

# THE WELLS ESTATE

491 Eastford Road, Southbridge, Massachusetts | 65.80± Acres



Listing # MA2195

For more information, please contact:

**KEITH ROSS**

978-544-5767 | [kross@landvest.com](mailto:kross@landvest.com)

**KEITH ROSS**

978-544-5767 | [kross@landvest.com](mailto:kross@landvest.com)

**LandVest** | **CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

HQ: Ten Post Office Square, Boston, MA 02109 | 617-723-1800 [www.landvest.com](http://www.landvest.com)

## INDEX

A.	STATEMENT OF LIMITATIONS .....	3
B.	SUMMARY OF IMPORTANT FACTS .....	4
	OWNERSHIP & TAX ASSESSMENT.....	4
	PROPERTY IDENTIFICATION .....	6
	TOWN OF SOUTHBRIDGE DESCRIPTION.....	6
	TOWN OF SOUTHBRIDGE HISTORY .....	6
	BUILDINGS DESCRIPTIONS.....	7
	AERIAL PHOTO BASE PLAN .....	8
	CONSERVATION CONTEXT PLAN .....	9
	SITE ANALYSIS PLAN .....	10
C.	PHOTOS .....	11
D.	REGULATORY FACTORS .....	25
	ZONING .....	25
	WETLANDS .....	25
	FLOOD ZONES.....	25
	RARE SPECIES: PRIORITY & ESTIMATED HABITAT .....	25
	APPENDIX A .....	27
	DEED .....	27
	PLAN OF LAND – PARCEL 205-1.....	27
	ASSESSOR FIELD CARDS.....	27

#### A. STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding approximately 65.8+/-acres of land and improvements. The property is located at 491 Eastford Road, Southbridge, 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

<b>Offered Property:</b>	65.8± acres and improvements in Southbridge 6,495 sq. ft. chateau-style stone exterior residence built in 1927 12 room, 7 bedroom, 6 full bath, 2 ½ baths, 3 fireplaces (2 fire and 1 gas), pool, 10 acre private pond and hiking trails that abut thousands of acres of town watershed lands. Separate caretaker apartment above 3 car garage. 2,024± feet of road frontage on Eastford Road.
<b>Property Location:</b>	491 Eastford Road Southbridge, Massachusetts
<b>Assessor Map &amp; Lots:</b>	Map 77, Lot 1-1 (15.0± ac), and Map 77, Lot 1-1-A (50.8± ac)
<b>Record Owners:</b>	Network Equipment Services, LLC
<b>Recorded Deeds:</b>	Book 57566, Page 137, Worcester District Registry of Deeds (077-001-1) and Book 58200, Page 359 (077-1-B-1)

## OWNERSHIP & TAX ASSESSMENT

Address	Owner	Map/Lot	Acres	Appraised Land Value By Town	Building Value	Total Assessed Value
491 Eastford Rd	Network Equipment Services, LLC	077-001-1	64.7	\$202,500	\$627,500	\$829,700
Eastford Rd	Wells Pond LLC	077-001- B-1	1.13	\$32,800	\$0	\$32,800
		<b>Total:</b>	<b>65.8±Acres</b>	<b>\$235,300</b>	<b>\$627,500</b>	<b>\$852,500</b>

*The deeds, assessor field cards, recorded plans, conservation restrictions, and forest management plan for the Offered Property are included in the Appendix.*

<b>Zoning:</b>	The offered property is located in the Single-Family Residence Zoning District.
<b>Wetlands:</b>	See attached maps
<b>Flood Zones:</b>	See attached maps

**Property Description:**

This 65.8 acre property offers privacy and views from the top of the ridge that runs the length of the property. The 6,495 square foot chateau-style home was built in 1927 by John Wells grandson of the founder of the American Optical in Southbridge.

The adjacent undeveloped land to the south of the main house has development potential, with 1,891 feet of frontage on Eastford Rd, as well as potential access for a subdivision road from Woodcliff Rd on the southern end of the property. The abutter to the south of this property is thousands of acres of water department watershed lands.

With an interior living area of 6,594 ± sq. ft, and additional finished attic spaces, this estate, built in 1927, boasts 12 rooms, 7 bedrooms, 6 full baths, 2 ½ baths, 3 fireplaces (2 wood and 1 gas), a living room, dining room, sitting room, kitchen/great room, basement recreation room, pool, and direct access to a dock on Wells Pond. Above the three-bay garage is a caretaker's apartment with full bath, kitchen, bedroom, and living room with a wood fireplace.

Bought in 2016, significant renovations have added forced hot air heat, repaired the roof, removed old heating and electrical systems, finished many rooms, and removed trees overshadowing the home. This property, directly adjacent to the Cohasse Country Club is poised for its next chapter. It could equally become a year-round home, a summer retreat, a bed and breakfast, or a retreat center.

**Utilities:**

Electric, phone, and cable are at the site. Heating system is powered by a propane tank. Two gas fireplaces, and one working fireplace. The homes water service is supplied by town of Southbridge water system.

### **PROPERTY IDENTIFICATION**

The 65.8 acres is predominately forested with open tree canopy surrounding the home, garage, pool, and terrace, as it slopes down to Wells Pond. A dirt road runs north down to the Cohasset Country Club, across the dam and provides direct access onto the golf course. A trail runs south along the ridge towards Woodcliff Rd. The property abuts land owned by the Southbridge Water Department which may be considered conserved land.

John Wells was the grandson of the founder of American Optical, the largest employer in town at one point employing more than 2000 workers. Mr. Wells was also an early pioneer Ham Radio operation and founded the Harvey Wells Electronic Company specializing in Ham Radios and components. The house supported a large Ham Radio antenna along the ridge line on the roof.

Worcester Regional airport is 36 minutes from the property, with daily flights to Florida and daily trips to JFK. Worcester is roughly 20 miles away, Boston is 60 miles, Providence 50 miles away, Hartford is 44 miles away. The town of Southbridge is 9 minutes east of Route 84 and 10 minutes from the Mass Turnpike providing access to points east, west, and south.

### **TOWN OF SOUTHBRIDGE DESCRIPTION**

The Town of Southbridge is located in southwestern Worcester County, Massachusetts. The town was incorporated in 1816. Southbridge is located on the Massachusetts / Connecticut border and in Massachusetts is bounded on the west by Sturbridge, on the north by Charlton, and on the east by Dudley. Woodstock, Connecticut runs along its entire southern border, and Union, CT lies just to the west. The total area of Southbridge is close to 21 square miles in size, with 0.5 square miles of water. It is bisected by the Quinebaug River that runs through downtown Southbridge. The property for sale lies just to the south of the downtown, and is adjacent to significant protected land in southwest Southbridge. The landscape is dominated by the hills and rivers, leading down to the Quinebaug River. The elevation of Southbridge is 489 feet above sea level.

The population was 16,719 as of the 2010 census, with 6,866 households. As of the census of 2000, there were 17,253 people. The median income for a household in the town was \$48,762, and the median income for a family was \$58,067.

### **TOWN OF SOUTHBRIDGE HISTORY**

The area was initially inhabited by the Nipmuck and Mohegan tribes, with the Quinebaug River dividing their territories. The first European settlers and use began as early as 1638, when John Winthrop, Jr. purchased Tantiusques a tract for mining lead. Southbridge was first settled by Europeans in 1730. In 1801 a poll parish, named the Second Religious Society of Charlton, and popularly called Honest Town, was formed from parts of Dudley, Charlton, and Sturbridge. In 1816 this parish was incorporated to become the township of Southbridge. Water power from the Quinebaug River made Southbridge a good location for sawmills and gristmills in the 18th century, and textile mills in the 19th century. After the Civil War, many immigrants of Irish and French-Canadian descent came to work and live there; by the 1930s they had been joined by Poles, Greeks, Italians and others.

Due largely to the success of the American Optical Company, which was founded by George Wells,

Southbridge was known nationally for its manufacture of optical products. Under the Wells family, the American Optical Company ("AO") became the world's largest manufacturer of ophthalmic products, and at its height employed more than 6,000 people around the world. Many of its workers were exempted from the draft during World War II since they were doing vital defense work, including making Norden bombsights and even some work on the atomic bomb.

By the early 1960s, the mill town had a movie theatre, an AM radio station (WESO), and an airport. New immigrants from Puerto Rico, Laos, and Vietnam began arriving in the 1970s and 1980s, and the town now has a significant Hispanic and Puerto Rican population. The American Optical Company shut down in 1984. (Adapted from Wikipedia)

## **BUILDINGS DESCRIPTIONS**

### **MAIN HOUSE**

The home was constructed in 1927 as a chateau inspired stone residence, with views down to the Pond and the golf course on both sides. The front entry is through the "tower", greeting you with a circular staircase accessing the second and third floors. Down several steps is the main hall, off of which is the grand living room with large fireplace, sitting room, dining room, and kitchen/great room. This ground floor opens on to a terrace that leads to the pool with a beautiful overlook onto Wells Pond. Upstairs, there are 4 main bedrooms, a laundry, 4 baths, and 3 smaller bedrooms. There are two separate attic spaces that are finished, as well as a recreation room/bar in the basement.

The main portion of the house is heated with 2 Buderus propane boilers and a new 6-zone forced air system installed in 2017, while the old servants quarters are on a 2-zone hot water baseboard heating system.

Since its purchase in 2016, significant renovations were undertaken to restore this home to its former state including: repair of roof leaks, 400 amp electrical service upgraded, old boiler removed, old oil tanks removed, old transformer removed, old water heaters removed throughout main house, forced hot air heating system installed in main house, new boiler installed, main house attic finished and skylights installed, additional electrical run to above main bath for eventual bathroom improvement, improved entryway ½ bathroom area, and removed trees overshadowing the home and driveway. The above renovations place the next owner easily within striking distance of restoring the home to its former comfort.

### **CARETAKER'S APARTMENT**

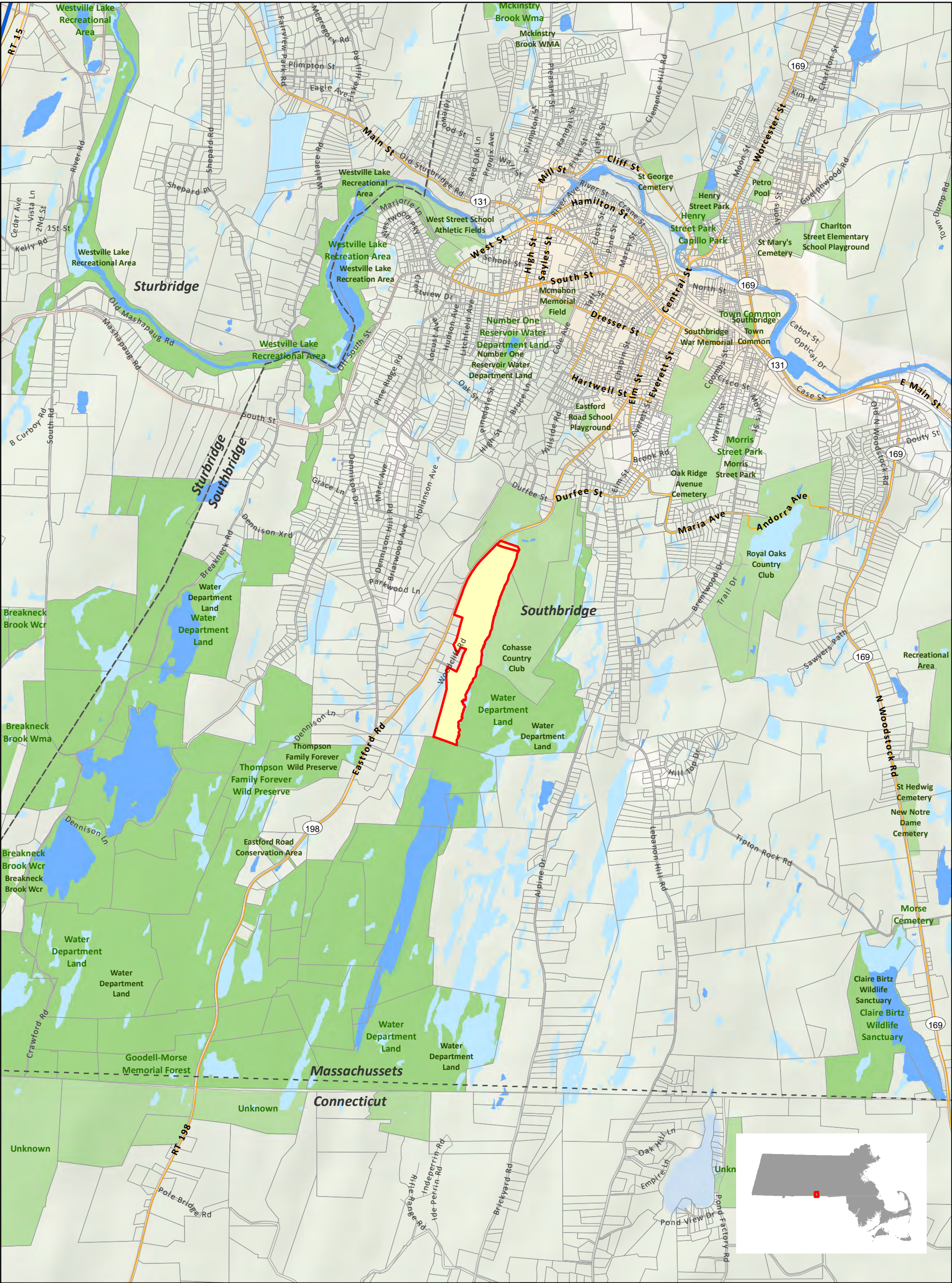
The separate 3-car garage has a caretaker's apartment above it with a bedroom, full bath, kitchen, and living room. Stone steps bring you down to the dock and beach area on the pond.

### **POND AREA**

The pond is accessed by a series of stone steps that lead you down to a dock and the old beach area. There is an old stone wall with inserts for fires and grilling that could be rehabilitated into a kitchen / beach recreation area.



<b>Legend</b> <div><div><div><div><div></div><div>Subject Property - 65.8 ±Ac</div></div><div><div></div><div>Adjacent Properties</div></div><div><div></div><div>Protected Land</div></div><div><div></div><div>Open Water</div></div><div><div></div><div>Wetlands</div></div></div><div><div><div><div></div><div>Perennial Streams</div></div><div><div></div><div>Intermittent Streams</div></div><div><div></div><div>Contours (ft)</div></div></div></div></div></div>	<b>Base Plan Orthophotograph</b> <div><div><div>Project Number: MA2195</div><div>Date: 10/18/2018</div></div><div><div><div>Wells Estate</div><div>Southbridge, MA</div></div></div></div>	<div><div><div><div></div><div>0</div><div>200</div><div>400</div><div>800</div><div>Feet</div></div><div><div>Scale: 1" = 400'</div></div></div><div><div>This plan is conceptual only and is not represented as an engineered plan.</div><div><div>LandVest</div></div></div></div>
<div><div>Credits: 2015 imagery from ESRI 'World Imagery' map service.</div></div>		



- Legend

Subject Property - 65.8 ±Ac

Adjacent Properties

Protected Land

Open Water

Wetlands

Perennial Streams

Intermittent Streams

Contours (ft)

Credits: Background from  
ESRI 'Terrain Base' map  
service

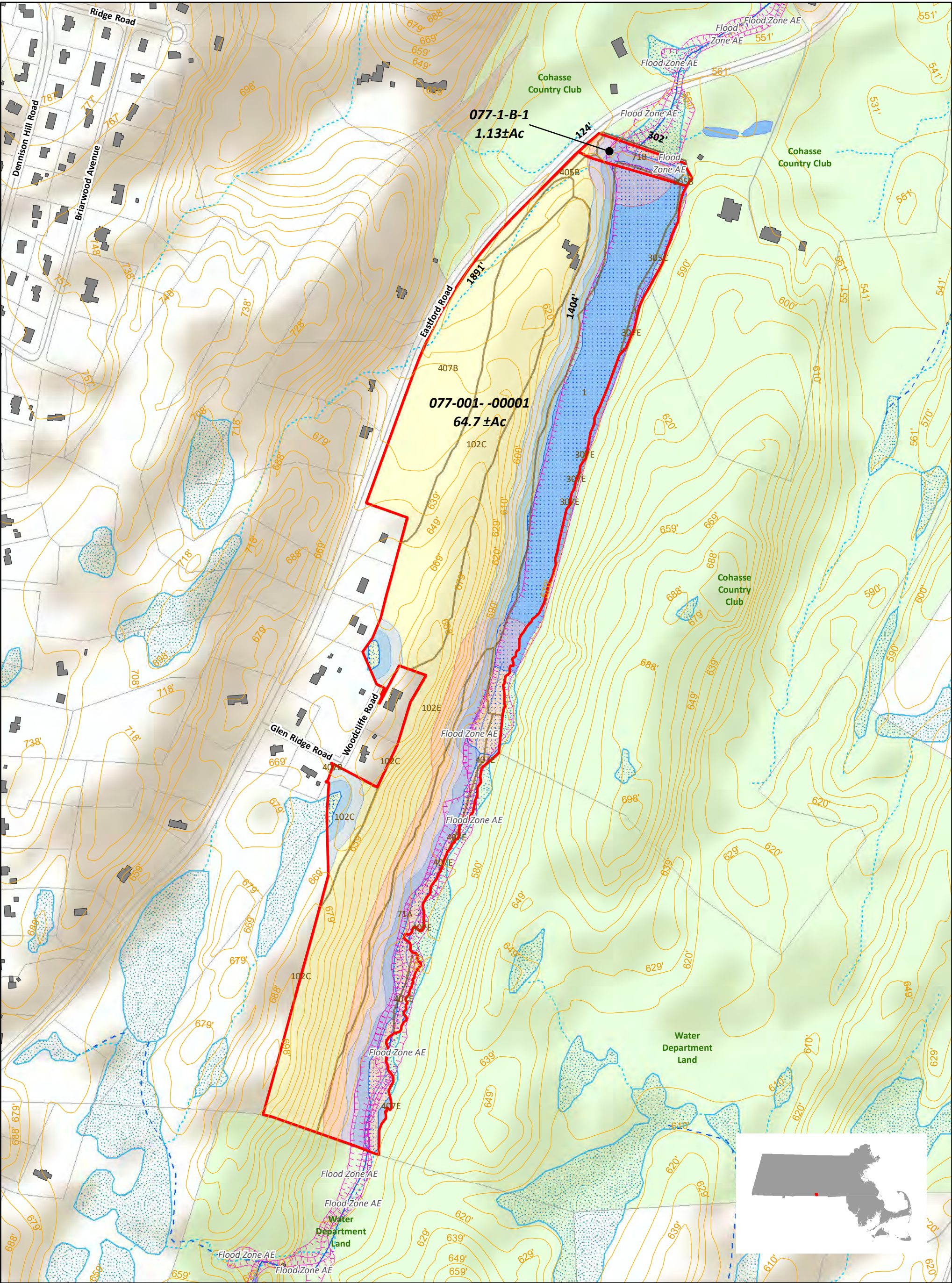
Conservation Context

Project Number: 00900  
Date: 10/18/2018

Wells Estate  
Southbridge, MA

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

LandVest



Legend

- Subject Property - 65.8 ±Ac

Adjacent Properties

Protected Land

Open Water

Wetlands
- 50' Wetlands Setback

100' Wetlands Setback

Perennial Streams

200' Rivers Act Setback

Intermittent Streams
- Soil Types

100 Year Flood Zone

Contours (ft)

Credits: Background from ESRI 'Terrain Base' map service

Site Analysis Plan

Project Number: MA2195  
Date: 10/18/2018

Wells Estate  
Southbridge, MA



Scale: 1" = 400'  
0 200 400 800 Feet

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

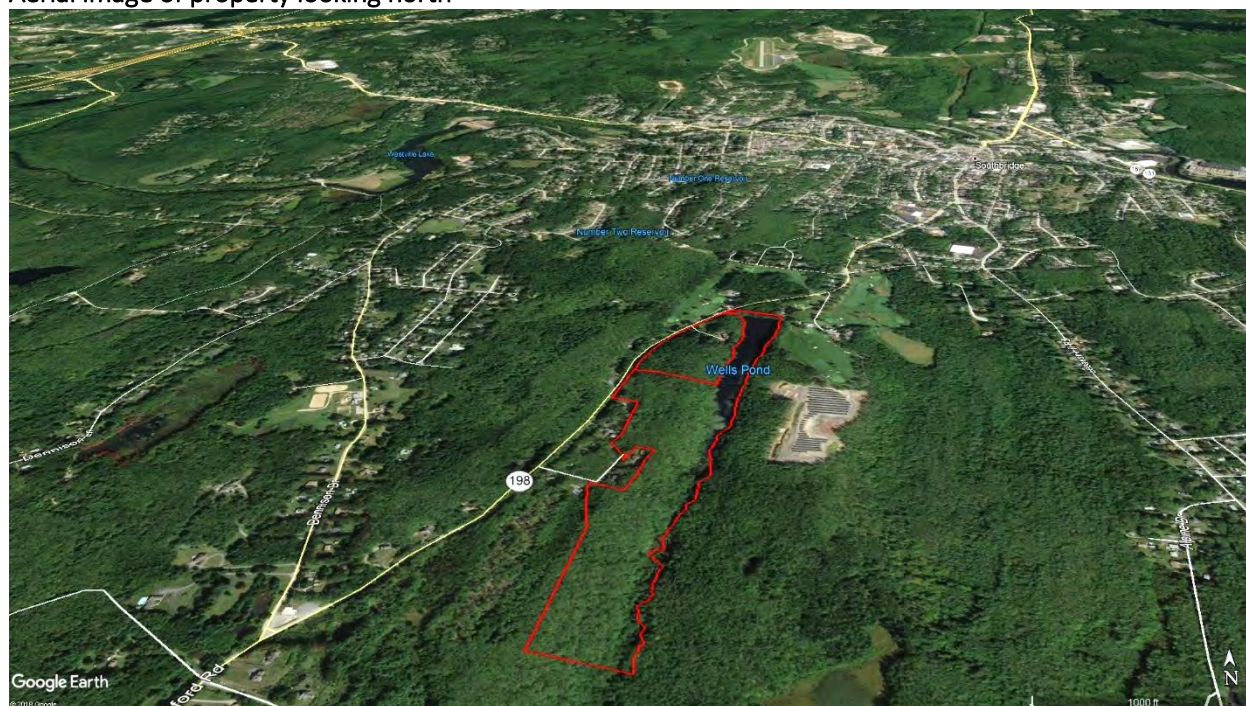
LandVest

C. PHOTOS

Aerial image of property looking east



Aerial image of property looking north



Aerial image of property looking south

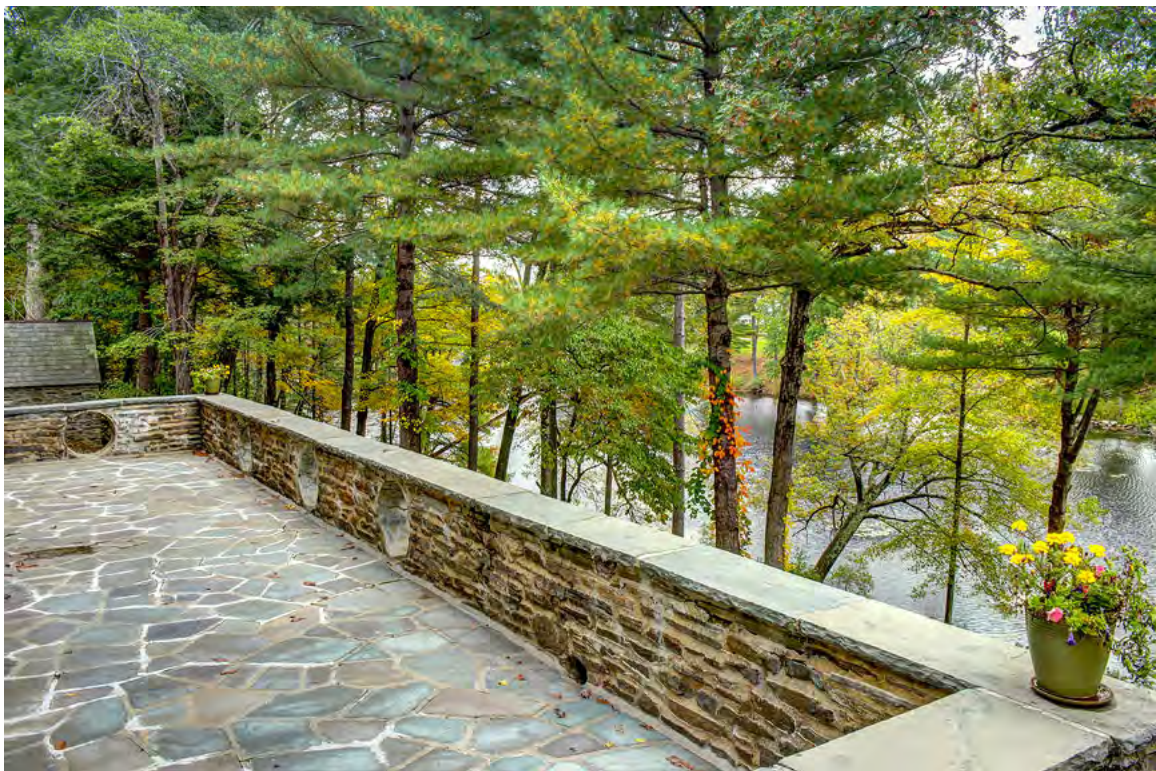


Aerial image of property looking west



























#### D. REGULATORY FACTORS

The following section of this Property Profile discusses some of the regulatory factors that have an impact on proposed uses of the Offered Property.

##### ZONING

The Offered Property is located in the Town of Southbridge's Single-Family Zoning district. Single-family dwellings and their accessory buildings, uses, and structures are the predominant permitted uses by right. Additional detail covering uses as permitted by special permits are described in the town bylaws available online at:

[https://www.ci.southbridge.ma.us/sites/southbridgema/files/u121/zoning\\_by-laws\\_posted\\_9-19-16.pdf](https://www.ci.southbridge.ma.us/sites/southbridgema/files/u121/zoning_by-laws_posted_9-19-16.pdf)

Special permits are acquired from the Board of Appeals, Planning Board or Board of Selectmen depending upon the request.

##### Single Family Zoning District

Minimum Lot Size (not served by sewer):	30,000 sq. ft.
Minimum Lot Size (served by sewer):	22,500 sq. ft.
Minimum Frontage (not served by sewer):	125 ft.
Minimum Frontage (served by sewer):	100 ft.
Front Yard Setback:	30 ft.
Side Yard Setback (not served by sewer):	20 ft
Side Yard Setback (served by sewer):	10 ft
Rear Yard Setback (not served by sewer):	35 ft
Rear Yard Setback (served by sewer):	30 ft
Maximum Building Height:	35 ft.
Maximum Building Coverage:	20%

##### WETLANDS

See orthophotograph map of property

##### FLOOD ZONES

Wells Pond is classified as a regulatory floodway by FEMA. Narrow areas flanking the sides of the southern portion of Wells Pond lie in the 100 year floodplain. See site analysis of the property.

##### RARE SPECIES: PRIORITY & ESTIMATED HABITAT

A review of the MassGIS Natural Heritage data layer indicates that there are no rare and endangered species present on the Offered Property. **However, this information is updated periodically and the buyer is encouraged to seek the latest information from The Massachusetts Natural Heritage and Endangered Species Program (NHESP).**

The NHESP is responsible for the regulatory protection of rare species and their habitats as codified under the Massachusetts Endangered Species Act (M.G.L. c.131A), its implementing regulations (321 CMR 10.00), and Wetlands Protection Act (M.G.L. c.131s.40) and its implementing regulations (310 CMR 10.00). If a project site is within Priority Habitat or Estimated Habitat of Rare Species and the proposed activity is not exempt then the project proponent must file with the NHESP.

If Estimated and Priority Habitat is identified on the Offered Property, coordination with Natural Heritage will be necessary. This process typically involves: 1) submitting an information request to determine what species may be in the vicinity of the project; 2) if NHESP determines that a rare species may be present on the property, it is necessary to hire a qualified professional to perform a comprehensive wildlife habitat survey; and 3) submission of a site plan to NHESP for review. NHESP will determine if there is a “taking” of a rare species. If NHESP determines there is a taking, the applicant must apply for a Conservation and Management Permit.

### **ENVIRONMENTAL CONDITIONS**

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

### **OTHER RESOURCES**

Southbridge’s Master Plan

[https://www.ci.southbridge.ma.us/sites/southbridgema/files/file/file/southbridge\\_master\\_plan\\_volume\\_1.pdf](https://www.ci.southbridge.ma.us/sites/southbridgema/files/file/file/southbridge_master_plan_volume_1.pdf)

APPENDIX A

DEED

PLAN OF LAND – PARCEL 205-1

ASSESSOR FIELD CARDS

## CONFIRMATORY DEED

This confirmatory deed is given to confirm title in the Grantee, as originally conveyed in a deed recorded with the Worcester County Registry of Deeds in Book 55710, Page 144, following Ratification of Doubtful Acts or Proceedings of Fiduciary, Worcester County Probate and Family Court Docket No. WO15P1102PM.

**\*\*ROAD**

I, Matthew H. Beaulieu, as conservator of the Estate of Peter Simonelli and as Trustee of the EASTFORD REALTY TRUST, u/d/t dated March 5, 2011, and pursuant to a Worcester County Probate Court Decree Docket No: WO15P1102PM, of 565 Rounseville Road, Plymouth County, Rochester, MA 02770,

For Consideration of One Dollar (\$1.00)

*\* see Trustee's Certificate  
in Book 47176 Page 35*

Grant to Network Equipment Services, LLC, a Connecticut Limited Liability Company, of PO Box 580, Putnam, CT 06260

*with QUITCLAIM COVENANTS*

the land on Eastford Road, Southbridge Worcester County, Massachusetts, described as follows:

Beginning at a point at the northwest corner of tract herein described on the easterly sideline of the 1952 Worcester County Highway layout of Eastford Road, Route 198, at land of Cohasse Country Club, said point being a length of 152.16 feet northerly from a bound opposite station 142+77.43 of said layout:

Thence S 58°13'34" E along said Country Club land, crossing a foot path, a distance of four hundred three and twenty-four hundredths (403.24) feet to an iron pipe;

Thence S 15°22'49" RE along said Country Club land a distance of seventy-seven and forty hundredths (77.40) feet to an iron pipe;

Thence S 50°21'26" W along said Country Club land, crossing said foot path, a distance of forty-two and fifty hundredths (42.50) feet to a point three feet from the shore of Wells Pond, so-called, (formerly called Cohasse Pond);

Thence running generally southerly three (3) feet from the easterly shoreline of said Wells Pond a distance of about two thousand five hundred fifty (2,550+-) feet to a point;

Thence S 64°22'00" E along said Country Club land a distance of about six (6+-) feet to an iron pipe;

Thence S 25°38'00" W along said Country Club land a distance of one hundred and not hundredths (100.00) feet to an iron pipe;

*Eastford Road Southbridge*

*M5*

Thence  $63^{\circ}59'04''$  W along land of the Town of Southbridge, formerly owned by Southbridge Water Supply Company, a distance of one hundred twenty-four and forty-one hundredths (124.41) feet to an iron pipe;

Thence  $S 63^{\circ}00'00''$  W a distance of about twelve (12+-) feet to the centerline of Cohasse Brook;

Thence running generally southerly along the centerline of said Cohasse Brook a distance of about one thousand eight hundred seventy (1,870+-) feet to a point in the centerline of said Cohasse Brook;

Thence  $N 61^{\circ}33'44''$  W from the centerline of said Cohasse Brook a distance of about five hundred forty-one (541+-) feet to a plastic stake in a stone wall;

Thence  $S 83^{\circ}54'43''$  E along land now or formerly of Romeo and Berthe Lippe, a distance of nineteen and twenty-eight hundredths (19.28) feet to a drill hole in stone at the west end of barway;

Thence  $N 27^{\circ}59'19''$  E along said Lippe land on the crest of ledge a distance of one thousand fifty-six and no hundredths (1,056.00) feet to a drill hole in peak of ledge;

Thence  $N 15^{\circ}08'04''$  E along said Lippe land and land of Kosta George, now or formerly, a distance of four hundred forty-three and fourteen hundredths (443.14) feet to an iron pipe;

Thence  $N 73^{\circ}10'02''$  W along said George land a distance of three and twenty-six hundredths (3.26) feet to an iron pipe;

Thence  $N 39^{\circ}10'47''$  E along said George land a distance of sixty-three and sixty hundredths (63.60) feet to an iron pipe;

Thence running northerly and westerly along said George land on a curve to the left having a radius of 10.00 feet and a length of 15.71 feet to a point on Glen Ridge Road;

Thence  $S 50^{\circ}49'13''$  E along said Glen Ridge Road and Woodcliffe Road a distance of fifty and no hundredths (50.00) feet to a Town bound, and continuing on the same course and land now or formerly of Roger F. And Olga R. Grenier, a distance of one hundred seventy-five and no hundredths (175.00) feet to an iron pipe;

Thence  $N 39^{\circ}10'47''$  E along said Grenier land a distance of one hundred ninety-five and no hundredths (195.00) feet to a point;

Thence  $27^{\circ}59'30''$  E along other land now or formerly of Eastford Properties, Inc. a distance of one hundred ninety-nine and forty-four hundredths (199.44) feet to a point;

Thence N 43°49' 50" E along other land of said Eastford Properties, a distance of one hundred thirty-four and twenty-four hundredths (134.24) feet to a drill hole;

Thence N 58°53' 16" W along other land of said Eastford Properties a distance of one hundred thirty-eight and fifty-six hundredths (138.56) feet to an iron pipe;

Thence S 39° 10' 47" W along other land of said Eastford Properties a distance of one hundred eighty-five and no hundredths (185.00) feet to a point;

Thence 50° 49' 13" W along other land of said Eastford Properties a distance of ten and no hundredths (10.00) feet to a point on the easterly sideline of Woodcliffe Road;

Thence 39°10' 47" E along the easterly sideline of said Woodcliffe Road a distance of seventy and no hundredths (70.00) feet to an iron pipe.

Thence 50°49' 13" W along the terminus of said Woodcliffe Road a distance of forty and no hundredths (40.00) feet to an iron pipe;

Thence N 11° 39' 13" W along land of Glen L. and Miranda F. Bousquet, now or formerly, a distance of one hundred fifty-five and twenty-six hundredths (155.26) feet to a point

Thence N 57° 46' 49" W along said Bousquet land a distance of one and nine hundredths (1.09) feet to a point in a corner of walls;

Thence N 53°10' 03" E along a stone wall and land of Richard G. Buccelli, now or formerly, a distance of seventy-three and forty-one hundredths (73.41) feet to a point in said wall;

Thence N 34°45' 03" E along a stone wall and said Buccelli land a distance of ninety-four and seventeen hundredths (94.17) feet to a point in said stone wall;

Thence N 25°45' 23" E along a stone wall and said Buccelli land a distance of thirty-seven and twelve hundredths (37.12) feet to an iron pipe in said stone wall;

Thence N 25°29' 20" E along a stone wall and land of Dominic and Johanna Buccelli, now or formerly, a distance of three hundred seventy-one and thirteen hundredths (371.13) feet to a drill hole in said stone wall;

Thence N 25° 02' 47" E along a stone wall and said Buccelli land a distance of one hundred two and fifty-eight hundredths (102.58) feet to a drill hole in a corner of walls;

Thence N 68°25' 23" W along a stone wall and said Buccelli land a distance of one hundred ninety and forty-six hundredths (190.46) feet to an iron pipe on the easterly sideline of Eastford Road;

Thence N 31° 49' 32" E along the easterly sideline of Eastford Road a distance of six hundred seven and fifty-two hundredths (607.52) feet to a Worcester County Highway bound opposite station 130+27.08;

Thence running northeasterly along the easterly sideline of said Eastford Road on a curve to the right having a radius of 1,970.00 feet and a length of 838.24 feet to a Worcester County Highway bound opposite station 138+78.09;

Thence N 56° 12' 18" E along the easterly sideline of said Eastford Road a distance of three hundred ninety-two and seven hundredths (392.07) feet to a Worcester County Highway bound opposite station 142+77.43;

Thence running northeasterly along the easterly sideline of said Eastford Road on a curve to the right having a radius of 1,170 feet and a length of 152.16 feet to the point of beginning.

The above described tract contains an area of 65.8 acres more or less, and is shown on a Plan recorded in Plan Book 651 Page 31. See also a portion of locus containing 15.0 acres shown on a Plan recorded in Plan Book 663, Page 72.

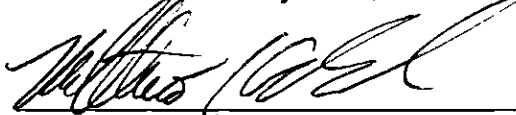
Said land conveyed is subject to and with the benefit of all rights, reservations, easements and restrictions of record insofar as the same or in force and applicable.

For Title, see Deed recorded in the Worcester (Southern District) Registry of Deeds at Book 47176, Page 37.

**Property Address: Eastford Road, Southbridge, MA 01550**

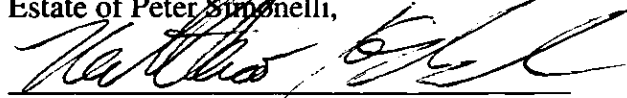
Signed this <sup>24<sup>th</sup></sup> of day of June 2017.

Eastford Road Realty Trust,



By: Matthew H. Beaulieu, Trustee

Estate of Peter Simonelli,



By: Matthew H. Beaulieu, Conservator

## COMMONWEALTH OF MASSACHUSETTS

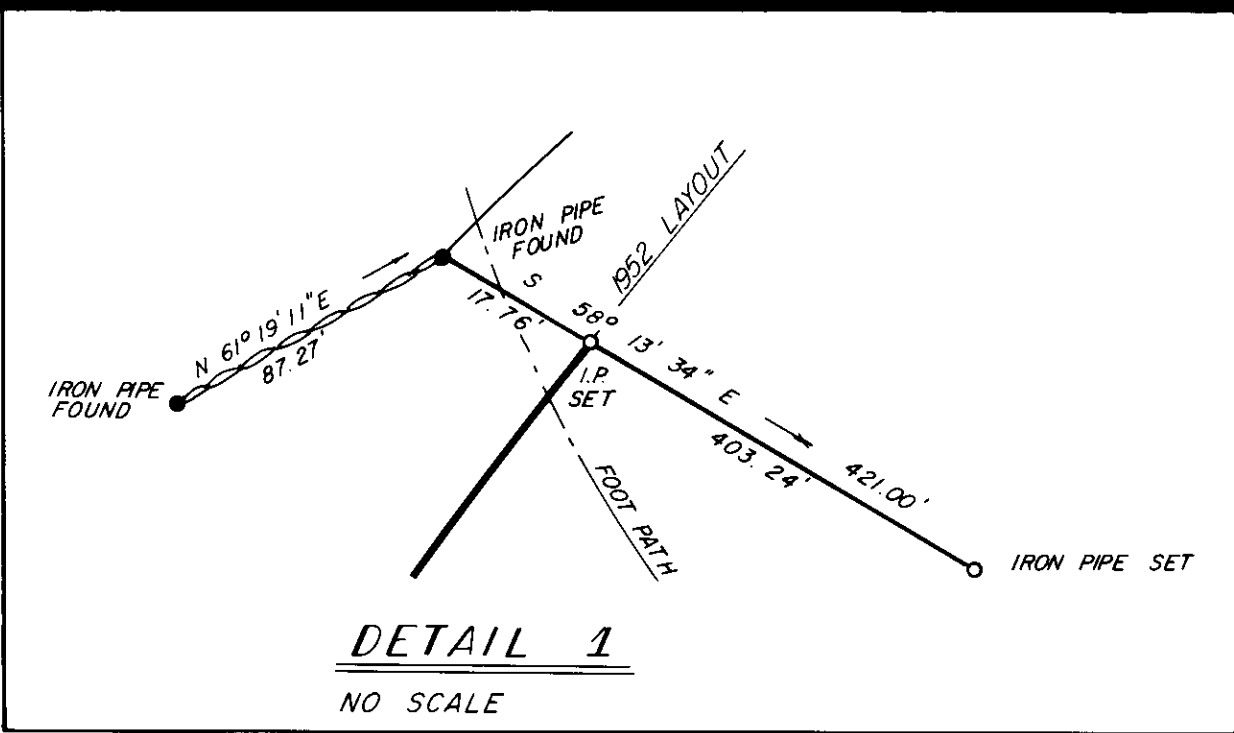
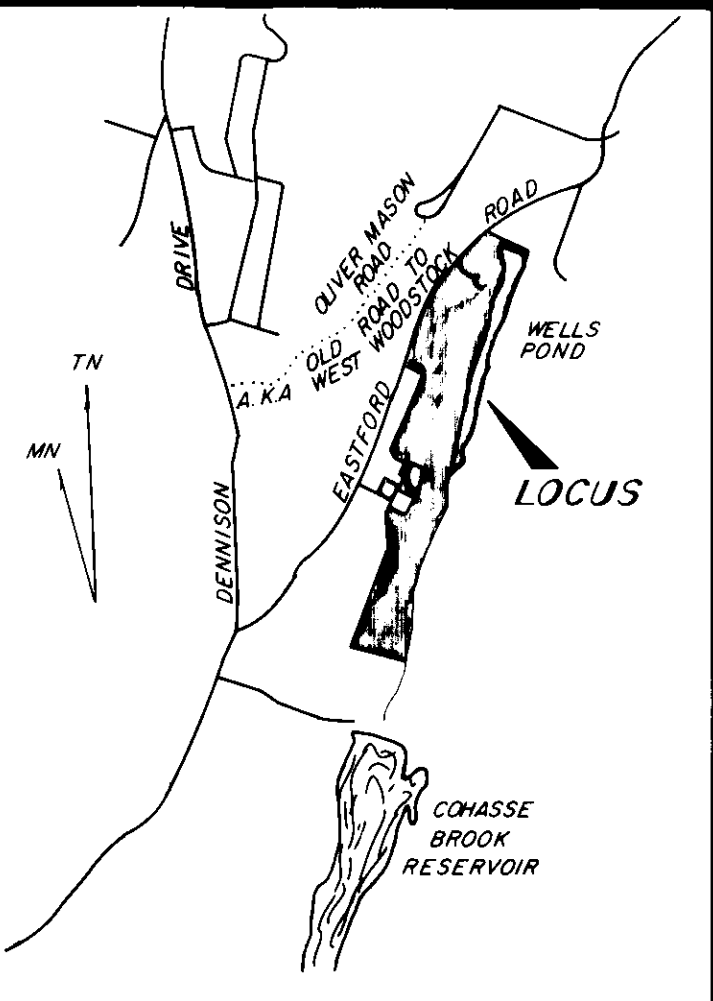
County of SUFFOLK, ss

On this <sup>124th</sup> day of June, 2017, before me, the undersigned notary public, personally appeared Matthew H. Beaulieu, Trustee of the Eastford Road Realty Trust and Conservator for Peter Simonelli, proven to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, who personally executed such document in my presence, acknowledged to me that he signed it voluntarily for its stated purpose and swore or affirmed to me that the contents of said document are true, accurate and complete to the best of his knowledge and before me,

Diane L. Kelley  
 Notary Public  
 My Commission Expires: 8/26/2022

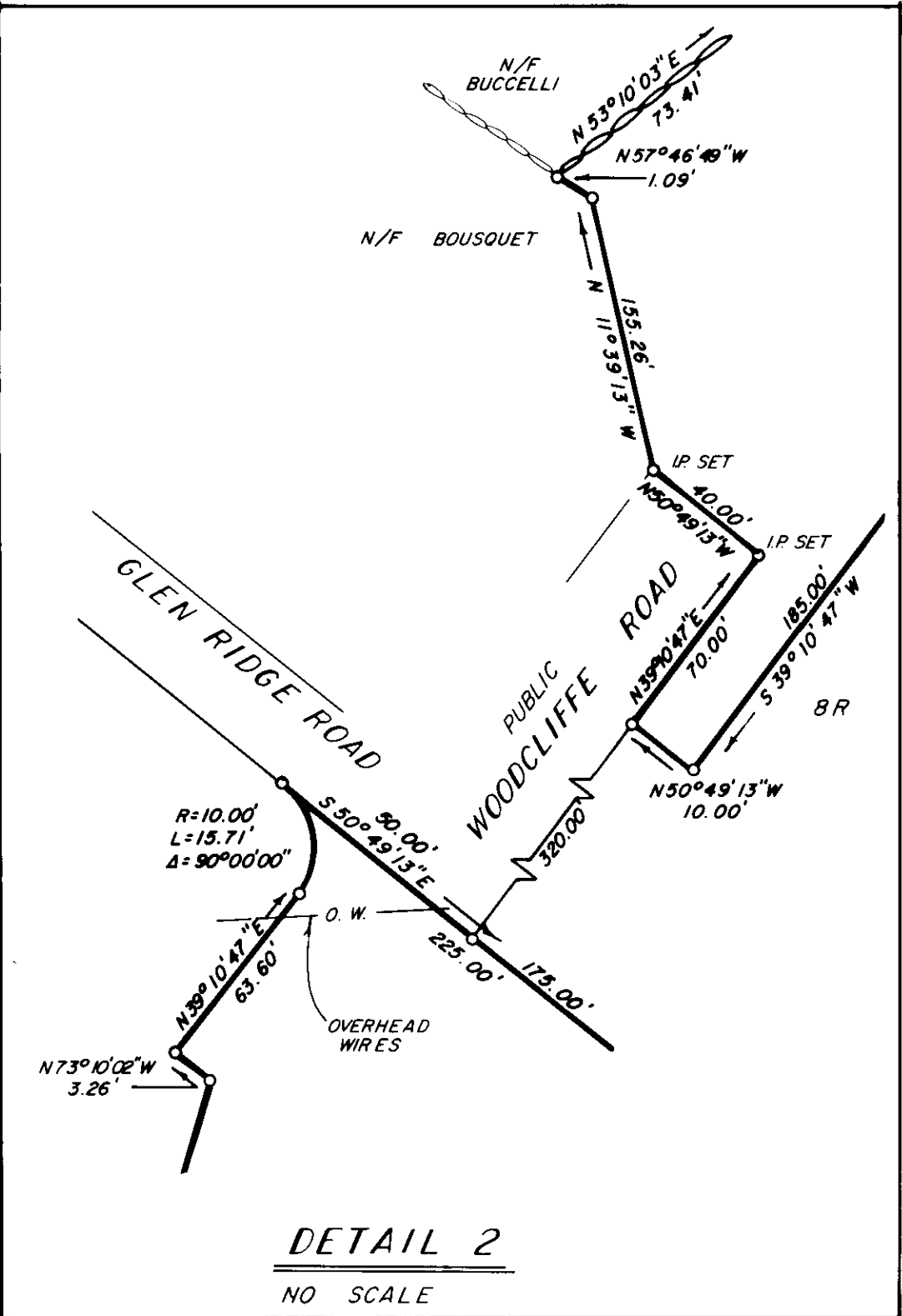


Return to:  
 Network Equipment Services, LLC  
 PO Box 580  
 Putnam, CT 06260  
 Return to:  
 Network Equipment Services, LLC  
 PO Box 580  
 Putnam, CT 06260



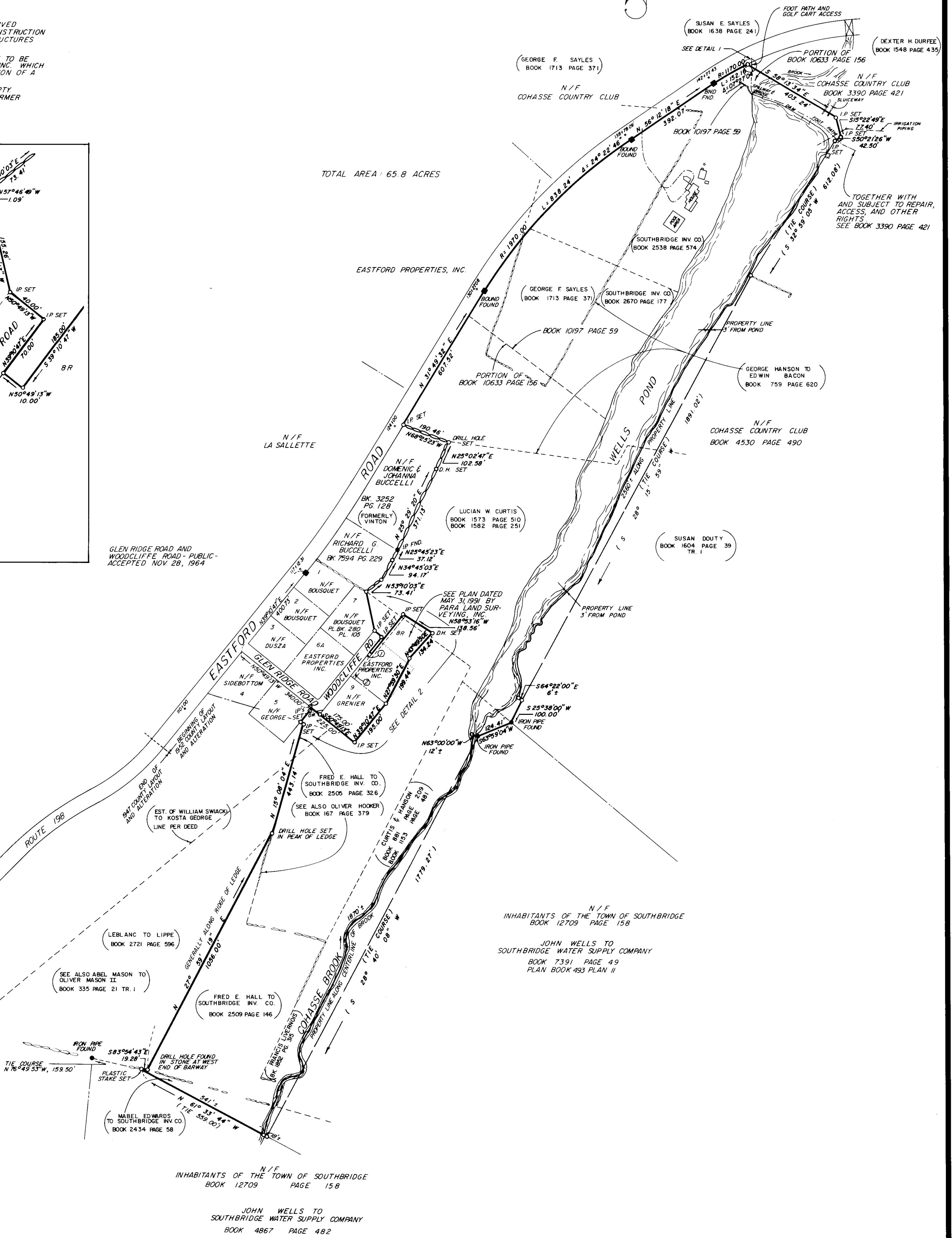
651 816/41 31  
2 10 P  
\$28.00  
Register

- ① ROAD EASEMENT - 1,250 SQ. FT. TO BE RESERVED BY EASTFORD PROPERTIES, INC. FOR CONSTRUCTION OF A PUBLIC ROAD AND NECESSARY STRUCTURES AND UTILITIES.
- ② 20' SLOPE, GRADING AND UTILITY EASEMENT TO BE RESERVED BY EASTFORD PROPERTIES, INC. WHICH MAY BE NECESSARY FOR THE CONSTRUCTION OF A PUBLIC ROAD ADJOINING LOT 8-R.
- NOTE: OTHER STONEWALLS EXIST ON PROPERTY. WALLS SHOWN REPRESENT EVIDENCE OF FORMER TRACT LINES. (REFERENCE)
- F.I.R.M. NO. 250334 0004B



GLEN RIDGE ROAD AND WOODCLIFFE ROAD - PUBLIC - ACCEPTED NOV. 28, 1964

TOTAL AREA: 65.8 ACRES



SOUTHBRIDGE PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL. LAW NOT REQUIRED.

*David V. Brown*  
*Michael Brown*  
*George R. Brown*  
*Robert N. Brown*  
*James E. Brown*

MAJORITY OF THE BOARD

7-1-91

DATE

ZONED SINGLE FAMILY

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

*Richard D. Para*



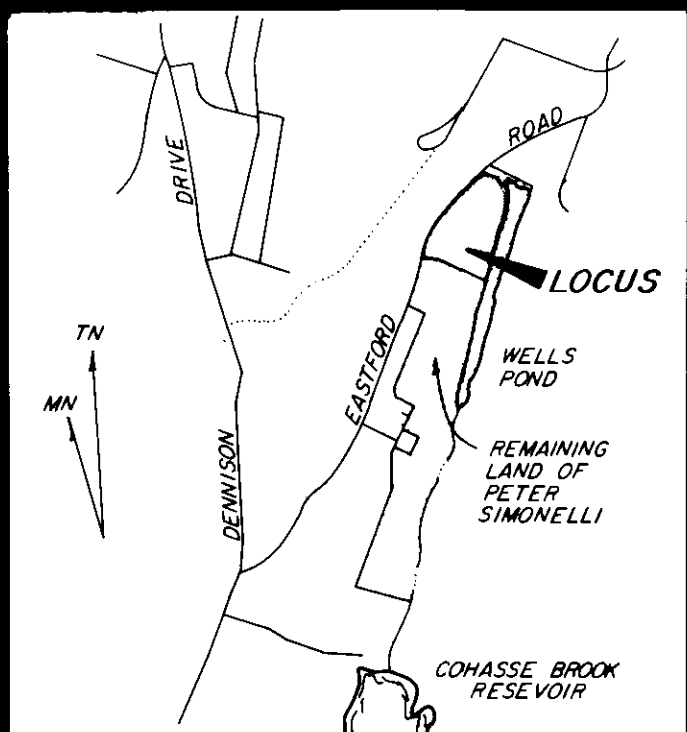
PLAN OF LAND  
IN  
SOUTHBRIDGE, MASSACHUSETTS  
SURVEYED FOR

EASTFORD PROPERTIES, INC.

JUNE 28, 1991

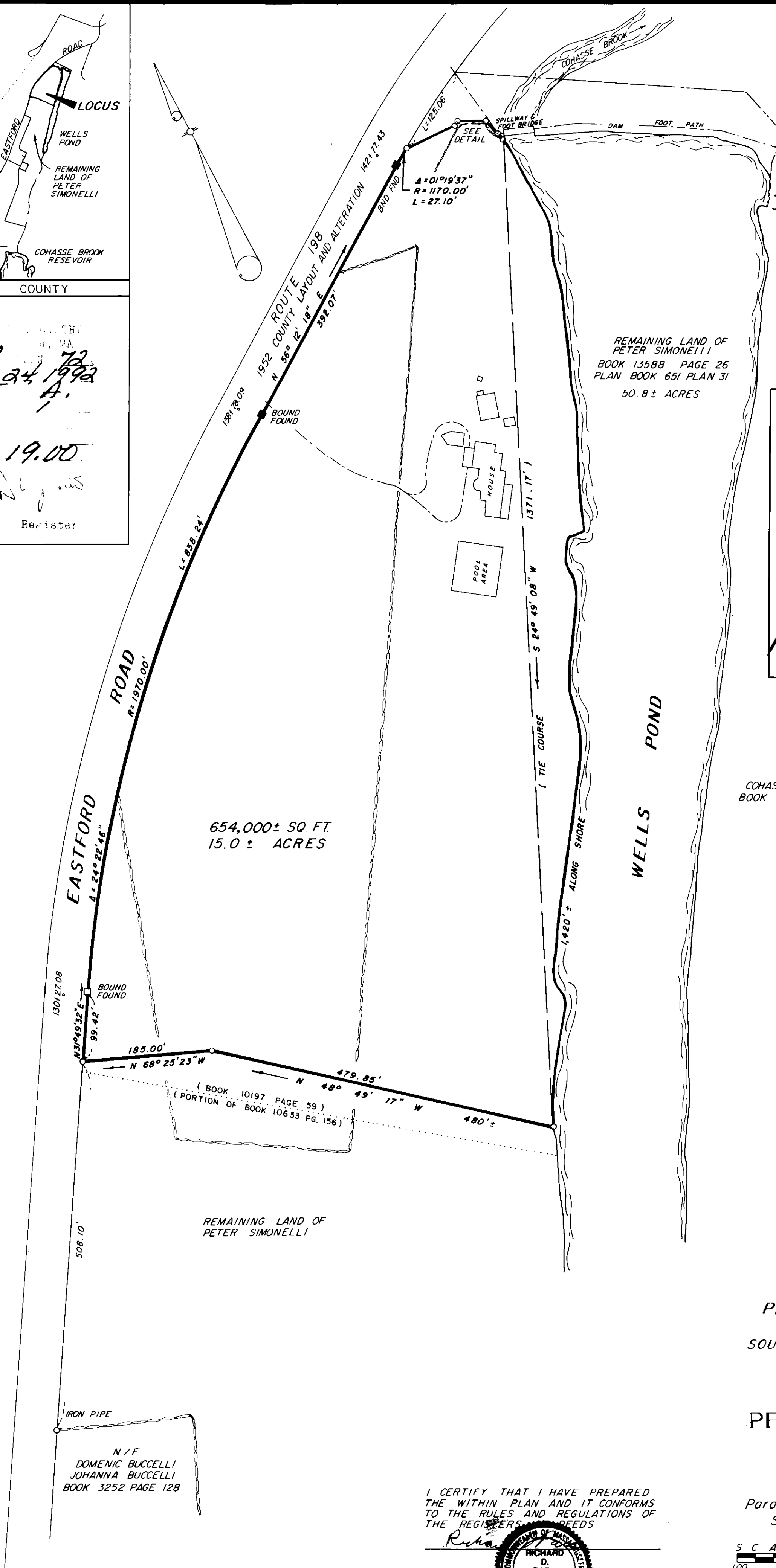
Para Land Surveying, Incorporated  
Southbridge, Massachusetts

SCALE: 1" = 200'  
200 0 200 400 600



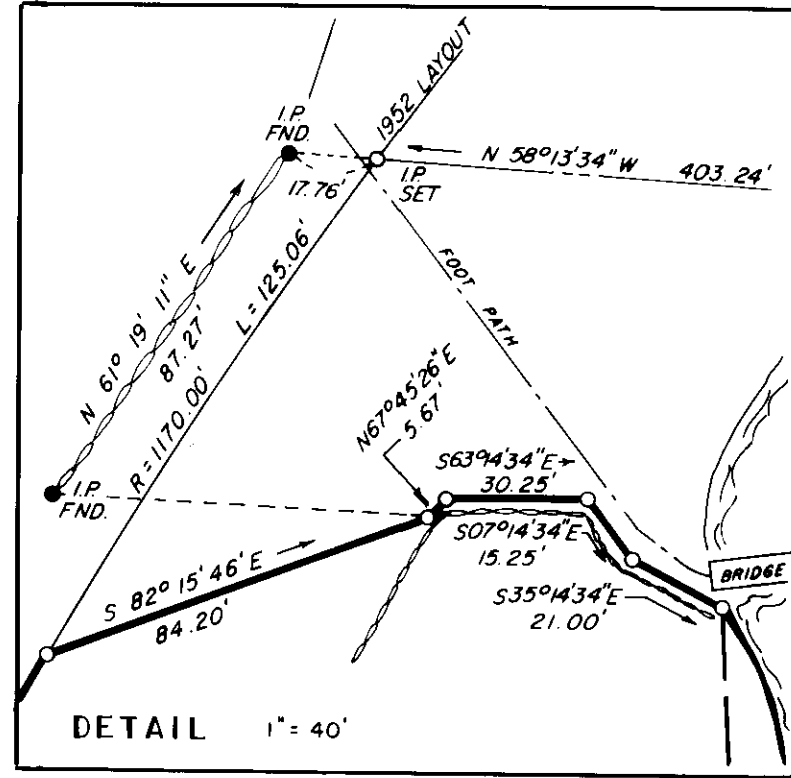
WORCESTER COUNTY

663  
9 Sept. 24, 1992  
155  
A.  
Fee \$ 19.00  
ATTN: [Signature]  
Register



N/F  
COHASSE COUNTRY CLUB  
BOOK 3390 PAGE 421

REMAINING LAND OF  
PETER SIMONELLI  
BOOK 13588 PAGE 26  
PLAN BOOK 651 PLAN 31  
50.8± ACRES



N/F  
COHASSE COUNTRY CLUB  
BOOK 4530 PAGE 490

PLANNING BOARD APPROVAL UNDER  
SUBDIVISION CONTROL LAW NOT REQUIRED

SOUTHBRIDGE PLANNING BOARD

*Lawrence Spinnelli*  
*George Maltonishi*  
*Robert Bruney*  
*James E. Smith*

MAJORITY OF THE BOARD

8/3/92

DATE

ZONED SINGLE FAMILY

PLAN OF LAND  
IN  
SOUTHBRIDGE, MASSACHUSETTS  
OWNED BY

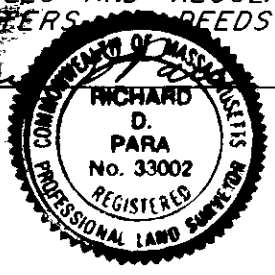
PETER SIMONELLI

AUGUST 3, 1992

Para Land Surveying, Incorporated  
Southbridge, Massachusetts

SCALE 1" = 100'  
100 0 100 200 300

I CERTIFY THAT I HAVE PREPARED  
THE WITHIN PLAN AND IT CONFORMS  
TO THE RULES AND REGULATIONS OF  
THE REGISTERED SURVEYORS



491 EASTFORD ROAD

Location 491 EASTFORD ROAD

Mblu 077/ 001/ 00001/ /

Acct# 4767

Owner NETWORK EQUIPMENT SERVICES LLC

Assessment \$829,700

PID 4767

Building Count 2

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$627,200	\$202,500	\$829,700

Owner of Record

Owner NETWORK EQUIPMENT SERVICES LLC  
Co-Owner  
Address PO BOX 580  
PUTNAM, CT 06260-0580

Sale Price \$1  
Certificate  
Book & Page 57566/ 137  
Sale Date 08/11/2017  
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NETWORK EQUIPMENT SERVICES LLC	\$1	1	57566/ 137	1F	08/11/2017
NETWORK EQUIPMENT SERVICES LLC	\$133,500		55710/ 144	1V	07/28/2016
EASTFORD ROAD REALTY TRUST	\$100		47176/ 37	1F	03/11/2011
SIMONELLI PETER	\$540,000		13588/ 26	1G	08/16/1991
EASTFORD PROPERTIES INC	\$100		10633/ 156		06/15/1987



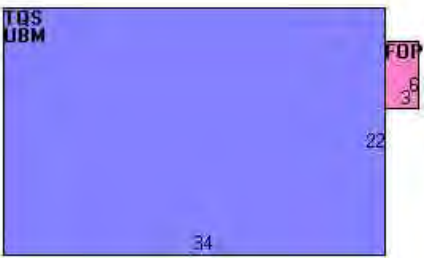
Building Attributes : Bldg 2 of 2	
Field	Description
Style	Conventional
Model	Residential
Grade:	C
Stories:	1.75
Occupancy	1
Exterior Wall 1	Masonary
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Slate
Interior Wall 1	Mixed
Interior Wall 2	
Interior Flr 1	Mixed
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	3
Bath Style:	Average
Kitchen Style:	Average
Rec Room Area	
Bsmt Garage	3
Extra Kitchen	

### Building Photo



(<http://images.vgsi.com/photos/SouthbridgeMAPhotos//\00\00\3>

### Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
TQS	Three Quarter Story	748	636
FOP	Porch, Open, Framed	18	0
UBM	Basement, Unfinished	748	0
		1,514	636

Use Code

109R

Description

MULTI HSES M01

Zone

Alt Land Appr

No

Category

Size (Acres)

64.7

Frontage

Depth

Assessed Value

\$202,500

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			143 S.F.	\$500	2
SPL2	INGROUND POOL			500 S.F.	\$6,000	1
RG1	DET FR GAR			432 S.F.	\$6,200	1
SHD3	SHED INEXP			1 UNITS	\$200	2

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$588,300	\$92,100	\$680,400
2017	\$624,300	\$92,100	\$716,400
2016	\$603,500	\$92,100	\$695,600



2017 00141142

Bk: 58200 Pg: 359

Page: 1 of 3 12/18/2017 11:50 AM WD

**QUITCLAIM DEED**

**NETWORK EQUIPMENT SERVICES, LLC**, a duly organized Connecticut Limited Liability Company registered to do business in the Commonwealth of Massachusetts with a principal place of business of 56 Riverside Drive, Thompson, Connecticut, for consideration paid, and in full consideration of One (\$1.00) Dollar, grants to **WELLS POND LLC**, a duly organized Massachusetts Limited Liability Company of 491 Eastford Road, Southbridge, Worcester County, Massachusetts, with **Quitclaim Covenants**, the land with any buildings thereon in the Southbridge, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

For property description, see attached Exhibit A.

Property address: Parcel A, a portion of 491 Eastford Road, Southbridge, Massachusetts 01550


Being a portion of the premises set forth in a deed recorded with the Worcester County Registry of Deeds in Book 55710, Page 144 and in a Confirmatory Deed recorded with said Worcester County Registry of Deeds in Book 57566, Page 137.

This transaction does not constitute a sale or transfer of all or substantially all of the assets of Network Equipment Services, LLC.

200  
3

**IN WITNESS WHEREOF**, the said NETWORK EQUIPMENT SERVICES, LLC, has caused its company seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Douglas Beaupre, its sole Member and Duly Authorized Signatory, this 5<sup>th</sup> day of December, 2017.

NETWORK EQUIPMENT SERVICES, LLC

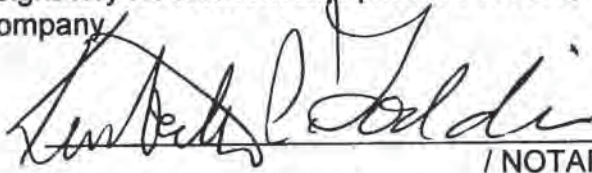
By:   
 Douglas Beaupre,  
 Being the Sole Member and Duly  
 Authorized Signatory

Connecticut  
 (STATE)

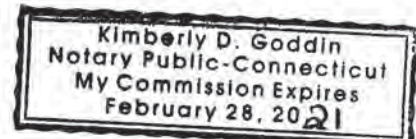
Windham, ss. Putnam  
 (County)

December 5<sup>th</sup>, 2017

On this 5<sup>th</sup> day of December, 2017, before me, the undersigned notary public, personally appeared Douglas Beaupre proved to me through satisfactory evidence of identification, which was his CT Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as the sole Member and Duly Authorized Signatory for Network Equipment Services, LLC, a Connecticut Limited Liability Company.

  
 / NOTARY PUBLIC

My commission expires:



**EXHIBIT A**

The land with any buildings thereon being shown as Parcel "A" on a Plan of Land entitled "Plan of Land in Southbridge, MA, Owner By: Network Equipment Services, LLC At: 491 Eastford Road, May 31, 2017, Prepared For (Owner) Network Equipment Services, LLC, P.O. Box 580, Putnam, CT 06260", which plan is recorded with the Worcester County Registry of Deeds in Plan Book 930, Plan 103.

Containing 49,223 square feet of land (1.13+/- acres) according to said Plan.

Said land conveyed is subject to and with the benefit of all rights, reservations, easements and restrictions of record insofar as the same are in force and applicable.



- SCALE: 1"=500'
- SURVEY NOTES:
- 1) WETLANDS DETECTED ON MAP OBSERVED AND LOCATED BY OTHERS.
  - 2) PARCEL SUBJECT TO CERTAIN RIGHTS IN FAVOR OF CONSUMER COUNTRY CLUB AS DESCRIBED IN TOWN 33RD PAGE 420 OF THE WORCESTER COUNTY LAND RECORDS INCLUDING THE RIGHT TO ACCESS AND REPAIR
  - 3) LOT "B" TO RETAIN RIGHT OF ACCESS OVER AND ACROSS LOT "A" SPECIFICALLY TO ACCESS THE POND

#### REFERENCES

16. "ALTA/NOVA LOT 12 SURVEY, SITE ADDRESS: DUMFRIES STREET AND LAKESIDE ROAD SOUTHWEST, MA 02550. CREDIT: TWO DEGREE SHELLEY LOTS, 300 EAST COUNTY ROAD, BUTLAND, MA 02542. PREPARED BY: BERTIN ENGINEERING, DATE: 12-28-18, REV. 9/7/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1

SOUTHBIDGE PLANNING BOARD

APPROVAL NOT REQUIRED UNDER  
THE SUBDIVISION CONTROL LAW

Mohal 4/19/21  
Annapurna, 1511 Oley  
Paul D. Musci  
J. J. M. M.  
Newman 7/15/21

DATE: 10/4/17

THE ABOVE ENFORCEMENT IS NOT A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

### ZONING TABLE

CURRENT ZONING DISTRICT  
SINGLE FAMILY (NOT SERVED BY SEWER)

Min Lot Size	30,000 Sq Ft
Frontage	125'
Front Setback	30'
Side Setback	20'
Rear Setback	35'
Max Height	35' (2.5 Stories)
Max Building Coverage of Lot	20%

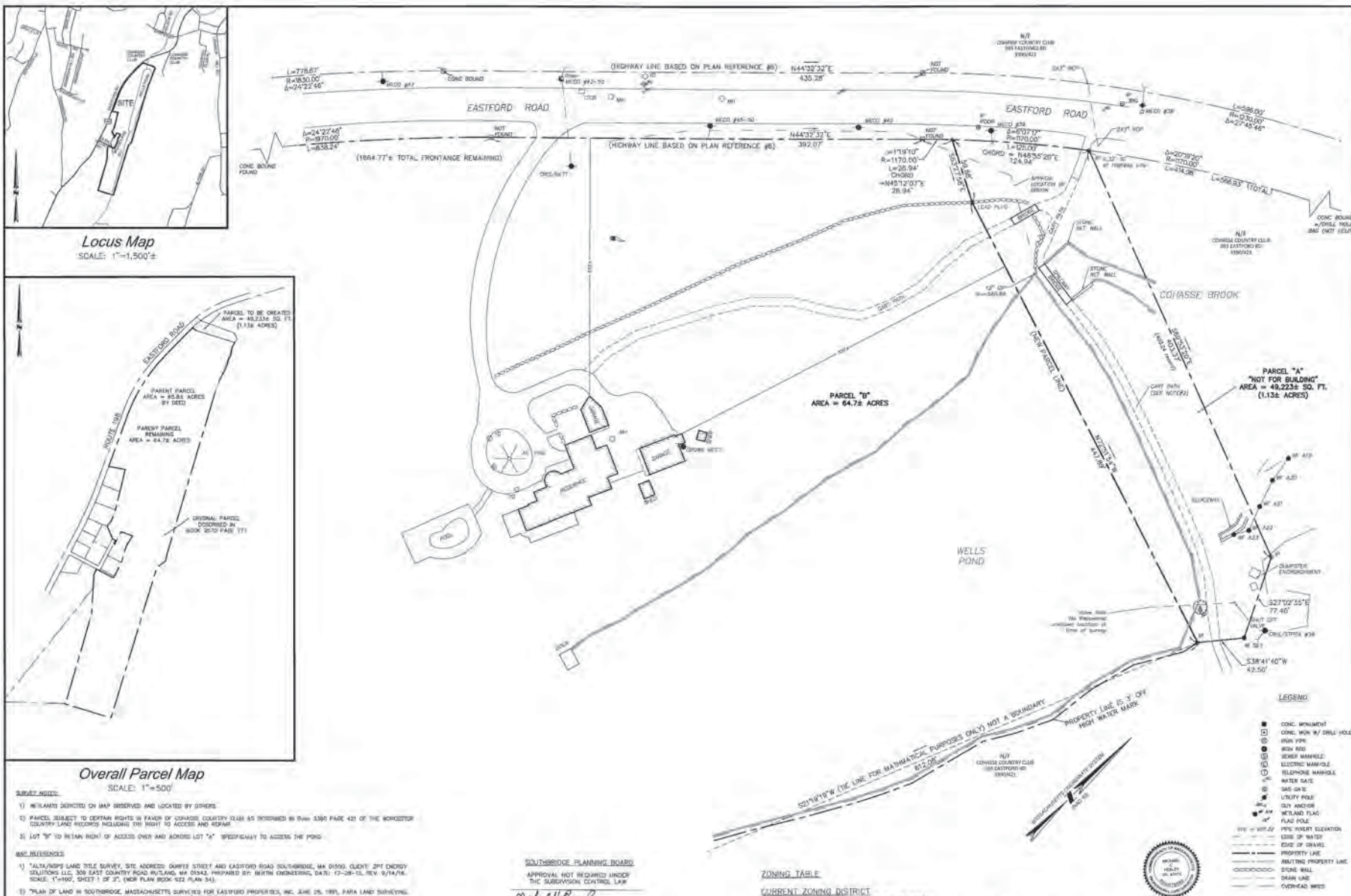
TITLE REFERENCE

NETWORK EQUIPMENT  
SERVICES LLC  
PO BOX #580  
PUTNAM, CT 06260  
BK 55710, Page 144  
Worcester County  
Registry of Deeds

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



 9/12/17  
 NAME: C. HEALY P.L.S. #10975 DATE



WORCESTER DISTRICT RECORDS  
OF DEEDS: WORCESTER, MA  
PLAN BOOK 950 PLAN 103

Received 10/20/17  
12 h 50 m PM  
 of 1 of 1  
 with Doc. # \_\_\_\_\_  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 fee 875.

ATTEST: *G. M. [Signature]*

FOR POSTAGE USE ONLY

PLAN OF LAND  
IN  
SOUTHBRIDGE, MA

OWNED BY:  
NETWORK EQUIPMENT  
SERVICES, LLC  
AT:  
#491 Eastford Road

May 31, 2017

PREPARED FOR: (OWNER)  
Network Equipment Services, LLC  
P.O. Box 580  
Putnam, CT 06260

 **BSC GROUP**

300 Winding Brook Drive  
Glastonbury, Connecticut 06033  
#603 652 8227

© 2011 by ASCE. Copyright ASCE. For personal use only; all rights reserved.

SCALE 1" = 40'

FILE NO.	NO. / VOLUME
----------	--------------

FIELD	W-7/JUL/20
DRAWN	AC

CHECK: N/A

FILE- B3679DOXDF

DWG. NO.

FILED	3411
-------	------

EASTFORD ROAD

Location EASTFORD ROAD

Mblu 077/ 001/B 00001/ /

Acct# 101054

Owner WELLS POND LLC

Assessment \$32,800

PID 101054

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$32,800	\$32,800

Owner of Record

Owner	WELLS POND LLC	Sale Price	\$1
Co-Owner		Certificate	
Address	491 EASTFORD RD	Book & Page	58200/ 359
	SOUTHBIDGE, MA 01550-3933	Sale Date	12/18/2017
		Instrument	1B

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WELLS POND LLC	\$1		58200/ 359	1B	12/18/2017
NETWORK EQUIPMENT SERVICES LLC	\$1		57566/ 137	1F	08/11/2017

Building Information

Building 1 : Section 1

Year Built:  
Living Area: 0  
Replacement Cost: \$0  
Replacement Cost  
Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	

Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Rec Room Area	
Bsmt Garage	
Extra Kitchen	

Building Photo



(http://images.vgsi.com/photos/SouthbridgeMAPhotos//default.jp

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1300
Description	RES ACLNDV
Zone	
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	1.13
Frontage	
Depth	
Assessed Value	\$32,800

Outbuildings

Outbuildings	Legend
--------------	--------

No Data for Outbuildings
--------------------------

**Valuation History**

---

Assessment
No Data for Assessment History