

The following is extracted from the historical conservation easement. Please contact us to receive a copy of the entire easement agreement.

5. **INDUSTRIAL AND COMMERCIAL ACTIVITY:** It is the intent of the parties hereto that the Property shall be used as an agricultural, historical, educational, open-space, and recreational resource for the benefit of the public. Industrial or commercial activities other than the following are prohibited:
- (i) agriculture, including but not limited to, livestock production (animal husbandry), viticulture, horticulture, silviculture, equine activities (including breeding, raising, training, and boarding and teaching activities related thereto), equestrian events, and forestry; and
 - (ii) commercial or industrial operations related and incidental to activities set forth in subsection (1) of this paragraph; and
 - (iii) processing and sale of products produced on the Property and other products related thereto, provided that no buildings or structures other than those permitted under Paragraph 3 are constructed; and
 - (iv) hunting and fishing; and
 - (v) temporary or seasonal outdoor activities that do not permanently alter the physical appearance of the Property and that do not diminish the Conservation Values herein protected; and
 - (vi) winemaking, including tastings, samplings, and/or tours related to the activities set forth in subsection (i) of this paragraph; and
 - (vii) activities that can be and in fact are conducted within permitted buildings without material alteration to their external appearance; and
 - (viii) groundwater production and distribution through the drilling of wells and installation of water lines for commercial sale as set forth in Paragraph 15; and
 - (ix) activities related to the preservation, maintenance, exhibition, and interpretation of the Property as a Civil War battlefield, provided that prior to each such event, all affected areas are completely surveyed by a professional archaeologist who meets or exceeds the *Secretary of the Interior's Standards for Archeology and Historic Preservation* and provided that all archaeological sites, deposits and features are avoided during such activities. All work performed pursuant to subsection (viii) shall be reviewed and approved in writing by Grantee.