Fairview Farms

78.5 +/- Acres | 345 Long Plain Road, Whately, MA



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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 78.5 acres +/-acres of land and improvements. The property is located at 345 Long Plain Road Whately , 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:	Fairview Farms purchased this property in Whately in 1984 and began growing vegetables and other seasonal products. They soon beginning building greenhouses to supply the demand for locally grown annuals. Today they provide a wide variety of annual flowers as well as tobacco and vegetables. The propertyhas extensive road frontage along Long Plain Road, with three areas of frontage measuring 8.08', 150', and 1,850'. The frontage is generally at grade, with municipal water developed along the frontage. There are 48 metal hoop houses with irrigation and Multiple support buildings including a 42-person worker housing. There are four developed curb cuts to the primary farmstead area (located in the northern portion of property) and two curb cuts near the southern boundary, providing access to the southern most parcel. Internal gravel based farm roads provide access to the interior of the farmstead area. The approximately 10-acre area containing the existing solar panels is not included in the Offered Property.
Property Location:	345 Long Plain Road Whately, MA
Assessor Map & Lots:	Map 26 Lots 19,21,36,36.1, and portions of Map 26 Lot 18, and Map 32 Lot 52
Record Owners:	Sanderson Brothers LLC
Recorded Deeds:	See spreadsheet below
2026 Assessment:	**$ 431,292 Assessed value (entire property under Chapter 61A)**
2026 Property Taxes:	**$ 11,252 (2026 tax rate $13.05/thou)**
Zoning:	AR1, AR2 and Industrial
Wetlands:	See attached maps
Flood Zones:	See attached maps
Utilities:	Public water at street, private sewer, electric at either end

Sanderson Bros LLC								
Book	Page	Map	Lot	Deed acres	Project acres	Project land	Building Assesments	Total
6756	279	32	52	10.3	5.95	$63,948	$5,600	$69,548
6756	301	26	18	5.79	2.08	$67,824		$67,824
6756	261,267	26	19	33.3	33.3	$28,582	$214,200	$242,782
6756	286	26	21	8.699	8.699	$8,462	$3,300	$11,762
6756	292	26	36	27.706	27.706	$23,167	$8,600	$31,767
6756	295	26	36-1	0.814	0.814	$1,109	$6,500	$7,609
				86.609	78.549	$193,092	$238,200	$431,292

C. PROPERTY IDENTIFICATION

TOWN OF WHATELY DESCRIPTION

Whately lies along the western banks of the Connecticut River in the Pioneer Valley. The western part of town is hilly, with the highest point being the 980-foot (300 m) Mount Esther. East of the hills, the Mill River flows through town, with some swampland to the east between it and the Great Swamp Brook, a tributary which meets in the town. There is more marshy land in the southeast of town, closer to the Connecticut, and some small ponds between the two. Much of the land around the two rivers is cleared for farmland.

Whately is crossed by Interstate 91, which passes from north to south in the town, and is accessed at Exit 23 by U.S. Route 5 and the concurrently-running Massachusetts Route 10. The combined routes run roughly parallel to the interstate, crossing it twice in the town. In the north of town, a short, 200-yard stretch of Route 116 follows the same road as Routes 5 & 10 before another 400-yard stretch heads east back into the town of Deerfield, a result of the realignment of the route due to the building of the interstate. Whately shared the Pilgrim Airport, a small, general aviation airport, with neighboring Hatfield, but the field was closed and is currently used as farmland. The nearest general aviation airport is Northampton Airport, with the nearest national air service being at Bradley International Airport in Windsor Locks, Connecticut.

Whately employs the open town meeting form of government and is led by a board of selectmen and an administrative assistant. The town has its own police, fire and public works departments, as well as its own post office. While most state offices and the regional waste management area are based in Greenfield, the town is closer to Northampton, the former seat of Hampshire County. The nearest hospital is also in Northampton.

Whately is a member of Frontier Regional and Union 38 School Districts, which also includes Conway, Deerfield and Sunderland. Each town operates its own elementary school, with Whately Elementary School serving the town's students from Pre-K through sixth grades. All four towns send seventh through twelfth grade students to Frontier Regional High School in Deerfield. There are several private schools in neighboring Deerfield, with more in the Greenfield and Northampton areas. The nearest community college, Greenfield Community College, is located in Greenfield. The nearest state college is Westfield State University, and the nearest state university is the University of Massachusetts Amherst. The nearest private colleges, including members of the Five Colleges and Seven Sisters, are located southeast in the Northampton area. (Adapted from Wikipedia)

TOWN OF WHATELY HISTORY

The Town of Whately is a study of two dramatically contrasting landscapes: a flat plain stretching between the Connecticut River and the Mill River in eastern Whately, and high hills with valleys carved by brooks in the western part of town. Located in Massachusetts' southern Franklin County, Whately's neighboring towns include: Hatfield to the south, Williamsburg to

the south and west, and Conway and Deerfield to the north. The Connecticut River forms the eastern boundary of the town.
The land within the Town of Whately's borders was once North Hatfield. The land had been purchased by Hatfield in 1672 from the widow and children of Quonquont, the Nonotuck sachem. Whately was incorporated as its own town on April 26, 1771, and named by then Massachusetts Governor Hutchinson for Thomas Whately, a political mentor of his who was a member of the British Parliament and an esteemed writer on British landscape gardening.
Early colonial settlers grew crops in the valley and uplands, hunted in the forests, and built mills along the many brooks. Pits of red clay, rich in iron deposits, made good bricks and provided material for 21 potters in Whately between 1778 and 1861. Whately's abundant and powerful streams powered numerous mills in the 18th and 19th centuries, including: grist mills, sawmills, woolen mills, and furniture mills. Whately's three by six-mile area includes some of the best river valley land in New England and is one of the few areas where the high quality Sumatra tobacco can be grown outside of Indonesia. Tobacco has been a cash crop in town since the mid-1800s and was a particularly large source of income and a way of life in Whately from the 1940s through the 1960s. Agriculture is still a vital element of the economy. In addition to tobacco, other primary crops produced in Whately are vegetables, nursery plants, apples, berries, and maple syrup.
Whately's main street, Chestnut Plain Road, is lined with historic buildings such as the Town Hall and the Congregational Church, as well as many historic houses. With its large trees set back from the road, it is said to be one of the finest main streets in New England. Whately's current residents are farmers, college professors, tradespeople, teachers, artists, health workers, and construction contractors, among others, yet Whately retains its rural and historic character.
(Adapted from the Massachusetts DCR's Whately Reconnaissance Report, published June 2009).

SITE DESCRIPTION

Fairview Farms purchased this property in Whately in 1984 and began growing vegetables and other seasonal products. They soon beginning building greenhouses to supply the demand for locally grown annuals. Today they provide a wide variety of annual flowers as well as tobacco and vegetables. The property has extensive road frontage along Long Plain Road, with three areas of frontage measuring 8.08', 150', and 1,850'. The frontage is generally at grade, with municipal water developed along the frontage. There are 48 metal hoop houses with irrigation and Multiple support buildings including a 42-person worker housing. There are four developed curb cuts to the primary farmstead area (located in the northern portion of property) and two curb cuts near the southern boundary, providing access to the southern most parcel. Internal gravel based farm roads provide access to the interior of the farmstead area. Additional information can be found at the landowners web site. Fairview Farms Whately Massachusetts Annual Flowers

Soils are comprised of Deerfield loamy sand, Windsor loamy sand and Walpole sandy loam. The majority of the soils are rated as Class II, moderately and excessively drained soils. There are 7.22 acres of Walpole sandy loam which are classified as hydric "wetland" soils, with a hydric rating of 90. There are generally two pockets of these soils located along the southern portion of the 1,850' of frontage on Long Plain Road and in the southwestern quadrant of the parcel located

near the railroad. These areas have historically been farmed and appear productive. There are no mapped wetlands on the property (research of NWI maps).

The property is improved with the following structures all in very clean and good condition

- 48 metal framed hoop style greenhouses, each with a developed irrigation totaling 73,728 sqft. Each hoop house measures 16' x 96. With a 10' interior height.
- The Office building 1,120 Sq Ft is connected to the machine shed. It includes three bathrooms - two of which are accessed via the northern exterior of the building. The interior bathroom has a shower stall. The structure is built atop a concrete foundation and is wood framed. Exterior siding is vinyl clapboard. The roof is corrugated metal. The interior has older composite tile flooring and gypsum board covered walls. The interior has several office areas and a kitchenette area. It is heated by a propane fired hot air furnace. It also has municipal water service and is connected to a septic system.
- The Machine Shed 3,240 Sq Ft includes a general storage shed / tool area. Four overhead doors provide access (three on the southern side, one on the northern side). This structure is wood framed on a concrete slab. It is not insulated and is metal clad. It houses the electrical service for the property and a 100 kW diesel generator, which provides backup power for the entire property.
- North head House 432 Sq Ft is built atop a concrete foundation. It has vinyl siding and an asphalt shingle roof. It is heated. The basement is utilized for storage /mixing of nutrients for irrigation purposes. This head house provides irrigation to 33 of the hoop houses through underground piping.
- South Head House 350 Sq Ft is built atop a concrete foundation. It has wood siding an asphalt shingle roof. It is heated. The basement is utilized for storage /mixing of nutrients for irrigation purposes. This head house provides irrigation to 15 hoop houses and the gutter connect greenhouse complex.
- A Labor Camp 3,730 Sq Ft is a wood framed structure on a concrete foundation (no basement). The exterior has vinyl siding and a corrugated metal roof. Windows are double hung. It is heated by propane fired hot air units. It is licensed for the housing of 42 H2A workers. There are two sleeping quarter areas. The camp was originally built in 1995, with an addition in 2000. The bathroom area is dormitory style with three toilets, one urinal, and a standing shower area with multiple showers. It has a wired fire alarm system. The interior finishes are a mixture of tile over concrete floor or just a concrete floor. There is a community kitchen / living area. It is in overall average condition with average utility for its intended use.
- 2 90' x 300' metal framed gutter connected GC Poly 55,440 Sq Ft each with 3 greenhouse bays. These are connected by30' x 24' bays located in between each greenhouse.
- Septic Systems: Office has a septic tank, labor camp has two separate tanks. Municipal water is developed to the property, with the greenhouse improvements having underwater irrigation to each unit.

- 5 tobacco sheds all in good condition totaling approximately 22,208 Sg Ft

1. Tobacco Shed 5,120 Sq Ft
2. Tobacco Shed 5,312 Sq Ft
3. Tobacco Shed 4,096 Sq Ft
4. Tobacco Shed 3,840 Sq Ft
5. Tobacco Shed 3,840 Sq Rt

D. REGULATORY FACTORS

ZONING

The subject is primarily located in both the A/R 1 and A/R 2 Zoning Districts. A portion of the subject located in the northwestern corner is also located within the Industrial District, although this area does not have road frontage and is only accessible via land in the A/R 1 and A/R 2 district. The A/R 1 District extends at a depth of 400' from the road frontage, while the rear portions are located in the A/R 2 District. The A/R 1 district requires a minimum lot size of 40,000 square feet with public water and 60,000 square feet w/out public water (the subject has public water). The minimum frontage is 175 feet with public water and 200 feet without public water. Refer to the addenda for setback requirements. The A/R 2 district requires a minimum lot size of 80,000 square feet with public water and 120,000 square feet w/out public water (the subject has public water). The minimum frontage is 200 feet with public water and 300 feet without public water. Refer to the zoning bylaws for setback requirements. The Industrial District requires a minimum lot size of 40,000 SF with public water, with a frontage requirement of 175'. Various industrial and light industrial uses are permitted, along with agricultural uses. Some uses require a special permit. Refer to the use table in the zoning bylaws. Here is a link to the Whately Zoning Bylaws: Table of Contents - Town of Whately, MA

WETLANDS

see Site Analysis map below.

FLOOD ZONES

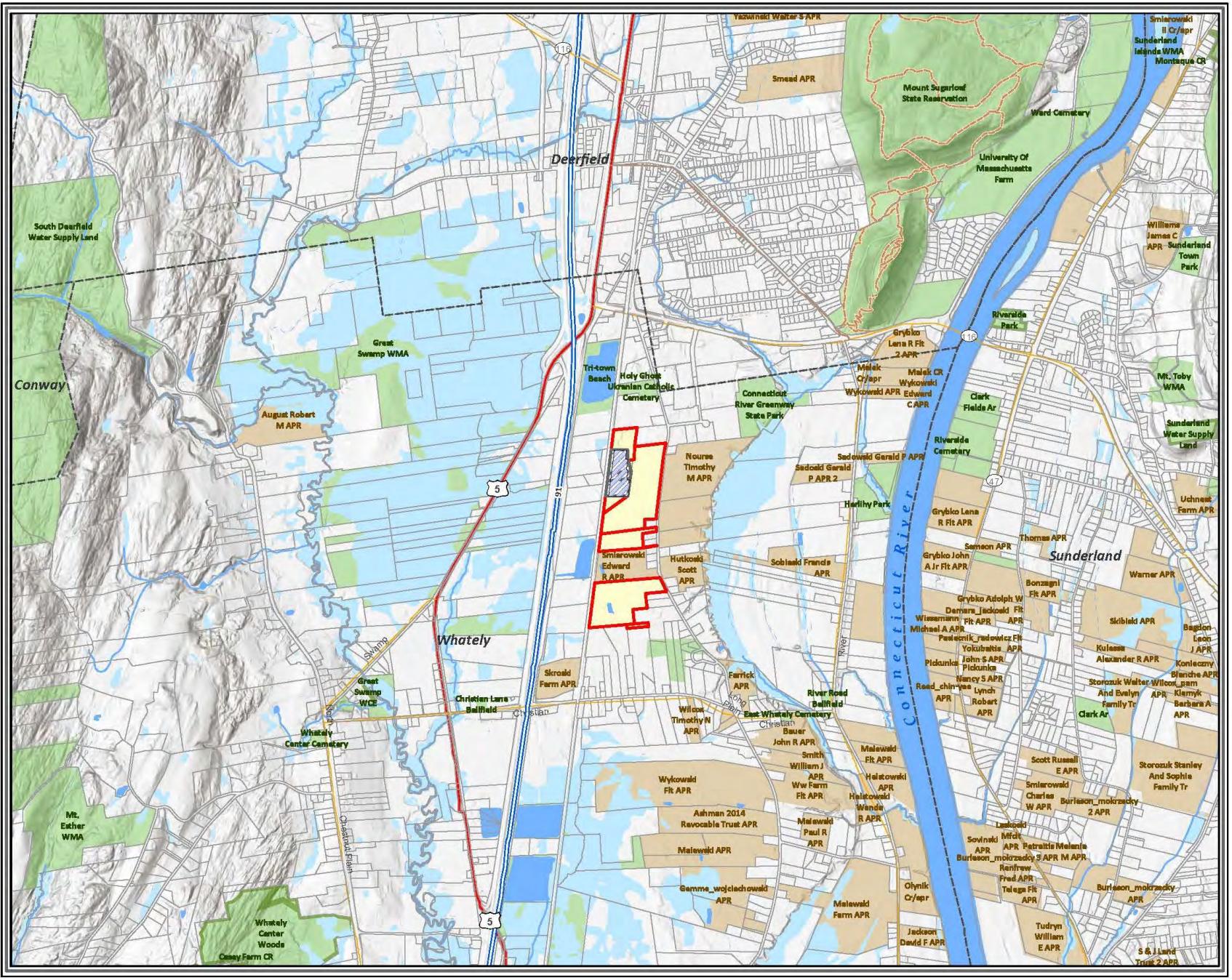
see Site Analysis map below.

APPENDICES

A. Maps and Plans

B. Photographs

C. Deed and Tax Assessment Documents



Fairview Farm

Whately, MA

Conservation Context

Legend

- Subject Property - 77.77 ±Ac
- Trails
- Excluded Parcels
- Solar Array - 7.89 ±Ac
- Adjacent Properties
- Protected Land
- Conservation Restrictions (CRs)
- Agricutural Preservation Restrictions (APRs)
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Credits: Background from ESRI 'Terrain Base' map service

Project Number: MA5965-CG

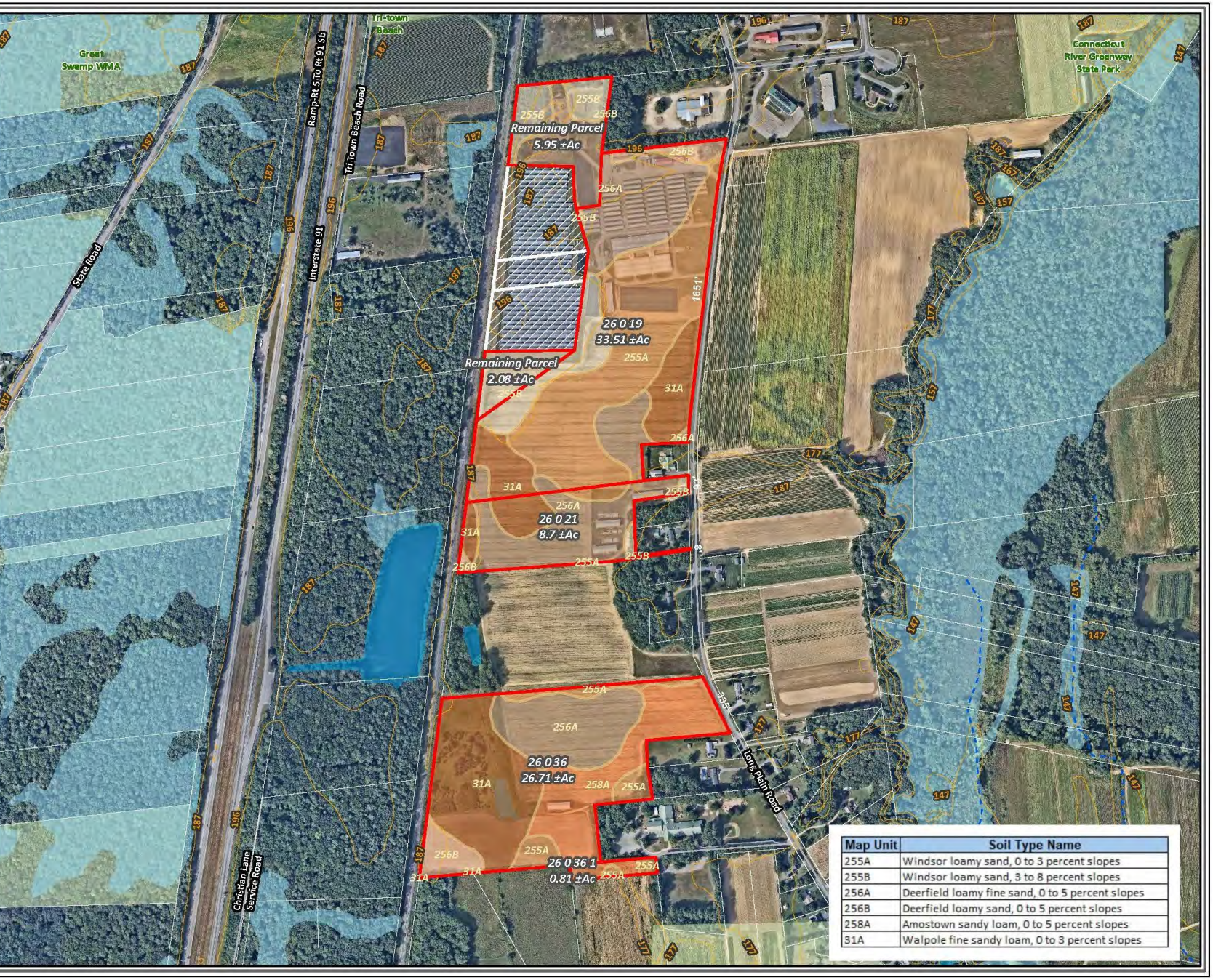
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0 1,000 2,000 4,000 Feet

Scale:1' = 2,000 "

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

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Map Unit	Soil Type Name
255A	Windsor loamy sand, 0 to 3 percent slopes
255B	Windsor loamy sand, 3 to 8 percent slopes
256A	Deerfield loamy fine sand, 0 to 5 percent slopes
256B	Deerfield loamy sand, 0 to 5 percent slopes
258A	Amostown sandy loam, 0 to 5 percent slopes
31A	Walpole fine sandy loam, 0 to 3 percent slopes

Fairview Farm

Whately, MA

Base Plan Orthophotograph Soil Type

Legend

- Subject Property - 77.77 ±Ac
- Adjacent Properties
- Excluded Parcels
- Solar Array - 7.89 ±Ac
- Protected Land
- Soil Type
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: 2026 Imagery from Nearmap Imagery map service.

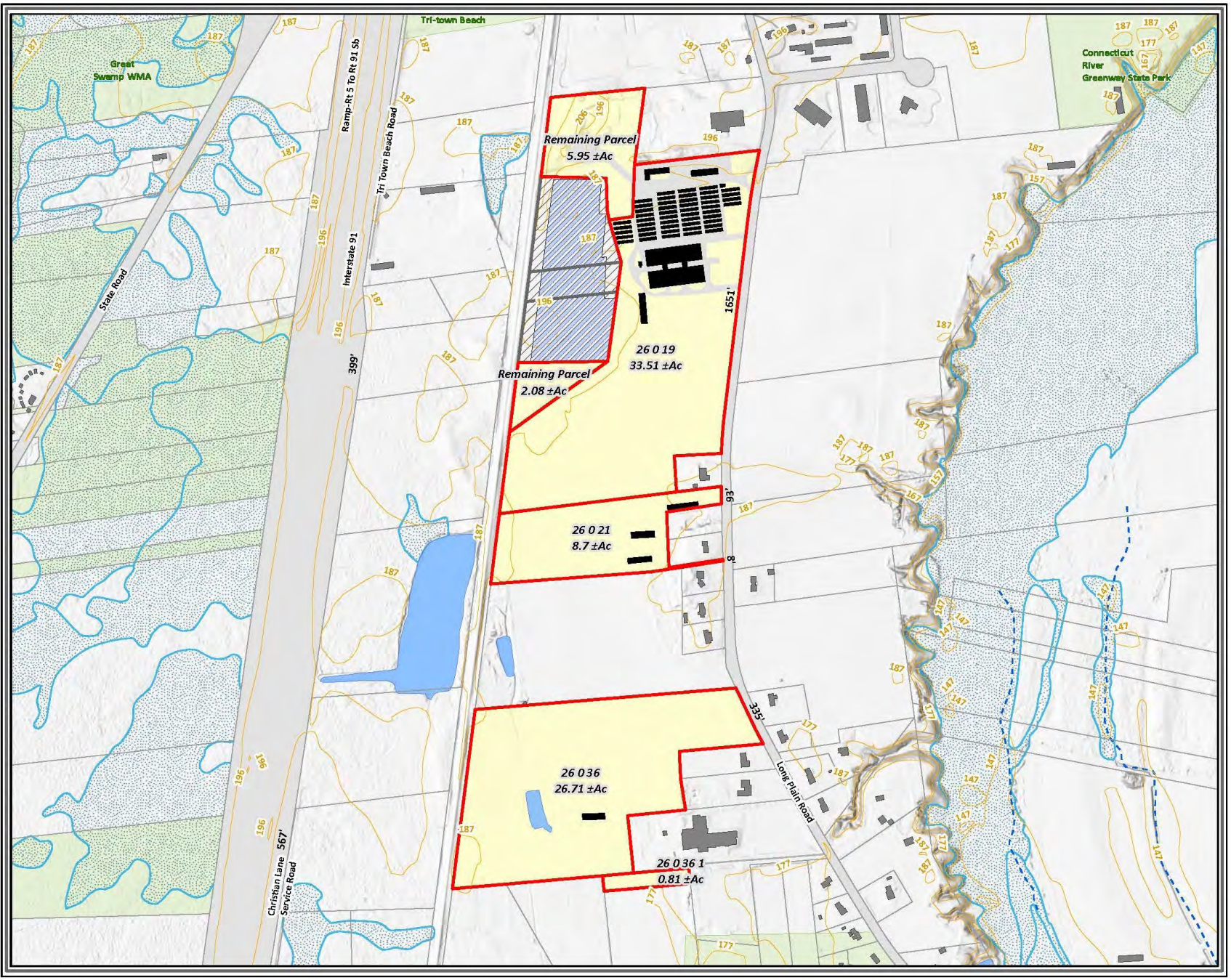
Project Number: MA5965-CG
Date: 11/06/26

0 250 500 1,000 Feet

Scale:1" = 500 "

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

LandVest



Fairview Farm

Whately, MA

Base Plan

Legend

- Subject Property - 77.77 ±Ac
- Adjacent Properties
- Protected Land
- Excluded Parcels
- Solar Array - 7.89 ±Ac
- Building Footprints
- Open Water
- Wetlands
- Contours (ft)



Credits: Background from ESRI 'Terrain Base' map service

Project Number: MA5965-CG

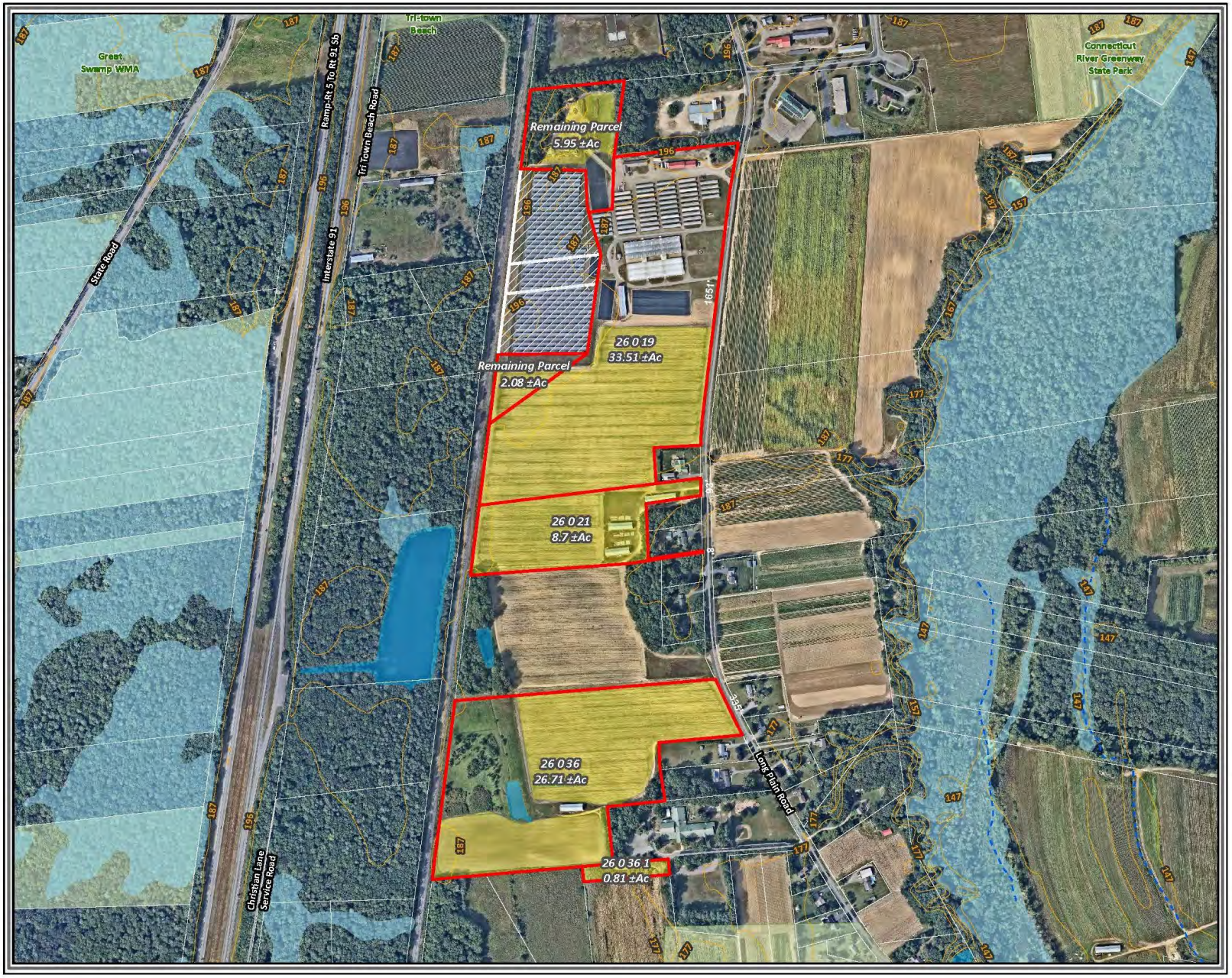
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0 250 500 1,000 Feet

Scale:1' = 500 "

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

LandVest



Fairview Farm

Whately, MA

Base Plan Orthophotograph

Legend

- Subject Property - 77.77 ±Ac
- Excluded Parcels
- Solar Array - 7.89 ±Ac
- Adjacent Properties
- Protected Land
- Open Fields - 51.44±Ac
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: 2026 Imagery from Nearmap Imagery map service.

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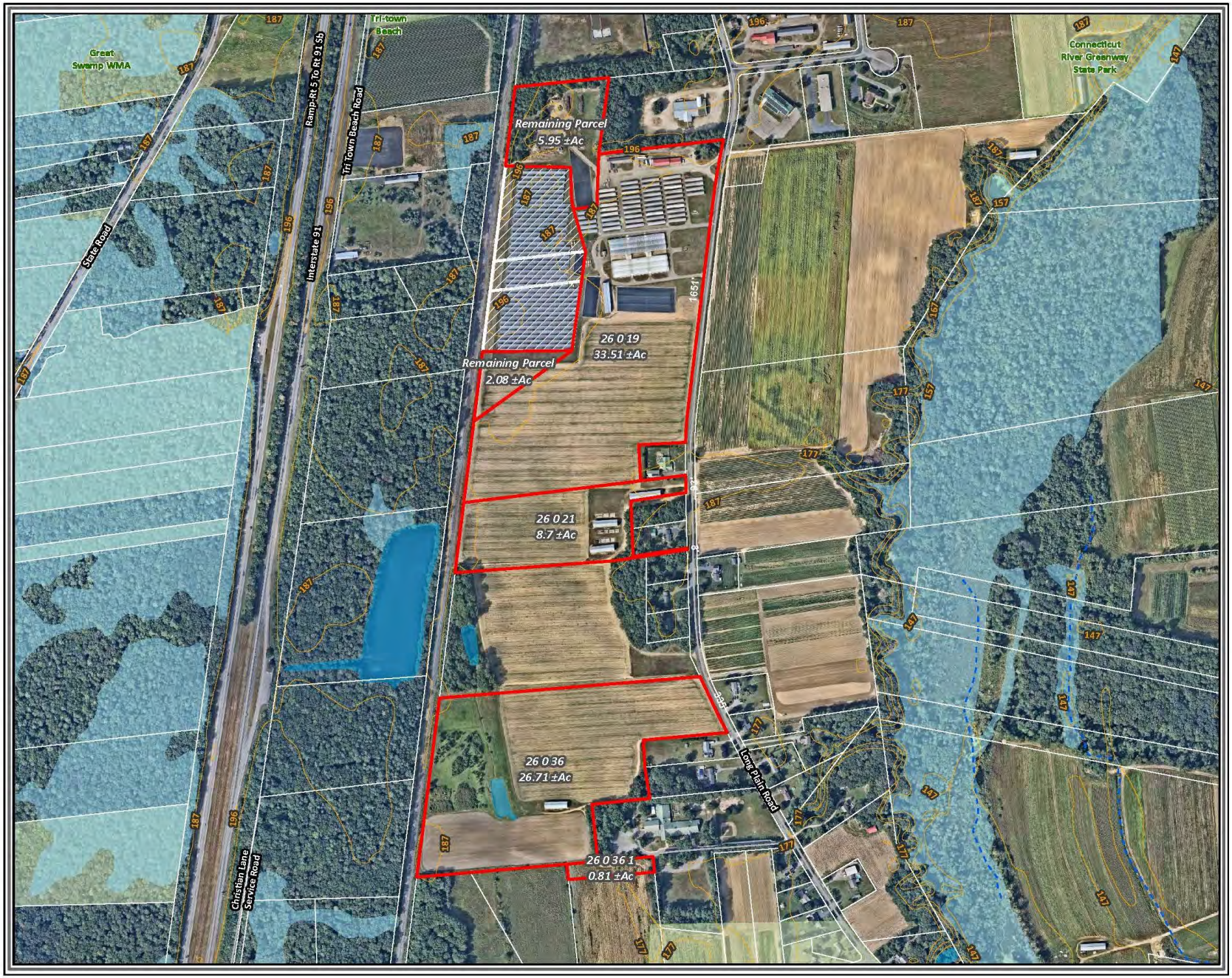
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This plan is conceptual only and is not represented as an engineered plan.

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Fairview Farm

Whately, MA

Base Plan Orthophotograph

Legend

- Subject Property - 77.77 ±Ac
- Excluded Parcels
- Solar Array - 7.89 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: 2026 Imagery from Nearmap Imagery map service.

Project Number: MA5965-CG

Date: 11/06/26

0 250 500 1,000 Feet

Scale: 1" = 500 "

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

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LandVest

Fairview Farms

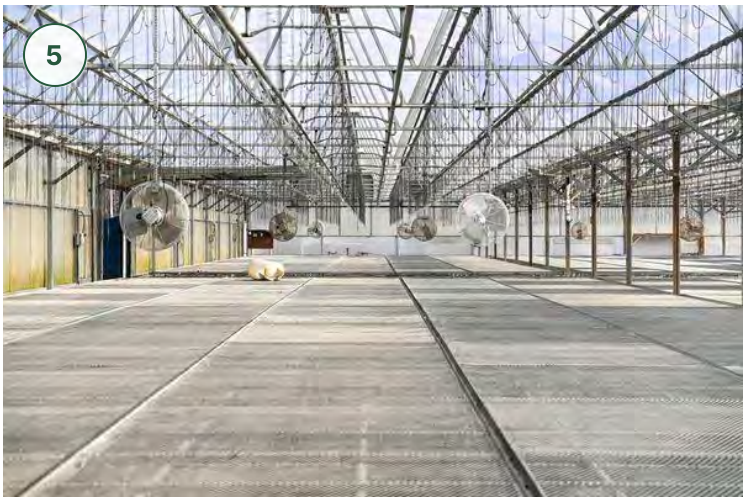
Whately, MA ▪ 35 photos







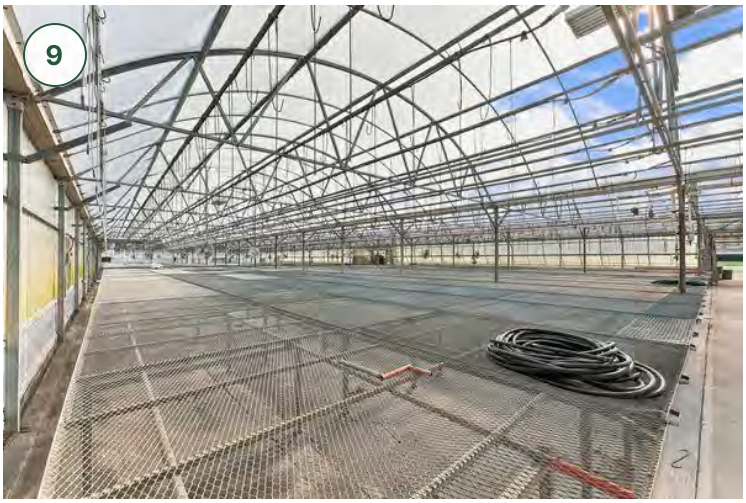







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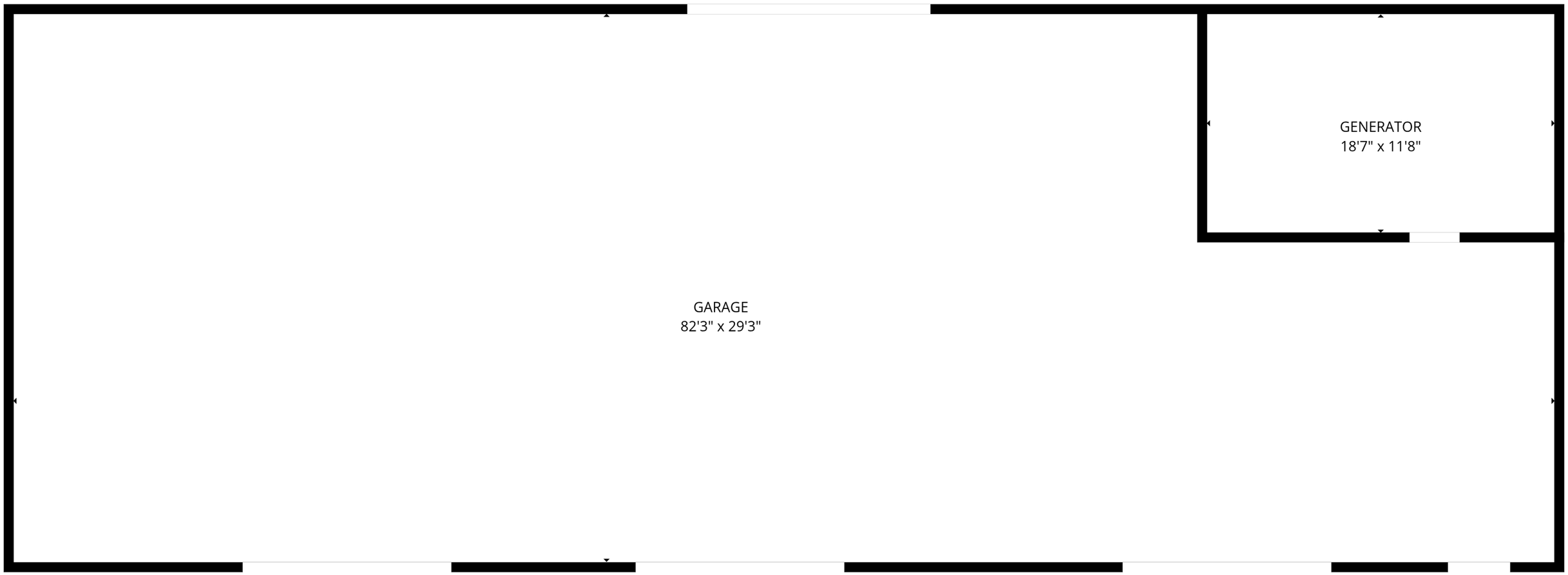




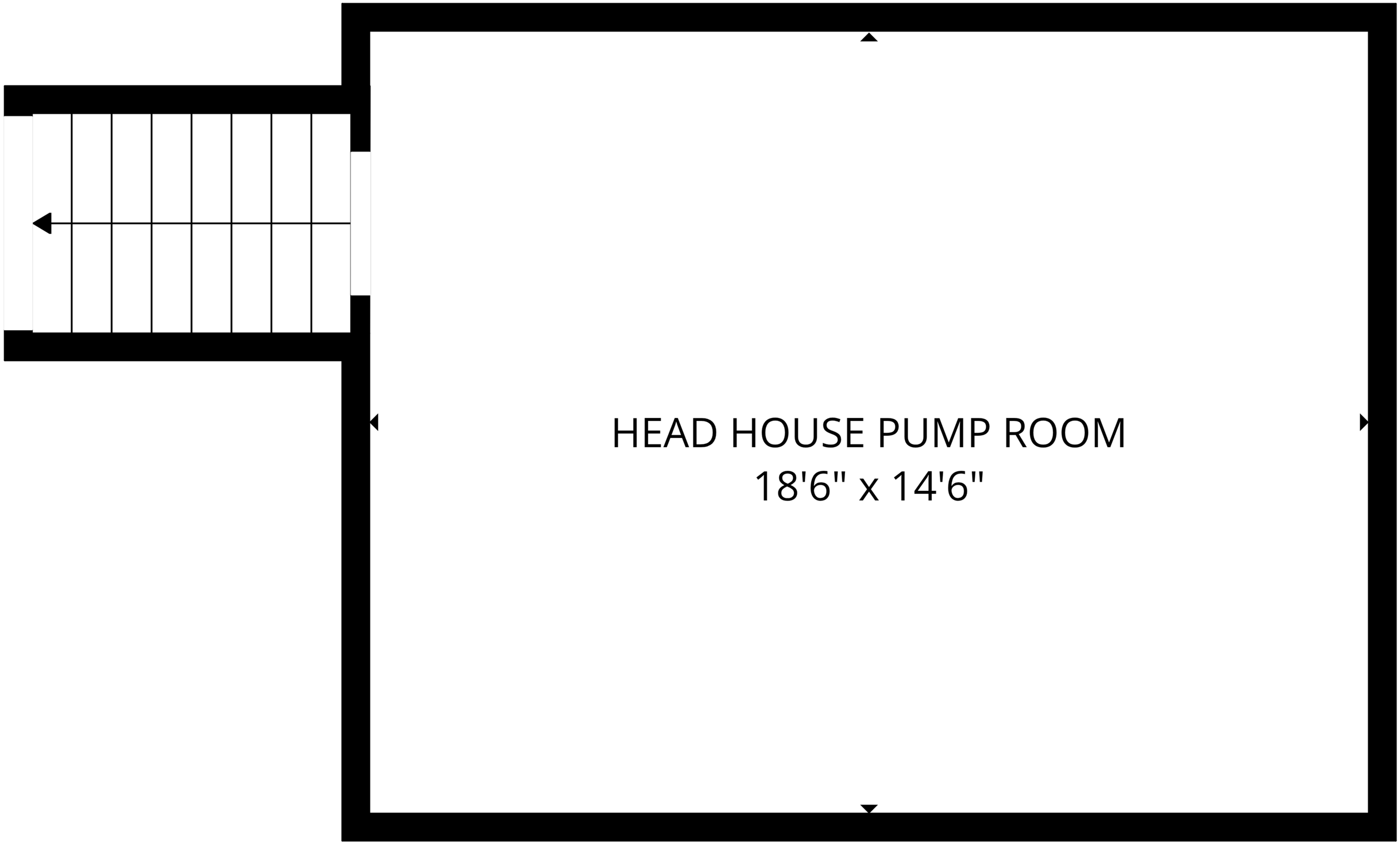




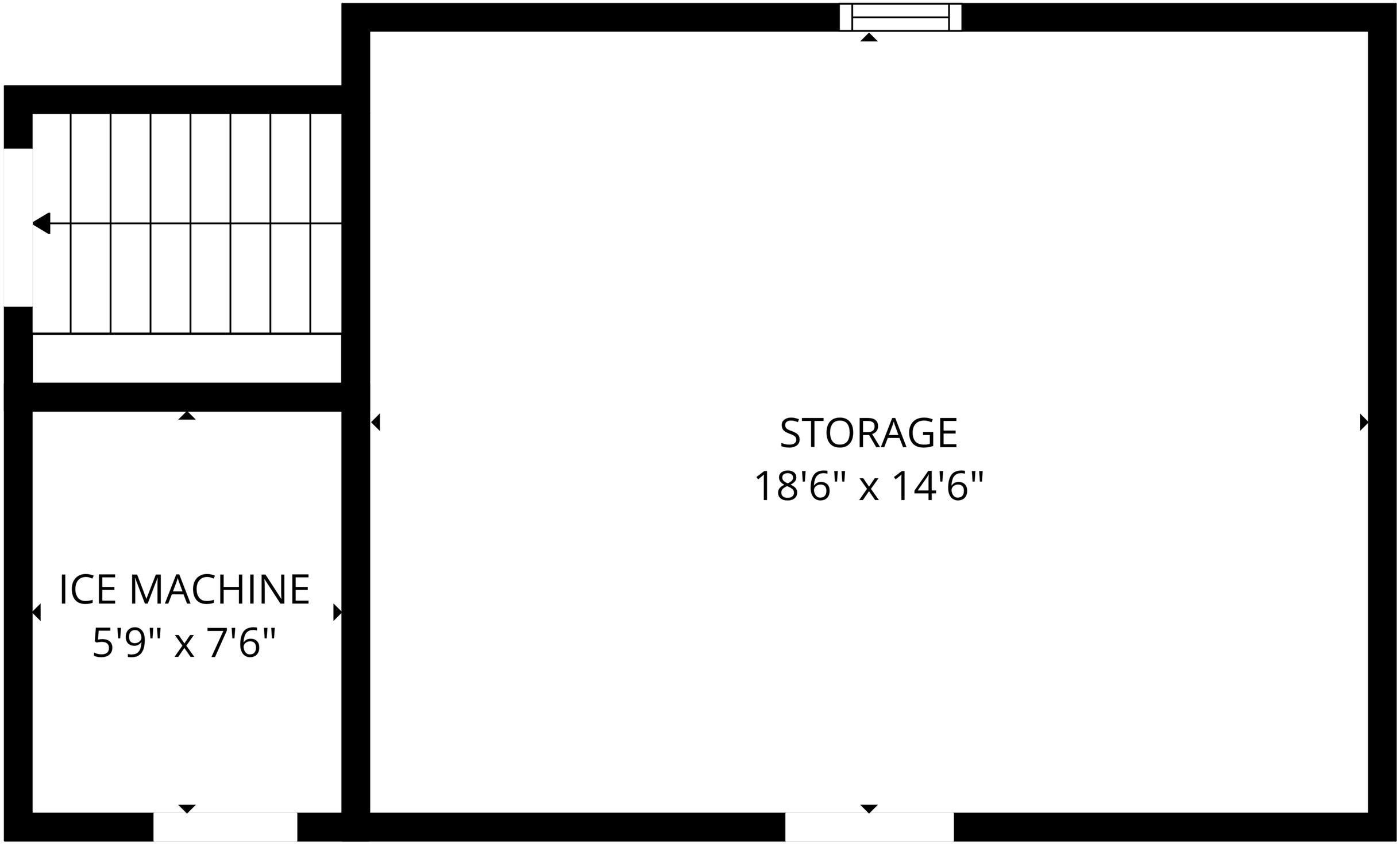
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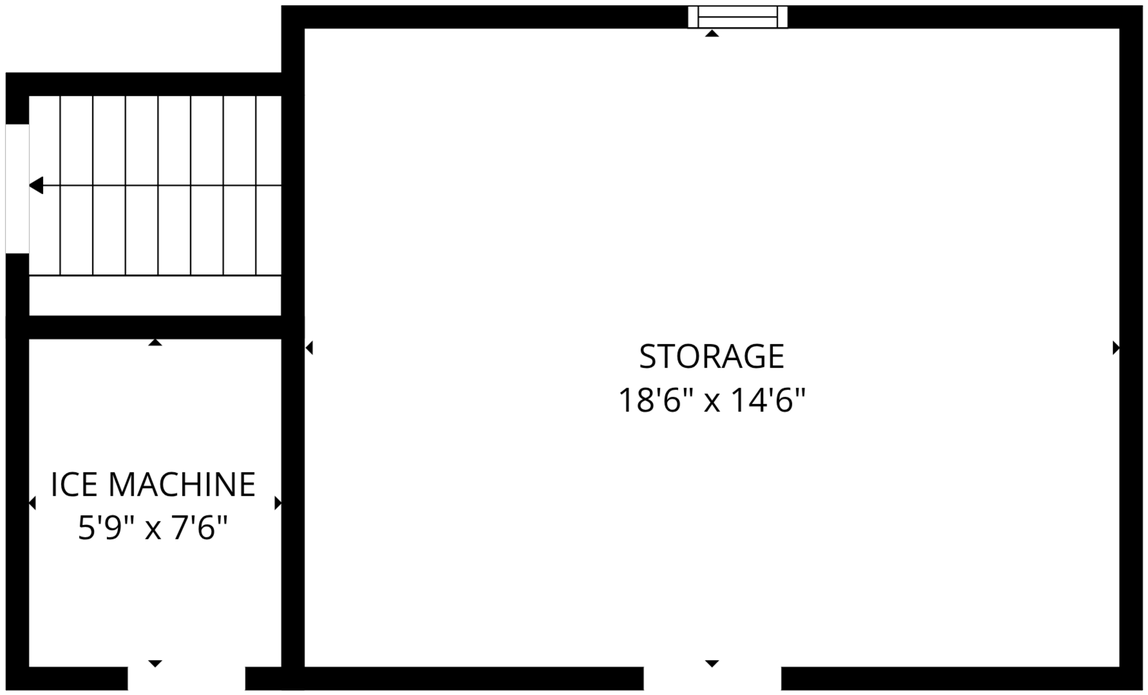
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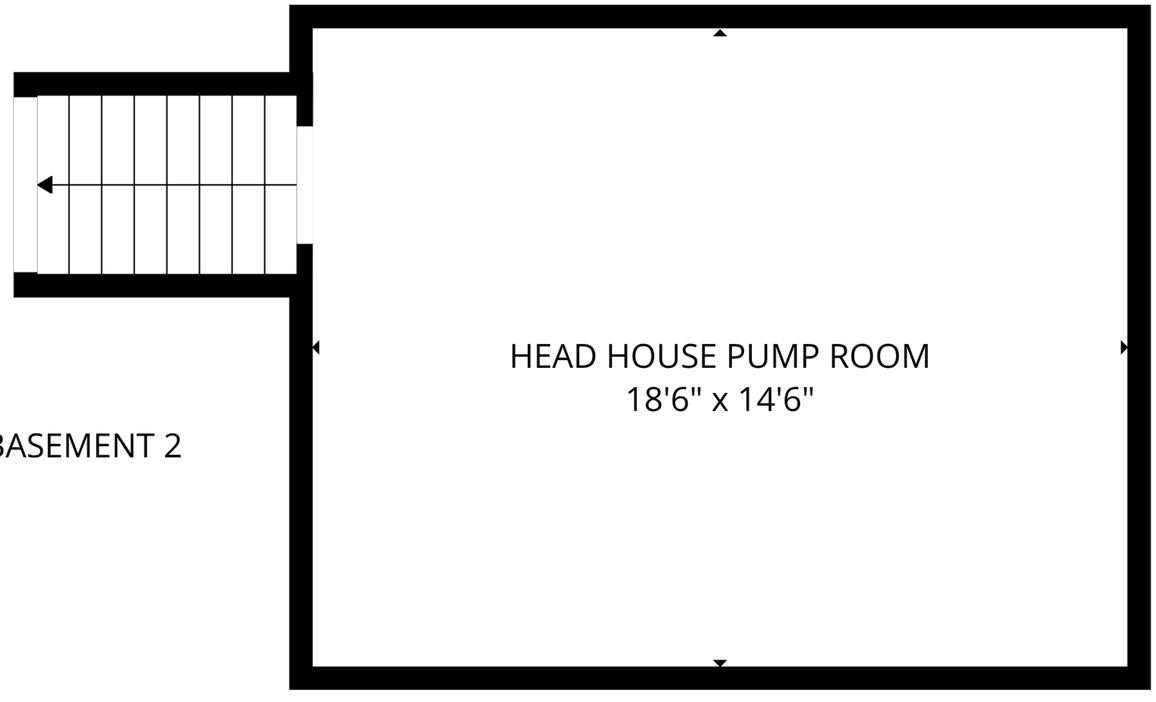
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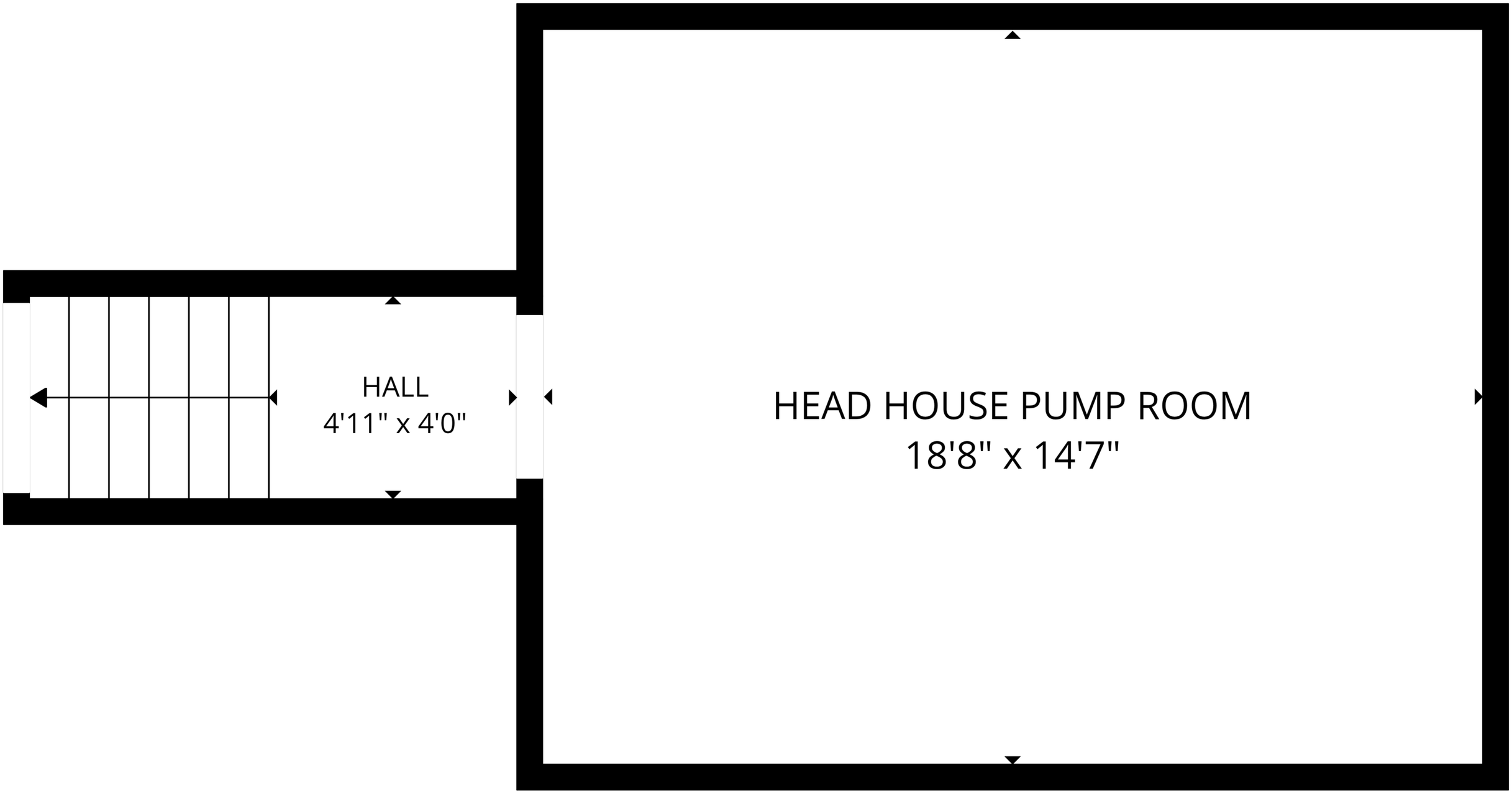


BASEMENT 1

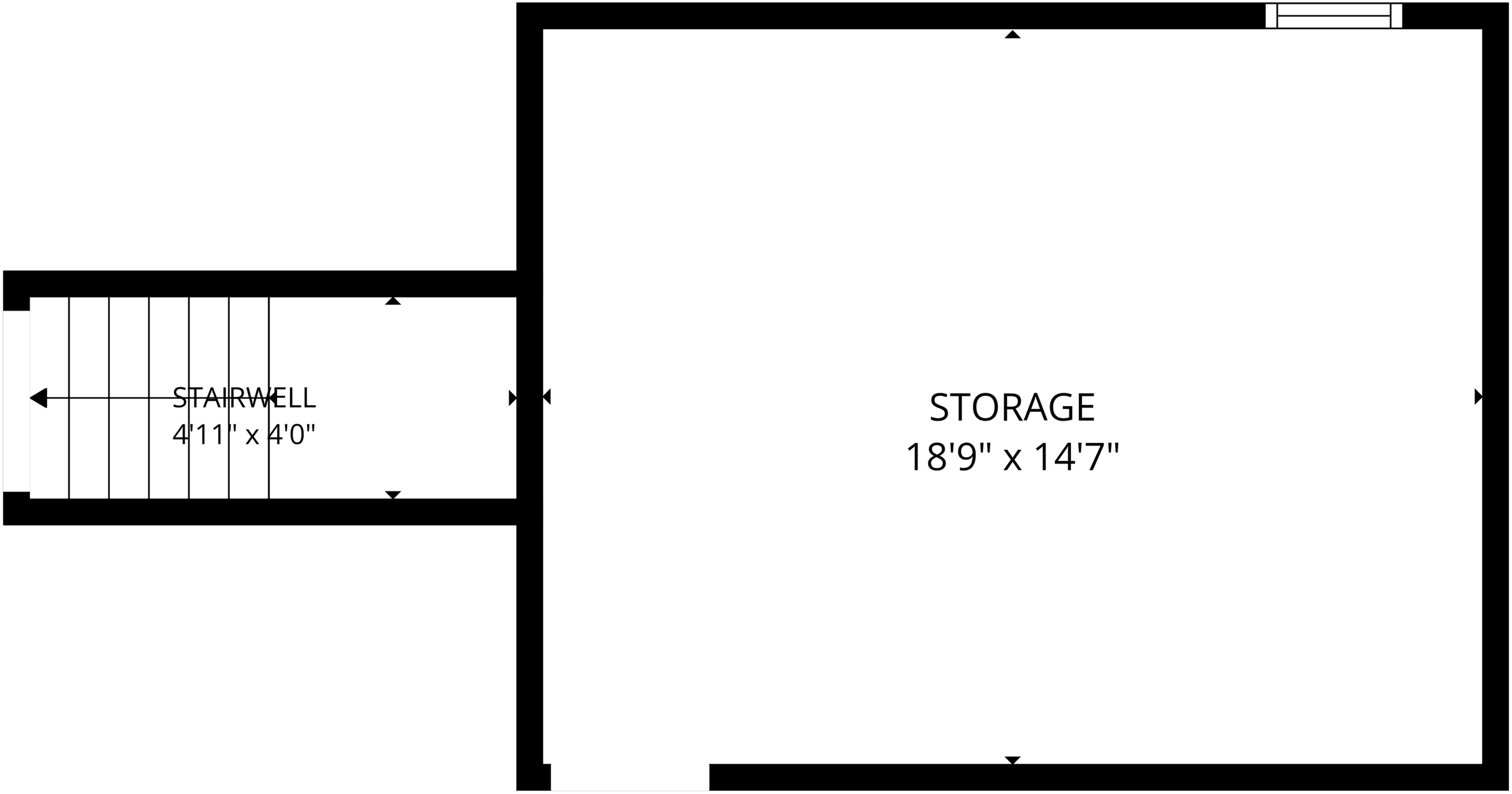


BASEMENT 2

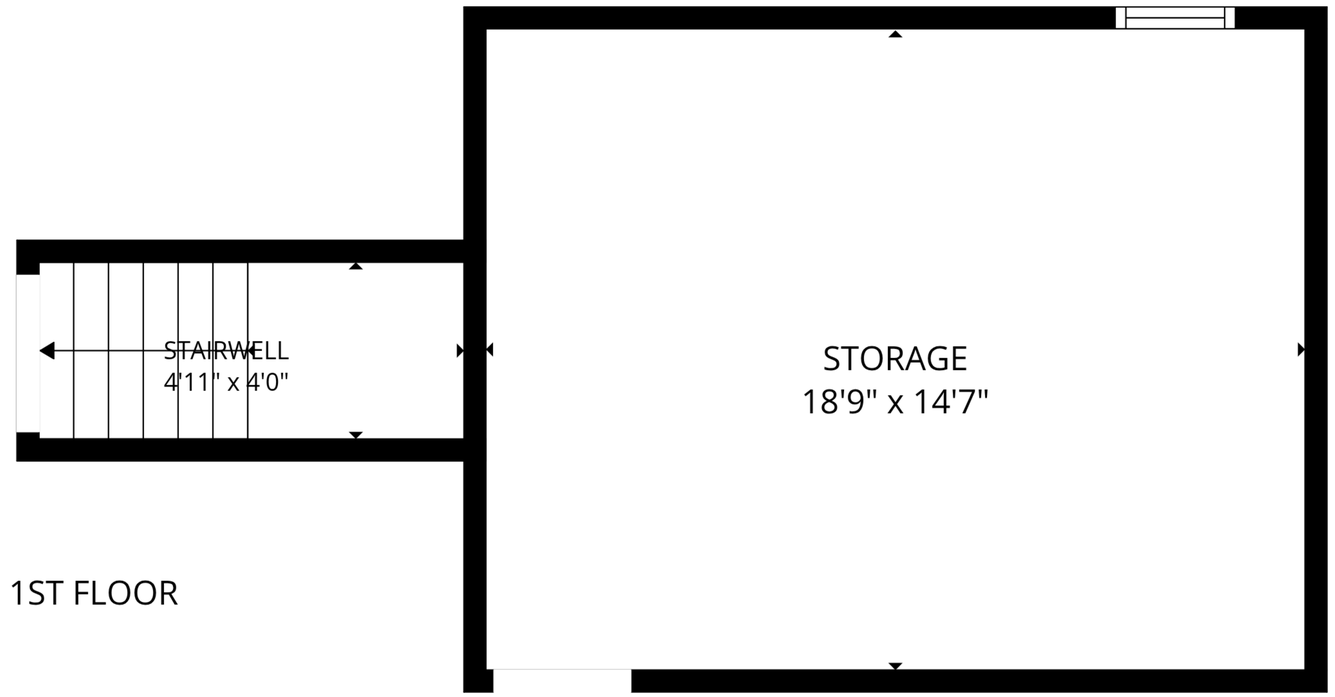
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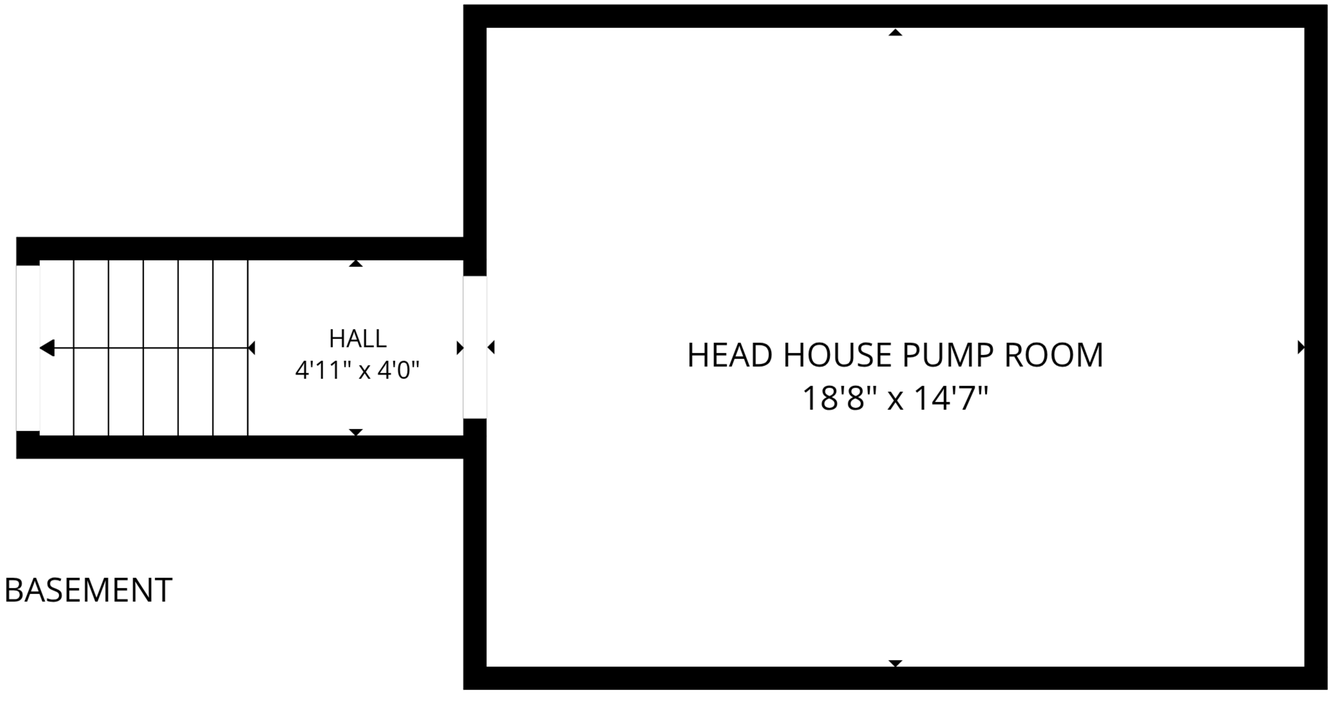
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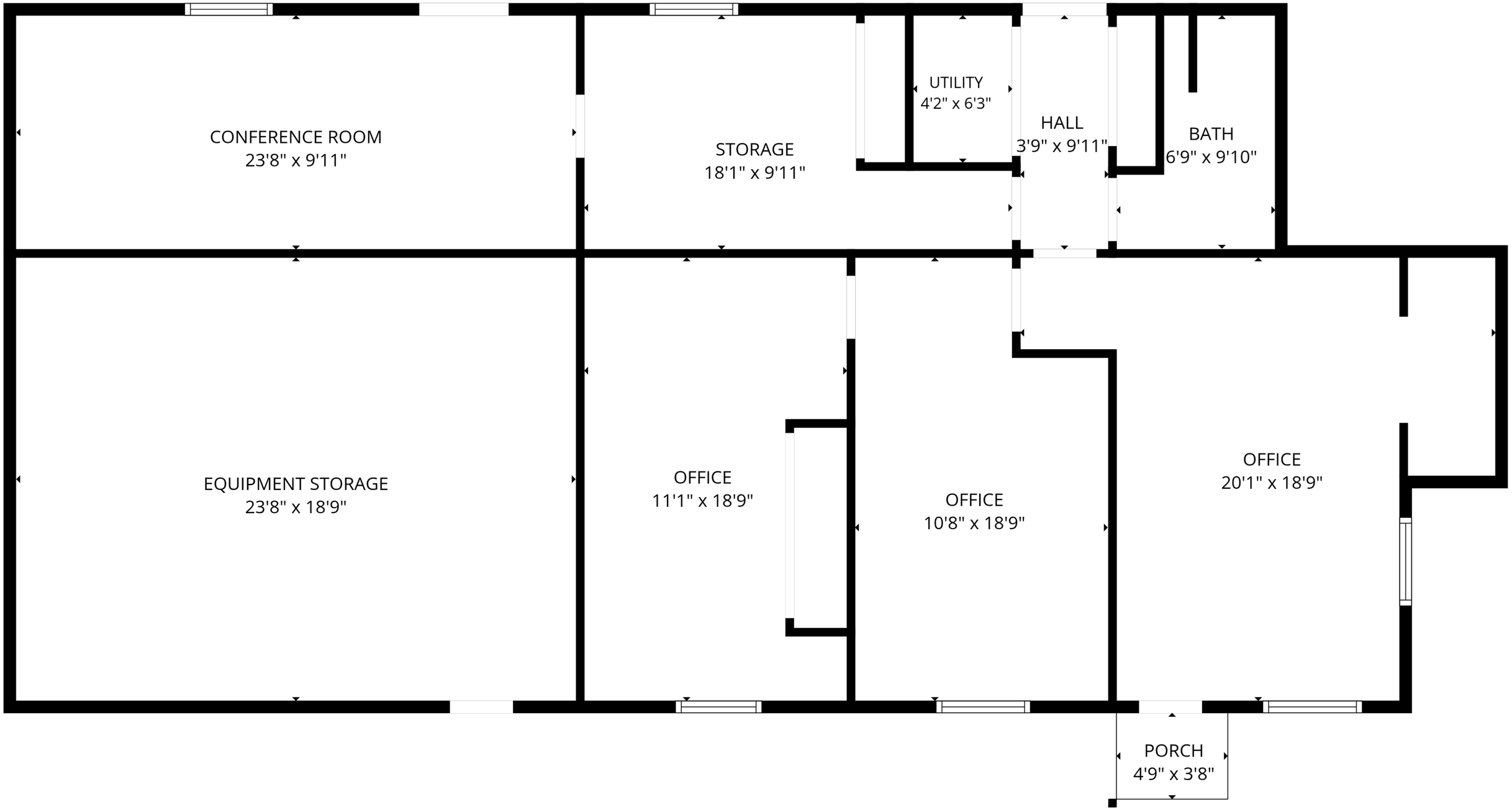


1ST FLOOR

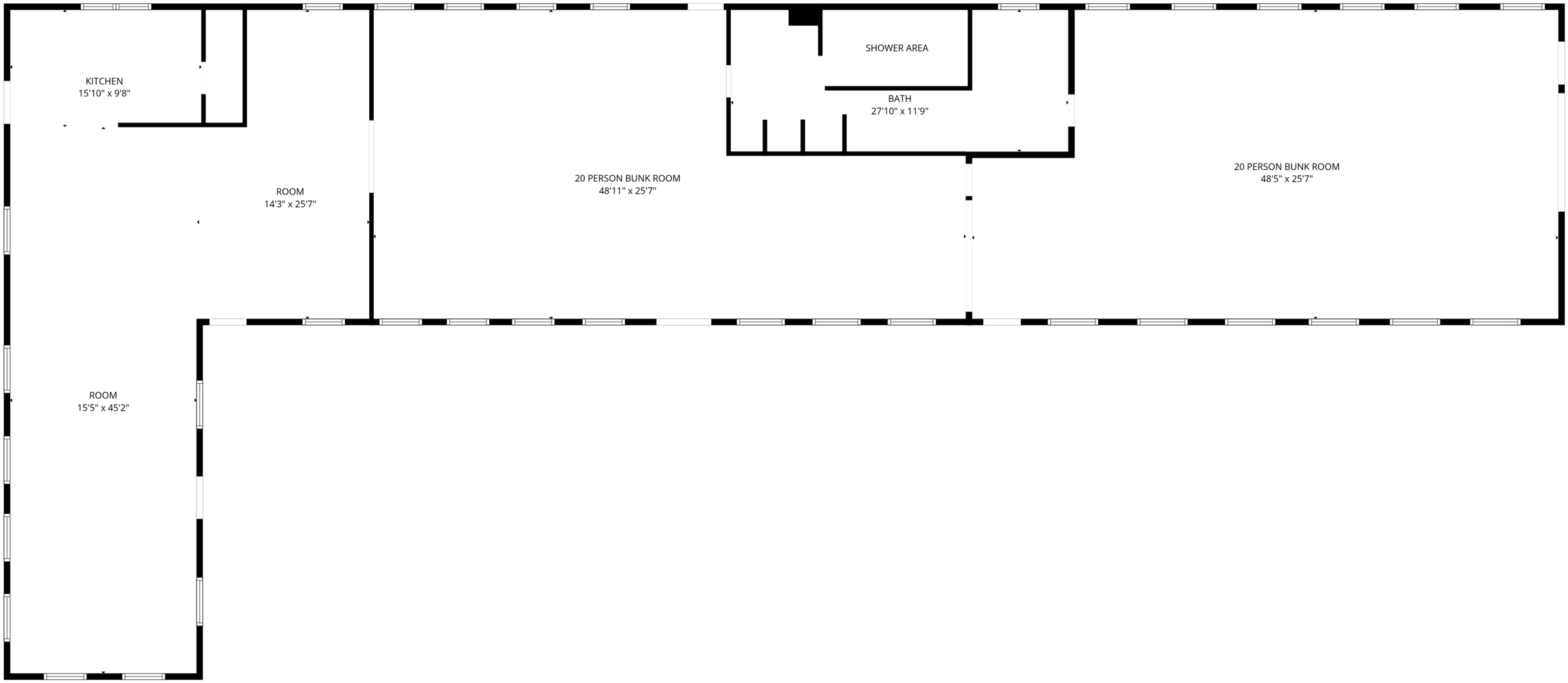


BASEMENT

Sizes And Dimensions Are Approximate, Actual May Vary.



Sizes And Dimensions Are Approximate, Actual May Vary.



Sizes And Dimensions Are Approximate, Actual May Vary.

PLAN BOOK 126 PAGE 53

n/f
Alan E. Sanderson et al
Bk 3496 P 69
see Plan Bk 100 P 84

n/f
Town of Whately
Bk 2443 P 325
see Plan Bk 78 P 78
Plan Bk 56 P 50

N 86°57'12" E 174.78'
fd I beam
N 86°53'55" E 293.72'
fd I beam
75.86'
75.84'
238.13'
S 86°55'08" W 468.16'
set I/p
set I/p
set I/p
230.03'
S 06°13'42" E 299.16'
673.25'
35,440 S.F. to be conveyed
315.00'
fd I/p

n/f
Howard P. & Lisa A. Beaudry
Bk 4321 P 71

N 06°29'02" W 598.09'

Michael R. & Gretchen A. Bechta
Bk 5099 P 333

Michael R. & Marion A. Beaudry
Bk 4321 P 69

S 83°54'32" W 43.49'
fd I/beam

14.648 Acres
(total remaining)

see Plan Bk 53 P 84

n/f
Irene P. Farrick et al, Trustees
Bk 3568 P 275

S 06°13'42" E 1162.40'

n/f
Andrea M. Morawski
Bk 3493 P 26

N 06°51'04" W 683.81'

Pcl I

see Plan Bk 85 P 11

see Plan Bk 42 P 7

base re-bar

Bk 5099 P 337

fd I/p

N 04°08'59" W 176.79'

Pcl II

n/f
Jonathan M. Charnutka et ux
Bk 3215 P 3

fd I/beam
S 87°40'06" W 421.28'
fd FSB
fd I/p

Christian Lane - a 1902 Franklin County Highway Layout
N 87°40'06" E 1000.26'

DH • GISB
fd I/p
base tri-CB
DH • GISB

n/f
John F. Skroski et al
Bk 3212 P 150
Franklin County Probate
95P0214

n/f
William J. & Karen R. Skroski
Bk 2052 P 44
see Plan Bk 63 P 16

Jeffrey R. Kocot
Bk 4972 P 344

see Plan Bk 107 P 32

n/f
Irene P. Farrick et al
Trustees
Bk 3568 P 271

n/f
Edward C. & Caroline M. Wykowski
Bk 1438 P 348

n/f
William J. & Karen R. Skroski

Straits Road now known as "Long Plain Road"

Plan Bk 100 P 84
Meridian

Route 91
Locus
Christian Lane

Locus Sketch
scale: 1" = 2000'

2008 00007958
Bk: 126 Pg: 53 Doc: PLAN FC
Page: 1 of 1 07/25/2008 01:55 PM

COMMONWEALTH OF MASSACHUSETTS
TOWN OF WHATELY
APPROVAL NOT REQUIRED MGL C.41,81P.
"PLANNING BOARD ENDORSEMENT UNDER THE SUBDIVISION CONTROL LAW SHOULD NOT BE CONSTRUED AS AN ENDORSEMENT OR AN APPROVAL OF ZONING BY-LAW REQUIREMENTS."

Planning Board
Town of Whately
Approval under Subdivision Control is not required.
Date: 6/24/08

Judith Markland

Linda Husted

Note: The 35,440 S.F. parcel shown hereon is to be conveyed to the north abuttor shown, forming a single undivided parcel with extensive frontage on Straits Road, and is not to be considered a "building lot."

SCALE: 1"=120 FEET
0 60 120 240

I Certify that this plan has been prepared according to the rules and regulations of the registrars of deeds of the Commonwealth of Massachusetts.

June 3, 2008 Daniel L Werner
Date: Registered Land Surveyor

Commonwealth of Massachusetts
Daniel L. Werner
No. 38045
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAN OF LAND IN
Whately, MA
SURVEYED FOR
Michael R. & Gretchen A. Bechta
SURVEY: 1983 - May 2008 PLAN: 3 June 2008

Daniel L. Werner, R.P.L.S.
225 Shelburne Line Road
Colrain, MA 01340

Bk: 6756 Pg: 292 Franklin County
Page: 1 of 3 10/05/2015 09:52 AM

Affected Premises: Long Plain Road, Whately, MA

QUITCLAIM DEED

That we, **ALAN E. SANDERSON, JR.**, being married, and **BRADLEY T. SANDERSON,** being married, both of Whately,

Franklin County, Massachusetts,

for **ONE *00/100* ($1.00) DOLLAR**

paid, grant to **SANDERSON BROTHERS REALTY, LLC.**, a Massachusetts limited liability company with principal offices at 345 Long Plain Road, Whately, Franklin County, Massachusetts, 01093,

with Quitclaim Covenants

The land, with buildings thereon, in Whately, Franklin County, Massachusetts, bounded and described as follows:

See **EXHIBIT A** attached hereto and made a part hereof by reference.

As the premises described herein are used exclusively for commercial purposes no rights of homestead attach thereto.

Witness our hands and seals this 19th day of March, 2015

_____ Alan E. Sanderson Jr.
ALAN E. SANDERSON, JR.

_____ Bradley T. Sanderson
BRADLEY T. SANDERSON

COMMONWEALTH OF MASSACHUSETTS

Franklin, SS.

On this 19th day of March 2015, before me, the undersigned notary public, personally appeared **ALAN E. SANDERSON, JR.** and **BRADLEY T. SANDERSON** , who proved their identities to me:

✓ by personal knowledge of the signatory for a period of time establishing beyond doubt that the individual has the identity claimed,

_____ by satisfactory evidence of photographic identification of the signatory, which was his current driver's license,

and swore to me to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Peter R James

Notary Public

My commission expires: MARCH 28, 2019

EXHIBIT A

AFFECTED PREMISES: Long Plain Road, Whately, MA

The land in Whately, Franklin County, Massachusetts shown on a Plan of Land prepared by Robert B. Rose & Associates, Registered Land Surveyors entitled "Plan of Land in Whately, MA surveyed for Paul P. Filipkowski" dated May 5, 1999 and recorded in the Franklin County Registry of Deeds in Plan Book 100, Page 84; bounded and described as follows:

Beginning at a point located on the westerly sideline of Straits Road, now known as Long Plain Road, a 1948 Franklin County Highway; said point being at the southeasterly corner of land now or formerly of Edward D. Smiarowski; thence S 25° 50' 51' E along the westerly line of said Straits Road a distance of 364.10 feet to a point, said point being at the northeasterly corner of land now or formerly of Raymond T. and Ruth A. Bennett (Book 1807, Page 247); thence S 86°06' 55" W a distance of 473.04 feet to a found "I" beam; thence S 4° 45" 50" E a distance of 137.44 feet to a found iron pin, the last two courses being along said land now or formerly of Raymond T. and Ruth A. Bennett; thence S 6° 32' 23" E along other land now or formerly of Ray T. and Ruth A. Bennett (Book 1515, Page 186) a distance of 177.31 feet to a found iron pin at land now or formerly of the Town of Whately; thence S 83° 20' 29" W a distance of 319.93 feet to a found "I" beam; thence S 9° 44' 47" E a distance of 299.95 feet to a found "I" beam at land now or formerly of Gretchen A. Helstoski, the last two courses being along land now or formerly of the Town of Whately; thence S 86° 57' 12" W along said land now or formerly of Gretchen A. Helstoski a distance of 174.78 feet to a found "I" beam; thence S 85° 47' 57" W along lands now or formerly of Marion R Pascone a distance of 810.51 feet to an iron pin at land of the Boston & Maine Corp; thence N 7° 02' 30" E along said land of the Boston and Maine Corp. a distance of 964.76 feet to a point, said point being at the southwesterly comer of land now or formerly of said Edward D. Smiarowski; thence N 85° 18' 41" E along land now or formerly of Edward D. Smiarowski a distance of 1417.92 feet to the point beginning.

Containing 26.706 acres of land:

Being all and the same premises conveyed by deed of Paul P. Filipkowski to Alan E. Sanderson and Alan E. Sanderson, Jr. and Bradley T. Sanderson, dated May 17, 1999, recorded in the Franklin County Registry of Deeds on May 20, 1999 in Book 3496, Page 69. The said Alan E. Sanderson (o/k/a Alan E. Sanderson, Sr.) died on November 9, 2013, a resident of said Whately, Franklin County, Massachusetts. For proof of death see Franklin Probate Court Docket #FR14P0019EA. . See also deed of Beverly E. Sanderson, Personal Representative of the Estate of Alan E. Sanderson, Sr. a/k/a Alan E. Sanderson, Franklin Probate Court #FR14P 0019EA, dated March 19, 2015, recorded in said Registry of Deeds Book 6756, Page 289.

Subject to an open end mortgage granted to Farm Credit East, ACA, dated May 11, 2011 recorded in said Registry of Deeds Book 6018, Page 34.

Any and all of said parcels may be subject to agricultural or horticultural liens (Mass General Laws Chapter 61A), recorded in said Registry of Deeds Book 3522, Page 265.

PLAN BOOK 115 PAGE 35

2004 00000025
Bk: 115 Pg: 35 Doc: PLAN
Page: 1 of 1 05/24/2004 11:54 AM

FRANKLIN COUNTY
REGISTRY OF DEEDS
MAY 24, 2004
11 HR 54 MIN A M
RECEIVED FOR RECORD
GREENFIELD, MASS.

Meridian
Plan Bk 94 P 47

on 1899 Massachusetts State Highway Layout

on 1859 Massachusetts State Highway Layout - No Access

Route 5 & 10 - South Deerfield Road -

Interstate Route 91

see Bk 347 P 315

Former Location Line of the New York, New Haven and Hartford Railroad
see Bk 347 P 392

see Bk 347 P 251

20' ROW - Parcel K-14

20' ROW - Parcel K-12

see 1896 Connecticut River Railroad Plans

see 1846 Connecticut River Railroad Plans

see Valuation Plan V42 IM 28

Boston & Maine Corp.

see Bk 140 P 75

see Bk 140 P 76

Note: The Location of those parcels acquired by the Connecticut River Railroad, predecessor of Boston & Maine Corp., at Bk 270 P 277 & Bk 285 P 282, appears to be incorrectly represented on the 1896 plan and the Valuation plan cited. The southern most point of that land conveyed at Bk 270 P 277 is described in 1868 as being at land of the railroad and land of Eli Crafts, grantor at Bk 281 P 295 in 1870.

epin MHD

n/f
George W. Emery
Bk 1434 P 59
see Bk 156 P 12

Current Owner Unknown
see Bk 281 P 295

30' ROW

N 82°48'45" E
781.54'
48.23'

see Plan Bk 94 P 4

Lyndon L. Scott
Bk 1204 PP 660 & 661
The Heirs of Leon A. Scott
Franklin County Probate
38 856
see Bk 561 P 70
Fifth Tract 6.856 Acres

S 7°02'50" W
332.00'
48.24'
783.69'
S 82°46'52" W

see Bk 140 P 75 for rail crossing reservations: "... and it is understood and agreed by said company that they are ... to make me a good crossing over said rail road & maintain the same, the said crossing to be on my southerly line ..."

DH in Gran. Signal Post

n/f
Sabin P. Filipkowski
Bk 857 P 145

N 6°31'19" E
326.99'
700.00'

Id CB

SCALE: 1"=150 FEET
0 75 150 300

Id FSD
dBF MHD
S 82°48'45" W
3869'+-

Id IP

FSD

n/f
Joseph R. & Mary R. Rup
Bk 1022 P 270
see Plan Bk 49 P 25
Plan Bk 102 P 38

3732'+-
S 82°46'52" W

see Plan Bk 58 P 22

see Plan Bk 58 P 22

I Certify that the property lines shown hereon are the lines dividing existing ownerships, that the lines of streets or ways shown are those of public or private streets or ways already established and that no new lines for division of existing ownership or for new ways are shown.

I Certify that this plan has been prepared according to the rules and regulations of the registrars of deeds of the Commonwealth of Massachusetts.

February 2, 2004 Daniel L. Werner
Date Registered Land Surveyor

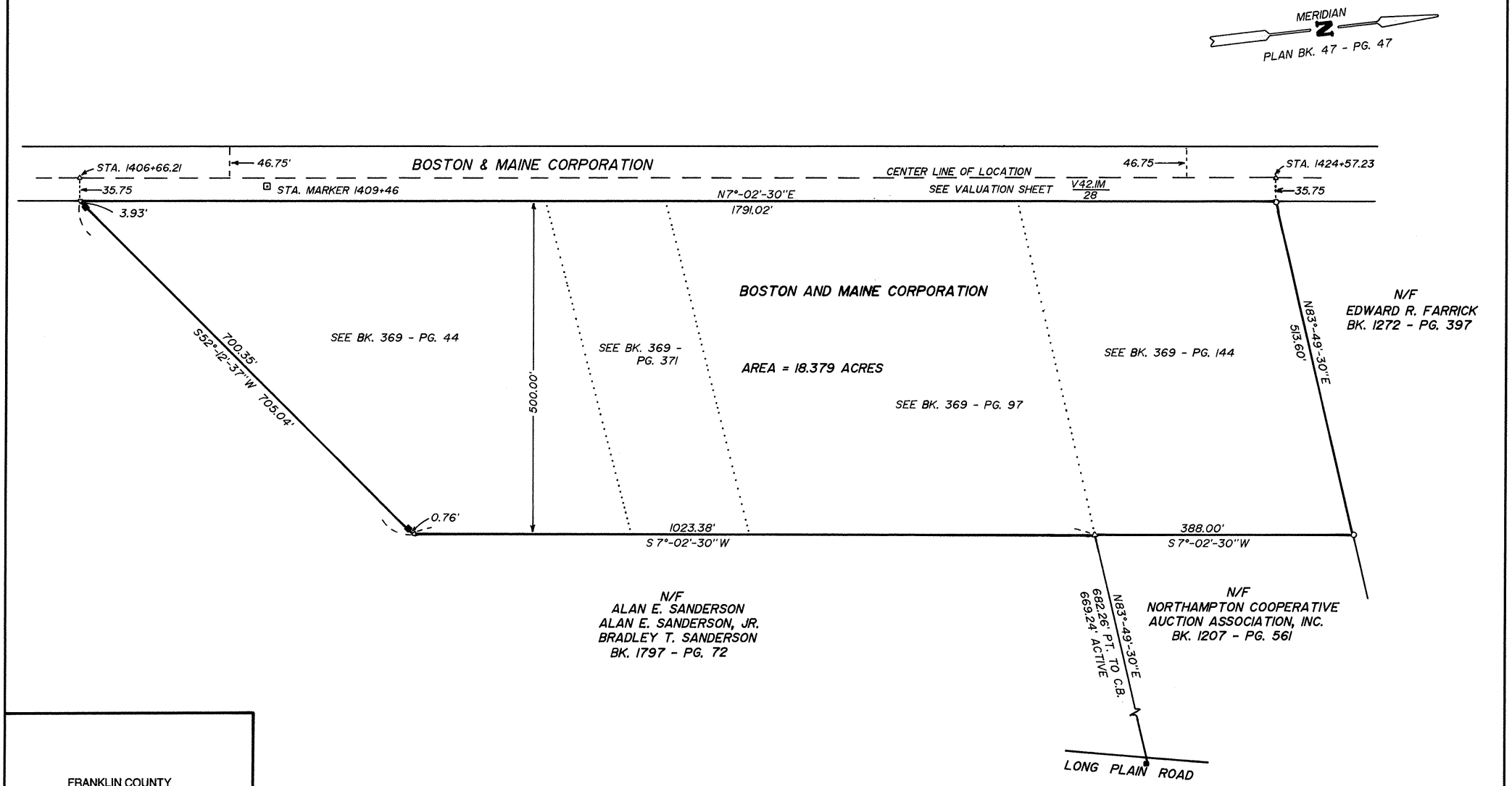
Commonwealth of Massachusetts
Daniel L. Werner
No. 38045
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAN OF LAND IN
Whately, MA.
SURVEYED FOR
Alan E. Sanderson, Alan E. Sanderson, Jr.
& Bradley T. Sanderson
SURVEY: 1983 - Nov. 2002 PLAN: 30 January 2004

Daniel L. Werner, R.P.L.S.
225 Shelburne Line Road
Colrain, MA 01340

PLAN BOOK 94 PAGE 47

R 42.1-28-2



■ = CONC. BOUND FOUND
○ = SET I.P.
△ = POINT

100' 50' 0 50' 100' 200'
SCALE: 1" = 100'

FRANKLIN COUNTY
REGISTRY OF DEEDS
SEPTEMBER 30, 1996
2 HR 51 MIN P M
RECEIVED FOR RECORD
GREENFIELD, MASS.

I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

JUNE 25, 1996 — DATE
Robert B. Rose — REGISTERED LAND SURVEYOR

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED ACCORDING TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

JUNE 25, 1996 — DATE
Robert B. Rose — REGISTERED LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
ROBERT B. ROSE
No. 21902
REGISTERED
LAND SURVEYOR
SIGNED

PLAN OF
LAND IN WHATELY, MA.
BOSTON & MAINE CORP. TO
ALAN E. SANDERSON
ALAN E. SANDERSON, JR.
BRADLEY T. SANDERSON
SURVEY: JUNE, 1996 PLAN: JUNE 25, 1996

ROBERT B. ROSE & ASSOCIATES
REGISTERED LAND SURVEYORS
DEERFIELD, MASS.

R 42.1-28-2

PLAN BOOK 115 PAGE 35

2004 00000025
Bk: 115 Pg: 35 Doc: PLAN
Page: 1 of 1 05/24/2004 11:54 AM

FRANKLIN COUNTY
REGISTRY OF DEEDS
MAY 24, 2004
11 HR 54 MIN A M
RECEIVED FOR RECORD
GREENFIELD, MASS.

Meridian
Plan Bk 94 P 47

on 1899 Massachusetts State Highway Layout

on 1859 Massachusetts State Highway Layout - No Access

Route 5 & 10 - South Deerfield Road -

Interstate Route 91

see Bk 347 P 315

Former Location Line of the New York, New Haven and Hartford Railroad
see Bk 347 P 392

see Bk 347 P 251

20' ROW - Parcel K-14

20' ROW - Parcel K-12

see 1896 Connecticut River Railroad Plans

see 1846 Connecticut River Railroad Plans

see Valuation Plan V42 IM 28

Boston & Maine Corp.

see Bk 140 P 75

see Bk 140 P 76

Note: The Location of those parcels acquired by the Connecticut River Railroad, predecessor of Boston & Maine Corp., at Bk 270 P 277 & Bk 285 P 282, appears to be incorrectly represented on the 1896 plan and the Valuation plan cited. The southern most point of that land conveyed at Bk 270 P 277 is described in 1868 as being at land of the railroad and land of Eli Crafts, grantor at Bk 281 P 295 in 1870.

epin MHD

n/f
George W. Emery
Bk 1434 P 59
see Bk 156 P 12

Current Owner Unknown
see Bk 281 P 295

30' ROW

N 82°48'45" E
781.54'
48.23'

see Plan Bk 94 P 4

Lyndon L. Scott
Bk 1204 PP 660 & 661
The Heirs of Leon A. Scott
Franklin County Probate
38 856
see Bk 561 P 70
Fifth Tract 6.856 Acres

S 7°02'50" W
332.00'
48.24'
783.69'
S 82°46'52" W

see Bk 140 P 75 for rail crossing reservations: "... and it is understood and agreed by said company that they are ... to make me a good crossing over said rail road & maintain the same, the said crossing to be on my southerly line ..."

DH in Gran. Signal Post

n/f
Sabin P. Filipkowski
Bk 857 P 145

N 6°31'19" E
326.99'
700.00'

Id CB

SCALE: 1"=150 FEET
0 75 150 300

Id FSD
dBF MHD
S 82°48'45" W
3869'+-

Id IP

FSD

n/f
Joseph R. & Mary R. Rup
Bk 1022 P 270
see Plan Bk 49 P 25
Plan Bk 102 P 38

3732'+-
S 82°46'52" W

see Plan Bk 58 P 22

see Plan Bk 58 P 22

I Certify that the property lines shown hereon are the lines dividing existing ownerships, that the lines of streets or ways shown are those of public or private streets or ways already established and that no new lines for division of existing ownership or for new ways are shown.

I Certify that this plan has been prepared according to the rules and regulations of the registrars of deeds of the Commonwealth of Massachusetts.

February 2, 2004 Daniel L. Werner
Date Registered Land Surveyor

Commonwealth of Massachusetts
Daniel L. Werner
No. 38045
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAN OF LAND IN
Whately, MA.
SURVEYED FOR
Alan E. Sanderson, Alan E. Sanderson, Jr.
& Bradley T. Sanderson
SURVEY: 1983 - Nov. 2002 PLAN: 30 January 2004

Daniel L. Werner, R.P.L.S.
225 Shelburne Line Road
Colrain, MA 01340

Bk: 6756 Pg: 267 Franklin County
Page: 1 of 4 10/05/2015 09:38 AM

Affected Premises: 345 Long Plain Road
Whately, MA

FIDUCIARY DEED

That I, **BEVERLY E. SANDERSON**, of Whately, Franklin County, Massachusetts, Personal Representative under the Will of **ALAN E. SANDERSON, SR. a/k/a ALAN E. SANDERSON,** late of Whately, Franklin County, Massachusetts,

by power conferred by his Will as duly filed and allowed in Franklin Probate Court Docket # FR14P0019EA, for

ONE AND 00/100 ($1.00) DOLLAR

paid, grant to **ALAN E. SANDERSON, JR.** of 25 North Street, Whately, Franklin County, Massachusetts 01093, and to **BRADLEY T. SANDERSON**, of 24 North Street, Whately, Franklin County, Massachusetts, 01093, as Tenants in Common,

all of the right, title and interest of the said **ALAN E. SANDERSON, SR. a/k/a ALAN E SANDERSON** in and to the land, with buildings thereon, in said Whately, Franklin County, Massachusetts bounded

and described as follows:

See **EXHIBIT A** attached hereto and made a part hereof by reference

Witness my hand and seal this 19th day of March, 2015.

Beverly E Sanderson PR

BEVERLY E. SANDERSON,
PERSONAL REPRESENTATIVE

COMMONWEALTH OF MASSACHUSETTS

FRANKLIN, SS.

On this 19th day of March, 2015, before me, the undersigned notary public, personally appeared **BEVERLY E. SANDERSON** , who proved her identity to me:

✓ by personal knowledge of the signatory for a period of time establishing beyond doubt that the individual has the identity claimed,

_____ by satisfactory evidence of photographic identification of the signatory, which was her current driver's license,

and swore to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

PETER RICHARDS JAMES
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 28, 2019

EXHIBIT A

AFFECTED PREMISES: 345 Long Plain Road, Whately, MA

A certain piece or parcel of land located in the town of Whately, State of Massachusetts, containing 35.7 acres, more or less, and being shown as Tract 01068E on a map entitled, 'Property Map, Congar Manufacturing Company, Inc., Wallingford, Connecticut", scale 1" = 100', dated March 1983, said parcel being more particularly bounded and described as follows:

Commencing at a point on the Westerly street line of Long Plain Road, said point being located Northerly 4,100 feet, more or less, from Christian Lane when measured along Long Plain Road;

Thence running westerly 1,215.7 feet along land now or formerly of Walter A. Jr. & Walter A. III Hutkoski;

Thence running North 14° 30' East 515 feet, more or less, North 60° 51' East 691.0 feet and North 14° 30' East 1027.0 feet along land, now or formerly, of the Boston and Maine Railroad Company;

Thence running due East 677.5 feet along land now or formerly of Northampton Co-operative Auction Association, Inc.;

Thence running Southerly 295 feet, more or less, along the Westerly street line of Long Plain Road;

Thence turning an exterior angle of 176° 03' from the last described line and running Southerly again 1,365.27 feet along the westerly street line of Long Plain Road;

Thence turning an exterior angle of 171° 30' from the last described line and running Southerly again 225 feet, more or less, to the point and place of beginning.

Said map being recorded in the Franklin County Registry of Deeds on November 17, 1983, in Book of Plans 54, Page 6, as Document No. 8963

Being a portion of the same premises conveyed to Alan E. Sanderson, Alan E. Sanderson, Jr. and Bradley T. Sanderson by deed of Consolidated Cigar Corporation , dated June 12, 1984, recorded in the Franklin County Registry of Deeds in Book 1797, Page 72-76. The said Alan E.

Sanderson, (o/k/a Alan E. Sanderson, Sr.) died on November 9, 2013, a resident of said Whately, Franklin County, Massachusetts. For proof of death see Franklin Probate Court Docket #FR14P0019EA.

Excepting therefrom a deed to Ralph E. Hunter and Judith E. Hunter dated January 28, 1007, recorded in said Registry of Deeds Book 3190, Page 235.

Subject to an Agricultural or Horticultural liens (Massachusetts General Laws Chapter 61A) recorded in said Registry of Deeds Book 1826, Page 301. See also Affidavit of September 27, 2012, recorded in Franklin Registry of Deeds Book 6285, Page 178.

Subject to an open end mortgage granted to Farm Credit East, ACA, dated May 11, 2011 recorded in said Registry of Deeds Book 6018, Page 34.

Subject to and with the benefit of a Lease between Alan E. Sanderson, Sr., Alan E. Sanderson, Jr., and Bradley T. Sanderson (Lessors) and Nexamp, Inc. (Lessee) dated April 5, 2012, notice of which was recorded on April 11, 2012, in Franklin Registry of Deeds Book 6166, Page 200. See also Notice of Assignment of Lease dated March 20, 2014, recorded in said Registry of Deeds Book 6504, Page 202.

Subject to an access easement and two temporary construction easements described within said Notice of Lease recorded in said Registry of Deeds Book 6166, Page 200.

Subject to Easement granted to Verizon New England, Inc. and Western Massachusetts Electric Company dated December 4, 2012, recorded in Franklin Registry of Deeds Book 6296, Page 148.

See also Notice of Variance or Special Permit granted by the Whately Zoning Board of Appeals to Nexamp, Inc. dated August 2, 2012, recorded in Franklin Registry of Deeds Book 6335, Page 136 and Book 6349, Page 69

No new boundaries are created herein.

As the premises described herein are used exclusively for commercial purposes no rights of homestead attach thereto.

Bk: 6756 Pg: 286 Franklin County
Page: 1 of 3 10/05/2015 09:47 AM

Affected Premises: Long Plain Road, Whately, MA

QUITCLAIM DEED

That we, **ALAN E. SANDERSON, JR.**, being married, and **BRADLEY T. SANDERSON**, being married, both of Whately,

Franklin County, Massachusetts,

for **ONE 00/100 ($1.00) DOLLAR**

paid, grant to **SANDERSON BROTHERS REALTY, LLC.**, a Massachusetts limited liability company with principal offices at 345 Long Plain Road, Whately, Franklin County, Massachusetts, 01093,

with Quitclaim Covenants

The land, with buildings thereon, in Whately, Franklin County, Massachusetts, bounded and described as follows:

See **EXHIBIT A** attached hereto and made a part hereof by reference.

As the premises described herein are used exclusively for commercial purposes no rights of homestead attach thereto.

Witness our hands and seals this 19th day of March, 2015

_____ A.E. Sanderson Jr.
ALAN E. SANDERSON, JR.

_____ Bradley T. Sanderson
BRADLEY T. SANDERSON

COMMONWEALTH OF MASSACHUSETTS

Franklin, SS.

On this 19th day of March 2015, before me, the undersigned notary public, personally appeared **ALAN E. SANDERSON, JR.** and **BRADLEY T. SANDERSON** , who proved their identities to me:

✓ by personal knowledge of the signatory for a period of time establishing beyond doubt that the individual has the identity claimed,

_____ by satisfactory evidence of photographic identification of the signatory, which was his current driver's license,

and swore to me to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

PETER RICHARDS JAMES
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 28, 2019

EXHIBIT A

AFFECTED PREMISES: Long Plain Road, Whately, MA

Two parcels of land in Whately, Franklin County, Massachusetts, bounded and described as follows:

TRACT ONE: Beginning on the westerly sideline of Long Plain Road at the northeast corner of land now or formerly of Charles Pielock et ux; thence westerly along land of said Pielock 300 feet to a point; thence northerly along land now or formerly of Walter Hutkoski, Jr. 150 feet to a point; thence easterly along other land of said Hutkoski 300 feet to said Road; thence southerly along the westerly line of said Road 150 feet to the point of beginning; containing 45,000 square feet, more or less.

TRACT TWO: Beginning at an iron pipe in the westerly sideline of Long Plain Road, at the northeasterly corner of land now or formerly of Walter A. Hutkoski, III and Carol S. Hutkoski; thence westerly along land now or formerly of said Hutkoski et ux, 300 feet to an iron pipe; thence southerly 150 feet along land now or formerly of said Hutkoski et ux to an iron pipe; thence continuing southerly 150 feet along land now or formerly of Charles Pielock et ux to an iron pipe at land now or formerly of John Smith; thence westerly 100 feet to an iron pipe; thence continuing the same course in a straight line 857.2 feet to a stone bound at land now or formerly of the Boston & Maine Railroad, the last two courses being along land now or formerly of said Smith; thence northerly 365.0 feet along said Railroad land to a stone bound; thence easterly 1215.7 feet along land now or formerly of the Consolidated Cigar Corporation to a stone bound in the westerly sideline of Long Plain Road; thence southerly 89.0 feet along the westerly sideline of said Road to the iron pipe at the place of beginning.

Containing 8.718 acres.

This conveyance is made subject to pole easements of record if any.

Being all and the same premises conveyed by deed of Walter A. Hutkoski, Ill a/k/a Walter A. Hutkowski, Ill, Dolores G. Zimnowski, and Georgeann R. Michalowski to Alan E. Sanderson, Alan E. Sanderson, Jr. and Bradley T. Sanderson, dated July 26, 1999, recorded in the Franklin County Registry of Deeds in Book 3524, Page 286. The said Alan E. Sanderson,(o/k/a Alan E. Sanderson, Sr.) died on November 9, 2013, a resident of said Whately, Franklin County, Massachusetts. For proof of death see Franklin Probate Court Docket #FR14P0019EA. . See also deed of Beverly E. Sanderson, Personal Representative of the Estate of Alan E. Sanderson, Sr. a/k/a Alan E. Sanderson, Franklin Probate Court #FR14P 0019EA, dated March 19, 2015, recorded in said Registry of Deeds Book 6756, Page 283.

Subject to an Agricultural and Horticultural tax lien to the Town of Whately and recorded in the Franklin County Registry of Deeds in Book 2922, Page 71 and Book 3608, Page 68.

Subject to an open end mortgage granted to Farm Credit East, ACA, dated May 11, 2011 recorded in said Registry of Deeds Book 6018, Page 34.

Bk: 6756 Pg: 292 Franklin County
Page: 1 of 3 10/05/2015 09:52 AM

Affected Premises: Long Plain Road, Whately, MA

QUITCLAIM DEED

That we, **ALAN E. SANDERSON, JR.**, being married, and **BRADLEY T. SANDERSON,** being married, both of Whately,

Franklin County, Massachusetts,

for **ONE *00/100* ($1.00) DOLLAR**

paid, grant to **SANDERSON BROTHERS REALTY, LLC.**, a Massachusetts limited liability company with principal offices at 345 Long Plain Road, Whately, Franklin County, Massachusetts, 01093,

with Quitclaim Covenants

The land, with buildings thereon, in Whately, Franklin County, Massachusetts, bounded and described as follows:

See **EXHIBIT A** attached hereto and made a part hereof by reference.

As the premises described herein are used exclusively for commercial purposes no rights of homestead attach thereto.

Witness our hands and seals this 19th day of March, 2015

_____ Alan E. Sanderson Jr.
ALAN E. SANDERSON, JR.

_____ Bradley T. Sanderson
BRADLEY T. SANDERSON

COMMONWEALTH OF MASSACHUSETTS

Franklin, SS.

On this 19th day of March 2015, before me, the undersigned notary public, personally appeared **ALAN E. SANDERSON, JR.** and **BRADLEY T. SANDERSON** , who proved their identities to me:

✓ by personal knowledge of the signatory for a period of time establishing beyond doubt that the individual has the identity claimed,

_____ by satisfactory evidence of photographic identification of the signatory, which was his current driver's license,

and swore to me to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Peter R James

Notary Public

My commission expires: MARCH 28, 2019

EXHIBIT A

AFFECTED PREMISES: Long Plain Road, Whately, MA

The land in Whately, Franklin County, Massachusetts shown on a Plan of Land prepared by Robert B. Rose & Associates, Registered Land Surveyors entitled "Plan of Land in Whately, MA surveyed for Paul P. Filipkowski" dated May 5, 1999 and recorded in the Franklin County Registry of Deeds in Plan Book 100, Page 84; bounded and described as follows:

Beginning at a point located on the westerly sideline of Straits Road, now known as Long Plain Road, a 1948 Franklin County Highway; said point being at the southeasterly corner of land now or formerly of Edward D. Smiarowski; thence S 25° 50' 51' E along the westerly line of said Straits Road a distance of 364.10 feet to a point, said point being at the northeasterly corner of land now or formerly of Raymond T. and Ruth A. Bennett (Book 1807, Page 247); thence S 86°06' 55" W a distance of 473.04 feet to a found "I" beam; thence S 4° 45" 50" E a distance of 137.44 feet to a found iron pin, the last two courses being along said land now or formerly of Raymond T. and Ruth A. Bennett; thence S 6° 32' 23" E along other land now or formerly of Ray T. and Ruth A. Bennett (Book 1515, Page 186) a distance of 177.31 feet to a found iron pin at land now or formerly of the Town of Whately; thence S 83° 20' 29" W a distance of 319.93 feet to a found "I" beam; thence S 9° 44' 47" E a distance of 299.95 feet to a found "I" beam at land now or formerly of Gretchen A. Helstoski, the last two courses being along land now or formerly of the Town of Whately; thence S 86° 57' 12" W along said land now or formerly of Gretchen A. Helstoski a distance of 174.78 feet to a found "I" beam; thence S 85° 47' 57" W along lands now or formerly of Marion R Pascone a distance of 810.51 feet to an iron pin at land of the Boston & Maine Corp; thence N 7° 02' 30" E along said land of the Boston and Maine Corp. a distance of 964.76 feet to a point, said point being at the southwesterly comer of land now or formerly of said Edward D. Smiarowski; thence N 85° 18' 41" E along land now or formerly of Edward D. Smiarowski a distance of 1417.92 feet to the point beginning.

Containing 26.706 acres of land:

Being all and the same premises conveyed by deed of Paul P. Filipkowski to Alan E. Sanderson and Alan E. Sanderson, Jr. and Bradley T. Sanderson, dated May 17, 1999, recorded in the Franklin County Registry of Deeds on May 20, 1999 in Book 3496, Page 69. The said Alan E. Sanderson (o/k/a Alan E. Sanderson, Sr.) died on November 9, 2013, a resident of said Whately, Franklin County, Massachusetts. For proof of death see Franklin Probate Court Docket #FR14P0019EA. . See also deed of Beverly E. Sanderson, Personal Representative of the Estate of Alan E. Sanderson, Sr. a/k/a Alan E. Sanderson, Franklin Probate Court #FR14P 0019EA, dated March 19, 2015, recorded in said Registry of Deeds Book 6756, Page 289.

Subject to an open end mortgage granted to Farm Credit East, ACA, dated May 11, 2011 recorded in said Registry of Deeds Book 6018, Page 34.

Any and all of said parcels may be subject to agricultural or horticultural liens (Mass General Laws Chapter 61A), recorded in said Registry of Deeds Book 3522, Page 265.

2015 0001624
Bk: 6756 Pg: 295 Franklin County
Page: 1 of 3 10/05/2015 09:56 AM

Affected Premises: Off Christian Road, Whately, MA

QUITCLAIM DEED

That we, **ALAN E. SANDERSON, JR.**, being married, and **BRADLEY T. SANDERSON**, being married, both of Whately,

Franklin County, Massachusetts,

for **ONE 00/100 ($1.00) DOLLAR**

paid, grant to **SANDERSON BROTHERS REALTY, LLC.**, a Massachusetts limited liability company with principal offices at 345 Long Plain Road, Whately, Franklin County, Massachusetts, 01093,

with Quitclaim Covenants

The land, with buildings thereon, in Whately, Franklin County, Massachusetts, bounded and described as follows:

See **EXHIBIT A** attached hereto and made a part hereof by reference.

As the premises described herein are used exclusively for commercial purposes no rights of homestead attach thereto.

Witness our hands and seals this 19th day of March, 2015

_____ A. E. Sanderson Jr.
ALAN E. SANDERSON, JR.

_____ Bradley T. Sanderson
BRADLEY T. SANDERSON

COMMONWEALTH OF MASSACHUSETTS

Franklin, SS.

On this 19th day of March 2015, before me, the undersigned notary public, personally appeared **ALAN E. SANDERSON, JR.** and **BRADLEY T. SANDERSON** , who proved their identities to me:

✓ by personal knowledge of the signatory for a period of time establishing beyond doubt that the individual has the identity claimed,

____ by satisfactory evidence of photographic identification of the signatory, which was his current driver's license,

and swore to me to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

PETER RICHARDS JAMES
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 28, 2019

EXHIBIT A

The land in Whately, Franklin County, Massachusetts, shown as "35,440 S.F. to be conveyed" on a plan prepared by Daniel L. Werner, R.P.L.S. entitled "PLAN OF LAND IN WHATELY, MA SURVEYED FOR MICHAEL R. & GRETCHEN A. BECHTA" dated June 3,2006 and recorded In the Franklin County Registry of Deeds in Plan Book 126, Page 53, bounded and described as follows:

Beginning at an "I' beam at the northwesterly corner of the premises herein conveyed; thence N 86° 57' 12" E along land of Alan E. Sanderson, et al, a distance of 174.78 feet to an "I" beam; thence N 86° 53' 55" E a distance of 293.72 feet to a point; thence S 06° 13' 42" E a distance of 75.84 feet to an iron pin, the last two courses being along land now or formerly of the Town of Whately; thence S 86° 55' 08" W along land now or formerly of Michael R. Bechta and Gretchen A. Bechta a distance of 468.16 feet to an iron pin; thence N 06° 29' 02' W along land of now or formerly of Howard P. Beaudry and Lisa A. Beaudry a distance of 75.86 feet to the "I" beam at the point of beginning.

Containing 35,440 square feet, more or less.

Being all and the same premises conveyed by Michael R. Bechta and Gretchen H. Bechta to Alan E. Sanderson, Alan E. Sanderson, Jr., and Bradley T. Sanderson, as joint tenants with right of survivorship, by deed dated July 25, 2008, recorded in said Registry of Deeds Book 5537, Page 220. The said Alan E. Sanderson, (a/k/a Alan E. Sanderson, Sr.) died on November 9, 2013, a resident of said Whately, Franklin County, Massachusetts. For proof of death see Franklin Probate Court Docket #FR14P0019EA.

Subject to an Agricultural and Horticultural tax lien to the Town of Whately and recorded in the Franklin County Registry of Deeds in Book 2989, Page 75.

Bk: 6756 Pg: 301 Franklin County
Page: 1 of 3 10/05/2015 10:02 AM

Affected Premises: Interstate 91-East Side
Whately, MA

QUITCLAIM DEED

That I, **ALAN E. SANDERSON, JR.**, being married, of Whately,

Franklin County, Massachusetts,

for **ONE 00/100 ($1.00) DOLLAR**

paid, grant to **SANDERSON BROTHERS REALTY, LLC.**, a Massachusetts limited liability company with principal offices at 345 Long Plain Road, Whately, Franklin County, Massachusetts, 01093,

with Quitclaim Covenants

The land, with buildings thereon, in Whately, Franklin County, Massachusetts, bounded and described as follows:

See **EXHIBIT A** attached hereto and made a part hereof by reference.

As the premises described herein are used exclusively for commercial purposes no rights of homestead attach thereto.

Witness my hand and seal this 19th day of March, 2015

_____ A. E. Sanderson Jr.

ALAN E. SANDERSON, JR.

COMMONWEALTH OF MASSACHUSETTS

Franklin, SS.

On this 19th day of March 2015, before me, the undersigned notary public, personally appeared **ALAN E. SANDERSON, JR.** , who proved his identity to me:

✓ by personal knowledge of the signatory for a period of time establishing beyond doubt that the individual has the identity claimed,

____ by satisfactory evidence of photographic identification of the signatory, which was his current driver's license,

and swore to me to be the person whose names is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

PETER RICHARDS JAMES
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 28, 2019

EXHIBIT A

AFFECTED PREMISES: INTERSTATE ROUTE 91 — EAST SIDE, WHATELY, MA

The land in Whately, Franklin County, Massachusetts, comprising 6.856 acres and shown as "Lyndon L. Scott Bk 1204 PP 660 & 661. The Heirs of Leon A. Scott Franklin County Probate #38856 See Bk 561 P 70 Fifth Tract" on plan filed with Franklin County Registry of Deeds, Plan Book 115, Page 35, bounded and described as follows:

BEGINNING at a point marking the southwesterly corner of the parcel herein described, along the easterly sideline of Interstate Route 91; thence the following courses and distances as shown on said plan:

N. 8° 31' 19" E. a distance of 326.93 feet to a Massachusetts highway bound;

N. 3° 14' 54" W. a distance of 68.78 feet to a corner;

N. 82° 48' 45" E. a distance of 787.54 feet to a corner at land now or formerly of Boston & Maine Corp.;

S. 7°02' 30" W. a distance of 395.03 feet to a corner;

S. 82° 46' 52" W. a distance of 783.69 feet to the place of beginning.

The above described parcel is conveyed together with the right to use in common with others, an easement thirty (30') feet in width, for the purpose of ingress, egress and necessary public utilities, all as more particularly described in Order of Taking by the Massachusetts Department of Public Works, recorded with Franklin County Registry of Deeds, Book 1086, Page 82.

The above described parcel is also conveyed together with a railroad crossing described in deed of Maria Scott as guardian of Adaline & Ambrose Scott to the Connecticut River Railroad Company dated August 4, 1846, recorded in the Franklin County Registry of Deeds, Book 140, Page 75.

Being all and the same premises conveyed by deed of Lyndon L. Scott to Alan E. Sanderson, Sr. and Alan E. Sanderson, Jr., dated August 31, 2004, as Joint Tenants, recorded in the Franklin County Registry of Deeds Book 4689, Page 176 and confirmatory deed from David L. Scott and Lyndon L. Scott dated September 29, 2004, recorded in said Registry of Deeds Book 4710, Page 10. The said Alan E. Sanderson, Sr. o/k/a Alan E. Sanderson died on November 9, 2013, a resident of said Whately, Franklin County, Massachusetts. For proof of death see Franklin Probate Court Docket #FR14P0019EA.

Subject to an open end mortgage granted to Farm Credit East, ACA, dated May 11, 2011 recorded in said Registry of Deeds Book 6018, Page 34.

Bk: 6756 Pg: 279 Franklin County
Page: 1 of 4 10/05/2015 09:43 AM

Affected Premises: (Off) Long Plain Road, Whately, MA

QUITCLAIM DEED

That we, **ALAN E. SANDERSON, JR.**, being married, and **BRADLEY T. SANDERSON**, being married, both of Whately,

Franklin County, Massachusetts,

for **ONE 00/100 ($1.00) DOLLAR**

paid, grant to **SANDERSON BROTHERS REALTY, LLC.**, a Massachusetts limited liability company with principal offices at 345 Long Plain Road, Whately, Franklin County, Massachusetts, 01093,

with Quitclaim Covenants

The land, with buildings thereon, in Whately, Franklin County, Massachusetts, bounded and described as follows:

See **EXHIBIT** A attached hereto and made a part hereof by reference.

As the premises described herein are used exclusively for commercial purposes no rights of homestead attach thereto.

Witness our hands and seals this 19th day of March, 2015

_____ Alan E. Sanderson Jr.
ALAN E. SANDERSON, JR.

_____ Bradley T. Sanderson
BRADLEY T. SANDERSON

COMMONWEALTH OF MASSACHUSETTS

Franklin, SS.

On this 19th day of March 2015, before me, the undersigned notary public, personally appeared **ALAN E. SANDERSON, JR.** and **BRADLEY T. SANDERSON** , who proved their identities to me:

✓ by personal knowledge of the signatory for a period of time establishing beyond doubt that the individual has the identity claimed,

_____ by satisfactory evidence of photographic identification of the signatory, which was his current driver's license,

and swore to me to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

PETER RICHARDS JAMES
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 28, 2019

EXHIBIT A

AFFECTED PREMISES: Off Long Plain Road, Whately, MA

A parcel of land in Whately, Franklin County, Massachusetts, more particularly bounded and described as follows:

Beginning at an iron pin in the easterly sideline of location of the Boston and Maine Corporation at a point opposite and 35.57' feet easterly from Station 1424+57.23 of the baseline of location of said corporation measured at right angles from the same;

Thence running N 83° 49' 30" E a distance of 513.60' feet along land now or formerly of Edward W. Farrick to an iron pin at land of the Northampton Cooperative Auction Association, Inc.;

Thence running S 7° 02' 30" W a distance of 388.00' feet along land of said Association to a point at land now or formerly of Alan E. Sanderson et al;

Thence continuing S 7° 02' 30" W a distance of 1023.38' feet to a point, the last two courses being 500' feet easterly from and parallel to the easterly sideline location of said corporation;

Thence running S 52° 12' 37" W a distance of 0.76' feet to a concrete

bound;

Thence continuing S 52° 12' 37" W a distance of 700.35' feet to a

concrete bound;

Thence continuing S 52° 12' 37" W a distance of 3.93' feet to point in the easterly sideline of location of said corporation, the last four courses being along land of said Alan E. Sanderson et al;

Thence running N 7° 02' 30" E a distance of 1791.02' feet to the iron pin at the point of beginning, containing 18.379 acres, all as shown on a plan entitled "Plan of Land in Whately, MA, Boston and Maine Corporation to Alan E. Sanderson, Alan E. Sanderson, Jr., Bradley T. Sanderson", dated June 25, 1996, recorded in the Franklin County Registry of Deeds Plan Book 94, Page 47.

Being all and the same premises conveyed by deed of The Boston and Maine Corporation to Alan E. Sanderson, Sr., Alan E. Sanderson, Jr., and Bradley T. Sanderson, dated August 23, 1996 recorded in the Franklin County Registry of Deeds on September 30, 1996 in Book 3155, Page 86. The said Alan E. Sanderson, Sr. o/k/a Alan E. Sanderson died on November 9, 2013, a resident of said Whately, Franklin County, Massachusetts. For proof of death see Franklin Probate Court Docket #FR14P0019EA. See also deed of Beverly E. Sanderson, Personal Representative of the Estate of Alan E. Sanderson, Sr. a/k/a Alan E. Sanderson, Franklin Probate Court #FR14P 0019EA, dated March 19, 2015, recorded in said Registry of Deeds Book 6956, Page 275.

Subject to reservations and conditions contained in said deed to Alan E. Sanderson , Sr. et al recorded in said Registry of Deeds Book 3155, Page 86, insofar as the same may apply.

Subject to an open end mortgage granted to Farm Credit East, ACA, dated May 11, 2011 recorded in said Registry of Deeds Book 6018, Page 34.

Subject to and with the benefit of a Lease between Alan E. Sanderson, Sr., Alan E. Sanderson, Jr., and Bradley T. Sanderson (Lessors) and Nexamp, Inc. (Lessee) dated April 5, 2012, notice of which was recorded on April 11, 2012, in Franklin Registry of Deeds Book 6166, Page 200. See also Notice of Assignment of Lease dated March 20, 2014, recorded in said Registry of Deeds Book 6504, Page 202.

Subject to an access easement and two temporary construction easements described within said Notice of Lease recorded in said Registry of Deeds Book 6166, Page 200.

Subject to Easement granted to Verizon New England, Inc. and Western Massachusetts Electric Company dated December 4, 2012, recorded in Franklin Registry of Deeds Book 6296, Page 148, to the extent that it may apply.

See also Notice of Variance or Special Permit granted by the Whately Zoning Board of Appeals to Nexamp, Inc. dated August 2, 2012, recorded in Franklin Registry of Deeds Book 6335, Page 136 and Book 6349, Page 69

26	0	18			1 of 1	Town of Whately	Total Card / Total Parcel
Map	Block	Lot	Lot	Lot	CARD		APPRAISED: 188,800 / 188,800
							USE VALUE: 188,800 / 188,800
							ASSESSED: 188,800 / 188,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
E/S		B + M RAILROAD, WHATELY

OWNERSHIP

Unit #:

Owner 1:	SANDERSON BROS REALTY LLC
Owner 2:	
Owner 3:	
Street 1:	PO BOX 86
Street 2:	
Twn/City:	WHATELY
St/Prov:	MA Cntry: Own Occ: N
Postal:	01093 Type:

PREVIOUS OWNER

Owner 1:	SANDERSON ALAN E -
Owner 2:	ALAN E JR, BRADLEY T -
Street 1:	PO BOX 86
Twn/City:	WHATELY
St/Prov:	MA Cntry:
Postal:	01093

NARRATIVE DESCRIPTION

This Parcel contains 5.799 ACRES of land mainly classified as SOLAR

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	R6	100	water	1	TYPICL
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
452	5.799			188,800	188,800
Total Card	5.799			188,800	188,800
Total Parcel	5.799			188,800	188,800

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 26 0 18

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	452	Test		0	5.799	188,800	188,800	188,800	Year End Roll	1/22/2025
2025	452	FV		0	5.799	188,800	188,800	188,800	Year End Roll	1/21/2025
2024	452	FV		0	5.799	188,800	188,800	188,800	Year end	1/3/2024
2023	452	FV		0	5.799	179,800	179,800	179,800	Year End Roll	1/10/2023
2022	452	FV		0	5.799	179,800	179,800	179,800	Year end	1/5/2022
2021	452	FV		0	5.799	127,600	127,600		YEAR END	12/29/2020
2020	452	FV		0	5.799	127,600	127,600		Year End Roll	1/14/2020
2019	452	FV		0	5.799	113,500	113,500	113,500	YEAR END	12/19/2018

!584!

PRINT

Date	Time
02/06/25	09:56:08

LAST REV

Date	Time
09/14/21	14:20:42
apro	
584	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANDERSON ALAN	6756-301	Q	3/19/2015	FAMILY	1	No	No		
B+M RAILROAD	3155/86		9/12/1996		1	Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

AS OF JANUARY 1 2024

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
452	SOLAR		0		SQUARE FE	SITE		0	0.	0.00	CA	1.05															
452	SOLAR		5.799		ACRES	EXCESS		0	22,000.	1.48	CA	1.05								188,757						188,800	

Total AC/HA:	5.79900	Total SF/SM:	252604	Parcel LUC:	452	SOLAR	Prime NB Desc:	C/I AVE	Total:	188,757	Spl Credit		Total:	188,800

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

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:		%	
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	0.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.0000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

REAR LOT .

RESIDENTIAL GRID

1st Res Grid	Desc:					# Units:						
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	
Juris. Factor:		Before Depr:	0.00		
Special Features:	0	Val/Su Net:			
Final Total:	0	Val/Su SzAd			

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:			
Size Ad		Gross Are		FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

AS OF JANUARY 1 2024

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

26 0 18

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

26	0	19			1 of 1	Town of Whately
Map	Block	Lot	Lot	Lot	CARD	

	Total Card	/	Total Parcel
APPRAISED:	448,337	/	448,337
USE VALUE:	242,782	/	242,782
ASSESSED:	242,782	/	242,782

PROPERTY LOCATION

No	Alt No	Direction/Street/City
345		LONG PLAIN RD, WHATELY

OWNERSHIP

Unit #:

Owner 1:	SANDERSON BROS REALTY LLC	
Owner 2:		
Owner 3:		
Street 1:	PO BOX 86	
Street 2:		
Twn/City:	WHATELY	
St/Prov:	MA	Cntry:
Postal:	01093	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	SANDERSON ALAN E -
Owner 2:	ALAN E JR/BRADLEY T -
Street 1:	PO BOX 86
Twn/City:	WHATELY
St/Prov:	MA
Postal:	01093

Cntry:

NARRATIVE DESCRIPTION

This Parcel contains 33.31 ACRES of land mainly classified as MIXED USE

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	R6	100	water	1	TYPICL
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
292	15.116			1,028	1,028
272	17.000		214,200	23,154	237,354
132	1.194			4,400	4,400
Total Card	33.310		214,200	28,582	242,782
Total Parcel	33.310		214,200	28,582	242,782

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date 08/07/00

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 26 0 19

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	021	Test		214200	33.31	234,137	448,337	242,782	Year End Roll	1/22/2025
2025	021	FV		214200	33.31	234,137	448,337	242,782	Year End Roll	1/21/2025
2024	021	FV		224600	33.31	201,524	426,124	254,871	Year end	1/3/2024
2023	021	FV		214200	33.31	191,909	406,109	242,063	Year End Roll	1/10/2023
2022	021	FV		214200	33.31	191,909	406,109	240,176	Year end	1/5/2022
2021	021	FV		168200	33.31	191,909	360,109		YEAR END	12/29/2020
2020	021	FV		90400	33.31	189,295	279,695		Year End Roll	1/14/2020
2019	021	FV		90400	33.31	189,295	279,695	114,155	YEAR END	12/19/2018

!585!

PRINT

Date	Time
02/06/25	09:56:11

LAST REV

Date	Time
03/15/22	16:38:23
apro	
585	

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANDERSON ALAN	6756-271	Q	3/19/2015	FAMILY	1	No	No		
SANDERSON ALAN	6756-267		3/19/2015	FAMILY	1	No	No		
CONSIGAR	1797 72		6/1/1984	OTHER	350,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/22/1999	25596B	MANUAL		C	8/7/2000			16X30ADD
10/13/1999	25185B	MANUAL	40,960	C	8/7/2000			TOB BRN
11/17/1997	22245B	MANUAL	27,600	C	6/23/1998			OFFSHED
11/17/1997	22246B	MANUAL	7,360	C	6/23/1998			STRGSHD
4/10/1996	19594B	MANUAL	28,500	C	6/9/1997			DORM

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2000	INSPECTED	164	ROY BISHOP
6/23/1998	MEAS+INSPCTD	164	ROY BISHOP
6/9/1997	PERMIT VISIT	160	CYNTHIA HERB
3/12/1991	PERMIT VISIT	131	DEAN
3/8/1990	MEAS+INSPCTD	150	FRANK ROGERS
2/8/1989	MEAS+INSPCTD	150	FRANK ROGERS

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

AS OF JANUARY 1 2024

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
272	VEGS		43560		SQUARE FE	SITE		0	2.18	1.22	EW	1.22								115,852			0.03126			1,362	
272	VEGS		1500		FRONT FEE	SITE		0	0.	0.00	EW	1.22											0				
272	VEGS		16		ACRES	EXCESS		0	3,000.	1.22	EW	1.22								58,560			1362			21,792	
292	WASTE LAND		15.116		ACRES	EXCESS		0	3,000.	1.22	EW	1.22								55,325			68			1,028	
132	UNDEV		1.194		ACRES	EXCESS		0	3,000.	1.22	EW	1.22								4,370						4,400	

Total AC/HA:	33.31000	Total SF/SM:	1450984	Parcel LUC:	021	MIXED USE	Prime NB Desc:	EW	Total:	234,107	Spl Credit	205,555	Total:	28,582

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

Database: AssessPro - AssessPro apro 2026

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

84 SALE INC 32/43,46 OUT BLDG 3+9
ATTACHED DORM HAS 7 SINKS, 4 TOILTNO
HEAT, MINIMAL AMENTIES 6/97 ORIGINAL
DORM ADDED 9/98 IN TIME FOR 99 TAXES.
1.194 AC INCLUDED IN SOLAR FARM SEPT
2012--OUT OF CH 61A.

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	BRs:	Baths:	HB

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:		0.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		0 %

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.0000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

AS OF JANUARY 1 2024

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:		
Size Ad		Gross Are		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

26 0 19

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
38	TOB BRN	D	Y	1	160X32	A	FR	1940	7.63	T	95	272		1.	2,000			2,000
41	IMP SHD	D	Y	1	82X20	A	FR	1940	8.12	T	95	272		1.	700			700
2	SHED/FR	A	Y	1	20X60	A	FR	1940	11.56	T	95	272		1.	700			700
2	SHED/FR	D	Y	1	36	A	FR	1940	21.67	T	95	272		1.				
26	GRNHSE-P	A	Y	48	16X96	G	AV	1978	2.85	T	70	272		1.	63,100			63,100
26	GRNHSE-P	D	Y	1	90X300	G	GD	1995	2.37	T	39	272		1.	39,100			39,100
26	GRNHSE-P	D	Y	1	90X300	G	GD	2005	2.37	T	24	272		1.	48,700			48,700
2	SHED/FR	A	Y	1	10X36	A	AV	1989	12.29	T	64	272		1.	1,600			1,600
2	SHED/FR	D	Y	1	10X14	A	AV	1990	13.93	T	62	272		1.	700			700
MN	DORM	D	Y	1	50X26	A	AV	1996	16.00	M	5	272		1.	19,800			19,800
MN	DORM	D	Y	1	80X26	A	AV	1989	16.00	M	10	272		1.	30,000			30,000
MN	DORM	D	Y	1	16X32	A	AV	2000	16.00	M	5	272		1.	7,800			7,800

More:	N	Total Yard Items:	214,200	Total Special Featues:		Total:	214,200

26	0	21			1 of 1	Town of Whately
Map	Block	Lot	Lot	Lot	CARD	

	Total Card	/	Total Parcel
APPRAISED:	147,330	/	147,330
USE VALUE:	11,762	/	11,762
ASSESSED:	11,762	/	11,762

PROPERTY LOCATION

No	Alt No	Direction/Street/City
W/S		LONG PLAIN RD, WHATELY

OWNERSHIP

Unit #:

Owner 1:	SANDERSON BROS REALTY LLC
Owner 2:	
Owner 3:	
Street 1:	PO BOX 86
Street 2:	
Twn/City:	WHATELY
St/Prov:	MA Cntry: Own Occ: N
Postal:	01093 Type:

PREVIOUS OWNER

Owner 1:	SANDERSON ALAN E -
Owner 2:	ALAN E JR + BRADLEY T -
Street 1:	PO BOX 86
Twn/City:	WHATELY
St/Prov:	MA Cntry:
Postal:	01093

NARRATIVE DESCRIPTION

This Parcel contains 8.699 ACRES of land mainly classified as VEGS

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	R4	100	water	1	TYPICL
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
292	2.617			178	178
272	6.082			8,284	8,284
271	0.000		3,300		3,300
Total Card	8.699		3,300	8,462	11,762
Total Parcel	8.699		3,300	8,462	11,762

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date 09/09/93

!589!

PREVIOUS ASSESSMENT

Parcel ID 26 0 21

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	272	Test		3300	8.699	144,030	147,330	11,762	Year End Roll	1/22/2025
2025	272	FV		3300	8.699	144,030	147,330	11,762	Year End Roll	1/21/2025
2024	272	FV		3500	8.699	123,961	127,461	12,797	Year end	1/3/2024
2023	272	FV		3300	8.699	118,058	121,358	11,835	Year End Roll	1/10/2023
2022	271	FV		3300	8.699	118,058	121,358	11,160	Year end	1/5/2022
2021	271	FV		11600	8.699	118,058	129,658		YEAR END	12/29/2020
2020	271	FV		11600	8.699	115,444	127,044		Year End Roll	1/14/2020
2019	271	FV		11600	8.699	115,444	127,044	18,699	YEAR END	12/19/2018

PRINT

Date	Time
02/06/25	09:56:22

LAST REV

Date	Time
08/15/24	12:54:16

apro

589

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANDERSON ALAN	6756-286	Q	3/19/2015	FAMILY	1	No	No		ALSO 6756/283
SANDERSON ALAN	3524/286		7/26/1999	OTHER	60,000	Yes	No		N-CHAPTER LAND SALE
HUTKOSKI	3409/338		10/16/1998	FAMILY	1	Yes	No		
HUTKOSKI	3326/128		8/26/1993	FAMILY		No	No		
HUTKOSKI	1581/246		5/17/1979	FAMILY		Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/1/1992	14911	MANUAL						DEMO BARN

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/1993	PERMIT VISIT	107	JOHN PRESCOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

AS OF JANUARY 1 2024

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
272	VEGS		43560		SQUARE FE	SITE		0	2.18	1.22	EW	1.22								115,852			0.03126			1,362	
271	TOBACCO, S		115		FRONT FEE	SITE		0	0.	0.00	EW	1.22											0				
272	VEGS		5.082		ACRES	EXCESS		0	3,000.	1.22	EW	1.22								18,600			1362			6,922	
292	WASTE LAND		2.617		ACRES	CROP		0	3,000.	1.22	EW	1.22								9,578			68			178	

Total AC/HA:	8.69900	Total SF/SM:	378928	Parcel LUC:	272	VEGS	Prime NB Desc:	EW	Total:	144,030	Spl Credit	135,568	Total:	8,462

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

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:		%	
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

CCC #70 #122 NC=NO START ON DEMO .

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:	Baths:	HB

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:	0.0	%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.0000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

AS OF JANUARY 1 2024

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:		
Size Ad		Gross Are		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

PARCEL ID

26 0 21

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
38	TOB BRN	D	Y	1	3600	A	FR	1940	8.00	T	95	271		1.	1,400			1,400
38	TOB BRN	D	Y	1	4950	A	FR	1940	7.66	T	95	271		1.	1,900			1,900

More:	N	Total Yard Items:	3,300	Total Special Featues:	

Total: 3,300

26	0	36			1 of 1	Town of Whately
Map	Block	Lot	Lot	Lot	CARD	

	Total Card	/	Total Parcel
APPRAISED:	218,536	/	218,536
USE VALUE:	31,767	/	31,767
ASSESSED:	31,767	/	31,767

PROPERTY LOCATION

No	Alt No	Direction/Street/City
W/S		LONG PLAIN RD, WHATELY

OWNERSHIP

Unit #:

Owner 1:	SANDERSON BROS REALTY LLC	
Owner 2:		
Owner 3:		
Street 1:	PO BOX 86	
Street 2:		
Twn/City:	WHATELY	
St/Prov:	MA	Cntry:
Postal:	01093	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	SANDERSON ALAN E, ALAN E JR -
Owner 2:	BRADLEY T C/O FAIRVIEW FARMS -
Street 1:	PO BOX 86
Twn/City:	WHATELY
St/Prov:	MA
Postal:	01093

Cntry:

NARRATIVE DESCRIPTION

This Parcel contains 26.706 ACRES of land mainly classified as VEGS

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	R4	100	water	1	TYPICL
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
292	10.206			694	694
272	16.500			22,473	22,473
271	0.000		8,600		8,600
Total Card	26.706		8,600	23,167	31,767
Total Parcel	26.706		8,600	23,167	31,767

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date 06/16/97

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 26 0 36

!614!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	272	Test		8600	26.706	209,936	218,536	31,767	Year End Roll	1/22/2025
2025	272	FV		8600	26.706	209,936	218,536	31,767	Year End Roll	1/21/2025
2024	272	FV		9100	26.706	180,683	189,783	34,516	Year end	1/3/2024
2023	272	FV		8600	26.706	172,079	180,679	31,918	Year End Roll	1/10/2023
2022	272	FV		8600	26.706	172,079	180,679	30,086	Year end	1/5/2022
2021	272	FV		5600	26.706	172,079	177,679		YEAR END	12/29/2020
2020	272	FV		5600	26.706	169,465	175,065		Year End Roll	1/14/2020
2019	272	FV		5600	26.706	169,465	175,065	24,983	YEAR END	12/19/2018

PRINT

Date	Time
02/06/25	09:57:31

LAST REV

Date	Time
09/21/16	13:03:15

apro

614

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANDERSON ALAN	6756-292	Q	3/19/2015	FAMILY	1	No	No		ALSO 6756/289
FILIPKOWSKI	3496/69		5/17/1999	OTHER	140,000	Yes	No		N-BUYER LEASED LAND
FILIPKOWSKI	2615/189		2/13/1992	FAMILY	1	Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/1997	MEAS+INSPCTD	161	AI ANNIS

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

USER DEFINED

Prior Id # 1:	20
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	21
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

AS OF JANUARY 1 2024

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
272	VEGS		43560		SQUARE FE	SITE		0	2.18	1.22	EW	1.22								115,852			0.03126			1,362	
272	VEGS		15.5		ACRES	CROP		0	3,000.	1.22	EW	1.22								56,730			1362			21,111	
292	WASTE LAND		10.206		ACRES	EXCESS		0	3,000.	1.22	EW	1.22								37,354			68			694	
271	TOBACCO, S		14		FRONT FEE	SITE		0	0.	0.00	EW	1.22											0				

Total AC/HA:	26.70600	Total SF/SM:	1163313	Parcel LUC:	272	VEGS	Prime NB Desc:	EW	Total:	209,936	Spl Credit	186,769	Total:	23,167

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

Database: AssessPro - AssessPro apro 2026

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wall	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.0000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

THIS PARCEL WAS FORMERLY PART OF 20/21. LIVING TRUST2 TOB BRNS ADDED 6/97 FROM 20/21-1 RECORDS. WHY HIGH PURCHASE PRICE?.

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	BRs:	Baths:	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:		
Size Ad		Gross Are		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

AS OF JANUARY 1 2024

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 26 0 36

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
38	TOB BRN	D	Y	1	3600	A	AV	1945	8.00	T	70	271		1.	8,600			8,600

More:	N	Total Yard Items:	8,600	Total Special Featues:		Total:	8,600

26	0	36-1			1 of 1	Town of Whately
Map	Block	Lot	Lot	Lot	CARD	

	Total Card	/	Total Parcel
APPRAISED:	9,479	/	9,479
USE VALUE:	7,609	/	7,609
ASSESSED:	7,609	/	7,609

PROPERTY LOCATION

No	Alt No	Direction/Street/City
OFF		LONG PLAIN RD, WHATELY

OWNERSHIP

Unit #:

Owner 1:	SANDERSON BROS REALTY LLC
Owner 2:	
Owner 3:	
Street 1:	PO BOX 86
Street 2:	
Twn/City:	WHATELY
St/Prov:	MA Cntry: Own Occ:
Postal:	01093 Type:

PREVIOUS OWNER

Owner 1:	SANDERSON ALAN E -
Owner 2:	ALAN E JR, BRADLEY T -
Street 1:	PO BOX 86
Twn/City:	WHATELY
St/Prov:	MA Cntry:
Postal:	01093

NARRATIVE DESCRIPTION

This Parcel contains .814 ACRES of land mainly classified as VEGS

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	R4	100	water	1	TYPICL
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
272	0.814		6,500	1,109	7,609
Total Card	0.814		6,500	1,109	7,609
Total Parcel	0.814		6,500	1,109	7,609

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 26 0 36-1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	272	Test		6500	.814	2,979	9,479	7,609	Year End Roll	1/22/2025
2025	272	FV		6500	.814	2,979	9,479	7,609	Year End Roll	1/21/2025
2024	272	FV		6800	.814	2,564	9,364	8,023	Year end	1/3/2024
2023	272	FV		6500	.814	2,442	8,942	7,624	Year End Roll	1/10/2023
2022	272	FV		6500	.814	2,442	8,942	7,534	Year end	1/5/2022
2021	272	FV		4200	.814	2,442	6,642		YEAR END	12/29/2020
2020	272	FV		4200	.814	2,442	6,642		Year End Roll	1/14/2020
2019	272	FV		4200	.814	2,442	6,642	5,136	YEAR END	12/19/2018

!1137!

PRINT

Date	Time
02/06/25	10:22:02

LAST REV

Date	Time
10/13/15	19:29:26
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1137

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANDERSON ALAN	6756-295	Q	3/19/2015	FAMILY	1	No	No		
BECHTA MICHAEL	5537-220	Q	7/25/2008	PORTION ASSE	29,500	No	No		
HELSTOWSKI WALT	5099-333		5/15/2006	CONVIENCE	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

AS OF JANUARY 1 2024

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
272	VEGS		0.814		ACRES	EXCESS		0	3,000.	1.22	EW	1.22								2,979			1362			1,109	

Total AC/HA:	0.81400	Total SF/SM:	35458	Parcel LUC:	272	VEGS	Prime NB Desc:	EW	Total:	2,979	Spl Credit	1,870	Total:	1,109

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

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	0
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	1.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

PUMP/TANK REMOVD BY 12/94 .

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	
Juris. Factor:		Before Depr:	0.00		
Special Features:	0	Val/Su Net:			
Final Total:	0	Val/Su SzAd			

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:		
Size Ad		Gross Are		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

AS OF JANUARY 1 2024

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

26 0 36-1

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
38	TOB BRN	D	Y	1	30X85	A	AV	1940	8.51	T	70	272		1.	6,500			6,500

More:	N	Total Yard Items:	6,500	Total Special Featues:		Total:	6,500

32	0	52			1 of 1	Town of Whately
Map	Block	Lot	Lot	Lot	CARD	

	Total Card	/	Total Parcel
APPRAISED:	116,200	/	116,200
USE VALUE:	116,200	/	116,200
ASSESSED:	116,200	/	116,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
E/S		B + M RAILROAD, WHATELY

OWNERSHIP

Unit #:

Owner 1:	SANDERSON BROS REALTY LLC
Owner 2:	
Owner 3:	
Street 1:	PO BOX 86
Street 2:	
Twn/City:	WHATELY
St/Prov:	MA Cntry: Own Occ: N
Postal:	01093 Type:

PREVIOUS OWNER

Owner 1:	SANDERSON ALAN E -
Owner 2:	ALAN E JR, BRADLEY T -
Street 1:	PO BOX 86
Twn/City:	WHATELY
St/Prov:	MA Cntry:
Postal:	01093

NARRATIVE DESCRIPTION

This Parcel contains 10.3 ACRES of land mainly classified as MIXED USE

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	R6	100	water	1	TYPICL
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
452	3.400			110,700	110,700
132	6.900			5,500	5,500
Total Card	10.300			116,200	116,200
Total Parcel	10.300			116,200	116,200

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 32 0 52

!769!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	041	Test		0	10.3	116,200	116,200	116,200	Year End Roll	1/22/2025
2025	041	FV		0	10.3	116,200	116,200	116,200	Year End Roll	1/21/2025
2024	041	FV		0	10.3	116,200	116,200	116,200	Year end	1/3/2024
2023	041	FV		0	10.3	110,900	110,900	110,900	Year End Roll	1/10/2023
2022	041	FV		0	10.3	110,900	110,900	110,900	Year end	1/5/2022
2021	041	FV		0	10.3	79,600	79,600		YEAR END	12/29/2020
2020	041	FV		0	10.3	79,600	79,600		Year End Roll	1/14/2020
2019	452	FV		0	10.3	164,000	164,000	164,000	YEAR END	12/19/2018

PRINT

Date	Time
02/06/25	10:04:52

LAST REV

Date	Time
09/14/21	14:27:54
apro	
769	

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANDERSON ALAN	6756-279	Q	3/19/2015	FAMILY	1	No	No		
B+M RAILROAD	3155/86		9/12/1996	OTHER	55,135	Yes	No		
UNKNOWN	N/A		11/7/1983			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

AS OF JANUARY 1 2024

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		6.9		ACRES	TIMBER		0	800.	1.00	LL									5,520						5,500	
452	SOLAR		3.4		ACRES	EXCESS		0	22,000.	1.48	CA	1.05								110,670						110,700	

Total AC/HA:	10.30000	Total SF/SM:	448668	Parcel LUC:	041	MIXED USE	Prime NB Desc:	LNDLCKD	Total:	116,190	Spl Credit		Total:	116,200

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

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wall	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	0.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.0000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

N=MULTIPARCEL SALE 2.4 AC LEASED FOR NEXAMP SOLAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	BRs:	Baths:	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:		
Size Ad		Gross Are		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

AS OF JANUARY 1 2024

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

32 0 52

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	