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**From:** Asimos, George  
**Sent:** Monday, November 23, 2015 5:51 PM  
**To:** 'Jaclyn Maraynes'  
**Cc:** 'Stephen Johnson'; ajohnson@nalt.org; Mazza, Karen  
**Subject:** NALT - Seven Springs - Revised CE  
**Attachments:** HARRISBURG-226157 - nalt seven springs trump new york 2015 conservation easement - 6.DOC; HARRISBURG-226157 - nalt seven springs trump new york 2015 conservation easement - DOCX.DOCX

Jaclyn,

As promised I've done an initial revision following our call from last week. My client has not seen this, so it remains subject to review. In addition, the following items remain "open" and the requested changes may not have been made in the Conservation Easement:

- Will the Conservation Easement have a "scenic" Conservation Purposes?
- You were going to "thin out" the Conservation Values which I took from Dr. DeVito's report.
- Will the Conservation Area be used for any storage, roads, utilities, structures, etc. so serve the Property that is not within the Conservation Area?
- Transfer of development rights – will this be allowed, prohibited or left silent?
- Unrestricted right of subdivision of the Conservation Area – requested by owner
- Unlimited signs at all gates/entrances – not really clear on how many and where located and therefore the potential impact on the scenic purpose
- Owner approval of a transferee of the Conservation Easement by Holder
- Waiver of damages against Holder
- Changes to reimbursement of litigation expense provision
- Clarity on whether the proportionate value provisions should be relative to the Conservation Area or the Property
- Stating the proportionate value of the Conservation Easement – need to be sure the final tax appraisal is available for this purpose
- Amendment provision – your suggested revision has been sent to the client for consideration
- Disclaimer of warranties provision
- Joinder language requested by lender – I've inserted the most recent request that you sent today

Regards,

George

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