

## **ORDER OF TAKING**

The undersigned, being the duly elected and sitting members of the City Council of the City of Northampton, in the Commonwealth of Massachusetts, acting under the authority of and in accordance with the provisions of General Laws of the Commonwealth, as from time to time amended, and more particularly Chapter 79 and Chapter 82, and pursuant to the Order of the Northampton City Council, a true copy of which is attached hereto as Exhibit A, does hereby take, for and on behalf of the Inhabitants of the City of Northampton, the parcels and interests referenced in Exhibits B-1 through and including B-34, attached hereto, for all purposes for which public ways are used in the City of Northampton, including the alteration and reconstruction of portions of King Street, Finn Street, Summer Street and North Street, public ways in and for the City of Northampton.

The parcels hereby taken are shown on a plan entitled, "Alteration and Easement Plan Northampton, Massachusetts Surveyed for the City of Northampton" stamped on May 12, 2020 and recorded in Plan Book \_\_\_\_\_, Page \_\_\_\_\_, and are more particularly bounded and described as set forth on Exhibits B1 through and including B-34, attached hereto.

The owners of the parcels taken hereunder and the damages awarded, if any, are set forth in Exhibits B1 through and including B-34, attached hereto. In accordance with M.G.L. Chapter 79 § 6, as amended, such damage awards are made by the City of Northampton for damages sustained by the owner or owners and all other persons, including all mortgagees of record, having any interest in the Property and entitled to any damages by reason of the taking. The City of Northampton reserves the right to amend the award at any time prior to payment for good cause shown.

No betterments shall be assessed as a result of the improvements to King Street.

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IN WITNESS WHEREOF, We, the City Council of the City of Northampton, have executed this Order of Taking this \_\_\_\_ day of \_\_\_\_\_, 2020.

WITNESS TO ALL:

CITY COUNCIL, CITY OF NORTHAMPTON, MA

\_\_\_\_\_  
Gina-Louise Sciarra  
AT-LARGE COUNCILOR

\_\_\_\_\_  
William H. Dwight  
AT-LARGE COUNCILOR

\_\_\_\_\_  
Michael Quinlan, Jr.  
WARD 1 COUNCILOR

\_\_\_\_\_  
Karen Foster  
WARD 2 COUNCILOR

\_\_\_\_\_  
James Nash  
WARD 3 COUNCILOR

\_\_\_\_\_  
John Thorpe  
WARD 4 COUNCILOR

\_\_\_\_\_  
Alex Jarrett  
WARD 5 COUNCILOR

\_\_\_\_\_  
Marianne L. LaBarge  
WARD 6 COUNCILOR

\_\_\_\_\_  
Rachel Maiore  
WARD 7 COUNCILOR

CERTIFICATE OF THE CLERK  
CITY COUNCIL, CITY OF NORTHAMPTON, MA

I, Laura Krutzler, the Clerk of the City Council of the City of Northampton, MA, hereby certify that the attached Order of Taking of certain easements located in Northampton, Hampshire County, Massachusetts, was executed on \_\_\_\_\_, 2020, by Gina-Louise Sciarra, William H. Dwight, Michael Quinlan, Jr., Karen Foster, James Nash, John Thorpe, Alex Jarrett, Marianne L. LaBarge, and Rachel Maiore, who as of that day, were and are the duly elected members of the City Council of the City of Northampton, MA.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Laura Krutzler  
Clerk to City Council  
City of Northampton, Massachusetts

**EXHIBIT A**  
**CITY COUNCIL ORDER**

**EXHIBIT B-1**  
**Servicenet, Inc.**

Property Owner: Servicenet, Inc.  
Property Address: 8-10 Finn Street, Northampton, MA 01060  
Mailing Address: 21 Olander Drive, Northampton, MA 01060  
Interest(s) Taken: Temporary Easement  
Plan Reference: TE-39  
Damages Awarded: \$0, Donation  
Deed References: Hampshire Registry of Deeds, Book 9640, Page 14  
Lienholder: Commonwealth of Mass., Book 11257, Page 229  
Lienholder: Mass. Housing Partnership Fund Board, Book 11542, Page 99

Property Descriptions:

TE-39: This temporary easement contains 136 square feet more or less, and is for the purposes of reconstruction of sidewalk and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-2**  
**Eugene H. Callahan, Jr.**

Property Owner: Eugene H. Callahan, Jr.  
Property Address: 11 Summer Street, Northampton, MA 01060  
Mailing Address: 80 Damon Road, Unite 7101, Northampton, MA 01060  
Interest(s) Taken: Temporary Easement  
Plan Reference: TE-12  
Damages Awarded: \$900.00  
Deed References: Hampshire Registry of Deeds, Book 6065, Page 269  
Lienholder: Easthampton Savings Bank, Book 12648, Page 289

Property Descriptions:

TE-12: This temporary easement contains 163.3 square feet more or less, and is for the purposes of reconstruction of sidewalk and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-3**  
**Tyler E. Boudreau**

Property Owner: Tyler E. Boudreau  
Property Address: 13 Finn Street, Northampton, MA 01060  
Mailing Address: 42 East Center St., Leeds, MA 01053  
Interest(s) Taken: Temporary Easement  
Plan Reference: TE-38  
Damages Awarded: \$1,200.00  
Deed References: Hampshire Registry of Deeds, Book 11835, Page 127  
Lienholder: MERS, Book 11835, Page 129

Property Descriptions:

TE-38: This temporary easement contains 221.4 square feet more or less, and is for the purposes of reconstruction of sidewalk and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-4**  
**MRJEANCO, LLC**

Property Owner: MRJEANCO, LLC  
Property Address: 122 King Street, Northampton, MA 01060  
Mailing Address: 122 King St. Northampton, MA 01060  
Interest(s) Taken: Temporary Easement  
Plan Reference: TE-01  
Damages Awarded: \$0, Donation  
Deed References: Hampshire Registry of Deeds, Book 10260, Page 251  
Lienholder: Greenfield Savings Bank, Book 11206, Page 122

Property Descriptions:

TE-01: This temporary easement contains 76 square feet more or less, and is for the purposes of reconstruction of wheelchair ramp and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-5**  
**Arke Realty, LLC**

Property Owner: Arke Realty, LLC  
Property Address: 124 King Street, Northampton, MA 01060  
Mailing Address: 1335 Mohawk Trail, Shelburne Falls, MA 01370  
Interest(s) Taken: Permanent Easement; Temporary Easement  
Plan Reference: PE-01; TE-03  
Damages Awarded: \$0, Donations  
Deed References: Hampshire Registry of Deeds, Book 9521, Page 50  
Lienholder: Bank of America, Book 3104, Page 234  
Lienholder: People's United Bank, Book 9521, Page 52

Property Descriptions:

PE-01: A parcel of land supposed to be owned by ARKE Realty LLC, being Assessor's Parcel 31B-113, adjoining the King Street County Layout Line, bounded and described as follows: Beginning at a point on said layout line, bearing S78°12'24"W, 28.19 feet from the 2020 King Street Construction Baseline station 2+55.08 thence, S83°01'30"W distance 12.10 feet along the northerly sideline of Bright Street to a point thence, N6°58'30"W distance 2.15 feet along land of now or formerly ARKE Realty LLC to a point thence, N82°26'22"E distance 7.78 feet along last name land thence, N39°27'08"E distance 5.04 feet along last named land to a point on the westerly King Street Sideline thence, S13°38'26"E distance 5.74 feet to the point of beginning, containing 33 square feet more or less.

TE-03: This temporary easement contains 261 square feet more or less, and is for the purposes of reconstruction of sidewalk and driveway. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-6**  
**126 King Street, LLC**

Property Owner: 126 King Street, LLC  
Property Address: 126 King Street, Northampton, MA 01060  
Mailing Address: 40 Appaloosa Lane, West Springfield, MA 01089  
Interest(s) Taken: Temporary Easement  
Plan Reference: TE-05  
Damages Awarded: \$1,500.00  
Deed References: Hampshire Registry of Deeds, Book 11415, Page 75  
Lienholder: Easthampton Savings Bank, Book 11415, Page 78

Property Descriptions:

TE-05: This temporary easement contains 260 square feet more or less, and is for the purposes of reconstruction of driveway and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-7**

**St. Valentine Polish National Church of Northampton**

Property Owner: St. Valentine Polish National Church of Northampton  
Property Address: 127 King Street, Northampton, MA 01060  
Mailing Address: 127 King Street, Northampton, MA 01060  
Interest(s) Taken: Temporary Easement  
Plan Reference: TE-02  
Damages Awarded: \$3,200.00  
Deed References: Hampshire Registry of Deeds, Book 999, Page 65  
Hampshire Registry of Deeds, Book 874, Page 247

**Property Descriptions:**

TE-02: This temporary easement contains 521 square feet more or less, and is for the purposes of reconstruction of sidewalk and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-8**  
**David A. Premo & Claire A. Premo**

Property Owner: David A. Premo & Claire A. Premo  
Property Address: 128 King Street, Northampton, MA 01060  
Mailing Address: 255 Sylvester Road, Florence, MA 01062  
Interest(s) Taken: Temporary Easement  
Plan Reference: TE-06  
Damages Awarded: \$1,400.00  
Deed References: Hampshire Registry of Deeds, Book 2128, Page 200  
Lienholder: Greenfield Savings Bank, Book 10110, Page 141

Property Descriptions:

TE-06: This temporary easement contains 232 square feet more or less, and is for the purposes of reconstruction of driveway and sidewalk. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-9**  
**Servicenet, Inc.**

Property Owner:       Servicenet, Inc.  
Property Address:     129-131 King Street, Northampton, MA 01060  
Mailing Address:     21 Olander Drive, Northampton, MA 01060  
Interest(s) Taken:    Temporary Easements  
Plan Reference:       TE-04; TE-07  
Damages Awarded:    \$0, Donations  
Deed References:     Hampshire Registry of Deeds, Book 7368, Page 279

Property Descriptions:

TE-04: This temporary easement contains 767 square feet more or less, and is for the purposes of reconstruction of driveway and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

TE-07: This temporary easement contains 1650 square feet more or less, and is for the purposes of construction of granite wall, sidewalk reconstruction, driveway reconstruction, and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-10**  
**JKD, LLC**

Property Owner: JKD, LLC  
Property Address: 132 King Street, Northampton, MA 01060  
Mailing Address: 9 Arrowhead Drive, Hadley, MA 01035  
Interest(s) Taken: Fee; Permanent Easement; Temporary Easements  
Plan Reference: 1-C; PE-02; TE-08; TE-09; TE10  
Damages Awarded: \$26,500.00  
Deed References: Hampshire Registry of Deeds, Book 13598, Page 344

Property Descriptions:

1-C: A parcel of land supposed to be owned by Donald R. Bernier, Trustee, being Assessor's Parcel 31B-080, adjoining the King Street County Layout Line, bounded and described as follows: Beginning at a point on said layout line, bearing S70°42'05"W distance 32.82 feet from the 2020 King Street Construction Baseline station 5+31.28 thence, N55°32'44"W distance 12.29 feet along land of Donald R. Bernier, Trustee to a point thence, Northwesterly, on a curve to the left, having a radius of 283.14 feet along last named land 28.50 feet to a point, thence; Continuing northwesterly, on a curve to the left, having a radius of 283.14 feet along last named land 41.86 feet to a point, thence; N13°27'22"W distance 3.02 feet along last named land to a point on the southerly 1828 Summer Street layout sideline thence, N82°53'44"E distance 43.99 feet along the southerly 1828 Summer Street layout sideline to a point on the 1987 King Street layout sideline thence, Southeasterly, on a curve to the right, having a radius of 35.00 feet along the westerly 1987 King Street layout sideline, 46.28 feet to the point of beginning, containing an area of 591 square feet more or less.

PE-02: A parcel of land supposed to be owned by Donald R. Bernier, Trustee, being Assessor's Parcel 31B-079, adjoining the Summer Street City Layout Line, bounded and described as follows: Beginning at a point on said layout line, bearing S01°45'47"E distance 14.17 feet from the 2020 Summer Street Construction Baseline station 100+80.42 thence, S13°27'22"E distance 3.02 feet along land of now or formerly Donald R. Bernier, Trustee to a point thence, S82°53'44"W distance 28.42 feet along last named land to a point thence, N07°06'16"W distance 3.00 feet along last named land to a point on the southerly sideline of Summer Street thence, N82°53'44"E distance 28.09 feet along Summer Street to the point of beginning, containing 85 square feet more or less.

TE-08: This temporary easement contains 607 square feet more or less, and is for the purposes of sidewalk reconstruction, HMA driveway reconstruction, and traffic mast arm and equipment

construction. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

TE-09: This temporary easement contains 1043 square feet more or less, and is for the purposes of sidewalk reconstruction, HMA driveway reconstruction, and traffic mast arm and equipment construction. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

TE-10: This temporary easement contains 323 square feet more or less, and is for the purposes of reconstruction of sidewalk and HMA driveway. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-11**  
**Cumberland Farms, Inc.**

Property Owner: Cumberland Farms, Inc.  
Property Address: 134-138 King Street, Northampton, MA 01060  
Mailing Address: 165 Flanders Rd., Westborough, MA 01581  
Interest(s) Taken: Temporary Easement  
Plan Reference: TE-13  
Damages Awarded: \$0, Donation  
Deed References: Hampshire Registry of Deeds, Book 1760, Page 337

Property Descriptions:

TE-13: This temporary easement contains 2308 square feet more or less, and is for the purposes of reconstruction of sidewalk and HMA driveway. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-12**  
**Barry G. Goldberg & Annette E. Goldberg**

Property Owner: Barry G. Goldberg & Annette E. Goldberg  
Property Address: 135 King Street, Northampton, MA 01060  
Mailing Address: 320 Green Hill, Longmeadow, MA 01106  
Interest(s) Taken: Temporary Easement  
Plan Reference: TE-11  
Damages Awarded: \$11,900.00  
Deed References: Hampshire Registry of Deeds, Book 3371, Page 342  
Lienholder: People's United Bank, Book 11225, Page 246

Property Descriptions:

TE-11: This temporary easement contains 1930 square feet more or less, and is for the purposes of reconstruction of sidewalk, driveway, and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-13**  
**Barry G. Goldberg & Annette E. Goldberg**

Property Owner: Barry G. Goldberg & Annette E. Goldberg  
Property Address: 137 King Street, Northampton, MA 01060  
Mailing Address: 320 Green Hill, Longmeadow, MA 01106  
Interest(s) Taken: Temporary Easement  
Plan Reference: TE-14  
Damages Awarded: \$5,900.00  
Deed References: Hampshire Registry of Deeds, Book 3863, Page 160  
Lienholder: People's United Bank, Book 11225, Page 246

Property Descriptions:

TE-14: This temporary easement contains 956 square feet more or less, and is for the purposes of reconstruction of sidewalk, driveway, and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-14**  
**Trident Realty Corp.**

Property Owner: Trident Realty Corp.  
Property Address: 139 King Street, Northampton, MA 01060  
Mailing Address: P.O. Box 686, Northampton, MA 01061  
Interest(s) Taken: Temporary Easement  
Plan Reference: TE-15  
Damages Awarded: \$0, Donation  
Deed References: Hampshire Registry of Deeds, Book 4631, Page 209  
Lienholder: PeoplesBank, Book 4797, Page 186

Property Descriptions:

TE-15: This temporary easement contains 697 square feet more or less, and is for the purposes of reconstruction of sidewalk and HMA driveway. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-15**  
**King Auto Body, Inc.**

Property Owner: King Auto Body, Inc.  
Property Address: 141 King Street, Northampton, MA 01060  
Mailing Address: 141 King Street, Northampton, MA 01060  
Interest(s) Taken: Temporary Easement  
Plan Reference: TE-16  
Damages Awarded: \$3,200.00  
Deed References: Hampshire Registry of Deeds, Book 13495, Page 289

Property Descriptions:

TE-16: This temporary easement contains 527 square feet more or less, and is for the purposes of reconstruction of sidewalk and HMA driveway. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-16**  
**Kingdon LLC**

Property Owner: Kingdon LLC  
Property Address: 143 King Street, Northampton, MA 01060  
Mailing Address: 9 Arrowhead Drive, Hadley, MA 01035  
Interest(s) Taken: Temporary Easement  
Plan Reference: TE-17  
Damages Awarded: \$5,200.00  
Deed References: Hampshire Registry of Deeds, Book 6447, Page 259

Property Descriptions:

TE-17: This temporary easement contains 846 square feet more or less, and is for the purposes of reconstruction of sidewalk and HMA driveway. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-17**  
**Nicholas D. Duprey & Betty Lou Duprey**

Property Owner: Nicholas D. Duprey & Betty Lou Duprey  
Property Address: 144 King Street, Northampton, MA 01060  
Mailing Address: 164 Northampton Street, Easthampton, MA 01027  
Interest(s) Taken: Temporary Easement  
Plan Reference: TE-18  
Damages Awarded: \$3,400.00  
Deed References: Hampshire Registry of Deeds, Book 5919, Page 233

Property Descriptions:

TE-18: This temporary easement contains 556 square feet more or less, and is for the purposes of reconstruction of sidewalk, reconstruction of HMA driveway, and granite island construction. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-18**  
**Nicholas D. Duprey & Betty Lou Duprey**

Property Owner: Nicholas D. Duprey & Betty Lou Duprey  
Property Address: 148 King Street, Northampton, MA 01060  
Mailing Address: 164 Northampton Street, Easthampton, MA 01027  
Interest(s) Taken: Temporary Easement  
Plan Reference: TE-19  
Damages Awarded: \$2,700.00  
Deed References: Hampshire Registry of Deeds, Book 6762, Page 211  
Lienholder: Easthampton Savings Bank, Book 6762, Page 213

**Property Descriptions:**

TE-19: This temporary easement contains 480 square feet more or less, and is for the purposes of reconstruction of sidewalk and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-19**

**Richard R. Rescia, Kari S. Knapp, Kim S. Rescia, Karel S. Rescia, & Helen Rescia, as Trustees of the Standick Trust**

Property Owner: Richard R. Rescia, Kari S. Knapp, Kim S. Rescia, Karel S. Rescia, & Helen Rescia, as Trustees of the Standick Trust  
Property Address: 145 King Street, Northampton, MA 01060  
Mailing Address: P.O. Box 797, Northampton, MA 01061  
Interest(s) Taken: Temporary Easement  
Plan Reference: TE-20  
Damages Awarded: \$8,500.00  
Deed References: Hampshire Registry of Deeds, Book 3395, Page 115  
Lienholder: Easthampton Savings Bank, Book 12189, Page 42

**Property Descriptions:**

TE-20: This temporary easement contains 1386 square feet more or less, and is for the purposes of reconstruction of sidewalk and HMA driveway. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-20**  
**Nicholas D. Duprey & Betty Lou Duprey**

Property Owner: Nicholas D. Duprey & Betty Lou Duprey  
Property Address: 150 King Street, Northampton, MA 01060  
Mailing Address: 164 Northampton Street, Easthampton, MA 01027  
Interest(s) Taken: Temporary Easements  
Plan Reference: TE-21; TE-22  
Damages Awarded: \$2,300.00  
Deed References: Hampshire Registry of Deeds, Book 7360, Page 267  
Lienholder: Easthampton Savings Bank, Book 7360, Page 212

Property Descriptions:

TE-21: This temporary easement contains 134 square feet more or less, and is for the purposes of reconstruction of sidewalk and HMA driveway. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

TE-22: This temporary easement contains 310 square feet more or less, and is for the purposes of reconstruction of sidewalk and HMA driveway. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-21**  
**Gail M. Canon**

Property Owner: Gail M. Canon  
Property Address: 154 King Street, Northampton, MA 01060  
Mailing Address: 26 Ashley Circle, Easthampton, MA 01027  
Interest(s) Taken: Temporary Easement  
Plan Reference: TE-23  
Damages Awarded: \$0, Donation  
Deed References: Hampshire Registry of Deeds, Book 7403, Page 345

Property Descriptions:

TE-23: This temporary easement contains 262 square feet more or less, and is for the purposes of reconstruction of sidewalk and HMA driveway. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-22**  
**Nicholas D. Duprey & Betty Lou Duprey**

Property Owner: Nicholas D. Duprey & Betty Lou Duprey  
Property Address: 166 King Street, Northampton, MA 01060  
Mailing Address: 164 Northampton Street, Easthampton, MA 01027  
Interest(s) Taken: Fee; Temporary Easement  
Plan Reference: 2-C; TE-25  
Damages Awarded: \$30,900.00  
Deed References: Hampshire Registry of Deeds, Book 8311, Page 212  
Lienholder: Easthampton Savings Bank, Book 8311, Page 216  
Lienholder: Michael J. Netto & Linda L. Netto, Book 8311, Page 232

Property Descriptions:

2-C: A parcel of land supposed to be owned by Nicholas D. & Betty Lou Duprey, being Assessor's Parcel 24D-157, adjoining the King Street County Layout Line, bounded and described as follows: Beginning at a point on said layout line, bearing S85°19'10"W, 41.42 feet from the 2020 King Street Construction Baseline station 11+48.72 thence, N72°53'46"W distance 15.68 feet along land of Assessor's Parcel 24D-157 to a point thence, S86°46'41"W distance 14.43 feet along last named land to a point thence, S86°46'41"W distance 113.11 feet along last named land to a point thence, N07°45'40"W distance 7.02 feet along land of Assessor's Parcel 24D-156 to a point on the southerly 2019 Finn Street layout sideline thence, N86°46'41"E distance 113.75 feet along the southerly 2019 Finn Street layout sideline to a point on the 1987 King Street layout sideline thence, S73°05'49"E distance 30.78 feet along the westerly 1987 King Street layout sideline to a point thence, S07°58'38"E distance 1.86 feet along

the westerly sideline of the 1987 King Street layout to the point of beginning containing an area of 884 square feet more or less.

TE-25: This temporary easement contains 1863 square feet more or less, and is for the purposes of reconstruction of sidewalk, driveway, and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-23**  
**Don Lia**

Property Owner: Don Lia  
Property Address: 171 King Street, Northampton, MA 01060  
Mailing Address: 1055 E. Jericho Turnpike, Huntington, NY 11743  
Interest(s) Taken: Permanent Easement; Permanent Utility Easement; Temporary Easements  
Plan Reference: PE-04; PUE-02; TE-24; TE-27  
Damages Awarded: \$35,700.00  
Deed References: Hampshire Registry of Deeds, Book 2511, Page 333  
Hampshire Registry of Deeds, Book 6243, Page 79

Property Descriptions:

PE-04: A parcel of land supposed to be owned by Don C. Lia, being Assessor's Parcel 24D-081, adjoining the King Street County Layout Line, bounded and described as follows: Beginning at a point on said layout line, bearing N84°24'20"E distance 42.02 feet from the 2020 King Street Construction Baseline station 11+21.60 thence, N03°30'48"W distance 187.47 feet along the easterly sideline of King Street to a point thence, N84°03'25"E distance 3.50 feet along land of now or formerly Don C. Lia to a point thence, S03°30'48"E distance 101.49 feet along last named land to a point thence, N85°46'53"E distance 14.87 feet along last named land to a point thence S03°30'48"E distance 86.31 feet along last named land to a point thence S86°29'12"W distance 18.37 feet to the point of beginning, containing 1,938 square feet more or less.

PUE-02: A parcel of land supposed to be owned by King St. Don C. Lia, being Assessor's Parcel 24D-338, adjoining King Street County Layout Line, bounded and described as follows: Beginning at a point on said layout line, bearing N86°36'40"E distance 42.84 feet from the 2020 King Street Construction Baseline station 13+10.71 thence, N03°30'48"W distance 120.00 feet along the easterly sideline of King Street to a point thence, N84°03'15"E distance 3.50 feet along land of now or formerly Don C. Lia to a point thence, S03°30'48"E distance 14.59 feet along last named land a point thence, N86°29'12"E distance 6.34 feet along last named land to a point thence, S03°30'48"E distance 5.00 feet along last named land to a point thence, S86°29'12"W distance 6.34 feet along last named land to a point thence, S03°30'48"E distance 100.41 feet along last named land to a point thence, S84°03'25"W distance 3.50 feet along last named land to the point of beginning containing an area of 452 square feet more or less.

TE-24: This temporary easement contains 2789 square feet more or less, and is for the purposes of construction of site development entrance, building foundation removal, and HMA driveway. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

TE-27: This temporary easement contains 868 square feet more or less, and is for the purposes of reconstruction of sidewalk and HMA driveway. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-24**  
**Don Lia**

Property Owner:	Don Lia
Property Address:	187 King Street, Northampton, MA 01060
Mailing Address:	1055 E. Jericho Turnpike, Huntington, NY 11743
Interest(s) Taken:	Permanent Utility Easements; Temporary Easements
Plan Reference:	PUE-03; PUE-04; PUE-05; TE-29; TE-31
Damages Awarded:	\$25,100.00
Deed References:	Hampshire Registry of Deeds, Book 2511, Page 333 Hampshire Registry of Deeds, Book 6196, Page 106

Property Descriptions:

PUE-03: A parcel of land supposed to be owned by Don C. Lia, being Assessor's Parcel 24D-080, adjoining the King Street County Layout Line, bounded and described as follows: Beginning at a point on said layout line, bearing N86°36'40"E, 42.58 feet from the 2020 King Street Construction Baseline station 14+30.71 thence, N03°30'48"W distance 120.00 feet along the easterly sideline of King Street to a point at other land of Don C. Lia thence, N84°03'15"E distance 3.50 feet along last named land to a point thence, S03°30'48"E distance 120.00 feet along last named land to a point thence, S84°03'15"W distance 3.50 feet along last named land to the point of beginning containing an area of 420 square feet more or less.

PUE-04: A parcel of land supposed to be owned by Don C. Lia, being Assessor's Parcel 24D-080, adjoining the King Street County Layout Line, bounded and described as follows: Beginning at a point on said layout line, bearing N86°36'40"E, 42.32 feet from the 2020 Construction Baseline station 15+50.71 thence, N03°30'48"W distance 60.97 feet along the easterly sideline of King Street to a point thence, N86°29'12"E distance 3.50 feet along land now or formerly of Don C. Lia to a point thence, S03°30'48"E distance 17.69 feet along last named land to a point thence, N86°29'12"E distance 6.37 feet along last named land to a point thence, S03°30'48"E distance 5.00 feet along last named lane to a point thence, S86°29'12"W distance 6.37 feet along last named land to a point thence, S03°30'48"E distance 38.13 feet along last named lane to a point thence, S84°03'15"W distance 3.50 feet along last named land to the point of beginning containing an area of 245 square feet more or less.

PUE-05: A parcel of land supposed to be owned by Don C. Lia, being Assessor's Parcel 24D-080, adjoining the King Street County Layout Line, bounded and described as follows: Beginning at a point on said layout line, bearing N86°36'40"E, 42.00 feet from the 2020 King Street Construction Baseline station 17+01.35 thence, N03°30'48"W distance 5.00 feet along the easterly sideline of King Street to a point thence, N86°29'12"E distance 3.71 feet along land now or formerly of Don C. Lia to a point thence S03°30'48"E distance 5.00 feet along last named land to a point thence, S86°29'12"W distance 3.71 feet along last named land to the point of beginning containing an area of 19 square feet more or less.

TE-29: This temporary easement contains 917 square feet more or less, and is for the purposes of reconstruction of sidewalk, driveway and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

TE-31: This temporary easement contains 2573 square feet more or less, and is for the purposes of reconstruction of sidewalk, driveway and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-25**  
**Scott A. King and Mark Cavanaugh, Co-Trustees of the**  
**176 King Street Condominium Trust**

Property Owner: Scott A. King and Mark Cavanaugh, Co-Trustees of the 176 King Street Condominium Trust  
Property Address: 176 King Street, Northampton, MA 01060  
Mailing Address: P.O. Box 60700, Northampton, MA 01061  
Interest(s) Taken: Permanent Easement; Temporary Easement  
Plan Reference: PE-03; TE-26  
Damages Awarded: \$17,700.00  
Deed References: Hampshire Registry of Deeds, Book 2877, Page 21

Property Descriptions:

PE-03: A parcel of land supposed to be owned by One Hundred Seventy Six King Street Condominium Trust, being Assessor's Parcel 24D-136, adjoining the King Street County Layout Line, bounded and described as follows: Beginning at a point on said layout line, bearing S86°36'40"W, 41.45 feet from the 2020 King Street Construction Baseline station 12+19.62 thence, on a curve to the right with radius of 30.00 feet, along the westerly sideline of King Street , 36.08 feet to a point thence, S86°46'41"W distance 2.03 feet along last named land to a point thence, N03°44'58"W distance 4.86 feet along land of now or formerly One Hundred Seventy Six King Street Condominium to a point thence, on a curve to the left with a radius of 29.43 feet,

along last named land 31.85 feet to a point thence S72°28'33E distance 4.58 feet to the point of beginning, containing 183 square feet more or less.

TE-26: This temporary easement contains approximately 2383 square feet, and is for the purposes of reconstruction of sidewalk, driveway and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

#### **EXHIBIT B-26**

#### **Kurt R. Zimmerman, Trustee of Suffolk Street Realty Nominee Trust**

Property Owner: Kurt R. Zimmerman, Trustee of Suffolk Street Realty Nominee Trust  
Property Address: 182 King Street, Northampton, MA 01060  
Mailing Address: 2694 Boston Road, Wilbraham, MA 01095  
Interest(s) Taken: Temporary Easement  
Plan Reference: TE-28  
Damages Awarded: \$7,400.00  
Deed References: Hampshire Registry of Deeds, Book 11753, Page 148  
Lienholder: Westfield Bank, Book 11753, Page 150

#### **Property Descriptions:**

TE-28: This temporary easement contains 1200 square feet more or less, and is for the purposes of reconstruction of sidewalk, driveway and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-27**  
**Northampton Rentals, LLC**

Property Owner: Northampton Rentals, LLC  
Property Address: 200 King Street, Northampton, MA 01060  
Mailing Address: P.O. Box 246, Hadley, MA 01035  
Interest(s) Taken: Temporary Easement  
Plan Reference: TE-30  
Damages Awarded: \$3,500.00  
Deed References: Hampshire Registry of Deeds, Book 13578, Page 113  
Lienholder: Keybank, Book 9040, Page 212  
Lienholder: Easthampton Savings Bank, Book 11592, Page 245  
Lienholder: Westfield Bank, Book 13578, Page 118

Property Descriptions:

TE-30: This temporary easement contains 628 square feet more or less, and is for the purposes of reconstruction of sidewalk and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-28**  
**Northampton Rentals, LLC**

Property Owner: Northampton Rentals, LLC  
Property Address: 206 King Street, Northampton, MA 01060  
Mailing Address: P.O. Box 246, Hadley, MA 01035  
Interest(s) Taken: Temporary Easement  
Plan Reference: TE-32  
Damages Awarded: \$4,100.00  
Deed References: Hampshire Registry of Deeds, Book 13578, Page 147  
Lienholder: Keybank, Book 9040, Page 212  
Lienholder: Easthampton Savings Bank, Book 11592, Page 270  
Lienholder: Westfield Bank, Book 13578, Page 152

Property Descriptions:

TE-32: This temporary easement contains 661 square feet more or less, and is for the purposes of reconstruction of sidewalk, driveway, and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-29**  
**Alan Verson & Paula Verson**

Property Owner: Alan Verson & Paula Verson  
Property Address: 215-217 State Street, Northampton, MA 01060  
Mailing Address: 90 Conz Street, Suite 211, Northampton, MA 01060  
Interest(s) Taken: Temporary Easement  
Plan Reference: TE-43  
Damages Awarded: \$0, Donation  
Deed References: Hampshire Registry of Deeds, Book 2171, Page 53

**Property Descriptions:**

TE-43: This temporary easement contains 263 square feet more or less, and is for the purposes of reconstruction of wheelchair ramp and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-30**  
**Sullivan Real Estate, LLC**

Property Owner: Sullivan Real Estate, LLC  
Property Address: 214-218 State Street, Northampton, MA 01060  
Mailing Address: 54 Ladyslipper Lane, Florence, MA 01062  
Interest(s) Taken: Temporary Easement  
Plan Reference: TE-41  
Damages Awarded: \$600.00  
Deed References: Hampshire Registry of Deeds, Book 11269, Page 65  
Lienholder: Greenfield Savings Bank, Book 10390, Page 304  
Lienholder: Greenfield Savings Bank, Book 11270, Page 271

**Property Descriptions:**

TE-41: This temporary easement contains 103 square feet more or less, and is for the purposes of reconstruction of wheelchair ramp and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-31**  
**Jennifer L. Kass and Frederick D. Kass**

Property Owner: Jennifer L. Kass and Frederick D. Kass  
Property Address: 224 State Street, Northampton, MA 01060  
Mailing Address: 87 Pioneer Knolls, Florence, MA 01062  
Interest(s) Taken: Permanent Easement; Temporary Easement  
Plan Reference: PE-05; TE-40  
Damages Awarded: \$1,500.00  
Deed References: Hampshire Registry of Deeds, Book 9594, Page 315  
Lienholder: Florence Savings Bank, Book 9594, Page 317

Property Descriptions:

PE-05: A parcel of land supposed to be owned by Frederick D. & Jennifer L. Kass being Assessor's Parcel 24D-204, adjoining the Finn Street City Layout Line, bounded and described as follows: Beginning at a point on said layout line, bearing N02°34'26"W, 20.31 feet from the

Finn Street Construction Baseline station 202+00.64 thence, S87°27'03"W distance 6.41 feet along the northerly sideline of Finn Street to a point thence, N03°45'58"W distance 7.11 feet along land of now or formerly Frederick D. & Jennifer L. Kass to a point thence, N86°14'02"E distance 6.27 feet along last named land to a point on the westerly sideline of State Street thence, S04°50'27"E distance 7.25 feet along the westerly sideline of State Street to the point of beginning, containing 45 square feet more or less.

TE-40: This temporary easement contains 149 square feet more or less, and is for the purposes of reconstruction of wheelchair ramp and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-32**  
**State Street Northampton Properties LLC**

Property Owner:	State Street Northampton Properties LLC
Property Address:	225 State Street, Northampton, MA 01060
Mailing Address:	113 Whittier Street, Northampton, MA 01060
Interest(s) Taken:	Permanent Easement; Temporary Easement
Plan Reference:	PE-06; TE-42
Damages Awarded:	\$1,100.00
Deed References:	Hampshire Registry of Deeds, Book 13111, Page 217
Lienholder:	Meredith E.K. Lewis, Book 13111, Page 221

Property Descriptions:

PE-06: A parcel of land supposed to be owned by State Street Northampton Properties, LLC being Assessor's Parcel 24D-145, adjoining the Finn Street City Layout Line and the easterly

State Street city Layout Line, bounded and described as follows: Beginning at a point on said layout line, bearing N03°01'27"W distance 20.23 feet from the 2020 Finn Street Construction Baseline station 202+40.83 thence, N04°50'27"W distance 8.81 feet along the easterly sideline of State Street to a point thence, S47°16'42"E distance 12.26 feet along land now or formerly of State Street Northampton Properties, LLC to a point on the northerly sideline of Finn Street thence, S86°46'41"W distance 8.28 feet along the northerly sideline of Finn Street to the point of beginning, containing 37 square feet more or less.

TE-42: This temporary easement contains 87 square feet more or less, and is for the purposes of reconstruction of wheelchair ramp and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-33**  
**Massachusetts Electric Company**

Property Owner:	Massachusetts Electric Company
Property Address:	King Street (eastern portion), Northampton, MA 01060
Mailing Address:	40 Sylvan Road, Waltham, MA 02451
Interest(s) Taken:	Temporary Easements
Plan Reference:	TE-33; TE-34; TE-36; TE-37
Damages Awarded:	\$7,300.00
Deed References:	Hampshire Registry of Deeds, Book 1605, Page 375 Hampshire Registry of Deeds, Book 1556, Page 327 Hampshire Registry of Deeds, Book 1106, Page 429

Property Descriptions:

TE-33: This temporary easement contains 190 square feet more or less, and is for the purposes of reconstruction of sidewalk and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

TE-34: This temporary easement contains 500 square feet more or less, and is for the purposes of reconstruction of sidewalk and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

TE-36: This temporary easement contains 138 square feet more or less, and is for the purposes of reconstruction of sidewalk and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

TE-37: This temporary easement contains 333 square feet more or less, and is for the purposes of reconstruction of sidewalk and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.

**EXHIBIT B-34**  
**Massachusetts Electric Company**

Property Owner:	Massachusetts Electric Company
Property Address:	King Street (western portion), Northampton, MA 01060
Mailing Address:	40 Sylvan Road, Waltham, MA 02451
Interest(s) Taken:	Temporary Easement
Plan Reference:	TE-35
Damages Awarded:	\$2,800.00
Deed References:	Hampshire Registry of Deeds, Book 1605, Page 375 Hampshire Registry of Deeds, Book 1556, Page 327 Hampshire Registry of Deeds, Book 1106, Page 429

Property Descriptions:

TE-35: This temporary easement contains 500 square feet more or less, and is for the purposes of reconstruction of sidewalk and grading of slopes and lawns. This temporary easement will remain active and in effect for 4 years from the recording date of this instrument.