

**BUFFER CONSERVATION EASEMENT  
ON SEARS ISLAND, SEARSPORT, WALDO COUNTY, MAINE**

**THIS GRANT OF CONSERVATION EASEMENT** is made this 22 day of January, 2009, by **THE STATE OF MAINE**, by and through its Department of Transportation, having a mailing address of 16 State House Station, Augusta, ME 04333-0016 (hereinafter referred to as "MaineDOT" or the "Grantor"), and in favor of **MAINE COAST HERITAGE TRUST**, a non-profit corporation organized and existing under the laws of the State of Maine, with a mailing address of 1 Bowdoin Mill Island, Suite 201, Topsham, Maine 04086 (hereinafter referred to as the "Holder"), and the **STATE OF MAINE, acting by and through its Department of Environmental Protection** as Third Party Enforcer, having an address of 17 State House Station, Augusta, ME 04333-0017 (hereinafter referred to as the "Third Party Enforcer" or "DEP").

**WHEREAS**, this Indenture is created pursuant to the provisions of 33 M.R.S.A § 476 through 479-C inclusive, as amended; and

**WHEREAS**, the Grantor holds title to certain real property situated on Sears Island in Searsport, County of Waldo, State of Maine, being the real estate acquired through the following documents:

- 1) Notice of Taking on June 17, 1985 recorded at the Waldo County Registry of Deeds at Book 854 and Page 283 by MaineDOT; and
- 2) Notice of Layout and Taking on February 6, 1986 recorded in said Registry of Deeds at Book 885 and Page 141 and
- 3) Deed from Bangor Investment Company ("BIC") to Maine DOT, dated February 7, 1994 and recorded at said Registry of Deeds at Book 1435 Page 278 and
- 4) Deed from BIC to Maine DOT dated March 28, 1997 and recorded at said Registry of Deeds at Book 1681, Page 324; and
- 5) Release Deed from BIC to MaineDOT dated November 12, 1997, recorded at said Registry of Deeds at Book 1740 Page 78; and
- 6) Corrective Deed from Fieldcrest Cannon, Inc. to Maine DOT dated November 4, 2002 and recorded at said Registry of Deeds at Book 2357, Page 18; and

**WHEREAS**, Grantor's ownership in Sears Island as outlined above is subject to a Consent Decree dated March 19, 1997, between Maine DOT and the U.S. Department of Environmental Protection, under U.S. District Court, District of Maine, Civil Action docket # 96-0249-B, (the "Consent Decree"), an abstract of which is recorded at said Registry of Deeds in Book 2542, Page 221 (the "Recorded Abstract"). The remaining obligations of the Consent Decree are outlined in a Notice of Termination of Consent Decree dated September 30, 2004 and

October 4, 2004 (the "Termination") as more specifically set forth in Section 13 of this Conservation Easement; and

**WHEREAS**, a portion of Sears Island consisting of an approximately 500' by 500' square parcel on the south end of Sears island was retained by BIC and is now or formerly owned in fee by Cell Tower Lease Acquisition, LLC (the "Tower Parcel"). The Tower Parcel is held subject to a Conservation Easement conveyed by BIC to MaineDOT on the Tower Parcel restricting the Tower Parcel to telecommunications purposes, recorded at said Registry of Deeds at Book 2771, Page 296; and,

**WHEREAS**, the premises described by the deed references above, subject to the restrictions referenced above, represent all of MaineDOT's property interests on Sears Island (the "Island"); and

**WHEREAS**, the subject of this Conservation Easement includes two parcels of land on the Island, together consisting of approximately six hundred and one (601±) acres more particularly described in Exhibit A based on a surveyed description and depicted on Exhibit B, both attached hereto and made part hereof by reference, subject to revision by any addendum filed in accordance with Section 2.c. herein (the "Protected Property"); and

**WHEREAS**, the remainder of the Island not included within the limits of the Protected Property and the Tower Parcel consists of approximately three hundred thirty (330±) acres and is identified herein as the "Transportation Parcel"; and

**WHEREAS**, the Transportation Parcel is being reserved by MaineDOT for future transportation use and 23 CFR § 774.11(i) allows for joint or concurrent development of a transportation facility such that future development of that reserved land does not constitute a use under 23 § 774.17; and

**WHEREAS**, the existing causeway and access road (collectively the "Stetson Hills Road" and/or "State Highway 252") on the Island are intended to be included within the Transportation Parcel; and

**WHEREAS**, the Protected Property comprises undeveloped land with significant natural and wildlife values (the "Conservation Values"); and

**WHEREAS**, the Protected Property includes a stretch of beach that is popular for swimming and walking by the general public and has been used for such for over decades; and

**WHEREAS**, the Grantor has allowed community nature observation and recreation on the Protected Property for a number of years; and

**WHEREAS**, the Protected Property includes much of the only area of open, productive clam flats in the entire town of Searsport, which has been seeded and studied for a number of years; and

**WHEREAS**, Sears Island frames part of Stockton Harbor and lies very centrally on Penobscot Bay, and Penobscot Bay is Maine's largest bay, and which has seaports, manufacturing centers, farms, rocky headlands and well over 100 islands on its waters and shores. The Bay serves as the economic domain of a thousand or more working fishing and lobstering boats, includes a major shipping channel, and is a recreational and ecological location of world class standing with a long history of sailboat cruising and recreational boating; and

**WHEREAS**, according to the Wildlife Habitat Evaluation of Sears Island, Maine by the US Fish and Wildlife Service in November 1992 and other wildlife inventories as reported in a Draft Supplemental Environmental Impact Statement dated July 1995, surveys of mammals, birds, reptiles and amphibians were done on Sears Island from January to November of 1992 which found a diversity of terrestrial and coastal wildlife species utilizing Sears Island including 28 species of mammals, 9 species of herpetiles, and 168 species of birds. At least seven vernal pools were identified on the Protected Property, as well as a large area of woodcock courtship activity and a wide variety of neotropical migrants were observed; and

**WHEREAS**, MaineDOT wishes to ensure the ability to pursue compensatory mitigation credits for transportation projects on the Protected Property, and has identified two degraded locations on the Protected Property depicted in Exhibit B as "Enhancement/Restoration Areas," as suitable for wetland and upland creation, enhancement and restoration compensatory mitigation (pursuant to 23 M.R.S.A. § 153B(1)(G),) for the environmental effects of as-yet unidentified Maine DOT transportation projects (the "Transportation Projects"); and

**WHEREAS**, Grantor has agreed to convey and Holder has agreed to accept a Conservation Easement over the Protected Property, being all that property comprising MaineDOT's ownership in Sears Island except for the Transportation Parcel and the Tower Parcel as described in Exhibit A, together with rights to access the Protected Property; and

**WHEREAS**, the Grantor and the Holder, recognizing the Conservation Values of the Protected Property as described above, have the common purpose of conserving the values of the Protected Property by this conveyance of a Conservation Easement over the Protected Property, which easement shall benefit, protect and conserve the Conservation Values of the Protected Property, conserve and protect the indigenous plant and animal populations, and prevent the use or development of the Protected Property for any purpose or in any manner that would conflict with this Conservation Easement, for the benefit of Waldo County and the State of Maine; and

**WHEREAS**, The future of Sears Island is of statewide importance, as demonstrated in Maine Public Law 2005, Chapter 277, H.P. 202 – L.D. 277, titled "An Act Regarding the Management and Use of Sears Island"; and

**WHEREAS**, the resulting Sears Island Planning Initiative Steering Committee Consensus Agreement of April 12, 2007 as amended April 27, 2007, was supported by the Town of Searsport, the Maine Department of Transportation, and signed by 38 signatories, who determined that "the parties agree that the DOT, with the Town of Searsport and appropriate others will provide for light recreation, education and conservation facilities on a portion of the

island by conveyance of an easement covering that area;" and

**WHEREAS**, the Joint Use Planning Process for Sears Island formed a 'Sears Island Conservation Area Advisory Council' to provide public input on future land use and management decisions, based on the "Concept Paper for a Sears Island Protected Property Advisory Group" approved and dated October 27, 2008, as documented in the Baseline Data; and

**WHEREAS**, the Grantor intends through this document to outline limitations on the use and development of the Protected Property; and

**WHEREAS**, the Holder will ensure that such use restrictions remain in place in cooperation with a designated land management entity or entities (collectively being the "Land Management Entity") selected by Grantor and approved by Holder in writing. The Land Management Entity will advise, oversee and manage the Protected Property in accordance with this Conservation Easement and any uses permitted herein; and

**WHEREAS**, the Grantor intends as owner of the Protected Property, to convey to the within Third Party Enforcer the Third Party Enforcement Rights contained herein; and

**WHEREAS**, the Grantee and Third Party Enforcer agree, by accepting this grant, to honor the intentions of Grantor stated herein and to preserve and protect in perpetuity the Conservation Values of the Protected Property for the public benefit of this generation and the generations to come; and

**WHEREAS**, the preservation of the Protected Property is consistent with federal, state and local governmental conservation policy;

**NOW THEREFORE**, in consideration of the above and the mutual covenants, terms, conditions, and restrictions contained herein, Grantor does hereby give, grant, bestow, and convey unto the Holder, its successors and assigns forever, a CONSERVATION EASEMENT in perpetuity over the Protected Property as set forth below.

**1) PURPOSE**

This Conservation Easement on the Protected Property is granted exclusively for the following conservation purposes:

To provide a significant public benefit by protecting and preserving in perpetuity the natural and undeveloped character of the Protected Property, including its wetlands and stream corridors, its upland forests and fields, its wildlife habitat, and its scenic character when viewed from Public Vantage Points specifically identified in Section 2.A. herein, and by preserving the opportunity for low impact outdoor recreation, education and nature observation consistent with the purposes of this easement. Accordingly, the Conservation Easement does include opportunities for low impact recreation and education on the Protected Property, including the construction of facilities and structures necessary for these activities.

It is the general intent of this Conservation Easement to assure that the Protected Property will be retained forever in its substantially undeveloped, open and natural condition, consistent with the terms of this Conservation Easement, including its recitals, and to prevent any use of the Protected Property that will impair or interfere with these conditions. Grantor and Holder intend that this Conservation Easement will limit, in perpetuity, the uses of the Protected Property to activities which are compatible with these purposes and the protection of wildlife habitat and preservation of its open space, natural values and its scenic character when viewed from the Public Vantage Points.

## 2) EXISTING CONDITIONS

At the time of this grant there are no structures on the Protected Property except for boundary markers, the remains of old foundations, unimproved gravel roads and foot paths. As of the date of this Conservation Easement, there are no surface alterations on the Protected Property other than those associated with existing structures listed herein, the Stetson Hills Road that traverses the Protected Property, a network of rustic footpaths, two sites of altered wetlands from prior construction activity, and an existing unpaved woods roadway with an average tread width and side clearance of 10 feet over a right of way leading to the Tower Lot, located as generally depicted on Exhibit B. As of the date of this grant the Protected Property is substantially forested with small areas of open fields and meadows, and some areas of blowdowns. All existing conditions are documented in Baseline Data, a compilation of the conditions of the Protected Property as of the date of this grant, certified as accurate by the Grantor and the Holder, and on file at the offices of Holder. Grantor reserves the right and hereby authorizes an approved Land Management Entity to maintain and replace all existing structures and surface alterations with substantially similar structures and improvements in substantially the same locations.

- A) **Land Use.** The Protected Property may be used for conservation, low impact recreation, and natural resource management and educational activities, together with limited commercial activities related thereto that do not adversely affect its Conservation Values. The Protected Property itself shall not be used in any manner that will detract from its substantially natural and undeveloped character when viewed from areas on the public waters of Stockton Harbor and those areas of Penobscot Bay from which the Protected Property is visible, or from public roadways and land areas on the mainland lying easterly and northerly of the Island (hereinafter Public Vantage Points). Notwithstanding the foregoing, any restrictions in this Conservation Easement intending to safeguard the scenic character of the Protected Property shall apply only to activities occurring on the Protected Property and shall in no way be construed to prohibit or limit any type of activity or infrastructure on the Transportation Parcel.
  
- B) **Specific Prohibitions.** No industrial or residential development, and no quarrying or surface mining activities, or exploration for or development and extraction of water resources for consumption offsite, or extraction of minerals, hydrocarbon substances, soils or other substances, except for

geothermal resources for use on the Protected Property, are permitted on the Protected Property. Without limiting the generality of the foregoing and notwithstanding the reserved rights of Grantor and/or any authorized Land Management Entity, the following uses are prohibited on the Protected Property: residential structures, industrial development, towers and high aspect apparatus for telecommunications (provided that not more than one wind power tower is permitted as described hereinafter), junk yards, and aircraft landing sites, except in emergency.

- C) **Division.** For the purpose of land uses permitted under this Conservation Easement, the Protected Property must remain in its current configuration as a single lot under unified ownership, which may be joint and undivided, subject to minor boundary line adjustments along the perimeter of the Transportation Parcel which may be made by the parties with the prior written consent of the Third Party Enforcer, provided that the Protected Property shall not be reduced by more than ½ acre due to all such boundary line adjustments. Grantor will make a reasonable effort to provide replacement acreage of equal conservation value if practicable. Any such boundary line adjustment shall be documented through an addendum to be filed in the Waldo County Registry of Deeds (the “Addendum”), which Addendum shall identify a new metes and bounds description of the Protected Property, a new survey plan (together representing the “Revised Description”). The Addendum shall be signed by the Grantor, Holder and Third Party Enforcer, acknowledging acceptance of the Revised Description as (i) not materially detracting from the conservation purposes identified in Section 1 herein, and (ii) not increasing the value of the Grantor’s estate. Such acknowledgment and acceptance by the parties hereto shall not be unreasonably denied, conditioned or delayed. The Revised Description shall supersede the Protected Property described in Exhibit A and depicted on Exhibit B, both attached to this Conservation Easement. The Addendum shall cross reference the registry recording citation of this Conservation Easement.

Notwithstanding the foregoing, any portion of the Protected Property may be conveyed to an entity that meets the qualifications set forth in Paragraph 15 for permanent conservation ownership. Under no circumstances may the Protected Property or any portion thereof be included as part of the gross tract area of other land not subject to this Conservation Easement, for the purposes of determining density, lot coverage, or land area requirements, under otherwise applicable laws, regulations or ordinances controlling land use, building density or transfer for development rights. This condition should not be construed to prohibit the use of the aforementioned “Enhancement/Restoration Areas” on the Protected Property as mitigation, by creation, enhancement and restoration of previously degraded wetlands and related upland buffers, to compensate for unavoidable wetland impacts to offset the environmental impact of transportation activities on or near Sears Island or other areas of the State of Maine in accordance with Section 5.B.e herein.

**D) Land Use Areas.** For the purpose of the restrictions and reserved rights hereunder, the Protected Property will be treated as two (2) land use areas: an "Education and Maintenance Center Area" to be established in accordance herewith, and the "Natural Area" as further described below. Until the Education and Maintenance Center Area is established, the entire Protected Property shall be treated as the Natural Area, and after the Education and Maintenance Center Area is established, the Natural Area shall be comprised of all of the Protected Property outside of the Education and Maintenance Center Area.

**3) EDUCATION AND MAINTENANCE CENTER AREA**

- A)** The Education and Maintenance Center Area shall be a single contiguous land area sited by the prior written agreement of Grantor and Holder as outlined herein, from within the area designated on Exhibit B as the "Education and Maintenance Center Parcel" generally depicted thereon based upon a location entirely east of the current paved Stetson Hills Road, and within 1.1 miles south of where State Highway 252 crosses the Montreal, Maine and Atlantic Railway tracks on the mainland.
- B)** To establish the Education and Maintenance Center Area, an approved Land Management Entity shall provide written notice to Holder and Grantor of the proposed location of the Education and Maintenance Center Area by certified mail, return receipt requested. Such notice shall include a proposed sketch plan showing the Education and Maintenance Center Area, a survey map showing boundary markers of the proposed Education and Maintenance Center Area, and a metes and bounds description of the proposed Education and Maintenance Center Area prepared in accordance with the survey, together with sufficient information to demonstrate compliance with the contiguous configuration, distance from the rail line and other location requirements for the Education and Maintenance Center Area established herein and in accordance with the procedures set forth in herein.
- C)** The Land Management Entity shall clearly and accurately mark the boundaries of the Education and Maintenance Center Area, and maintain such boundaries in a clear and accurate condition for Holder's monitoring and enforcement purposes, as noted in herein.
- D)** Prior to the commencement of any activities permitted only within the Education and Maintenance Center Area, except for test pits necessary for siting the Education and Maintenance Center Area, a recorded legal description of the final Education and Maintenance Center Area as approved by the Grantor and the Holder must be established by an addendum hereto, signed by Grantor and Holder and recorded at the Registry of Deeds. The addendum shall incorporate the details specified in Section 3.B. above.

4) **EDUCATION AND MAINTENANCE CENTER AREA USES, RESTRICTIONS AND RESERVED RIGHTS**

- A) Currently, within the "Education and Maintenance Center Parcel" as described in Section 3.A., there are only minor existing structures such as boundary markers, remains of foundations, unimproved gravel roads and foot paths.

Once the Education and Maintenance Center Area is established as set forth in Sections 3.A. and 3.B., no additional structures, temporary or permanent, may be located or constructed in the Education and Maintenance Center Area of the Protected Property, and no alterations may be made to the vegetation or to the surface of the earth or wetlands or watercourses in the Education and Maintenance Center Area of the Protected Property, without the prior written consent of Holder; except that any activity permitted in the Natural Area is permitted in the Education and Maintenance Center Area, and the following additional rights are reserved by the Grantor and hereby authorized by the Grantor to be implemented by an approved Land Management Entity in the event the Education and Maintenance Center Area is established as outlined herein:

- a) **Structures in Education and Maintenance Center Area:** the right to construct, maintain and replace structures, including buildings such as interpretive centers, barns, solar arrays, utility and storage boxes and outbuildings, recreational facilities or facilities for educational games and activities, temporary recreation structures, educational and maintenance facilities, parking areas and lighting, septic systems and domestic fresh water facilities for use on the Protected Property, and power and communication facilities, including solar collection and transmission devices, and not more than one wind power turbine tower and energy storage facility used primarily to serve permitted uses of the Protected Property only. No structure permitted by this section may exceed thirty (30) feet in height, excluding chimneys, measured from the original average grade of the lowest side of the building(s) to the highest point of the roof, except for the single wind power turbine tower, which may exceed that limitation after notice in writing by an approved Land Management Entity to the Holder. All buildings combined within the Education and Maintenance Center Area shall be limited to not more than ten thousand (10,000) square feet in aggregate gross covered ground area, defined as the exterior footprint at ground level. Buildings to be measured shall include only structures designed with both roof and walls.
- b) **Dock and Pier:** The right, after notice in writing to the Holder by an approved Land Management Entity, and after Holder approval, to establish and maintain at the shore of the Education and Maintenance



Center Area, not more than one dock or pier with a network of ramps and floats. The size and location of the dock or pier with ramps and floats must be limited so that the depth of the water under the floats does not exceed 12 feet at mean low water. Holder approval shall be based on the consideration that the dock or pier with a network of ramps and floats shall be designed to accommodate small marine craft of not more than approximately 30 feet in length, and the design and siting of the system shall preserve the scenic and conservation values of the Protected Property, in particular the dune grasslands and clam flats.

c) **Surface Alterations in Education and Maintenance Center Area:** the right to alter the surface as necessary or convenient to accomplish the authorized actions of any Land Management Entity outlined herein, and to excavate, grade and fill to establish lawns and gardens, paved or unpaved driveways and parking areas, staging areas, an outdoor amphitheatre designed to primarily utilize existing topography and provide for a circle of seats or benches upon a berm, platforms, trails and woods roads, storm water management and drainage structures for permitted buildings, roadways and parking structures, septic systems, and fresh water wells with piping and transmission facilities to serve only the Protected Property, and the right to grade the surface to establish and maintain recreational fields for events and camping.

d) **Vegetation Management in Education and Maintenance Center Area:** the right to alter vegetation to create and maintain open areas around permitted structures, to cultivate, plant, harvest vegetation for lawns, gardens and woodlands, and as necessary or convenient to accomplish the reserved rights of Grantor and the authorized actions of any Land Management Entity outlined herein. Any activities within forested land within the Education and Maintenance Center Area shall abide by the limitations on forest management for the Natural Area as set forth herein to the extent practicable, provided that as an additional use, demonstration forests and habitat types may be established and managed for scientific and conservation educational purposes.

**B) Notices and Approvals for the Education and Maintenance Center Area:**

a) An approved Land Management Entity shall notify Holder by certified mail, return receipt requested, as set forth herein, at least thirty (30) days prior to the commencement of site preparation, construction, substantial alteration to the surface other than test pits, or replacement, relocation, or removal of any structure permitted in the Education and Maintenance Center Area, in order to establish the final approved Education and Maintenance Center Area as set forth

herein. Holder will reply within thirty (30) days of receipt of any notice from the Land Management Entity, either approving the Land Management Entity's proposed Education and Maintenance Center Area, or suggesting reasonable modifications that may be necessary to comply with the terms of this grant. With respect to the establishment of the Education and Maintenance Center Area described herein, the parties shall work in good faith to complete and record the description of the approved Education and Maintenance Center Area as an addendum to this Conservation Easement, within thirty (30) days of such reply by Holder.

- b) An approved Land Management Entity also shall notify Holder by certified mail, return receipt requested, at least thirty (30) days prior to the commencement of construction or site preparation for any proposed dock or pier with ramp and float as permitted herein, and for each and every building, and the wind tower as permitted herein. Holder will reply within thirty (30) days of receipt of any notice from the Land Management Entity, either approving or suggesting modifications to the plans for such buildings, dock facility, and wind tower that may be necessary to comply with the terms of this grant. Approval for the buildings in the Education and Maintenance Center Area will be based solely on the gross covered ground area and height of such structures, as required in this Conservation Easement.

## **5.) NATURAL AREA USES, RESTRICTIONS AND RESERVED RIGHTS**

It is the intention of this Conservation Easement that the Natural Area be used as conservation land for low impact outdoor recreation, nature observation and study, and that uses and improvements within the Natural Area be limited to the extent necessary or appropriate to preserve its natural and undeveloped character including preserving its wildlife habitat and natural scenic values, as well as to buffer the shoreline and important Conservation Values of the Protected Property from the impacts of permitted development and uses within the Protected Property's Education and Maintenance Center Area and from the transportation facilities that may be located on the Excluded Transportation Parcel.

No structures, temporary or permanent, may be located or constructed on the Natural Area of the Protected Property, and no alterations may be made to the vegetation or to the surface of the earth or to wetlands or watercourses on the Natural Area of the Protected Property, without the prior written consent of Holder, except that the following rights are reserved by Grantor and are hereby authorized by the Grantor to be implemented by an approved Land Management Entity:

## A) Structures in Natural Area

- a) **Minor Structures in Natural Area:** The right to construct and maintain within the Natural Area, minor structures to accommodate low-impact outdoor recreation, nature observation and study, to control erosion, to protect public safety, and to control authorized uses. Such structures may include: small unlighted signs, low barriers to discourage unauthorized access or to protect fragile resources, erosion control structures, boundary markers, rustic trail improvements (including benches, bog bridging, fencing, hand rails, steps, and stream bridges), composting toilet facilities, interpretive signs and kiosks, registration boxes, outhauls and canoe launches, minor waterfront access structures, temporary structures to support and protect archeological and scientific investigation, and water supply facilities for consumption on the Protected Property. No structure in the Natural Area may exceed twenty (20) feet in height, measured from the original average, grade of the structure sites.
- b) **Prohibited Structures in the Natural Area:** The following structures are not permitted in the Natural Area: buildings, sheds, storage units, gazebos, screen houses, tent platforms, rip rap, jetties, barns, bleachers, stages, paved platforms, major recreational improvements such as swimming pools, tennis courts, athletic or sports or equestrian fields or courts or courses that require grading of the surface or extensive baring of mineral soils.

## B) Surface Alterations in Natural Area

- a) **Maintenance of Stetson Hills Road and Road along ROW to Tower:** the right to maintain and improve the existing Stetson Hills Road, and the approximately 10-foot wide gravel roadway over the right of way to the Tower; each located as generally depicted on Exhibit B. Stetson Hills Road is not a part of the Protected Property, but any maintenance of the Stetson Hills Road may require entry on the Protected Property to the minimum extent necessary to accomplish the necessary maintenance and improvements.
- b) **Maintenance Roadway:** the right to establish and maintain a roadway from the Stetson Hills Road to facilities located on the Education and Maintenance Center Area as necessary.
- c) **Footpaths and Trails:** the right to establish and maintain, anywhere on the Protected Property, unpaved footpaths and trails of not more than eight (8) feet in average combined tread width and side clearance, designed and located to prevent erosion and protect the other Conservation Values of the Conservation Easement.

- d) **Study:** the right to permit archeological and ecological study of the Protected Property, including excavation of sites, and to erect temporary structures to protect and identify sitework, after prior written notice to Holder, provided that all such work must be conducted in accordance with applicable then-current professional standards, and the disturbed area must be restored to its natural appearance as soon as reasonably possible after completion.
  
- e) **Wetland Mitigation:** the Grantor may implement the creation, enhancement, and restoration of wetlands, hydrologic features, and wetland habitat features on the Protected Property only within those two sites in the Natural Area that are depicted in Exhibit B, as “Enhancement/Restoration Areas,” to compensate for unavoidable wetland impacts of transportation activities on or near Sears Island or other areas of the State of Maine by the Maine Department of Transportation, after notice in writing to Holder specifying the scope of work and a timeline for completion. This work may include: excavation, surface grading of micro-topography, planting and seeding of sites, provided that all such work must be conducted in accordance with mitigation priorities established by the U. S Corps of Engineers (Corps) (33 CFR Part 332) and Environmental Protection Agency’s (EPA) (40 CFR Part 230) Compensatory Mitigation for Losses of Aquatic Resources and the DEP Chapter 310 of the Wetland Protection Rules for the Natural Resource Protection Act. These restored sites may require up to 10 years of post-construction monitoring of performance standards.

### C) **Vegetation Management In Natural Area**

Within forested areas of the Natural Area, it is the intention of this Conservation Easement to foster an intact, healthy forested area, and to limit the removal of vegetation to preserve healthy soils and habitat for wildlife, including current and future threatened, rare or endangered species, to assure biological diversity, to preserve the scenic character of forested areas of the Protected Property from Public Vantage Points, and to protect, maintain and/or restore those wetlands, as well as open and unforested areas, in the Natural Area that provide habitat for wildlife including current and future threatened, rare or endangered species or that provide a scenic benefit from the Public Vantage Points.. It is the intention of this grant to help preserve the ecological integrity of streams, brooks, rivers or water bodies on or about the Protected Property by encouraging maintenance of vegetated buffers in order to provide shading and prevent erosion, thereby maintaining habitat value and water quality.

The following rights are reserved by the Grantor and are hereby authorized by the Grantor to be implemented by an approved Land Management Entity, given the

goals of vegetation management set forth above:

**a) Natural Area – Generally:**

- (i) the right to alter vegetation anywhere in the Natural Area to the extent necessary to exercise the rights reserved herein provided that in every case the disturbed surrounding area must be restored as soon as reasonably possible to a state consistent with the ecological character of the Natural Area to be protected by this Conservation Easement.
- (ii) the right to manage vegetation on the Natural Area of the Protected Property without prior approval by Holder only in order to remove hazards to public safety and to combat active fire.
- (iii) the right, subject to the prior written approval of the Holder that may be granted with limitations to preserve the Conservation Values of the Protected Property, to manage vegetation on the Natural Area of the Protected Property for the following purposes: to establish and maintain additional open area, fields and meadows for habitat and biodiversity purposes, to control or prevent the spread of disease and exotic intrusion to preserve biological diversity, for archeological and scientific investigation and education, and to rehabilitate and enhance habitat for native flora and fauna; but in each case in accordance with a plan approved by the Maine Department of Conservation's Maine Natural Areas Program or successor agency.
- (iv) The right to create, maintain, enhance, restore and rehabilitate wetlands and hydrological systems as permitted in Section 5.B.(e) hereinabove.
- (v) the right to manage vegetation on the Natural Area of the Protected Property to reduce the threat of fire as necessary for public safety with the prior written approval of Holder in accordance with a plan approved by the Maine Forest Service, or successor Agency.

- b) Natural Area – Unforested Areas:** the right to maintain the existing unforested areas, not including wetlands, in the Natural Area , including the right to mow and bush hog and otherwise remove woody regeneration or standing timber thereon. No such mowing or bush hogging shall be permitted within 75 feet of the normal high water line of any perennial river, stream, brook, pond or other water body, and

250' from the mean high water mark. Mowing of vegetation or harvesting of peat is not permitted on the existing wetlands.

- c) **Natural Area - Forested Areas:** the right to use vegetation management methods that may include cutting, thinning, weeding, cleaning, sanitation, pruning and other such measures to exercise only those reserved rights and those actions approved by Holder as described above. Vegetation management within forested areas shall be conducted in a manner to (a) prevent erosion, siltation, or other adverse impact on surface waters on or about the Protected Property; (b) avoid disturbance to known rare or endangered plant or animal species; and (c) protect topsoil on the Protected Property from degradation, removal, or erosion, by conducting vehicular or mechanical methods only on sufficiently stable or frozen ground and by promptly stabilizing the soil, grading ruts, and replanting bared soils, that may result from such vegetation management.

6) **WATER PROTECTION, POLLUTION CONTROL AND WASTE DISPOSAL**

- A) The direct discharge of treated or untreated sewage into surface waters on or about the Protected Property is strictly prohibited, and any such waste shall be disposed of in accordance with applicable laws and regulations.
- B) It is forbidden to dispose of or store unserviceable or abandoned equipment, such as appliances, vehicles and parts thereof, or any other waste material in the Natural Area on the Protected Property, except that vegetative slash and debris may be allowed to remain on the Protected Property, and manure, compost and vegetative waste may be stored and/or used on the Protected Property in accordance with applicable laws and regulations. Other waste generated by permitted uses on the Protected Property may be stored temporarily in the Education and Maintenance Center Area within appropriate receptacles for removal at reasonable intervals.
- C) The use, storage, discharge or runoff of chemical herbicides, pesticides, fungicides, soaps, detergents or highly acidic or alkaline agents, fertilizers and other toxic agents, including discharge of potentially toxic waste water or other toxic byproducts of permitted uses, must be limited to prevent any demonstrable adverse impact on wildlife, waters and other important conservation values to be protected by this Conservation Easement, unless more intensive use is approved in advance and in writing by Holder as appropriate in its sole and exclusive discretion, to prevent or mitigate harm to the inhabitants, natural resources or permitted uses of the Protected Property.

7) **PUBLIC ACCESS**

- A) Grantor hereby permits, and will refrain from prohibiting or discouraging, use of the Protected Property by the general public for low-impact outdoor recreational uses, such as walking, hiking, nature observation, and for pedestrian access to the intertidal area of the shore, exercised in a manner that is consistent with the protection and preservation of the natural and ecological character of the Protected Property and the terms hereof. An approved Land Management Entity has the right to prohibit, limit or charge a fee for off-hours use, fires, vehicular uses, and special events, and the right to temporarily limit or restrict such public recreational use of the Protected Property, or any part thereof, that is detrimental to the Conservation Values of the Protected Property, or to the extent necessary for construction and maintenance, mitigation and management activities or other activities of the Grantor or an approved Land Management Entity permitted hereunder that may pose a hazard to human safety. For such purposes, the general public will be allowed to access the Protected Property over the Stetson Hills Road as depicted generally on Exhibit B and/or over a road to be constructed connecting the Stetson Hills Road to the Educational and Maintenance Center Area.
- B) Grantor hereby conveys to the Holder, any approved Land Management Entity and the general public a right of way over Stetson Hills Road for ingress and egress for the purposes of accessing the Protected Property for any purposes not prohibited by this Conservation Easement.
- C) Grantor, Holder and any approved Land Management Entity claim all applicable rights and protections against liability for injury to the public to the fullest extent of the law under Title 14 M.R.S.A. Section 159-A, et seq. as amended and successor provision thereof (The Maine Recreational Use Statute), under the Maine Tort Claims Act, and under any other applicable provision of law and equity.

8) **HOLDER'S AFFIRMATIVE RIGHTS**

- A) **Entry and Inspection:** Holder shall have the right to enter the Protected Property for inspection and monitoring purposes and for enforcement at a reasonable time and in a reasonable manner that is consistent with the conservation purposes hereof. Except in emergency circumstances, Holder will make reasonable efforts to contact the appropriate Land Management Entity prior to entry onto any area of the Protected Property that is not then open to the public. "Emergency circumstances" shall mean that the Holder has a good-faith basis to believe a violation of the easement is occurring or is imminent.

**B) Enforcement:**

- a) Holder shall have the right to enforce this Conservation Easement by proceedings at law and in equity, including the right to enjoin the violation, ex parte as necessary, by temporary or permanent injunction, to recover any damages to which it may be entitled for violation of the terms of this Easement and to require the restoration of the Property to the condition that existed prior to any such injury.
- b) Prior to initiation of an enforcement action, Holder shall provide Grantor and any appropriate Land Management Entity with prior notice and reasonable opportunity to cure any breach for which they are responsible except where emergency circumstances require more immediate enforcement action. If a court determines that this Conservation Easement has been breached by the Grantor, or by Grantor's agents, employees, lessees, guests, or others for whose actions on the Protected Property the Grantor is responsible, Grantor shall reimburse Holder for any reasonable costs of enforcement, including court costs, mediation and, if applicable, arbitration costs, reasonable attorneys' fees, and any other payments ordered by such court.
- c) Neither the Grantor nor any Land Management Entity are responsible for injury to or change in the Protected Property resulting from natural causes or environmental catastrophe beyond Grantor's and/or the Land Management Entity's control, such as fire, flood, storm, and earth movement, or from any prudent action taken by Grantor and/or the Land Management Entity under emergency conditions to prevent, abate, or mitigate significant injury to the Protected Property resulting from such causes.

**9) BOUNDARIES**

The Transportation Parcel has been professionally surveyed. It shall be Grantor's obligation to keep the boundaries between the Transportation Parcel and the Protected Property clearly marked. In the event boundaries are not adequately clear or marked and Grantor fails to accurately mark within a reasonable time after notice by Holder, Holder shall have the right to engage a professional surveyor to re-establish and re-mark boundaries of the Protected Property or any part thereof. The costs associated with such survey work shall be paid by the Grantor only if and to the extent necessary to determine if a breach of this Conservation Easement has occurred on the Protected Property or a land use area thereof.

**10) HOLDER ACKNOWLEDGEMENT SIGNS**

Holder shall have the right to have its name and role acknowledged in a reasonable



number of signs within the Education and Maintenance Center Area, and at areas within the Natural Area that are visible along boundary lines, to identify Holder and inform the public and abutting property owners that the Protected Property is under the protection of this Conservation Easement.

**11) NOTICES AND REQUESTS FOR APPROVAL**

**A) Notice and Approval Requirements:** Any approved Land Management Entity or the Grantor, as the case may be, shall notify Holder prior to undertaking any activity or exercising any reserved right that may have a material adverse effect on the conservation purposes of this grant, as specifically required in this Conservation Easement. Notices must include sufficient information to enable Holder to determine whether plans are consistent with the terms of this Easement and the conservation purposes hereof. Holder shall not give its written consent and approval, if required, unless the plans demonstrate that the proposed use or facilities are consistent with the terms, conditions, and purposes of this Easement and will not diminish or impair the conservation values of the Protected Property.

**B) Method for Notice:** Any notices or requests for approval required by this Easement shall be in writing and shall be personally delivered or sent certified mail, return receipt requested, or by such commercial delivery service as provides proof of delivery, to Grantor, Holder and the appropriate Land Management Entity, at the following addresses, unless one has been notified by the other of a change of address or change of ownership:

To Grantor: Environmental Office  
Maine Department of Transportation  
16 State House Station  
Augusta, ME 04333-0016

To Holder: Stewardship Director  
Maine Coast Heritage Trust  
1 Bowdoin Mill Island, Suite 201  
Topsham, Maine 04086

**C) Time for Notice and Reply:** Where Grantor and/or a Land Management Entity are required to provide notice to Holder pursuant to this Easement, such notice as described hereinabove shall be given in writing at least thirty (30) days prior to the event giving rise to the need to give notice except as otherwise specifically provided herein.

Where Grantor and/or a Land Management Entity are required to obtain Holder's prior written consent and approval, such request as described hereinabove shall be given in writing thirty (30) days prior to undertaking the