

**TAB 3.3**

TAUNTON DEEDS

PARCEL 1

# QUITCLAIM DEED

I, Adrian Henault Barboza, f/k/a Adrian R. Henault of 73 Stevens Street, East Taunton, Bristol County, Massachusetts

for consideration paid of Six Hundred Seventy Three Thousand Five Hundred and 00/100 (\$673,500.00) Dollar(s)

grant to One Stevens Street, LLC, a Massachusetts Limited Liability Company, of 9 Damonmill Square, Suite 1A, Concord, Middlesex County, Massachusetts

**with quitclaim covenants**

the land in Taunton, Bristol County, Massachusetts, located off of Stevens Street, and further bounded and described in the attached Exhibit A

SEE EXHIBIT A ATTACHED HERETO

PROPERTY ADDRESS: Stevens Street, East Taunton, MA 02718

Witness my hand and seal this 23<sup>rd</sup> day of August, 2007.

*Adrian Henault Barboza*  
Adrian Henault Barboza

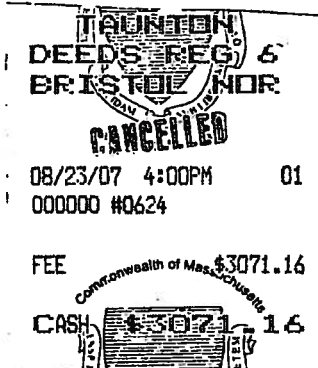
THE COMMONWEALTH OF MASSACHUSETTS )  
 ) ss  
COUNTY OF BRISTOL )

On this 23<sup>rd</sup> day of August, 2007, before me, the undersigned notary public, personally appeared Adrian Henault Barboza, proved to me through satisfactory evidence of identification, which was  photographic identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness,  personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

*William Rosa*  
Notary Public: William Rosa  
My Commission Expires: 01/17/2014

TITLE NOT EXAMINED BY PREPARER OF DEED.  
DEED1.WPD

RETURN TO:



map 119 Lot 1

4

Legal Description of Land  
Portion of Assessors Map 119 Lot 1  
73 Stevens Street  
E. Taunton, Massachusetts

A parcel of land depicted as "Parcel-C" on a Plan of Land prepared for One Stevens LLC by Cullinan Engineering, dated August 13, 2007 and recorded at the Bristol County Registry of Deeds Northern District at Plan Book xxx, Page xxx, with the following legal description:

459 72

Beginning at a point located on the southeasterly corner of said lot thence running;

- N 51°08'23" W a distance of 459.64 feet to an iron pin thence running;
- N 35°59'33" E a distance of 218.20 feet thence running by a curve to the left having a radius of 51.00 feet and a distance of 110.83 feet to a point thence running;
- N 85°42'06" W a distance of 60.47 feet to a point thence running;
- S 60°46'27" E a distance of 50.91 feet thence running by a curve to the right having a radius of 110.00 feet and a distance of 108.43 feet to a point thence running;
- S 04°17'52" E a distance of 281.12 feet to the point of beginning;

Parcel contains approximately 1.79 acres.

For Grantor's title, see Deed recorded with said Deeds in Book 2097, Page 93.

End of Document

## CONFIRMATORY QUITCLAIM DEED

I, Adrian Henault Barboza, f/k/a Adrian R. Henault of 73 Stevens Street, East Taunton, Bristol County, Massachusetts

for consideration paid of One and 00/100 (\$1.00) Dollar(s)

grant to One Stevens, LLC, a Massachusetts Limited Liability Company, of 9 Damonmill Square, Suite 1A, Concord, Middlesex County, Massachusetts

**with quitclaim covenants**

the land in Taunton, Bristol County, Massachusetts, located off of Stevens Street, and further bounded and described in the attached Exhibit A

SEE EXHIBIT A ATTACHED HERETO

PROPERTY ADDRESS: Stevens Street, East Taunton, MA 02718

This Confirmatory Deed is given to correct a typographical error in which the Grantee was incorrectly identified as One Stevens Street, LLC. *BK 17017 Pg 259*

Witness my hand and seal this 29<sup>th</sup> day of August, 2007.

*Adrian Henault Barboza*  
Adrian Henault Barboza

THE COMMONWEALTH OF MASSACHUSETTS )  
 ) ss  
COUNTY OF BRISTOL )

On this 29<sup>th</sup> day of August, 2007, before me, the undersigned notary public, personally appeared Adrian Henault Barboza, proved to me through satisfactory evidence of identification, which was  photographic identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness,  personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

*William Rosa*  
Notary Public: William Rosa  
My Commission Expires: 01/17/2014

TITLE NOT EXAMINED BY PREPARER OF DEED.  
DEED1.WPD



RETURN TO

RETURN TO RETURN TO

WILLIAM ROSA, ESQUIRE  
WYNN AND WYNN, P.C.  
90 NEW STATE HIGHWAY  
RAYNHAM, MA 02767

*Map 119 Lot 1*

6

Legal Description of Land  
Portion of Assessors Map 119 Lot 1  
73 Stevens Street  
E. Taunton, Massachusetts

A parcel of land depicted as "Parcel-C" on a Plan of Land prepared for One Stevens LLC by Cullinan Engineering, dated August 13, 2007 and recorded at the Bristol County Registry of Deeds Northern District at Plan Book xxx, Page xxx, with the following legal description:

Beginning at a point located on the southeasterly corner of said lot thence running;

N 51°08'23" W a distance of 459.64 feet to an iron pin thence running;

N 35°59'33" E a distance of 218.20 feet thence running by a curve to the left having a radius of 51.00 feet and a distance of 110.83 feet to a point thence running;

N 85°42'06" W a distance of 60.47 feet to a point thence running;

S 60°46'27" E a distance of 50.91 feet thence running by a curve to the right having a radius of 110.00 feet and a distance of 108.43 feet to a point thence running;

S 04°17'52" E a distance of 281.12 feet to the point of beginning;

Parcel contains approximately 1.79 acres.

For Grantor's title, see Deed recorded with said Deeds in Book 2097, Page 93.

End of Document

5

# QUITCLAIM DEED

I, Adrian Henault Barboza, f/k/a Adrian R. Henault of 73 Stevens Street, East Taunton, Bristol County, Massachusetts

for consideration paid of Five Hundred and 00/100 (\$500.00) Dollar(s)

grant to One Stevens Street, LLC, a Massachusetts Limited Liability Company, of 9 Damonmill Square, Suite 1A, Concord, Middlesex County, Massachusetts

**with quitclaim covenants**

the land in Taunton, Bristol County, Massachusetts, located off of Stevens Street, and further bounded and described in the attached Exhibit A

SEE EXHIBIT A ATTACHED HERETO

PROPERTY ADDRESS: Stevens Street, East Taunton, MA 02718

Witness my hand and seal this 23<sup>rd</sup> day of August, 2007.

*Adrian Henault Barboza*  
Adrian Henault Barboza

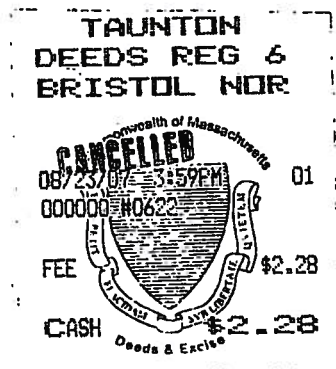
THE COMMONWEALTH OF MASSACHUSETTS )  
 ) ss  
COUNTY OF BRISTOL )

On this 23<sup>rd</sup> day of August, 2007, before me, the undersigned notary public, personally appeared Adrian Henault Barboza, proved to me through satisfactory evidence of identification, which was  photographic identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness,  personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

*William Rosa*  
Notary Public: William Rosa  
My Commission Expires: 01/17/2014

TITLE NOT EXAMINED BY PREPARER OF DEED.  
DEED3.WPD

RETURN TO:



Map 119 Lot 1

Legal Description of Land  
Portion of Assessors Map 119 Lot 1  
73 Stevens Street  
E. Taunton, Massachusetts

A parcel of land depicted as "Parcel-D" on a Plan of Land prepared for One Stevens LLC by Cullinan Engineering, dated August 13, 2007 and recorded at the Bristol County Registry of Deeds Northern District at Plan Book xxx, Page xxx, with the following legal description:

459 73

Beginning at a point located on the southeasterly corner of said lot thence running;

N 51°08'23" W a distance of 64.01 feet to a point thence running;

S 73°40'17" W a distance of 73.36 feet to a point thence running;

S 46°27'27" W a distance of 28.36 feet to the point of beginning;

Parcel-D contains approximately 900 square feet.

For Grantor's title, see Deed recorded with said Deeds in Book 2097, Page 93.

End of Document



2

### CONFIRMATORY QUITCLAIM DEED

I, Adrian Henault Barboza, f/k/a Adrian R. Henault of 73 Stevens Street, East Taunton, Bristol County, Massachusetts

for consideration paid of One and 00/100 (\$1.00) Dollar(s)

grant to One Stevens, LLC, a Massachusetts Limited Liability Company, of 9 Damonmill Square, Suite 1A, Concord, Middlesex County, Massachusetts

**with quitclaim covenants**

the land in Taunton, Bristol County, Massachusetts, located off of Stevens Street, and further bounded and described in the attached Exhibit A

SEE EXHIBIT A ATTACHED HERETO

**PROPERTY ADDRESS:** Stevens Street, East Taunton, MA 02718

This Confirmatory Deed is given to correct a typographical error in which the Grantee was incorrectly identified as One Stevens Street, LLC. *BK 17017 Pg 261*

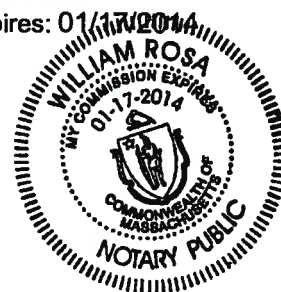
Witness my hand and seal this 29<sup>th</sup> day of August, 2007.

*Adrian Henault Barboza*  
Adrian Henault Barboza

THE COMMONWEALTH OF MASSACHUSETTS )  
 ) ss  
COUNTY OF BRISTOL )

On this 29<sup>th</sup> day of August, 2007, before me, the undersigned notary public, personally appeared Adrian Henault Barboza, proved to me through satisfactory evidence of identification, which was  photographic identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness,  personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

*William Rosa*  
Notary Public: William Rosa  
My Commission Expires: 01/17/2014



**TITLE NOT EXAMINED BY PREPARER OF DEED.**  
DEED3.WPD

**RETURN TO**

**RETURN TO**  
WILLIAM ROSA, ESQUIRE  
WYNN AND WYNN, P.C.  
90 NEW STATE HIGHWAY  
RAYNHAM, MA 02767

*Map 119 Lot 1*

Legal Description of Land  
Portion of Assessors Map 119 Lot 1  
73 Stevens Street  
E. Taunton, Massachusetts

A parcel of land depicted as "Parcel-D" on a Plan of Land prepared for One Stevens LLC by Cullinan Engineering, dated August 13, 2007 and recorded at the Bristol County Registry of Deeds Northern District at Plan Book xxx, Page xxx, with the following legal description:

Beginning at a point located on the southeasterly corner of said lot thence running;

N 51°08'23" W          a distance of 64.01 feet to a point thence running;

S 73°40'17" W          a distance of 73.36 feet to a point thence running;

S 46°27'27" W          a distance of 28.36 feet to the point of beginning;

Parcel-D contains approximately 900 square feet.

For Grantor's title, see Deed recorded with said Deeds in Book 2097, Page 93.

End of Document



TD 118-50  
3V

BK 17022 PG 339  
08/27/07 01:33 42292  
PAGE 1 OF 3

**MASSACHUSETTS QUITCLAIM DEED BY CORPORATION**

**COMMERCE BANK & TRUST COMPANY,  
of 386 Main Street, Worcester, Worcester County, Massachusetts,**

for consideration paid, and in full consideration in the amount of

**THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100THS  
(\$325,000.00) DOLLARS**

**grants to ONE STEVENS, LLC, a Massachusetts Limited Liability  
Company,**

with an address c/o TVPX, Nine Damonmill Square, Suite 1A, Concord,  
Massachusetts 01742

with **quitclaim covenants, the following property:**

**Lot 1A, Stevens Street/O'Connell Way, E. Taunton, Massachusetts as  
per Exhibit "A" attached hereto and made a part hereof**

**This transfer is not all or substantially all the assets of the Corporation.**

IN WITNESS WHEREOF, the said COMMERCE BANK & TRUST  
COMPANY has caused its corporate seal to be hereto affixed and these  
presents to be signed, acknowledged and delivered in its name and behalf by  
PAUL E. LESNIEWSKI, SENIOR VICE PRESIDENT, hereto duly  
authorized this 27th day of August, 2007.

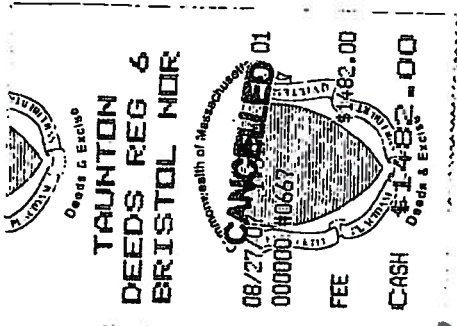
Signed and sealed in presence of:

COMMERCE BANK & TRUST COMPANY

[Signature] By: Paul E. Lesniewski

PAUL E. LESNIEWSKI,  
Senior Vice President

*See Vote recorded in Book 15852, Page 64*




*M90118 Lot 45*

(b)

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 27<sup>th</sup> day of August, 2007, before me, the undersigned notary public, personally appeared Paul E. Lesniewski, as Senior Vice President, of Commerce Bank & Trust Company, and proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on this document and acknowledged to me that he signed it voluntarily for its stated purpose.

  
Chris Carl Fuhrmann Notary Public  
My Commission Expires: 10/24/08



Legal Description of Land Owned by Commerce Bank  
Portion of Assessors Map 118 Lot 45 also known as Lot 1A  
Stevens Street/O'Connell Way  
E. Taunton, Massachusetts

A parcel of land depicted as "Lot 1A" on a Plan of Land prepared for the Maggiore Companies by Cullinan Engineering, dated May 29, 2007, and last revised June 13, 2007 and recorded at the Bristol County Registry of Deeds Northern District at Plan Book 458, Page 22, with the following legal description:

Beginning at a point located on the southeasterly corner of said lot thence running;

- S 46°27'27" E a distance of 207.18 feet to a concrete point thence running;
- N 88°13'45" W a distance of 139.98 feet to a point thence running;
- N 70°55'10" W a distance of 530.08 feet to a point thence running;
- N 30°37'46" W a distance of 236.68 feet to a point thence running;
- N 15°19'02" E a distance of 146.85 feet to a point thence running;
- N 85°42'06" E a distance of 414.39 feet to a point thence running by a curve to the left having a radius of 100.00 feet and a distance of 94.52 feet to a point thence running;
- N 31°32'45" E a distance of 59.36 feet to a point thence running;
- N 03°58'05" W a distance of 73.82 feet to a point thence running;
- ~~N 03°58'05" W~~ <sup>51°31'17" E</sup> a distance of 45.25 feet to a point thence running by a curve to the left along O'Connell Way having a radius of 310.00 feet and a distance of 214.85 feet to a point thence running;
- N 60°46'27" W a distance of 112.61 feet to a point thence running;
- S 35°59'33" W a distance of 218.20 feet to an iron pin thence running;
- S 51°08'23" E a distance of 523.65 feet to the point of beginning;

Parcel contains approximately 7.34 acres ±

For Grantor's title, see Deed recorded with said Deeds in Book 15571, Page 206...

151 Factor  
Commerce Bank  
207 West Road, Suite 207  
Taunton, MA 01803

End of Document

PARCEL 2

22

**MASSACHUSETTS QUITCLAIM DEED BY CORPORATION**

**COMMERCE BANK & TRUST COMPANY,**  
of 386 Main Street, Worcester, Worcester County, Massachusetts,

for consideration paid, and in full consideration in the amount of

**ONE MILLION THREE HUNDRED SEVENTY FOUR THOUSAND  
AND 00/100THS (\$1,374,000.00) DOLLARS**

grants to TWO STEVENS, LLC, a Massachusetts Limited Liability  
Company,

with an address 13 Wheeling Avenue, Woburn, MA

with quitclaim covenants, the following property:

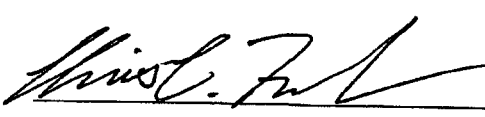
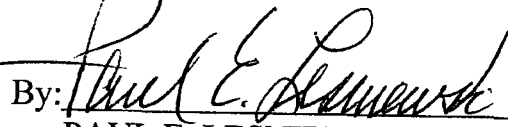
- ✓ Lot 1B, Stevens Street/O'Connell Way, E. Taunton, Massachusetts as per Exhibit "A" attached hereto and made a part hereof

**This transfer is not all or substantially all the assets of the Corporation.**

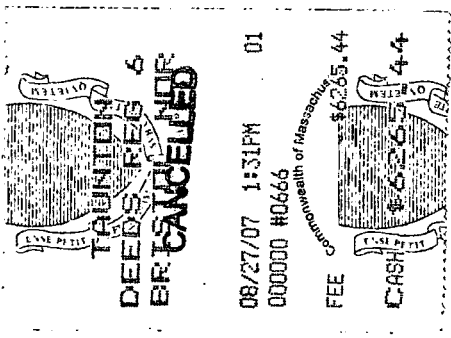
IN WITNESS WHEREOF, the said COMMERCE BANK & TRUST COMPANY has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by PAUL E. LESNIEWSKI, SENIOR VICE PRESIDENT, hereto duly authorized this 27<sup>th</sup> day of August, 2007.

Signed and sealed in presence of:

COMMERCE BANK & TRUST COMPANY

 By:   
 PAUL E. LESNIEWSKI,  
 Senior Vice President

See Vote recorded in Book 15892, Page 64



COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this ~~27<sup>th</sup>~~ day of August, 2007, before me, the undersigned notary public, personally appeared Paul E. Lesniewski, as Senior Vice President, of Commerce Bank & Trust Company, and proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on this document and acknowledged to me that he signed it voluntarily for its stated purpose.



Chris Carl Fuhrmann Notary Public

My Commission Expires: 10/24/08

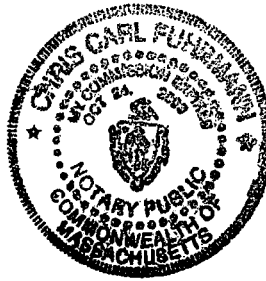




Exhibit "A"

Legal Description of Land Owned by Commerce Bank  
Portion of Assessors Map 118 Lot 45 also known as Lot 1B  
Stevens Street/O'Connell Way  
E. Taunton, Massachusetts

A parcel of land depicted as "Lot 1B" on a Plan of Land prepared for the Maggiore Companies by Cullinan Engineering, dated May 29, 2007, and last revised June 13, 2007 and recorded at the Bristol County Registry of Deeds Northern District at Plan Book 458, Page 22, with the following legal description:

Beginning at the northeasterly corner of said lot running south along O'Connell Way thence running;

- S 13°10'38" E a distance of 321.23 feet to a point thence running by a curve to the left having a radius of 310.00 feet and a distance of 42.67 feet to a point thence running;
- S 54°21'17" W a distance of 45.25 feet to a point thence running;
- S 03°58'05" E a distance of 73.82 feet to a point thence running;
- S 31°32'45" W a distance of 59.36 feet thence running by a curve to the right having a radius of 100.00 feet and a distance of 94.52 feet thence running;
- S 85°42'06" W a distance of 414.39 feet to a point thence running;
- S 15°19'02" W a distance of 146.85 feet to a point thence running;
- N 30°37'46" W a distance of 72.02 feet to a point thence running;
- N 60°57'07" W a distance of 554.83 feet to a point thence running;
- N 05°23'38" W a distance of 141.69 feet the point thence running;
- N 75°19'32" W a distance of 66.89 feet to a point thence running;
- N 10°07'19" W a distance of 365.13 feet to a point thence running;
- S 79°40'32" W a distance of 58.82 feet to a tie line thence running;
- N 01°27'31" W a distance of 647.86 feet along the tie line to a point thence running;
- S 69°49'06" E a distance of 246.89 feet to a point thence running;
- S 70°07'42" E a distance of 636.23 feet to a point thence running;
- S 20°56'02" E a distance of 547.76 feet to a point thence running;
- N 76°49'22" E a distance of 225.11 to the point of beginning;

✓ Parcel contains approximately 26.25 acres ±

For Grantor's title, see Deed recorded with said Deeds in Book 15571, Page 206.

End of Document

5

PARCEL 3

3 B



Bk: 18785 Pg: 210 Page: 1 of 3  
Doc: DEED 06/07/2010 01:59 PM

**QUITCLAIM DEED**

CSC PROPERTIES, LLC, a Massachusetts limited liability company, with an address at Post office Box 120, Easton, MA 02334, ("Grantor")

for consideration paid and in full consideration of Two Hundred Fifty Thousand (\$250,000.00) dollars

grants to L&U, LLC, a Massachusetts limited liability company, having its usual place of business at 13 Wheeling Avenue, Woburn, Massachusetts 01801

with *Quitclaim Covenants*,

A certain parcel of property located on O'Connell Way in the Liberty and Union Industrial Park Phase II, shown and described as Lot 11 on a plan entitled "Definitive Subdivision Plan of Land- Liberty and Union Industrial Park Phase II, Taunton Development Corporation, dated 12/1/05, recorded in the Bristol County Registry of Deeds at Book 446, Page 36, together with a right of access for all purposes public streets are used to and over a way leading from Stevens Street to the property, all as shown on said Plan (the "Property"). Said parcel is also shown on a plan entitled "Definitive Subdivision Modification", Field Engineering, dated 03/23/07, recorded in the Bristol (N) Registry of Deeds at Book 458, Pages 20, 21.

This property is subject to the deed restrictions of the Liberty and Union Industrial Park which deed restrictions are recorded in the Bristol County Northern District Registry of Deeds at Book 11698, Pages 298-304.

Grantor hereby grants to Grantee, as an appurtenance to the within above-described premises, the right and easement to flow and discharge storm water through culverts under O'Connell Way to a detention basin on Lot 13 (O'Connell Way and Lot 13 are shown on a plan recorded in Plan Book 458, Pages 20 and 21), and to construct, use and maintain any culverts, pipes, and drainage structures and apparatus as in Grantee's judgment as are necessary to effectuate the purpose of this grant of easement. This easement shall run with the land and be binding upon Grantor and its successors-in-title and shall inure to the benefit of Grantee and its successors-in-title.

Property Address: Lot 11, O'Connell Way, Taunton, Massachusetts

Robert E. Factor  
Attorney At Law  
60 Mall Road, Suite 207  
Burlington, MA 01803

MASSACHUSETTS EXCISE TAX  
Bristol County ND ROD-001  
Date: 06/07/2010 01:59 PM  
Ctrl# 042753 13326 Doc# 00021352  
Fee: \$1,140.00 Cons: \$250,000.00

Reserving to Taunton Development Corporation, its successors and assigns, the right to use a proposed 25' wide drainage easement as shown on said Plan.

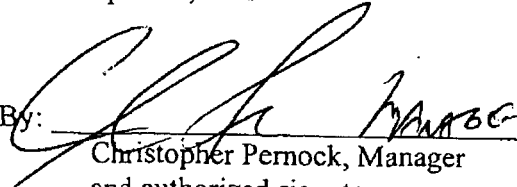
The Grantor in this deed is not classified for the current taxable year as a corporation for federal income tax purposes.

For title reference, see deed of Taunton Development Corporation to the Grantor dated September 12, 2008 recorded in the Bristol County North District Registry of Deeds in Book 17681, Page 276.

[signature follows on next page]

Executed as an instrument under seal this 3rd day of June, 2010.


CSC Properties, LLC

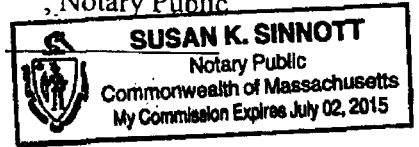
By:   
Christopher Pernock, Manager  
and authorized signatory

COMMONWEALTH OF MASSACHUSETTS

Buxton  
Norfolk, ss.

On this 3 day of June, 2010, before me, the undersigned notary public, personally appeared Christopher Pernock, who proved 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, and acknowledged to me that he signed it voluntarily for its stated purpose.

  
Notary Public  
My Commission Expires:



PARCEL 4

MASSACHUSETTS QUITCLAIM DEED

PAUL E. LESNIEWSKI, TRUSTEE OF STEVENS STREET  
TAUNTON REALTY TRUST, u/d/t dated May 21, 2007, recorded in  
Bristol County Registry of Deeds in Book 16925, Page 118,

of 386 Main Street, Worcester, Worcester County, Massachusetts,

for consideration paid, and in full consideration in the amount of

ONE THOUSAND AND 00/100THS (\$1,000.00) DOLLARS

grants to DOUGLAS PORTER, TRUSTEE OF OCTS REALTY  
TRUST, under Declaration of Trust dated August 8, 2007 and recorded  
on August 23, 2007 in Book 17017, Page 249,

with an address of 185 New Boston Street, Woburn, MA

with quitclaim covenants, the following property:

Parcel A, Stevens Street/O'Connell Way, E. Taunton, Massachusetts as  
per Exhibit "A" attached hereto and made a part hereof

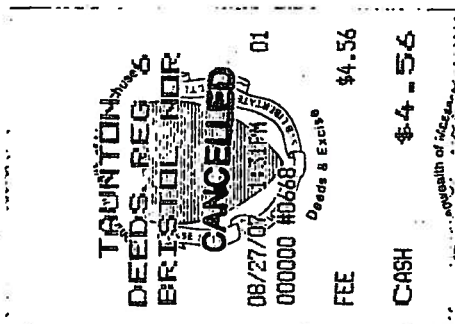
This transfer is not all or substantially all the assets of the Corporation.

IN WITNESS WHEREOF, the said STEVENS STREET TAUNTON  
REALTY TRUST has caused its corporate seal to be hereto affixed and  
these presents to be signed, acknowledged and delivered in its name and  
behalf by PAUL E. LESNIEWSKI, TRUSTEE, hereto duly authorized this  
27<sup>th</sup> day of August, 2007.

Signed and sealed in presence of:

STEVENS STREET TAUNTON REALTY TRUST

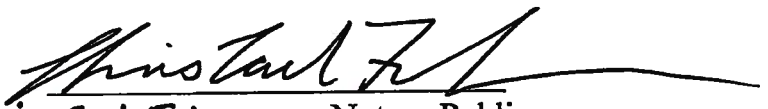
By: Paul E. Lesniewski  
PAUL E. LESNIEWSKI, TRUSTEE

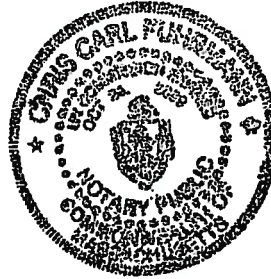


COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 27<sup>th</sup> day of August, 2007, before me, the undersigned notary public, personally appeared Paul E. Lesniewski, Trustee of Stevens Street Taunton Realty Trust, and proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on this document and acknowledged to me that he signed it voluntarily for its stated purpose.

  
Chris Carl Fuhmann Notary Public  
My Commission Expires: 10/24/08





**EXHIBIT "A"**

**Legal Description  
Portion of Assessors Map 118 Lot 45  
Stevens Street/O'Connell Way  
E. Taunton, Massachusetts**

A parcel of land depicted as "Parcel-A" on a Plan of Land prepared for the Maggiore Companies by Cullinan Engineering, dated May 29, 2007, and last revised June 13, 2007 and recorded at the Bristol County Registry of Deeds Northern District at Plan Book 458, Page 22, with the following legal description:

Beginning at a concrete bound located on the northeasterly corner of said lot running north along Stevens Street thence running;

- S 36°03'59" W a distance of 69.00 feet to a point thence running;
- S 51°31'40" W a distance of 178.97 feet to a point thence running;
- N 88°13'45" W a distance of 142.82 feet to a point thence running;
- N 72°05'20" W a distance of 331.46 feet to a point thence running;
- N 70°46'43" W a distance of 246.11 feet to a Massachusetts Highway Bound thence running;
- S 41°20'14" W a distance of 70.00 feet to a Massachusetts Highway Bound thence running;
- N 52°11'42" W a distance of 200.37 feet to a Massachusetts Highway Bound thence running;
- N 48°39'46" W a distance of 1,040.65 feet to a Massachusetts Highway Bound thence running;
- N 01°00'57" E a distance of 290.43 feet to a point thence running;
- N 79°40'32" E a distance of 190.04 feet to a point thence running;
- S 79°40'32" W a distance of 58.82 feet to a point thence running;
- S 10°07'19" E a distance of 365.13 feet to a point thence running;
- S 75°19'32" E a distance of 66.89 feet to a point thence running;
- S 05°23'38" E a distance of 141.69 feet to a point thence running;
- S 60°57'07" E a distance of 554.83 feet to a point thence running;
- S 30°37'46" E a distance of 308.70 feet to a point thence running;
- S 70°55'10" E a distance of 530.08 feet to a point thence running;

S 88°13'45" E a distance of 139.98 feet to a point thence running;  
S 46°27'27" W a distance of 207.18 feet to a point thence running;  
S 51°08'23" E a distance of 40.91 feet to a bound being the point of beginning;

Parcel-A contains approximately 7.89 acres ±

**For Grantor's Title, see Deed recorded with said Deeds in Book 16925, Page 120, and Confirmatory Deed recorded contemporaneously with the recording hereof.**

End of Document

Robert E. Factor  
Attorney At Law  
80 Wall Road, Suite 207  
Burlington, MA 01803

PARCEL 5

# QUITCLAIM DEED

I, Adrian Henault Barboza, f/k/a Adrian R. Henault of 73 Stevens Street, East Taunton, Bristol County, Massachusetts

for consideration paid of Five Hundred and 00/100 (\$500.00) Dollar(s)

grant to Douglas Porter, as Trustee (s) of OCTS Realty, under Declaration of Trust dated August 8, 2007, recorded with the Bristol County North District Registry of Deeds herewith, of 185 New Boston Street, Woburn, Middlesex County, Massachusetts

**with quitclaim covenants**

the land in Taunton, Bristol County, Massachusetts, located off of Stevens Street, and further bounded and described in the attached Exhibit A

SEE EXHIBIT A ATTACHED HERETO

**PROPERTY ADDRESS:** Stevens Street, East Taunton, MA 02718

Witness my hand and seal this 23<sup>rd</sup> day of August, 2007.

  
Adrian Henault Barboza

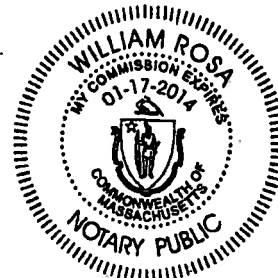
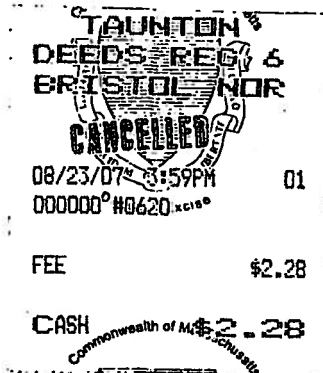
THE COMMONWEALTH OF MASSACHUSETTS )  
 ) ss  
COUNTY OF BRISTOL )

On this 23<sup>rd</sup> day of August, 2007, before me, the undersigned notary public, personally appeared Adrian Henault Barboza, proved to me through satisfactory evidence of identification, which was  photographic identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness,  personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

  
Notary Public: William Rosa  
My Commission Expires: 01/17/2014

**TITLE NOT EXAMINED BY PREPARER OF DEED.**  
DEED4.WPD

RETURN TO:



2

Legal Description of Land  
Portion of Assessors Map 119 Lot 1  
73 Stevens Street  
E. Taunton, Massachusetts

A parcel of land depicted as "Parcel-E" on a Plan of Land prepared for One Stevens LLC by Cullinan Engineering, dated August 13, 2007 and recorded at the Bristol County Registry of Deeds Northern District at Plan Book xxx, Page xxx, with the following legal description:

459 72

Beginning at a point located on the northeasterly corner of said lot thence running;

S 29°25'10" W      a distance of 27.00 feet along the city layout of Stevens Street to a point thence running;

N 60°34'50" W      a distance of 30.00 feet to a point thence running;

N 77°25'54" E      a distance of 40.36 feet to the point of beginning;

Parcel-E contains approximately 405 square feet.

For Grantor's title, see Deed recorded with said Deeds in Book 2097, Page 93.

End of Document

# QUITCLAIM DEED

I, William Rosa, Trustee of East Stevens Street Realty Trust, under Declaration of Trust dated June 18, 2007 and recorded with the Bristol County North District Registry of Deeds at Book 16925, Page 111, of 90 New State Highway, Raynham, Bristol County, Massachusetts

for consideration paid of Five Hundred and 00/100 (\$500.00) Dollar(s)

grant to Douglas Porter, as Trustee (s) of OCTS Realty, under Declaration of Trust dated August 8, 2007, recorded with the Bristol County North District Registry of Deeds herewith, of 185 New Boston Street, Woburn, Middlesex County, Massachusetts

with quitclaim covenants

the land in Taunton, Bristol County, Massachusetts, located off of Stevens Street, and further bounded and described in the attached Exhibit A

SEE EXHIBIT A ATTACHED HERETO

PROPERTY ADDRESS: Stevens Street, East Taunton, MA 02718

Witness my hand and seal this 23<sup>rd</sup> day of August, 2007.

East Stevens Street Realty Trust

*William Rosa*  
William Rosa, Trustee

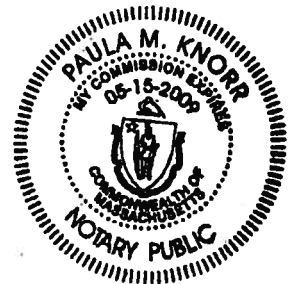
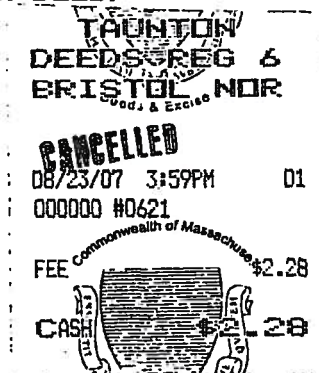
THE COMMONWEALTH OF MASSACHUSETTS )  
 ) ss  
COUNTY OF BRISTOL )

On this 23<sup>rd</sup> day of August, 2007, before me, the undersigned notary public, personally appeared William Rosa, proved to me through satisfactory evidence of identification, which was  photographic identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness,  personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

*Paula M. Knorr*  
Notary Public: Paula M. Knorr  
My Commission Expires: May 15, 2009

TITLE NOT EXAMINED BY PREPARER OF DEED.  
DEED5.WPD

RETURN TO:



5

Legal Description  
Portion of Assessors Map 119 Lot 1  
73 Stevens Street  
E. Taunton, Massachusetts

A parcel of land depicted as "Parcel-B" on a Plan of Land prepared for the Maggiore Companies by Cullinan Engineering, dated May 29, 2007, and last revised June 13, 2007 and recorded at the Bristol County Registry of Deeds Northern District at Plan Book 458, Page 22, with the following legal description:

Beginning at a concrete bound located on the southeasterly corner of said lot running north along Stevens Street thence running;

N 36°03'59" E a distance of 45.36 feet to a Massachusetts Highway Department bound thence running;

S 56°43'22" E a distance of 25.00 feet to a point thence running;

N 29°25'10" E a distance of 40.00 feet to a point thence running;

N 60°34'50" W a distance of 30.00 feet to a point thence running;

S 46°27'27" W a distance of 81.36 feet to a point thence running

S 51°08'23" E a distance of 40.91 feet to the point of beginning;

Parcel-B contains approximately 3,000 square feet

For Grantor's title, see Deed recorded with said Deeds in Book 16925, Page 116.

End of Document

PARCEL 6



# QUITCLAIM DEED

I, Adrian Henault Barboza, f/k/a Adrian R. Henault of 73 Stevens Street, East Taunton, Bristol County, Massachusetts

for consideration paid of One Hundred Fifty Thousand and 00/100 (\$150,000.00) Dollar(s)

grant to JAMINS, LLC, a Massachusetts Limited Liability Company of 3 Phillips road, Tewksbury, Middlesex County, Massachusetts

**with quitclaim covenants**

the land in Taunton, Bristol County, Massachusetts, located off of Stevens Street, and further bounded and described in the attached Exhibit A

SEE EXHIBIT A ATTACHED HERETO

**PROPERTY ADDRESS:** Stevens Street, East Taunton, MA 02718

Witness my hand and seal this 23<sup>rd</sup> day of August, 2007.

*Adrian Henault Barboza*  
Adrian Henault Barboza

THE COMMONWEALTH OF MASSACHUSETTS )  
 ) ss  
COUNTY OF BRISTOL )

On this 23<sup>rd</sup> day of August, 2007, before me, the undersigned notary public, personally appeared Adrian Henault Barboza, proved to me through satisfactory evidence of identification, which was  photographic identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness,  personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

*William Rosa*  
Notary Public: William Rosa  
My Commission Expires: 01/17/2014

**TITLE NOT EXAMINED BY PREPARER OF DEED.**  
DEED2.WPD

RETURN TO:

TAUNTON  
DEEDS REG  
BRISTOL NOR  
CANCELLED  
08/23/07 3:59PM 01  
000000 40623  
Doods & Excise  
FEE \$684.00  
CASH \$684.00



Legal Description of Land  
Portion of Assessors Map 119 Lot 1  
73 Stevens Street  
E. Taunton, Massachusetts

A parcel of land depicted as "Lot 2" on a Plan of Land prepared for One Stevens LLC by Cullinan Engineering, dated August 13, 2007 and recorded at the Bristol County Registry of Deeds Northern District at Plan Book xxx, Page xxx, with the following legal description:

459 72

Beginning at a point located on the northeasterly corner of said lot thence running;

- N 60°46'27" W a distance of 533.88 feet thence running by a curve to the left having a radius of 51.00 feet and a distance of 110.83 feet to a point thence running;
- N 85°42'06" E a distance of 60.47 feet to a point thence running;
- S 60°46'27" E a distance of 50.19 feet thence running by a curve to the right having a radius of 110.00 feet and a length of 108.43 feet to a point thence running;
- S 04°17'52" E a distance of 281.12 feet to a point thence running;
- S 73°40'17" E a distance of 73.36 feet to a point thence running;
- N 46°27'27" E a distance of 53.00 feet to a point thence running;
- N 77°25'54" E a distance of 40.36 feet to a point thence running;
- N 29°25'10" E a distance of 134.03 feet along the city layout of Stevens Street to a point thence running;
- N 19°26'59" E a distance of 66.65 feet along the city layout of Stevens Street to the point of beginning;

Lot 2 contains approximately 1.50 acres

For Grantor's title, see Deed recorded with said Deeds in Book 2097, Page 93.

End of Document

PARCEL 7

2

BK 15892 PG 62  
05/25/06 11:23 27721  
PAGE 1 OF 2

**MASSACHUSETTS QUITCLAIM DEED**

**COMMERCE BANK & TRUST COMPANY,**

of 386 Main Street, Worcester, Worcester County, Massachusetts

for consideration paid, and in full consideration of ONE MILLION ONE HUNDRED TWENTY-FIVE THOUSAND (\$1,125,000.00) DOLLARS,

grant to **71 STEVENS STREET, LLC,**

of 71 Stevens Street, Taunton, Massachusetts,

with QUITCLAIM COVENANTS,

Property in East Taunton, MA, being identified as Lot 2 on a Plan entitled "Plan of Land Stevens Street, County Street and Rte. 24, East Taunton, Massachusetts, Prepared for Robert DiCroce", dated March 23, 2005, drafted by Cullinan Engineering and recorded at the Bristol County North Registry of Deeds in Plan Book 436, Plan 22.

Including with this property is the right and easement for the Grantee to continue to use the existing drainage system which drains water from the parking lot area of Lot 2 onto other land of the Grantor, being Lot 1 on said Plan Book 436, Plan 22. This right and easement shall terminate upon the completion of the proposed road called O'Connell Way, which road is also shown as Parcel B on said Plan Book 436, Plan 22.

Being a portion of the property transferred to Grantor by foreclosure deed recorded in Book 15571, Page 206, at the Bristol County North District Registry of Deeds.

The sale of this property is in the ordinary course of business and does not constitute all or substantially all of the assets.

TAUNTON  
DEEDS REGISTRY  
BRISTOL COUNTY  
CANCELLED  
05/25/06 11:23AM 01  
000000 #3933  
FEE \$5130.00  
CASH \$5130.00

IN WITNESS WHEREOF, Commerce Bank & Trust Company has set its hand and seal this 11th day of May, 2006.

COMMERCE BANK & TRUST COMPANY

By: Paul E. Lesniewski, S.V.P.

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 11th day of May, 2006, before me, the undersigned notary public, personally appeared PAUL E. LESNIEWSKI, SENIOR VICE PRESIDENT of Commerce Bank & Trust Company, proved to me through satisfactory evidence of identification, which was personally known, to be the person who name is signed on this document and who swore or affirmed to me that the contents of the document is truthful and accurate to the best of his knowledge and belief.

Lucile E. Daly

Notary Public

My Commission Expires: March 20, 2009



LUCILE E. DALY  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
March 20, 2009

End of Document

PARCELS 8 & 9

2

BK 15497 PG 238  
12/22/05 03:44 78037  
PAGE 1 OF 2

Fast Turtle Exchanges, LLC, A Massachusetts Limited Liability Company

of 32 Cornell Street, New Bedford, MA

for consideration paid, and in full Consideration of Five Hundred Fifty Thousand and 00/100 (\$550,000.00) Dollars

grant to Daniel G. DaRosa and Laurie B. DaRosa

of 661 Berkley Street, Berkley, MA 02779

*with quitclaim covenants*

The land located on the westerly side of Stevens Street, East Taunton, Bristol County, Massachusetts shown as Lot 3A on a plan entitled, "PLAN OF LAND STEVENS STREET, EAST TAUNTON, MASSACHUSETTS PREPARED FOR TAUNTON DEVELOPMENT CORPORATION" prepared by Cullinan Engineering, Sale 1" = 30' dated May 10, 2005 which plan is recorded with the Bristol County Northern District Registry of Deeds at Book 437, Page 30.

Said Lot 3A is subject to an easement for foot and vehicular traffic located adjacent to the southerly border of Lot 3B beginning at the easterly line of Stevens Street and proceeding 167.82 feet; thence turning and proceeding 50 feet to the land now or former of RND, Inc.; thence proceeding S. 68° 39' 51" E. 167.82 feet to the westerly line of Stevens Street; thence proceeding in line of Stevens Street, 50 feet to the point of beginning. Being shown as a crosshatched area on a copy of the sketch attached hereto.

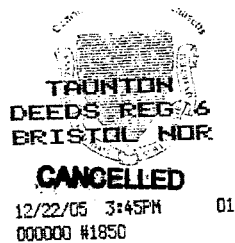
Meaning, intending and hereby conveying a portion of the property conveyed to this grantor by deed of Perry, et al dated January 10, 2002 which deed is recorded in the Bristol County Northern District Registry of Deed at Book 10164, Page 257.

Also granting a parcel of real estate adjacent to the aforementioned parcel bounded and described as follows:

Beginning at a point being the northeastern-most corner of the parcel described, and also being the northwestern-most corner of Parcel B, then running:

- S. 20° 47' 39" W. a distance of 194.65 feet along the westerly side of Parcel B, along land now or formerly of Taunton Development Corporation; thence running
- S. 47° 56' 00" W. a distance of 87.00 feet along land now or formerly of RND Inc., c/o Robert DiCroce; thence running
- S. 44° 58' 22" W. a distance of 155.46 feet along land now or formerly of RND Inc., c/o Robert DiCroce; thence running
- N. 13° 10' 38" W. a distance of 349.05 feet along land now or formerly of Taunton Development Corp.; thence running

Property Address: 61R Stevens Street, E. Taunton, MA 02718



- N. 42° 19' 18" W. a distance of 215.61 feet along land now or formerly of Taunton Development Corp.; thence running
- S. 72° 20' 47" E. a distance of 491.44 feet along land now or formerly of Julia T. DeBrum and Edwin D. Debrum; to the point of beginning.

Containing 2.10 acres, more or less, prepared for B&D Construction.

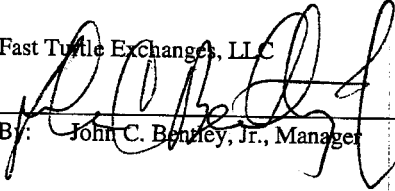
Said property is subject to an easement 50 feet wide across said property to a roadway (Roadway B) to be constructed by the grantor which easement shall run in favor of the owner of Parcel B and and which easement may be used for vehicular traffic, foot traffic or utilities.

This conveyance does not constitute all or substantially all of the Grantor's property in the Commonwealth of Massachusetts

In witness whereof, the said Fast Turtle Exchanges, LLC has caused these presents to be signed, acknowledged and delivered in its name and behalf by John C. Bentley, Jr., its Manager, hereto duly authorized, this 21<sup>st</sup> day of December in the year two thousand and five.

\_\_\_\_\_  
\_\_\_\_\_

Fast Turtle Exchanges, LLC

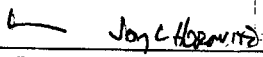
By:  John C. Bentley, Jr., Manager

**COMMONWEALTH OF MASSACHUSETTS**

Bristol , ss.

December 21, 2005

On this 21st day of December, 2005, before me, the undersigned notary public, personally appeared John C. Bentley, Jr., Manager, proved to me through satisfactory evidence of identification, which was photo identification, 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: Jay L. Horowitz  
My commission expires: 4/4/2008



PARCELS 10-13

QUITCLAIM DEED

We, Jeffrey V. Perry of P.O. Box 3268, North Fort Myers, Florida 33818 and Dennis W. Horton of 82 Edgewater Drive, Wareham, Plymouth County, Massachusetts 02571, as tenants in partnership, doing business as D. J. Enterprises, of 61 Stevens Street, Taunton, Bristol County, Massachusetts 02780.

in consideration of Six Hundred Fifty Thousand Dollars 00/100 (\$650,000)

grant to Taunton Development Corporation, a corporation duly established under the laws of the State of Massachusetts and having its usual place of business at 12 Taunton Green, Suit 201, Taunton, Bristol County, Massachusetts 02780

With Quitclaim Covenants

the land in Taunton, Bristol County, Massachusetts, together with the buildings thereon, bounded and described as follows:


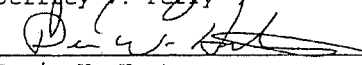
A parcel of land on the westerly side of Stevens Street and being shown as Parcel No. "A" on a plan entitled, "Plan of Property of the Estate of Julia T. deBrum to be Conveyed to Jeffrey V. Perry & Dennis W. Horton Taunton, Ma. Scale 1" = 60' Oct. 25, 1986 John P. Gonzals, Surveyor." Said Plan recorded at Bristol County North District Registry of Deeds at Book 245, Page 13.

Being otherwise shown as No. 61 Stevens Street, and containing 6.27 acres, more or less.

Being a portion of the premises conveyed by deed of Antone Cabral and Annie E. Cabral to Marcellino T. deBrum and Julia T. deBrum dated October 26, 1944, and recorded in Bristol Northern District Registry of Deeds in Book 888, Page 552.

Being the same premises conveyed to these grantors by Marie Booth as Executrix under the Will of Julia T. deBrum by deed dated January 21, 1987 and recorded with the Bristol County North District Registry of Deeds at Book 3292, Page 129.

Executed as a sealed instrument this 10th day of January, 2002

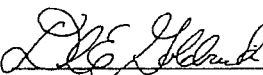
  
\_\_\_\_\_  
Jeffrey V. Perry  
  
\_\_\_\_\_  
Dennis W. Horton

THE COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

January 10, 2002

Then personally appeared the above-named Jeffrey V. Perry and Dennis W. Horton, and acknowledged the foregoing instrument to be their free act and deed,

Before me,   
DANIEL E. GOLDRICK Notary Public  
My commission expires: 4/12/05

TAUNTON  
DEEDS REG &  
BRISTOL NOR  
CANCELLED

01/10/02 10:46AM 01  
000000 000001

FEE \$294.00  
CASH \$294.00

15795-329 \*  
15887-231 \*  
\* Amdt 01c  
17034-139 \*\*  
\*\* Extn-01c  
18092-37

201/3  
205  
202

Property at 61 Stevens St., East Taunton

BUSINESS CERTIFICATE

The Commonwealth of Massachusetts

City of Taunton

November 27, 2001

In conformity with the provisions of Chapter one hundred and ten, Section five of the General Laws, as amended, the undersigned hereby declare(s) that a business under the title

of D. J. Enterprises is conducted at

Number 61 Stevens Street

Taunton CITY OR TOWN

by the following named persons.

FULL NAME  
Dennis W. Horton

Jeffrey V. Perry

P.O. Box 3012 WAREHAM, MA. 02571  
RESIDENCE  
82 Edgewater Dr. WAREHAM MA 02571  
P.O. Box 3268 N. Ft. MYERS FL 33919

Signed

DWE (Signature)  
JVP (Signature)

(Signature)  
(Signature)

The Commonwealth of Massachusetts

Bristol ss. November 27, 2001

Personally appeared before me the above-named

Dennis W. Horton

and made oath that the foregoing statement is true.

A certificate issued in accordance with this section shall be in force and effect for four years from the date of issue and shall be renewed each four years thereafter so long as such business shall be conducted and shall lapse and be void unless so renewed.

Expiration Date November 27, 2005  
File 22, No. 6244

(Signature)

(Seal)

City Clerk

STATE OF FLORIDA

012-40-9819 ss

Nov 9 2001

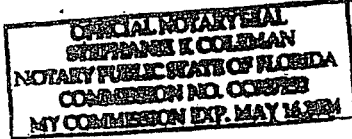
FL P.O. 438573820 v P 10/02

Then personally appeared the above-named Jeffrey V. Perry of North Fort Myers, Florida, and made oath that the statements made in the Business Certificate application provided by the City of Taunton in the State of Massachusetts are true and correct.

State of Florida  
County of Lee

*Stephanie K Coleman*  
Notary Public

My Commission expires: 5/16/04



Seal:

# Quitclaim Deed

We, Donald S. Constantine, Jr. of 2602 Tanager Drive, Wilmington, Delaware 19808, Ruth A. Bernier of 135 Main Street, Lakeville, Massachusetts 02347, Craig A. Constantine of 580 West Leyden Road, Leyden Massachusetts 01337, and Karen Dixon of 84 Ridgeview Road, Weare, New Hampshire 03281

for consideration paid, and in full consideration of Forty Thousand (\$40,000.00) Dollars

grant to the Taunton Development Corporation, a Massachusetts corporation with a principal place of business at 12 Taunton Green, Taunton, Massachusetts

with quitclaim covenants

the land in Taunton, Bristol County, Massachusetts bounded and described as follows:

Beginning at a point on the easterly sideline of Amvet Memorial Highway, said point being the northwesterly corner of land now or formerly of Sumner Folsom and the southwest corner of the herein described parcel; thence running notherly by Amvet Memorial Highway 390.00 feet, more or less, to and now or formerly of New York, New Haven and Hartford Railroad; thence turning and running along said railroad land in a northeasterly direction 350.00 feet, more or less, to a point of land of owners unknown; thence turning and running by land of owners unknown 265.00 feet, more or less, to the center line of Cotlely River; thence turning and running by center line of Cotlely River 620.00 feet, more or less, to land now or formerly of Sumner Folsom; thence turning and running by said Folsom land in a westerly direction 542.00 feet, more or less, to the point of beginning.

Said parcel of land to contain 8 acres more or less.

Being the same premises conveyed to these Grantors by Deed of Alberta E. Constantine and Donald S. Constantine dated the 28<sup>th</sup> day of December, 2000 and recorded at the Bristol County Northern District Registry of Deeds at Book 9135, Page 104.

Meaning and intending to convey all the right, title and interest of these Grantors in a parcel of land shown as Lot 2, Ward 4, Plat 27, Block XL on the City of Taunton Assessors records, however the same parcel may be bounded and described.

Witness our hands and seals this 2<sup>nd</sup> day of May 2002

Donald S. Constantine Jr 5/2/02  
Donald S. Constantine, Jr.

Ruth A. Bernier 5/10/02  
Ruth A. Bernier

Craig A. Constantine 5/6/02  
Craig A. Constantine

Karen Dixon 5/9/02  
Karen Dixon

TAUNTON  
DEEDS REG &  
BRISTOL NOR

CANCELLED

05/22/02 1:54PM 01  
000000 #9708

FEE \$182.40

CASH \$182.40

State of Delaware

May 2  
April 2002

Then personally appeared the above named Donald S. Constantine, Jr. and acknowledged the foregoing instrument to be his free act and deed, before me

Carolyn M. Frank  
Notary Public

CAROLYN M. FRANK  
NOTARY PUBLIC  
STATE OF DELAWARE  
My Commission Expires Oct. 3, 2002

My commission expires: 10/3/02

olc 15887-231#

\* Amt. o/c  
17034-139 #

\*\* Extr. o/c  
1892-37

Property Location: Amvet Memorial Highway/Westerly Side of Stevens Street, Taunton, MA

25  
20

The Commonwealth of Massachusetts

Bristol  
Plymouth, ss.

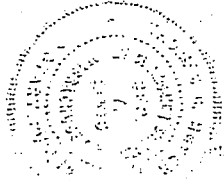
MAY 10  
~~April~~, 2002

Then personally appeared the above named Ruth A. Bernier and acknowledged the foregoing instrument to be her free act and deed, before me

[Signature]

Notary Public

My commission expires: 8-7-06



The Commonwealth of Massachusetts

Franklin, ss.

May 6  
~~April~~, 2002

Then personally appeared the above named Craig A. Constantine and acknowledged the foregoing instrument to be his free act and deed, before me

[Signature]

Notary Public

My commission expires: 4/14/2006

State of New Hampshire

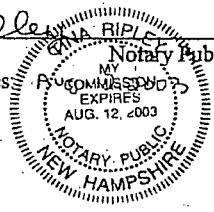
May  
~~April 9~~, 2002

Then personally appeared the above named Karen Dixon and acknowledged the foregoing instrument to be her free act and deed, before me

[Signature]

Notary Public

My commission expires: AUG 12 2003



(\*Individual – Joint Tenants – Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor. If not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

1295  
20

# Quitclaim Deed

We, **Donald S. Constantine, Sr. and Alberta E. Constantine**, both of 50 Highland Street, No. 26, Taunton, Massachusetts 02780

for consideration paid, and in full consideration of One Hundred Thirty-Five Thousand (\$135,000.00) Dollars

grant to the **Taunton Development Corporation**, a Massachusetts corporation with a principal place of business at 12 Taunton Green, Taunton, Massachusetts

with *quitclaim covenants*

the following parcel of land located northerly and westerly of Stevens Street, Taunton, Massachusetts bounded and described as follows:

Beginning in the easterly line of County Street at the southerly line of the railroad; thence southerly by said County Street 80¼ rods to land of Henry P. Barstow; thence by said Barstow land easterly 34½ rods, more or less, to the brook; thence down said brook to land now or formerly of Sumner T. Folsom; thence by Folsom land N: 64¼° W: 50 rods and 9 links, more or less; thence N. 13° E. 15 rods to said railroad; thence by said railroad S. 71½ W. to the point of beginning.

Subject to an easement to the City of Taunton dated May 12, 1926, Book 767, Page 146. And excluding land taken by the Commonwealth of Massachusetts April 20, 1950, Book 1000, Pages 32-40, consisting of 21.65 acres, more or less.

Being Parcel 3 on a Deed to these Grantors dated September 15, 1999 and recorded at the Bristol County Northern District Registry of Deeds at Book 8478, Page 72. See also Deed to these Grantors from Donald S. Constantine, Jr., Trustee of the County Street 904 Realty Trust u/d/t dated September 15, 1999 and recorded at the Bristol County Northern District Registry of Deeds at Book 8478, Page 66 dated the 14<sup>th</sup> of December, 2000 and recorded at the Bristol County Northern District Registry of Deeds at Book 8478, Page 72.

Meaning and intending to convey all the right, title and interest of these Grantors in a parcel of land shown as Lot 1, Ward 4, Plat 27, Block XL on the City of Taunton Assessors records, however the same parcel may be bounded and described.

Witness our hands and seals this 15 day of May, 2002

*Donald S. Constantine Sr.*  
Donald S. Constantine, Sr.  
*Alberta E. Constantine*  
Alberta E. Constantine

15795-329 #  
15887-231 #  
# Am. OLC  
17034-139 #  
# Ext. OLC  
18092-37

*The Commonwealth of Massachusetts*

Bristol, ss.

May, 15, 2002

Then personally appeared the above named Donald S. Constantine, Sr. and Alberta E. Constantine and acknowledged the foregoing instrument to be their free act and deed, before me

*David T. Gay*  
David T. Gay, Notary Public  
My commission expires: 09/20/02

TAUNTON  
DEEDS REG &  
BRISTOL NOR  
CANCELLED  
05/22/02 1:58PM  
000000149709  
FEE \$615.00  
CASH \$215.60

2,25  
20

EXECUTOR'S DEED

10672-142

I, LOUISE L. SILVIA, executrix of the will of KENNETH W. SILVIA, late of Taunton, Bristol County, Massachusetts (Bristol County Probate & Family Court case no. 02P0601EP)

pursuant to judgment entered by said court dated June 13, 2002, and every other authority hereto enabling,

in full consideration paid in the amount of Two Hundred Fifty Thousand and no/100 Dollars (\$ 250,000.00)

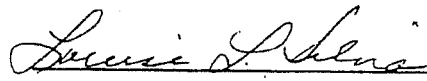
hereby grant to TAUNTON DEVELOPMENT CORPORATION, a Massachusetts corporation with a usual place of business at 12 Taunton Green, Suite 201, Taunton MA 02780

An undivided half interest in land in Taunton, Bristol County, Massachusetts, on the southerly side of Middleboro Avenue, bounded and described as set forth in Appendix A, annexed hereto.

Being the major portion of land described in deed of Eleanor L. Lynch et ali to Kenneth W. & Edward P. Silvia dated August 31, 1994, recorded with Bristol County Northern District Registry of Deeds book 6133 page 316.

Location of premises: Middleboro Avenue, Taunton MA 02780.  
Grantee's address: 12 Taunton Green, Suite 201, Taunton MA 02780.

Witness my hand and seal this 26<sup>th</sup> day of June, 2002.

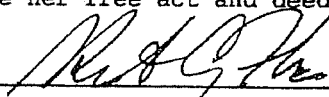
  
LOUISE L. SILVIA, executrix

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

June 26, 2002

Then personally appeared the above named LOUISE L. SILVIA, executrix as aforesaid, and acknowledged the foregoing instrument to be her free act and deed, before me,

  
Robert G. Funke, Notary Public

My commission expires March 29, 2007

TAUNTON  
DEEDS REG 5  
BRISTOL NOR  
CANCELLED  
06/26/02 11:37AM  
000000 #0370 01



## APPENDIX A

Beginning at a point in the southerly line of Middleboro Avenue, being the northwesterly corner of land formerly of Louise A. Silvia;

thence southerly on a course perpendicular to the line of said avenue to a point in the range of the southerly line of said adjoining land formerly of Louise A. Silvia;

thence easterly to the southwesterly corner of said adjoining land formerly of Louise A. Silvia;

thence easterly by said adjoining land formerly of Louise A. Silvia to the southwesterly corner of land of Edward P. & Gladys T. Silvia;

thence easterly by said land of Edward P. & Gladys T. Silvia and land now or formerly of Donnelly to land now or formerly of Waterman;

thence by said Waterman land southerly and easterly to land now or formerly of Pietras;

thence southerly by said Pietras land and land now or formerly of Oldfield to a corner;

thence by said Oldfield land easterly to Stevens street;

thence by said Stevens Street southerly to the railroad;

thence by the railroad westerly, southerly, and westerly to the river;

thence by the river to land of Louise L. Silvia;

thence by said Silvia land to Middleboro Avenue;

thence by said avenue easterly to the point of beginning.

Meaning and intending the same premises shown on a plan drawn by Tibbets Engineering Corp. dated 04-25-2002 filed herewith (however otherwise the same may be depicted thereon) entitled as follows:

"Project Location Stevens St., Route 24 and Middleboro Ave. Taunton, MA. (Bristol County). Prepared For Taunton Development Corporation"

R9180

Plum 406-46,47+48

H  
25  
20

BK 10950 PG 106  
09/17/02 12:09 68159

**QUITCLAIM DEED**

I, Charles A. Peirce, Jr.

of 96 Middleboro Avenue, East Taunton MA 02718

for the full consideration of One Million Seven Hundred Thousand Dollars (\$1,700,000.00) paid

grant to Taunton Development Corporation, a Massachusetts Corporation organized under General Laws Chapter 180, with a mailing address of 12 Taunton Green, Taunton MA 02780

with *quitclaim covenants*,

For a description of the premises conveyed, see Exhibit "A" attached hereto and made a part hereof by reference.

For my title, see deed recorded at Book 4552 at Page 72 dated September 10, 1990.

Executed as a sealed instrument this 23rd day of April 2002.

*Kathleen M. LeBrun* *Charles A. Peirce, Jr.*  
Witness Kathleen M. LeBrun Charles A. Peirce, Jr.

COMMONWEALTH OF MASSACHUSETTS

County of Bristol, ss.

April 23 2002

Then personally appeared the above-named Charles A. Peirce, Jr. and acknowledged the foregoing instrument to be his free act and deed,

Before me,

*Sherry Costa Hanlon*

Sherry Costa Hanlon

Notary Public

My Commission Expires:

6-30-06

**RETURN TO**

*Return to  
Edward Rots  
63 Wintthrop St  
Taunton, Ma. 02788*

OFF STEVENS STREET

o/c 15887-231 ¥

o/c 16872-307 \*\*

¥ Amt o/c

17034-139 \*\*\*

¥¥ Compliance

19452-279

\*\*\* Extension o/c

15092-37

TAUNTON  
DEEDS REG &  
BRISTOL NOR

**CANCELLED**

09/17/02 12:07PM 01  
00000 #1903

FEE \$7752.00

CASH \$7752.00

Exhibit "A"

A certain parcel of land containing approximately 26 acres located northerly and westerly of Stevens Street in Taunton, Bristol County, Massachusetts, being shown as Lots 4A and 10, on City of Taunton Assessors Map Ward 4 Plan 27, as further bounded and described in a document entitled "Approximate Property Line Dimensions Sketch for Map 4-27 Block 40, Lots 1,2,4A, 84 and 10 in the City of Taunton" Prepared for Field Engineering by Tibbetts Engineering Corp. March 18, 2002" which sketch is hereto annexed hereto by reference.

Reserving unto the grantor the right to use an area in the northeastern corner of Lot 10, as shown on a sketch attached hereto as Exhibit "C" for the storage of farm materials and manure, and also reserving to the grantor the right to maintain and mow Lot 2 (formerly the George Folsom Estate), so long as the owner of said property requests the services of Seller to mow and maintain the Premises. The right to use said area shall expire on December 31, 2003, and shall thereafter be of no force and effect.

Further reserving to the grantor the right to mow the hay on the premises until such time as said use interferes with Buyer's use of the property.

A-1

BK 10950 PG 108

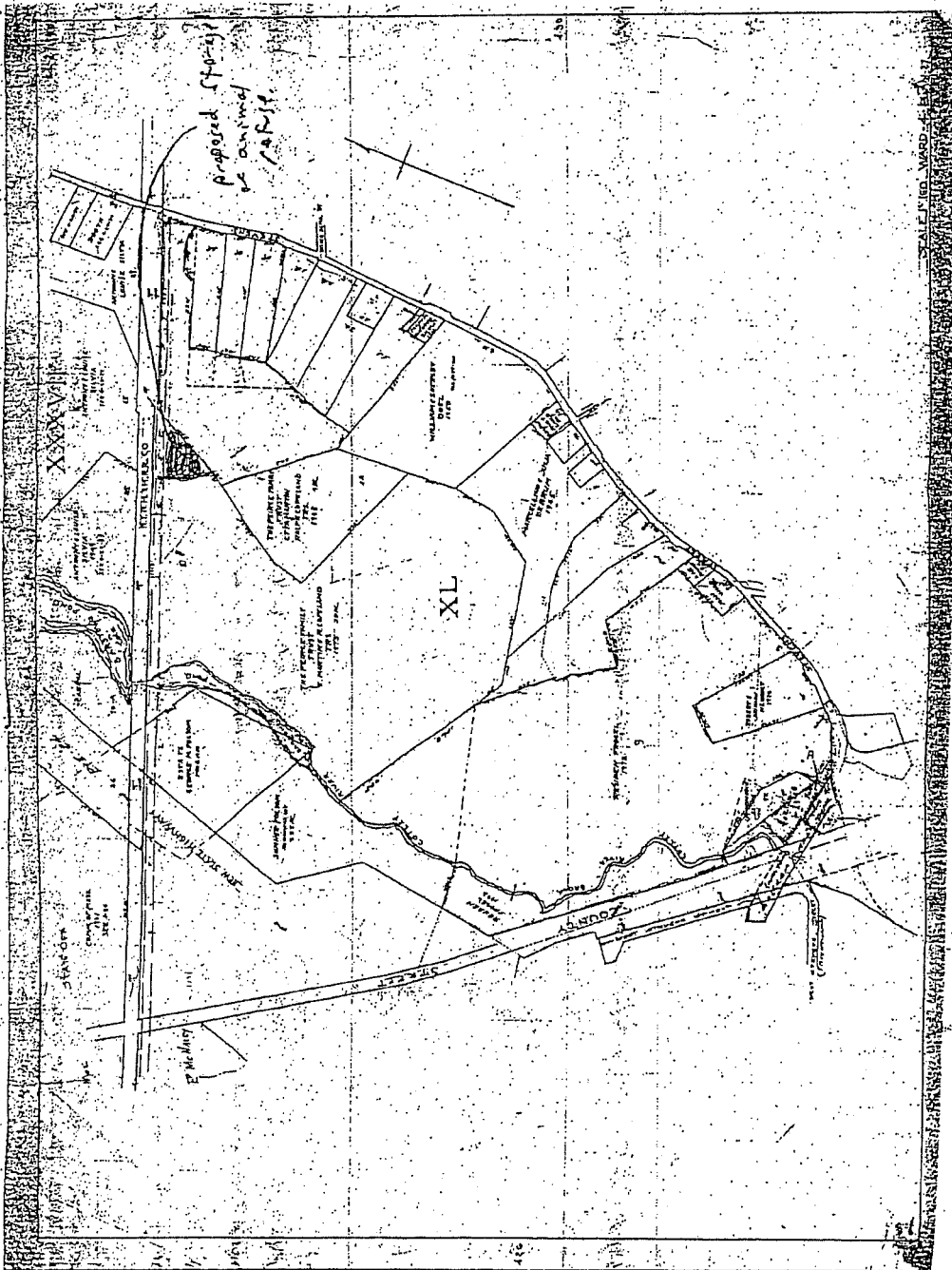
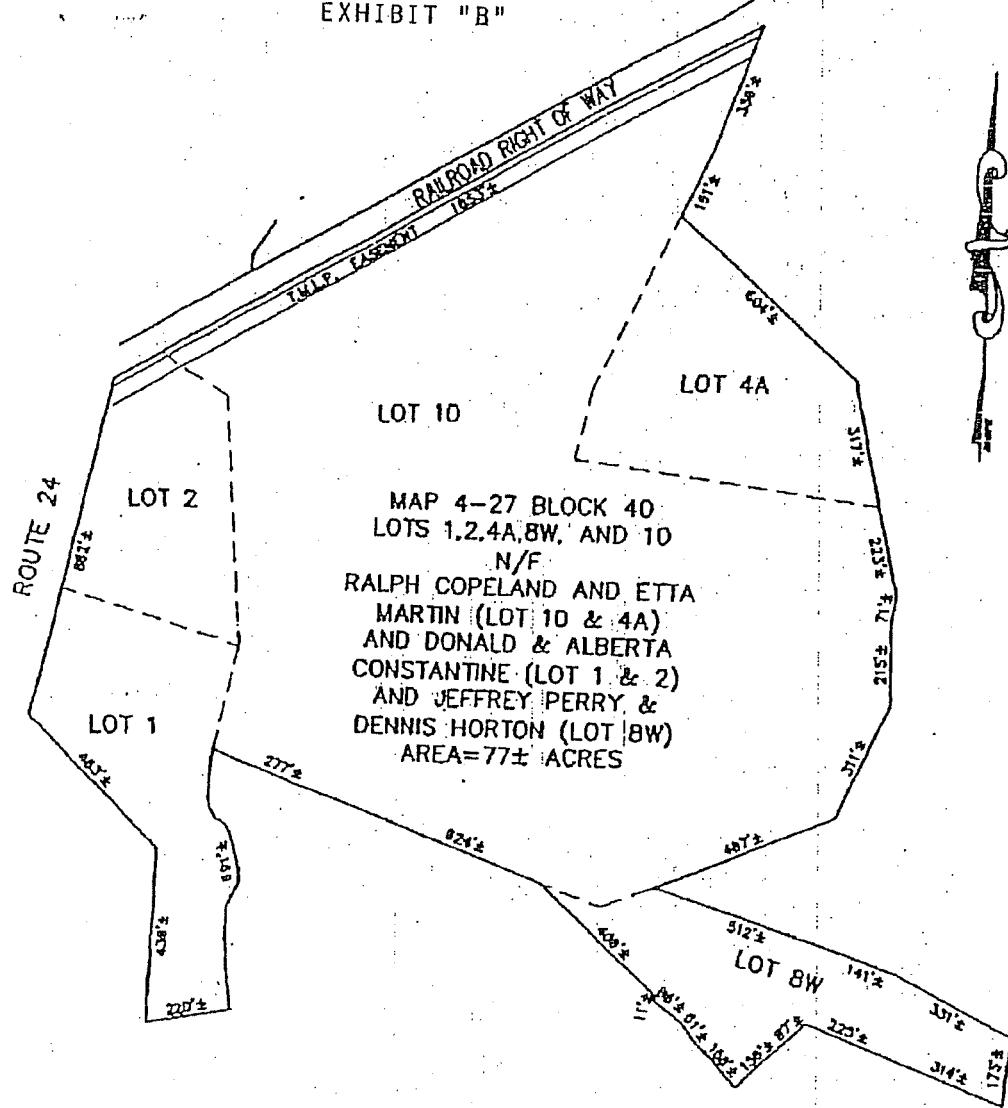


EXHIBIT "B"

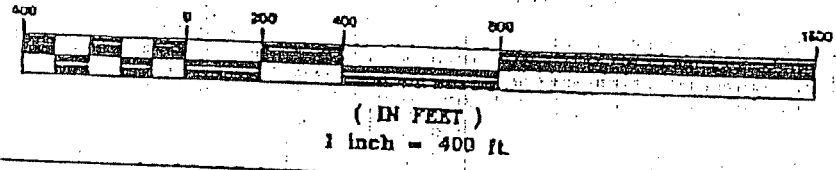


MAP 4-27 BLOCK 40  
 LOTS 1, 2, 4A, 8W, AND 10  
 N/F  
 RALPH COPELAND AND ETTA  
 MARTIN (LOT 10 & 4A)  
 AND DONALD & ALBERTA  
 CONSTANTINE (LOT 1 & 2)  
 AND JEFFREY PERRY &  
 DENNIS HORTON (LOT 8W)  
 AREA=77± ACRES

• THESE DIMENSIONS TAKEN FROM DEEDS,  
 PLANS, AERIAL MAPPING AND FIELD SURVEY  
 INFORMATION.  
 • INTERIOR LOT LINES SHOWN FOR REFERENCE  
 PURPOSES ONLY.

APPROXIMATE  
 PROPERTY  
 LINE DIMENSIONS  
 SKETCH FOR  
 MAP 4-27 BLOCK 40  
 LOTS 1, 2, 4A, 8W, AND  
 10 IN THE CITY OF  
 TAUNTON.  
 PREPARED FOR FIELD  
 ENGINEERING BY TIBBETTS  
 ENGINEERING CORP.  
 MARCH 18, 2002

GRAPHIC SCALE



QUITCLAIM DEED

RND, INC., a Massachusetts corporation having a mailing address of 8 Harding Street, Lakeville, Massachusetts 02347 ("**Grantor**"), for consideration paid and in full consideration of THREE HUNDRED THOUSAND and 00/100 DOLLARS (\$300,000.00) **GRANTS** to **TAUNTON DEVELOPMENT CORPORATION**, a Massachusetts non-profit corporation with a principal place of business at 12 Taunton Green, Taunton, Massachusetts 02780 ("**Grantee**"), with **QUITCLAIM COVENANTS**, the parcels of land thereon known as Parcels B and C, located off **Stevens Street in Taunton, Bristol County, Massachusetts**, as more particularly described on Exhibit "A" attached and incorporated herein (the "**Premises**").

15378-137

OFF STEVENS STREET, E. Taunton

Grantor, for itself and its successors and assigns, hereby reserves for itself and its successors and assigns, together with their respective agents, customers, invitees, licensees, tenants and employees the perpetual, nonexclusive right, privilege and easement across that portion of the Premises identified as "Parcel B" on that certain plan of land entitled, "Plan of Land; Stevens Street, County Street and Rte. 24, East Taunton, Massachusetts prepared for Robert DiCroce" dated March 23, 2005, prepared by Cullinan Engineering Co., Inc., endorsed by the Taunton Planning Board of May 5, 2005 and recorded with the Bristol County Northern District Registry of Deeds in Plan Book 436, Page 22 ("**Parcel B**") for the purposes of (a) accessing the Grantor's remaining land from Stevens Street and accessing Stevens Street from the Grantor's remaining land, (b) accessing and tying into the utility stubs to be installed by Grantee in, under, on or above said Parcel B; and (c) creating, maintaining, repairing and replacing curb cuts along Parcel B, which curb cuts may be relocated, altered, removed and/or reconfigured from time to time by the Grantor and its successors and assigns, subject to all laws, rules and regulations relating to such curb cuts. Notwithstanding anything to the contrary, the foregoing easement shall terminate and be of no further force or effect at such time, and only at such time, as Parcel B is laid out and accepted as a public roadway.

The Premises are being conveyed subject to all easements, covenants and restrictions set forth on Exhibit B attached and incorporated herein, insofar as the same are still in force and applicable.

Being a portion of the premises conveyed to Grantor by Deed recorded with the Bristol County Northern District Registry of Deeds in Book 5026, Page 64.

This conveyance does not represent all or substantially all of the assets of RND, INC. in Massachusetts.


[Signature Page Attached]

RETURN TO

ROSTER  
Box 1017  
Taunton, 02780

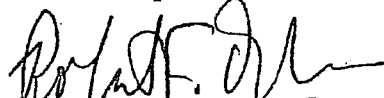
[Signature Page to Quitclaim Deed]

EXECUTED under seal as of the 14<sup>th</sup> day of November, 2005.


  
 TAUNTON DEEDS REG 6 BRISTOL NOR  
 CANCELLED  
 11/14/05 2:51PM 01  
 000000 #1225  
 FEE \$1368.00  
 CASH \$1368.00

GRANTOR:


RND, INC.,  
a Massachusetts corporation

By:   
 Robert F. DiCroce  
 Its President and Treasurer  
 Hereunto duly authorized

ACKNOWLEDGMENT

COMMONWEALTH OF MASSACHUSETTS )  
 ) ss  
 COUNTY OF Plymouth ) Nov 12, 2005

On this 12<sup>th</sup> day of November, 2005, before me, the undersigned notary public, personally appeared Robert F. DiCroce, proved to me through satisfactory evidence of identification, which was his Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he is President and Treasurer of RND, INC., a Massachusetts corporation; and said Robert F. DiCroce further acknowledged the foregoing instrument to be his free act and deed in such capacity and the free act and deed of said corporation.

  
 Notary Public  
 My Commission Expires: May 2, 2008

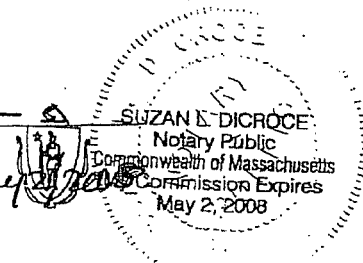


EXHIBIT A

LEGAL DESCRIPTION

Those certain two (2) parcels of land located off of Stevens Street in Taunton, Massachusetts being described as follows:

**Parcel B** on that certain plan of land entitled, "Plan of Land; Stevens Street, County Street and Rte. 24 , East Taunton, Massachusetts prepared for Robert DiCroce" dated March 23, 2005, prepared by Cullinan Engineering Co., Inc., endorsed by the Taunton Planning Board of May 5, 2005 and recorded with the Bristol County Northern District Registry of Deeds in Plan Book 436, Page 22; and

**Parcel C** on that certain plan of land entitled, "Plan of Land; Stevens Street, County Street and Rte. 24 , East Taunton, Massachusetts prepared for Robert DiCroce" dated March 23, 2005, prepared by Cullinan Engineering Co., Inc., endorsed by the Taunton Planning Board of May 5, 2005 and recorded with the Bristol County Northern District Registry of Deeds in Plan Book 436, Page 22.



EXHIBIT B  
ENCUMBRANCES

1. Order of Taking and Layout of Stevens Street by the City of Taunton, recorded at Book 7610, Page 72.
2. Certificate of Acceptance and Filing by the Taunton Municipal Lighting Plant, dated February 2, 2001, recorded at Book 9192, Page 343.
3. Reservation of Flowage Rights in Cotley Brook set forth in a Deed from Josephine H. Barstow, dated December 23, 1949, recorded at Book 991, Page 213.
4. Limited access provisions and easements set forth in a Taking by the Commonwealth of Massachusetts Department of Public Works for the layout of a limited access state highway, recorded at Book 1000, Page 32, as confirmed by a grant to the Commonwealth of Massachusetts, dated January 18, 1951, recorded at Book 1025, Page 116.
5. Limited access provisions and easements set forth in a Taking by the Commonwealth of Massachusetts Department of Public Works of a limited access state highway known as Route 140, recorded at Book 1597, Page 308.
6. Superseding Order of Conditions by the Department of Environmental Protection, recorded at Book 4557, Page 326, as affected by a Partial Certificate of Compliance, recorded at Book 5270, Page 223 and a Certificate of Compliance, recorded at Book 5861, Page 319.
7. Slope and drainage easement, 20' right of way, discrepancies in legal description and the rights of others in and to the flow of Cotley River, all as shown on the plan recorded in Plan Book 130, Page 31.
8. Decision by Taunton Zoning Board of Appeals, recorded with said Deeds, Book 13694, Page 161.

BK 17156 PG 203  
11/08/07 03:23 53153  
PAGE 1 OF 13

13

**Quitclaim Deed**

We, **Hazel LeClair** of Middleboro, MA, **Harold Waterman** of Taunton, MA, **Robert Waterman** of Raynham, MA, **Ronald Waterman** of S. Weymouth, MA, **Evelyn M. Charette** of Taunton, MA, **Michael Waterman** of East Taunton, MA, **Brenda Calhoun** of Eufaula, AL, **Vernon Waterman** of N. Dartmouth, MA, **Sharon H. Waterman Thompson** of Taunton, MA, and **Daniel Carnali** of Lakeville, MA, as administrator of the estate of **Cynthia Carnali**, also known as **Cynthia Ann Waterman Carnali**, acting pursuant to a license to sell Real Estate issued by Plymouth County Probate and Family Court on June 20, 2007, \* see exhibit A.

for full consideration of

**Two Hundred Seventy-Five Thousand and no/100 Dollars**  
**(\$275,000.00)**

grant to Taunton Development Corporation, 12 Taunton Green, Taunton, MA 02780

with quitclaim covenants

the land in said Taunton with the buildings thereon, situated on the westerly side of Stevens Street, bounded and described as follows:

Beginning at a stake on the westerly side of Stevens Street at the northerly end of a barway; thence N. 83-3/4° W 313.50 feet to a corner; thence N 1-1/2° E 184 feet to a corner of land now or formerly of William D. Seymour; thence easterly by said Seymour land in a line parallel with first-described line 313.50 to said Stevens Street; thence by said street southwesterly 184 feet to the point of beginning.

Excepting from the above such portion thereof as may have been taken by the Commonwealth of Massachusetts, Department of Highways, for the relocation of Stevens Street, by taking dated September 8, 1993, recorded with Bristol County North District Registry of Deeds at Book 5683, Page 12.

Said premises are conveyed subject to and with the benefit of easements, reservations, rights of way and restrictions of record, if any, insofar as the same may now be in force and applicable.

For the grantors title see the Estate of Cynthia Carnali (Plymouth County Probate No. 07P 0269-AD1), Estate of Hazel E. Oldfield (Bristol # 99P-0291) and Estate of Donald C. Waterman (Bristol #04P-1373) and Estate of David G. Waterman (Bristol #06P0831-AD1), and deed of Hazel E. (Waterman) LeClair, Harold S. Waterman, Robert G. Waterman, David Waterman, Donald Waterman, and Ronald Waterman, recorded in Book 1497, Page 105.

5 Stevens Street, Taunton, Bristol County, MA



Bk: 17681 Pg: 275 Page: 1 of 2  
Doc: DEED 09/17/2008 12:11 PM

17681-275

Property Address: Lot 11, O'Connell Way, Taunton, MA

QUITCLAIM DEED

The Taunton Development Corporation, a corporation duly established under the laws of Massachusetts, and having its usual place of business at 12 Taunton Green, Suite 201, Taunton, Bristol County, Massachusetts ("Grantor")

for consideration paid in full consideration of **Four Hundred Fifty Thousand (\$450,000.00) Dollars**

grants to CSC Properties, LLC, a Massachusetts limited liability company, with an office at 35 Eastman Street, South Easton, Massachusetts, 02375. ("Grantee") .

WITH QUITCLAIM COVENANTS,

A certain parcel of property located on O'Connell Way in the Liberty and Union Industrial Park Phase II, shown and described as Lot 11 on a plan entitled "Definitive Subdivision Plan of Land - Liberty and Union Industrial Park Phase II, Taunton Development Corporation, dated 12/1/05, recorded in the Bristol County Registry of Deeds at Book 446, Page 36, together with a right of access for all purposes public streets are used to and over a way leading from Stevens Street to the property, all as shown on said Plan (the "Property"). Said parcel is also shown on a plan entitled "Definitive Subdivision Modification", Field Engineering, dated 03/23/07, recorded in the Bristol (N) Registry of Deeds at Book 458, Pages 20, 21.

Being a portion of the premises conveyed to the Taunton Development Corporation by deed of Charles A. Pierce, Jr., dated April 23, 2002, recorded in the Bristol County Northern District Registry of Deeds at Book 10950, Page 106.

The lot hereby conveyed does not constitute all or substantially all of the assets of the said Taunton Development Corporation.

This property is subject to the deed restrictions of the Liberty and Union Industrial Park which deed restrictions are recorded in the Bristol County Northern District Registry of Deeds at Book 11698, Pages 298-304.

Grantor hereby grants to Grantee, as an appurtenance to the within above-described premises, the right and easement to flow and discharge storm water through culverts under O'Connell Way to a detention basin on Lot 13 (O'Connell Way and Lot 13 are shown on a plan recorded in Plan Book 458, Pages 20 and 21), and to construct, use and maintain any culverts, pipes, and drainage structures and apparatus as in Grantee's judgment are necessary to effectuate the purpose of this grant of easement. This easement shall run with the land and be binding upon Grantor and its successors-in-title and shall inure to the benefit of Grantee and its successors-in-title.

Reserving to the Grantor, its successors and assigns, the right to use a proposed 25' wide drainage easement as shown on said Plan.

LAW OFFICES OF  
ROSTER & ANTINE

EDWARD A. ROSTER  
MARC E. ANTINE

63 WINTHROP STREET  
P.O. BOX 1017  
TAUNTON, MA  
02780-0952

(508) 823-4553  
FAX: (508) 824-6608

E-MAIL:  
roster.anline@verizon.net

MASSACHUSETTS EXCISE TAX  
Bristol County ND ROB 001  
Date: 09/17/2008 12:11 PM  
Ctrl# 037678 21833 Doc# 00036747  
Fee: \$2,052.00 Cons: \$450,000.00

The Grantor assumes responsibility to complete any work required by the Taunton Conservation Commission's "Orders of Condition" at no cost to the grantee.

IN WITNESS WHEREOF, the said Taunton Development Corporation has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Joseph I. Quinn its President and Louis Ricciardi its Treasurer, hereto duly authorize, this 12<sup>th</sup> day of September, 2008.

**Taunton Development Corporation**

By: Joseph I. Quinn  
Joseph I. Quinn, President

By: Louis Ricciardi  
Louis Ricciardi, Treasurer

*Commonwealth of Massachusetts*

Bristol, ss.

On this 12<sup>th</sup> day of September 2008, before me, the undersigned notary public, personally appeared Joseph I. Quinn, President, and Louis Ricciardi, Treasurer of the Taunton Development Corporation and proved to me through satisfactory evidence of identification, which was my personal knowledge, to be the persons whose names are signed on the preceding document and they acknowledged to me that they signed the document voluntarily on their behalf and on behalf of Taunton Development Corporation for its stated purpose.

Edward A. Roster  
Edward A. Roster - Notary Public  
My commission expires: 02/23/12

QUITCLAIM DEED

15777-333

Taunton Development Corporation, a corporation duly established under the laws of Massachusetts, and having its usual place of business at 12 Taunton Green, Suite 201, Taunton, Bristol County, Massachusetts ("Grantor")

For consideration and in consideration of **Two Million, Two Hundred Fifty-Four Thousand, Two Hundred Twenty-Four (\$2,254,224.00) Dollars**

*\* A 7% interest*

Grants to NB/C/Stevens Two LLC, a limited liability company with a place of business at 2 Adams Place, Suite 100, Quincy, Massachusetts and CIP Stevens Three, LLC, a limited liability company, <sup>02169</sup> as tenants in common.  
*2 ADAMS PL SUITE 100 QUINCY MA 02169*

*\*\* A 2% interest*

**WITH QUITCLAIM COVENANTS,**

**\*\*\***

Two parcels of real estate shown as Lots 12B and 12A on a sketch attached hereto marked A, entitled "~~Liberty and Union Industrial Park, Taunton, Massachusetts~~" being a part of Lots 1, 2, 4A, 8W and 10, as shown on a plan entitled Plan of Land, Stevens Street, Route 24 and Middleboro Ave., dated 04/25/02, recorded in the Bristol County Registry of Deeds (N) at Book 406, Pages 66, 67 and 68. <sup>AND EASEMENTS APPURTENANT</sup> <sup>HERE TO AS MORE PARTICULARLY</sup> <sup>DESCRIBED IN THE EXHIBIT A</sup>

~~Together with the right to use in common with others any rights of way in the roads in the Liberty and Union Industrial Park.~~

**ATTACHED HERETO AND MADE  
A PART HEREOF.**

Being a portion of the premises conveyed to the Taunton Development Corporation by Deed of Charles A. Pierce, Jr., dated April 23, 2002, recorded in the Bristol County (North) Registry of Deeds at Book 10950, Page 106.

The lot hereby conveyed does not constitute all or substantially all of the assets of the said Taunton Development Corporation.

This property is subject to the deed restrictions of the Liberty and Union Industrial Park which deed restrictions are recorded in the Bristol County Northern District Registry of Deeds at Book 11698, Page 298-304.

Further reserving to the Grantor of the right to enter upon the premises to complete conservation requirements and directions, provided that such right shall only be exercised in such a manner as to minimize interference with use and enjoyment of, and construction activity upon, said premises.

Also granting to the grantees, its successors and assigns a non-exclusive right, privilege and easement for foot and vehicular traffic along and across a parcel of land shown as "Parcel B" on that certain plan of land entitled, "Plan of Land; Stevens Street, County Street and Rte. 24, East Taunton, Massachusetts prepared for Robert DiCroce" dated March 23, 2005, prepared by Cullinan Engineering Co., Inc., endorsed by the Taunton Planning Board of May 5, 2005 and recorded with the Bristol County Northern District Registry of Deeds in Plan Book 436, Page 22.

For Grantor's Title see: Book 10574, Page 199; Book 10574, Page 201; Book 10950, Page 106; Book 10164, Page 257; and Book 15378, Page 137.

Confid. ✓  
16156-193

Confid.  
16989-237

Property OFF STEVENS ST, Taunton, Ma.

LAW OFFICES OF  
ROSTER & ANTINE

EDWARD A. ROSTER  
MARC E. ANTINE

63 WINTHROP STREET  
P.O. BOX 1017  
TAUNTON, MA  
02780-0952

(508) 823-4553  
FAX: (508) 824-6608

E-MAIL:  
roster.antine@verizon.net

IN WITNESS WHEREOF, the said Taunton Development Corporation has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Joseph I. Quinn as President and Louis Ricciardi as Treasurer hereto duly authorize, this 10<sup>th</sup> day of April, 2006.

Taunton Development Corporation

By: Joseph I. Quinn  
JOSEPH I. QUINN, PRESIDENT

By: Louis M. Ricciardi  
LOUIS RICCIARDI, TREASURER

COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss.

April 10, 2006

Then personally appeared before me the above-named **Joseph I. Quinn**, its President and **Louis Ricciardi**, its Treasurer and acknowledged the foregoing instrument to be the free act and deed of the Taunton Development Corporation.

Edward A. Roster

Edward A. Roster – Notary Public  
My Commission Expires: 02/23/12

TAUNTON  
DEEDS REG &  
BRISTOL NOR

CANCELLED

04/13/06 1:05PM 01

000000 #3303

FEE \$10280.52

CASH \$10280.52

LAW OFFICES OF  
ROSTER & ANTINE

EDWARD A. ROSTER  
MARC E. ANTINE

63 WINTHROP STREET  
P.O. BOX 1017  
TAUNTON, MA  
02780-0952

(508) 823-4553  
FAX: (508) 824-6608

E-MAIL:  
roster.antine@verizon.net

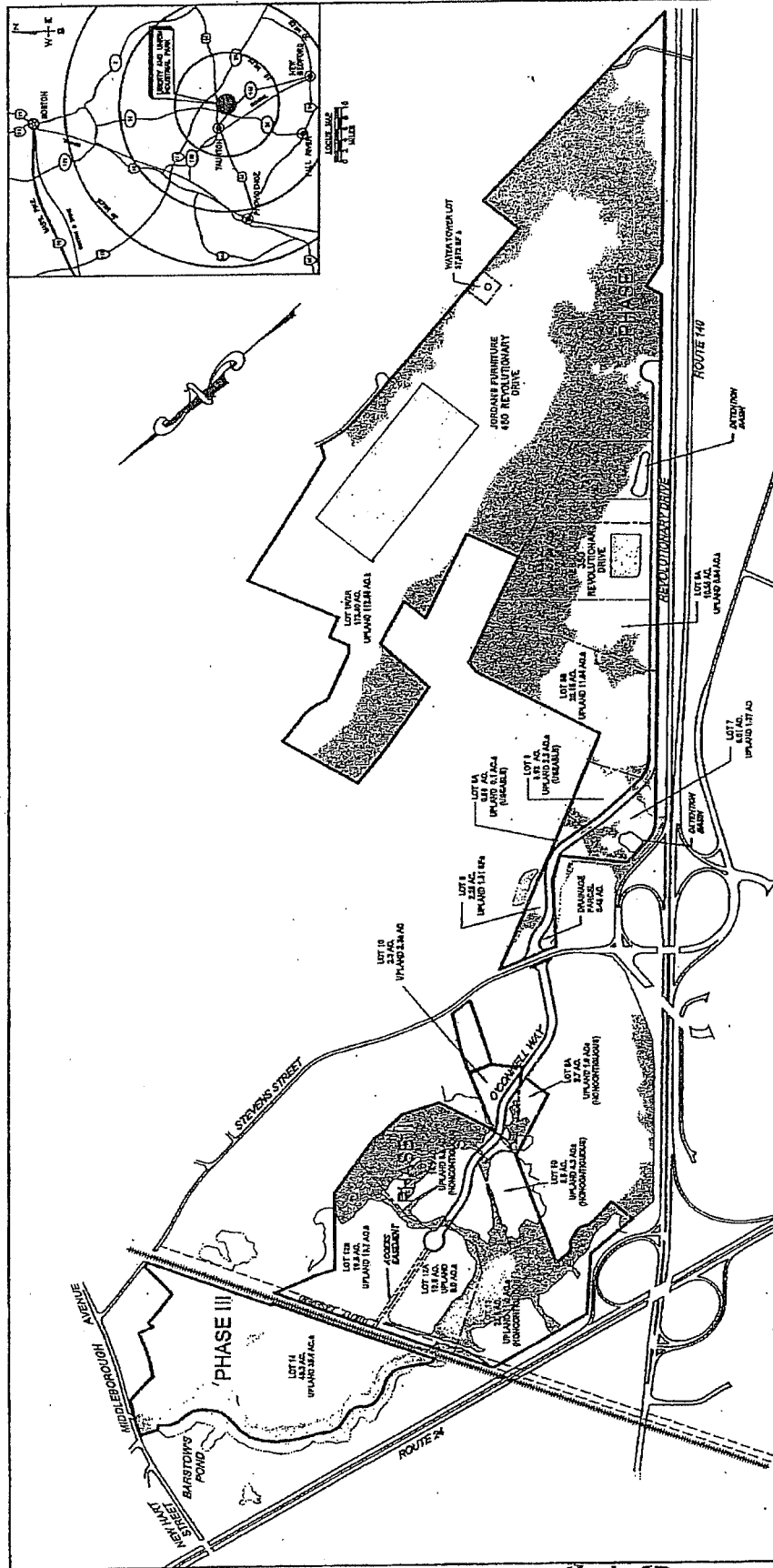
EXHIBIT "A"

Two parcels of real estate shown as Lots 12A and 12B on a sketch attached hereto marked A entitled "Liberty and Union Industrial Park, Taunton, Massachusetts" being a part of a parcel marked "Combined Area For Lots 1, 2, 4A, 8W and 10 Area" 76.53 ± Acres" on a "Plan of Land" dated February 25, 2002 by Tibbetts Engineering Corp., recorded with Bristol North in Plan Book 406, Page 66-68.

Also granting to the grantees, its successors and assigns, a non-exclusive right, privilege and easement for foot and vehicular traffic, in common with others entitled thereto, to use any rights of way and roads in the Liberty and Union Industrial Park, which rights of way or roads are as:

- (i) shown on said sketch above referenced.
- (ii) reserved as right of way in Deed recorded at Book 15013, Page 42.
- (iii) shown as Parcel B on a "Plan of Land, Stevens Street, County Street and Rte 24, East Taunton, Massachusetts, Prepared for Robert DiCrocce" dated March 23, 2005 by Cullinan Engineering, recorded with said Deeds, Plan Book 436, Page 22.

T49220b.exhibit a  
sketch



SCALE: 1"=600'

**LIBERTY AND UNION INDUSTRIAL PARK - TAUNTON, MASSACHUSETTS**

TAUNTON INDUSTRIAL DEVELOPMENT COMMISSION - TAUNTON DEVELOPMENT CORPORATION  
 12 TAUNTON GREEN, SUITE 201, TAUNTON, MASSACHUSETTS, 02786-3227

TELEPHONE: AREA CODE 508-821-1188, 800-824-8857  
 WWW.TAUNTONDEVELOPMENT.ORG

WWW.TAUNTONPHASE.US

REV. 10/13/06  
 REV. 4/6/04  
 DATE OF ISSUE  
 OCTOBER, 2003



7

deedref: 15777-333

16156-193

**CONFIRMATORY - QUITCLAIM DEED**

Property Address: O'Connell Way, Taunton, Massachusetts

**Taunton Development Corporation**, a corporation duly established under the laws of Massachusetts, and having its usual place of business at 12 Taunton Green, Suite 201, Taunton, Bristol County, Massachusetts ("Grantor")

**for consideration and in consideration of One (\$1.00) Dollar**

grants to **NB/C/Stevens Two LLC**, a Delaware limited liability company with a place of business at 2 Adams Place, Suite 100, Quincy, Massachusetts 02169, an undivided 79% interest, and **CIP Stevens Three, LLC**, a Massachusetts limited liability company with a place of business at 2 Adams Place, Suite 100, Quincy, Massachusetts 02169, an undivided 21% interest, as tenants in common,

**WITH QUITCLAIM COVENANTS,**

Two parcels of real estate known as Lots 12A and 12B along with easements appurtenant thereto as shown on a plan entitled "Definitive Subdivision Plan of Land, Liberty and Union Industrial Park - Phase II, Taunton Development Corporation," last revised 3/08/06 and certified 3/09/06 and recorded in the Bristol County Registry of Deeds (North) at Book 446, Page 36 (the "Subdivision Plan").

Together with the right to use in common with others any rights of way in the roads in the Liberty and Union Industrial Park.

Being a portion of the premises conveyed to the Taunton Development Corporation by Deed of Charles A. Pierce, Jr., dated April 23, 2002, recorded in the Bristol County (North) Registry of Deeds at Book 10950, Page 106.

The lot hereby conveyed does not constitute all or substantially all of the assets of the said Taunton Development Corporation.

This property is subject to the deed restrictions of the Liberty and Union Industrial Park which deed restrictions are recorded in the Bristol County Northern District Registry of Deeds at Book 11698, Page 298-304.

Reserving to the Grantor and/or granting to the Grantees the following easements:

- 1.) Access and Utility Easement Burdening Lot 12A for the Benefit of Lot 13. Grantor currently owns Lot 13 as shown on the Subdivision Plan and reserves the following access and utility easements for the benefit of Lot 13:

- A. Access Easement.

- (i) Grantor hereby reserves the non-exclusive right and easement for ingress and egress by foot and by vehicle to and from Lot 13, across Lot 12A to the future O'Connell Way, initially in the area designated as "Proposed Access & Utility Easement (Area = 43,440 s.f.)" on the Subdivision Plan (the "Access/Utility Area"). Notwithstanding the above, the owner of Lot

12A shall have the right at any time, and from time to time, to relocate within Lot 12A the Access/Utility Area, and, if applicable, any roadway constructed in the Access/Utility Area, at its sole cost and expense, provided that in the event a roadway has been constructed by the owner of Lot 13 at the time of such relocation, the owner of Lot 12A shall provide thirty (30) days notice to the owner of Lot 13 and such relocation shall not unreasonably interfere with access to Lot 13 during such relocation. Any such relocation by the owner of Lot 12A shall be in accordance with all applicable governmental rules, ordinances, regulations and permits.

- (ii) The owner of Lot 12A shall have all rights to utilize the Access/Utility Area for all purposes not inconsistent with the rights of the owner of Lot 13 herein granted.
- (iii) The precise location of any roadway to be installed by the owner of Lot 13 in the Access/Utility Area shall be approved by the owner of Lot 12A prior to installation, which approval shall not be unreasonably withheld.
- (iv) The owner of Lot 13 shall be solely responsible for the improvements made on the Access/Utility Area and maintenance of the Access/Utility Area, including the costs associated therewith, including but not limited to paving and snow removal.
- (v) In the event the owner of Lot 13 fails to maintain the Access/Utility Area, including the improvements thereon, in a reasonable manner, then the owner of Lot 12A shall have the right, but not the obligation, to perform necessary maintenance work upon notice to the owner of Lot 13 and the owner of Lot 13 shall pay or reimburse the owner of Lot 12A the costs associated with performing such work.

B. Utility Easement.

- (i) Grantor hereby reserves the non-exclusive right and easement in, to, over, under, along and across the Access/Utility Area for the installation, operation, flow, passage, use, maintenance, connection, repair, relocation, and removal of lines or systems for utilities serving Lot 13 (the "Utilities").
- (ii) All Utilities to be located in the Access/Utility Area by the owner of Lot 13 shall be underground unless required to be above ground by the utility providing such service.
- (iii) The precise location of any and all utility lines in the Access/Utility Area shall be approved by the owner of Lot 12A prior to installation, which approval shall not be unreasonably withheld.
- (iv) The owner of Lot 12A shall have the right at any time, and from time to time, to relocate any Utility at its sole cost and expense, provided that the

owner of Lot 12A shall provide thirty (30) days notice to the owner of Lot 13 and such relocation shall not result in increase cost to the owner of Lot 13, shall not unreasonably interfere with the usefulness or function of such Utility, and shall be performed in accordance with all applicable governmental rules, ordinances, regulations and permits.

- C. Indemnity. The owner of Lot 13 shall indemnify and save harmless the owner of Lot 12A from all loss, claim, cost, damage and expense arising out of or in connection with the use by the owner of Lot 13, and all parties claiming by, through or under the owner of Lot 13, of the rights and easements reserved unto the owner of Lot 13, except as and to the extent that any such loss, claim, cost, damage or expense is the result of the gross negligence of the owner of Lot 12A.

2.) Sewer Pump Station Access and Utility Easement Burdening Lot 12A for the Future Benefit of the City of Taunton.

- A. Grantor hereby reserves the non-exclusive right and easement in, to, over, under, along and across the area designated "Proposed Sewer Pump Station Access & Utility Easement (Area = 2,441 S.F.)" on the Subdivision Plan (the "Pump Station Area") for the installation, operation, flow, passage, use, maintenance, connection, repair, relocation, and removal of a sewer pump station and lines or systems for utilities related thereto (the "Utilities").
- B. This easement is to be conveyed to the City of Taunton upon acceptance of the roadway labeled O'Connell Way on the Subdivision Plan and infrastructure by the City of Taunton (the "City"). Once conveyed to the City, the City shall be solely responsible for the installation and maintenance of the Pump Station Area, including the costs associated therewith. For purposes of this paragraph 2, "Easement Holder" shall mean Grantor, its successors and assigns, up until such time as the City accepts the roadway, and shall thereafter mean the City.
- C. The owner of Lot 12A shall have all rights to utilize the Pump Station Area for all purposes not inconsistent with the rights of the Easement Holder herein granted.
- D. In the event the Easement Holder fails to maintain the Pump Station Area in a reasonable manner, then the owner of Lot 12A shall have the right, but not the obligation, to perform necessary maintenance work upon notice to the Easement Holder and the Easement Holder shall pay or reimburse the owner of Lot 12A the costs associated with performing such work.
- E. The Easement Holder shall indemnify and save harmless the owner of Lot 12A from all loss, claim, cost, damage and expense arising out of or in connection with the use by the Easement Holder, and all parties claiming by, through or under the Easement Holder, of the rights and easements reserved unto the Easement Holder, except as and to the extent that any such loss, claim, cost, damage or expense is the result of the gross negligence of the owner of Lot 12A.

- 3.) Storm Flowage Easement Burdening Lot 12B for the Benefit of Lot 11; Drainage Easement Burdening Lot 11 for the Benefit of Lots 12A and 12B. Grantor currently owns Lot 11 as shown on the Subdivision Plan and reserves the following storm flowage easement for the benefit of Lot 11:
- A. Grantor reserves the right to access the area designated as "Proposed Storm Flowage Easement 21,035 S.F." on the Subdivision Plan for the purposes of maintaining the drainage structures (i.e. ditches, swales, manholes, etc).
  - B. Grantor and its successors and assigns shall indemnify and save harmless the owner of Lot 12B from all loss, claim, cost, damage and expense arising out of or in connection with the use by Grantor, and all parties claiming by, through or under Grantor, of the rights and easements reserved unto Grantor, except as and to the extent that any such loss, claim, cost, damage or expense is the result of the gross negligence of the owner of Lot 12B.
  - C. Grantor grants to the Grantees, its successors and assigns, as owners of Lots 12A and 12B, the benefit of the twenty-five (25) foot wide drainage easement located on Lot 11, designated "Proposed 25' Wide Drainage Easement 9,541 S.F." on the Subdivision Plan.

Further reserving to the Grantor of the right to enter upon the premises to complete conservation requirements and directions, provided that such right shall only be exercised in such a manner as to minimize interference with use and enjoyment of, and construction activity upon, said premises.

Also granting to the grantees, its successors and assigns a non-exclusive right, privilege and easement for foot and vehicular traffic along and across a parcel of land shown as "Parcel B" on that certain plan of land entitled, "Plan of Land; Stevens Street, County Street and Rte. 24, East Taunton, Massachusetts prepared for Robert DiCroce" dated March 23, 2005, prepared by Cullinan Engineering Co., Inc., endorsed by the Taunton Planning Board of May 5, 2005 and recorded with the Bristol County Northern District Registry of Deeds in Plan Book 436, Page 22.

The provisions of all the easements granted herein shall run with the land and shall be binding upon, and inure to the benefit of, the owners of the respective lots and their successors and assigns.

For Grantor's Title see: Book 10574, Page 199; Book 10574, Page 201; Book 10950, Page 106; Book 10164, Page 257; and Book 15378, Page 137.

IN WITNESS WHEREOF, the said Taunton Development Corporation has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Joseph I. Quinn its President and Louis Ricciardi its Treasurer hereto duly authorize, this 16<sup>th</sup> day of August, 2006.

**Taunton Development Corporation**

By: Joseph I. Quinn  
Joseph I. Quinn, President

By: Louis M. Ricciardi  
Louis Ricciardi, Treasurer

**COMMONWEALTH OF MASSACHUSETTS**

Bristol, ss.

On this 16<sup>th</sup> day of August, 2006 before me, the undersigned notary public, personally appeared Joseph I. Quinn, President, and Louis Ricciardi, Treasurer of the Taunton Development Corporation and proved to me through satisfactory evidence of identification, which was my personal knowledge, to be the persons whose names are signed on the preceding document and they acknowledged to me that they signed the document voluntarily on his behalf and on behalf of Taunton Development Corporation for its stated purpose.

Edward A. Roster  
Edward A. Roster - Notary Public  
My commission expires: 2/23/12

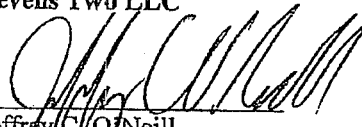
**CONSENT**

We hereby consent to this Confirmatory Deed as a Confirmation of the Deed to us dated April 10, 2006, recorded with the Bristol North District Deeds at Book 15777, Page 333, which Deed incorrectly states the relative percentage interest of our tenancy-in-common, and we hereby state the correct percentage interest is NB/C/Stevens Two LLC owning an undivided 79% interest and CIP Stevens Three, LLC owning an undivided 21% interest, which interests we hold as tenants-in-common. In addition, such Deed failed to include certain easements burdening and encumbering said Lots 12A and 12B, and we hereby provide our assent to such easements being reserved in this Confirmatory Deed.

Executed as a sealed instrument the 23<sup>rd</sup> day of August, 2006.

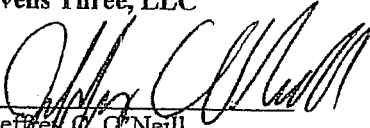
**NB/C/Stevens Two LLC**

By:

  
Jeffrey C. O'Neill  
Manager

**CIP Stevens Three, LLC**

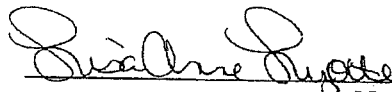
By:

  
Jeffrey C. O'Neill  
Manager

**COMMONWEALTH OF MASSACHUSETTS**

Bristol, ss.

On this 23<sup>rd</sup> day of August, 2006 before me, the undersigned notary public, personally appeared Jeffrey C. O'Neill, Manager and proved to me through satisfactory evidence of identification, which was Personally Known, to be the persons whose names are signed on the preceding document and they acknowledged to me that he signed the document voluntarily on his behalf and on behalf of NB/C/Stevens Two LLC for its stated purpose.

  
Notary Public

My commission expires: July 20, 2012

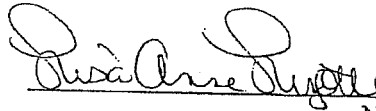


LISA ANNE LIZOTTE  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
July 20, 2012

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

On this 23<sup>rd</sup> day of August, 2006 before me, the undersigned notary public, personally appeared Jeffrey C. O'Neill, Manager and proved to me through satisfactory evidence of identification, which was personally known, to be the persons whose name is signed on the preceding document and he acknowledged to me that he signed the document voluntarily on his behalf and on behalf of CIP Stevens Three, LLC for its stated purpose.



Notary Public

My commission expires:

July 20, 2012



LISA ANNE LIZOTTE  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
July 20, 2012

CARVIN & DELANEY LLP  
44 ADAMS STREET  
BRAINTREE MA 02184

End of Document

CONFIRMATORY - QUITCLAIM DEED

16989-237

The **Taunton Development Corporation**, a corporation duly established under the laws of Massachusetts, and having its usual place of business at 12 Taunton Green, Suite 201, Taunton, Bristol County, Massachusetts ("Grantor")

**for consideration and in consideration of One (\$1.00) Dollar**

grants to **NB/C/Stevens Two LLC**, a Delaware limited liability company with a place of business at 2 Adams Place, Suite 100, Quincy, Massachusetts 02169, an undivided 79% interest, and **CIP Stevens Three, LLC**, a Massachusetts limited liability company with a place of business at 2 Adams Place, Suite 100, Quincy, Massachusetts 02169, an undivided 21% interest, as tenants in common,

**WITH QUITCLAIM COVENANTS,**

A parcel of real estate shown as Lot 12 along with easements appurtenant thereto as shown on a plan entitled "Definitive Division Modification Plan of Land – Liberty and Union Industrial Park Phase II, Taunton Development Corporation", dated June 4, 2007, recorded in the Bristol County Northern District Registry of Deeds at Plan Book 458, Pages 20 and 21.

Together with the right to use in common with others any rights of way in the roads in the Liberty and Union Industrial Park.

Being a portion of the premises conveyed to the Taunton Development Corporation by Deed of Charles A. Pierce, Jr., dated April 23, 2002, recorded in the Bristol County Northern District Registry of Deeds at Book 10950, Page 106.

The lot hereby conveyed does not constitute all or substantially all of the assets of the said Taunton Development Corporation.

This property is subject to the deed restrictions of the Liberty and Union Industrial Park which deed restrictions are recorded in the Bristol County Northern District Registry of Deeds at Book 11698, Pages 298-304.

Reserving to the Grantor and/or granting to the Grantees the following easements:

- 1.) Access and Utility Easement Burdening Lot 12 for the Benefit of Lot 13. Grantor currently owns Lot 13 as shown on the Subdivision Plan and reserves the following access and utility easements for the benefit of Lot 13:

A. Access Easement.

- (i) Grantor hereby reserves the non-exclusive right and easement for ingress and egress by foot and by vehicle to and from Lot 13, across Lot 12 to the future O'Connell Way, initially in the area designated as "Proposed Access & Utility Easement (Area = 43,440 s.f.)" on the Subdivision Plan (the "Access/Utility Area"). Notwithstanding the above, the owner of Lot 12 shall have the right at any time, and from time to time, to relocate within Lot 12 the Access/Utility Area, and, if applicable, any roadway constructed in the Access/Utility Area, at its sole cost and expense, provided that in the event a roadway has been constructed by the owner of Lot 13 at the time of such relocation, the owner of Lot 12 shall provide thirty (30) days notice to the owner of Lot 13 and such relocation shall not unreasonably interfere with access to Lot 13 during such relocation. Any such relocation by the owner of Lot 12 shall be in accordance with all applicable governmental rules, ordinances, regulations and permits.

RETURN TO

LAW OFFICES OF  
ROSTER & ANTINE

EDWARD A. ROSTER  
MARC E. ANTINE

63 WINTHROP STREET  
P.O. BOX 1017  
TAUNTON, MA  
02780-0952

(508) 823-4553  
FAX: (508) 824-6608

E-MAIL:  
roster.antine@verizon.net



- (ii) The owner of Lot 12 shall have all rights to utilize the Access/Utility Area for all purposes not inconsistent with the rights of the owner of Lot 13 herein granted.
- (iii) The precise location of any roadway to be installed by the owner of Lot 13 in the Access/Utility Area shall be approved by the owner of Lot 12 prior to installation, which approval shall not be unreasonably withheld.
- (iv) The owner of Lot 13 shall be solely responsible for the improvements made on the Access/Utility Area and maintenance of the Access/Utility Area, including the costs associated therewith, including but not limited to paving and snow removal.
- (v) In the event the owner of Lot 13 fails to maintain the Access/Utility Area, including the improvements thereon, in a reasonable manner, then the owner of Lot 12 shall have the right, but not the obligation, to perform necessary maintenance work upon notice to the owner of Lot 13 and the owner of Lot 13 shall pay or reimburse the owner of Lot 12 the costs associated with performing such work.

B. Utility Easement.

- (i) Grantor hereby reserves the non-exclusive right and easement in, to, over, under, along and across the Access/Utility Area for the installation, operation, flow, passage, use, maintenance, connection, repair, relocation, and removal of lines or systems for utilities serving Lot 13 (the "Utilities").
- (ii) All Utilities to be located in the Access/Utility Area by the owner of Lot 13 shall be underground unless required to be above ground by the utility providing such service.
- (iii) The precise location of any and all utility lines in the Access/Utility Area shall be approved by the owner of Lot 12 prior to installation, which approval shall not be unreasonably withheld.
- (iv) The owner of Lot 12 shall have the right at any time, and from time to time, to relocate any Utility at its sole cost and expense, provided that the owner of Lot 12 shall provide thirty (30) days notice to the owner of Lot 13 and such relocation shall not result in increase cost to the owner of Lot 13, shall not unreasonably interfere with the usefulness or function of such Utility, and shall be performed in accordance with all applicable governmental rules, ordinances, regulations and permits.

C. Indemnity. The owner of Lot 13 shall indemnify and save harmless the owner of Lot 12 from all loss, claim, cost, damage and expense arising out of or in connection with the use by the owner of Lot 13, and all parties claiming by, through or under the owner of Lot 13, of the rights and easements reserved unto the owner of Lot 13, except as and to the extent that any such loss, claim, cost, damage or expense is the result of the gross negligence of the owner of Lot 12.

2.) Sewer Pump Station Access and Utility Easement Burdening Lot 12 from the Future Benefit of the City of Taunton.

A. Grantor hereby reserves the non-exclusive right and easement in, to, over, under, along and across the area designated "Proposed Sewer Pump Station Access & Utility Easement (Area = 2,441 S.F.)" on the Subdivision Plan (the "Pump Station

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Area") for the installation, operation, flow, passage, use, maintenance, connection, repair, relocation, and removal of a sewer pump station and lines or systems for utilities related thereto (the "Utilities").

- B. This easement is to be conveyed to the City of Taunton upon acceptance of the roadway labeled O'Connell Way on the Subdivision Plan and infrastructure by the City of Taunton (the "City"). Once conveyed to the City, the City shall be solely responsible for the installation and maintenance of the Pump Station Area, including the costs associated therewith. For the purposes of this paragraph 2, "Easement Holder" shall mean Grantor, its successors and assigns, up until such time as the City accepts the roadway, and shall thereafter mean the City.
- C. The owner of Lot 12 shall have all rights to utilize the Pump Station Area for all purposes not inconsistent with the rights of the Easement Holder herein granted.
- D. In the event the Easement Holder fails to maintain the Pump Station Area in a reasonable manner, then the owner of Lot 12 shall have the right, but not the obligation, to perform necessary maintenance work upon notice to the Easement Holder and the Easement Holder shall pay or reimburse the owner of Lot 12 the costs associated with performing such work.
- E. The Easement Holder shall indemnify and save harmless the owner of Lot 12 from all loss, claim, cost, damage and expense arising out of or in connection with the use by the Easement Holder, and all parties claiming by, through or under the Easement Holder, of the rights and easements reserved unto the Easement Holder, except as and to the extent that any such loss, claim, cost, damage or expense is the result of the gross negligence of the owner of Lot 12.

3.) Storm Flowage Easement Burdening Lot 12 for the Benefit of Lot 11: Drainage Easement Burdening Lot 11 for the Benefit of Lot 12. Grantor currently owns Lot 11 as shown on the Subdivision Plan and reserves the following storm flowage easement for the benefit of Lot 11:

- A. Grantor reserves the right to access the area designated as "Proposed Storm Flowage Easement 21,035 S.F." on the Subdivision Plan for the purposes of maintaining the drainage structures (i.e. ditches, swales, manholes, etc.).
- B. Grantor and its successors and assigns shall indemnify and save harmless the owner of Lot 12 from all loss, claim, cost, damage and expense arising out of or in connection with the use by Grantor, and all parties claiming by, through or under Grantor, of the rights and easements reserved unto Grantor, except as and to the extent that any such loss, claim, cost, damage or expense is the result of the gross negligence of the owner of Lot 12.
- C. Grantor grants to the Grantees, its successors and assigns, as owners of Lot 12, the benefit of the twenty-five (25) foot wide drainage easement located on Lot 11, designated "Proposed 25' Wide Drainage Easement 9,541 S.F." on the Subdivision Plan.

Further reserving to the Grantor of the right to enter upon the premises to complete conservation requirements and directions, provided that such right shall only be exercised in such a manner as to minimize interference with use and enjoyment of, and construction activity upon, said premises.

Also granting to grantees, its successors and assigns a non-exclusive right, privilege and easement for foot and vehicular traffic along and across a parcel of land shown as "Parcel B" on that certain plan of land entitled, "Plan of Land; Stevens Street, County Street and Rte. 24, East Taunton, Massachusetts, prepared for Robert DiCroce" dated March 23, 2005, prepared by Cullinan Engineering Co., Inc.,

LAW OFFICES OF  
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MARC E. ANTINE

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02780-0952

(508) 823-4553  
FAX: (508) 824-6608

E-MAIL:  
roster.antine@verizon.net

endorsed by the Taunton Planning Board of May 5, 2005 and recorded with the Bristol County Northern District Registry of Deeds in Plan Book 436, Page 22.

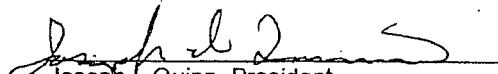
The provisions of all the easements granted herein shall run with the land and shall be binding upon, and inure to the benefit of, the owners of the respective lots and their successors and assigns.

For Grantor's Title see: Book 10574, Page 199; Book 10574, Page 201; Book 10950, Page 106; Book 10164, Page 257; and Book 15378, Page 137.

**IN WITNESS WHEREOF**, the said **Taunton Development Corporation** has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Joseph I. Quinn its President and Louis Ricciardi its Treasurer, hereto duly authorize, this 24 day of August, 2007.

**Taunton Development Corporation**

By:

  
Joseph I. Quinn, President

By:

  
Louis Ricciardi, Treasurer

*Commonwealth of Massachusetts*

Bristol, ss.

On this 24 day of August, 2007, before me, the undersigned notary public, personally appeared Joseph I. Quinn, President, and Louis Ricciardi, Treasurer of the Taunton Development Corporation and proved to me through satisfactory evidence of identification, which was my personal knowledge, to be the persons whose names are signed on the preceding document and they acknowledged to me that they signed the document voluntarily on his behalf and on behalf of Taunton Development Corporation for its stated purpose.

  
Edward A. Roster - Notary Public  
My commission expires: 02/23/12

LAW OFFICES OF  
ROSTER & ANTINE

EDWARD A. ROSTER  
MARC E. ANTINE

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CONSENT

This deed is to confirm and convey a new description of Lots 12A & 12B, now shown as Lot 12, on plan recorded at Plan Book 458, Pages 20-21.

We hereby consent to this Confirmatory Deed as a Confirmation of the Deed to us dated April 10, 2006, recorded with the Bristol County Northern District Registry of Deeds at Book 15777, Page 333, which Deed incorrectly states the relative percentage interest of our tenancy-in-common, and we hereby state the correct percentage interest is NB/C/Stevens Two LLC owning an undivided 79% interest and CIP Stevens Three, LLC owning an undivided 21% interest, which interests we hold as tenants-in-common. In addition, such Deed failed to include certain easements burdening and encumbering said Lots 12A and 12B, and we hereby provide our assent to such easements being reserved in this Confirmatory Deed.

Executed as a sealed instrument this 9<sup>th</sup> day of August, 2007.

NB/C/Stevens Two LLC

By: [Signature]  
Jeffrey C. O'Neill  
Manager

CIP Stevens Three, LLC

By: [Signature]  
Jeffrey C. O'Neill  
Manager

*Commonwealth of Massachusetts*

Bristol, ss.

On this 9<sup>th</sup> day of August, 2007, before me, the undersigned notary public, personally appeared Jeffrey C. O'Neill, Manager, and proved to me through satisfactory evidence of identification, which was Jeffrey C. O'Neill, to be the person whose name is signed on the preceding document and he acknowledged to me that he signed the document voluntarily on his behalf and on behalf of NB/C/Stevens Two LLC for its stated purpose.

[Signature]  
Notary Public  
My commission expires: 2.23.12

*Commonwealth of Massachusetts*

Bristol, ss.

On this 9<sup>th</sup> day of August, 2007, before me, the undersigned notary public, personally appeared Jeffrey C. O'Neill, Manager, and proved to me through satisfactory evidence of identification, which was Jeffrey C. O'Neill, to be the person whose name is signed on the preceding document and he acknowledged to me that he signed the document voluntarily on his behalf and on behalf of CIP Stevens Three, LLC for its stated purpose.

[Signature]  
Notary Public  
My commission expires: 2.23.12

End of Document

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