

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-25, attached hereto, for all purposes for which public ways are used in the City of Northampton, including the widening and reconstruction of Damon Road and Bridge Road, both being public ways in and for the City of Northampton.

The parcels hereby taken are shown as on a plan entitled, "Alteration Plan of Damon Road and Bridge Road Prepared for the City of Northampton," dated June ____, 2019, and recorded in Plan Book _____, Page _____, and are more particularly bounded and described as set forth on Exhibits B1 through and including B-25, 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-25, 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 Damon Road and/or Bridge Road.

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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 _____, 2019.

WITNESS TO ALL:

CITY COUNCIL, CITY OF NORTHAMPTON, MA

Ryan R. O'Donnell
AT-LARGE COUNCILOR

William H. Dwight
AT-LARGE COUNCILOR

Maureen T. Carney
WARD 1 COUNCILOR

Dennis P. Bidwell
WARD 2 COUNCILOR

James Nash
WARD 3 COUNCILOR

Gina-Louise Sciarra
WARD 4 COUNCILOR

David A. Murphy
WARD 5 COUNCILOR

Marianne L. LaBarge
WARD 6 COUNCILOR

Alisa Klein
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 _____, 2019, by Ryan R. O'Donnell, William H. Dwight, Maureen T. Carney, Dennis P. Bidwell, James Nash, Gina-Louise Sciarra, David A. Murphy, Marianne L. LaBarge, and Alisa Klein, 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 _____, 2019.

Laura Krutzler
Clerk to City Council
City of Northampton, Massachusetts

EXHIBIT A
CITY COUNCIL ORDER

EXHIBIT B-1
American Dream Realty, LLC

Property Owner: American Dream Realty, LLC
Property Address: 55 Damon Road, Northampton, MA 01060
Mailing Address: 16 Harvard Street, Westfield, MA 01085
Interest(s) Taken: Fee; Permanent Utility Easement; Temporary Easement
Plan Reference: 12-C; PUE-26-C; TE-24; TE-27
Damages Awarded: 12-C - \$53,800.00; PUE-26-C - \$200.00; TE-24 - \$3,900.00
TE-27 - \$12,600.00; LIGHT POLES - \$3,000.00
Deed Reference: Hampshire Registry of Deeds, Book 12859, Page 277

Property Descriptions:

12-C: A parcel of land supposed to be owned by American Dream Realty, LLC, adjoining the southerly location line of the 1873 Hampshire County layout of Damon Road, the location line of the 1962 State Highway layout (LO. No. 5277) and bounded by the line described as follows: Beginning at a point bearing S 20°51'32" E and being 29.57 feet distant from station 9+59.71 of the 2015 Damon Road baseline, and extends thence, leaving said location line S 69°04'07" W 85.20 feet; thence S 66°16'08" W 87.00 feet; thence S 69°04'07" W 64.67 feet; thence southwesterly by a curve to the left of radius 55.00 feet about 4 feet to a point on the property line dividing land of American Dream Realty, LLC and land of City of Northampton (City Council); thence following said property line northwesterly about 15 feet to a point on the 1873 Hampshire County layout of Damon Road; thence following said layout northeasterly about 229 feet to a point on the location line of the 1962 State Highway layout (LO. No. 5277); thence following said location line southeasterly about 16 feet to the point of beginning; containing about 3,020 square feet.

PUE-26-C: A parcel of land supposed to be owned by American Dream Realty, LLC, adjoining the location line of the 2019 City Alteration (Section D) of Industrial Drive at Damon Road, and bounded by the line described as follows: Beginning at a point on said location line, said point bearing S20°51'32" E and being 34.11 feet distant from station 7+25.60 of the 2015 Damon Road baseline, and extends thence, following said location line N69°04' 07"E 7.50 feet; thence leaving said location line S20°55' 53"E 4.00 feet; thence S69°04' 07"W 7.50 feet; thence N20°55' 53"W 4.00 feet to the point of beginning; containing about 30 square feet.

TE-24: This temporary easement is for the purposes of Grading, Loam & Seed, and HMA Berm. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

TE-27: This temporary easement is for the purposes of a Proposed HMA Drive, Grading, Loam & Seed. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

EXHIBIT B-2
Candace M. Clarke

Property Owner: Candace M. Clarke
Property Address: 244 Damon Road, Northampton, MA 01060
Mailing Address: 244 Damon Road, Northampton, MA 01060
Interest(s) Taken: Temporary Easement
Plan Reference: TE-42
Damages Awarded: TE-42 - \$2,700.00
Deed Reference: Hampshire Registry of Deeds, Book 10001, Page 18

Property Descriptions:

TE-42: This temporary easement is for the purpose of a Proposed HMA Drive, Proposed Cement Concrete Walk, Grading, Loam & Seed, Erosion Control, and Tree Protection. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

EXHIBIT B-3
Cosenzi Automotive Realty Limited Partnership

Property Owner: Cosenzi Automotive Realty Limited Partnership
Property Address: 361 King Street, Northampton, MA 01060
Mailing Address: P.O. Box 547, Hadley, MA 01035
Interest(s) Taken: Temporary Easement
Plan Reference: TE-12
Damages Awarded: TE-12 - \$0, Donation
Deed Reference: Hampshire Registry of Deeds, Book 10910, Page 72

Property Descriptions:

TE-12: This temporary easement is for the purpose of Loam & Seed. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

EXHIBIT B-4
DGA Realty, LLC

Property Owner: DGA Realty, LLC
Property Address: 968 Bridge Road, Northampton, MA 01060
Mailing Address: 1263 Bardwell Ferry Road, Conway, MA 01341
Interest(s) Taken: Permanent Utility Easement; Temporary Easement
Plan Reference: PUE-2-C; TE-3; TE-4
Damages Awarded: PUE-2-C - \$400.00; TE-3 - \$900.00; TE-4 - \$2,600.00
Deed Reference: Hampshire Registry of Deeds, Book 5861, Page 191

Property Descriptions:

PUE-2-C: A parcel of land supposed to be owned by DGA Realty, LLC, adjoining the northerly location line of the 1940 County layout of Bridge Road, and bounded by the line described as follows: Beginning at a point on the northerly location line of the 1940 County layout of Bridge Road, said point bearing N 9°21'01" E and being 32.50 feet distant from station 45+36.36 of the 1940 County baseline of location, and extends thence, leaving said location line N 7°10'31" W 12.53 feet; thence N 82°49'29" E 6.00 feet; thence S 7°10'31" E 14.30 feet to a point on the said location line of the 1940 County layout of Bridge Road; thence following said location line northwesterly about 6 feet to the point of beginning; containing about 81 square feet.

TE-3: This temporary easement is for the purposes of a Proposed HMA Drive, Grading, Loam & Seed. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

TE-4: This temporary easement is for the purposes of Grading, Loam & Seed. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

EXHIBIT B-5
DGA Realty, LLC

Property Owner: DGA Realty, LLC
Property Address: North King Street, Northampton, MA 01060
Mailing Address: 1263 Bardwell Ferry Road, Conway, MA 01341
Interest(s) Taken: Temporary Easement
Plan Reference: TE-69
Damages Awarded: TE-69 - \$400.00
Deed Reference: Hampshire Registry of Deeds, Book 5861, Page 191

Property Descriptions:

TE-69: This temporary easement is for the purpose of Loam & Seed. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

EXHIBIT B-6
Easthampton Mahadev, LLC

Property Owner: Easthampton Mahadev, LLC
Property Address: 137 Damon Road, Northampton, MA 01060
Mailing Address: P.O. Box 389, Easthampton, MA 01027
Interest(s) Taken: Fee; Permanent Utility Easement; Temporary Easement
Plan Reference: 13-C; PUE-12-C; TE-30; TE-34; TE-39; TE-76; TE-77
Damages Awarded: 13-C - \$162,800.00; PUE-12-C - \$38,700.00; TE-30 - \$8,100.00
TE-34 - \$41,300.00; TE-39 - \$6,700.00, TE-76 - \$300.00
TE-77 - \$400.00
Deed Reference: Hampshire Registry of Deeds, Book 11538, Page 146

Property Descriptions:

13-C: A parcel of land supposed to be owned by Easthampton Mahadev, LLC, adjoining the southerly location line of the 1873 Hampshire County layout of Damon Road, the location line of the 1905 City layout of Damon Road, the location line of the 1962 State Highway layout (LO. No. 5277), and bounded by the line described as follows: Beginning at a point on the southerly location line of the 1873 Hampshire County layout of Damon Road, said point bearing S 2°04'47" W and being 24.75 feet distant from station 16+09.20 of Auxiliary baseline "A", and extends thence, following said location line by a curve to the right about 330 feet; thence southeasterly about 520 feet to a point on the location line of the 1905 City layout; thence following said 1905 location line southeasterly about 383 feet to a point on the location line of the 1962 State Highway layout (LO. No. 5277); thence following said 1962 location line northwesterly about 42 feet; thence leaving said location line N 60°39'33" W 291.63 feet; thence by a curve to the right of 832.00 feet radius 110.74 feet; thence N 53°01'59" W 263.85 feet; thence N 51°54'45" W 220.95 feet; thence by a curve to the left of 478.00 radius 160.08 feet; thence by another curve to the left of 568.00 feet radius 141.39 feet to the point of beginning; containing about 8,141 square feet.

PUE-12-C: A parcel of land supposed to be owned by Easthampton Mahadev, LLC, adjoining the location line of the 2019 City Alteration (Section G) of Damon Road, and bounded by the line described as follows: Beginning at a point on said location line, said point bearing S 7°20'23" W and being 26.74 feet distant from station 16+59.67 of the 2019 Auxiliary baseline 'A', and extends thence, following said location line by a curve to the right of 568.00 feet radius 93.18 feet; thence by another curve to the right of 478.00 feet radius 160.08 feet; thence S51°54'45"E 220.95 feet; thence S53°01' 59"E 263.85 feet; thence by a curve to the left of radius 832.00 feet 110.74 feet; thence S60°39'33"E 291.63 feet to a point on the location line of the 1962 State Highway layout (Layout 5277) of Interstate Route 91; thence following said location line northwesterly about 66 feet; thence leaving said location line N60°39'33"W 137.95 feet; thence N59°59'18"W 137.60 feet; thence S33°05'37"W 13.15 feet; thence N56°54'23"W 6.00 feet; thence N33°05'37"E 13.15 feet; thence N53°49'28"W 146.44 feet; thence N53°01'59"W 149.77 feet; thence N52°04'23"W 164.89 feet; thence N52°21'07"W 133.60 feet; thence S29°23'53"W 17.51 feet; thence N60°36'07"W 6.00 feet; thence N29°23'53"E 17.51 feet; thence N68°51'07"W 190.71 feet to the point of beginning; containing about 7,735 square feet.

TE-30: This temporary easement is for the purposes of a Proposed HMA Drive, Grading, Loam & Seed. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

TE-34: This temporary easement is for the purposes of a Proposed HMA Drive, HMA Berm, HMA Curb, Grading, Loam & Seed. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

TE-39: This temporary easement is for the purposes of Grading, Loam & Seed, and Tree Removal. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

TE-76: This temporary easement is for the purposes of Grading, Loam & Seed. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

TE-77: This temporary easement is for the purposes of Grading, Loam & Seed. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

EXHIBIT B-7

Edward A. Drozdal, Karol W. Drozdal and Marie Drozdal

Property Owner: Edward A. Drozdal, Karol W. Drozdal and Marie Drozdal
Property Address: 120 Damon Road, Northampton, MA 01060
Mailing Address: 120 Damon Road, Northampton, MA 01060
Interest(s) Taken: Temporary Easement
Plan Reference: TE-31
Damages Awarded: TE-31 - \$6,400.00
Deed Reference: Hampshire Registry of Deeds, Book 3785, Page 202

Property Descriptions:

TE-31: This temporary easement is for the purposes of a Proposed HMA Drive, Grading, Loam & Seed, Mulch, and a Domestic Water Service Connection. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

EXHIBIT B-8
Edward J. Kubasek

Property Owner: Edward J. Kubasek
Property Address: 311 Damon Road, Northampton, MA 01060
Mailing Address: 311 Damon Road, Northampton, MA 01060
Interest(s) Taken: Fee; Permanent Utility Easement; Temporary Easement
Plan Reference: 18-C; PUE-23-C; TE-52; TE-82
Damages Awarded: 18-C - \$5,700.00; PUE-23-C - \$2,900.00; TE-52 - \$800.00
TE-82 - \$200.00
Deed Reference: Hampshire Registry of Deeds, Book 12700, Page 26

Property Descriptions:

18-C: A parcel of land supposed to be owned by Edward J. Kubasek, adjoining the southerly location line of the 1937 County layout of Damon Road and bounded by the line described as follows: Beginning at a point bearing S 40°50'30" W and being 28.50 feet distant from station 41+66.81 of Auxiliary baseline 'A', and extends thence northwesterly by a curve to the left of radius 968.00 feet about 94 feet to a point on the property line dividing land of Edward J. Kubasek and land of Isaac Chow; thence following said property line northeasterly about 4 feet to a point on the southerly location line of the 1937 County layout; thence following said location line southeasterly by a curve to the right about 88 feet, southeasterly about 108 feet, and southeasterly by a curve to the left about 30 feet to a point on the property line dividing land of Edward J. Kubasek and land of Michael J. Krok, Trustee of the Krok Family Trust; thence following said property line southwesterly about 4 feet; thence leaving said property line northwesterly by a curve to the right of radius 1,232.00 feet about 3 feet; thence N 49°09'32" W 128.02 feet to the point of beginning; containing about 820 square feet.

PUE-23-C: A parcel of land supposed to be owned by Edward J. Kubasek, adjoining the location line of the 2019 City Alteration (Section H) of Damon Road, and bounded by the line described as follows: Beginning at a point on said location line, said point bearing S 40°50'30" W and being 28.50 feet distant from station 44+66.81 of the 2019 Auxiliary baseline 'A', and extends thence, following said location line S49°09'32"E 128.02 feet; thence by a curve to the left of radius 1,232.00 feet about 3 feet to a point on the property line dividing land of Edward J. Kubasek and land of Michael J. Krok, Trustee of the Krok Family Trust; thence following said property line southwesterly about 6 feet; thence leaving said property line N49°23'16"W about 105 feet; thence N51°49'37"W about 117 feet to a point on the property line dividing land of Edward J. Kubasek and land of Isaac Chow; thence following said property line northeasterly about 8 feet to a point again on the said location line; thence following said location line southeasterly by a curve to the right of radius 968.00 feet about 94 feet to the point of beginning; containing about 1,674 square feet.

TE-52: This temporary easement is for the purposes of a Proposed HMA Drive, Grading, Loam & Seed. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

TE-82: This temporary easement is for the purpose of Individual Tree Protection. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

EXHIBIT B-9
Ellendave, LLC

Property Owner: Ellendave, LLC
Property Address: 971 Bridge Road, Northampton, MA 01060
Mailing Address: 151 Springfield St., Agawam, MA 01001
Interest(s) Taken: Fee; Permanent Utility Easement; Temporary Easement
Plan Reference: 26-C; PUE-25-C; TE-5; TE-80
Damages Awarded: 26-C - \$10,200.00; PUE-25-C - \$1,900.00; TE-5 - \$10,200.00
TE-80 - \$2,100.00
Deed Reference: Hampshire Registry of Deeds, Book 7212, Page 25

Property Descriptions:

26-C: A parcel of land supposed to be owned by Ellendave, LLC, adjoining the southerly location line of the 1940 County layout of Bridge Road, and bounded by the line described as follows: Beginning at a point on the southerly location line of the 1940 County layout of Bridge Road, said point bearing S 6°22'33" W and being 36.84 feet distant from station 46+40.18 of the 1940 County baseline, and extends thence, following said location line easterly by a curve to the left about 7 feet; thence southeasterly about 82 feet to a point on the property line dividing land of Ellendave, LLC and land of Brian J. McLaughlin; thence following said property line southeasterly about 10 feet; thence leaving said property line northwesterly by a curve to the right of 833.00 feet radius about 93 feet to the point of beginning; containing about 508 square feet.

PUE-25-C: A parcel of land supposed to be owned by Ellendave, LLC, adjoining the southerly location line of the 1940 County layout of Bridge Road, the location line of the 2018 State Highway alteration (Layout No. 8637), and bounded by the line described as follows: Beginning at a point on the southerly location line of the 1940 County layout of Bridge Road, said point bearing S 6°22'33" W and being 36.84 feet distant from station 46+40.18 of the 1940 County baseline of location, and extends thence, leaving said location line and following the location line of Section A of the 2019 City alteration of Bridge Road southeasterly by a curve to the left of 833.00 feet radius 35.48 feet; thence leaving said location line S11°55'34"W 3.83 feet; thence S78°04'26"W 13.89 feet; thence S 5°51'01"E 13.89 feet; thence S84°08'59"W 6.00 feet; thence N 5°51'01"W 13.89 feet; thence S66°22'24"W 13.89 feet; thence N23°37'36"W 6.00 feet; thence N66°22'24"E 5.20 feet; thence N78°04'26"W 39.81 feet to a point on the said southerly location line of the 1940 County layout of Bridge Road thence following said location line southeasterly by a curve to the left about 35 feet to the point of beginning; containing about 379 square feet.

TE-5: This temporary easement is for the purposes of a Proposed Cement Concrete Walk, HMA Drive, Grading, Loam & Seed. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

TE-80: This temporary easement is for the purposes of a Proposed Cement Concrete Walk, Grading, Loam & Seed, and Tree Protection. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

EXHIBIT B-10
Isaac Chow

Property Owner: Isaac Chow
Property Address: 307 Damon Road, Northampton, MA 01060
Mailing Address: 62 Justice Drive, Amherst, MA 01002
Interest(s) Taken: Fee; Permanent Utility Easement; Temporary Easement
Plan Reference: 17-C; PUE-20-C; TE-49
Damages Awarded: 17-C - \$5,900.00; PUE-20-C - \$5,000.00; TE-49 - \$600.00
Deed Reference: Hampshire Registry of Deeds, Book 11761, Page 174

Property Descriptions:

17-C: A parcel of land supposed to be owned by Isaac Chow, adjoining the southerly location line of the 1937 County layout of Damon Road and bounded by the line described as follows: Beginning at a point on the property line dividing land Isaac Chow and land of Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3), Janet R. Krok Living Trust FBO Donna Lucia (1/3), and Janet R. Krok Living Trust FBO Diane Krok (1/3), said point bearing S 16°47'20" W and being about 31 feet distant from about station 38+86 of Auxiliary baseline 'A', and extends thence, following said property line northwesterly about 6 feet to a point on the southerly location line of the 1937 County layout; thence following said location line southeasterly by a curve to the right about 175 feet to a point on the property line dividing land of Isaac Chow and land of Edward J. Kubasek; thence following said property line southwesterly about 4 feet; thence leaving said property line northwesterly by a curve to the left of radius 968.00 feet about 174 feet to the point of beginning; containing about 838 square feet.

PUE-20-C: A parcel of land supposed to be owned by Isaac Chow, adjoining the location line of the 2019 City Alteration (Section H) of Damon Road, and bounded by the line described as follows: Beginning at a point on said location line, said point bearing S16°47'20" W and being about 31 feet distant from station 38+86± of the 2019 Auxiliary baseline 'A', and extends thence, following said location line southeasterly by a curve to the right of radius 968.00 feet about 174 feet to a point on the property line dividing land of Isaac Chow and land of Edward J. Kubasek; thence following said property line southwesterly about 8 feet; thence leaving said property line N51°49'37"W about 19 feet; thence N59°56'22"W 141.13 feet; thence N65°59'24"W about 13 feet to a point on the property line dividing land of Isaac Chow and land of Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3), Janet R. Krok Living Trust FBO Donna Lucia (1/3), and Janet R. Krok Living Trust FBO Diane Krok (1/3); thence following said property line northeasterly about 7 feet to the point of beginning; containing about 1,431 square feet.

TE-49: This temporary easement is for the purposes of a Proposed Gravel Drive, Grading, Loam & Seed. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

EXHIBIT B-11

Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3) and Janet R. Krok Living Trust FBO Donna Lucia (1/3) and Janet R. Krok Living Trust FBO Diane Krok (1/3)

Property Owner: Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3) and Janet R. Krok Living Trust FBO Donna Lucia (1/3) and Janet R. Krok Living Trust FBO Diane Krok (1/3)

Property Address: 301 Damon Road, Northampton, MA 01060

Mailing Address: 301 Damon Road, Northampton, MA 01060

Interest(s) Taken: Fee; Permanent Utility Easement

Plan Reference: 14-C; 16-C; PUE-17-C; PUE-19-C

Damages Awarded: 14-C - \$1,100.00; 16-C - \$5,800.00; PUE-17-C - \$600.00; PUE-19-C - \$3,400.00

Deed Reference: Hampshire Registry of Deeds, Book 13150, Page 170

Property Descriptions:

14-C: A parcel of land supposed to be owned by Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3), Janet R. Krok Living Trust FBO Donna Lucia (1/3), and Janet R. Krok Living Trust FBO Diane Krok (1/3), adjoining the southerly location line of the 1905 City layout of Damon Road, the location line of the 1962 State Highway layout (LO. No. 5277), and bounded by the line described as follows: Beginning at a point on the location line of the 1962 State Highway layout (LO. No. 5277), said point bearing S 27°23'55" W and being 28.94 feet distant from station 32+59.65 of Auxiliary baseline 'A', and extends thence, following said location line northwesterly about 29 feet to a point on the location line of the 1905 City layout; thence following said 1905 location line southeasterly about 78 feet and about 337 feet, respectively, to a point on the property line dividing land of Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3), Janet R. Krok Living Trust FBO Donna Lucia (1/3), and Janet R. Krok Living Trust FBO Diane Krok (1/3) and other land of Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3), Janet R. Krok Living Trust FBO Donna Lucia (1/3), and Janet R. Krok Living Trust FBO Diane Krok (1/3); thence following said property line southwesterly about 6 feet; thence leaving said property line N 66°14'17" W about 214 feet; thence by a curve to the right of 3,032.00 feet radius 173.24 feet to the point of beginning; containing about 2,178 square feet.

16-C: A parcel of land supposed to be owned by Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3), Janet R. Krok Living Trust FBO Donna Lucia (1/3), and Janet R. Krok Living Trust FBO Diane Krok (1/3), adjoining the southerly location line of the 1905 City layout of Damon Road, the 1937 County layout of Damon Road, and bounded by the line described as follows: Beginning at a point bearing S 24°15'14" W and being 30.86 feet distant from station 38+69.67 of Auxiliary baseline 'A', and extends thence N 66°14'17" W about 139 feet to a point on the property line dividing land of Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3), Janet R. Krok Living Trust FBO Donna Lucia (1/3), and Janet R. Krok Living Trust FBO Diane Krok (1/3) and other land of Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3), Janet R. Krok Living Trust FBO Donna Lucia (1/3), and Janet R. Krok Living Trust FBO Diane Krok (1/3); thence following said property line northeasterly about 6 feet to a point on the southerly location line of the 1905 City layout; thence following said location line southeasterly about 132 feet to a point on the location line of the 1937 County layout; thence following said location line

southeasterly by a curve to the right about 28 feet to a point on the property line dividing land of Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3), Janet R. Krok Living Trust FBO Donna Lucia (1/3), and Janet R. Krok Living Trust FBO Diane Krok (1/3) and land of Isaac Chow; thence following said property line southwesterly about 6 feet; thence leaving said property line northwesterly by a curve to the left of radius 968.00 feet about 21 feet to the point of beginning; containing about 965 square feet.

PUE-17-C: A parcel of land supposed to be owned by Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3) , Janet R. Krok Living Trust FBO Donna Lucia (1/3) , and Janet R. Krok Living Trust FBO Diane Krok (1/3), adjoining the location line of the November 6, 1962 State Highway layout (Layout 5277) of Interstate Route 91, the location line of the 2019 City Alteration (Section H) of Damon Road, and bounded by the line described as follows: Beginning at a point on said location line of the 2019 City Alteration (Section H) of Damon Road, said point bearing S 27°23'55" W and being 28.94 feet distant from station 32+59.65 of the 2019 Auxiliary baseline 'A', and extends thence, following said location line southeasterly by a curve to the left of radius 3,032.00 feet 173.24 feet; thence S66°14'17"E about 214 feet to a point on the property line dividing land of Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3) , Janet R. Krok Living Trust FBO Donna Lucia (1/3) , and Janet R. Krok Living Trust FBO Diane Krok (1/3) and other land of Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3) , Janet R. Krok Living Trust FBO Donna Lucia (1/3) , and Janet R. Krok Living Trust FBO Diane Krok (1/3); thence following said property line southwesterly about 7 feet; thence leaving said property line N66°14'17"W about 177 feet; thence N65°32'08"W 138.16 feet; thence S20°55'59"W 5.42 feet to a point on the location line of the November 6, 1962 State Highway layout (Layout 5277); thence following said location line northwesterly about 6 feet; thence leaving said location line N20°55'59"E 4.37 feet; thence N63°06'05"W 27.31 feet to a point again on the location line of the November 6, 1962 State Highway layout (Layout 5277); thence following said location line northwesterly about 40 feet to the point of beginning; containing about 2,429 square feet.

PUE-19-C: A parcel of land supposed to be owned by Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3) , Janet R. Krok Living Trust FBO Donna Lucia (1/3) , and Janet R. Krok Living Trust FBO Diane Krok (1/3), adjoining the location line of the 2019 City Alteration (Section H) of Damon Road, and bounded by the line described as follows: Beginning at a point on said location line, said point bearing S24°15'14"W and being 30.86 feet distant from station 38+69.67 of the 2019 Auxiliary baseline 'A', and extends thence, following said location line southwesterly by a curve to the right of radius 968.00 about 21 feet to a point on the property line dividing land of Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3) , Janet R. Krok Living Trust FBO Donna Lucia (1/3) , and Janet R. Krok Living Trust FBO Diane Krok (1/3) and land of Isaac Chow; thence following said property line southwesterly about 7 feet; thence leaving said property line N65°59'24"W about 135 feet; thence N66°14'17"W about 25 feet to a point on the property line dividing land of Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3) , Janet R. Krok Living Trust FBO Donna Lucia (1/3) , and Janet R. Krok Living Trust FBO Diane Krok (1/3) and other land of Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3) , Janet R. Krok Living Trust FBO Donna Lucia (1/3) , and Janet R. Krok Living Trust FBO Diane Krok (1/3); thence following said property line northwesterly about 7 feet to the point of beginning; containing about 1,118 square feet.

EXHIBIT B-12

Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3) and Janet R. Krok Living Trust FBO Donna Lucia (1/3) and Janet R. Krok Living Trust FBO Diane Krok (1/3)

Property Owner: Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3) and Janet R. Krok Living Trust FBO Donna Lucia (1/3) and Janet R. Krok Living Trust FBO Diane Krok (1/3)

Property Address: 301 Damon Road, Northampton, MA 01060

Mailing Address: 80 Crosby Street, Northampton, MA 01060

Interest(s) Taken: Fee; Permanent Utility Easement; Temporary Easement

Plan Reference: 15-C; PUE-18-C; TE-79

Damages Awarded: 15-C - \$3,100.00; PUE-18-C - \$1,700.00; TE-79 - \$100.00;

Deed Reference: Hampshire Registry of Deeds, Book 13150, Page 170

Property Descriptions:

15-C: A parcel of land supposed to be owned by Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3), Janet R. Krok Living Trust FBO Donna Lucia (1/3), and Janet R. Krok Living Trust FBO Diane Krok (1/3), adjoining the southerly location line of the 1905 City layout of Damon Road and bounded by the line described as follows: Beginning at a point on the property line dividing land of Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3), Janet R. Krok Living Trust FBO Donna Lucia (1/3), and Janet R. Krok Living Trust FBO Diane Krok (1/3) and other land of Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3), Janet R. Krok Living Trust FBO Donna Lucia (1/3), and Janet R. Krok Living Trust FBO Diane Krok (1/3), said point bearing S 23°44'36" W and being about 31 feet distant from about station 36+45 of Auxiliary baseline 'A', and extends thence, following said property line northeasterly about 6 feet to a point on the location line of the 1905 City layout; thence following said location line southeasterly about 85 feet to a point on the property line dividing land of Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3), Janet R. Krok Living Trust FBO Donna Lucia (1/3), and Janet R. Krok Living Trust FBO Diane Krok (1/3) and other land of Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3), Janet R. Krok Living Trust FBO Donna Lucia (1/3), and Janet R. Krok Living Trust FBO Diane Krok (1/3); thence following said property line southwesterly about 6 feet; thence leaving said property line N 66°14'17" W about 85 feet to the point of beginning; containing about 519 square feet.

PUE-18-C: A parcel of land supposed to be owned by Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3), Janet R. Krok Living Trust FBO Donna Lucia (1/3), and Janet R. Krok Living Trust FBO Diane Krok (1/3), adjoining the location line of the 2019 City Alteration (Section H) of Damon Road, and bounded by the line described as follows: Beginning at a point on said location line, said point bearing S23°44'36"W and being about 31 feet distant from station 36+45± of the 2019 Auxiliary baseline 'A', and extends thence, following said location line S66°14'17"E about 85 feet to a point on the property line dividing land of Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3), Janet R. Krok Living Trust FBO Donna Lucia (1/3), and Janet R. Krok Living Trust FBO Diane Krok (1/3) and other land of Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3), Janet R. Krok Living Trust FBO Donna Lucia (1/3), and Janet R. Krok Living Trust FBO Diane Krok (1/3); thence following said property line southwesterly about 7 feet; thence leaving said property line N66°14'17"W about 86 feet to a

point on the property line dividing land of Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3) , Janet R. Krok Living Trust FBO Donna Lucia (1/3) , and Janet R. Krok Living Trust FBO Diane Krok (1/3) and other land of Janet R. Krok Living Trust FBO Joanne Mackiewicz (1/3) , Janet R. Krok Living Trust FBO Donna Lucia (1/3) , and Janet R. Krok Living Trust FBO Diane Krok (1/3); thence following said property line northwesterly about 7 feet to the point of beginning; containing about 578 square feet.

TE-79: This temporary easement is for the purpose of Tree Protection. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

EXHIBIT B-13

Joseph P. Krok, Trustee of The Janet R. Krok Funding Trust

Property Owner: Joseph P. Krok, Trustee of The Janet R. Krok Funding Trust
Property Address: Damon Road, Northampton, MA 01060
Mailing Address: 80 Crosby Street, Northampton, MA 01060
Interest(s) Taken: Permanent Easement; Temporary Easement
Plan Reference: 20-C; D-GR-2-C; GR-2-C; TWLR-3
Damages Awarded: 20-C - \$100.00; D-GR-2-C - \$100.00; GR-2-C - \$100.00;
TWLR-3 - \$800.00
Deed Reference: Hampshire Registry of Deeds, Book 6309, Page 202

Property Descriptions:

20-C: A parcel of land supposed to be owned by Joseph P. Krok, Trustee of the Janet R. Krok Funding Trust, adjoining the southerly location line of the 1937 County layout of Damon Road and bounded by the line described as follows: Beginning at a point bearing S 32°32'05" W and being 32.42 feet distant from station 45+27.91 of Auxiliary baseline 'A', and extends thence N 57°27'57" W about 19 feet to a point on the property line dividing land of Joseph P. Krok, Trustee of the Janet R. Krok Funding Trust and land of Michael J. Krok, Trustee of the Krok Family Trust; thence following said property line northeasterly about 8 feet to a point on the southerly location line of the 1937 County layout; thence following said location line southeasterly about 37 feet to a point on the property line dividing land of Joseph P. Krok, Trustee of the Janet R. Krok Funding Trust and land of Commonwealth Of Massachusetts; thence following said property line southwesterly about 8 feet; thence N 57°27'57" W about 19 feet to the point of beginning; containing about 278 square feet.

D-GR-2-C: A parcel of land supposed to be owned by of Joseph P. Krok, Trustee of the Janet R. Krok Funding Trust, adjoining the location line of the 2019 City Alteration (Section H) of Damon Road, and bounded by the line described as follows: Beginning at a point on said location line, said point bearing S32°32'05"W and being 32.42 feet distant from station 45+27.91 of the 2019 Auxiliary baseline 'A', and extends thence, leaving said location line S32°32'03"W 15.85 feet; thence N57°28'05"W about 24 feet to a point on the property line dividing land of Joseph P. Krok, Trustee of the Janet R. Krok Funding Trust and land of Michael J. Krok, Trustee of the Krok Family Trust; thence following said property line northeasterly about 17 feet to a point again on the said location line; thence following said location line S57°27'57"E about 19 feet to the point of beginning; containing about 341 square feet.

GR-2-C: A parcel of land supposed to be owned by of Joseph P. Krok, Trustee of the Janet R. Krok Funding Trust, adjoining the location line of the 2019 City Alteration (Section H) of Damon Road, and bounded by the line described as follows: Beginning at a point on said location line, said point bearing S32°32'05"W and being 32.42 feet distant from station 45+27.91 of the 2019 Auxiliary baseline 'A', and extends thence, following said location line S57°27'57"E about 19 feet to a point on the property line dividing land of Joseph P. Krok, Trustee of the Janet R. Krok Funding Trust and land of Commonwealth of Massachusetts, acting through its Department of Conservation and Recreation; thence following said property line southwesterly

about 6 feet; thence leaving said property line N57°27'57"W about 17 feet; thence N32°32'03"E 6.00 feet to the point of beginning; containing about 106 square feet.

TWLR-3: This temporary easement is for the purpose of a Temporary Wetland Replication Area. This temporary easement will remain active and in effect for 10 years from the recording date of this instrument.

EXHIBIT B-14
Kerryman Partnership

Property Owner: Kerryman Partnership
Property Address: 32-48 Damon Road, Northampton, MA 01060
Mailing Address: P.O. Box 60266, Florence, MA 01062
Interest(s) Taken: Fee; Permanent Utility Easement; Temporary Easement
Plan Reference: 7-C; 11-C; GR-HS-PUE-W-1-C; TE-13
Damages Awarded: 7-C - \$59,900.00; 11-C - \$4,300.00; GR-HS-PUE-W-1-C - \$41,000.00;
TE-13 - \$36,900.00
Deed References: Hampshire Registry of Deeds, Book 4836, Page 309
Hampshire Registry of Deeds, Book 5034, Page 251

Property Descriptions:

7-C: A parcel of land supposed to be owned by Kerryman Partnership adjoining the northerly location line of the 1873 Hampshire County layout of Damon Road, the 2015 City Alteration (LO. No. 8411) of Damon Road and bounded by the line described as follows: Beginning at a point bearing N 20°51'32" W and being 48.07 feet distant from station 4+72.29 of the 2015 Damon Road baseline, and extends thence southeasterly by a curve to the right of 556.00 feet radius 45.83 feet; thence N 73°47'30" E 133.85 feet to a point on the location line of the 2015 City Alteration; thence following said location line southwesterly about 27 feet and southeasterly about 5 feet to a point on the northerly location line of the 1873 Hampshire County layout of Damon Road; thence following said location line southwesterly about 202 feet to a point on the property line dividing land of Kerryman Partnership and land of Massachusetts Department of Transportation; thence following said property line northwesterly about 18 feet; thence leaving said property line northeasterly about 54 feet to the point of beginning; containing about 2,993 square feet.

11-C: A parcel of land supposed to be owned by Kerryman Partnership, adjoining the northerly location line of the 1873 Hampshire County layout, the location line of the 2015 City Alteration (LO. No. 8411), the location line of the 1962 State Highway layout (LO. No. 5277) and bounded by the line described as follows: Beginning at a point on the 2015 City Alteration (LO. No. 8411), said point bearing N 20°51'32" W and being 31.85 feet distant from station 7+00.91 of the 2015 Damon Road baseline, and extends thence, leaving said location line N 69°04'07" E 152.16 feet to a point on the location line of the 1962 State Highway layout (LO. No. 5277); thence following said location line southeasterly about 2 feet to a point on the location line of the 1873 Hampshire County layout; thence following said location line southwesterly about 154 feet to a point on the location line of the 2015 City Alteration of Damon Road (LO. No. 8411); thence following said location line northwesterly about 1 foot to the point of beginning; containing about 215 square feet.

GR-HS-PUE-W-1-C: A parcel of land supposed to be owned by Kerryman Partnership, adjoining the location line of the 2019 City Alteration (Section B) of Damon Road, the location line of the 2019 City Alteration (Section E) of Damon Road and the location line of the November 6, 1962 State Highway layout (Layout 5277) of Interstate 91, and bounded by the line described as follows: Beginning at a point on said location line of the 2019 City Alteration

(Section B) of Damon Road, said point bearing N20°51'32" W and being 48.07 feet distant from station 4+72.29 of the 2015 Damon Road baseline, and extends thence, following said location line S69°04'07"W about 54 feet to a point on the easterly railroad sideline; thence following said railroad sideline northwesterly about 31 feet; thence leaving said railroad sideline N72°01'53"E about 4 feet; thence S17°58'07"E 7.16 feet; thence S52°15'02"E 7.57 feet; thence N74°08'58"E 140.30 feet; thence N16°12'30"W 8.50 feet; thence N73°47'30"E 11.00 feet; thence S16°12'30"E 10.76 feet; thence N74°06'14"E 8.59 feet; thence N15°53'46"W 3.82 feet; thence N74°06'14"E 6.00 feet; thence S15°53'46"E 3.82 feet; thence N74°06'14"E 142.83 feet; thence N68°11'44"E 111.07 feet; thence N 0°26'57"E 5.43 feet to a point on the location line of the November 6, 1962 State Highway layout (Layout 5277); thence following said location line southeasterly about 15 feet to a point on the location line of the 2019 City Alteration (Section E) of Damon Road; thence following said location line S69°04'07"W 152.16 feet to a point on the 2015 City alteration (Layout No. 8411); thence following said location line northwesterly about 4 feet and southwesterly about 49 feet to a point again on the 2019 City alteration (Section B); thence following said location line S73°47'30"W 133.85 feet; thence by a curve to the left of radius 556.00 feet 45.83 feet to the point of beginning; containing about 3,426 square feet.

TE-13: This temporary easement is for the purposes of a Proposed HMA Drive, Grading, Loam & Seed. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

EXHIBIT B-15

Michael J. Krok as trustee of the Krok Family Trust

Property Owner: Michael J. Krok as trustee of the Krok Family Trust
Property Address: Damon Road, Northampton, MA 01060
Mailing Address: 40 Spice Mill Blvd., Clifton Park, NY 12065
Interest(s) Taken: Fee; Permanent Easement; Permanent Utility Easement;
Temporary Easement
Plan Reference: 19-C; D-GR-1-C; GR-1-C; HS-3-C; PUE-24-C; TE-55; TE-83
Damages Awarded: 19-C - \$6,600.00; D-GR-1-C - \$1,300.00; GR-1-C - \$1,100.00;
HS-3-C - \$100.00; PUE-24-C - \$900.00; TE-55 - \$2,600.00;
TE-83 - \$100.00
Deed References: Hampshire Registry of Deeds, Book 4270, Page 325

Property Descriptions:

19-C: A parcel of land supposed to be owned by Michael J. Krok, Trustee of the Krok Family Trust, adjoining the southerly location line of the 1937 County layout of Damon Road and bounded by the line described as follows: Beginning at a point bearing S 37°05'40" W and being 29.97 feet distant from station 43+46.44 of Auxiliary baseline 'A', and extends thence northwesterly by a curve to the right of radius 1,232.00 feet about 51 feet to a point on the property line dividing land of Michael J. Krok, Trustee of the Krok Family Trust and land of Edward J. Kubasek; thence following said property line northeasterly about 4 feet to a point on the southerly location line of the 1937 County layout; thence following said location line southeasterly by a curve to the left about 148 feet and southeasterly about 70 feet to a point on the property line dividing land of Michael J. Krok, Trustee of the Krok Family Trust and land of Joseph P. Krok, Trustee of the Janet R. Krok Funding Trust; thence following said property line southwesterly about 8 feet; thence leaving said property line N 57°27'57" W about 40 feet; thence northwesterly by a curve to the right of radius 1,232.00 feet 125.09 feet to the point of beginning; containing about 1,321 square feet.

D-GR-1-C: A parcel of land supposed to be owned by Michael J. Krok, Trustee of the Krok Family Trust, adjoining the location line of the 2019 City Alteration (Section H) of Damon Road, and bounded by the line described as follows: Beginning at a point on said location line, said point bearing S 32°32'05" W and being 32.42 feet distant from station 44+83.91 of 2019 Auxiliary baseline 'A', and extends thence, following said location line S57°27'57"E about 25 feet to a point on the property line dividing land of Michael J. Krok, Trustee of the Krok Family Trust and land of Joseph P. Krok, Trustee of the Janet R. Krok Funding Trust; thence following said property line southwesterly about 17 feet; thence leaving said property line N57°28'05"W about 20 feet; thence N32°32'03"E 15.85 feet to the point of beginning; containing about 357 square feet.

GR-1-C: A parcel of land supposed to be owned by Michael J. Krok, Trustee of the Krok Family Trust, adjoining the location line of the 2019 City Alteration (Section H) of Damon Road, and bounded by the line described as follows: Beginning at a point on said location line, said point bearing S 32°32'05" W and being 32.42 feet distant from station 44+83.91 of 2019 Auxiliary baseline 'A', and extends thence, leaving said location line S32°32'03"W 6.00 feet;

thence N56°53' 04"W 50.50 feet; thence N33°56' 09"E 6.00 feet to a point again on the said location line; thence following said location line southeasterly by a curve to the left of radius 1,232.00 feet 35.48 feet; thence S57°27'57"E 14.88 feet to the point of beginning; containing about 296 square feet.

HS-3-C: A parcel of land supposed to be owned by Michael J. Krok, Trustee of the Krok Family Trust, adjoining the location line of the 2019 City Alteration (Section H) of Damon Road, and bounded by the line described as follows: Beginning at a point on said location line, said point bearing S33°56'24"W and being 31.46 feet distant from station 44+12.50 of the 2019 Auxiliary baseline 'A', and extends thence, following said location line southeasterly by a curve to the left of radius 1,232.00 feet 6.00 feet; thence leaving said location line S35°03'00"W 6.00 feet; thence N54°57'00"W 6.00 feet; thence S35°03'00"W 6.00 feet to the point of beginning; containing about 36 square feet.

PUE-24-C: A parcel of land supposed to be owned by Michael J. Krok, Trustee of the Krok Family Trust, adjoining the location line of the 2019 City Alteration (Section H) of Damon Road, and bounded by the line described as follows: Beginning at a point on said location line, said point bearing S 37°05'40" W and being 29.97 feet distant from station 43+46.44 of the 2019 Auxiliary baseline 'A', and extends thence, leaving said location line N74°48'36"W 14.20 feet; thence S31°35'19"W 13.67 feet; thence N58°24' 41"W 6.00 feet; thence N31°35'19"E 13.41feet; thence N49°23'16"W about 32 feet to a point on the property line dividing land of Michael J. Krok, Trustee of the Krok Family Trust and land of Edward J. Kubasek; thence following said property line northeasterly about 6 feet to a point again on the said location line; thence following said location line line southeasterly by a curve to the left of radius 1,232.00 feet about 51 feet to the point of beginning; containing about 360 square feet.

TE-55: This temporary easement is for the purposes of Grading, Loam & Seed, and Erosion Control. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

TE-83: This temporary easement is for the purpose of Individual Tree Protection. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

EXHIBIT B-16
Northampton Housing Authority

Property Owner: Northampton Housing Authority
Property Address: 241 Jackson Street, Northampton, MA 01060
Mailing Address: 49 Old South Street, Northampton, MA 01060
Interest(s) Taken: Permanent Utility Easement; Temporary Easement
Plan Reference: PUE-1-C; TE-1
Damages Awarded: PUE-1-C - \$0, Donation; TE-1 - \$0, Donation
Deed References: Hampshire Registry of Deeds, Book 1578, Page 559
Hampshire Registry of Deeds, Book 1611, Page 248

Property Descriptions:

PUE-1-C: A parcel of land supposed to be owned by Northampton Housing Authority, adjoining the southerly location line of the 1940 County layout of Bridge Road, and bounded by the line described as follows: Beginning at a point on the southerly location line of the 1940 County layout of Bridge Road, said point bearing S 8°49'28" W and being 41.36 feet distant from station 45+54.71 of the 1940 County baseline of location, and extends thence, following said location line southeasterly about 6 feet; thence leaving said location line S 9°37'13" W 7.44 feet; thence N 80°22'47" W 6.00 feet; thence N 9°37'13" E 7.09 feet to the point of beginning; containing about 44 square feet.

TE-1: This temporary easement is for the purposes of a Proposed HMA Driveway, Grading, Loam & Seed. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

EXHIBIT B-17
Old Water Street, LLC

Property Owner: Old Water Street, LLC
Property Address: 345 Damon Road, Northampton, MA 01060
Mailing Address: 80 Crosby Street, Northampton, MA 01060
Interest(s) Taken: Permanent Easement; Temporary Easement
Plan Reference: D-1-C; D-2-C; D-S-1-C; D-S-2-C; TE-36; TE-51; TE-54; TE-58; TE-60;
Damages Awarded: D-1-C - \$1,600.00; D-2-C - \$300.00; D-S-1-C - \$900.00;
D-S-2-C - \$1,200.00; TE-36 - \$11,900.00; TE-51 - \$8,600.00;
TE-54 - \$100.00; TE-58 - \$100.00; TE-60 - \$1,500.00
Deed References: Hampshire Registry of Deeds, Book 13150, Page 173

Property Descriptions:

D-1-C: A parcel of land supposed to be owned by Old Water Street, LLC, adjoining the location line of the 1937 County layout of Damon Road, and bounded by the line described as follows: Beginning at a point on said location line, said point bearing N 59°51'31" E and being 28.14 feet distant from station 44+84.33 of the 2019 Auxiliary baseline 'A', and extends thence, leaving said location line N59°51' 31"E 125.56 feet; thence S14°31' 46"E 41.90 feet; thence S78°51' 07"W 14.80 feet; thence S59°51' 31"W 46.66 feet; thence S23°08' 01"W about 11 feet to a point on the property line dividing land of Old Water Street, LLC and other land of Old Water Street, LLC; thence following said property line northwesterly about 23 feet; thence southwesterly about 30 feet to a point again on the 1937 County layout of Damon Road; thence following said location line northwesterly about 28 feet to the point of beginning; containing about 3,633 square feet.

D-2-C: A parcel of land supposed to be owned by Old Water Street, LLC, adjoining the location line of the 1937 County layout of Damon Road, and bounded by the line described as follows: Beginning at a point on said location line, said point bearing N 32°32'05" E and being 25.00 feet distant from station 45+58.61 of the 2019 Auxiliary baseline 'A', and extends thence, following said location line northwesterly about 34 feet to a point on the property line dividing land of Old Water Street, LLC and other land of Old Water Street, LLC; thence following said property line northeasterly about 30 feet; thence southeasterly about 23 feet; thence leaving said property line S23°08' 01"W about 21 feet to the point of beginning; containing about 697 square feet.

D-S-1-C: A parcel of land supposed to be owned by Old Water Street, LLC, adjoining the location line of the 1905 City layout of Water Street and bounded by the line described as follows: Beginning at a point on said location line, said point bearing N64°28'56"E and being 251.26 feet distant from station 44+66.20 of the 2019 Auxiliary baseline 'A', and extends thence, leaving said location line N64°28'56"E 22.31 feet; thence S65°50'33"E 21.41 feet; thence N52°56'57"E 47.35 feet; thence S37°03'03"E about 30 feet to a point on the property line dividing land of Old Water Street, LLC and land of Commonwealth of Massachusetts acting through its Department of Conservation and Recreation; thence following said property line southwesterly about 46 feet to a point again on the said location line; thence following said

location line northwesterly about 63 feet to the point of beginning; containing about 2,055 square feet.

D-S-2-C: A parcel of land supposed to be owned by Old Water Street, LLC, adjoining the location line of the 1905 City layout of Water Street and bounded by the line described as follows: Beginning at a point on said location line, said point bearing N59°51'31"E and being 153.70 feet distant from station 44+84.33 of the 2019 Auxiliary baseline 'A', and extends thence following the said location line southeasterly about 75 feet to a point on the property line dividing land of Old Water Street, LLC and land of Commonwealth of Massachusetts acting through its Department of Conservation and Recreation; thence following said property line southwesterly about 4 feet; thence southeasterly about 17 feet; thence southwesterly about 33 feet; thence leaving said property line N74°34'06"W about 37 feet; thence N14°31'05"W 54.73 feet to the point of beginning; containing about 2,655 square feet.

TE-36: This temporary easement is for the purposes of Grading, Loam & Seed. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

TE-51: This temporary easement is for the purposes of HMA Drive, and Removal of Curb Stops. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

TE-54: This temporary easement is for the purposes of a Proposed HMA Drive, Grading, Loam & Seed. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

TE-58: This temporary easement is for the purpose of Erosion Control. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

TE-60: This temporary easement is for the purposes of Grading, Loam & Seed. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

EXHIBIT B-18
Olufemi Aina and Olatomide Ogunfeibo

Property Owner: Olufemi Aina and Olatomide Ogunfeibo
Property Address: 212 Damon Road, Northampton, MA 01060
Mailing Address: 854 Meadow Street, Chicopee, MA 01013
Interest(s) Taken: Temporary Easement
Plan Reference: TE-40
Damages Awarded: TE-40 - \$3,200.00
Deed Reference: Hampshire Registry of Deeds, Book 12794, Page 253

Property Descriptions:

TE-40: This temporary easement is for the purposes of a Proposed HMA Drive, Grading, Loam & Seed, Erosion Control, and Tree Protection. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

EXHIBIT B-19
Peter P. Ciszewski Sr.

Property Owner: Peter P. Ciszewski Sr.
Property Address: 230 Damon Road, Northampton, MA 01060
Mailing Address: 230 Damon Road, Northampton, MA 01060
Interest(s) Taken: Temporary Easement
Plan Reference: TE-41
Damages Awarded: TE-41 - \$2,900.00
Deed Reference: Hampshire Registry of Deeds, Book 7416, Page 212

Property Descriptions:

TE-41: This temporary easement is for the purposes of a Proposed Cement Concrete Drive, a Proposed HMA Drive, Grading, Loam & Seed, and Erosion Control. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

EXHIBIT B-20
River Run Condominium Trust

Property Owner: River Run Condominium Trust
Property Address: Off of Damon Road, Northampton, MA 01060
Mailing Address: c/o Classic Management, P.O. Box 585, E. Longmeadow, MA 01028
Interest(s) Taken: Fee, Permanent Utility Easement; Temporary Easement
Plan Reference: 6-C; PUE-9-C; TE-66
Damages Awarded: 6-C - \$9,000.00; PUE-9-C - \$600.00; TE-66 - \$21,900.00
Deed References: Hampshire Registry of Deeds, Book 2797, Page 195

Property Descriptions:

6-C: A parcel of land supposed to be owned by River Run Condominium adjoining the location line of the November 6, 1962 City layout (LO. No. 5277) of Damon Road, and bounded by the line described as follows: Beginning at a point on the location line of the November 6, 1962 City layout (LO. No. 5277) of Damon Road, said point bearing N 14°10'27" W and being 46.95 feet distant from station 13+23.09 of Auxiliary baseline 'A', and extends thence, following said location line southwesterly by a curve to the left about 27 feet and southwesterly about 15 feet to a point on the property line dividing land of River Run Condominium and land of City of Northampton (City Council); thence following said property line northwesterly about 31 feet; thence leaving said property line N 69°04'07" E about 42 feet; thence S 67°33'13" E 31.94 feet to the point of beginning; containing about 901 square feet.

PUE-9-C: A parcel of land supposed to be owned by River Run Condominium, and bounded by the line described as follows: Beginning at a point on the property line dividing land of River Run Condominium and land of City of Northampton (City Council); said point bearing N20°37'40" W and being about 86 feet distant from station 12+34.29 of the 2019 Auxiliary baseline 'A', and extends thence, leaving said property line N20°37'40"W about 39 feet; thence N69°22'20"E 6.00 feet; thence S20°37'40"E about 45 feet to a point again on the said property line; thence following said property line northwesterly about 8 feet to the point of beginning; containing about 252 square feet.

TE-66: This temporary easement is for the purposes of HMA Driveway, HMA Pavement, HMA Curb, Granite Curb, Shrub Removal, Grading, Mulch, Water Line Reconstruction, and Pavement Markings. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

EXHIBIT B-21
SCP 2002E-34 LLC (CVS)

Property Owner: SCP 2002E-34 LLC (CVS)
Property Address: 366 King Street, Northampton, MA 01060
Mailing Address: 1 CVS Dr., Woonsocket, RI 02895
Interest(s) Taken: Temporary Easement
Plan Reference: TE-68
Damages Awarded: TE-68 - \$0, Donation
Deed Reference: Hampshire Registry of Deeds, Book 6985, Page 204

Property Descriptions:

TE-68: This temporary easement is for the purposes of Grading, Loam & Seed. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

EXHIBIT B-22
Shelley R. Szawlowski and D.W. Hook LLC

Property Owner: Shelley R. Szawlowski and D.W. Hook LLC
Property Address: 371 Damon Road, Northampton, MA 01060
Mailing Address: 371 Damon Road, Northampton, MA 01060
Interest(s) Taken: Temporary Easement
Plan Reference: TE-63
Damages Awarded: TE-63 - \$3,500.00
Deed Reference: Hampshire Registry of Deeds, Book 2622/Page 335
Hampshire Registry of Deeds, Book 9386/Page 174

Property Descriptions:

TE-63: This temporary easement is for the purposes of Grading, Loam & Seed. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

EXHIBIT B-23
Temp-Pro Inc.

Property Owner: Temp-Pro Inc.
Property Address: 200 Industrial Drive, Northampton, MA 01060
Mailing Address: 200 Industrial Drive, Northampton, MA 01060
Interest(s) Taken: Fee; Temporary Easement
Plan Reference: 8-C; TE-22; TE-23
Damages Awarded: 8-C - \$3,300.00; TE-22 - \$3,300.00; TE-23 - \$3,100.00
Deed References: Hampshire Registry of Deeds, Book 2157, Page 67

Property Descriptions:

8-C: A parcel of land supposed to be owned by Temp-Pro, Inc., adjoining the location line of the 2015 City Alteration (LO. No. 8411) of Damon Road, and bounded by the line described as follows: Beginning at a point bearing S 20°51'32" E and being 28.83 feet distant from station 5+58.18 of the 2015 Damon Road baseline, and extends thence S 69°04'07" W about 127 feet to a point on the property line dividing land of Temp-Pro, Inc. and land of Massachusetts Department of Transportation; thence following said property line northwesterly about 3 feet to a point on the location line of the 2015 City Alteration (LO. No. 8411) of Damon Road; thence following said location line northeasterly about 128 feet; thence southeasterly about 3 feet to the point of beginning; containing about 328 square feet.

TE-22: This temporary easement is for the purposes of Grading, Loam & Seed. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

TE-23: This temporary easement is for the purposes of Grading, Loam & Seed. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

EXHIBIT B-24
Timothy P. Banister and Tracy A. Banister

Property Owner: Timothy P. Banister and Tracy A. Banister
Property Address: 19 Damon Road, Northampton, MA 01060
Mailing Address: 11 Mieczkowski Circle, Whately, MA 01093
Interest(s) Taken: Fee; Temporary Easement
Plan Reference: 27-C; TE-17
Damages Awarded: 27-C - \$19,100.00; TE-17 - \$3,300.00; PLANTERS - \$1,200.00
Deed References: Hampshire Registry of Deeds, Book 5405, Page 46

Property Descriptions:

27-C: A parcel of land supposed to be owned by Timothy P. Banister and Tracy A. Banister, adjoining the southerly location line of the 1873 County layout of Damon Road, and bounded by the line described as follows: Beginning at a point on the property line dividing land of Timothy P. Banister and Tracy A. Banister and land of Pride Convenience Inc., said point bearing S 20°51'32" E and being 29.21 feet distant from station 2+55.44 of the Damon Road baseline extension, and extends thence, following said property line northwesterly about 10 feet to a point on the 1873 County layout of Damon Road; thence following said location line southeasterly about 99 feet to a point on the property line dividing land of Timothy P. Banister and Tracy A. Banister and land of Massachusetts Department of Transportation; thence following said property line southeasterly about 10 feet; thence leaving said property line S 69°04'07" W about 101 feet to the point of beginning; containing about 953 square feet.

TE-17: This temporary easement is for the purposes of a Proposed HMA Drive, to Remove and Reset Concrete Planters, Grading, Loam & Seed. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.

EXHIBIT B-25
William D. Mock Irrevocable Trust – 2010

Property Owner: William D. Mock Irrevocable Trust – 2010
Property Address: 104 Damon Road, Northampton, MA 01060
Mailing Address: P.O. Box 1419, Northampton, MA 01061
Interest(s) Taken: Fee; Temporary Easement
Plan Reference: TE-29
Damages Awarded: TE-29 - \$17,300.00
Deed References: Hampshire Registry of Deeds, Book 10292, Page 202

Property Descriptions:

TE-29: This temporary easement is for the purposes of a Proposed HMA Drive, HMA Curb, Mulch, Grading, Loam & Seed, and a Domestic Water Service Connection. This temporary easement will remain active and in effect for 5 years from the recording date of this instrument.