

Date: April 11, 2024

APR Title Information Form

Owner's Name: Louis T. Aragi and Louis T. Aragi, Jr.

Property Location: 0 Cooper Hill Road;
0 Silver Street;
1644 Silver Street;
700 Cooper Hill Road;
1669 Silver Street
Sheffield, Berkshire County

Total Acreage: ± 464.18

APR Acreage: ± 444.35 **(as shown on attached map)**

Exclusions: Proposed vacant lot for future development (± 2.77 acres)
Existing residential with accessory storage structures at 1644 Silver Street
(± 2.34 acres)
Existing residential and barn structures at 700 Cooper Hill Road (±4.5
acres)
Existing residential structure with rear hay field at 1669 Silver Street
(±10.22 acres)

Current Deed Reference:

Bk 2886, Page 98 – Berkshire South County (2/23/24)

Prior Deed References:

Bk. 1020, Pg. 129 – Berkshire South County (6/27/97)

Bk. 1020, Pg. 154 – Berkshire South County (6/27/97)

Bk. 1050, Pg. 239 – Berkshire South County (2/11/98)

Bk. 1675, Pg. 81 – Berkshire South County (2/1/06)

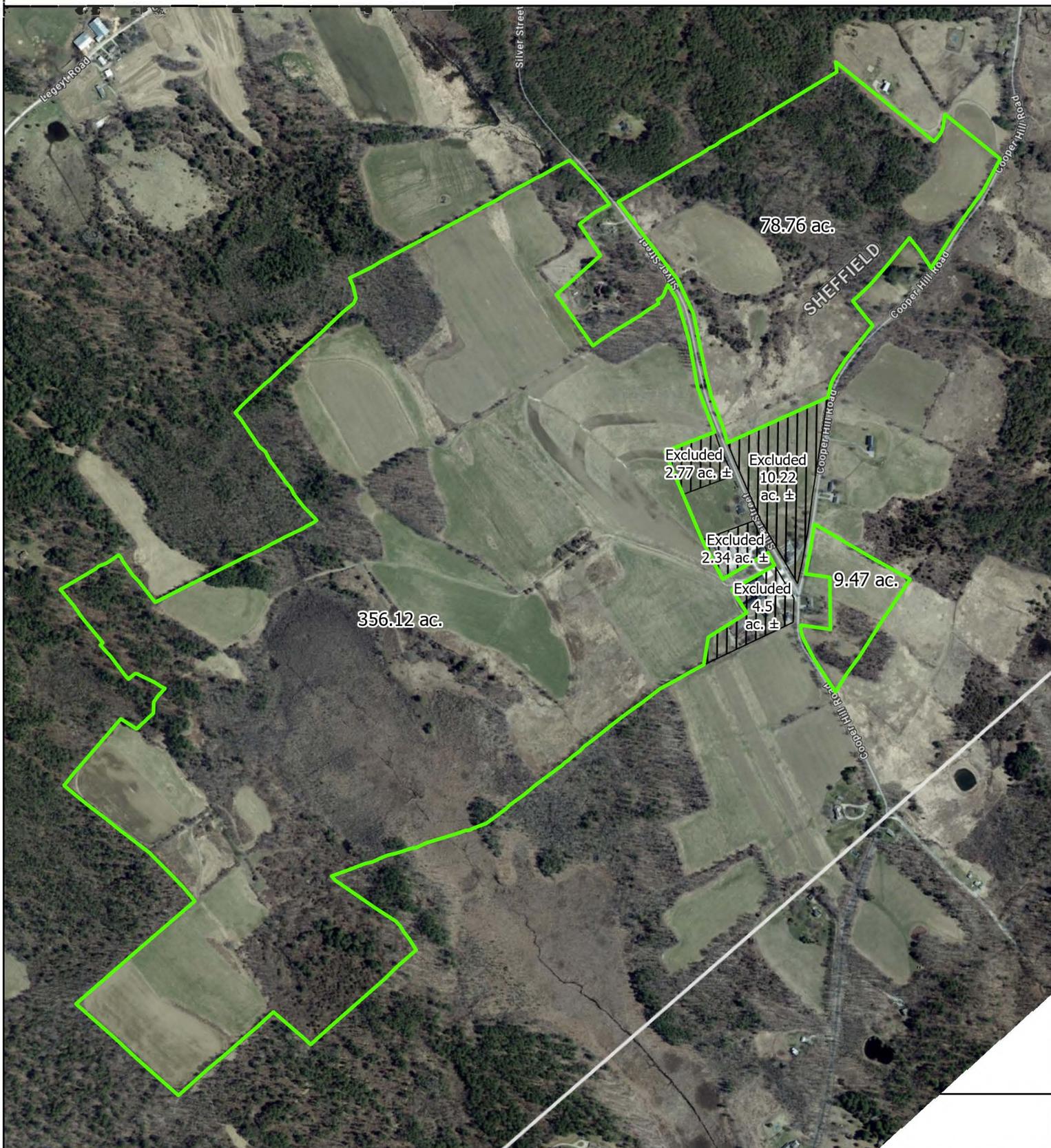
Bk. 1806, Pg. 247 – Berkshire South County (11/2/07)

Assessor's Records: Map 2; Parcels 3, 4, 5, 7

Map 3; Parcels 6, 6.1, 6.2, 7, 8.4, 8.9, 9

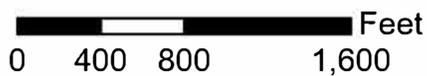
PLEASE SEE ATTACHED DOCUMENTS FOR REVIEW .

Project Name: Pine Island Partnership - Land Cover Sheffield, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	230.1	51.8%

444.35 acres total



Center: 73.37756°W 42.057152°N

-  Same deed reference but excluded from APR
-  APR Applicant



Data Provided by MassGIS, MDAR, and LCLU (2016)

Created by Massachusetts Department of Agricultural Resources

Created: 12/13/2023 5:58 PM





Bk: 2886 Pg: 98 Doc: DEED
Page: 1 of 5 02/23/2024 01:45 PM

MASSACHUSETTS EXCISE TAX
Southern Berkshire ROD 001
Date: 02/23/2024 01:45 PM
Ctrl# 013716 30842 Doc# 00278712
Fee: \$23,529.60 Cons: \$5,160,000.00

KNOW ALL BY THESE PRESENTS THAT

I, ROBERT L. BOYETT, JR., TRUSTEE of the Cooper Hill Farm Nominee Trust under Declaration of Trust Dated June 27, 1997, of 57 Mount Tom Road, Salisbury, Connecticut 06068 ("Grantor"), for consideration paid in the amount of FIVE MILLION ONE HUNDRED SIXTY THOUSAND and 00/100 (\$5,160,000.00) DOLLARS, grant to LOUIS T. ARAGI and LOUIS T. ARAGI, JR., with a residential address of 1474 Hewins Street, Sheffield, Massachusetts 01257, and a mailing address of P.O. Box 125, Sheffield, Massachusetts 01257 ("Grantees"), as Joint Tenants, and with QUITCLAIM COVENANTS, the property located in the Town of Sheffield, County of Berkshire and Commonwealth of Massachusetts, more particularly bounded and described as follows:

LOCUS: Cooper Hill Road & Silver Street, Sheffield, MA 01257

DRURY, PATZ
& CITRIN, LLP

ATTORNEYS AT LAW

7 CHURCH STREET
P.O. BOX 101
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SCHEDULE A
Silver Street & Cooper Hill

PARCELS FIRST – FIFTH

Certain pieces and parcels of land described as the FIRST, SECOND, THIRD, FOURTH, and FIFTH PARCELS, situated on Silver Street and Cooper Hill Road, in the Town of Sheffield, County of Berkshire and Commonwealth of Massachusetts, conveyed to Grantor from Curtis Rand, Trustee of Cooper Hill Realty Trust, by deed dated June 27, 1997, and recorded in Book 1020 at Page 129 of the Southern Berkshire District Registry of Deeds, excluding the parcels listed below.

Grantor reserves, for Grantor and Grantor's successors and assigns, a non-exclusive perpetual easement in common with others for a right of way for ingress and egress by foot and by vehicle across the above-described premises to the Grantor's retained property described as "Parcel C" on a plan entitled "Survey of Land Prepared for Cooper Hill Farm Nominee Trust, Robert L. Boyett, Jr. Trustee" dated December 27, 2023, and recorded in the Southern Berkshire District Registry of Deeds in Plat File Q-94. The said right of way area is depicted on the said survey as thirty feet wide and contains within its boundaries the existing driveway servicing "Parcel C". The right of way shall not be used for parking or storage of vehicles, materials or possessions. Any damage to the right of way and easement area caused by unusual vehicle traffic, such as heavy equipment, shall be paid for by the lot owner or party responsible as the case may be. All expenses necessary to maintain the shared portion of the existing gravel drive shall be borne equally between the parties in proportion to their use. The right of way shall remain gravel. Grantor agrees the right of way cannot be changed without Grantee's written approval and each shall indemnify and hold the other harmless from use.

PARCELS FIRST – FIFTH are subject to the following:

- (1) Existing electrical and telephone easements.
- (2) Agricultural or Horticultural Land Tax Liens recorded in Book 507 at Pages 174, 175, and 176 of the Southern Berkshire District Registry of Deeds.

PARCEL FIFTH is subject to restrictions recorded in Book 448 at Page 140 of said Registry of Deeds.

PARCEL SIXTH

Being a parcel of land described as "3.635 Acres" on a survey entitled "Plan of Land Surveyed for Frisch Realty Trust in Sheffield, Massachusetts" dated February, 1998, and recorded in Map Book 9 at Page 96 of the Southern Berkshire District Registry of Deeds.

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Being all the same premises conveyed to Grantor by Alan J. Frisch, Trustee of the Frisch Realty Trust, by deed dated February 10, 1998, and recorded in Book 1050 at Page 239 of said Registry of Deeds.

PARCEL SEVENTH

Being a parcel of land described as "Lot-1 9.459 Acres" on a survey entitled "Plan of Land Prepared for Marian Rote Malnati, Jeanne Marie Smith and Nancy Ellen Eaton, Berkshire County, Massachusetts" dated February, 2003, prepared by Kelly, Granger, Parsons & Associates, Inc. of Great Barrington, Massachusetts, and recorded in Plat File N-15 of the Southern Berkshire District Registry of Deeds.

Being all the same premises conveyed to Grantor by deed dated January 27, 2005, and recorded in Book 1675 at Page 81 of said Registry of Deeds.

PARCEL SEVENTH is subject to the following:

- (1) Agricultural or Horticultural Land Tax Lien recorded in Book 507 at Page 176 of the Southern Berkshire District Registry of Deeds.

PARCEL SEVENTH shall not be subdivided into lots of less than five (5) acres.

The following parcels are excluded from said FIRST, SECOND, THIRD, FOURTH, and FIFTH PARCELS:

- (1) All that certain piece or parcel of land situated in said Town of Sheffield, on the highway leading from Chapinville to said Ashley Falls, and bounded as follows:

On the north by said highway and Estate of Albert LeRoy; on the east by lands now or formerly of Alonzo R. Hurlburt and land now or formerly of one Beebe; on the south by lands now or formerly of Alonzo R. Hurlburt and now or late of the Estate of Frederick Miles, deceased, and on the west by lands now or formerly of Mrs. J.W. Parks and land now or formerly of the LeRoy Estate. Containing 75 acres of land, more or less, and being all the same premises embraced by and conveyed in deed of George J. Ord to said John A. Griffith dated July 1, 1903, and recorded in Book 190 at Page 246 of the Southern Berkshire District Registry of Deeds.

- (2) 14.11 acres previously conveyed to the Trustees of Reservations, a Massachusetts charitable corporation established pursuant to Chapter 392 of the Acts of 1891, by deed dated December 9, 1981, and recorded in Book 502 at Page 90 of the Southern Berkshire District Registry of Deeds.

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- (3) A 3.002 acre parcel conveyed by Grantor to Thomas Lawrey and Wendy Orshan-Lawrey by deed dated September 22, 2007, and recorded in Book 1806 at Page 247 of the Southern Berkshire District Registry of Deeds, and depicted on a survey entitled "Plan of Land Surveyed For Cooper Hill Farm Nominee Trust" dated July 2007, and recorded in Map Book 9 at Page 185 of said Registry of Deeds.
- (4) The parcels of land described as "10.234 Acres" and "20.043 Acres" and depicted on a survey entitled, "Plan of Land Surveyed for Antonio J., Gilbert F., & Vincent A. Malnati in Sheffield, Massachusetts, November, 1986, Scale 1" = 100', prepared by Kelly, Granger, Parsons & Associates, Inc., Great Barrington, Mass." recorded in Plat File C-82 of the Southern Berkshire District Registry of Deeds, being a portion of the property received by Grantor by Deed from Gilbert F. Manati, dated June 25, 1997, and recorded in Book 1020 at Page 154 of said Registry .
- (5) The two parcels of land described as 689 Cooper Hill Road, Sheffield, Massachusetts in the deed from Grantor to Robert L. Boyett, Jr. dated November 7, 2005, and recorded in Book 1657 at Page 297 of the Southern Berkshire District Registry of Deeds.
- (6) "Parcel A" and "Parcel B" depicted on a plan entitled "Survey of Land Prepared for Cooper Hill Farm Nominee Trust, Robert L. Boyett, Jr. Trustee" dated September 18, 2023, and recorded in the Southern Berkshire District Registry of Deeds in Plat File Q-93.
- (7) "Parcel C 3.070 Acres" depicted on a plan entitled "Survey of Land Prepared for Cooper Hill Farm Nominee Trust, Robert L. Boyett, Jr. Trustee" dated December 27, 2023, and recorded in the Southern Berkshire District Registry of Deeds in Plat File Q-94.

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WITNESS our hands and seals this 22nd day of February, 2024.

Robert L. Boyett
Robert L. Boyett, Jr., Trustee
of the Cooper Hill Farm Nominee Trust
w/d/t dated June 27, 1997

STATE OF CONNECTICUT
County of Litchfield, ss. North Canaan

On this 22nd day of February, 2024, before me, the undersigned notary public, personally appeared **ROBERT L. BOYETT, JR., TRUSTEE of the Cooper Hill Farm Nominee Trust under Declaration of Trust dated June 27, 1997**, proved to me through satisfactory evidence of identification, being (check whichever applies):

- driver's license or other state or federal government document bearing a photographic image,
- oath or affirmation or a credible witness known to me who knows the above signatory, or
- my own personal knowledge of the identity of the signatory,

to be the person whose name is signed on the preceding or attached document and acknowledge to me that he signed it voluntarily for its stated purposes.

[Signature]
Notary Public
My Commission Expires:

Michael P. Citrin
NOTARY PUBLIC
State of Connecticut
My Commission Expires 7/31/2025

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