

The following conditions must be fulfilled to the satisfaction of the Board of Selectmen and Conservation Commission before the Commission executes a Conservation Restriction on the property shown as Lot 4D on Town of Natick Assessors' Map 79 (the "Property"):

1. That assurance is provided to ensure perpetual public access to the Property.

- Pegan Lane is a public way up to the boundary of land owned by The Trustees of Reservations (the "Trustees") (Assessors' Map 79, Lot 5)
- Per the 1956 deed conveying Map 79, Lot 5 to the Trustees, that parcel must be open to the public in perpetuity, therefore the public has the right to cross this parcel to access the Property.
- The Term Sheet, which details the terms of the transaction between the Trustees of Reservations and the Town of Natick, stipulates that the Trustees have agreed to improve existing trails and construct new trails, at their expense, to and through the Property to facilitate the public's use and enjoyment.

2. That restrictions are placed on the Property to ensure its use, in perpetuity, as a passive recreational area.

- The Conservation Restriction stipulates that the Property shall be restricted to use as a passive recreational area.

3. That adequate public parking be provided.

- The Term Sheet stipulates that the Trustees shall expand, at their expense, the existing parking lot on Lot 79, Map 5 to twelve (12) parking spaces. The Trustees shall pursue the necessary local approvals and coordinate with an archeologist and the Massachusetts Historical Commission on the parking lot design and construction, using their best efforts to finalize said parking lot by March 31, 2016.
- It is acknowledged that the parking lot requires review/approval of the Planning Board; the Trustees have initiated discussions with Planning Board staff in this regard.

4. That all options for ADA-compliant access to the Property will be explored and established to the greatest extent practicable.

5. That The Trustees of Reservations shall be responsible for improvements to and maintenance of the Property.

- The Term Sheet stipulates that the Trustees shall be responsible for maintenance of the Property and that they have agreed to improve existing trails and construct new trails, at their expense, on the Property.
- The Natick Conservation Commission shall monitor the Trustees' active oversight and management of Natick's interest in the Property through quarterly meetings between representatives from the Commission and the Trustees of Reservations, and through collaboration with the New England Forestry Foundation and the Dover Land Conservation Trust.
- The Trustees have written commitments from the Dover Land Conservation Trust and the New England Forestry Foundation to enter into Management Agreements for their Pegan Lane properties such that the Trustees will work with those landowners to improve, create and maintain trails for the public's use enjoyment.