Bigelow APR Farm and Forest

3 Number 6 Schoolhouse Road | Charlton, MA | 166 ± Acres and Improvements



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All information provided is deemed reliable but is not guaranteed and should be independently verified. 3303CR

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A. STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding approximately 166.44 +/-acres of land subject to a permanent Agricultural Preservation Restriction (APR) and improvements. The property is located along the East side of Rt 31 in Charleton, Massachusetts and is currently offered for sale by LandVest, Inc. (hereinafter, the Offered Property).

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this information package or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors there in or omissions there from. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on such representations and warranties as may be in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such agreement.

Any alternative use of the Offered Property implied in this information package **does not** constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use of the Offered Property under pertinent federal, state, and local regulations. The Seller makes no representation as to the likelihood of approval of any proposed use.

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this information package or otherwise.

No legal liability is created by this information package, and this document is to be used in whole and not in part. Any sketches produced by LandVest in this information package show approximate dimensions and are included only to assist the reader in visualizing the Offered Property.

The Offered Property is sold in its as is condition and no warranties, guarantees, or representations are given as to the condition of site improvements or their compliance with federal, state, or local building, zoning, and/or other regulations.

The Seller reserves the right to reject all offers, to enter into an agreement with someone other than the highest offeror, and to negotiate further with one or more offerors. If an offer sets forth a price and conditions that are acceptable to the Seller, the Seller will prepare a proposed Purchase and Sale Agreement which will require a deposit of a portion of the purchase price, to be forfeited upon non-performance. No party, Seller or Buyer, will be bound until a Purchase and Sale Agreement is signed by both parties and the deposit paid.

Access to the Offered Property is not allowed unless accompanied by an authorized employee of LandVest, Inc. LandVest, Inc. by reason of this property profile, may not be required to give testimony in court with reference to the Offered Property described herein.

B. SUMMARY OF IMPORTANT FACTS

Offered Property:	166.44 acres of farmland and forest located at 3 Number 6 Schoolhouse Road and Dresser Hill Rd (Rt 31) in Charleton, MA. 96 acres in fields, 65 acres in forest and a 9.5 acre irrigation pond. The property is subject to an Agricultural Preservation Restriction (APR) and abuts 286 acres of private lands also subject to an APR. A renovated colonial 1759 house with 3104 sqft is included with the land. In addition to the house there are 5 additional farm buildings comprising 6000 sqft and a former dairy barn of 8,000 sqft. The fields have access to underground irrigation from a pump house on the pond.
Property Location:	3 Number 6 Schoolhouse Rd Charleton, MA
Assessor Map & Lots:	Map 76 Lot D-1, Map 79 Lot D-1, Map 75 Lot B-7
Record Owners:	Bigelow Nurseries, Inc
Recorded Deeds:	Book 24239 Page 249 Worcester County Registry of Deeds Agricultural Preservation Restrictions Book 18042 Page38
2026 Assessment:	**assessed: $1.059,347**
2026 Property Taxes:	**$ 11,589 (2026 tax rate $10.94/thou)**
Zoning:	The property is located in the Rural Residential Agriculture Zoning District.
Wetlands:	See attached maps
Flood Zones:	See attached maps
Utilities:	Electric is along Number 6 Schoolhouse Road. Water and Sewer are private

C. PROPERTY IDENTIFICATION

TOWN OF CHARLETON DESCRIPTION

According to the United States Census Bureau, the town has a total area of 43.8 square miles (113 km^2), of which 42.5 square miles (110 km^2) is land and 1.2 square miles (3.1 km^2) (2.86%) is water. The town is bordered on the west by Sturbridge; on the north by East Brookfield, Spencer and Leicester; on the east by Oxford; and on the south by Dudley and Southbridge. Charlton is bisected by north–south Route 31, which runs through the historical villages of Charlton Center, Charlton City and Charlton Depot. North-south Route 169 connects Charlton City with Southbridge. East–west routes include Route 20, a major commuter road, and the Massachusetts Turnpike (Interstate 90), which crosses through Charlton but does not have an exit in the town. While there is no exit for the town, there are two rest stops on the Mass Pike that are in Charlton. Charlton has an open town meeting form of government, with a five-member Board of Selectmen. Charlton public schools are part of the Dudley–Charlton Regional School district. Charlton Elementary serves students in kindergarten and first grade. The Heritage School serves students in grades 2 through 4. The Charlton Middle School serves grades 5 through 8. Charlton High Schoolers (ninth grade through twelfth grade) attend Shepherd Hill Regional High School in Dudley.

Charlton is also home to Bay Path Regional Vocational Technical High School which serves Charlton and surrounding communities.(Adapted from Wikipedia)

TOWN OF CHARLETON HISTORY

Charlton was first settled in 1735. It was established as a District separated from Oxford on January 10, 1755, and became a Town on August 23, 1775, by a law that made all Districts into Towns to help for the cause of the Revolutionary War . It was named after Sir Francis Charlton (4th Baronet). During the 1800s, farming continued to be the major occupation, but woolen mills were being built along some of the town's brooks by the turn of the twentieth century. Charleton Center is designated an historic district. Additional information can be found at: https://greenerpasture.com/Places/Details/779

SITE DESCRIPTION

This property is a166.44 acres of surveyed farmland and forest located at 3 Number 6 Schoolhouse Road and Dresser Hill Rd (Rt 31) in Charleton, MA. 96 acres are in fields, 65 acres in forest and a 9.4 acre irrigation pond. The property is subject to an Agricultura Preservation Restriction (APR) and abuts 286 acres of private lands also subject to an APR. A renovated

colonial 1759 house, 3 bedrooms, 1 bath comprising 3104 sqft is included with the land. In addition to the house there are 5 farm buildings comprising 6000 sqft and a former dairy barn of 8,000 sqft. The property was a former dairy farm prior to being purchased by the current owners who are in the nursery business and grow trees and shrubs on the land as well as hay. The fields are high quality soils. One of the old barns has collapsed and is in the process of being removed. The old barn has asbestos and the sellers commissioned a report from an expert in the field on how to remove the barn and two quotes from licensed hazardous waste operators to remove the material. The APR requires that the property sale price be approved by the state Department of Agricultural Resources (DAR). Any prospective buyer who signs a Purchase and Sale Agreement with the Seller must submit an agricultural management plan on a form DAR provides for review and approval.

D. REGULATORY FACTORS

Zoning & Advisory Information | Charlton, MA
The following section of this Property Profile discusses some of the regulatory factors that have an impact on proposed uses of the Offered Property.

ZONING

The property is classified as a Rural Residential and Agricultural District.

WETLANDS
see Site Analysis map above.

FLOOD ZONES
see Site Analysis map above.

RARE SPECIES: PRIORITY & ESTIMATED HABITAT

ENVIRONMENTAL CONDITIONS

There are no known adverse environmental conditions on the site based on information provided by the client and a review of local records.

APPENDICES

A. Maps and Plans

B. Photographs

C. Forest Mgt Plan

D. Deed and Tax Assessment Documents

Bigelow Charleton Farm East

Charlton, MA

Base Plan Orthophotograph

Legend

- Subject Property - 166.44 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (10 ft)



Credits: 2025 Imagery from Nearmap Imagery map service.

Project Number: MA5704-CG

Date: 05/06/26

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Scale: 1' = 600 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

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Bigelow Charleton Farm East

Charlton, MA

Site Analysis Plan

Legend

- Subject Property - 166.44 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Soil Type
- Open Water
- Wetlands - 18.21±Ac
- 50' Wetlands Setback
- 100' Wetlands Setback
- Perennial Streams
- Intermittent Streams
- Contours (10 ft)

Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: MA5704-CG

Date: 05/06/26

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Scale: 1' = 600 "

This plan is conceptual only and is not represented as an engineered plan.

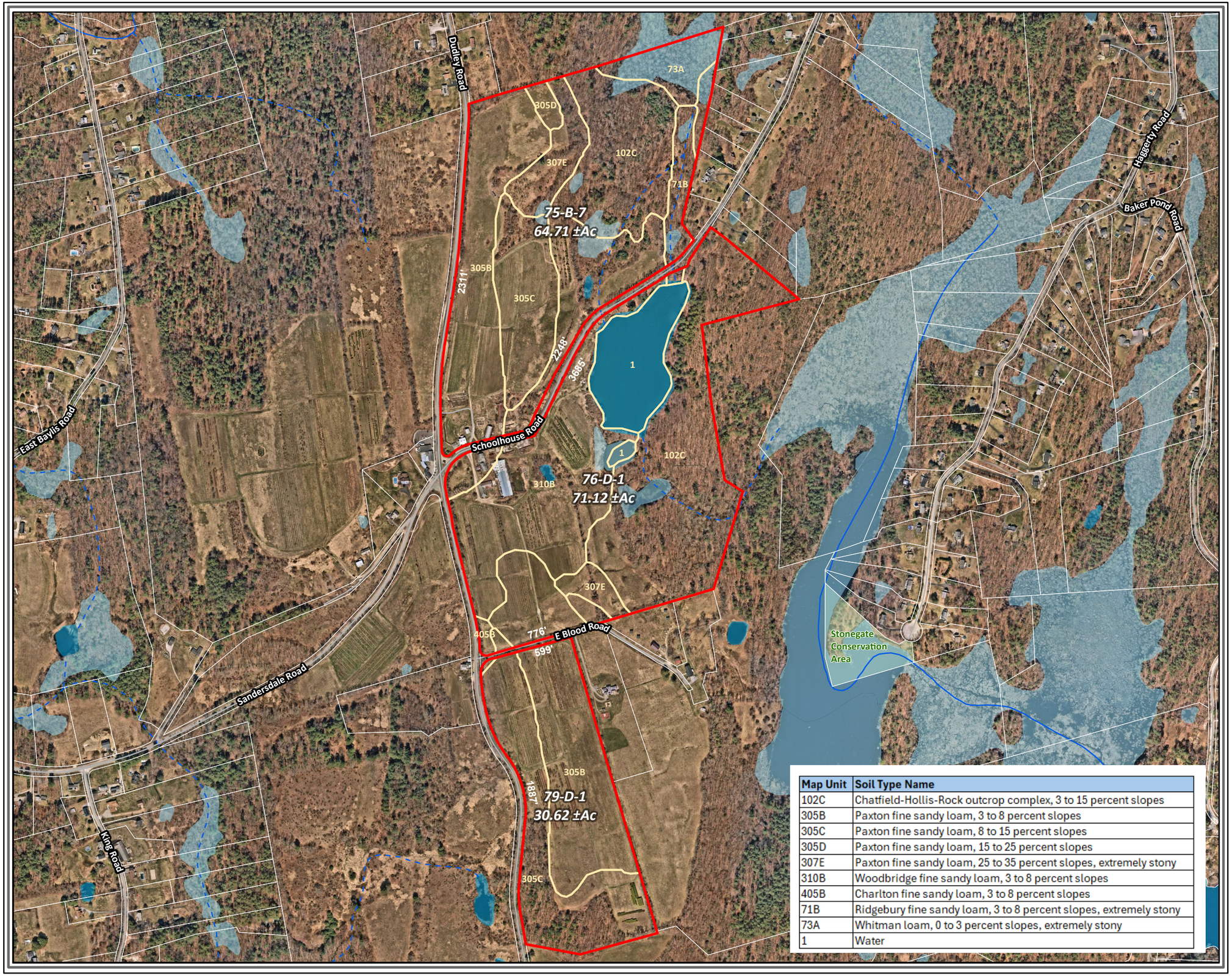
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Bigelow Charleton Farm East

Charlton, MA

Base Plan Orthophotograph - Soils



Map Unit	Soil Type Name
102C	Chatfield-Hollis-Rock outcrop complex, 3 to 15 percent slopes
305B	Paxton fine sandy loam, 3 to 8 percent slopes
305C	Paxton fine sandy loam, 8 to 15 percent slopes
305D	Paxton fine sandy loam, 15 to 25 percent slopes
307E	Paxton fine sandy loam, 25 to 35 percent slopes, extremely stony
310B	Woodbridge fine sandy loam, 3 to 8 percent slopes
405B	Charlton fine sandy loam, 3 to 8 percent slopes
71B	Ridgebury fine sandy loam, 3 to 8 percent slopes, extremely stony
73A	Whitman loam, 0 to 3 percent slopes, extremely stony
1	Water

Legend

- Subject Property - 166.44 ±Ac
- Adjacent Properties
- Soil Type
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (10 ft)



Credits: 2025 Imagery from Nearmap Imagery map service.

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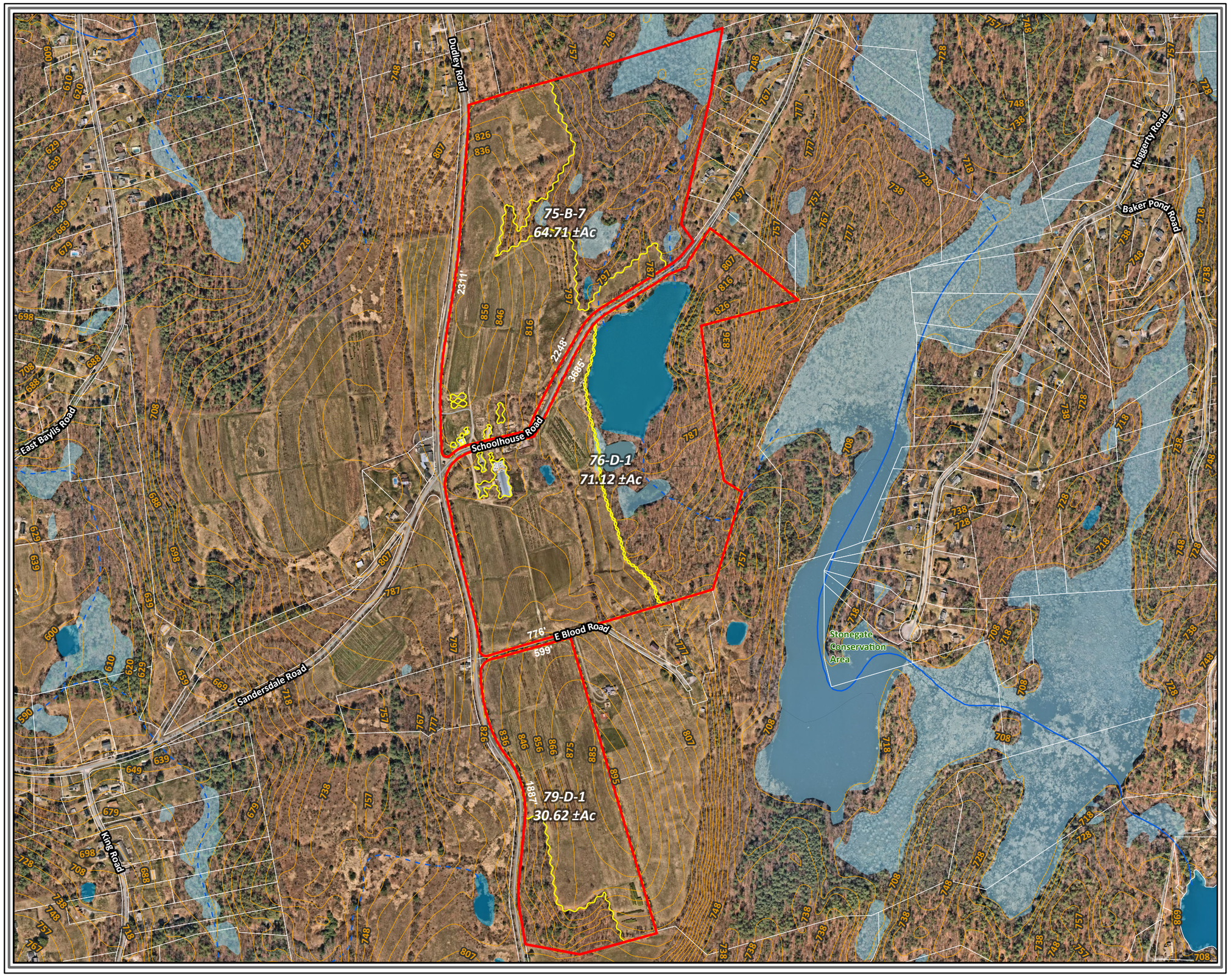
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Scale: 1' = 600 "

This plan is conceptual only and is not represented as an engineered plan.

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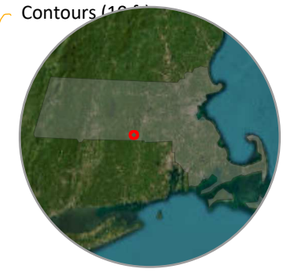
Bigelow Charleton Farm East

Charlton, MA

Base Plan Orthophotograph - Open Fields

Legend

- Subject Property - 166.44 ±Ac
- Open Fields - 92.44±Ac
- Forest - 64.6±Ac
- Adjacent Properties
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (10 ft)



Credits: 2025 Imagery from Nearmap Imagery map service.

Project Number: MA5704-CG
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This plan is conceptual only and is not represented as an engineered plan.

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Bigelow Charleton Farm East

Charlton, MA

Conservation Context

Legend

- Subject Property - 166.44 ±Ac
- Adjacent Properties
- Protected Land
- Conservation Restrictions (CRs)
- Agricutural Preservation Restrictions (APRs)
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: MA5704-CG
Date: 05/06/26

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This plan is conceptual only and is not represented as an engineered plan.

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BIGELOW APR FARM AND FOREST

Charlton, MA



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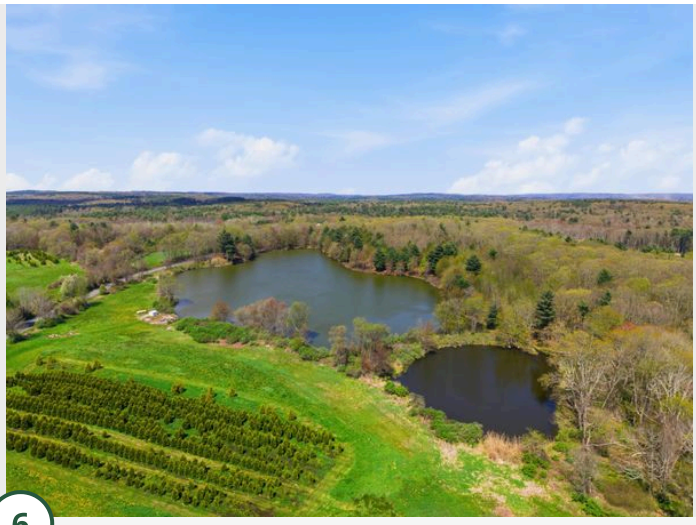
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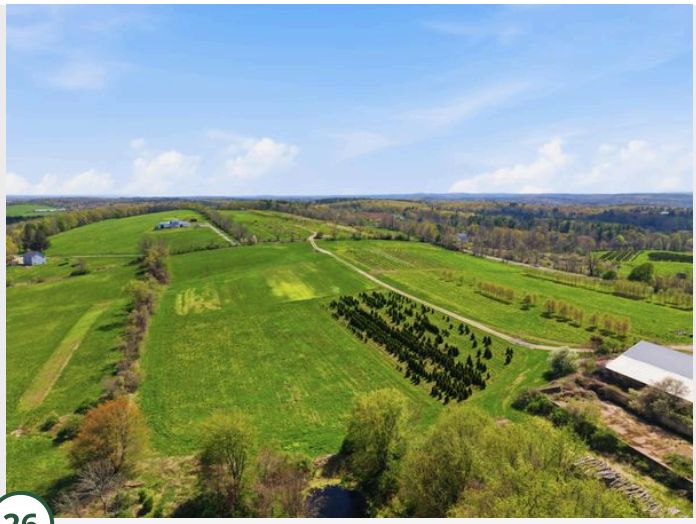
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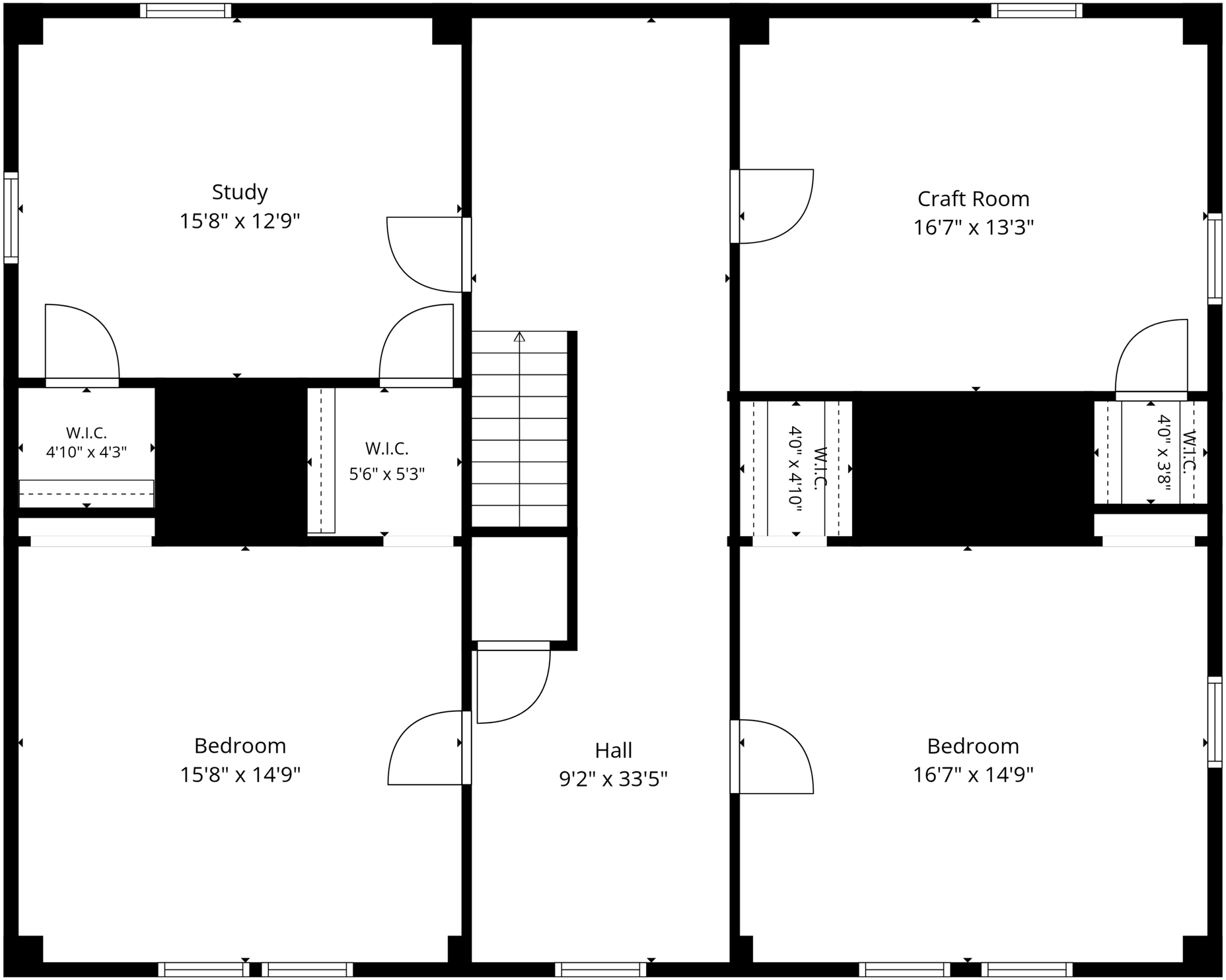


Total: 3272 sq. ft

1st Floor: 1790 sq. Ft, 2nd Floor: 1482 sq. ft

Excluded Areas: Screened Porch: 300 sq. ft

Sizes And Dimensions Are Approximate, Actual May Vary.



Total: 3272 sq. ft

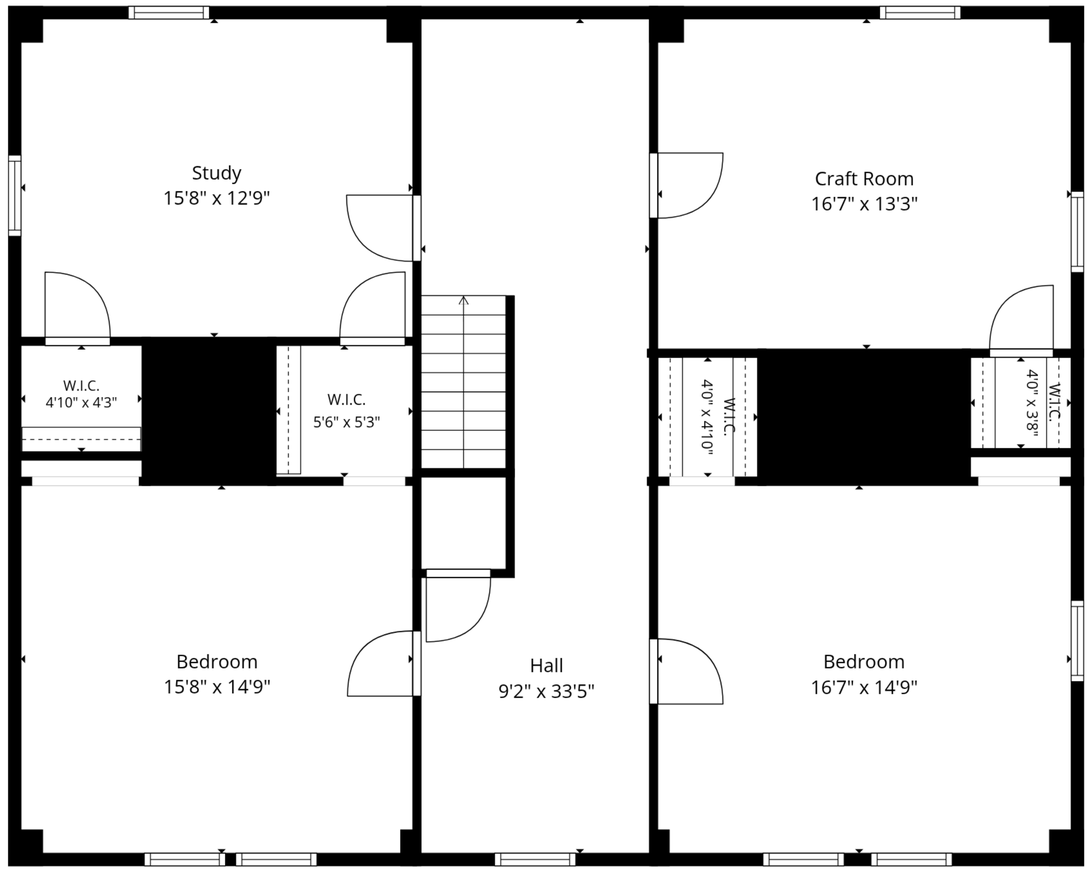
1st Floor: 1790 sq. Ft, 2nd Floor: 1482 sq. ft

Excluded Areas: Screened Porch: 300 sq. ft

Sizes And Dimensions Are Approximate, Actual May Vary.



1st Floor



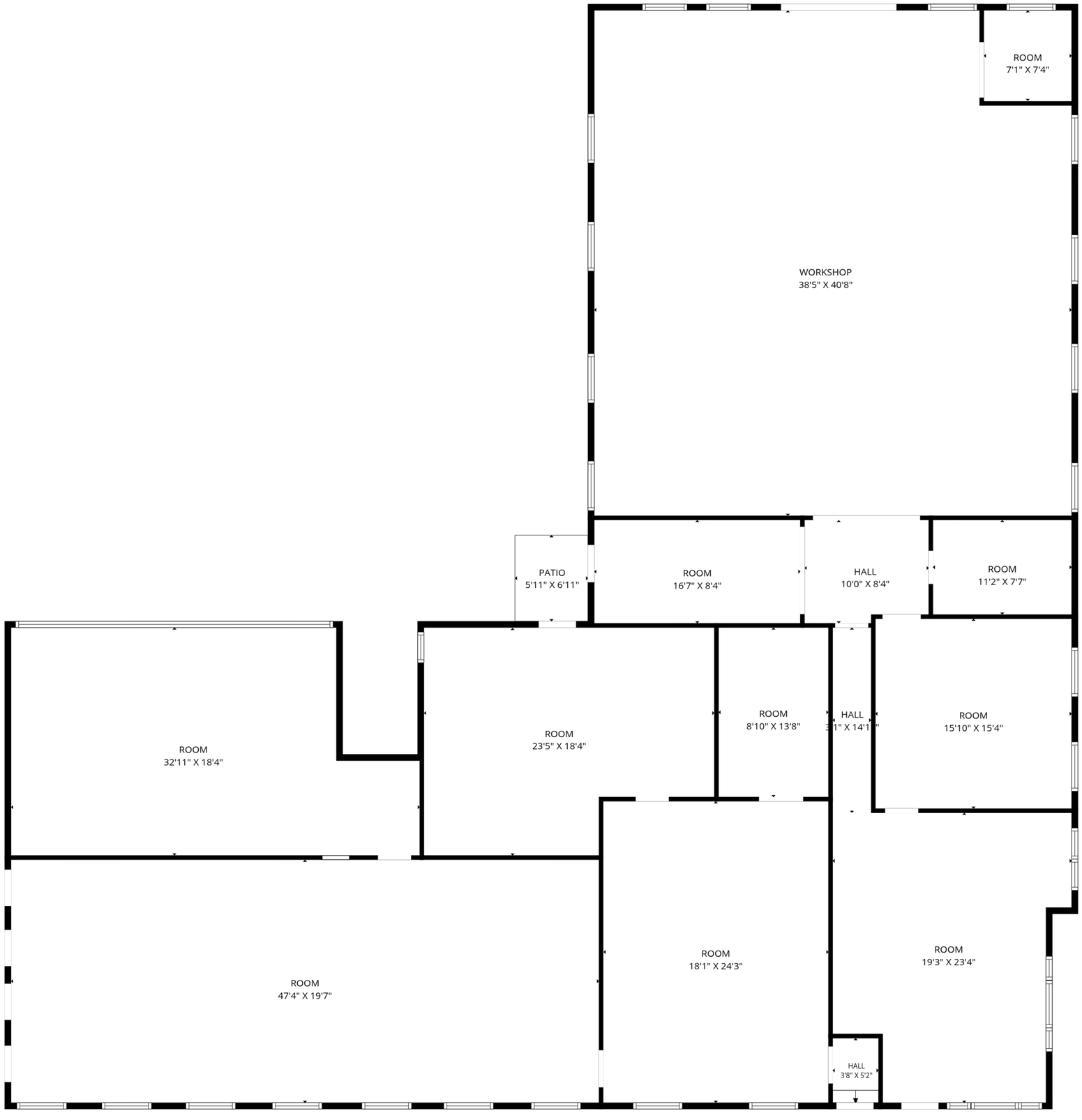
2nd Floor

Total: 3272 sq. ft

1st Floor: 1790 sq. Ft, 2nd Floor: 1482 sq. ft

Excluded Areas: Screened Porch: 300 sq. ft

Sizes And Dimensions Are Approximate, Actual May Vary.



Sizes And Dimensions Are Approximate, Actual May Vary.

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DEED

Marian R. Grimes, Trustee of Dresser Hill Farm Realty Trust u/d/t dated February 26, 1997, recorded with Worcester County Registry of Deeds at Book 18653 page 25 does hereby in consideration of Nine Hundred Fifty Thousand Dollars ($950,000.00) paid, grant with QUITCLAIM COVENANTS to Bigelow Nurseries, Inc., a duly formed Massachusetts Corporation of 455 West Main Street, P.O. Box 718, Northboro, Massachusetts, 01532:

A. Approximately 298.39 acres of land and buildings thereon located at Dresser Hill Road, Schoolhouse Road and East Blood Road in the Municipality of Charlton, in Worcester County, Massachusetts as more fully described in Exhibit A attached hereto and incorporated by reference into this instrument; and

B. Approximately 168.67 acres of land and buildings thereon located at Dresser Hill Road and Saundersdale Road in the Municipality of Charlton, in Worcester county, Massachusetts as more fully described in Exhibit B attached hereto and incorporated by reference into this instrument.

Meaning and intending to convey eight certain parcels of land being shown as Parcel 1-1, Parcel 1-2, Parcel 4-1, Parcel 2-1, Parcel 2-2, Parcel 3-2, Parcel 3-3 and Parcel 3-4 as shown on a plan of land entitled "Plan of Land in Charlton, Worcester County, Massachusetts, Surveyed for Robert E. Maynard Land Trust" dated April 17, 1996, prepared by Para Land Surveying, Inc., Scale 1" = 200' recorded in Plan Book 705, Plan 49 in Worcester County Registry of Deeds.

01 JUN 18 PM 3:26

See Exhibits A and B attached hereto for the meets and bounds description.

Grantor Title to said land appears in Book 18653 pages 19 through 24 inclusive.

Witness my hand and seal the 18th day of June, 2001.

Marian R. Grimes, Trustee
Dresser Hill Farm Realty Trust

CASH $4332.00
FEE $4332.00
06/18/01 01
WORCESTER DEEDS REG 20
CANCELLED

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS. June 18, 2001

Then personally appeared the above named Marian R. Grimes, as Trustee of the Dresser Hill Farm Realty Trust, and acknowledged the foregoing instrument to be her free act and deed as Trustee, aforesaid, before me.

Notary Public GEORGE E. PEMBER
My Commission Expires: OCT 15, 2004

Mail to: George E. Pember, Esquire
276 West Main Street
P.O. Box 394
Northboro, Massachusetts 01532

EXHIBIT "A"

Dresser Hill Road and Sandersdale Road
Charlton, Worcester County, Massachusetts

Three certain parcels of land being shown as Parcel 1-1, Parcel 1-2 and Parcel 4-1 as shown on a plan of land entitled "Plan of Land in Charlton, Worcester County, Massachusetts, Surveyed for Robert E. Maynard Land Trust" dated April 17, 1996, prepared by Para Land Surveying, Inc., Scale 1" = 200' recorded in Plan Book 705, Plan 49. Said parcels being further bounded and described as follows:

PARCEL 1-1

BEGINNING at an iron pipe at the northeast corner of tract herein described on the westerly side of the 1935 Worcester County Highway layout of Dresser Hill Road, Route 31, at the southeast corner of land of Richard C. and Anita L.G. Dorr, now or formerly, said pipe being a distance of 125.28 feet northerly of a bound point opposite station 73+58.30;

THENCE running southerly along the westerly side of said Dresser Hill Road on a curve to the right having a radius of 970.00 feet and a length of 125.28 feet to a bound point opposite station 73+58.30;

THENCE S 04°28'00" W along the westerly side of said Road a distance of two hundred nine and seventy-five hundredths (209.75) feet to a bound point opposite station 71+48.55 of the 1934 W.C.H. layout of Dresser Hill Road;

THENCE S 04°28'00" W along the westerly side of said Road of a distance of six hundred thirteen and ninety-nine hundredths (613.99) feet to a bound point opposite station 65+34.29;

THENCE running southerly along the westerly side of said Road on a curve to the right having a radius of 3970.00 feet and a length of 331.24 feet to a bound point opposite station 61+99.77;

THENCE S 09°14'50" W along the westerly side of said Road a distance of two hundred twenty-one and fifty-two hundredths (221.52) feet to a bound point opposite station 59+78.25;

THENCE running southerly along the westerly side of said Road on a curve to the left having a radius of 2430.00 feet and a length of 439.25 feet to a bound point opposite station 55+43.23;

THENCE S 01°06'35" E along the westerly side of said Road a distance of eighty-one and forty-three hundredths (81.43) feet to a bound point opposite station 54+61.80;

THENCE running southerly along the westerly side of said Road on a curve to the left having a radius of 3630.00 feet and a length of 117.62 feet to an iron pipe;

THENCE S 65°27'04" W along land of Arthur G. and Cora A. Maynard, now or formerly a distance of ninety-nine and twenty-eight hundredths (99.28) feet to an iron pipe;

THENCE S 45°38'04" W along said Maynard land a distance of ninety-eight and seventy-nine hundredths (98.79) feet to an iron pipe;

THENCE S 68°28'46" W along a stonewall and land of Christopher and Barbara Paige, now or formerly, a distance of one hundred one and sixty-five hundredths (101.65) feet to a drill hole in a stonewall;

THENCE S 69°42'16" W along a stonewall and said Paige land a distance of two hundred twenty-five and fifty-eight hundredths (225.58) feet to an iron pipe in a corner of walls;

THENCE S 08°02'42" E along a stonewall and land of Lorraine D. Gaucher, now or formerly, a distance of three hundred seventy-three and forty hundredths (373.40) feet to an iron pipe in said stonewall;

THENCE S 60°43'14" W along said Parcel 1-2 a distance of two hundred twenty-six and thirty-six hundredths (226.36) feet to an iron pipe;

THENCE S 24°42'54" E along said Parcel 1-2 a distance of two hundred forty and no hundredths (240.00) feet to a drill hole;

THENCE S 78°34'49" E along said Parcel 1-2 a distance of one hundred sixty-five and sixteen hundredths (165.16) feet to an iron bolt in ledge on the northerly side of Sandersdale Road;

THENCE running southwesterly along the northerly side of said Sandersdale Road on a curve to the right having a radius of 970.00 feet and a length of 125.00 feet to a bound opposite station 89+50.62;

THENCE S 41°57'39" W along the northerly side of said Road a distance of three hundred forty-four and seventy hundredths (344.70) feet to a bound opposite station 86+05.92;

THENCE running southwesterly along the northerly side of said Road on a curve to the right having a radius of 970.00 feet and a length of 346.31 feet to a bound opposite station 82+48.90;

THENCE S 62°24'59" W along the northerly side of said Road a distance of nine hundred sixty-eight and twenty-six hundredths (968.26) feet to a point;

THENCE N 31°16'50" E along the centerline of an old road and along lands of William and Grace Konkel and Robert H. and Joan I. Hicks, now or formerly, a distance of six hundred sixty-nine and fifty hundredths (669.50) feet to a point;

THENCE N 42°41'02" W along said Hicks land a distance of twenty-five and seventy-five hundredths (25.75) feet to an iron pipe in a corner of walls;

THENCE N 42°41'02" W along a stonewall and said Hicks land a distance of one hundred sixty and twenty-six hundredths (160.26) feet to a re-rod in said stonewall;

THENCE S 80°04'54" W along a stonewall and said Hicks land a distance of sixty-seven and seven hundredths (67.07) feet to a re-rod in said stonewall;

THENCE N 54°28'53" W along a stonewall and said Hicks land a distance of one hundred ninety-nine and fifty-two hundredths (199.52) feet to a point in said stonewall;

THENCE N 06°35'49" W along a stonewall and said Hicks land a distance of three hundred sixteen and twenty-two hundredths (316.22) feet to a point in said stonewall;

THENCE N 06°05'23" W along a stonewall and said Hicks land a distance of six hundred seven and seventy-five hundredths (607.75) feet to an iron pipe in said stonewall;

THENCE N 06°14'22" W along a stonewall and land of Kenneth Cleveland, now or formerly, a distance of three hundred fourteen and seventy-two hundredths (314.72) feet to an iron pipe in said stonewall;

THENCE N 04°47'18" W along a stonewall and said Cleveland land a distance of one hundred twenty-one and eighteen hundredths (121.18) feet to a point in said stonewall;

THENCE N 05°49'18" W along a stonewall along said Cleveland land and the easterly side of Baylies Road a distance of eight hundred twenty-seven and no hundredths (827.00) feet to a point in said stonewall;

THENCE N 04°56'47" W along a stonewall on the easterly side of said Baylies Road a distance of three hundred eighty-nine and ninety-six hundredths (389.96) feet to a drill hole in a corner of walls;

THENCE N 71°30'37" E along a stonewall and land of William Thompson, now or formerly, a distance of three hundred ninety-three and forty-seven hundredths (393.47) feet to a drill hole in said stonewall;

THENCE N 73°12'22" E along a stonewall and said Thompson land a distance of one hundred sixteen and sixty-seven hundredths (116.67) feet to a drill hole in said stonewall;

THENCE N 71°30'05" E along a stonewall and said Thompson land a distance of four hundred eighty-five and eighty-four hundredths (485.84) feet to a drill hole in a corner of walls;

THENCE N 16°30'13" W along a stonewall and said Thompson land a distance of two hundred twenty-four and eighteen hundredths (224.18) feet to an iron pipe in said stonewall;

THENCE N 16°10'18" W along a stonewall and said Thompson land a distance of two hundred ninety-four and seventy-three hundredths (294.73) feet to a drill hole in said stonewall;

THENCE N 16°40'15" W along a stonewall and said Thompson land a distance of four hundred thirty-six and nine hundredths (436.09) feet to an iron pipe in a corner of walls;

THENCE S 72°53'13" W along a stonewall and said Thompson land a distance of four hundred nineteen and seventy-one hundredths (419.71) feet to an iron pipe in a corner of walls;

THENCE N 12°33'17" W along a stonewall and said Thompson land a distance of one hundred eighty-one and eighty-six hundredths (181.86) feet to an iron pipe in said stonewall;

THENCE N 12°56'57" W along a stonewall and land of Philip M. and Linda A. Johnson, now or formerly, a distance of two hundred thirty-eight and five hundredths (238.05) feet to a drill hole in said stonewall;

THENCE N 45°08'04" E along a stonewall and various abutters a distance of three hundred seven and five hundredths (307.05) feet to an iron pipe in said stonewall;

THENCE N 44°50'37" E along a stonewall and land of Frank J. and Martha A. Jordan, now or formerly, a distance of one hundred sixty-eight and four hundredths (168.04) feet to an iron pipe in stonewall;

THENCE N 73°39'00" E along a stonewall and land of Paul E. Gagner, now or formerly, a distance of one hundred sixty-eight and ninety-five hundredths (168.95) feet to a drill hole in a corner of walls;

THENCE S 20°36'57" E along a stonewall and land of Glenn R. and Dale Coulter, now or formerly, a distance of one hundred four and forty-six hundredths (104.46) feet to an iron pipe in said stonewall;

THENCE S 39°50'21" W along a stonewall and said Coulter land a distance of two hundred twenty and eighty-one hundredths (220.81) feet to a drill hole in said stonewall;

THENCE S 28°38'40" E along a stonewall and said Coulter land a distance of three hundred and twenty-two hundredths (300.22) feet to a drill hole in said stonewall;

THENCE S 76°41'18" E along a stonewall and said Coulter land a distance of seventy-six and no hundredths (76.00) feet to an iron pipe in said stonewall;

THENCE N 70°39'42" E along a stonewall and said Coulter land a distance of forty-two and twenty-nine hundredths (42.29) feet to a point in said stonewall;

THENCE N 65°58'39" E along a stonewall and said Coulter land a distance of one hundred thirty-six and fifty-three hundredths (136.53) feet to a point in said stonewall;

THENCE N 67°48'56" E along a stonewall and said Coulter land a distance of one hundred eighty-five and seventy-four hundredths (185.74) feet to an iron pipe in said stonewall;

THENCE N 81°31'13" E along a stonewall and said Coulter land a distance of four hundred nineteen and seventy-four hundredths (419.74) feet to an iron pipe in said stonewall;

THENCE S 10°31'57" E along a stonewall and said Coulter land a distance of thirty-eight and forty-one hundredths (38.41) feet to an iron pipe in said stonewall;

THENCE S 72°00'10" W along a stonewall and said Dorr land a distance of sixty-two and fifteen hundredths (62.15) feet to a drill hole in said stonewall;

THENCE S 08°56'21" E along a stonewall and said Dorr land a distance of nine hundred seventy and sixty hundredths (970.60) feet to a drill hole in a corner of walls;

THENCE N 71°57'31" E along a stonewall and said Dorr land a distance of six hundred eleven and fifty-six hundredths (611.56) feet to the point of beginning.

The above described parcel containing an area of 157.570 acres, more or less, according to said plan.

The above described parcel being a portion of deeds recorded with the Worcester County Registry of Deeds at Book 5971, Page 205, and Book 5971, Page 210, Tract 1.

PARCEL 1-2

BEGINNING at an iron bolt at the southeast corner of tract herein described on the westerly side of Sandersdale Road at the northeast corner of Parcel 1-1:

THENCE N 78°34'49" W along said Parcel 1-1 a distance of one hundred sixty-five and sixteen hundredths (165.16) feet to a drill hole;

THENCE N 24°42'54" W along said Parcel 1-1 a distance of two hundred forty and no hundredths (240.00) feet to an iron pipe;

THENCE N 60°43'14" E along said Parcel 1-1 a distance of two hundred twenty-six and thirty-six hundredths (226.36) feet to an iron pipe in a stonewall;

THENCE S 08°02'42" E partly along a stonewall and land of Lorranie D. Gaucher, now or formerly, a distance of two hundred ten an no hundredths (210.00) feet to an iron pipe, and continuing along the same course a distance of thirty-five and thirty-four hundredths (35.34) feet to the centerline of an old road;

THENCE N 36°24'25" E along the centerline of an old road and said Gaucher land a distance of two hundred eighty-one and thirty-eight hundredths (281.38) feet to a point;

THENCE N 33°01'33" E along the centerline of said old road and said Gaucher land a distance of sixty-five and thirty-six hundredths (65.36) feet to a point on the westerly side of said Sandersdale Road;

THENCE S 17°57'39" W along the westerly side of said Road a distance of one hundred fifty-five and ninety-eight hundredths (155.98) feet to a bound point;

THENCE running southwesterly along the westerly side of said Road on a curve to the right having a radius of 970.00 feet and a length of 281.31 feet to the point of beginning.

The above parcel containing an area of 1.708 acres, more or less, according to said plan.

Being a portion of the premises described in a deed recorded with the Worcester County Registry of Deeds Book 5971, Page 205.

PARCEL 4-1

BEGINNING at a bound point at the northeast corner of tract herein described on the westerly side of the 1934 Worcester County Highway layout of Dresser Hill Road, Route 31, opposite station 49+45.38;

THENCE running southeasterly along the westerly side of said Dresser Hill Road on a curve to the left having a radius of 3630.00 feet and a length of 323.34 feet to a bound point opposite station 46+23.86;

THENCE S 14°23'10" E along the westerly side of said Road a distance of four hundred sixty-nine and thirty-eight hundredths (469.38) feet to a bound point opposite station 41+54.48;

THENCE running southeasterly along the westerly side of said Road on a curve to the right having a radius of 970.00 feet and a length of 217.17 feet to a bound point opposite station 39+29.94;

THENCE S 01°33'30" E along the westerly side of said Road a distance of forty-one and fifty-nine hundredths (41.59) feet to a point;

THENCE S 65°57'29" W along a stonewall and land of Louis K. Pecore, now or formerly, a distance of ninety-five and eighty hundredths (95.80) feet to a point in said stonewall;

THENCE S 72°14'40" W along a stonewall and land of said Pecore a distance of two hundred eighty-six and forty-eight hundredths (286.48) feet to a point in said stonewall;
THENCE S 74°48'30" W along a stonewall and said Pecore land a distance of two hundred thirty-six and fifty-two hundredths (236.52) feet to a point in said stonewall;

THENCE S 73°13'55" W along a stonewall and said Pecore land a distance of two hundred ninety-seven and three hundredths (297.03) feet to an iron pipe in a corner of walls;

THENCE S 15°47'17" E along said Pecore land a distance of two hundred forty-seven and fifty hundredths (247.50) feet to an iron pipe;

THENCE N 88°01'54" E along said Pecore land a distance of four hundred eighty-one and no hundredths (481.00) feet to a drill hole;

THENCE S 54°58'06" E along a stonewall and said Pecore land a distance of fifty-six and ninety hundredths (56.90) feet to an iron pipe;

THENCE N 59°31'54" E along a stonewall and said Pecore land a distance of one hundred six and sixty hundredths (106.60) feet to a drill hole;

THENCE S 89°18'06" E along a stonewall and said Pecore land a distance of thirty and fifty hundredths (30.50) feet to an iron pipe;

THENCE N 80°01'54" E along said Pecore land a distance of two hundred thirteen and ninety-seven hundredths (213.97) feet to an iron pipe on the westerly side of said Dresser Hill Road;

THENCE running southeasterly along the westerly side of said Dresser Hill Road on a curve to the left having a radius of 382.77 feet and a length of 123.34 feet to a bound point;

THENCE S 34°38'40" E along the west side of said Road a distance of one hundred sixty-one and forty-two hundredths (161.42) feet to a bound point;

THENCE running southeasterly along the westerly side of said Road on a curve to the right having a radius of 550.96 feet and a length of 393.26 feet to a bound point opposite station 27+56.90;

THENCE S 06°15'05" W along the westerly side of said Road a distance of three hundred fifty and fifty-nine hundredths (350.59) feet to a bound point opposite station 24+06.31;

THENCE running southeasterly along the westerly side of said Road on a curve to the left having a radius of 1030.00 feet and a length of 304.43 feet to a bound point opposite station 21+08.57;

THENCE S 10°41'00" E along the westerly side of said Road a distance of three hundred seven and forty-five hundredths (307.45) feet to a bound point opposite station 18+01.12;
THENCE running southeasterly along the westerly side of said Road on a curve to the left having a radius of 1170.00 feet and a length of 185.29 feet to a bound point opposite station 16+10.16;

THENCE S 01°36'35" E along the westerly side of said Road a distance of five hundred twenty-five and forty hundredths (525.40) feet to a bound point opposite station 10+84.67;

THENCE running southeasterly along the westerly side of said Road on a curve to the right having a radius of 1570.00 feet and a length of 181.84 feet to a bound point opposite station 8+99.50;

THENCE S 05°01'35" W along the westerly side of said Road a distance of four hundred fifty-nine and ten hundredths (459.10) feet to a bound point opposite station 4+40.68;

THENCE S 03°56'45" W along the westerly side of said Road a distance of one hundred fourteen and seventy hundredths (114.70) feet to a point;

THENCE S 73°00'42" W along a stonewall and land of Charles K. Wood, now or formerly, a distance of two hundred sixty-three and twenty-one hundredths (263.21) feet to a point in a stonewall;

THENCE S 73°23'22" W along a stonewall and said Wood land a distance of four hundred sixty and sixty-eight hundredths (460.68) feet to a point in a stonewall;

THENCE S 73°35'06" W along a stonewall and said Wood land a distance of two hundred thirty-three and fifty-seven hundredths (233.57) feet to a point in a stonewall;

THENCE S 74°27'17" W along a stonewall and said Wood land a distance of two hundred eighty-two and seventy-seven hundredths (282.77) feet to a point in a corner of walls;

THENCE N 07°57'24" W along a stonewall and land of John E. and Laurine Wright, now or formerly, a distance of one hundred seventy-nine and fifty-seven hundredths (179.57) feet to a point in a stonewall;

THENCE N 07°34'57" W along a stonewall and said Wright land a distance of one hundred seventy-four and fifty-eight hundredths (174.58) feet to a point in said stonewall;

THENCE N 08°04'18" W along a stonewall and said Wright land a distance of one hundred sixty-five and eighty hundredths (165.80) feet to a point in said stonewall;

THENCE N 12°09'19" W along said Wright land a distance of three hundred thirty-nine and thirteen hundredths (339.13) feet to a point;

THENCE N 08°55'29" W along a stonewall and said Wright land a distance of one hundred five and fifty-four hundredths (105.54) feet to a point in said stonewall;

THENCE N 00°45'06" W along a stonewall and said Wright land a distance of fifty-six and thirty-five hundredths (56.35) feet to a point in said stonewall;

THENCE N 02°16'42" W along a stonewall and land of Walter G. and Elanie M. Daubney, now or formerly, a distance of twenty-five and sixty-eight hundredths (25.68) feet to a point in said stonewall;

THENCE N 08°22'26" W along a stonewall and said Daubney land a distance of three hundred seventy-eight and eighteen hundredths (378.18) feet to a point in said stonewall;

THENCE N 09°54'55" W partly along a stonewall and said Daubney land a distance of four hundred eighty-nine and ten hundredths (489.10) feet to a point in said stonewall;

THENCE N 09°27'25" W along a stonewall and said Daubney land a distance of one hundred thirteen and seventy-two hundredths (113.72) feet to a point in said stonewall;

THENCE N 09°51'40" W along a stonewall and various abutters a distance of three hundred thirty-three and thirty-four hundredths (333.34) feet to a point in said stonewall;

THENCE N 09°05'28" W along a stonewall and various abutters a distance of six hundred fifty-nine and sixty-five hundredths (659.65) feet to a point in said stonewall;

THENCE N 09°16'26" W along a stonewall and various abutters a distance of four hundred seven and nine hundredths (407.09) feet to a point in a corner of walls;

THENCE S 72°59'27" W along a stonewall and land of Ronald L. Heirtzler, now or formerly, a distance of seven hundred twenty-eight and seventy-eight hundredths (728.78) feet to a point on the southerly side of Sandersdale Road;

THENCE running easterly along the southerly side of said Sandersdale Road on a curve to the left having a radius of 1030.00 feet and a length of 90.70 feet to a bound opposite station 72+49.53;

THENCE N 62°24'59" E along the southerly side of said Sandersdale Road a distance of nine hundred ninety-nine and thirty-seven hundredths (999.37) feet to a bound opposite station 82+48.90;

THENCE running easterly along the southerly side of said Sandersdale Road on a curve to the left having a radius of 1030.00 feet and a length of 363.73 feet to a bound opposite station 86+05.92 feet;

THENCE N 41°57'39" E along the southerly side of said Sandersdale Road a distance of three hundred forty-four and seventy hundredths (344.70) feet to a bound opposite station 89+50.62;

THENCE running northerly along the easterly side of said Sandersdale Road on a curve to the left having a radius of 1030.00 feet and a length of 431.45 feet to a bound opposite station 93+74.06;

THENCE N 17°57'39" E along the easterly side of said Sandersdale Road a distance of one hundred seventy-nine and twenty-five hundredths (179.25) feet to a bound opposite station 95+54.10;

THENCE running northerly along the easterly side of said Sandersdale Road on a curve to the right having a radius of 607.02 feet and a length of 194.44 feet to a bound opposite station 97+58.21;

THENCE running northeasterly and southeasterly along the easterly side of said Sandersdale Road on a curve to the right having a radius of 37.91 feet and a length of 88.94 feet to the point of beginning.

The above parcel containing 125.512 acres, more or less, according to said plan.

Being a portion of the property described in deed recorded with the Worcester County Registry of Deeds at Book 5971, Page 201 and Book 5971, Page 210 Tract 1.

Parcel 1-2 is subject to the terms of a Certificate of Approval to Conduct Limited Commercial, Non-Agricultural Activities on Land Subject To An Agricultural Preservation Restriction issued by the Commonwealth of Massachusetts Department of Food and Agriculture and which allows the use of the premises for non-agricultural residential activities. Said Certificate is recorded at Worcester County Registry of Deeds at Book 18042, Page 102.

Parcel 1-2 is subject to Building Envelope being shown as APR Buffer Zone on a plan recorded at Worcester County Registry of Deeds at Book 18042, Page 104. Within said Envelope (Zone), the Grantors, its successors and assigns may conduct improvements, alterations or activities as set forth in Section III A (5) of the Agricultural Preservation Restriction instrument recorded at Worcester County Registry of Deeds at Book 18042, Page 74.

EXHIBIT "B"

Dresser Hill Road, Schoolhouse Road
and East Blood Road
Charlton, Worcester County, Massachusetts

Five certain parcels of land being shown as Parcel 2-1, Parcel 2-2, Parcel 3-2, Parcel 3-3 and Parcel 3-4 as shown on a plan of land entitled "Plan of Land in Charlton, Worcester County, Massachusetts, Surveyed for Robert E. Maynard Land Trust" dated April 17, 1996, prepared by Para Land Surveying, Inc., Scale 1" = 200' recorded in Plan Book 705, Plan **49** at the Worcester County herewith. Said parcels being further bounded and described as follows:

PARCEL 2-1

BEGINNING at an iron pipe in a stonewall at the northwest corner of tract herein described on the easterly side of the 1935 Worcester County Highway layout of Dresser Hill Road, Route 31, at the southwest corner of land of Cleo A. and Lorraine S. Pelletier, now or formerly;

THENCE N 72°31'26" E along a stonewall and said Pelletier land and land of John Baylies and Lowell L. Baylies, now or formerly, a distance of six hundred five and forty-six hundredths (605.46) feet to a point in said stonewall;

THENCE N 73°15'02" E along a stonewall and said Baylies land a distance of four hundred twenty-three and sixty hundredths (423.60) feet to a point;

THENCE N 72°09'37" E along said Baylies land a distance of six hundred ninety-eight and eighty-seven hundredths (698.87) feet to an iron pipe;

THENCE S 11°25'57" W along various abutters a distance of four hundred fifty-eight and eighty-six hundredths (458.86) feet to a point;

THENCE S 11°44'17" W along land of Kathleen Gamble, now or formerly, a distance of seventy-seven and thirteen hundredths (77.13) feet to an iron pipe in a stonewall;

THENCE S 12°44'20" W along a stonewall and land of Louis J. and Michelle R. Demauro, now or formerly, a distance of one hundred twenty-eight and ninety-one hundredths (128.91) feet to an iron pipe in said stonewall;

THENCE S 11°58'32" W along a stonewall and land of James E. and Ellen M. Boyle, now or formerly, a distance of one hundred forty-seven and eighty-three hundredths (147.83) feet to an iron pipe in said stonewall;

THENCE S 12°35'54" W along a stonewall and land of Elliot P. Burlingame and Scott E. Burlingame, now or formerly, a distance of four hundred eighty-eight and fifty-three hundredths (488.53) feet to an iron pipe in a stonewall;

THENCE S 35°13'24" E along a stonewall and said Burlingame land a distance of one hundred forty-three and eighty-two hundredths (143.82) feet to an iron pipe on the westerly side of No. 6 Schoolhouse Road;

THENCE S 39°45'08" W along a stonewall on the westerly side of said Road a distance of one hundred thirty-six and forty-one hundredths (136.41) feet to an iron pipe in said stonewall;

THENCE S 50°31'47" W along a stonewall on the westerly side of said Road a distance of seventy-nine and eight hundredths (79.08) feet to a point;

THENCE S 58°02'35" W along the westerly side of said Road a distance of four hundred twenty-four and twenty-one hundredths (424.21) feet to a point;

THENCE S 54°42'53" W partly along a stonewall on the westerly side of said Road a distance of one hundred ninety-two and eighty-seven hundredths (192.87) feet to an iron pipe in a corner of walls;

THENCE S 38°27'00" W along a stonewall on the westerly side of said Road a distance of seventy-nine and fifty-six hundredths (79.56) feet to a drill hole in said stonewall;

THENCE S 28°59'11" W along the westerly side of said Road a distance as shown on said Plan[1];

THENCE S 25°19'20" W along the westerly side of said Road a distance of three hundred forty-two and twenty-two hundredths (342.22) feet to a point on the northerly side of said Road;

THENCE S 75°44'12" W along the northerly side of said Road a distance of one hundred fifty-five and ten hundredths (155.10) feet to a point;

THENCE S 78°03'15" W along the northerly side of said Road a distance of ninety-four and fifty-seven hundredths (94.57) feet to a point;

THENCE S 73°32'24" W along the northerly side of said Road a distance of sixty-two and fifty-one hundredths (62.51) feet to a point on the end on the 1934 layout of said Road;

THENCE N 19°27'16" W along the easterly end of the 1934 Worcester County Highway Layout of said Road a distance of fifty-six hundredths of a foot (0.56) to a bound point;

[1] The dimension of this bound appears in the APR Instrument recorded at Book 18042, Page 51 as 424.87 and on the above referenced plan as appears as 414.87 feet.

THENCE S 70°36'50" W along the northerly side of said Road a distance of forty-seven and sixty-three hundredths (47.63) feet to an iron pipe;

THENCE N 18°33'25" W along Parcel 2-2 a distance of one hundred fifty and seventy-eight hundredths (150.78) feet to an iron pipe;

THENCE N 05°05'56" W along said Parcel 2-2 a distance of one hundred fifty and eighty-one hundredths (150.81) feet to an iron pipe;

THENCE S 83°17'36" W along said Parcel 2-2 a distance of one hundred fifty-nine and eighty-seven hundredths (159.87) feet to an iron pipe on the easterly side Dresser Hill Road;

THENCE running northerly along the easterly side of said Dresser Hill Road on a curve to the right having a radius of 2370.00 feet and a length of 393.41 feet to a bound point opposite station 59+78.25;

THENCE N 09°14'50" E along the easterly side of said Road a distance of two hundred twenty-one and fifty-two hundredths (221.52) feet to a bound point opposite station 61+99.77;

THENCE running northerly along the easterly side of said Road on a curve to the left having a radius of 4030.00 feet and a length of 336.25 feet to a bound point opposite station 65+34.29;

THENCE N 04°28'00" E along the easterly side of said Road a distance of six hundred thirteen and ninety-nine hundredths (613.99) feet to a bound point opposite station 71+48.55 at the end of the 1934 layout of said Road;

THENCE N 04°28'00" E along the easterly side of said Road a distance of two hundred nine and seventy-five hundredths (209.75) feet to a bound point opposite station 73+58.30;

THENCE running northerly along the easterly side of said Road on a curve to the left having a radius of 1030.00 feet and a length of 148.56 feet to the point of beginning.

The above described tract contains an area of 64.707 acres.

For title see deeds recorded with Worcester County Registry of Deeds at Book 5971, Page 197, Tracts 1 & 2, Book 5971, Page 199, Book 5971, Page 207, Book 5971, Page 210 Tract 2 and also a portion of the property recorded at Book 5971, Page 210, Tract I and 1934 Worcester County Highway discontinuance.

PARCEL 2-2

BEGINNING at an iron pipe at the northwest corner of tract herein described on the easterly side of the 1934 Worcester County Highway layout of Dresser Hill Road, Route 31 at Parcel 2-1 said point being 35.00 feet northerly of a bound point opposite station 55+43.23;

THENCE N 83°17'36" E along said Parcel 2-1 a distance of one hundred fifty-nine and eighty-seven hundredths (159.87) feet to a point;

THENCE S 05°05'56" E along said Parcel 2-1 a distance of one hundred fifty and eighty-one hundredths (150.81) feet to an iron pipe;

THENCE S 18°33'25" E along said Parcel 2-1 a distance of one hundred fifty and seventy-eight hundredths (150.78) feet to an iron pipe on the northerly side of No. 6 Schoolhouse Road;

THENCE S 70°36'50" W along the northerly side of said No. 6 Schoolhouse Road a distance of eighty-five and forty-five hundredths (85.45) feet to a point;

THENCE running southwesterly along the northerly side of said Road on a curve to the left having a radius of 170.56 feet and a length of 92.28 feet to a point;

THENCE running westerly and northerly along the northerly side of said Road on a curve to the right having a radius of 29.16 feet and a length of 69.07 feet to a bound point on the easterly side of said Dresser Hill Road;

THENCE running northerly along the easterly side of said Dresser Hill Road on a curve to the right having a radius of 3570.00 feet and a length of 222.70 feet to a bound point opposite station 54+61.80;

THENCE N 01°06'35" W along the easterly side of said Dresser Hill Road a distance of eighty-one and forty-three hundredths (81.43) feet to a bound point opposite station 55+43.23;

THENCE running northerly along the easterly side of said Dresser Hill Road on a curve to the right having a radius of 2370.00 feet and a length of 35.00 feet to the point of beginning.

The above described tract contains and area of 1.377 acres.

Being a portion of the property referred to in deed recorded with the Worcester County Registry of Deeds at Book 5971 Page 210 Tract 1 1934 Worcester County Highway discontinuance.

PARCEL 3-2

BEGINNING at an iron pipe at the northwest corner of tract herein described on the easterly side of No. 6 Schoolhouse Road at the southwest corner of Parcel 3-1;

THENCE S 50°26'32" E along said Parcel 3-1 a distance of seven hundred thirty-six and forty-two hundredths (736.42) feet to an iron pipe;

THENCE S 74°18'53" W along land of Robert S. Rieser, now or formerly, a distance of three hundred thirty-six and forty-seven hundredths (336.47) feet to an iron pipe, and continuing on the same course a distance of three hundred fourteen and seventy three hundredths (314.73) to an iron pipe in stones the total distance on this course being six hundred fifty-one and twenty hundredths (651.20) feet;

THENCE S 06°53'14" E along said Rieser land a distance of four hundred ninety-seven and seventy-three hundredths (497.73) feet to an iron pipe;

THENCE S 09°46'34" E along a stonewall and said Rieser land a distance of five hundred six and three hundredths (506.03) feet to a drill hole in a corner of walls;

THENCE S 60°53'34" E along a stonewall and said Rieser land a distance of one hundred forty and thirty-seven hundredths (140.37) feet to a drill hole in a corner of walls;

THENCE S 19°01'19" W along a stonewall and said Rieser land a distance of eighty-five and twenty hundredths (85.20) feet to a drill hole in a stonewall;

THENCE S 16°33'54" W along a stonewall and said Rieser land a distance of five hundred seventy-eight and forty-nine hundredths (578.49) feet to an iron pipe in a corner of walls;

THENCE S 73°25'05" W along a stonewall and said Rieser land a distance of seven hundred sixty-four and twenty-three hundredths (764.23) feet to an iron pipe;

THENCE S 73°25'05" W along the northerly side of E. Blood Road a distance of seven hundred fifty-six and forty-two hundredths (756.42) feet to a point;

THENCE running westerly and northerly along said E. Blood Road on a curve to the right having a radius of 31.00 feet and a length of 57.30 feet to a point on the easterly side of the 1934 Worcester County Highway layout of Dresser Hill Road, Route 31;

THENCE running northerly along the easterly side of said Dresser Hill Road on a curve to the left having a radius of 1030.00 feet and a length of 230.60 feet to a bound point at station 41+54.48;

THENCE N 14°23'10" W along the easterly side of said Dresser Hill Road a distance of four hundred sixty-nine and thirty-eight hundredths (469.38) feet to a bound point at station 46+23.86;

THENCE running northerly along the easterly side of said Dresser Hill Road on a curve to the right having a radius of 3570.00 feet and a length of 401.77 feet to a bound point at station 50+42.83;

THENCE running northeasterly along the easterly side of said Dresser Hill Road on a curve to the right having a radius of 140.00 feet and a length of 116.19 feet to a point on the southerly side of said No. 6 Schoolhouse Road;

THENCE running easterly along the southerly side of said No. 6 Schoolhouse Road on a curve to the right having a radius of 330.00 feet and a length of 97.54 feet to an iron pipe;

THENCE S 13°26'30" E along Parcel 3-3 a distance of three hundred seventy-seven and twenty-six hundredths (377.26) feet to a point;

THENCE N 76°33'30" E along said Parcel 3-3 a distance of six hundred thirty-four and seventy-three hundredths (634.73) feet to an iron pipe;

THENCE N 16°26"51" W along a stonewall and said Parcel 3-3 a distance of one hundred forty-eight and ninety-one hundredths (148.91) feet to an iron pipe in said stonewall;

THENCE N 45°30'21" W along a stonewall and said Parcel 3-3 a distance of one hundred seventy-six and fifty-two hundredths (176.52) feet to an iron pipe in said stonewall;

THENCE N 23°28'55" W along said Parcel 3-3 a distance of one hundred forty and sixty-nine hundredths (140.69) feet to an iron pipe on the easterly side of said No. 6 Schoolhouse Road;

THENCE N 25°19'20" E along a stonewall on the easterly side of said Road a distance of three hundred twenty-four and eighty-four hundredths (324.84) feet to a point in said stonewall;

THENCE N 28°59'11" E along the easterly side of said Road a distance of four hundred thirteen and twenty-eight hundredths (413.28) feet to a point in said stonewall;

THENCE N 42°42'35" E along a stonewall on the easterly side of said Road a distance of one hundred thirty-three and sixty-five hundredths (133.65) feet to an iron pipe in said stonewall;

THENCE N 59°54'09" E along a stonewall on the easterly side of said Road a distance of three hundred thirty-two and twenty-one hundredths (332.21) feet to a drill hole in stonewall;

THENCE N 55°39'56" E along a stonewall on the easterly side of said Road a distance of one hundred seventy-one and eighty-four hundredths (171.84) feet to an iron pipe in said stonewall;

THENCE N 67°16'09" E along a stonewall on the easterly side of said Road a distance of one hundred twenty-two and thirty-nine hundredths (122.39) feet to a drill hole in said stonewall;

THENCE N 24°25'33" E along a stonewall on the easterly side of said Road a distance of forty-seven and thirty-eight hundredths (47.38) feet to a point;

THENCE N 31°47'00" E along the easterly side of said Road a distance of two hundred fifty and forty-six hundredths (250.46) feet to the point of beginning.

The above described parcel containing an area of 65.720 acres, more or less, according to said plan.

Being a portion of the property as described in a deed recorded with the Worcester County Registry of Deeds at Book 5971, Page 210, Tracts 1, 3, 5.

PARCEL 3-3

BEGINNING at an iron pipe at the northeast corner of tract herein described on the easterly side of No. 6 Schoolhouse Road at Parcel 3-2:

THENCE S 23°28'55" E along said Parcel 3-2 a distance of one hundred forty and sixty-nine hundredths (140.69) feet to an iron pipe in a stonewall;

THENCE S 45°30'21" E along a stonewall and said Parcel 3-2 a distance of one hundred seventy-six and fifty-two hundredths (176.52) feet to an iron pipe in said stonewall;

THENCE S 16°26'51" E along a stonewall and said Parcel 3-2 a distance of one hundred forty-eight and ninety-one hundredths (148.91) feet to an iron pipe in a corner of walls;

THENCE S 76°33'30" W along said Parcel 3-2 a distance of six hundred thirty-four and seventy-three hundredths (634.73) feet to a point;

THENCE N 13°26'30" W along said Parcel 3-2 a distance of three hundred seventy-seven and twenty-six hundredths (377.26) feet to an iron pipe on the southerly side of said No. 6 Schoolhouse Road;

THENCE running northeasterly along the southerly side of said Road on a curve to the right having a radius of 330.00 feet and a length of 81.01 feet to a point;

THENCE N 70°36'50" E along the southerly side of said Road a distance of seventy-five and no hundredths (75.00) feet to a point;

THENCE N 73°32'24" E along the southerly side of said Road a distance of fifty-seven and ninety-seven hundredths (57.97) feet to a point;

THENCE N 78°03'15" E along the southerly side of said Road a distance of ninety-three and sixty-two hundredths (93.62) feet to a point;

THENCE N 75°44'12" E along the easterly side of said Road a distance of one hundred seventy-nine and forty hundredths (179.40) feet to a point on the easterly side of said Road;

THENCE N 25°19'20" E along the easterly side of said Road a distance of thirty-nine and ten hundredths (39.10) feet to the point of beginning.

The above described parcel containing an area of 5.399 acres, more or less according to said plan.

Being a portion of the premises described in a deed recorded with the Worcester County Registry of Deeds at Book 5971, Page 210.

PARCEL 3-4

BEGINNING at an iron pipe in a stonewall at the southwest corner of tract herein described on the easterly side of the 1934 Worcester County Highway layout of Dresser Hill Road, Route 31, at the northeast corner of land of Valerie A. Fay et al, now or formerly, said point being a distance of 152.27 feet southerly of a bound at station 21+08.57:

THENCE N 10°41'00" W along the easterly side of said Dresser Hill Road a distance of one hundred fifty-two and twenty-seven hundredths (152.27) feet to a bound point at station 21+08.57;

THENCE running northerly along the easterly side of said Road on a curve to the right having a radius of 970.00 feet and a length of 286.70 feet to a bound point at station 24+06.31;

THENCE N 06°15'05" E along the easterly side of said Road a distance of three hundred fifty and fifty-nine hundredths (350.59) feet to a bound point at station 27+56.90;

THENCE running northwesterly along the easterly side of said Road on a curve to the left having a radius of 570.00 feet and a length of 406.85 feet to a bound point at station 31+46.99;

THENCE N 34°38'40" W along the easterly side of said Road distance of one hundred thirty-four and ninety-one hundredths (134.91) feet to a bound point at station 32+81.90;

THENCE running northwesterly along the easterly side of said Road on a curve to the right having a radius of 470.00 feet and a length of 174.22 feet to a bound point at station 34+69.40;

THENCE N 13°24'20" W along the easterly side of said Road a distance of one hundred one and ninety-eight hundredths (101.98) feet to a bound point at station 35+71.38;

THENCE running northwesterly along the easterly side of said Road on a curve to the right having a radius of 770.00 feet and a length of 159.22 feet to a bound point at station 37+37.65;

THENCE N 01°33'30" W along the easterly side of said Road a distance of sixty-six and forty-three hundredths (66.43) feet to a bound point at station 38+04.08;

THENCE running northerly and easterly along the easterly side of said Road on a curve to the right having a radius of 66.87 feet and a length of 86.47 feet to a point on the southerly side of E. Blood Road;

THENCE N 73°25'05" E along the southerly side of said E. Blood Road a distance of five hundred fifty-one and ninety-two hundredths (551.92) feet to an iron pipe in a stonewall;

THENCE S 16°21'34" E along a stonewall and land of Robert S. Rieser, now or formerly, a distance of five hundred ninety-five and thirty-two hundredths (595.32) feet to a point in said stonewall;

THENCE S 16°30'58" E along a stonewall and said Rieser land a distance of nine hundred sixty-nine and twenty-four hundredths (969.24) feet to a drill hole in said stonewall;

THENCE S 15°56'36" E along a stonewall and said Rieser land a distance of four hundred twenty-five and seventy-seven hundredths (425.77) feet to an iron pipe in said stonewall;

THENCE S 74°29'28" W along a stonewall and said Fay land a distance of two hundred forty-seven and twenty-one hundredths (247.21) feet to a drill hole in said stonewall;

THENCE S 74°48'30" W along a stonewall and said Fay land a distance of two hundred sixty-six and seventy hundredths (266.70) feet to a drill hole in said stonewall;

THENCE N 79°20'56" W partly along a stonewall and said Fay land a distance of two hundred fifty-six and ninety-five hundredths (256.95) feet to a drill hole in said stonewall;

THENCE N 82°10'25" W along a stonewall and said Fay land a distance of ninety-six and fifty-six hundredths (96.56) feet to the point of beginning.

The above parcel containing an area of 30.616 acres, more or less, according to said plan.

Being a portion of premises described in a deed recorded with the Worcester County Registry Deeds at Book 5971, Page 201.

Parcels 2-1 and 2-2 are subject to the terms of a Certificate of Approval to Conduct Limited Commercial, Non-Agricultural Activities On Land Subject To An Agricultural Preservation Restriction issued for of the above identified parcels each parcel by the Commonwealth of Massachusetts Department of Food and Agriculture and which allows the use of the premises for non-agricultural residential activities. Certificate is at Book 18042, Page 65.

Parcels 2-1, 2-2 and 3-3 are subject to Building Envelopes being shown as APR Buffer Zone on the plans recorded at the Worcester County Registry of Deeds in Book 18042 at Pages 67 and 68. Within said Envelope (Zone), the Grantors, its successors and assigns may conduct improvements, alterations or activities as set forth in Section III A(5) of the Agricultural Preservation Restriction instrument records at the Worcester County Registry of Deeds in Book 18042, Page 41.

ATTEST: WORC. Anthony J. Vigliotti, Register

71050 37a

COMMONWEALTH OF MASSACHUSETTS

AGRICULTURAL PRESERVATION RESTRICTION

I. STATEMENT OF PURPOSE

By obtaining this Agricultural Preservation Restriction, it is the intent of the Commonwealth to perpetually protect and preserve agricultural lands, encourage sound soil management practices, preserve natural resources, maintain land in active agricultural use, and ensure affordable resale values of agricultural land. No activity detrimental to the actual or potential agricultural use of the Premises, or detrimental to water conservation, soil conservation, or to good agricultural and/or forestry management practices or which is otherwise wasteful of the natural resources of the Commonwealth of Massachusetts shall therefore be permitted.

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II. DEFINITIONS

When used throughout this entire document, the following words or phrases shall have the following meaning:

1. Abandoned: land that has not been actively utilized for agricultural uses for a period exceeding three years unless the non-activity is recommended in a current USDA/NRCS plan.

2. Actively Engaged: deriving at least fifty-one percent (51%) of annual gross income from agricultural uses on the Premises or other land owned or leased by the Grantor.

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Return to: Kathleen M. O'Donnell, Esq.
Dillingham & O'Donnell
100 Franklin St
Boston, MA 02110

3. Agricultural Use: the raising of animals, including but not limited to, dairy cattle, beef cattle, poultry, sheep, swine, horses, ponies, mules, goats, bees and fur-bearing animals, for the purpose of selling such animals or a product derived from such animals in the regular course of business; or when primarily and directly used in a related manner which is incidental thereto and represents a customary and necessary use in raising such animals and preparing them or the products derived therefrom for market, as defined in M.G.L. c. 61A, §1, as amended, and also horticultural uses, including but not limited to, the raising of fruits, vegetables, berries, nuts and other foods for human consumption, feed for animals, tobacco, flowers, sod, trees, nursery, or greenhouse products, and ornamental plants and shrubs for the purpose of selling such products in the regular course of business; or when primarily and directly used in raising forest products under a program certified by the state forester to be a planned program to improve the quantity and quality of a continuous crop for the purpose of selling such products in the regular course of business, as defined in M.G.L. c. 61A, §2, as amended.

4. Condition: including, but not limited to; an easement, restriction, covenant, right, option to purchase at agricultural value plus value of improvements, improvement, land exchange, or any other requirement or use prohibition.

5. Permanent Structure: any structure that requires the grading of soil, excavation for footings or foundations.

6. Premises: approximately 168.67 acres of land located at Dresser Hill Road, Schoolhouse Road and East Blood Road in the Municipality of Charlton, in Worcester County, Massachusetts as more fully described in Exhibit A, attached hereto and incorporated by reference into this document.

7. Temporary Structure: a structure that does not have a permanent foundation, or does not substantially alter or otherwise affect the soil profile.

III. TERMS AND CONDITIONS

recorded in Book 5971, Page 189

The **Robert E. Maynard Land Trust**, of Charlton, Worcester County, Massachusetts (the "Grantor"), for consideration of Three Hundred Thousand Dollars ($300,000) paid, grants to the Commonwealth

of Massachusetts (the "Grantee"), acting through the Commissioner of Food and Agriculture, (the "Commissioner") with an address at 100 Cambridge Street, Boston, Massachusetts, its successors and assigns, an Agricultural Preservation Restriction (the "Restriction") together with an "Option to Purchase at Agricultural Value" as set forth in Exhibit B, attached hereto and incorporated by reference into this Restriction, in perpetuity on the Premises, in accordance with the following terms and conditions listed below.

By so doing, the Grantor grants all development rights (except as specifically reserved herein) that are now or hereafter allocated to, implied, reserved or inherent in the Premises to the Grantee, and the parties agree that these development rights are terminated and extinguished.

A. RETAINED RIGHTS

Notwithstanding any provision of this instrument to the contrary, the Grantor hereby reserves to and for itself and its heirs, devisees, legal representatives, successors and assigns, the customary rights and privileges of ownership as set forth below. The right to:

(1) All customary rights and privileges of ownership, including privacy and the right to carry out regular agricultural practices, including the improvement of existing farm ponds for agricultural purposes in accordance with applicable laws.

(2) The maintenance and use of existing trails and farm and wood roads on the Premises substantially in their present condition or as reasonably necessary for their continued use for agricultural uses.

(3) The installation, maintenance, repair, replacement, removal and relocation of electric, gas and/or water facilities and services over the Premises for the purpose of providing electrical, gas or water utilities to the Premises for agricultural uses or for other, approved uses, and the right to grant easements over the Premises for these utility purposes.

(4) The construction or placement of temporary structures for agricultural uses.

(5) The improvement to or alteration of an existing agricultural or residential structure, including those improvements, alterations or activities referenced in section C(1), C(2) and C(5), provided that the improvement, alteration or activity is not specifically prohibited by the terms of this Restriction, and provided that the improvement, alteration or activity occurs within the building envelope described in Exhibit C, which is attached and incorporated by reference into this document.

B. PROHIBITED USES

The Grantor covenants for itself, its heirs, devisees, legal representatives, successors and assigns, that the Premises will at all times be held, used and conveyed subject to, and not in violation of, the following restrictions:

(1) No use shall be made of the Premises, and no activity thereon shall be permitted, which is or may be inconsistent with the intent of this grant, as stated in the Statement of Purpose.

(2) No non-agriculturally related temporary or permanent structure, residential dwelling, tennis court, inground swimming pool, commercial recreational horse riding facility, golf course, golf range or airport landing strip shall be

constructed, placed or permitted to remain on the Premises, except structures existing on the Premises at the time of the execution of this Restriction.

(3) No refuse, trash, rubbish, debris, junk, waste, radioactive or hazardous waste shall be placed, stored, dumped or permitted to remain on the Premises.

(4) No non-agricultural vehicle bodies or parts shall be placed, stored, dumped or permitted to remain on the premises. No agriculturally related vehicle bodies or parts may be placed, stored or permitted to remain on the premises if said placement or storage is inconsistent with the intent of this Restriction as stated in the Statement of Purpose.

(5) The Premises may not be used for:

(a) Transferring development rights to any property, whether or not adjacent to the Premises;

(b) Calculating permissible lot yield of the Premises, or of any other property;

(c) Use in any calculations involving development of any other property, whether or not adjacent to the Premises, in any manner whatsoever.

C. ACTIVITIES WHICH REQUIRE PRIOR WRITTEN APPROVAL

The following activities shall not be conducted on the Premises without the prior written approval of the Grantee, which may be granted in accordance with the procedures set forth in section D of this Restriction:

(1) The construction or placing of permanent structures for housing seasonal agricultural employees or other agriculturally related uses, including related retail sales, where the need for the structures is not a result of the use of existing structures for approved non-agricultural uses.

(2) The excavation, dredging, depositing or removal from the Premises of loam, peat, gravel, soil, sand, rock or other mineral resources, or natural deposits.

(3) The subdivision, recording of a subdivision plan, partition, or any other division of the Premises, or any portion thereof, into two or more parcels, even in the event that the Premises is comprised of one or more deeded parcels at the date of this Restriction. No subdivision shall be approved without the condition that new Agricultural Preservation Restrictions be recorded on the subdivided, partitioned, or otherwise divided parcels.

(4) The use of the Premises for non-agricultural uses for which the Grantor receives payment, compensation, or any other type of monetary or non-monetary renumeration.

(5) The construction or placement of an asphalt driveway, road, parking lot, utility pole, tower, conduit or line in support of a temporary or permanent structure or improvement, for the benefit of the Premises only.

D. APPROVAL PROCESS FOR PERMITTED ACTIVITIES

(1) The Grantor covenants for itself, its heirs, devisees, legal representatives, successors and assigns, that prior to undertaking any activity described in section C, the following procedure shall be followed:

(a) The Grantor shall file a completed written application with the Grantee on a form provided by the Department of Food & Agriculture.

(b) The application may include:

(i) a copy of a current Farm Conservation Plan, prepared by the USDA/NRCS, when requested by the Grantee; or

(ii) other necessary information and plans as the Grantee of this Restriction requires to reasonably determine that the intended use, activity, structure or building is consistent with the purpose of this Restriction, as stated in the Statement of Purpose.

(c) Prior to making an application for approval under this section, the owner shall not secure other applicable permits required by local or state law.

(2) Within 90 days of receipt of the completed application, the Grantee may approve the application, with or without conditions, only upon finding that:

(a) the proposed use, activity, structure or building is authorized by this Restriction and General Laws, Chapter 184 and 132A;

(b) the use, activity, or structure shall not defeat nor derogate from the intent of this Restriction as stated in the Statement of Purpose;

(3) No application for the use of the Premises for non-agricultural uses, as provided for in section C(4), shall be approved unless the conditions of paragraph D(2) above are met, and the approval is:

a) given to specific, individual owner(s) or trustee of an appropriate Trust or Real Estate Corporation;
b) for no longer than a period of five (5) years, renewable upon reapplication;
c) to a farmer(s) actively engaged in full-time farming;
d) not to survive transfer of ownership of the Premises;
e) for an activity ancillary to the agricultural use of the farm;
f) given when the activity will not impair the agricultural viability of the soil;
g) given when the activity occurs in existing structures;
h) given when no major renovations of existing structures are required; and
i) given when no new construction is required.

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(4) If, based on its findings, the Grantee approves or approves with conditions the application, it shall issue a "Certificate of Approval" suitable for recording.

(5) If the Grantee is unable to make the findings necessary for approval, the Grantee shall state in writing its reasons for denial of the application and shall mail a copy of the denial to the applicant within 90 days of receipt of the completed application.

E. ENFORCEMENT OF THE TERMS AND CONDITIONS

(1) The Grantee reserves the right to make periodic visits, with reasonable notice to the Grantors, to the Premises to verify that the Premises are being held, used and conveyed subject to, and not in violation of, this Restriction, and reserves the right to inspect the Premises for conformity with a Certificate of Approval.

(2) In the event of a violation of the terms of this Restriction, the Grantee reserves the right to pursue any remedy available at law and equity, including injunctive relief.

F. AFFIRMATIVE COVENANT

The Grantor agrees for itself, its heirs, devisees, legal representatives, successors and assigns, that the Premises shall remain in agricultural use, and the land shall not be abandoned, except in accordance with a USDA/NRCS Farm Management Plan, approved by the conservation district for the locality in which the Premises is located.

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IV. AUTHORIZATION

The foregoing Restriction is authorized by Massachusetts General Laws, Chapter 184, Sections 31 through 33, and Chapter 132A, Section 3 and Sections 11A through 11D, and otherwise by law, and is intended to insure the protection and preservation of agricultural lands.

This Agricultural Preservation Restriction shall be administered on behalf of the Grantee by the Commissioner. This Restriction shall be enforced by the Grantee as in its sole discretion may decide. Nothing herein shall impose upon the Grantee any duty to maintain or require that the Premises be maintained in any particular state or condition, notwithstanding the Grantee's acceptance hereof.

This Restriction does not grant to the Grantee, the public, or any other person any right to enter upon the Premises, except that the Grantors grant to the Grantee and its successors at law, the right to enter the Premises with reasonable notice, in a reasonable manner and at reasonable times, for the purpose of inspecting the Premises to determine compliance with this Restriction, of enforcing this Restriction, or of taking any and all actions with respect to the Premises as provided for in Section E, and as may be necessary or appropriate with or without order of court, to remedy or abate any violation of this Restriction. The rights hereby granted shall be in addition to, and not in limitation of, any other rights and remedies available to the Grantee for enforcement

of this Restriction.

This Restriction is in gross and is not for the benefit of or appurtenant to any particular land and shall be assignable to any other governmental or any non-governmental non-profit organization whose purposes include conservation of open space . The burden of this Restriction shall run with the Premises and shall be binding upon all future owners of fee interest therein. This Restriction may only be released, in whole or in part, by the Grantee by the procedures established by Section 32 of Chapter 184 of the General Laws, as amended and otherwise by Article 97 of the Amended Articles of the Massachusetts Constitution and otherwise by law.

If any section or provision of the Restriction shall be held to be unenforceable by any court of competent jurisdiction, this Restriction shall be construed as though such section had not been included in it. If any section or provision of the Restriction is subject to two constructions, one of which would render such section or provision invalid, then such section or provision shall be given the construction that would render it valid. If any section or provision of this deed Restriction is ambiguous, it shall be interpreted in accordance with the policy and provisions expressed in the General Laws, Chapter 184, Sections 31 through 33, and Chapter 132A, Sections 3 and Sections 11A through 11D, and the regulations duly promulgated in accordance with said Chapters.

This instrument is not a deed. It does not purport to

transfer a fee interest to the Grantee. No Massachusetts deed excise stamps are affixed hereto as none are required by General Laws 64D, Section 1, as amended.

WITNESS the execution hereof under seal this 21st day of March, 1996.

Trustee of Robert E. Maynard Land Trust
Marian R. Grimes Trustee

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss March 21, 1996.

Then personally appeared the above-named Marian Grimes, Trustee and acknowledged the foregoing instrument to be their free act and deed before me.

Notary Public

Name: Francis A. Wilson
My Commission Expires 8-22-97

APPROVAL OF THE COMMONWEALTH OF MASSACHUSETTS

The undersigned Commissioner of Food and Agriculture of the Commonwealth of Massachusetts hereby certifies that the foregoing Agricultural Preservation Restriction granted by the Robert E. Maynard Land Trust to the Commonwealth of Massachusetts with respect to parcels of land located in Charlton, Massachusetts described therein, has been approved in the public interest pursuant to Massachusetts General Laws, Chapter 184, Section 32 through 33 and Chapter 132A, Section 11A through 11D.

COMMONWEALTH OF MASSACHUSETTS

By: _____ Date: 3-25-96
Commissioner, Department of
Food and Agriculture

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss March 25, 1996.

Then personally appeared the above-named and acknowledged the foregoing to be his free act and deed before me.

Maureen M. Martel Notary Public

Name:

My Commission Expires: July 10, 1998

Approved as to Form
Office of the Attorney
General

By:_____

Date:_____

EXHIBIT "A"
AGRICULTURAL PRESERVATION RESTRICTION

Robert E. Maynard Land Trust
Dresser Hill Road, Schoolhouse Road
and East Blood Road
Charlton, Worcester County, Massachusetts

Five certain parcels of land being shown as Parcel 2-1, Parcel 2-2, Parcel 3-2, Parcel 3-3 and Parcel 3-4 as shown on a plan of land entitled "Plan of Land in Charlton, Worcester County, Massachusetts, Surveyed for Robert E. Maynard Land Trust" dated April 17, 1996, prepared by Para Land Surveying, Inc., Scale 1" = 200" to be recorded herewith. Said parcels being further bounded and described as follows: in Plan Book 705, Plan 49

PARCEL 2-1

BEGINNING at an iron pipe in a stonewall at the northwest corner of tract herein described on the easterly side of the 1935 Worcester County Highway layout of Dresser Hill Road, Route 31, at the southwest corner of land of Cleo A. and Lorraine S. Pelletier, now or formerly:

THENCE N 72°31'26" E along a stonewall and said Pelletier land and land of John Baylies and Lowell L. Baylies, now or formerly, a distance of six hundred five and forty-six hundredths (605.46) feet to a point in said stonewall;

THENCE N 73°15'02" E along a stonewall and said Baylies land a distance of four hundred twenty-three and sixty hundredths (423.60) feet to a point;

THENCE N 72°09'37" E along said Baylies land a distance of six hundred ninety-eight and eighty-seven hundredths (698.87) feet to an iron pipe;

THENCE S 11°25'57" W along various abutters a distance of four hundred fifty-eight and eighty-six hundredths (458.86) feet to a point;

THENCE S 11°44'17" W along land of Kathleen Gamble, now or formerly, a distance of seventy-seven and thirteen hundredths (77.13) feet to an iron pipe in a stonewall;

THENCE S 12°44'20" W along a stonewall and land of Louis J. and Michelle R. Demauro, now or formerly, a distance of one hundred twenty-eight and ninety-one hundredths (128.91) feet to an iron pipe in said stonewall;

THENCE S 11°58'32" W along a stonewall and land of James E. and Ellen M. Boyle, now or formerly, a distance of one hundred forty-seven and eighty-three hundredths (147.83) feet to an iron pipe in

said stonewall;

THENCE S 12°35'54" W along a stonewall and land of Elliot P. Burlingame and Scott E. Burlingame, now or formerly, a distance of four hundred eighty-eight and fifty-three hundredths (488.53) feet to an iron pipe in a stonewall;

THENCE S 35°13'24" E along a stonewall and said Burlingame land a distance of one hundred forty-three and eighty-two hundredths (143.82) feet to an iron pipe on the westerly side of No. 6 Schoolhouse Road;

THENCE S 39°45'08" W along a stonewall on the westerly side of said Road a distance of one hundred thirty-six and forty-one hundredths (136.41) feet to an iron pipe in said stonewall;

THENCE S 50°31'47" W along a stonewall on the westerly side of said Road a distance of seventy-nine and eight hundredths (79.08) feet to a point;

THENCE S 58°02'35" W along the westerly side of said Road a distance of four hundred twenty-four and twenty-one hundredths (424.21) feet to a point;

THENCE S 54°42'53" W partly along a stonewall on the westerly side of said Road a distance of one hundred ninety-two and eighty-seven hundredths (192.87) feet to an iron pipe in a corner of walls;

THENCE S 38°27'00" W along a stonewall on the westerly side of said Road a distance of seventy-nine and fifty-six hundredths (79.56) feet to a drill hole in said stonewall;

THENCE S 28°59'11" W along the westerly side of said Road a distance of four hundred fourteen and eighty-seven hundredths (424.87) feet to an iron pipe;

THENCE S 25°19'20" W along the westerly side of said Road a distance of three hundred forty-two and twenty-two hundredths (342.22) feet to a point on the northerly side of said Road;

THENCE S 75°44'12" W along the northerly side of said Road a distance of one hundred fifty-five and ten hundredths (155.10) feet to a point;

THENCE S 78°03'15" W along the northerly side of said Road a distance of ninety-four and fifty-seven hundredths (94.57) feet to a point;

THENCE S 73°32'24" W along the northerly side of said Road a distance of sixty-two and fifty-one hundredths (62.51) feet to a point on the end on the 1934 layout of said Road;

THENCE N 19 27'16" W along the easterly end of the 1934 Worcester County Highway Layout of said Road a distance of fifty-six hundredths of a foot (0.57) to a bound point.

THENCE S 70 36'50" W along the northerly side of said Road a distance of forty-seven and sixty-three hundredths (47.63) feet to an iron pipe;

THENCE N 18°33'25" W along Parcel 2-2 a distance of one hundred fifty and seventy-eight hundredths (150.78) feet to an iron pipe;

THENCE N 05°05'56" W along said Parcel 2-2 a distance of one hundred fifty and eighty-one hundredths (150.81) feet to an iron pipe;

THENCE S 83°17'36" W along said Parcel 2-2 a distance of one hundred fifty-nine and eighty-seven hundredths (159.87) feet to an iron pipe on the easterly side of said Dresser Hill Road;

THENCE running northerly along the easterly side of said Dresser Hill Road on a curve to the right having a radius of 2370.00 feet and a length of 393.41 feet to a bound point opposite station 59+78.25;

THENCE N 09°14'50" E along the easterly side of said Road a distance of two hundred twenty-one and fifty-two hundredths (221.52) feet to a bound point opposite station 61+99.77;

THENCE running northerly along the easterly side of said Road on a curve to the left having a radius of 4030.00 feet and a length of 336.25 feet to a bound point opposite station 65+34.29;

THENCE N 04°28'00" E along the easterly side of said Road a distance of six hundred thirteen and ninety-nine hundredths (613.99) feet to a bound point opposite station 71+48.55 at the end of the 1934 layout of said Road;

THENCE N 04°28'00" E along the easterly side of said Road a distance of two hundred nine and seventy-five hundredths (209.75) feet to a bound point opposite station 73+58.30" ;

THENCE running northerly along the easterly side of said Road on a curve to the left having a radius of 1030.00 feet and a length 148.56 feet to the point of beginning.

The above described tract contains an area of 64.707 acres.

For title see deeds recorded with Worcester County Registry of Deeds at Book 5971, Page 197 Tracts 1 & 2, Book 5971, Page 199, Book 5971, Page 207, Book 5971 Page 210 Tract 2, and also a portion of the property recorded at Book 5971, Page 210 Tract 1 and 1934 W.C.H. discontinuance.

PARCEL 2-2

BEGINNING at an iron pipe at the northwest corner of tract herein described on the easterly side of the 1934 Worcester County Highway layout of Dresser Hill Road Route 31 at Parcel 2-1 said point being 35.00 feet northerly of a bound point opposite station 55+43.23:

THENCE N 83°17'36" E along said Parcel 2-1 a distance of one hundred fifty-nine and eighty-seven hundredths (159.87) feet to a point;

THENCE S 05°05'56" E along said Parcel 2-1 a distance of one hundred fifty and eighty-one hundredths (150.81) feet to an iron pipe;

THENCE S 18°33'25" E along said Parcel 2-1 a distance of one hundred fifty and seventy-eight hundredths (150.78) feet to an iron pipe on the northerly side of No. 6 Schoolhouse Road;

THENCE S 70°36'50" W along the northerly side of said No. 6 Schoolhouse Road a distance of eighty-five and forty-five hundredths (85.45) feet to a point;

THENCE running southwesterly along the northerly side of said Road on a curve to the left having a radius of 170.56 feet and a length of 92.28 feet to a point;

THENCE running westerly and northerly along the northerly side of said Road on a curve to the right having a radius of 29.16 feet and a length of 69.07 feet to a bound point on the easterly side of said Dresser Hill Road;

THENCE running northerly along the easterly side of said Dresser Hill Road on a curve to the right having a radius of 3570.00 feet and a length of 222.70 feet to a bound point opposite station 54+61.80;

THENCE N 01°06'35" W along the easterly side of said Dresser Hill Road a distance of eighty-one and forty-three hundredths (81.43) feet to a bound point opposite station 55+43.23;

THENCE running northerly along the easterly side of said Dresser Hill Road on a curve to the right having a radius of 2370.00 feet and a length of 35.00 feet to the point of beginning.

The above described tract contains an area of 1.377 acres.

Being a portion of the property referred to in deed recorded with the Worcester County Registry of Deeds at Book 5971 Page 210 Tract 1 1934 W.C.H. discontinuance.

PARCEL 3-2

BEGINNING at an iron pipe at the northwest corner of tract herein described on the easterly side of No 6 Schoolhouse Road at the southwest corner of Parcel 3-1:

THENCE S 50°26'32" E along said Parcel 3-1 a distance of seven hundred thirty-six and forty-two hundredths (736.42) feet to an iron pipe;

THENCE S 74°18'53" W along land of Robert S. Rieser, now or formerly, a distance of three hundred thirty-six and forty-seven hundredths (336.47) feet to an iron pipe, and continuing on the same course a distance of three hundred fourteen and seventy three hundredths (314.73) to an iron pipe in stones the total distance on this course being six hundred fifty one and twenty hundredths (651.20) feet;

THENCE S 06°53'14" E along said Rieser land a distance of four hundred ninety-seven and seventy-three hundredths (497.73) feet to an iron pipe;

THENCE S 09°46'34" E along a stonewall and said Rieser land a distance of five hundred six and three hundredths (506.03) feet to a drill hole in a corner of walls;

THENCE S 60°53'34" E along a stonewall and said Rieser land a distance of one hundred forty and thirty-seven hundredths (140.37) feet to a drill hole in a corner of walls;

THENCE S 19°01'19" W along a stonewall and said Rieser land a distance of eighty-five and twenty hundredths (85.20) feet to a drill hole in a stonewall;

THENCE S 16°33'54" W along a stonewall and said Rieser land a distance of five hundred seventy-eight and forty-nine hundredths (578.49) feet to an iron pipe in a corner of walls;

THENCE S 73°25'05" W along a stonewall and said Rieser land a distance of seven hundred sixty-four and twenty-three hundredths (764.23) feet to an iron pipe;

THENCE S 73°25'05" W along the northerly side of E. Blood Road a distance of seven hundred fifty-six and forty-two hundredths (756.42) feet to a point;

THENCE running westerly and northerly along said E. Blood Road on a curve to the right having a radius of 31.00 feet and a length of 57.30 feet to a point on the easterly side of the 1934 Worcester County Highway layout of Dresser Hill Road, Route 31;

THENCE running northerly along the easterly side of said Dresser Hill Road on a curve to the left having a radius of 1030.00 feet and a length of 230.60 feet to a bound point at station 41+54.48;

THENCE N 14°23'10" W along the easterly side of said Dresser Hill Road a distance of four hundred sixty-nine and thirty-eight hundredths (469.38) feet to a bound point at station 46+23.86;

THENCE running northerly along the easterly side of said Dresser Hill Road on a curve to the right having a radius of 3570.00 feet and a length of 401.77 feet to a bound point at station 50+42.83;

THENCE running northeasterly along the easterly side of said Dresser Hill Road on a curve to the right having a radius of 140.00 feet and a length of 116.19 feet to a point on the southerly side of said No 6 Schoolhouse Road;

THENCE running easterly along the southerly side of said No 6 Schoolhouse Road on a curve to the right having a radius of 330.00 feet and a length of 97.54 feet to an iron pipe;

THENCE S 13°26'30" E along Parcel 3-3 a distance of three hundred seventy-seven and twenty-six hundredths (377.26) feet to a point;

THENCE N 76°33'30" E along said Parcel 3-3 a distance of six hundred thirty-four and seventy-three hundredths (634.73) feet to an iron pipe;

THENCE N 16°26'51" W along a stonewall and said Parcel 3-3 a distance of one hundred forty-eight and ninety-one hundredths (148.91) feet to an iron pipe in said stonewall;

THENCE N 45°30'21" W along a stonewall and said Parcel 3-3 a distance of one hundred seventy-six and fifty-two hundredths (176.52) feet to an iron pipe in said stonewall;

THENCE N 23°28'55" W along said Parcel 3-3 a distance of one hundred forty and sixty-nine hundredths (140.69) feet to an iron pipe on the easterly side of said No 6 Schoolhouse Road;

THENCE N 25°19'20" E along a stonewall on the easterly side of said Road a distance of three hundred twenty-four and eighty-four hundredths (324.84) feet to a point in said stonewall;

THENCE N 28°59'11" E along the easterly side of said Road a distance of four hundred thirteen and twenty-eight hundredths (413.28) feet to a point in said stonewall;

THENCE N 42°42'35" E along a stonewall on the easterly side of said Road a distance of one hundred thirty-three and sixty-five hundredths (133.65) feet to an iron pipe in said stonewall;

THENCE N 59°54'09" E along a stonewall on the easterly side of said Road a distance of three hundred thirty-two and twenty-one hundredths (332.21) feet to a drill hole in said stonewall;

THENCE N 55°39'56" E along a stonewall on the easterly side of said Road a distance of one hundred seventy-one and eighty-four hundredths (171.84) feet to an iron pipe in said stonewall;

THENCE N 67°16'09" E along a stonewall on the easterly side of said Road a distance of one hundred twenty-two and thirty-nine hundredths (122.39) feet to a drill hole in said stonewall;

THENCE N 24°25'33" E along a stonewall on the easterly side of said Road a distance of forty-seven and thirty-eight hundredths (47.38) feet to a point;

THENCE N 31°47'00" E along the easterly side of said Road a distance of two hundred fifty and forty-six hundredths (250.46) feet to the point of beginning.

The above described parcel containing an area of 65.720 acres, more or less, according to said plan.

Being a portion of the property as described in a deed recorded with the Worcester County Registry of Deeds at Book 5971 Page 210 Tracts 1, 3, 5.

PARCEL 3-3

BEGINNING at an iron pipe at the northeast corner of tract herein described on the easterly side of No 6 Schoolhouse Road at Parcel 3-2:

THENCE S 23°28'55" E along said Parcel 3-2 a distance of one hundred forty and sixty-nine hundredths (140.69) feet to an iron pipe in a stonewall;

THENCE S 45°30'21" E along a stonewall and said Parcel 3-2 a distance of one hundred seventy-six and fifty-two hundredths (176.52) feet to an iron pipe in said stonewall;

THENCE S 16°26'51" E along a stonewall and said Parcel 3-2 a distance of one hundred forty-eight and ninety-one hundredths (148.91) feet to an iron pipe in a corner of walls;

THENCE S 76°33'30" W along said Parcel 3-2 a distance of six hundred thirty-four and seventy-three hundredths (634.73) feet to a point;

THENCE N 13°26'30" W along said Parcel 3-2 a distance of three hundred seventy-seven and twenty-six hundredths (377.26) feet to an iron pipe on the southerly side of said No. 6 Schoolhouse Road;

THENCE running northeasterly along the southerly side of said Road on a curve to the right having a radius of 330.00 feet and a length of 81.01 feet to a point;

THENCE N 70°36'50" E along the southerly side of said Road a distance of seventy-five and no hundredths (75.00) feet to a point;

THENCE N 73°32'24" E along the southerly side of said Road a distance of fifty-seven and ninety-seven hundredths (57.97) feet to a point;

THENCE N 78°03'15" E along the southerly side of said Road a distance of ninety-three and sixty-two hundredths (93.62) feet to a point;

THENCE N 75°44'12" E along the easterly side of said Road a distance of one hundred seventy-nine and forty hundredths (179.40) feet to a point on the easterly side of said Road;

THENCE N 25°19'20" E along the easterly side of said Road a distance of thirty-nine and ten hundredths (39.10) feet to the point of beginning.

The above described parcel containing an area of 5.399 acres, more or less according to said plan.

Being a portion of the premises described in a deed recorded with the Worcester County Registry of Deeds at Book 5971, Page 210.

PARCEL 3-4

BEGINNING at an iron pipe in a stonewall at the southwest corner of tract herein described on the easterly side of the 1934 Worcester County Highway layout of Dresser Hill Road, Route 31, at the northeast corner of land of Valerie A. Fay et al, now or formerly. said point being a distance of 152.27 feet southerly of a bound at station 21+08.57:

THENCE N 10°41'00" W along the easterly side of said Dresser Hill Road a distance of one hundred fifty-two and twenty-seven hundredths (152.27) feet to a bound point at station 21+08.57;

THENCE running northerly along the easterly side of said Road on a curve to the right having a radius of 970.00 feet and a length of 286.70 feet to a bound point at station 24+06.31;

THENCE N 06°15'05" E along the easterly side of said Road a distance of three hundred fifty and fifty-nine hundredths (350.59) feet to a bound point at station 27+56.90;

THENCE running northwesterly along the easterly side of said Road on a curve to the left having a radius of 570.00 feet and a length of 406.85 feet to a bound point at station 31+46.99;

THENCE N 34°38'40" W along the easterly side of said Road a distance of one hundred thirty-four and ninety-one hundredths

(134.91) feet to a bound point at station 32+81.90;

THENCE running northwesterly along the easterly side of said Road on a curve to the right having a radius of 470.00 feet and a length of 174.22 feet to a bound point at station 34+69.40;

THENCE N 13°24'20" W along the easterly side of said Road a distance of one hundred one and ninety-eight hundredths (101.98) feet to a bound point at station 35+71.38;

THENCE running northwesterly along the easterly side of said Road on a curve to the right having a radius of 770.00 feet and a length of 159.22 feet to a bound point at station 37+37.65;

THENCE N 01°33'30" W along the easterly side of said Road a distance of sixty-six and forty-three hundredths (66.43) feet to a bound point at station 38+03'08;

THENCE running northerly and easterly along the easterly side of said Road on a curve to the right having a radius of 66.87 feet and a length of 86.47 feet to a point on the southerly side of E. Blood Road;

THENCE N 73°25'05" E along the southerly side of said E. Blood Road a distance of five hundred fifty-one and ninety-two hundredths (551.92) feet to an iron pipe in a stonewall;

THENCE S 16°21'34" E along a stonewall and land of Robert S. Rieser, now or formerly, a distance of five hundred ninety-five and thirty-two hundredths (595.32) feet to a point in said stonewall;

THENCE S 16°30'58" E along a stonewall and said Rieser land a distance of nine hundred sixty-nine and twenty-four hundredths (969.24) feet to a drill hole in said stonewall;

THENCE S 15°56'36" E along a stonewall and said Rieser land a distance of four hundred twenty-five and seventy-seven hundredths (425.77) feet to an iron pipe in said stonewall;

THENCE S 74°29'28" W along a stonewall and said Fay land a distance of two hundred forty-seven and twenty-one hundredths (247.21) feet to a drill hole in said stonewall;

THENCE S 74°48'30" W along a stonewall and said Fay land a distance of two hundred sixty-six and seventy hundredths (266.70) feet to a drill hole in said stonewall;

THENCE N 79°20'56" W partly along a stonewall and said Fay land a distance of two hundred fifty-six and ninety-five hundredths (256.95) feet to a drill hole in said stonewall;

THENCE N 82°10'25" W along a stonewall and said Fay land a distance

of ninety-six and fifty-six hundredths (96.56) feet to the point of beginning.

The above parcel containing an area of 30.616 acres, more or less, according to said plan.

Being a portion of premises described in a deed recorded with the Worcester County Registry of Deeds at Book 5971, Page 201.

Parcels 2-1 and 2-2 are subject to the terms of a Certificate of Approval to Conduct Limited Commercial, Non-Agricultural Activities On Land Subject To An Agricultural Preservation Restriction issued for of the above identified parcels each parcel by the Commonwealth of Massachusetts Department of Food and Agriculture and which allows the use of the premises for non-agricultural residential activities. Certificate are attached hereto and made a part hereof as Exhibits D.

Parcels 2-1, 2-2 and 3-3 are subject to Building Envelopes being shown as APR Buffer Zone on the plans attached hereto as Exhibit C (1 of 2 and 2 of 2) which are incorporated herein by reference. Within said Envelope (Zone), the Grantors, its successors and assigns may conduct improvements, alterations or activities as set forth in Section III A(5) of the Agricultural Preservation Restriction instrument.

EXHIBIT B

OPTION TO PURCHASE
REAL ESTATE AT AGRICULTURAL VALUE

The Robert E. Maynard Land Trust, of Charlton, Massachusetts (the "Grantor") for good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant an Option to Purchase Real Estate at Agricultural Value ("Option") to the Department of Food and Agriculture with an address of 100 Cambridge Street, Boston, Massachusetts, its successors and assigns (the "Grantee"), for the purchase of land located on Dresser Hill Road, Schoolhouse Road and East Blood Road, in Charlton, Worcester County, Massachusetts described in Exhibit A of this Instrument (the "Premises"), on the terms and conditions hereinafter set forth.

The intent of this Option is to ensure that the Premises remains affordable for "for profit" agricultural production and that its market value for other uses does not preclude its profitable use for agriculture. It is understood that this Option shall constitute a restriction that runs with the land and is binding in the event of a foreclosure on said Premises.

A. The Grantor agrees that no sale of the Premises to any third party will occur without first offering to sell the Premises to the Grantee for a price (the "Offering Price") which shall be:

1) the greater of:

a) the full and fair market value of the Premises for "for profit" agricultural production, (plus the value of any improvements), as determined by impartial appraisal which shall be conducted at the election of the Grantor and paid for by the Grantor; or

b) an amount equal to the agricultural value of the Premises as determined by the appraisal relied upon for the acquisition of the APR, which sum shall then be multiplied by the Inflation Rate, (plus the value of any improvements as determined by an independent appraiser), hereinafter defined. The Inflation Rate shall be equal to 1 plus the fractional increase in the Consumer Price Index for all Urban Consumers, Boston, All Items (1982-1984 equals 100) published by the Bureau of Labor Statistics, United States Department of Labor, or successor index published by the United States government appropriately correlated to the prior index by a published conversion factor, where indicated, from June 1, 1995 to the date of the offer. At no time shall the fair market value be below the value as specified above; or

2) Where the bona fide offer referred to in B(1)(c) is less than the greater of the two amounts determined by the procedures set forth in A(1)(a) and A(1)(b), then the Grantor agrees to offer to sell the Premises to the Grantee for this lesser amount.

3) In the event of an approved subdivision, recording of a subdivision plan, partition, or any other division of the Premises, or any portion thereof into two or more parcels, the offering price shall be determined pursuant to paragraph A(1) above.

4) All appraisals conducted for the purposes of this Option shall be conducted in accordance with the "Guidelines for Agricultural Appraisals" prepared by the Department and dated March 1, 1995.

B. Any offer made by the Grantor to the Grantee pursuant to this agreement shall be carried out in accordance with the following procedures:

1) The Grantor shall provide to the Grantee: a) written notice ("Notice") stating their intent to sell the Premises; b) a copy of a bona fide offer to sell the Premises to the Grantee for an amount determined pursuant to paragraph A above; and c) a copy of a bona fide offer from a third party to purchase the Premises.

2) Upon receipt of this notice, the Grantee shall have 120 days to notify the Grantor of its election to purchase the Premises for the Offering Price in accordance with said offer. The Grantor shall be notified of this election or waiver of the Option by written notice. Failure to give such notice within said time period shall be deemed to be a waiver by the Grantor of its Option.

C. In the event that the Grantee elects to purchase the Premises, the deed shall be delivered and the consideration paid at the Worcester County Registry of Deeds at 9 o'clock a.m. on the one hundred twentieth (120) day after the date of receipt by the Grantor of the notice of election to purchase or, if a Saturday, Sunday or holiday, on the next business day thereafter. The deed shall convey a good and clear record and merchantable title to the Premises free of all encumbrances other than those existing as of the recording of this Option, real estate taxes not yet due and payable as of the date of conveyance, or department of public utilities easement takings for the purpose of utility services as provided by General Laws C.184, Section 32. The Premises shall be in the same condition as it was at the time of the acceptance of such Offer, reasonable wear and tear and use thereof expected. The date and time of the transfer may be amended by written mutual agreement of the parties.

mrs

D. The Grantor may sell the Premises, within one (1) year of the date of the Grantee's receipt of Notice, to the purchaser who has made the bona fide offer referred to in paragraph B(1) above, only in the event that the Grantee:

1) declines in writing to elect its Option within the specified time period; or

2) fails to waive its Option in writing within the specified time period; or

3) having elected its Option, fails to complete the purchase within the specified time period.

E. The obligations of the Grantor under this Option shall not apply where the transfer of ownership of the Premises will be a result of:

1) a gift for nominal consideration to the Grantor's spouse, parent, children or grandchildren (whether by blood, marriage or adoption), siblings and/or their children or grandchildren (whether by blood, marriage or adoption);

2) the devise (or conveyance) of said Premises by the will or intestacy of the Grantor, their heirs, successors or assigns;

3) any sale of the Premises to a partner of the Grantor who is physically engaged in the day-to-day agricultural operation of the Premises.

F. In the event the Grantor has received an offer from a bona fide purchaser for the sale of the Premises and:

1) the property restricted by the APR granted by the Grantor to the Grantee and recorded with the Worcester County Registry of Deeds at Book _____, page _____; and/or
On 6/28/96 as Inst # 71053

2) the property restricted by the APR granted by the Grantor to the Grantee and ~~recorded with the Worcester County Registry of Deeds at~~ Book _____, ~~page~~ _____;
By this Instrument

and the Grantee intends to exercise this Option, then the Grantee must also exercise the option contained in the APR referenced in paragraph F(1) and/or F(2).

G. Any notices required by this Option shall be in writing and shall be deemed delivered if delivered in hand or mailed, postage prepaid by certified or registered mail return receipt requested, addressed in the case of the Grantor to such address as may be specified in the Notice or if none, then to the Premises, and in the case of the Grantee, to Department of Food and Agriculture, Chief, Bureau of Land Use, 100 Cambridge Street, Boston, MA 02202.

mcs

H. The Grantee may assign its Option at any time after providing the Grantor notice of its election to exercise its option in accordance with the terms of paragraph B(2) above, provided that the Option may only be assigned to a party which, in the Grantee's opinion, will use or facilitate the use of, the Premises for commercial agricultural production. Any assignment shall only be effective when made in writing, signed by the Commissioner of Food & Agriculture, and duly recorded with the appropriate registry of deeds.

I. Any waiver of the Grantee's option shall be in writing, signed by the Commissioner of Food and Agriculture, and in a form and format suitable for recording in the registry of deeds. This waiver shall serve to satisfy the Grantor's obligations under this Option to the Grantee with regard to the bonafide offer which is the subject of the Notice only.

J. The rights and obligations of the Grantor hereunder shall inure to and be binding upon the Grantors and the Grantors' heirs, legal representatives, successors in title and assigns.

This instrument is not a deed. It does not purport to transfer a fee interest to the Grantee. No Massachusetts deed excise stamps are affixed hereto as none are required by General Laws c. 64D, Section 1, as amended.

WITNESS the execution hereof under seal this 21st day of March, 1996

Trustee of Robert E. Maynard Land Trust

Worcester, ss March 21, 1996

Then personally appeared the above-named Miriam Grimes and Trustee and acknowledged the foregoing instrument to be their free act and deed before me.

Notary Public

My Commission Expires 8-22-97

APPROVAL OF THE COMMONWEALTH OF MASSACHUSETTS

COMMONWEALTH OF MASSACHUSETTS

Date: March 25, 1996

By: Jonathan L. Healy
Jonathan L. Healy
Commissioner, Department of
Food and Agriculture

Seal

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss March 25, 1996.

Then personally appeared the above-named Jonathan L. Healy and acknowledged the foregoing to be his free act and deed before me.

Maureen M. Martel Notary Public

My Commissioner Expires: July 10, 1998

CERTIFICATE OF APPROVAL TO CONDUCT LIMITED COMMERCIAL, NON-AGRICULTURAL ACTIVITIES ON LAND SUBJECT TO AN AGRICULTURAL PRESERVATION RESTRICTION

WHEREAS, at a duly authorized meeting of the Agricultural Lands Preservation Committee established by Section 11B of Chapter 132A of the General Laws, duly called and held on May 15, 1996 at which meeting a quorum of members were present and voting throughout, it was

VOTED: That the Agricultural Lands Preservation Committee, pursuant to 330 CMR 22.09(2), recommends approval of the request of Marian Grimes, as Trustee of the Robert E. Maynard Land Trust ("Trust"), said Trust being the owner of land subject to an Agricultural Preservation Restriction held by the Commonwealth of Massachusetts, acting through the Department of Food & Agriculture, and **recorded with the Worcester County Registry of Deeds in Book _____, page ____** (the "Restriction") to conduct the following limited, commercial, non-agricultural activity on the property subject to the Restriction, said property being more fully described in the attached Exhibit A, which is incorporated by reference into this document:

(1) the renting of two (2) of the three (3) existing residential units to non-farm related individuals. Said units are:

(a) the structure identified as "H.O." on Parcel 2-2 on a plan identified as "Plan of Land in Charlton, Worcester County, Massachusetts Surveyed for Robert E. Maynard Land Trust April 17, 1996," recorded with the **Worcester County Registry of Deeds at Plan Book** 705, **plan** 49; and shown on sketch attached hereto

(b) the structure identified as "2-APT. H.O." on Parcel 2.1, on a plan identified as "Plan of Land in Charlton, Worcester County, Massachusetts Surveyed for Robert E. Maynard Land Trust April 17, 1996," recorded with the **Worcester County Registry of Deeds at Plan Book** 705, **plan** 49, This structure contains two units. and shown on sketch attached hereto

This Certificate of Approval is given after finding that the requirements of Section D(3) of the APR have been met, and the approved non-agricultural, commercial activity does not defeat or derogate from the intent of the Agricultural Preservation Restriction to provide for the protection and preservation of agricultural lands.

Based on the Committee's findings, herein set forth, the Committee recommended that the Commissioner of the Department of Food & Agriculture approve this request.

NOW THEREFORE, the undersigned Commissioner of the Department of Food & Agriculture of the Commonwealth of Massachusetts, grantee of the Restriction, hereby certifies approval of the commercial, non-agricultural activity on the Premises. This approval does not release the land, or new or existing structures from the terms and conditions of this Restriction.

This approval shall not take effect until the approval is duly recorded.

This approval automatically expires exactly five (5) years from the date of the granting, or immediately upon the transfer of ownership of the Premises. This Certificate shall be renewable, or issued to a subsequent owner of the Premises for the same activities allowed by this Certificate, for an additional term of 5 years and thereafter for such additional terms of 5 years as requested, upon written application to the Grantor by the owner or subsequent owner, after a determination has been made by the Grantor that no terms of the APR have been violated, and the applicant meets the requirements of Sections D(3)(c), D(3)(e) and D (3)(f) of the APR. Any renewal shall be issued in writing.

The Commissioner specifically reserves the right to inspect the premises with notice and enforce the terms of this approval as provided in the Restriction.

Executed under seal the 28th day of June, 1996.

The Commonwealth of Massachusetts

by _____
Assistant ~~Jonathan Healy,~~ Commissioner
Department of Food & Agriculture
Richard K. Hubbard

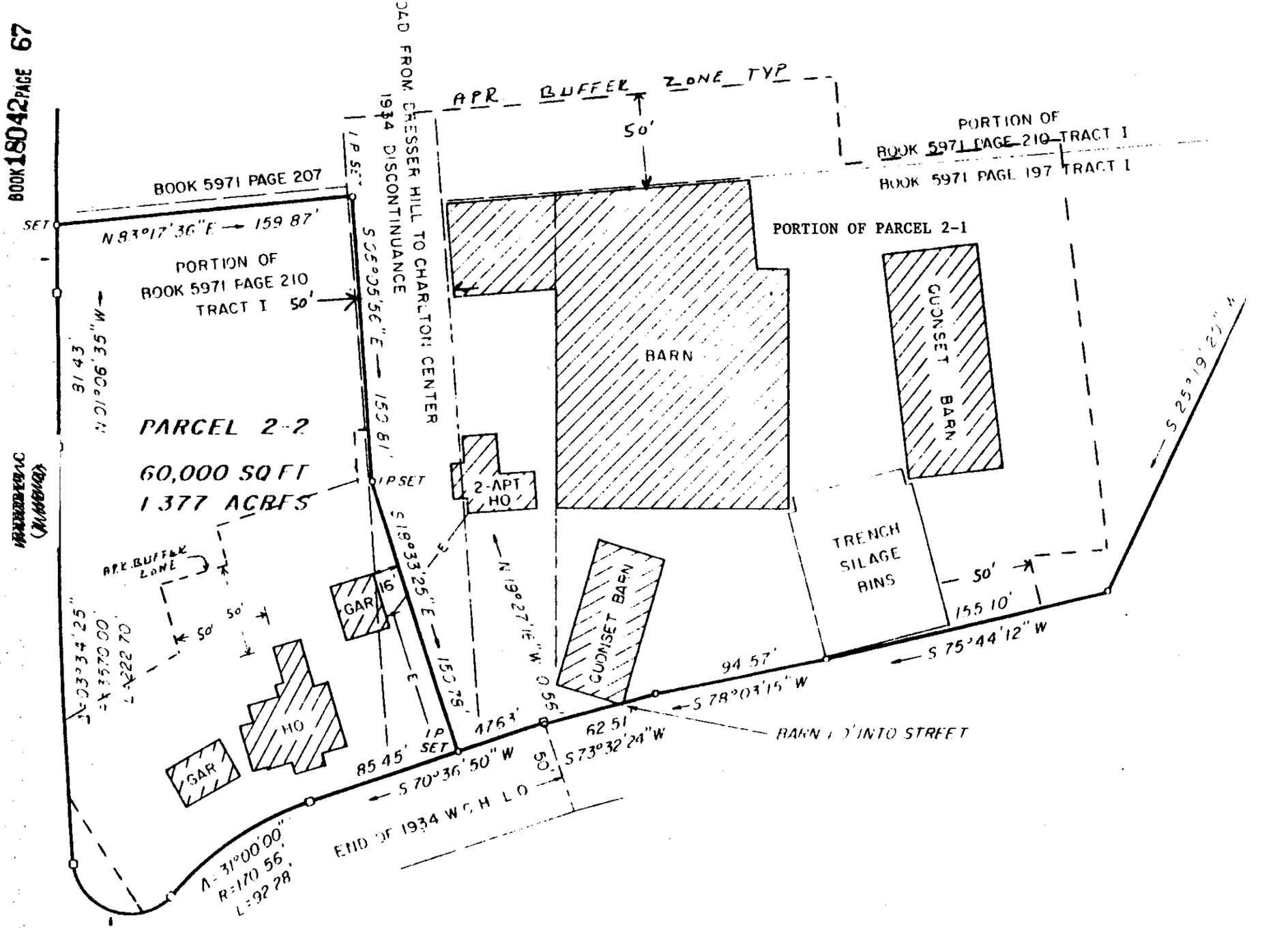
COMMONWEALTH OF MASSACHUSETTS

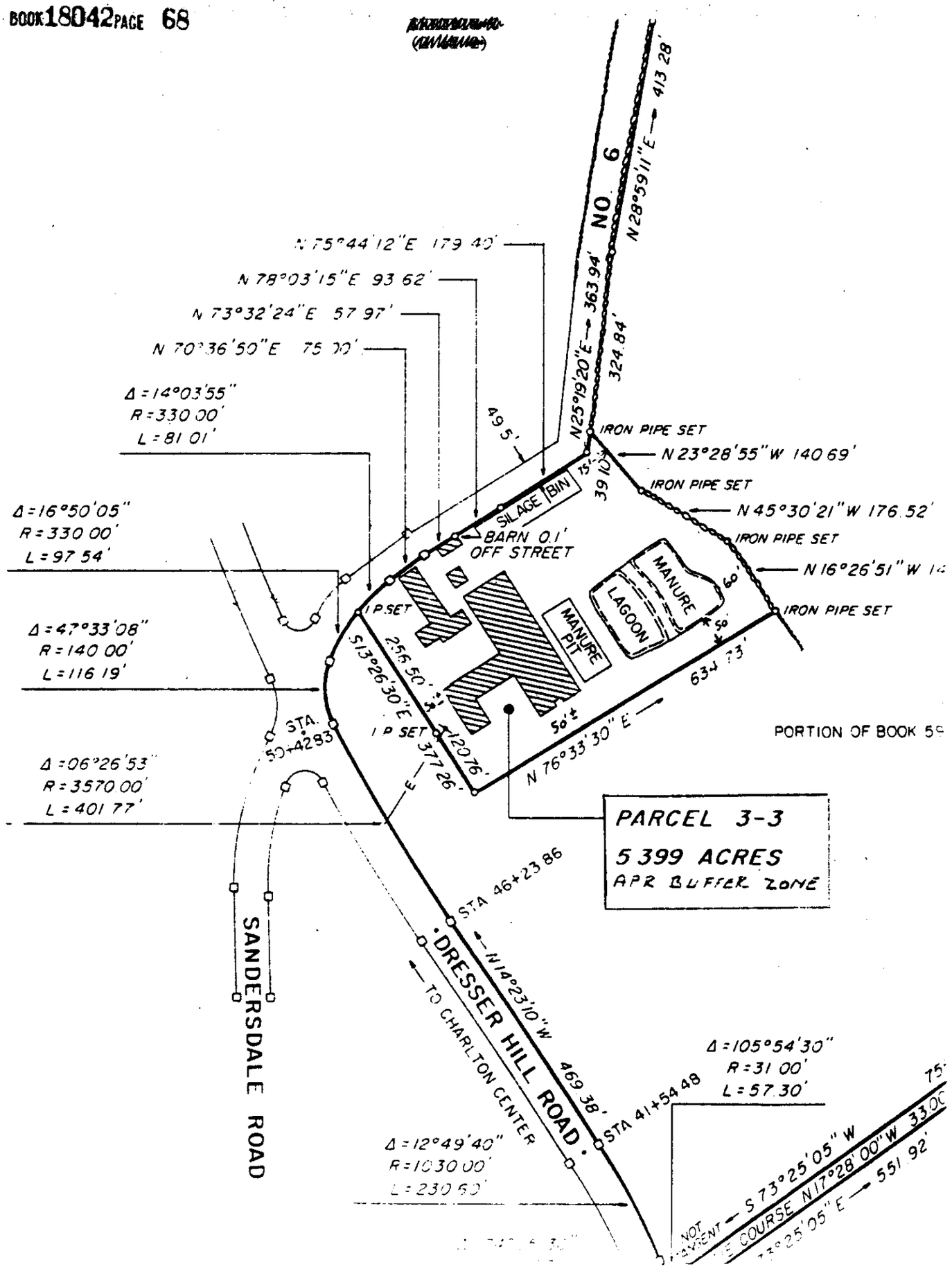
Worcester
~~Suffolk~~ ss. June 28, 1996

Then personally appeared the above named Richard K Hubbard, Asst Commissioner of the Department of Food & Agriculture and acknowledged the foregoing instrument to be the free act and deed of the Commonwealth of Massachusetts, before me.

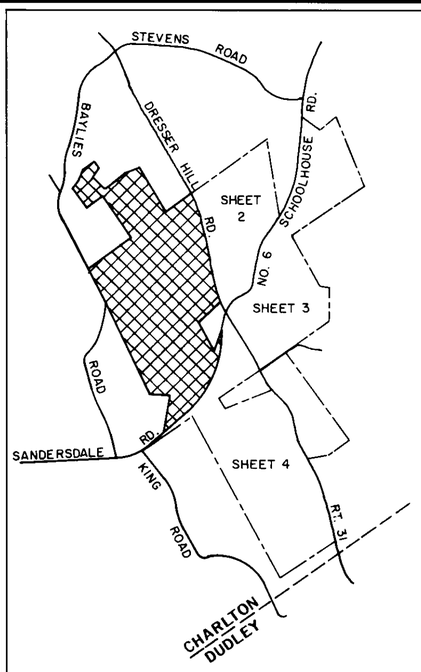
_____
Notary Public
My Commission expires: 12/29/2000

BOOK 18042 PAGE 67





ATTEST: WORC. Anthony J. Vigliotti, Register



WORCESTER DISTRICT REGISTRY OF DEEDS — WORCESTER, MA
PLAN 105 OF 1996
Re. 4 6-28-96 1 4
Sh.
Wi
in
Fee $ 12.00
ATTEST:
Register

APPROXIMATE LIMIT OF FLOOD ZONE A (100-YEAR)
F.I.R.M. NO. 250299 0012 B EFFECTIVE DATE 7/19/1982

1934 W.C.H.L.O. OF DRESSER HILL ROAD

N/F FRANK J. JORDAN & MARTHA A. JORDAN
BOOK 6511 PAGE 3
PLAN BOOK 453 PLAN 2 LOT 46R

N/F PAUL E. GAGNER
BOOK 6391 PAGE 199

N/F LEO W. DRAGON, JR. & BETTY J. DRAGON
BOOK 6248 PAGE 80

N/F GLENN R. COULTER & DALE COULTER
BOOK 15131 PAGE 133

N/F PHILIP M. JOHNSON & LINDA A. JOHNSON
BOOK 12290 PAGE 398
PLAN BOOK 439 PLAN 110

N/F RICHARD C. DORR & ANITA L.G. DORR
BOOK 7854 PAGE 347

N/F LORRAINE D. GAUCHER
BOOK 16753 PAGE 357
PLAN BOOK 382 PLAN 91

N/F WILLIAM THOMPSON
WENDELL P. THOMPSON FARM

PORTION OF BOOK 5971 PAGE 210 TRACT I

PARCEL 1-2
1.708 ACRES

PARCEL 1-1
157.570 ACRES

PORTION OF BOOK 5971 PAGE 205

SANDERSDALE ROAD

BAYLIES ROAD

DRESSER HILL ROAD

STATE ROUTE 31

TO CHARLTON CENTER

TO OXFORD

TO THOMPSON, CT. THROUGH DUDLEY

TO SOUTHBRIDGE

OLD ROAD

1973 DISCONTINUANCE

NOT PASSABLE

PUBLIC

SEASONAL BROOK

BROOK

PAVEMENT

FENCE

R.O.W. 17,164 S.F.

R.O.W. 15,975 S.F.

RIGHT OF WAY

9418 S.F. RIGHT OF WAY

7790 S.F.

N/F KENNETH CLEVELAND
BOOK 4623 PAGE 584

N/F HICKS

N/F KONKEL

N/F ROBERT H. HICKS & JOAN I. HICKS
BOOK 11560 PAGE 345
PLAN BOOK 438 PLAN 31

N/F WILLIAM KONKEL & GRACE KONKEL
BOOK 4076 PAGE 228

N/F ARTHUR G. MAYNARD & CORA A. MAYNARD
BOOK 4071 PAGE 116
BOOK 4071 PAGE 117
BOOK 3379 PAGE 417
BOOK 3838 PAGE 46
BOOK 3340 PAGE 90
PLAN BOOK 243 PLAN 109

N/F GAUCHER
I.P. SET

N/F CHRISTOPHER PAIGE & BARBARA M. PAIGE
BOOK 5651 PAGE 35
PLAN BOOK 388 PLAN 63

SEE BOOK 1201 PAGE 79

SEE DETAIL 1

SEE DETAIL 2

SEE SHEET 2 OF 4

SEE SHEET 3 OF 4

SEE SHEET 4 OF 4

STA. 73+58.30
PLAN BOOK 87 PLAN 26
BOOK 2649 PAGE 148 FOR TAKINGS, EASEMENTS AND DISCONTINUANCES
BEGINNING OF 1935 W.C.H. LAYOUT
STA. 71+48.55
END OF 1934 W.C.H. LAYOUT
PLAN BOOK 81 PLAN 8
BOOK 2617 PAGE 30 FOR TAKINGS, EASEMENTS AND DISCONTINUANCES

STA. 65+34.29
STA. 61+99.77
STA. 59+78.25
STA. 55+43.23
STA. 54+61.80
STA. 93+74.06
STA. 89+50.62
STA. 82+48.90
STA. 72+49.53

PLAN BOOK 368 PLAN 36
BOOK 5251 PAGE 301 FOR TAKINGS, EASEMENTS AND DISCONTINUANCES
BEGINNING OF 1972 W.C.H. LAYOUT
STA. 86+05.92
END OF 1970 W.C.H. LAYOUT
PLAN BOOK 336 PLAN 5
BOOK 5032 PAGE 109 FOR TAKINGS, EASEMENTS AND DISCONTINUANCES

IRON PIPE SET
IRON PIPE FOUND
I.P. FND.
D.H. SET
D.H. FND.
DRILL HOLE SET
IRON BOLT IN LEDGE SET
RE-ROD FOUND
I.P. SET
60" CMP CULV.

N 73°39'00"E 168.95'
N 44°50'37"E 168.04'
S 20°36'57"E 104.46'
220.81'
S 39°50'21"W
307.05'
N 45°08'04"E
238.05'
N 12°56'57"W
S 28°38'40"E 300.22'
N 67°48'56"E 185.74'
N 81°31'13"E 419.74'
S 10°31'57"E 38.41'
S 72°00'10"W 62.15'
N 65°58'39"E 136.53'
N 70°39'42"E 42.29'
S 76°41'18"E 76.00'
N 12°33'17"W 181.86'
419.71'
S 72°53'13"W
N 16°40'15"W 436.09'
N 16°10'18"W 294.73'
N 16°30'13"W 224.18'
N 71°30'05"E 485.84'
N 71°30'37"E 393.47'
N 73°12'22"E 116.67'
N 04°56'47"W 389.96'
N 05°49'18"W 827.00'
N 04°47'18"W 121.18'
N 06°14'22"W 314.72'
N 06°05'23"W 607.75'
N 06°35'49"W 316.22'
N 54°28'53"W 199.52'
S 80°04'54"W 67.07'
N 42°41'02"W 160.26'
S 08°56'47"E 970.60'
N 71°57'31"E 611.56'
S 04°28'00"W 209.75'
S 04°28'00"W 613.99'
S 09°14'50"W 221.52'
S 01°06'35"E 81.43'
S 65°27'04"W 99.28'
S 45°38'04"W 98.79'
S 68°28'46"W 101.65'
S 69°42'16"W 225.58'
S 08°02'42"E 373.40'
S 41°57'39"W 344.70'
S 62°24'59"W
S 08°02'42"E 373.40'
N 42°41'02"W 160.26'
N 42°41'02"W 25.75'
S 42°41'02"E 25.75'
615.92'
621.42'
609.91'
669.50'
N 31°16'50"E
S 31°16'50"W
920.39'
968.26'
N 73°51'03"W 80.81'
N 56°09'53"W 63.63'
N 31°16'50"E 101.39'
47.82'
S 62°24'59"W 31.11'
Δ=00°58'35" R=970.00' L=16.53'
968.26'

N 35°07'36"E 45.55'
N 33°01'33"E 118.18'
N 33°01'33"E 65.36'
S 08°02'42"E 373.40'
226.36'
S 60°43'14"W
S 24°42'54"E 240.00'
S 78°34'49"E 165.16'
S 08°02'42"E 210.00'
255.42'
281.38'
286.09'
S 17°57'39"W 90.40'
S 17°57'39"W 65.58'
S 17°57'39"W 39.00'
N 36°24'25"E 24.75'
N 36°24'25"E
S 36°24'25"W 24.75'
S 36°24'25"W
Δ=16°37'00" R=970.00' L=281.31'
Δ=24°00'00" R=970.00' L=406.31'
Δ=07°23'00" R=970.00' L=125.00'
Δ=06°19'42" R=568.52' L=62.79'
Δ=07°24'00" R=970.00' L=125.28'
Δ=04°46'50" R=3970.00' L=331.24'
Δ=10°21'25" R=2430.00' L=439.25'
Δ=01°51'24" R=3630.00' L=117.62'
Δ=20°27'20" R=970.00' L=346.31'
Δ=00°58'35" R=970.00' L=16.53'

DETAIL 1
1" = 80'

DETAIL 2
1" = 100'

PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

MAJORITY OF THE BOARD

4/17/96
DATE

ZONED AGRICULTURAL

I CERTIFY THAT I HAVE PREPARED THE WITHIN PLAN AND IT CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Richard D. Para 4/17/96
RICHARD D. PARA R.L.S. NO. 33002

COMMONWEALTH OF MASSACHUSETTS — RICHARD D. PARA No. 33002 REGISTERED PROFESSIONAL LAND SURVEYOR

PLAN OF LAND

IN CHARLTON, WORCESTER COUNTY, MASSACHUSETTS

SURVEYED FOR

ROBERT E. MAYNARD LAND TRUST

APRIL 17, 1996

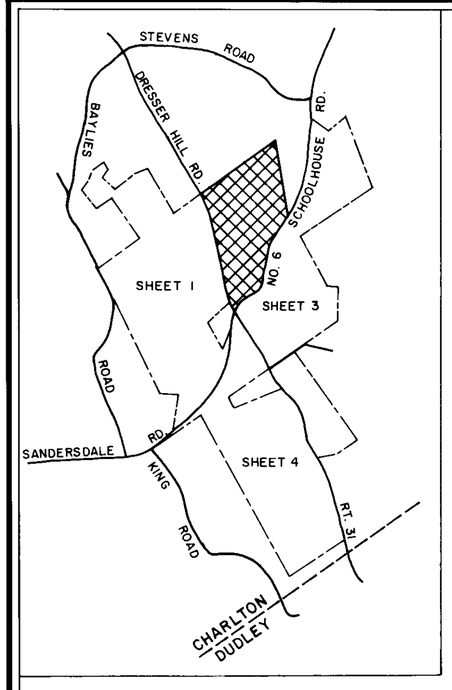
PARA LAND SURVEYING, INC.
SOUTHBRIDGE, MASS.

SCALE 1" = 200'
200 0 200 400 600

SHEET 1 OF 4

45-223

R22-005



F.I.R.M. NO. 250299 0015 B EFFECTIVE DATE 7/19/1982

TIE COURSE
N 69°08'02" E 136.13'

IRON PIPE FOUND

N/F JOHN BAYLIES & LOWELL L. BAYLIES
BOOK 12413 PAGE 288

I.P.FND.

698.87'

BOOK 7757 PAGE 5

N/F JOHN W. APPLETON
& DIANE P. APPLETON
BOOK 7974 PAGE 253
PLAN BOOK 506 PLAN 42 LOT 1

PL. BK. 514 PL. 103
BK. 8036 PG. 137

N 72°09'37" E

458.86'

N/F NORMAN R. PRUNIER
BOOK 9555 PAGE 106
PLAN BOOK 516 PLAN 116 LOT 2

SWAMP
FLOOD ZONE B

S 11°25'57" W

N/F DAVID J. LAW & LISA B. LAW
BOOK 9613 PAGE 62
PLAN BOOK 519 PLAN 122 LOT 3

TO CHARLTON CENTER

N/F CLEO A. PELLETIER
& LORRAINE S. PELLETIER

STA. 76+61.42

N 72°31'26" E 605.46'

346.34'

N 73°15'02" E 423.60'

269.45'

154.15'

I.P. SET

259.12'

Δ = 08°15'51"
R = 1030.00'
L = 148.56'

PORTION OF BOOK 5971 PAGE 210 TRACT I

BOOK 5971 PAGE 197 TRACT II

S 11°44'17" W 77.13'

IRON PIPE FOUND

S 12°44'20" W 128.91'

IRON PIPE FOUND

S 11°58'32" W 147.83'

IRON PIPE FOUND

488.53'

BOOK 5971 PAGE 209 TO BURLINGAME BOOK 8121 PAGE 5

N/F KATHLEEN GAMBLE
BOOK 14861 PAGE 224
PLAN BOOK 519 PLAN 122 LOT 4

N/F LOUIS J. DEMAURO, JR.
& MICHELLE R. DEMAURO
BOOK 9777 PAGE 60
PLAN BOOK 519 PLAN 122 LOT 5

N/F JAMES E. BOYLE & ELLEN M. BOYLE
BOOK 14309 PAGE 111
PLAN BOOK 519 PLAN 122 LOT 6

STA. 73+58.30

PLAN BOOK 87 PLAN 26
BOOK 2649 PAGE 148 FOR TAKINGS,
EASEMENTS AND DISCONTINUANCES

BEGINNING OF 1935 W.C.H. L.O.
STA. 71+48.55
END OF 1934 W.C.H. L.O.

PLAN BOOK 81 PLAN 8
BOOK 2617 PAGE 30 FOR TAKINGS,
EASEMENTS AND DISCONTINUANCES

N 04°28'00" E 209.75'

613.99'

DRESSER HILL ROAD

S 12°35'54" W

BOOK 5971 PAGE 209

N/F ELLIOT P. BURLINGAME
& SCOTT E. BURLINGAME
BOOK 8442 PAGE 372
PLAN BOOK 519 PLAN 122 LOT 7

TO OXFORD

I.P. SET

S 35°13'24" E 143.82'

IRON PIPE FOUND

S 39°45'08" W 136.41'

I.P. SET

S 50°31'47" W 79.08'

PORTION OF BOOK 5971 PAGE 210 TRACT I

BOOK 5971 PAGE 197 TRACT II

S 58°02'35" W 424.21'

ROAD

SCHOOLHOUSE

A.K.A. COUNTY ROAD FROM OXFORD TO BRIMFIELD

1934 W.C.H.L.O. OF DRESSER HILL ROAD

PARCEL 2-1
64.707 ACRES

SEE SHEET 1 OF 4

STA. 65+34.29

N 04°28'00" E

Δ = 04°46'50"
R = 4030.00'
L = 336.25'

STA. 61+99.77

221.52'

N 09°14'50" E

S 54°42'53" W 192.87'

I.P. SET

S 38°27'00" W 79.56'

D.H. SET

414.87'

S 28°59'11" W

NO. 6

STA. 59+78.25

OLD ROAD FROM DRESSER HILL
TO CHARLTON CENTER
1934 DISCONTINUANCE
BOOK 2617 PAGE 30

Δ = 09°30'39"
R = 2370.00'
L = 393.41'

BOOK 5971 PAGE 199

BOOK 5971 PAGE 207

I.P. SET

SEE DETAIL 3

STA. 55+43.23

STA. 54+61.80

PUBLIC

49.5'

BOOK 5971 PAGE 197 TRACT I
ALSO BOOK 5971 PAGE 210 EXCEPTION I

STA. 52+36.94

BOOK 5971 PAGE 210 TRACT II
ALSO BOOK 5971 PAGE 210 TRACT I EXCEPTION I

SEE SHEET 3 OF 4

SANDERSDALE RD.

STATE ROUTE 31

TO SOUTHBRIDGE

TO THOMPSON, CT. THROUGH DUDLEY

SEE SHEET 4 OF 4

OLD ROAD FROM DRESSER HILL TO CHARLTON CENTER
1934 DISCONTINUANCE

BOOK 5971 PAGE 207

Δ = 00°50'46"
R = 2370.00'
L = 35.00'

I.P. SET

N 83°17'36" E 159.87'

S 05°05'56" E 150.81'

I.P. SET

PORTION OF
BOOK 5971 PAGE 210
TRACT I

PORTION OF
BOOK 5971 PAGE 210 TRACT I
BOOK 5971 PAGE 197 TRACT I

342.22'

IRON PIPE SET

S 25°19'20" W

NO. 6 SCHOOLHOUSE ROAD
PUBLIC

81.43'
N 01°06'35" W

PARCEL 2-2
60,000 SQ.FT.
1.377 ACRES

2-APT. HO.

BARN

QUONSET BARN

TRENCH SILAGE BINS

S 18°33'25" E 150.78'

GAR.

HO.

N 19°27'16" W 0.56'

155.10'

S 75°44'12" W

94.57'

S 78°03'15" W

BARN 1.0' INTO STREET

62.51

S 73°32'24" W

50'

4763'

85.45'

I.P. SET

S 70°36'50" W

END OF 1934 W.C.H. L.O.

DRESSER HILL ROAD

Δ = 03°34'25"
R = 3570.00'
L = 222.70'

Δ = 31°00'00"
R = 170.56'
L = 92.28'

Δ = 135°42'50"
R = 29.16'
L = 69.07'

DETAIL 3
1" = 60'

PLANNING BOARD APPROVAL UNDER
SUBDIVISION CONTROL LAW NOT REQUIRED

Phyllis J. Hoff

Roy C. Hunter

William O. Hultgren

MAJORITY OF THE BOARD

4/17/96

DATE

ZONED AGRICULTURAL

I CERTIFY THAT I HAVE PREPARED
THE WITHIN PLAN AND IT CONFORMS
TO THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS.

Richard D Para 4/17/96

RICHARD D. PARA R.L.S. NO. 33002

COMMONWEALTH OF MASSACHUSETTS
RICHARD D. PARA No. 33002 REGISTERED
PROFESSIONAL LAND SURVEYOR

PLAN OF LAND

IN CHARLTON, WORCESTER COUNTY,
MASSACHUSETTS

SURVEYED FOR

ROBERT E. MAYNARD LAND TRUST

APRIL 17, 1996

PARA LAND SURVEYING, INC.
SOUTHBRIDGE, MASS.

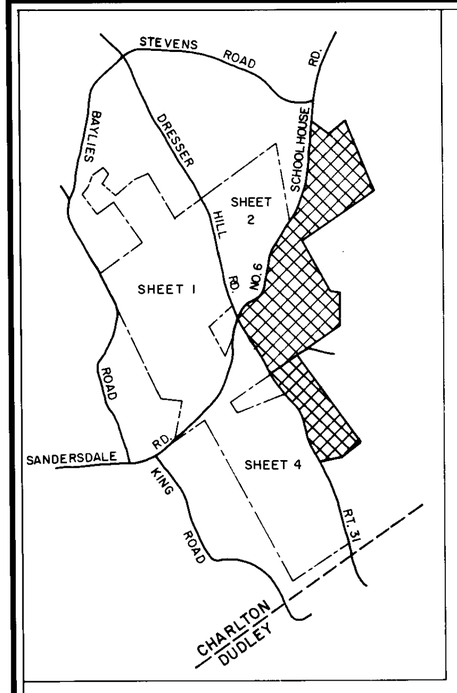
SCALE 1" = 200'

200 0 200 400 600

SHEET 2 OF 4

45-225

202-47



LOT 1

PLAN BOOK 569 PLAN 49

F.I.R.M. NO. 250299 0015 B EFFECTIVE DATE 7/19/1982

IRON PIPE FOUND

N 23°24'04"E 74.01'

S 31°40'37"E 200.67'

189.27'

S 31°18'18"E 179.37'

IRON PIPE FND.

PLASTIC STK. FND.

S 85°01'23"E 380.72'

SWAMP

FLOOD ZONE B

N/F WILLARD C. STEVENS & GAIL STEVENS
BOOK 5482 PAGE 145

BOOK 5971 PAGE 210 TRACT 4
SEE JONAS BEMIS TO W. L. BAKER
BOOK 2119 PAGE 295

S 09°17'36"E 680.65'

IRON PIPE SET

1019.87'

226.85'

DRILL HOLE FOUND

N/F TOWN OF CHARLTON
SEE DODGE TO BARNES
BOOK 2992 PAGE 599

112.37'

IRON PIPE SET IN STONES FOUND

S 01°32'44"E 363.35'

693'

N/F JOHN M. GRIGGS & PAUL A. GRIGGS
BOOK 15645 PAGE 292

1934 W.C.H.L.O. OF DRESSER HILL ROAD

TO OXFORD

N 21°36'42"E 432.61'

PUBLIC

230.99'

N 19°41'08"E

DRILL HOLE SET

N 30°08'30"E 441.98'

ROAD

A.K.A. COUNTY ROAD FROM OXFORD TO BRIMFIELD

PARCEL 3-1
41.417 ACRES

N 81°44'40"E 600.13'

OLD STUMP

PARCEL 3-1A

N/F JONAS BEMIS
BY ABUTTER REFERENCE
FORMERLY DRESSER

IRON PIPE SET
SWAMP
FLOOD ZONE B

N 07°53'12"W 445.50'

566.89'

S 73°09'34"W

IRON PIPE SET IN STONES FOUND

PARCEL 3-1A IS NOT INTENDED AS AN INDIVIDUAL TRACT. IT IS LAND BEING ASSESSED TO ROBERT E. MAYNARD LAND TRUST (MAP 74A PARCEL 3 DEED BOOK 5971 PAGE 210 TRACT 4). CLAIMED BY ROBERT E. MAYNARD LAND TRUST BUT NOT SPECIFICALLY INCLUDED IN THE DESCRIPTION. AREA = 5.349 ACRES

537.56'

788.02'

N 31°47'00"E

IRON PIPE SET

S 50°26'32"E 338.09'

DRILL HOLE SET

189.03'

I.P. SET

736.42'

209.30'

IRON PIPE SET

423.41'

1074.61'

IRON PIPE SET IN STONES FOUND

N/F ARTHUR G. DODGE, JR.
BOOK 3854 PAGE 530

TIE COURSE
N 58°13'00"W 49.50'

I.P. FND.

116.64'

13382'

N 24°25'33"E 47.38'

DRILL HOLE SET

N 67°16'09"E 122.39'

BOOK 5971
PAGE 210
TRACT 5

I.P. SET

DAM

POND

N 55°39'56"E 171.84'

336.47'

I.P. SET

S 74°18'53"W

314.73'

IRON PIPE SET IN STONES FOUND

DRILL HOLE SET

(POND)
FLOOD ZONE B

SCHOOLHOUSE

332.21'

N 59°54'09"E

I.P. SET

N 42°42'35"E 133.65'

S 06°53'14"E 497.73'

OLD WATER HOLE

N/F ROBERT S. RIESER (TRUSTEE)
BOOK 9239 PAGE 105

IRON PIPE SET

S 09°46'34"E 506.03'

SEE SHEET 2 OF 4

PARCEL 3-2
65.720 ACRES

N 75°44'12"E 179.40'

N 78°03'15"E 93.62'

N 73°32'24"E 57.97'

N 70°36'50"E 75.00'

N 25°19'20"E 363.94'

324.84'

S 60°53'34"E 140.37'

DRILL HOLE SET

DRILL HOLE SET

S 19°01'19"W 85.20'

DRILL HOLE SET

S 16°33'54"W 578.49'

Δ = 14°03'55"
R = 330.00'
L = 81.01'

49.5'

IRON PIPE SET

N 23°28'55"W 140.69'

39.10'

IRON PIPE SET

N 45°30'21"W 176.52'

IRON PIPE SET

N 16°26'51"W 148.91'

IRON PIPE SET

SILAGE BIN

BARN 0.1' OFF STREET

MANURE LAGOON

MANURE PIT

Δ = 16°50'05"
R = 330.00'
L = 97.54'

I.P. SET

S 13°26'30"E 256.50'

634.73'

N 76°33'30"E

Δ = 47°33'08"
R = 140.00'
L = 116.19'

SEE SHEET 1 OF 4

STA. 50+42.83

I.P. SET

120.76'

371.26'

PORTION OF BOOK 5971 PAGE 210 TRACT 1

PARCEL 3-3
5.399 ACRES

Δ = 06°26'53"
R = 3570.00'
L = 401.77'

764.23'

IRON PIPE SET

S 73°25'05"W

STA. 46+23.86

N 14°23'10"W 469.38'

TO CHARLTON CENTER

SANDERSDALE ROAD

TO SOUTHBRIDGE

DRESSER HILL ROAD

STA. 41+54.48

Δ = 105°54'30"
R = 31.00'
L = 57.30'

IRON PIPE SET

766.42'

E. BLOOD ROAD
PUBLIC 33' WIDE
(DEAD END)

Δ = 12°49'40"
R = 1030.00'
L = 230.60'

NOT TANGENT

TIE COURSE N 17°28'00"W 33.00'

S 73°25'05"W

NOT TANGENT

N 73°25'05"E 551.92'

S 16°21'34"E

595.32'

Δ = 74°05'30"
R = 66.87'
L = 86.47'

STA. 38+04.08

N 01°33'30"W 66.43'

STA. 37+37.65

Δ = 11°50'50"
R = 770.00'
L = 159.22'

STA. 35+71.38

STA. 34+69.40

N 13°24'20"W 101.98'

S 16°30'58"E 451.55'

N/F ROBERT S. RIESER (TRUSTEE)
BOOK 9239 PAGE 105

Δ = 21°14'20"
R = 470.00'
L = 174.22'

STA. 32+81.90

STA. 31+46.99

PARCEL 3-4
30.616 ACRES

N 34°38'40"W 134.91'

NATIONAL GEODETIC SURVEY
BLOOD HILL TRIANGULATION STATION

1.81'

517.69'

969.24'

Δ = 40°53'45"
R = 570.00'
L = 406.85'

DRILL HOLE SET

S 15°56'36"E 425.77'

SEE SHEET 4 OF 4

STATE ROUTE 31

STA. 27+56.90

1934 W.C.H. LAYOUT
PLAN BOOK 81 PLAN 8
BOOK 2617 PAGE 30 FOR TAKINGS, EASEMENTS AND DISCONTINUANCES

N 06°15'05"E 350.59'

PORTION OF BOOK 5971 PAGE 201

STA. 24+06.31

Δ = 16°56'05"
R = 970.00'
L = 286.70'

IRON PIPE SET

247.21'

S 74°29'28"W

STA. 21+08.57

N 82°10'25"W 96.56'

DRILL HOLE SET

DRILL HOLE SET

266.70'

S 74°48'30"W

I.P. SET

D.H. SET

256.95'

N 79°20'56"W

N 10°41'00"W 152.27'

1934 W.C.H. L.O.

TO THOMPSON, CT. THROUGH DUDLEY

N/F VALERIE A. FAY, DAVID FAY, JR. & JUSTINE C. CHAMBERLAIN
BOOK 15309 PAGE 313
AND FRANCES E. DONAHUE
BOOK 7945 PAGE 5

PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

MAJORITY OF THE BOARD

4/17/96
DATE

ZONED AGRICULTURAL

I CERTIFY THAT I HAVE PREPARED THE WITHIN PLAN AND IT CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Richard D. Para 4/17/96
RICHARD D. PARA R.L.S. NO. 33002

COMMONWEALTH OF MASSACHUSETTS
RICHARD D. PARA
No. 33002
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAN OF LAND

IN CHARLTON, WORCESTER COUNTY, MASSACHUSETTS

SURVEYED FOR

ROBERT E. MAYNARD LAND TRUST

APRIL 17, 1996

PARA LAND SURVEYING, INC.
SOUTHBRIDGE, MASS.

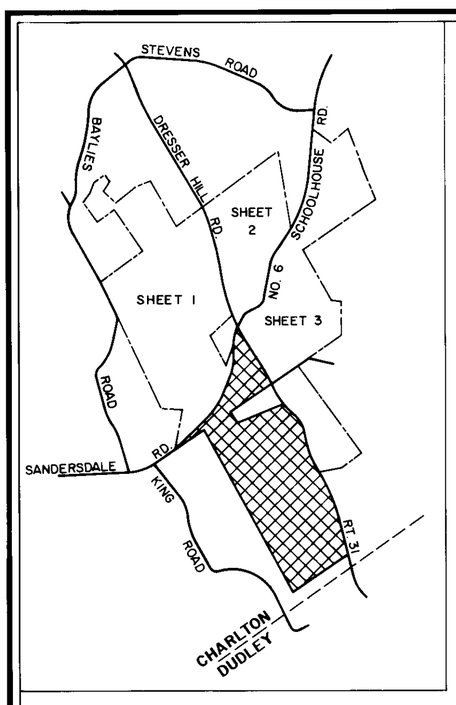
SCALE 1" = 200'

200 0 200 400 600

SHEET 3 OF 4

45-226

Sur-48



PARCEL 4-1
125.512 ACRES

PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

Phyllis J. Hope

Roy C. Hamilton

William A Hultgren

MAJORITY OF THE BOARD

4/17/96

DATE

ZONED AGRICULTURAL

I CERTIFY THAT I HAVE PREPARED THE WITHIN PLAN AND IT CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Richard D Para 4/17/96

RICHARD D. PARA R.L.S. NO. 33002

COMMONWEALTH OF MASSACHUSETTS
RICHARD D. PARA No. 33002 REGISTERED PROFESSIONAL LAND SURVEYOR

PLAN OF LAND

IN CHARLTON, WORCESTER COUNTY, MASSACHUSETTS

SURVEYED FOR

ROBERT E. MAYNARD LAND TRUST

APRIL 17, 1996

PARA LAND SURVEYING, INC.
SOUTHBRIDGE, MASS.

SCALE 1" = 200'

200 0 200 400 600

SHEET 4 OF 4

45-224

502-47

Unofficial Property Record Card - Charlton, MA

General Property Data

Parcel ID	75-B-7	**Account Number**	0
Prior Parcel ID	--		
Property Owner	BIGELOW NURSERIES INC (6/01)	**Property Location**	3 NO 6 SCHOOLHOUSE RD
		Property Use	017
Mailing Address	P.O. BOX 718	**Most Recent Sale Date**	6/18/2001
		Legal Reference	24239-249
City	NORTHBORO	**Grantor**	GRIMES MARIAN R TR (2/97),
Mailing State	MA **Zip** 01532	**Sale Price**	950,000
ParcelZoning		**Land Area**	66.080 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	317,800	210,500	154,029	682,329

Building Description

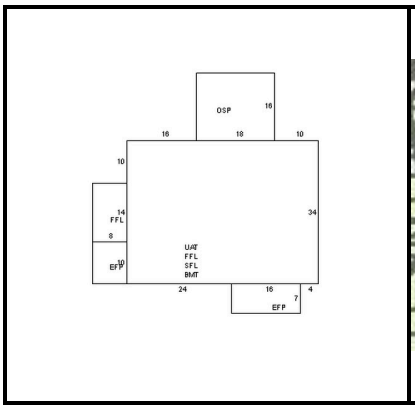
Building Style	CAPE	**Foundation Type**	LOOSE MSRY	**Flooring Type**	CARPET
# of Living Units	2	**Frame Type**	WOOD	**Basement Floor**	N/A
Year Built	1759	**Roof Structure**	GABLE	**Heating Type**	FORCED H/A
Building Grade	AVG. (+)	**Roof Cover**	METAL	**Heating Fuel**	OIL
Building Condition	Average	**Siding**	VINYL	**Air Conditioning**	100%
Finished Area (SF)	3104	**Interior Walls**	PLASTER	**# of Bsmt Garages**	0
Number Rooms	9	**# of Bedrooms**	3	**# of Full Baths**	1
# of 3/4 Baths	0	**# of 1/2 Baths**	0	**# of Other Fixtures**	0

Legal Description

Narrative Description of Property

This property contains 66.080 acres of land mainly classified as 017 with a(n) CAPE style building, built about 1759 , having VINYL exterior and METAL roof cover, with 2 unit(s), 9 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images







Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

Unofficial Property Record Card - Charlton, MA

General Property Data

Parcel ID	76-D-1	**Account Number**	0
Prior Parcel ID	--		
Property Owner	BIGELOW NURSERIES INC (6/01)	**Property Location**	2 NO 6 SCHOOLHOUSE RD
		Property Use	037
Mailing Address	P.O. BOX 718	**Most Recent Sale Date**	6/18/2001
		Legal Reference	24239-249
City	NORTHBORO	**Grantor**	GRIMES MARIAN R TR (3/97),
Mailing State	MA **Zip** 01532	**Sale Price**	950,000
ParcelZoning		**Land Area**	66.130 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	0	194,100	147,133	341,233

Building Description

Building Style	**Foundation Type**	**Flooring Type** N/A
# of Living Units 0	**Frame Type**	**Basement Floor** N/A
Year Built N/A	**Roof Structure**	**Heating Type** N/A
Building Grade	**Roof Cover**	**Heating Fuel** N/A
Building Condition N/A	**Siding**	**Air Conditioning** 0%
Finished Area (SF) N/A	**Interior Walls** N/A	**# of Bsmt Garages** 0
Number Rooms 0	**# of Bedrooms** 0	**# of Full Baths** 0
# of 3/4 Baths 0	**# of 1/2 Baths** 0	**# of Other Fixtures** 0

Legal Description

LOT 3-2 - INCLUDES 81-A-1,2,3

Narrative Description of Property

This property contains 66.130 acres of land mainly classified as 037 with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images







Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

Unofficial Property Record Card - Charlton, MA

General Property Data

Parcel ID	79-D-1	**Account Number**	
Prior Parcel ID	--		
Property Owner	BIGELOW NURSERIES INC (6/01)	**Property Location**	DRESSER HILL RD
		Property Use	NURSERY
Mailing Address	P.O. BOX 718	**Most Recent Sale Date**	6/18/2001
		Legal Reference	24239-249
City	NORTHBORO	**Grantor**	GRIMES MARIAN R TR (3/97),
Mailing State	MA **Zip** 01532	**Sale Price**	950,000
ParcelZoning		**Land Area**	30.610 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	0	0	35,725	35,725

Building Description

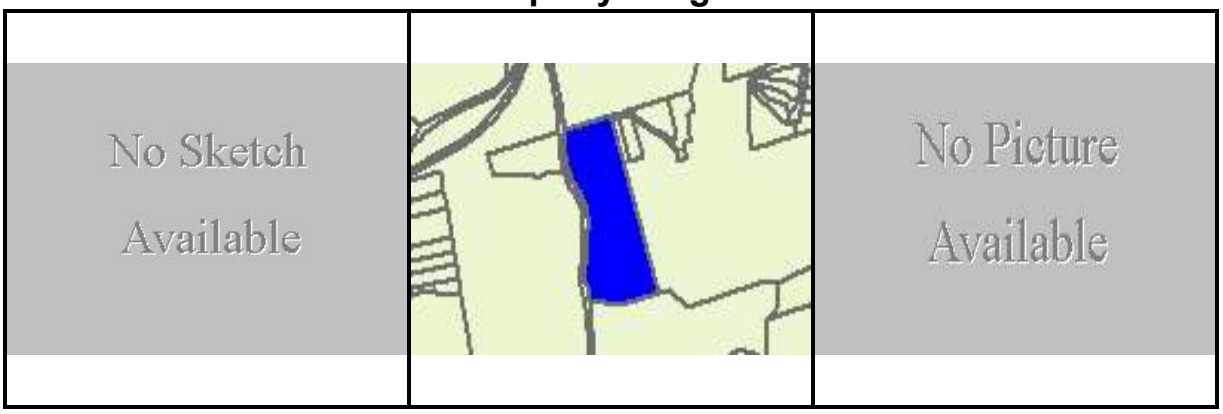
Building Style		**Foundation Type**		**Flooring Type**	N/A
# of Living Units	0	**Frame Type**		**Basement Floor**	N/A
Year Built	N/A	**Roof Structure**		**Heating Type**	N/A
Building Grade		**Roof Cover**		**Heating Fuel**	N/A
Building Condition	Average	**Siding**		**Air Conditioning**	0%
Finished Area (SF)	N/A	**Interior Walls**	N/A	**# of Bsmt Garages**	0
Number Rooms	0	**# of Bedrooms**	0	**# of Full Baths**	0
# of 3/4 Baths	0	**# of 1/2 Baths**	0	**# of Other Fixtures**	0

Legal Description

Narrative Description of Property

This property contains 30.610 acres of land mainly classified as NURSERY with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



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