

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.



2016 00080939

ORDER OF TAKING

Bk: 55700 Pg: 278

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At a regularly convened and duly posted meeting of the Board of Selectmen of the Town of Spencer, Massachusetts, held on July 11, 2016, it was voted and ordered as follows:

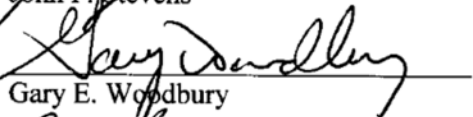
The Board of Selectmen, by virtue of and in accordance with the authority of the provisions of Chapter 79 of the Massachusetts General Laws, and Article 18 of the 2016 Annual Town Meeting, and any and every other power and authority which is hereunto in any way enabling, hereby takes, on behalf of the Town of Spencer, for highway, utility and ancillary purposes, the lands and the interests therein set forth in Exhibit A, attached hereto and incorporated herein by reference.


The amount awarded as damages sustained by the owner or owners of said land is set forth in Exhibit B, attached hereto and incorporated herein by reference.

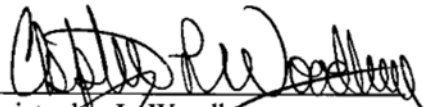
Betterments are not to be assessed under this taking. Any trees or structures on the land will be removed as necessary by the Town of Spencer and will be considered part of this taking.

IN WITNESS WHEREOF, we, the duly elected and qualified Board of Selectmen of the Town of Spencer, have hereunto set our hands this 11th day of July, 2016.


 John F. Stevens


 Gary E. Woodbury


 Ralph E. Hicks


 Christopher L. Woodbury

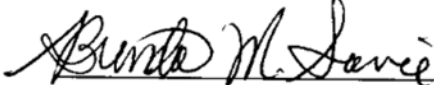

 Anthony D. Pepe

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 11th day of July, 2016, before me, the undersigned Notary Public, personally appeared John F. Stevens, Christopher L. Woodbury, Gary E. Woodbury, Anthony D. Pepe, and Ralph E. Hicks, Selectmen of the Town of Spencer, and proved to me through satisfactory evidence of identification, which were/was personally known to me, to be the person whose name is signed on the preceding

document and acknowledged to me that he signed it voluntarily for its stated purpose as Selectmen of the Town of Spencer.


Notary Public
My commission expires 2023

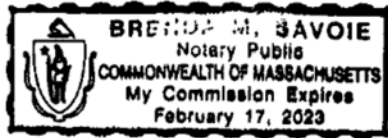


EXHIBIT ADescription of Land, Interests Taken, and Owner thereof

The temporary easements that are for a period of five (5) years and the permanent easements described below and shown on Layout Plans dated, July 11, 2016, prepared by Larry Sabeau, PLS, and recorded at the Worcester District Registry of Deeds at Plan Book 921, Plan 28.

TEMPORARY EASEMENTS

Parcel TE-1: A portion of a parcel of land located at 1 High Street, Spencer, Massachusetts, supposed to be owned by 1 High Street LLC., containing approximately 144 square feet, from baseline station 100+50 to station 100+79;

Parcel TE-2: A portion of a parcel of land located at 106 Main Street, Spencer, Massachusetts, supposed to be owned by William D. Ekleberry, containing approximately 220 square feet, from baseline station 100+50 to station 101+04;

Parcel TE-3: A portion of a parcel of land located at 106 Main Street, Spencer, Massachusetts, supposed to be owned by William D. Ekleberry, containing approximately 26 square feet, from baseline station 101+11 to station 101+13;

Parcel TE-4: A portion of a parcel of land located at 95 Main Street, Spencer, Massachusetts, supposed to be owned by William D. Ekleberry, containing approximately 365 square feet, from baseline station 101+14 to station 101+77;

Parcel TE-5: A portion of a parcel of land located at 116 Main Street, Spencer, Massachusetts, supposed to be owned by Daniel G. Lapierre, containing approximately 23 square feet, from baseline station 102+01 to station 102+06;

Parcel TE-6: A portion of a parcel of land located at 120 Main Street, Spencer, Massachusetts, supposed to be owned by F.A.P. Properties XXI LLC, containing approximately 273 square feet, from baseline station 102+25 to station 102+59;

Parcel TE-7: A portion of a parcel of land located at 124 Main Street, Spencer, Massachusetts, supposed to be owned by Mark A. Andrews, containing approximately 211 square feet, from baseline station 102+59 to station 102+86;

Parcel TE-8: A portion of a parcel of land located at 126 Main Street, Spencer, Massachusetts, supposed to be owned by So Middlesex Non-Profit Housing Corp, containing approximately 345 square feet, from baseline station 102+86 to station 103+27;

Parcel TE-9: A portion of a parcel of land located at 101 Main Street, Spencer, Massachusetts, supposed to be owned by S-BNK Spencer, LLC, containing approximately 44,406 square feet, from baseline station 10+60 to station 14+35;

Parcel TE-10: A portion of a parcel of land located at 15 Pleasant Street, Spencer, Massachusetts, supposed to be owned by Sheena M. Turner, containing approximately 308 square feet, from baseline station 10+00 to station 10+60;

Parcel TE-11: A portion of a parcel of land located at 14 Pleasant Street, Spencer, Massachusetts, supposed to be owned by Bryce & Sharon Giggey, containing approximately 722 square feet, from baseline station 10+00 to station 10+56;

Parcel TE-12: A portion of a parcel of land located at 12 Pleasant Street, Spencer, Massachusetts, supposed to be owned by Mayan Tov LLC, containing approximately 731 square feet, from baseline station 10+55 to station 11+46;

Parcel TE-13: A portion of a parcel of land located at 117 Main Street, Spencer, Massachusetts, supposed to be owned by Town of Spencer Library & Sugden Block, containing approximately 2,661 square feet, from baseline station 11+46 to station 13+88;

Parcel TE-14: A portion of a parcel of land located at 117 Main Street, Spencer, Massachusetts, supposed to be owned by Town of Spencer Library & Sugden Block, containing approximately 248 square feet, from baseline station 105+37 to station 105+65;

Parcel TE-15: A portion of a parcel of land located at 125 Main Street, Spencer, Massachusetts, supposed to be owned by Kelly A. Chisholm, containing approximately 741 square feet, from baseline station 105+65 to station 106+27;

Parcel TE-16: A portion of a parcel of land located at 134 Main Street, Spencer, Massachusetts, supposed to be owned by William D. Ekleberry, containing approximately 534 square feet, from baseline station 103+62 to station 104+29;

Parcel TE-17: A portion of a parcel of land located at 136 Main Street, Spencer, Massachusetts, supposed to be owned by William D. Ekleberry, containing approximately 737 square feet, from baseline station 104+29 to station 105+13;

Parcel TE-18: A portion of a parcel of land located at 138 and 140 Main Street, Spencer, Massachusetts, supposed to be owned by 140 Main Street LLC, containing approximately 222 square feet, from baseline station 105+13 to station 105+92;

Parcel TE-19: A portion of a parcel of land located at 142 and 144 Main Street, Spencer, Massachusetts, supposed to be owned by William H. White, containing approximately 323 square feet, from baseline station 105+92 to station 106+68;

Parcel TE-20: A portion of a parcel of land located at 148 Main Street, Spencer, Massachusetts, supposed to be owned by Michael Wong, containing approximately 69 square feet, from baseline station 106+68 to station 107+14;

Parcel TE-21: A portion of a parcel of land located at 150 Main Street, Spencer, Massachusetts, supposed to be owned by David P. & Linda K. Boutillette, containing approximately 362 square feet, from baseline station 107+14 to station 107+60;

Parcel TE-22: A portion of a parcel of land located at 131 Main Street, Spencer, Massachusetts, supposed to be owned by Mayan Tov LLC, containing approximately 2,986 square feet, from baseline station 106+27 to station 108+02;

Parcel TE-23: A portion of a parcel of land located at 135 Main Street, Spencer, Massachusetts, supposed to be owned by Le Dao Thi, containing approximately 112 square feet, from baseline station 108+02 to station 108+25;

Parcel TE-24: A portion of a parcel of land located at 137 Main Street, Spencer, Massachusetts, supposed to be owned by Wayne Street LLC, Joe & Maria Forson, containing approximately 328 square feet, from baseline station 108+25 to station 108+79;

Parcel TE-25: A portion of a parcel of land located at 141 Main Street, Spencer, Massachusetts, supposed to be owned by William D. Ekleberry, containing approximately 50 square feet, from baseline station 108+79 to station 109+06;

Parcel TE-26: A portion of a parcel of land located at 143 Main Street, Spencer, Massachusetts, supposed to be owned by Rosanne G. Ingalls, containing approximately 535 square feet, from baseline station 109+21 to station 110+16;

Parcel TE-27: A portion of a parcel of land located at 152 Main Street, Spencer, Massachusetts, supposed to be owned by W W B Properties, Inc., containing approximately 738 square feet, from baseline station 108+03 to station 108+98;

Parcel TE-28: A portion of a parcel of land located at 156-158 Main Street, Spencer, Massachusetts, supposed to be owned by Simeon & Maria Chatzopoulos, containing approximately 851 square feet, from baseline station 109+13 to station 109+81;

Parcel TE-29: A portion of a parcel of land located at 160 Main Street, Spencer, Massachusetts, supposed to be owned by Cumberland Farms, Inc., as successor by merger V.S.H. Realty, Inc. (effective 9/30/84), containing approximately 733 square feet, from baseline station 109+81 to station 110+66;

Parcel TE-30: A portion of a parcel of land located at 170 Main Street, Spencer, Massachusetts, supposed to be owned by William D. Ekleberry, containing approximately 316 square feet, from baseline station 110+92 to station 111+03;

Parcel TE-31: A portion of a parcel of land located at 176 Main Street, Spencer, Massachusetts, supposed to be owned by Spencer Savings Bank, containing approximately 1,336 square feet, from baseline station 111+56 to station 113+23;

Parcel TE-32: A portion of a parcel of land located at 157 Main Street, Spencer, Massachusetts, supposed to be owned by Town of Spencer Memorial Town Hall, containing approximately 1,503 square feet, from baseline station 110+68 to station 112+29;

Parcel TE-33: A portion of a parcel of land located at 159 Main Street, Spencer, Massachusetts, supposed to be owned by Jason G. Gauthier, containing approximately 550 square feet, from baseline station 112+26 to station 113+01;

Parcel TE-34: A portion of a parcel of land located at 161 Main Street, Spencer, Massachusetts, supposed to be owned by Methodist Episcopal Church, containing approximately 109 square feet, from baseline station 113+00 to station 113+23;

Parcel TE-36: A portion of a parcel of land located at 156-158 Main Street, Spencer, Massachusetts, supposed to be owned by Simeon & Maria Chatzopoulos, containing approximately 73 square feet, from baseline station 108+97 to station 109+04;

Parcel TE-37: A portion of a parcel of land located at 170 Main Street, Spencer, Massachusetts, supposed to be owned by William D. Ekleberry, containing approximately 307 square feet, from baseline station 111+12 to station 111+56;

Parcel TE-38: A portion of a parcel of land located at 143 Main Street, Spencer, Massachusetts, supposed to be owned by Rosanne G. Ingalls, containing approximately 278 square feet, from baseline station 110+16 to station 110+27;

Parcel TE-39: A portion of a parcel of land located at 95 Main Street, Spencer, Massachusetts, supposed to be owned by William D. Ekleberry, containing approximately 77 square feet, from baseline station 102+20 to station 102+43;

Parcel TE-40: A portion of a parcel of land located at 120 Main Street, Spencer, Massachusetts, supposed to be owned by F.A.P. Properties XXI LLC, containing approximately 36 square feet, from baseline station 102+06 to station 102+13;

PERMANENT EASEMENTS

Parcel E-1: A portion of a parcel of land located at 1 High Street, Spencer, Massachusetts, supposed to be owned by 1 High Street LLC, containing an area of 16 square feet, more or less, and bounded and described as follows:

Beginning at a point on the northerly sideline of Main Street, said point being N15°-12'-16"W, 28.38 feet from baseline station 100+78.78, and running thence;

Northerly, on a curve to the left, having a radius of 5.00 feet, along land now or formerly owned by 1 High St LLC, 2.25 feet to a point, thence;

N19°-09'-52"W along last named land, 2.80 feet to a point, thence;

N19°-09'-52"W along last named land, 25.90 feet to a point, thence;

S21°-03'-06"E along the westerly sideline of High Street, 31.01 feet to a point, thence;

S74°-59'-54"W along the northerly sideline of Main Street, 1.52 feet to the point of beginning.

Parcel E-2: A portion of a parcel of land located at 106 Main Street, Spencer, Massachusetts, supposed to be owned by William D. Ekleberry, containing an area of 33 square feet, more or less, and bounded and described as follows:

Beginning at a point on the southerly sideline of Main Street, said point being S15°-12'-16"E, 29.00 feet from baseline station 100+83.75, and running thence;

N74°-47'-44"E along the southerly sideline of Main Street, 19.77 feet to a point, thence;

Easterly, on a curve to the right, having a radius of 7.50 feet, along the southerly sideline of Main Street, 8.83 feet to a point, thence;

S75°-21'-09"W along land now or formerly owned by William D. Ekleberry, 6.93 feet to a point, thence;

N15°-03'-24"W along last named land, 4.01 feet to a point, thence;

S74°-50'-03"W along last named land, 17.65 feet to a point, thence;

S88°-56'-33"W along last named land, 2.19 feet to the point of beginning.

Parcel E-3: A portion of a parcel of land located at 95 Main Street, Spencer, Massachusetts, supposed to be owned by William D. Ekleberry, containing an area of 84 square feet, more or less, and bounded and described as follows:

Beginning at a point on the northerly sideline of Main Street, said point being N15°-12'-16"W, 28.19 feet from baseline station 101+32.01, and running thence;

Westerly, on a curve to the right, having a radius of 15.00 feet, along the northerly sideline of Main Street, 2.10 feet to a point, thence;

N74°-24'-43"E, along land now or formerly owned by William D Ekleberry, 91.56 feet to a point, thence;

Easterly, on a curve to the left, having a radius of 494.00 feet, along last named land, 21.15 feet to a point, thence;

S9°-02'-00"E, along the northerly sideline of Main Street, 1.76 feet to a point, thence;

S74°-59'-54"W, along the northerly sideline of Main Street, 110.42 feet to the point of beginning.

Parcel E-4: A portion of a parcel of land located at 116 Main Street, Spencer, Massachusetts, supposed to be owned by Daniel G. LaPierre, containing an area of 475 square feet, more or less, and bounded and described as follows:

Beginning at a point on the southerly sideline of Main Street, said point being S15°-12'-16"E, 29.00 feet from baseline station 101+54.24, and running thence;

N74°-47'-44"E, along the southerly sideline of Main Street, 51.31 feet to a point, thence;

S15°-36'-58"E, along land now or formerly owned by F.A.P. Properties XXI LLC, 7.73 feet to a point, thence;

S75°-27'-03"W, along land now or formerly owned by Daniel G. Lapierre, 4.80 feet to a point, thence;

S74°-28'-07"W, along last named land, 56.01 feet to a point, thence;

S18°-22'-42"E, along last named land, 24.40 feet to a point, thence;

S71°-47'-06"W, along last named land, 0.67 feet to a point, thence;

N18°-25'-06"W, along the easterly sideline of Elm Street, 21.86 feet to a point, thence;

Northerly, on a curve to the right, having a radius of 10.00 feet, along easterly sideline of Elm Street, 16.27 feet to the point of beginning.

Parcel E-5: A portion of a parcel of land located at 126 Main Street, Spencer, Massachusetts, supposed to be owned by So. Middlesex Non-Profit Housing Corp., containing an area of 108 square feet, more or less, and bounded and described as follows:

Beginning at a point on the southerly sideline of Main Street, said point being S15°-12'-16"E, 34.65 feet from baseline station 103+26.91, and running thence;

Southerly, on a curve to the right, having a radius of 12.00 feet, along the westerly sideline of Wall Street, 6.66 feet to a point, thence;

S15°-22'-16"E, along the westerly sideline of Wall Street, 49.97 feet to a point, thence;

S75°-07'-24"W, along land now or formerly owned by Middlesex Non-profit Housing Corp, 2.17 feet to a point, thence;

N14°-59'-30"W, along last named land, 56.28 feet to the point of beginning.

Parcel E-6: A portion of a parcel of land located at 101 Main Street, Spencer, Massachusetts, supposed to be owned by S-BNK Spencer, LLC, containing an area of 15,372 square feet, more or less, and bounded and described as follows:

Beginning at a point on the northerly sideline of Main Street, said point being N15°-12'-16"W, 30.01 feet from baseline station 102+42.67, and running thence;

N9°-02'-00"W, along land now or formerly owned by William D. Ekleberry, 4.61 feet to a point, thence;

Westerly, on a curve to the left, having a radius of 489.00 feet, along land now or formerly owned by S-BNK Spencer, LLC, 41.99 feet to a point, thence;

N3°-14'-29"E, along last named land, 2.32 feet to a point, thence;

N66°-51'-48"E, along last named land, 7.25 feet to a point, thence;

S49°-44'-50"E, along last named land, 2.23 feet to a point, thence;

Northerly, on a curve to the left, having a radius of 42.07 feet, along last named land, 37.19 feet to a point, thence;

N8°-39'-34"E, along last named land, 29.42 feet to a point, thence;

Northerly, on a curve to the right, having a radius of 371.03 feet, along last named land, 38.66 feet to a point, thence;

N11°-51'-51"E, along last named land, 42.06 feet to a point, thence;

Northerly, on a curve to the right, having a radius of 214.92 feet, along last named land, 46.22 feet to a point, thence;

Northerly, on a curve to the left, having a radius of 140.76 feet, along last named land, 65.05 feet to a point, thence;

N5°-03'-14"E, along last named land, 62.65 feet to a point, thence;

S8°-11'-48"E, along the westerly sideline of Pleasant Street, 248.98 feet to a point, thence;

S81°-03'-04"W, along the westerly sideline of Pleasant Street, 5.00 feet to a point, thence;

S8°-56'-56"E, along the westerly sideline of Pleasant Street, 21.33 feet to a point, thence;

Southerly, on a curve to the right, having a radius of 18.00 feet, along the northerly sideline of Main Street, 17.70 feet to a point, thence;

S74°-20'-31"W, along the northerly sideline of Main Street, 160.91 feet to the point of beginning.

Parcel E-7: A portion of a parcel of land located at 117 Main Street, Spencer, Massachusetts, supposed to be owned by Town of Spencer Library & Sugden Block, containing an area of 677 square feet, more or less, and bounded and described as follows:

Beginning at a point on the northerly sideline of Main Street, said point being N6°-46'-52"W, 28.60 feet from baseline station 104+62.07, and running thence;

Westerly, on a curve to the right, having a radius of 10.00 feet, along the northerly sideline of Main Street, 11.61 feet to a point, thence;

N87°-34'-26"E, along land now or formerly owned by Town of Spencer Library & Sugden Block, 85.95 feet to a point, thence;

S4°-15'-45"E, along last named land, 1.65 feet to a point, thence;

Easterly, on a curve to the right, having a radius of 207.00 feet, along last named land, 7.03 feet to a point, thence;

N33°-09'-38"E, along last named land, 7.81 feet to a point, thence;

S83°-40'-01"E, along last named land, 7.23 feet to a point, thence;

S20°-29'-41"E, along last named land, 7.81 feet to a point, thence;

S80°-54'-54"E, along last named land, 7.69 feet to a point, thence;

S1°-37'-48"W, along land now or formerly owned by Kelly A. Chisholm, 0.49 feet to a point, thence;

S87°-50'-44"W, along the northerly sideline of Main Street, 105.46 feet to the point of beginning.

Parcel E-8: A portion of a parcel of land located at 125 Main Street, Spencer, Massachusetts, supposed to be owned by Kelly A. Chisholm, containing an area of 1 square feet, more or less, and bounded and described as follows:

Beginning at a point on the northerly sideline of Main Street, said point being N0°-53'-07"W, 25.52 feet from baseline station 105+64.74, and running thence;

N1°-37'-48"E, along land now or formerly owned by Town of Spencer Library & Sugden Block, 0.49 feet to a point, thence;

S80°-38'-51"E, along land now or formerly owned by Kelly A. Chisholm, 2.46 feet to a point, thence;

S87°-50'-44"W, along the northerly sideline of Main street, 2.44 feet to the point of beginning.

Parcel E-9: A portion of a parcel of land located at 150 Main Street, Spencer, Massachusetts, supposed to be owned by David P. & Linda K. Boutillette, containing an area of 37 square feet, more or less, and bounded and described as follows:

Beginning at a point on the southerly sideline of Main Street, said point being S2°-44'-58"W, 29.50 feet from baseline station 107+14.17, and running thence;

S87°-09'-03"E, along the southerly sideline of Main Street, 38.80 feet to a point, thence;

S7°-53'-21"E, along the westerly sideline of Mechanic Street, 4.14 feet to a point, thence;

N48°-15'-57"W, along land now or formerly owned by David P. & Linda K. Boutillette, 5.26 feet to a point, thence;

N87°-15'-02"W, along last named land, 35.47 feet to a point, thence;

N2°-39'-08"E, along land now or formerly owned by Michael Wong, 0.83 feet to the point of beginning.

Parcel E-10: A portion of a parcel of land located at 136 Main Street, Spencer, Massachusetts, supposed to be owned by William D. Ekleberry, containing an area of 5 square feet, more or less, and bounded and described as follows:

Beginning at a point on the southerly sideline of Main Street, said point being S9°-27'-15"E, 25.68 feet from baseline station 104+29.41, and running thence;

N87°-14'-34"E , along the southerly sideline of Main Street, 11.48 feet to a point, thence;

Westerly, on a curve to the left, having a radius of 200.00 feet, along land now or formerly owned by William D. Ekleberry, 11.38 feet to a point, thence;

N11°-24'-02"W, along land now or formerly owned by William D. Ekleberry, 0.99 feet to the point of beginning.

Parcel E-11: A portion of a parcel of land located at 143 Main Street, Spencer, Massachusetts, supposed to be owned by Rosanne G. Ingalls, containing an area of 19 square feet, more or less, and bounded and described as follows:

Beginning at a point on the northerly sideline of Main Street, said point being N14°-02'-50"W, 23.40 feet from baseline station 109+58.78, and running thence;

Easterly, on a curve to the left, having a radius of 263.00 feet, along land now or formerly owned by Rosanne G. Ingalls, 23.09 feet to a point, thence;

S64°-05'-16"W, along the northerly sideline of Main Street, 14.95 feet to a point, thence;

S84°-48'-25"W, along the northerly sideline of Main Street, 8.49 feet to the point of beginning.

Parcel E-12: A portion of a parcel of land located at 143 Main Street, Spencer, Massachusetts, supposed to be owned by Rosanne G. Ingalls, containing an area of 86 square feet, more or less, and bounded and described as follows:

Beginning at a point on the northerly sideline of Main Street, said point being N24°-30'-31"W, 26.54 feet from baseline station 110+16.30, and running thence;

N42°-28'-39"W, along land now or formerly owned by Rosanne G. Ingalls, 1.03 feet to a point, thence;

N63°-52'-24"E, along last named land, 3.48 feet to a point, thence;

Northerly, on a curve to the left, having a radius of 13.50 feet, along last named land, 15.67 feet to a point, thence;

N33°-16'-14"W, along last named land, 11.07 feet to a point, thence;

N57°-31'-02"E, along last named land, 1.94 feet to a point, thence;

S31°-56'-12"E, along land now or formerly owned by Town of Spencer Memorial Town Hall, 25.65 feet to a point, thence;

S64°-05'-16"W, along the northerly sideline of Main Street, 12.85 feet to the point of beginning.

Parcel E-13: A portion of a parcel of land located at 152 Main Street, Spencer, Massachusetts, supposed to be owned by W W B Properties, Inc., containing an area of 39 square feet, more or less, and bounded and described as follows:

Beginning at a point on the southerly sideline of Main Street, said point being S2°-06'-14"W, 34.01 feet from baseline station 108+69.99, and running thence;

N85°-38'-49"E, along the southerly sideline of Main Street, 28.97 feet to a point, thence;

S15°-26'-45"E, along land now or formerly owned by Maria Chatzopoulos, 2.26 feet to a point, thence;

Westerly, on a curve to the right, having a radius of 350.00 feet, along land now or formerly owned by W W B Properties, Inc, 29.50 feet to the point of beginning.

Parcel E-14: A portion of a parcel of land located at 156-158 Main Street, Spencer, Massachusetts, supposed to be owned by Simeon & Maria Chatzopoulos, containing an area of 94 square feet, more or less, and bounded and described as follows:

Beginning at a point on the southerly sideline of Main Street, said point being S2°-39'-19"E, 31.95 feet from baseline station 108+96.15, and running thence;

N85°-38'-49"E, along the southerly sideline of Main Street, 53.07 feet to a point, thence;

Westerly, on a curve to the right, having a radius of 350.00 feet, along land now or formerly owned by Maria Chatzopoulos, 52.73 feet to a point, thence;

N15°-26'-45"W, along land now or formerly owned by W W B Properties, Inc, 2.26 feet to the point of beginning.

Parcel E-16: A portion of a parcel of land located at 170 Main Street, Spencer, Massachusetts, supposed to be owned by William D. Ekleberry, containing an area of 112 square feet, more or less, and bounded and described as follows:

Beginning at a point on the southerly sideline of Main Street, said point being S41°-55'-12"E, 22.93 feet from baseline station 111+12.02, and running thence;

S45°-13'-29"E, along land now or formerly owned by William D. Ekleberry, 6.79 feet to a point, thence;

S44°-57'-13"W, along last named land, 8.61 feet to a point, thence;

S45°-24'-20"E, along last named land, 7.45 feet to a point, thence;

S58°-17'-39"W, along last named land, 6.59 feet to a point, thence;

S31°-10'-56"E, along last named land, 33.76 feet to a point, thence;

N31°-27'-11"W, along the easterly sideline of Maple Street, 37.36 feet to a point, thence;

Northerly, on a curve to the right, having a radius of 12.00 feet, along the easterly sideline of Maple Street, 16.04 feet to a point, thence;

N45°-06'-54"E, along the southerly sideline of Main Street, 2.56 feet to the point of beginning.

Parcel E-17: A portion of a parcel of land located at 157 Main Street, Spencer, Massachusetts, supposed to be owned by Town of Spencer Memorial Town Hall, containing an area of 2,328 square feet, more or less, and bounded and described as follows:

Beginning at a point on the northerly sideline of Main Street, said point being N27°-03'-40"W, 26.57 feet from baseline station 110+30.33, and running thence;

N31°-56'-12"W, along land now or formerly owned by Rosanne G. Ingalls, 62.65 feet to a point, thence;

N58°-03'-48"E, along land now or formerly owned by Town of Spencer Memorial Town Hall, 31.50 feet to a point, thence;

S31°-56'-12"E, along last named land, 40.44 feet to a point, thence;

Easterly, on a curve to the left, having a radius of 14.00 feet, along last named land, 25.28 feet to a point, thence;

N44°-25'-58"E, along last named land, 38.18 feet to a point, thence;

S45°-34'-02"E, along last named land, 2.45 feet to a point, thence;

N44°-24'-14"E, along last named land, 78.47 feet to a point, thence;

S45°-37'-09"E, along last named land, 0.84 feet to a point, thence;

S44°-22'-51"W, along the northerly sideline of Main Street, 147.77 feet to a point, thence;

S64°-05'-16"W, along the northerly sideline of Main Street, 19.42 feet to the point of beginning.

Parcel E-18: A portion of a parcel of land located at 134 Main Street, Spencer, Massachusetts, supposed to be owned by William D. Ekleberry, containing an area of 7 square feet, more or less, and bounded and described as follows:

Beginning at a point on the southerly sideline of Main Street, said point being S11°-11'-58"E, 27.36 feet from baseline station 104+08.09, and running thence;

N74°-47'-44"E, along the southerly sideline of Main Street, 20.27 feet to a point, thence;

N87°-14'-34"E, along the southerly sideline of Main Street, 0.32 feet to a point, thence;

S11°-24'-02"E, along land now or formerly owned by William D. Ekleberry, 0.99 feet to a point, thence;

Westerly, on a curve to the left, having a radius of 200.00 feet, along land now or formerly owned by William D. Ekleberry, 20.55 feet to the point of beginning.

Parcel E-19: A portion of a parcel of land located at 131 Main Street, Spencer, Massachusetts, supposed to be owned by Mayan Tov LLC, containing an area of 22 square feet, more or less, and bounded and described as follows:

Beginning at a point on the northerly sideline of Main Street, said point being N2°-44'-58"E, 27.38 feet from baseline station 106+95.41, and running thence;

N29°-18'-53"E, along land now or formerly owned by Mayan Tov LLC, 2.93 feet to a point, thence;

S87°-15'-02"E, along last named land, 7.24 feet to a point, thence;

S23°-48'-56"E, along last named land, 2.85 feet to a point, thence;

N87°-38'-08"W, along the northerly sideline of Main Street, 9.82 feet to the point of beginning.

Parcel E-20: A portion of a parcel of land located at 148 Main Street, Spencer, Massachusetts, supposed to be owned by Michael Wong, containing an area of 4 square feet, more or less, and bounded and described as follows:

Beginning at a point on the southerly sideline of Main Street, said point being S2°-44'-58"W, 29.50 feet from baseline station 107+08.80, and running thence;

S87°-15'-02"E, along the southerly sideline of Main Street, 5.37 feet to a point, thence;

S2°-39'-08"W, along land now or formerly owned by David P. & Linda K. Boutillette, 0.83 feet to a point, thence;

N87°-15'-02"W, along land now or formerly owned by Michael Wong, 4.72 feet to a point, thence;

N35°-12'-57"W, along last named land, 1.05 feet to the point of beginning.

Parcel E-21: A portion of a parcel of land located at 152 Main Street, Spencer, Massachusetts, supposed to be owned by W W B Properties, Inc., containing an area of 134 square feet, more or less, and bounded and described as follows:

Beginning at a point on the southerly sideline of Main Street, said point being S2°-44'-58"W, 32.75 feet from baseline station 108+11.18, and running thence;

S84°-07'-01"E, along the southerly sideline of Main Street, 22.79 feet to a point, thence;

N87°-15'-02"W, along land now or formerly owned by W W B Properties, Inc, 27.27 feet to a point, thence;

Westerly, on a curve to the left, having a radius of 4.00 feet, along last named land, 6.35 feet to a point, thence;

S4°-00'-39"E, along last named land, 22.78 feet to a point, thence;

S82°-02'-02"W, along last named land, 5.21 feet to a point, thence;

N3°-12'-31"W, along the easterly sideline of Mechanic Street, 15.76 feet to a point, thence;

Northerly, on a curve to the right, having a radius of 12.00 feet, along the easterly sideline of Mechanic Street, 20.75 feet to the point of beginning.

Parcel E-22: A portion of a parcel of land located at 120 Main Street, Spencer, Massachusetts, supposed to be owned by F.A.P. Properties XXI LLC, containing an area of 150 square feet, more or less, and bounded and described as follows:

Beginning at a point on the southerly sideline of Main Street, said point being S15°-12'-16"E, 29.00 feet from baseline station 102+05.55, and running thence;

N74°-47'-44"E, along the southerly sideline of Main Street, 19.39 feet to a point, thence;

S14°-33'-04"E, along land now or formerly owned by F.A.P. Properties XXI LLC, 7.81 feet to a point, thence;

S74°47'-50"W, along last named land, 11.93 feet to a point, thence;

S75°26'-01"W, along last named land, 7.31 feet to a point, thence;

N15°36'-58"W, along land now or formerly owned by Daniel G. Lapierre, 7.73 feet to the point of beginning.

Parcel E-23: A portion of a parcel of land located at 131 Main Street, Spencer, Massachusetts, supposed to be owned by Mayan Tov LLC, containing an area of 48 square feet, more or less, and bounded and described as follows:

Beginning at a point on the northerly sideline of Main Street, said point being N2°44'-58"E, 27.14 feet from baseline station 107+70.71, and running thence;

N5°39'-05"E, along land now or formerly owned by Mayan Tov LLC, 6.01 feet to a point, thence;

S84°20'-55"E, along last named land, 8.00 feet to a point, thence;

S5°39'-05"W, along last named land, 5.95 feet to a point, thence;

N84°44'-01"W, along the northerly sideline of Main Street, 8.00 feet to the point of beginning.

Parcel PUE-1: A portion of a parcel of land located at 95 Main Street, Spencer, Massachusetts, supposed to be owned by William D. Ekleberry, containing an area of 484 square feet, more or less, and bounded and described as follows:

Beginning at a point on the northerly sideline of Main Street, said point being N15°12'-16"W, 31.92 feet from baseline station 101+22.16, and running thence;

N73°56'-42"E along land now or formerly owned by William D. Ekleberry, 120.92 feet to a point, thence;

S9°02'-00"E along land now or formerly owned by S-BNK Spencer, LLC, 4.19 feet to a point, thence;

Westerly, on a curve to the right, having a radius of 494.00 feet, along the northerly sideline of Main Street, 21.15 feet to a point, thence;

S74°24'-43"W, along land now or formerly owned by William D. Ekleberry, 91.56 feet to a point, thence;

Westerly, on a curve to the right, having a radius of 15.00 feet, along the northerly sideline of Main Street, 8.66 feet to the point of beginning.

Parcel PUE-2: A portion of a parcel of land located at 13 Pleasant Street, Spencer, Massachusetts, supposed to be owned by S-BNK Spencer, LLC, containing an area of 419 square feet, more or less, and bounded and described as follows:

Beginning at a point on the westerly sideline of Pleasant Street, said point being S81°-48'-12"W, 19.00 feet from baseline station 10+59.90, and running thence;

S8°-11'-48"E, along the westerly sideline of Pleasant Street, 54.99 feet to a point, thence;

S5°-03'-14"W, along land now or formerly owned by S-BNK Spencer, LLC, 31.29 feet to a point, thence;

N89°-55'-33"W, along last named land, 12.13 feet to a point, thence;

N0°-04'-27"E, along last named land, 10.00 feet to a point, thence;

S89°-55'-33"E, along last named land, 11.13 feet to a point, thence;

N4°-52'-29"W, along last named land, 75.50 feet to a point, thence;

N80°-49'-48"E, along land now or formerly owned by Sheena M. Turner, 2.35 feet to the point of beginning.

Parcel PUE-3: A portion of a parcel of land located at 117 Main Street, Spencer, Massachusetts, supposed to be owned by Town of Spencer Library & Sugden Block, containing an area of 16 square feet, more or less, and bounded and described as follows:

Beginning at a point on land now or formerly owned by Town of Spencer Library & Sugden Block, said point being N1°-18'-23"W, 27.37 feet from baseline station 105+57.39, and running thence;

N20°-29'-41"W, along last named land, 1.67 feet to a point, thence;

S87°-46'-23"E, along last named land, 8.25 feet to a point, thence;

S1°-37'-48"W, along land now or formerly owned by Kelly A. Chisholm, 2.46 feet to a point, thence;

N80°-54'-54"W, along land now or formerly owned by Town of Spencer Library & Sugden Block, 7.69 feet to the point of beginning.

Parcel PUE- 4: A portion of a parcel of land located at 125 Main Street, Spencer, Massachusetts, supposed to be owned by Kelly A. Chisholm, containing an area of 56 square feet, more or less, and bounded and described as follows:

Beginning at a point on the northerly sideline of Main Street, said point being N1°-16'-03"E, 27.10 feet from baseline station 106+02.31, and running thence;

S87°-50'-44"W, along the northerly sideline of Main Street, 36.15 feet to a point, thence;

N80°-38'-51"W, along land now or formerly owned by Kelly A. Chisholm, 2.46 feet to a point, thence;

N1°-37'-48"E, along land now or formerly owned by Town of Spencer Library & Sugden Block, 2.46 feet to a point, thence;

S87°-46'-23"E, along land now or formerly owned by Kelly A. Chisholm, 38.51 feet to the point of beginning.

Parcel PUE-5: A portion of a parcel of land located at 131 Main Street, Spencer, Massachusetts, supposed to be owned by Mayan Tov LLC, containing an area of 117 square feet, more or less, and bounded and described as follows:

Beginning at a point on the northerly sideline of Main Street, said point being N2°-44'-58"E, 27.73 feet from baseline station 107+57.32, and running thence;

N2°-09'-58"E, along land now or formerly owned by Mayan Tov LLC, 11.42 feet to a point, thence;

S88°-10'-44"E, along last named land, 10.00 feet to a point, thence;

S2°-18'-27"W, along last named land, 12.02 feet to a point, thence;

N84°-44'-01"W, along the northerly sideline of Main Street, 9.98 feet to the point of beginning.

Parcel PUE-6: A portion of a parcel of land located at 157 Main Street, Spencer, Massachusetts, supposed to be owned by Town of Spencer Memorial Town Hall, containing an area of 70 square feet, more or less, and bounded and described as follows:

Beginning at a point on land now or formerly owned by Town of Spencer Memorial Town Hall, said point being N36°-07'-19"W, 35.09 feet from baseline station 110+80.15, and running thence;

N26°-37'-38"W, along land now or formerly owned by Town of Spencer Memorial Town Hall, 6.45 feet to a point, thence;

N44°-16'-52"E, along last named land, 10.58 feet to a point, thence;

S26°-37'-38"E, along last named land, 7.07 feet to a point, thence;

S44°-37'-06"W, along last named land, 6.59 feet to a point, thence;

Westerly, on a curve to the right, having a radius of 14.00 feet, along last named land, 3.84 feet to the point of beginning.

Parcel PUE-7: A portion of a parcel of land located at 156-158 Main Street, Spencer, Massachusetts, supposed to be owned by Simeon & Maria Chatzopoulos, containing an area of 120 square feet, more or less, and bounded and described as follows:

Beginning at a point on land now or formerly owned by Simeon & Maria Chatzopoulos, said point being S4°-05'-48"E, 34.20 feet from baseline station 109+04.08, and running thence;

Easterly, on a curve to the left, having a radius of 350.00 feet, along last named land, 10.00 feet to a point, thence;

S4°-37'-30"E, along last named land, 12.04 feet to a point, thence;

S85°-22'-30"W, along last named land, 10.00 feet to a point, thence;

N4°-37'-30"W, along last named land, 12.04 feet to the point of beginning.

EXHIBIT BDamages Awarded

William D. Ekleberry	Damages	Easement No.
95 Main Street	\$ 2,280.00	TE-4, TE39, E-3, PUE-1
106 Main Street	\$ 530.00	TE-2, TE-3, E-2
134 Main Street	\$ 780.00	TE-16, E-18
136 Main Street	\$ 950.00	TE-17, E-10
141 Main Street	\$ 60.00	TE-25
170 Main Street	\$ 1,520.00	TE-30, TE-37, E-16
TOTALS :	\$ 6,120.00	

VSH Realty Inc.	Total Value	Easement No.
160 Main Street	\$ 1,020.00	TE-29
TOTALS :	\$ 1,020.00	

William H White	Total Value	Easement No.
142 and 144 Main St	\$ 410.00	TE-19
TOTALS :	\$ 410.00	

140 Main Street LLC	Total Value	Easement No.
138 and 140 Main St	\$ 280.00	TE-18
TOTALS :	\$ 280.00	

Mayan Tov LLC	Total Value	Easement No.
12 Pleasant & 131 Main	\$ 5,020.00	TE-12, TE-22, E-19, #-23, PUE-5
TOTALS :	\$ 5,020.00	

FAP Properties	Total Value	Easement No.
120 Main Street	\$ 1,170.00	TE-6, TE-40, E-22
TOTALS :	\$ 1,170.00	

Daniel G Lapierre	Total Value	Easement No.
116 Main Street	\$ 2,790.00	TE-5, E-4
TOTALS :	\$ 2,790.00	

S-Bnk, Spencer, LLC	Total Value	Easement No.
101Main Street	\$ 180,000.00	TE-9, E-6, PUE-2
TOTALS :	\$ 180,000.00	

ATTEST: WORC. Anthony J. Vigliotti, Register