



**Legal Description of Proposed Permanent Access Road for
Algonquin Gas Transmission, LLC 18" Line G-31 Pipeline
Over Lands Now or Formerly of Buzzards Bay Water District
Town Assessor Map 10 - Lot 52
In the Town of Bourne, Barnstable County, Massachusetts**

A certain 25-foot-wide strip of land now or formerly of Buzzards Bay Water District (Grantor) adjacent to the southerly sideline of Bournedale Road known as Lot 52 on the Town of Bourne Assessor Map 10, Barnstable County, Massachusetts, recorded with the Barnstable County Registry of Deeds in Book 2751 Page 145, and bounded and described as follows:

Segment 1

The proposed 25-foot-wide permanent access road (PAR) is coincident with an existing travelled gravel road utilized by others, and is defined herein as being a 12.5-foot offset each side of a PAR easement baseline which is defined as follows:

BEGINNING at a point on the apparent southerly sideline of Bournedale Road being also the northerly line of land now or formerly of said Buzzards Bay Water District, said POINT OF BEGINNING having a Massachusetts-Mainland SPCS (NAD83-2011); US Survey Feet coordinate of N: 2,744,714.37' – E: 906,727.44', thence passing through land of the Grantor;

South 37° 06' 57" East	a distance of nineteen and eleven hundredths feet (19.11') to a point, thence;
South 44° 43' 00" East	a distance of thirty-six and seventeen hundredths feet (36.17') to a point, thence;
South 61° 59' 37" East	a distance of thirty-two and seventy-four hundredths feet (32.74') to a point, thence;
South 73° 15' 51" East	a distance of thirty-five and fifty-five hundredths feet (35.55') to a point, thence;
South 84° 36' 45" East	a distance of thirty-nine and seventy-three hundredths feet (39.73') to a point, thence;
South 88° 21' 41" East	a distance of fifty-eight and fifty-one hundredths feet (58.51') to a point, thence;
South 89° 04' 55" East	a distance of fifty-three and ninety-five hundredths feet (53.95') to a point and the beginning of a non-tangential curve concave northwesterly, having a radius of 32.44', a central angle of 70° 04' 28", and a chord of 37.25' that bears North 59° 46' 47" East, thence;
Northeasterly	along the arc of said curve a distance of thirty-nine and sixty-eight hundredths feet (39.68') to a point intersecting the baseline of PAR Segment 2 as described below.

Segment 2

The proposed 25-foot-wide permanent access road (PAR) is coincident with an existing travelled gravel road utilized by others, and is defined herein as being a 12.5-foot offset each side of a PAR easement baseline which is defined as follows:



BEGINNING at a point on the apparent southerly sideline of Bournedale Road being also the northerly line of land now or formerly of said Buzzards Bay Water District, said POINT OF BEGINNING having a Massachusetts-Mainland SPCS (NAD83-2011); US Survey Feet coordinate of N: 2,744,809.91' – E: 906,996.47', thence passing through land of the Grantor;

South 22° 00' 01" East	a distance of forty-nine and ninety-eight hundredths feet (49.98') to a point and the beginning of a non-tangential curve concave southwesterly, having a radius of 45.00', a central angle of 25° 51' 59", and whose chord bears South 9° 04' 02" East a distance of 20.14', thence;
Southeasterly	along the arc of said curve a distance of twenty and thirty-two hundredths feet (20.32') to a point and the beginning of a non-tangential line, thence;
South 03° 51' 58" West	a distance of thirty-two and forty-four hundredths feet (32.44') to a point, thence;
South 01° 20' 24" West	a distance of ten feet (10.00') to a point, thence;
South 06° 07' 27" West	a distance of forty-one and twenty-four hundredths feet (41.24') to a point and the beginning of a non-tangential curve concave northeasterly, having a radius of 53.27', a central angle of 50° 05' 31", and whose chord bears South 28° 23' 33" East a distance of hundredths feet 45.10' to a point, thence;
Southeasterly	along the arc of said curve a distance of forty-six and fifty-seven hundredths feet (46.57') to a point and the beginning of a non-tangential line, thence;
South 52° 09' 16" East	a distance of fourteen and eleven hundredths feet (14.11') to a point, thence;
South 53° 17' 13" East	a distance of fifty-two and sixty-five hundredths feet (52.65') to a point, thence;
South 58° 29' 18" East	a distance of sixty-eight and sixty-two hundredths feet (68.62') to a point, thence;
South 59° 56' 48" East	a distance of thirty-nine and seventy-six hundredths feet (39.76') to a point, thence;
South 61° 18' 18" East	a distance of fifty-six and twenty-three hundredths feet (56.23') to a point, thence;
South 70° 42' 54" East	a distance of fifty-two and forty-eight hundredths feet (52.48') to a point, thence;
South 81° 35' 31" East	a distance of fifty-nine and thirty-four hundredths feet (59.34') to a point, thence;
South 88° 16' 32" East	a distance of seventy-one and seventy-eight hundredths feet (71.78') to a point, thence;
North 84° 00' 55" East	a distance of sixty and fifty-five hundredths feet (60.55') to a point, thence;
North 81° 33' 18" East	a distance of sixty and seventy-eight hundredths feet (60.78') to a point, thence;
North 89° 08' 33" East	a distance of thirty-three feet (33.00') to a point, thence;
South 75° 05' 35" East	a distance of thirty-six and fifty-two hundredths feet (36.52') to a point, thence;
South 59° 42' 41" East	a distance of two and ninety-five hundredths feet (2.95') to a point, thence;
South 54° 58' 49" East	a distance of twenty-three and two hundredths feet (23.02') to a point, thence;
South 54° 44' 23" East	a distance of thirty-nine and twenty-two hundredths feet (39.22') to a point, thence;
South 63° 21' 31" East	a distance of forty-one and three tenths feet (41.30') to a point, thence;
South 66° 41' 25" East	a distance of fifty-one and sixty-eight hundredths feet (51.68') to a point, thence;
South 75° 03' 14" East	a distance of forty and ninety-five hundredths feet (40.95') to a point, thence;
South 67° 55' 57" East	a distance of thirty-eight and five hundredths feet (38.05') to a point, thence;
South 54° 31' 56" East	a distance of forty-eight and forty-five hundredths feet (48.45') to a point, thence;
South 53° 55' 58" East	a distance of fifty-two and sixty-nine hundredths feet (52.69') to a point, thence;
South 56° 56' 42" East	a distance of seventeen and sixty-two hundredths feet (17.62') to a point and terminating at land now or formerly of the Town of Bourne Conservation



Commission known as Lot 6 on the Town of Bourne Assessor Map 10, and recorded with the Barnstable County Registry of Deeds in Book 20587 Page 284.

The proposed permanent access road related to Algonquin Gas Transmission, LLC 18" Line G-31 Pipeline as described herein is 37,099 square feet (0.852 acres), more or less. This area excludes and is independent of a proposed temporary workspace agreement of an even date herewith.

The above description was written pursuant to a plan prepared for Algonquin Gas Transmission, LLC entitled "Plan of Land Buzzards Bay Water District, Bournedale Road, Bourne, Massachusetts" revised April 27th 2026 and prepared by Vanasse Hangen Brustlin, Inc. A copy of said plan is attached hereto and made part hereof.

The intent of this legal description is to describe and convey unto Algonquin Gas Transmission, LLC the aforesaid Permanent Access Road easement in as much as the Grantor has rights from Bournedale Road, to land now or formerly of the Commonwealth of Massachusetts and land now or formerly of the Town of Bourne Conservation Commission. Permanent Access Road easement limits propagate by, along, and through the land of the Grantor, to the extent as shown on the plan or as a subsequent boundary survey may determine.

The above coordinates and bearings refer to Grid North, North American Datum of 1983 (NAD83-2011), Massachusetts – Mainland Zone State Plane Coordinate System, US Survey Feet. A scale factor of 1.00000814 should be applied to convert from grid measurements to ground measurements.