorded with the Dukes County Registry of Deeds in Book 1327, Page 380, provided that the Alternate Right of Way may be relocated by and at the expense of the owner burdened thereby. The Alternate Right of Way is also shown, in part, as "Proposed 40' Wide Easement" and "40 ft. wide easement "Alternate Right of Way" see LC document 79434" on the 2014 Plan.

The right to travel over the Alternate Right of Way shall not be exercised and the travelled surface of Alternate Right of Way shall not be constructed or opened by the owner of Lot 9 unless travel to and from Lot 9 over Pine Hill Road to and from Old Stage Road is physically blocked or legally challenged. Nothing herein will limit or prohibit rights to install, maintain or repair utilities within the Alternate Right of Way and the right and easement to tie-into and maintain access to said utilities is hereby reserved to said Lot 9.

Grantor grants to the Grantee all right, title or interest in and to any and all utility service apparatus located on the Premises conveyed hereby, subject to the rights of all others having rights thereto.

The Premises are vacant land and no homestead right or interest exists therein.

The conveyance described herein does not constitute the sale or transfer of all or substantially all of the grantor's assets within the Commonwealth of Massachusetts.


For title see Deed of David A. Sandell, Executor of the Last Will and Testament of Florence D. Olsen, dated March 8, 2010 and recorded with the Dukes County Registry of Deeds in Book 1206, Page 667.

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Executed as a sealed instrument on this 12 day of July, 2017.

Huseby Mountain Farm, LLC


By: Joseph N. El-Deiry, Manager
and authorized signatory


By: Albert Willem Bussink, Manager
and authorized signatory

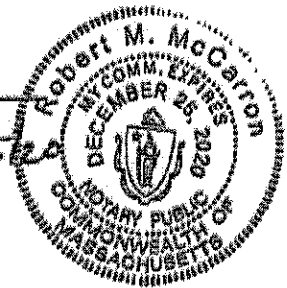
COMMONWEALTH OF MASSACHUSETTS

County of Dukes County, ss

On this 14 day of July 2017, before me, the undersigned notary public, personally appeared Joseph N. El-Deiry, to me personally known to be the person whose name is signed on the preceding or attached document, and acknowledged to me that as Manager and authorized signatory as aforesaid, he signed it voluntarily as his free act and deed for its stated purpose.



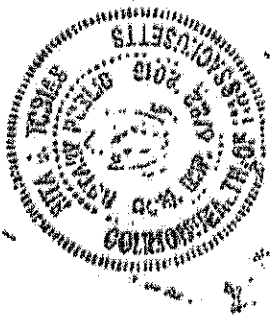
Notary Public:
My Commission Expires: 12/25/20

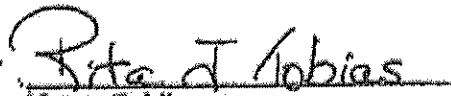


COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss

On this 12 day of July, 2017, before me, the undersigned notary public, personally appeared Albert Willem Bussink, proved to me through satisfactory evidence of identification which was personal knowledge / driver's license / passport / other: _____ (circle one), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that as Manager and authorized signatory as aforesaid, he signed it voluntarily as his free act and deed for its stated purpose.





Notary Public:
My Commission Expires: 4/22/18

ATTEST: Paulo C. DeOliveira, Registrar
Dukes County Registry of Deeds

REGISTERED

LAND COURT, BOSTON. The land herein described will be shown on our approved plan to follow as

REFERRED TO

NOV 19 2015

Plan 41705^C Lot 7
(EXAMINED AS DESCRIPTION ONLY)

T.C. PONTBRIAND
~~ACTING~~ CHIEF ENGINEER JAJ

QUITCLAIM DEED

Huseby Mountain Farm, LLC, a Massachusetts limited liability company, with a principal place of business in West Tisbury, Massachusetts

in consideration of

grant to Daniel VanLandingham, of 7 Vandrow Lane, Tisbury, Massachusetts 02568

with *quitclaim covenants*

The vacant land situated in West Tisbury, County of Dukes County and Commonwealth of Massachusetts and being more particularly bounded and described as follows:

Parcel One (un-registered land):

Being Lot 7 as shown on a plan entitled "Plan of Land in West Tisbury, Mass., Huseby Mountain Farm LLC being a subdivision of lots 1, 2 & 3, LCP 41705-B & un-registered land Scale: 1" = 100' October 21, 2014 Schofield, Barbini & Hoehn Inc. Land Surveying Civil Engineering" recorded with the Dukes County Registry of Deeds in Plan Book 17, Page 190, to which plan reference is hereby made for a more particular description and containing 87,851 s.f. +/-, 2.02 acres +/-, according to said plan.

Parcel Two (registered land):

Being Lot 7 as shown on a plan entitled "Plan of Land in West Tisbury, Mass., Huseby Mountain Farm LLC being a subdivision of lots 1, 2 & 3, LCP 41705-B & un-registered land Scale: 1" = 100' October 21, 2014 Schofield, Barbini & Hoehn Inc. Land Surveying Civil Engineering" which plan is filed with the Land Court as Plan No. 41705-C to which plan reference is hereby made for a more particular description and containing 42,896 s.f. +/-, 0.96 acres +/-, according to said plan.

The Premises are conveyed together with and subject to the following: (i) Easement to NSTAR Electric Company dated July 1, 2013 and recorded with the Dukes County Registry of Deeds in Book 1325, page 577; (ii) Easement reserved in a deed of Huseby

Mountain Farm, LLC to Wendy H. Bujak dated August 23, 2013 and recorded with the Dukes County Registry of Deeds in Book 1327, Page 380; (iii) Easement granted by Huseby Mountain Farm, LLC dated of even date herewith and filed with the Dukes County Registry District of the Land Court as Document No. _____; (iv) terms and restrictions of an Easement granted to H. Porter Thompson, Trustee, dated of even date herewith and recorded and filed herewith.

No right or interest is granted in or to that certain right and easement in and to a common driveway (the "Common Driveway") thirty (30) feet wide running from Pine Hill Road which was reserved in a deed to Steven C. Araujo dated August 19, 2014 and recorded with the Dukes County Registry of Deeds in Book 1355, Page 699.

The Premises are vacant land and no homestead right or interest exists therein.

For title see Deed of David A. Sandell, Executor of the Last Will and Testament of Florence D. Olsen, dated March 8, 2010 and recorded with the Dukes County Registry of Deeds in Book 1206, Page 667.

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EASEMENT

Huseby Mountain Farm, LLC, a Massachusetts limited liability company, with a principal place of business in West Tisbury, Massachusetts, for nominal consideration of ONE DOLLAR (\$1.00) grants to Daniel VanLandingham, of Tisbury, Massachusetts, his heirs, successors and assigns as owner of Lot 7, as defined below, with *quitclaim covenants*,

the perpetual right and easement, in common with others now or hereafter entitled thereto, in and to a way forty (40) feet wide (the "Alternate Right of Way"), running between and connecting said Lot 7 and that certain "Right of Way" as defined and reserved in a deed of Huseby Mountain Farm, LLC to Wendy H. Bujak dated August 23, 2013 and recorded with the Dukes County Registry of Deeds in Book 1327, Page 380 (the "Deed").

As used herein "Lot 7" includes both registered and record land and is shown as (i) Lot 7 on a plan entitled "Plan of Land in West Tisbury, Mass., Huseby Mountain Farm LLC being a subdivision of lots 1, 2 & 3, LCP 41705-B & un-registered land Scale: 1" = 100' October 21, 2014 Schofield, Barbini & Hoehn Inc. Land Surveying Civil Engineering" recorded with the Dukes County Registry of Deeds in Plan Book 17, Page 190 (the "2014 Plan"), to which plan reference is hereby made for a more particular description and containing 87,851 s.f. +/-, 2.02 acres +/-, according to said plan; and (ii) Lot 7 on Land Court Plan No. 417054-C.

The right and easement in and to the Alternate Right of Way is to be for all purposes for which streets and ways are used in the Town of West Tisbury, including installation of utilities. The location of the Alternate Right of Way shall run along and abut the southeasterly boundary of Lot 6 and the northeasterly boundary of Lots 6 and 7 on Land Court Plan No. 41705-C to a point that meets the Right of Way reserved in the Deed, provided that the Alternate Right of Way may be relocated by and at the expense of the owner burdened thereby. The Alternate Right of Way is also shown, in part, as "Proposed 40' Wide Easement" and "40 ft. wide easement "Alternate Right of Way" see LC document 79434" on the 2014 Plan.

The right to travel over the Alternate Right of Way shall not be exercised and the travelled surface of Alternate Right of Way shall not be constructed or opened by the owner of Lot 7 unless travel to and from Lot 7 over Pine Hill Road to and from Old Stage Road is physically blocked or legally challenged. Nothing herein will limit or prohibit rights to install, maintain or repair utilities within the Alternate Right of Way.

For grantor's title see Deed of David A. Sandell, Executor of the Last Will and Testament of Florence D. Olsen, dated March 8, 2010 and recorded with the Dukes County Registry of Deeds in Book 1206, Page 667.

Executed as a sealed instrument on this 30th day of November, 2015.

Huseby Mountain Farm, LLC

Joe El-Dairy
By: Joseph N. El-Dairy, Manager
and authorized signatory

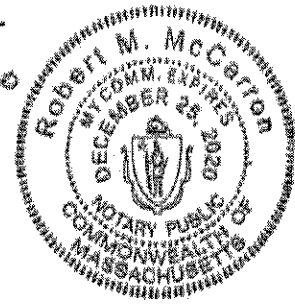
Albert Willem Bussink
By: Albert Willem Bussink
Manager and authorized signatory

COMMONWEALTH OF MASSACHUSETTS

County of Dukes County, ss

On this 30 day of November, 2015, before me, the undersigned notary public, personally appeared Joseph N. El-Dairy, to me personally known to be the person whose name is signed on the preceding or attached document, and acknowledged to me that as Manager and authorized signatory as aforesaid, he signed it voluntarily for its stated purpose.

Robert M. McCarron
Notary Public:
My Commission Expires: 12/25/20

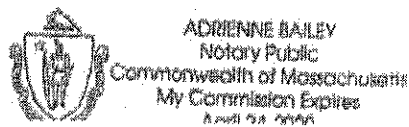


COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss

On this 24 day of November, 2015, before me, the undersigned notary public, personally appeared Albert Willem Bussink, proved to me through satisfactory evidence of identification which was personal knowledge driver's license passport / other: _____ (circle one), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that as Manager and authorized signatory as aforesaid, he signed it voluntarily for its stated purpose.

Adrienne Bailey
Notary Public:
My Commission Expires: April 24 2020



QUITCLAIM DEED

Huseby Mountain Farm, LLC, a Massachusetts limited liability company, with a principal place of business in West Tisbury, Massachusetts

in consideration of:

grant to Wendy H. Bajak, with a mailing address of P O Box 1284, Vineyard Haven, MA 02568

with *quitclaim covenants*

The land, with any buildings and improvements thereon, situated in West Tisbury, County of Dukes County and Commonwealth of Massachusetts and being more particularly bounded and described as follows:

PARCEL ONE:

Being Lot No. 2 as shown on a plan of land entitled "A Plan of Land in West Tisbury, Mass., Prepared for John P. Olsen, Jr. & Richard T. Olsen, Scale: 1" = 50', November 29, 1984, Schofield Brothers, Inc., Registered Professional Engineers and Land Surveyors, State Road, Vineyard Haven, Mass." recorded with the Dukes County Registry of Deeds in West Tisbury Case File No. 275, to which plan reference is hereby made for a more particular description.

PARCEL TWO:

Being Lot No. 4 as shown on a plan of land entitled "Plan of Land in West Tisbury, Mass. Surveyed for John P. Olsen, Jr. & Richard T. Olsen, January 14, 1982, Scale: 1" = 80', Dean R. Swift, Reg'd Land Surveyor, Vineyard Haven, Mass.", recorded with Dukes County Registry of Deeds in West Tisbury Case File No. 208 to which plan reference is hereby made for a more particular description.

Excepted and excluded from Parcel Two is Lot No. 3 on a plan of land entitled "A Plan of Land in West Tisbury, Mass., Prepared for John P. Olsen, Jr. & Richard T. Olsen, Scale: 1" = 50', November 29, 1984, Schofield Brothers, Inc., Registered Professional Engineers and Land Surveyors, State Road, Vineyard Haven, Mass." recorded with the Dukes County Registry of Deeds in West Tisbury Case File No. 275, to which plan reference is hereby made for a more particular description.

31 Huseby Mountain Road, West Tisbury, MA