

Before and After

Appraisal Report

Conforming to Uniform Appraisal Standards for Federal Land Acquisitions, 2016

Larger Parcel:

G-31-MA-BA-023 & G-32- MA-BA-001

East Side of Sandwich Road, Bourne, MA 02542

By:

CBRE

**Two Liberty Place - 50 S. 16th Street,
Suite 3000**

Philadelphia, PA 19102

Client

ALGONQUIN GAS TRANSMISSION, LLC

Effective Date of Value

November 4, 2025

Client Reference

PUR-1180-2002431

Date of Report

November 25, 2025

CBRE File Number

CB25US106314-2

Transmittal Letter



50 South 16th Street, Suite 3000
Philadelphia, PA 19102

T (215) 561-8734
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Date of Report: November 25, 2025

Ms. Nancy Kist
ALGONQUIN GAS TRANSMISSION, LLC
PO BOX 1411
Houston, Texas 77251

RE: Current Appraisal of: G-31-MA-BA-023 & G-32- MA-BA-001
East Side of Sandwich Road
Bourne, Barnstable County, Massachusetts
CBRE, Inc. File No. CB25US106314-2
Client Reference No. PUR-1180-2002431

Dear Ms. Kist:

At your request and authorization, CBRE, Inc. has prepared an appraisal of the market value of the referenced property following the before-and-after method for partial acquisitions. Our analysis is presented in the following Appraisal Report.

The subject is identified as G-31-MA-BA-023 & G-32- MA-BA-001, which is a large tract of land owned by the Commonwealth of Massachusetts offering a mix of uses including Midway Recreation Area, Camp Edwards Wildlife Management, and the Massachusetts National Cemetery as well as Camp Edwards. The subject property is a large parcel of ground offering a multitude of improvements; however, since there is no impact of the new proposed easements to any improvements on site, this valuation is limited to land only. This appraisal is for a partial acquisition following the before-and-after method for the Town of Bourne & Division of Fish and Game Parcels Project. Algonquin Gas Transmission, LLC intends to acquire 15.473 acres or 673,990 square feet in a permanent easement, an expansion of the current easement for utility purposes and 8.552 acres or 372,530 square feet in permanent access easement for access purposes. The acquisition also includes 44,764 acres or 1,949,930 square feet in temporary interest for temporary workspace purposes. No parcels are acquired in fee.

INTERESTS APPRAISED	
Fee Simple	Subject to existing conditions.
Easement	Rights limited to stated purpose.
Temporary Easement	Easement for a limited time.

Based on the analysis contained in the following report, the appraiser's opinion of difference in market value is concluded as follows:

CONCLUDED MARKET VALUE		
As of the Fourth of November, 2025		
Before	\$8,034,900	
After	\$8,023,994	
Difference in Value		\$10,906
Cost to Cure Damages		\$0
Temporary Easements		\$8,237
Total Estimated Compensation		\$19,143
Rounded		\$19,143
Allocation of Appraised Value (Unrounded):		
Taking		\$10,886
Fee Acquisition of Land	\$0	
Permanent Easement Acquisition	\$10,886	
Improvements in Acquisition	\$0	
Cost to Cure Damages		\$0
Temporary Easements		\$8,237
Net Damages or Benefits		-\$15

This Appraisal Report is subject to the following Extraordinary Assumptions and/or Hypothetical Conditions.

Assignment Conditions and Special Assumptions

The appraisal is subject to the following **extraordinary assumptions**. The use of these extraordinary assumptions may have affected assignment results.

1. I have relied on Survey and Deed Records for the land area size utilized in this assignment and assume this size to be correct. The shape and size of the partial acquisition is based upon the survey provided by the client. If additional data is later provided which contradicts this information the conclusions in this report may change.
2. The valuation of subsurface mineral rights is outside the scope of this assignment. CBRE is aware that some properties in the area may benefit from the sub-surface mineral development. These potentially contain oil, natural gas, and other resources which, if extracted, could contribute to the value of the property. It is recommended that the client contact an appropriate geological professional to determine the possible benefits, if any, of the subject's subsurface rights. The value conclusion(s) presented in this report specifically exclude any subsurface mineral rights. The assumption is made that the comparable sales utilized in this report excluded mineral rights and/or value attributed to mineral rights, unless otherwise stated in the Discussion/Analysis of Sales section(s).
3. I assume that any remaining improvements that are disturbed during construction will be repaired or replaced by the project contractor.

The appraisal is subject to the following **hypothetical conditions**. The use of these hypothetical conditions may have affected assignment results.

1. The value of the remainder after the acquisition is subject to the Hypothetical Condition that, as of the effective date of appraisal, the proposed project has been constructed according to project specifications.
2. Federal courts have determined that the following losses are not compensable under the Fifth Amendment: loss of business value or going concern value; loss of or damage to goodwill; future loss of profits; frustration of plans; frustration of contract or contractual expectations; loss of opportunity or business prospect; frustration of an enterprise; loss of

customers; expenses of moving removable fixtures and personal property; depreciation in value of furniture and removable equipment; increased production or management costs; damage to inventory or equipment; expense of adjusting or restructuring manufacturing operations; incurrence of removal or relocation costs; loss or cancellation of revocable permits or licenses; loss of ability to collect assessments; uncertainty premium due to tenant's status as a government entity; and interference with development agreements, among others. Such losses are disregarded because by law, they are not compensable under the Fifth Amendment. (Standard 4.6.2.3.)

The appraisal is subject to the following *jurisdictional exceptions*. The use of these jurisdictional exceptions may have affected assignment results.

1. USPAP Standards Rule 1-2 (c) comments "When reasonable exposure time is a component of the definition for the value opinion being developed, the appraiser must also develop an opinion of reasonable exposure time linked to that value opinion." This appraisal does not link the opinion of value to a specific exposure time, as required by UASFLA Section 1.2.7.2.
2. Section 1.2.7.3.3 of Yellow Book Standards provides that the appraiser disregard any changes in a property's neighborhood brought about by the government's project. Section 1.4.3 further instructs appraisers to disregard recent rezoning (or the probability of rezoning) of the subject property if such action was the result of the government's project. These instructions are contrary to USPAP Standards Rule 1-3(a), which requires appraisers to identify and analyze the effect on use and value of existing land use regulations and probable modifications thereof, and to USPAP Standards Rule 1-4(f), which requires appraisers to analyze the effect on value of anticipated public improvements located on or off site. Therefore, the instructions to appraisers in these Standards in this regard are considered jurisdictional exceptions.
3. The Jurisdictional Exception Rule of USPAP applies to Standards Rule 1-4(f) which states anticipated public or private improvements must be analyzed for their effect on value as reflected in market actions. This is contrary to the "Scope of the Project" Rule for just compensation purposes. Under federal law, valuations for just compensation purposes must disregard any government project influence on a property's market value once it is within the scope of the government's project. Jurisdictional exception authorities are Uniform Act, Title III, § 301(3); 49 CFR § 24.103(b); § 24-56-117(1)(c), C.R.S.; and CJI – Civ. 4th, 36:3.

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter. The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, the Code of Federal Regulations (CFR), the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), and the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act (Uniform Act or URA).

The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. As a condition to being granted the status of an intended user, any intended user who has not entered into a written agreement with CBRE in connection with its use of our report agrees to be bound by the terms and conditions of the agreement between CBRE and the client who ordered the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to any non-intended users

does not extend reliance to any such party, and CBRE will not be responsible for any unauthorized use of or reliance upon the report, its conclusions or contents (or any portion thereof).

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES



Albert Crosby, MAI
Senior Vice President
MA Lic#1000435

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ADDENDA

 A Land Sale Data Sheets

 B Subject Information

 C Title Evidence

 D Client Contract Information

 E Qualifications

Certification

I certify to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved with this assignment.
4. Albert Crosby has not provided any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event The related to the intended use of this appraisal.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. Albert Crosby has not made a personal inspection of the property that is the subject of this report.
10. Rich Ferrelli provided significant real property appraisal assistance to the persons signing this certification.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, Albert Crosby has completed the continuing education program for Designated Members of the Appraisal Institute.
14. As of the date of this report, Albert Crosby has completed the Standards and Ethics Education Requirements for Associate Members of the Appraisal Institute.
15. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Commonwealth of Massachusetts.
16. The appraisal was developed, and the appraisal report was prepared in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions.
17. The appraisal was developed and the appraisal report prepared in conformance with the Appraisal Standards Board's Uniform Standards of Professional Appraisal Practice and complies with USPAP's Jurisdictional Exception Rule when invoked by Section 1.2.7.2 of the Uniform Appraisal Standards for Federal Land Acquisitions.

Value Conclusion

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As of the Fourth of November, 2025		
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Albert Crosby, MAI
Senior Vice President
MA Lic#1000435

Executive Summary

EXECUTIVE SUMMARY		
CBRE File No.:	CB25US106314-2	
Date of the Report	November 25, 2025	
Effective Date	November 4, 2025	
Date of Inspection	N/A	
Valuation Date Type	Current	
Client	Algonquin Gas Transmission, LLC	
Client Name	Algonquin Gas Transmission, LLC	
Representative	Ms. Nancy Kist, Senior Advisor, Lands & ROW	
Address	PO BOX 1411 Houston, TX 77251	
Parcel Number	G-31-MA-BA-023 & G-32- MA-BA-001	
Property Type	Land: Planned Development Land	
Subject Location	East Side of Sandwich Road Bourne, Barnstable County, MA	
Owner	Commonwealth of Massachusetts	
Assessor IDs	44.0-50-0	
Zoning	G, Government	
Before	2,295.680 acres; 99,999,821 square feet	
Property Rights Appraised	Fee Simple Estate subject to existing encumbrances	
Rights Being Acquired	Permanent Easements; Temporary Easements	
Current Use of Subject	Vacant Land	
Highest and Best Use	Before	After
As Vacant	A Mixture of Uses	A Mixture of Uses
As Improved	N/A	N/A
of Acquisition	As part of the whole	
Estimated Exposure Time	6 - 12 Months	
Improvement Type	Vacant Land	
Buyer Profile	Institutional	

LAND AREAS		
Before		
Subject Property (Parcel #44.0-50)	2,295.680 AC	99,999,821 SF
Total	2,295.680 AC	99,999,821 SF
Total Fee Area	2,295.680 AC	99,999,821 SF
Total Existing Encumbered Area	0.000 AC	0 SF
Taking		
Permanent Easement (W/IN ROW)	14.132 AC	615,600 SF
Permanent Easement (Outside ROW)	1.340 AC	58,390 SF
Permanent Access Road Easement (W/IN ROW)	8.337 AC	363,150 SF
Permanent Access Road Easement (Outside ROW)	0.215 AC	9,380 SF
Total Acquired in Fee	0.000 AC	0 SF
Total Acquired in Easement	24.024 AC	1,046,520 SF
After		
Subject Property (Parcel #44.0-50) Unencumbered	2,271.656 AC	98,953,335 SF
Permanent Easement (W/IN ROW)	14.132 AC	615,590 SF
Permanent Easement (Outside ROW)	1.340 AC	58,370 SF
Permanent Access Road Easement (W/IN ROW)	8.337 AC	363,160 SF
Permanent Access Road Easement (Outside ROW)	0.215 AC	9,365 SF
Total After Size	2,295.680 AC	99,999,820 SF
Temporary Easements		
Temporary Workspace Easement (w/in ROW)	36.663 AC	1,597,030 SF
Temporary Workspace Easement (Outside ROW)	8.101 AC	352,900 SF
Total Temporary Easements Size	44.764 AC	1,949,930 SF

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Market Conditions

Inflationary pressures began in 2022 and led to higher interest rates, slower job growth, and stress in banking systems. Recent tariffs implemented by the US have created global economic uncertainty. Potential impacts will depend on how long tariffs remain in place and how retaliatory tariffs by other countries will impact the U.S. economy. These factors increase the potential for market volatility and greater risk in property markets. While the overall long-term outlook for commercial real estate remains positive, the full effect of these factors may not yet be reflected in transactional data or may be lagging recent changes.

The impacts on real estate markets are likely uneven across property types and may vary by location. It is important to note that the conclusions set out in this report are valid only as of the valuation date.

Larger Parcel Aerial & Photographs

****Photos have been obtained via Google Street view as no onsite inspection was required***



Aerial View of Larger Parcel

Date Taken: November 4, 2025

Taken By: Google Street view

1. Location: Western Portion of the Site

Looking: East from Tech Drive



2. Location: Western Portion of the Site

Looking: East from Jarvis Road



Scope of Work

This Appraisal Report is intended to comply with the real property appraisal development and reporting requirements set forth under Standards Rule 1 and 2 of USPAP and the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA). The scope of the assignment relates to the extent and manner in which research is conducted, data is gathered, and analysis is applied.

Client

The client is Algonquin Gas Transmission, LLC

Intended Use of Report

This appraisal is to be used for real property acquisition for the Cape Cod Replacement project, based on the rights being acquired, and no other use is permitted. The appraisal of the same property for a different use may result in a value divergent from the appraisal conclusions in this report due to differences in the rights or interests appraised and matters of law such as project influence.

Intended User of Report

This appraisal is to be used by Algonquin Gas Transmission, LLC, and no other user may rely on my report unless as specifically indicated in the report.

Intended users are those who an appraiser intends will use the appraisal or review report. In other words, appraisers acknowledge at the outset of the assignment that they are developing their expert opinions for the use of the intended users they identify. Although the client provides information about the parties who may be intended users, ultimately it is the appraiser who decides who they are. This is an important point to be clear about: The client does not tell the appraiser who the intended users will be. Rather, the client tells the appraiser who the client needs the report to be speaking to, and given that information, the appraiser identifies the intended user or users. It is important to identify intended users because an appraiser's primary responsibility regarding the use of the report's opinions and conclusions is to those users. Intended users are those parties to whom an appraiser is responsible for communicating the findings in a clear and understandable manner. They are the audience.¹

Reliance

Reliance on any reports produced by CBRE under this Agreement is extended solely to parties and entities expressly acknowledged in a signed writing by CBRE as Intended Users of the respective reports, provided that any conditions to such acknowledgement required by CBRE or hereunder have been satisfied. Parties or entities other than Intended Users who obtain a copy of the report or any portion thereof (including Client if it is not named as an Intended User), whether as a result of its direct dissemination or by any other means, may not rely upon any opinions or conclusions contained in the report or such portions thereof, and CBRE will not be responsible for any unpermitted use of the report, its conclusions or contents or have any liability in connection therewith.

¹ Appraisal Institute, The Appraisal of Real Estate, 15th ed. (Chicago: Appraisal Institute, 2020), 40.

Purpose of the Appraisal

The purpose of this appraisal is to assist the client in offering market value for the acquired property rights, as it pertains to the appraisal problem.

Definition of Value

The definition of market value is defined by the UASFLA, 2016 as:

Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of value, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither compelled to buy or sell, giving due consideration to all available economic uses of the property.²

The market value of the larger parcel in this appraisal is for the Unified Fee. This means that all interests in the property are valued as if owned by one party, except for any existing encumbrances.

Effective Date

The effective date of value of this appraisal is November 4, 2025.

Property Characteristics

The subject is made up of a two adjacent irregularly shaped parcels that offer a combined land area of 2,295.680 acres of land that is heavily wooded with sufficient frontage and access from multiple roadways including MacArthur Boulevard and Sandwich Road.

The larger parcel is located in the Town of Bourne within Barnstable County, Massachusetts. Recent development of surrounding land uses at sites similar to the larger parcel has been toward vacant land uses.

The larger parcel is more fully described in the Site Analysis section of this report.

Assignment Conditions

See Special Assumptions & Conditions.

Interest Appraised

The value estimated represents Fee Simple Estate as defined below:

² Interagency Land Acquisition Conference, Uniform Appraisal Standards for Federal Land Acquisitions, 2016. Section 4.2.1

INTERESTS APPRAISED

Fee Simple Estate	<i>Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.</i>
	In practice, the interest appraised is that of the freeholder, which is limited by existing reservations, encumbrances, restrictions, and conditions. The value of the mineral estate is considered in this appraisal as it contributes to the value of the land as a unitary holding.
Easement	<i>The right to use another's land for a stated purpose.</i>
Temporary Easement	<i>An easement granted for a specific purpose and applicable for a specific time period. A construction easement, for example, is terminated after the construction of the improvement and the unencumbered fee interest in the land reverts to the owner.</i>

Source: Dictionary of Real Estate Appraisal, Seventh Edition, 2022

The interest appraised includes the value of the rights to the fee owner, considering existing easements, encumbrances, and restrictions. The value of any mineral estate is excluded from this valuation, unless otherwise stated.

Identification of the Larger Parcel

The subject is identified as G-31-MA-BA-023 & G-32- MA-BA-001, which is a large tract of land owned by the Commonwealth of Massachusetts offering a mix of uses including Midway Recreation Area, Camp Edwards Wildlife Management, and the Massachusetts National Cemetery as well as Camp Edwards. The subject property is a large parcel of ground offering a multitude of improvements; however, since there is no impact of the new proposed easements to any improvements on site, this valuation is limited to land only. This appraisal is for a partial acquisition following the before-and-after method for the Town of Bourne & Division of Fish and Game Parcels Project.

The value of a property cannot be estimated without a determination of the Larger Parcel. In some cases, multiple tax parcels are utilized together in one use or a larger tract of land may be legally, economically and physically divisible into smaller economic units. As stated in Yellow Book 2016, p. 16, note 27:

The larger parcel, for purposes of these Standards, is defined as that tract or those tracts of land that possess a unity of ownership and have the same, or an integrated, highest and best use. Elements of consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.

The larger parcel is a single tract consisting of 2,295.680 acres. There are other tracts are under common ownership and are adjacent to one another; however, each of the two tracts offer sufficient land area and potential use to be a larger parcel on its own. The three tests utilized to determine the larger parcel are:

- Unity of Title - control by a single entity, individual, or group. The subject parcel ownership, Commonwealth of Massachusetts, does own other sites within the area that are contiguous.

- Unity of Use - an integrated highest and best use separate from surrounding land. Multiple tracts can have the same use but be separate tracts, such as plated lots. The two parcels offer a unity of use within proximity to the subject as many of the surrounding sites are large vacant tracts.
- Proximity - contiguous tracts or proximate tracts that are used together. There are adjacent tracts that could be assembled creating a larger parcel for potential large-scale development.

Owner Contact

The client, Algonquin Gas Transmission, LLC is in contact with the ownership and/or the representatives of ownership regarding the proposed acquisitions. Contact information for ownership was not provided and we instead coordinated an exterior-only inspection. Subsequently, the appraiser did not physically inspect the subject.

Extent to Which the Property is Inspected

The subject is primarily vacant land.

Albert Crosby did not personally inspect the subject as the assignment did not require field inspection. The subject and its surrounding environments were viewed on the effective date of the appraisal. This inspection was considered adequate and is the basis for our findings.

Data Resources Utilized in the Analysis

DATA SOURCES	
Item:	Source(s):
Site Data	
Subject Property	Survey and Deed Records
Remainder Size	Appraiser Calculations
Floodplain	FEMA
Zoning	Bourne
Site Improvement Sizes	N/A
Easements	Survey Provided by the Client & Title Documents
Economic Data	
Demographics	ESRI
Comparables:	CoStar, Landvision, MLS, and CBRE database
Building Costs:	Marshal Valuation Service/Residential Cost Handbook
Other	
Segment Number	Town of Bourne & Division of Fish and Game Parcels

Comparable data was collected from MLS databases, CoStar, and the CBRE proprietary database, and contacted local brokers/market participants for sales occurring prior to the effective date, searching within the surrounding submarket, for properties with similar characteristics.

Appraisal Methodology

In appraisal practice, an approach to value is included or omitted based on its applicability to the property type being valued and the quality and quantity of information available. Depending on a specific appraisal assignment, any of the following four methods may be used to determine the market value of the fee simple interest of land:

- Sales Comparison Approach;
- Income Capitalization Procedures;
- Allocation; and
- Extraction.

The following summaries of each method are paraphrased from the text.

The first is the sales comparison approach. This is a process of analyzing sales of similar, recently sold parcels in order to derive an indication of the most probable sales price (or value) of the property being appraised. The reliability of this approach is dependent upon (a) the availability of comparable sales data, (b) the verification of the sales data regarding size, price, terms of sale, etc., (c) the degree of comparability or extent of adjustment necessary for differences between the subject and the comparables, and (d) the absence of nontypical conditions affecting the sales price. This is the primary and most reliable method used to value land (if adequate data exists).

The income capitalization procedures include three methods: land residual technique, ground rent capitalization, and Subdivision Development Analysis. A discussion of each of these three techniques is presented in the following paragraphs.

The land residual method may be used to estimate land value when sales data on similar parcels of vacant land are lacking. This technique is based on the principle of balance and the related concept of contribution, which are concerned with equilibrium among the agents of production--i.e. labor, capital, coordination, and land. The land residual technique can be used to estimate land value when: 1) building value is known or can be accurately estimated, 2) stabilized, annual net operating income to the property is known or estimable, and 3) both building and land capitalization rates can be extracted from the market. Building value can be estimated for new or proposed buildings that represent the highest and best use of the property and have not yet incurred physical deterioration or functional obsolescence.

The subdivision development method is used to value land when subdivision and development represent the highest and best use of the appraised parcel. In this method, an appraiser determines the number and size of lots that can be created from the appraised land physically, legally, and economically. The value of the underlying land is then estimated through a discounted cash flow analysis with revenues based on the achievable sale price of the finished product and expenses based on all costs required to complete and sell the finished product.

The ground rent capitalization procedure is predicated upon the assumption that ground rents can be capitalized at an appropriate rate to indicate the market value of a site. Ground rent is paid for the right to use and occupy the land according to the terms of the ground lease; it corresponds to the value of the landowner's interest in the land. Market-derived capitalization rates are used to convert ground rent into market value. This procedure is useful when an analysis of comparable sales of leased land indicates a range of rents and reasonable support for capitalization rates can be obtained.

The allocation method is typically used when sales are so rare that the value cannot be estimated by direct comparison. This method is based on the principle of balance and the related concept of contribution, which affirm that there is a normal or typical ratio of land value to property value for specific categories of real estate in specific locations. This ratio is generally more reliable when the subject property includes relatively new improvements. The allocation method does not produce conclusive value indications, but it can be used to establish land value when the number of vacant land sales is inadequate.

The extraction method is a variant of the allocation method in which land value is extracted from the sale price of an improved property by deducting the contribution of the improvements, which is estimated from their depreciated costs. The remaining value represents the value of the land. Value indications derived in this way are generally unpersuasive because the assessment ratios may be unreliable, and the extraction method does not reflect market considerations.

CBRE, Inc. analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value. The sales comparison approach for land is utilized to develop an opinion of land value because market participants rely on this method.

The appraiser analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value.

BEFORE ACQUISITION: The sales comparison approach for land is utilized to develop an opinion of land value because market participants rely on this method. Being vacant land, the cost approach, sales comparison approach, and income approach for improved property are not applicable.

AFTER ACQUISITION: The same approaches to value are utilized in the valuation of the remaining property after the acquisition.

Methodology Applicable to the Larger Parcel

- The appraiser analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value. The sales comparison approach for land is utilized to develop an opinion of land value because market participants rely on this method. The subject is valued as vacant land so the cost approach is not applicable. The subject is valued as vacant land and so the sales comparison approach for improved property is not applicable. Being valued as vacant land, the income approach for improved property is not applicable. Furthermore, surface rights in this area are not purchased based on income production.
- We searched utilizing Costar, Landvision, in addition to the CBRE proprietary comparables database, and contacted local brokers/market participants for sales occurring over the last five years, searching within the surrounding counties and market areas, for properties with similar characteristics.

It is worth noting here that the fee simple interest of the subject property exclusive of mineral rights is appraised, and unified fee at that. This means that all interests and title are valued together. In reality, the leased fee valuation of the property may be different from the fee simple value because of the terms of existing leases. This appraisal follows the so-called unit rule which includes the valuation of all rights of any parties who may have an interest (such as tenants, life estate holders, remaindermen, leaseholders, etc.) in the subject as one. The exception is consideration of existing easement encumbrances.

The Unit Rule

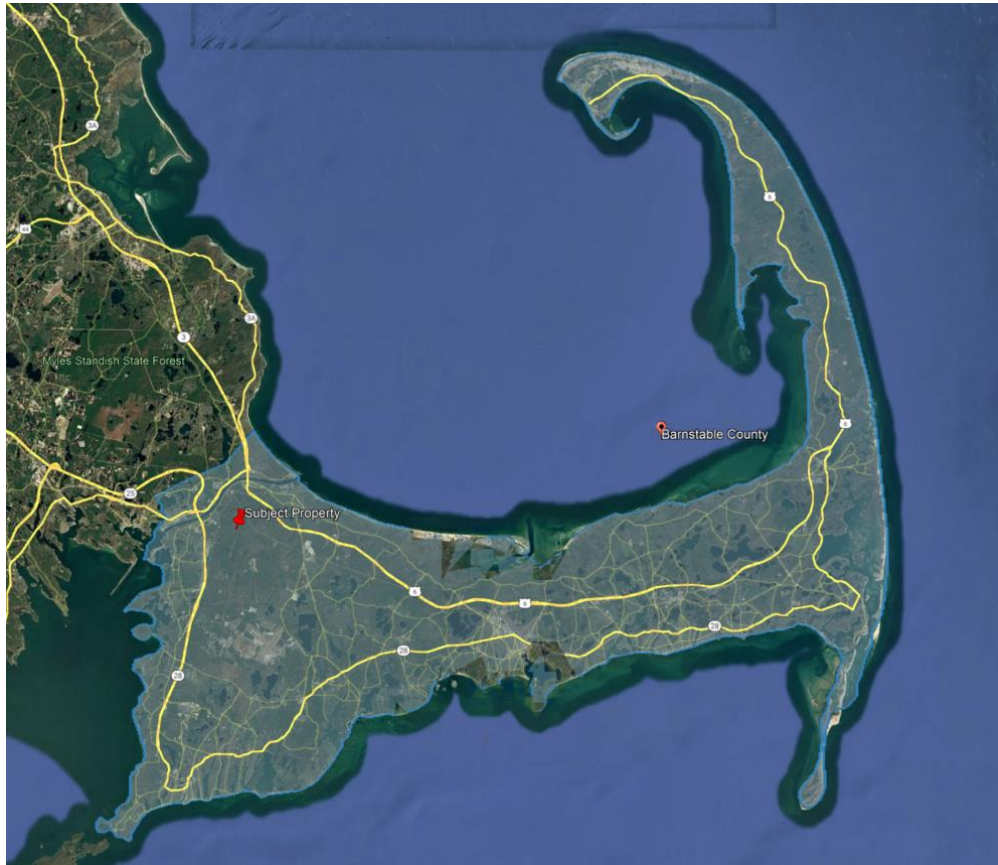
In the case of this appraisal, which was conducted in conformance to the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), the final selection of methodology must adhere to the Unit Rule. The Unit Rule is defined below, cited from Section 4.2.2 of (UASFLA).

The market value concept in federal acquisitions generally requires application of the so-called unit rule, a principle developed by the federal courts that dictates what is to be valued for just compensation purposes. Under the unit rule, the property being appraised must be valued as a unitary whole and held in single ownership. The value of the whole cannot be derived by adding together the separate values of various interests or components. As a result, summation or cumulative appraisals are improper under federal law. The unit rule relates to ownership interests (estates) in real estate – such as landlord and tenant, or mortgagor and mortgagee – and to various physical components of real estate – such as timber, mineral deposits, farmland, and buildings.

In order to comply with the Unit Rule of UASFLA, the most reliable and standards-compliant methodology is to use the sales comparison approach on the basis of price per acre (inclusive of improvements, if any, for each comparable sale) and to adjust within the approach for differences between the existing improvements on the larger parcel and the existing improvements at each comparable as well as all other relevant elements of comparison. The adjustments for improvements are quantified through multiple methods, including broker interviews, market extraction and elements of the cost approach.

The indication of market value by the sales comparison approach as described above complies with the Unit Rule by valuing the property as a unitary whole rather than summing the various physical components of the property.

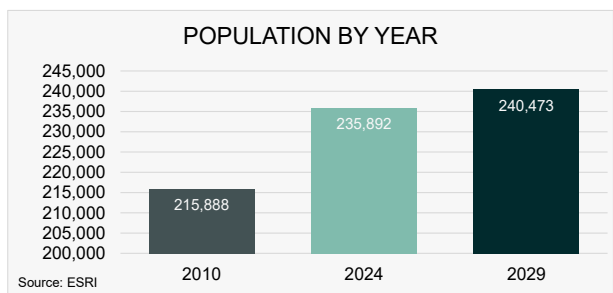
Area Analysis



The subject is located in the the Town of Bourne, Barnstable County, MA Metropolitan Statistical Area. Key information about the area is provided in the following tables.

Population

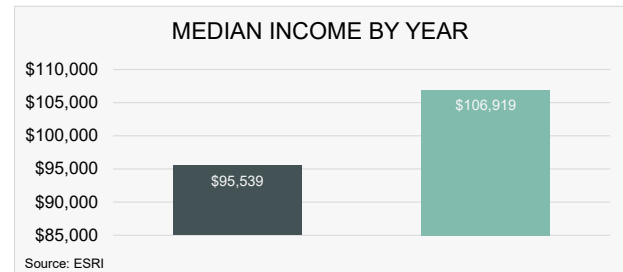
The area has a population of 235,892. Population has increased by 20,004 since 2010, reflecting an annual increase of 0.63%. Population is projected to increase by an additional 4,581 by 2029, reflecting 0.39% annual population growth.



Source: ESRI, downloaded on Nov, 4 2025

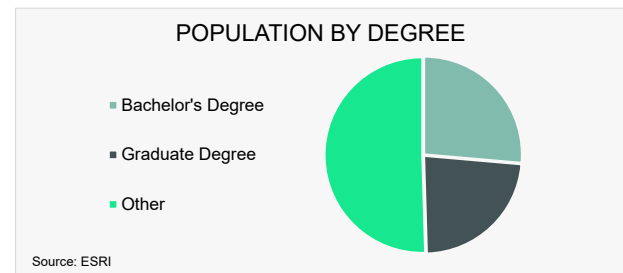
Income

The area features an average household income of \$134,967 and a median household income of \$95,539. Over the next five years, median household income is expected to increase by 11.9%, or \$2,276 per annum.

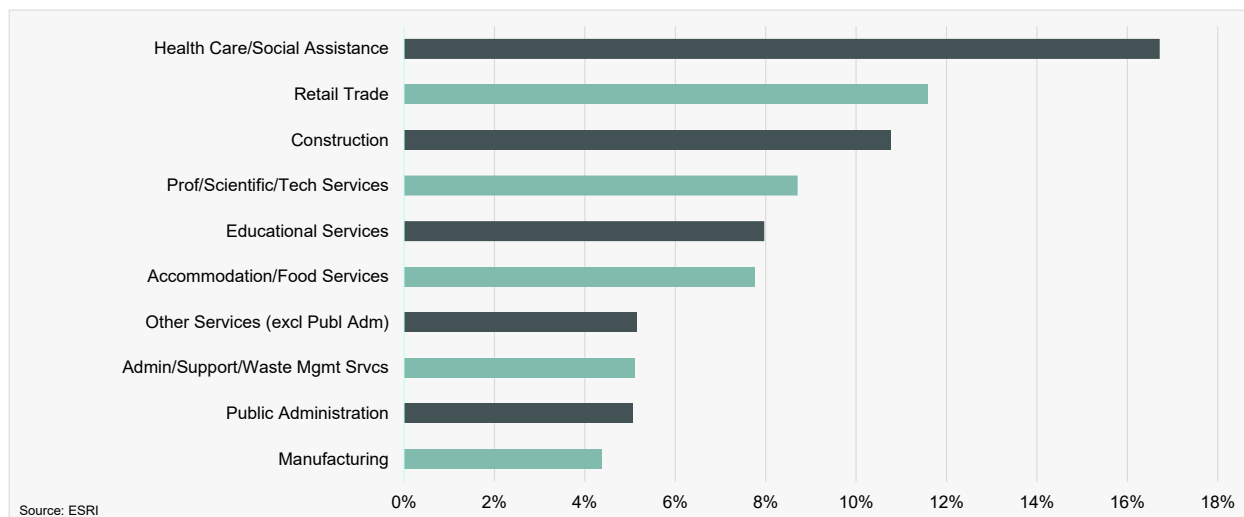


Education

A total of 49.5% of individuals over the age of 24 have a college degree, with 26.4% holding a bachelor's degree and 23.2% holding a graduate degree.



Employment

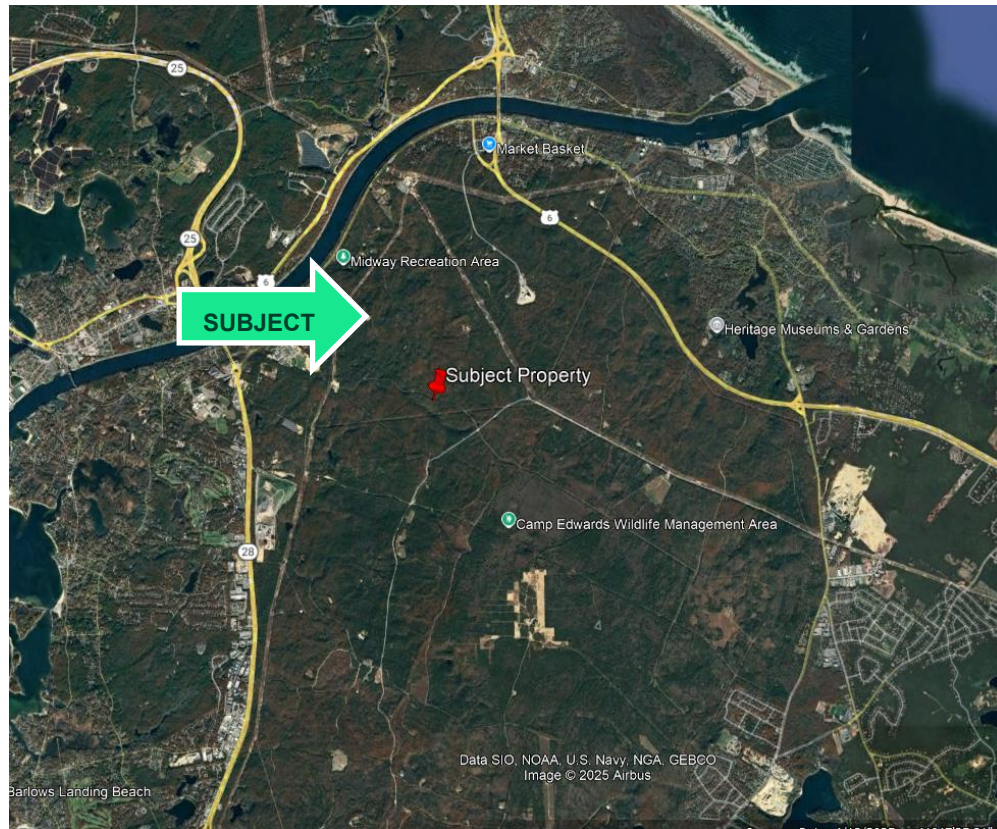


The area includes a total of 136,432 employees and has a 2.7% unemployment rate. The top three industries within the area are Health Care/Social Assistance, Retail Trade and Construction, which represent a combined total of 39% of the population.

Source: ESRI, downloaded on Nov, 4 2025

In summary, the subject is forecasted to experience an increase in population, an increase in household income, and an increase in household values.

Neighborhood Analysis



Location

The larger parcel is located in the Town of Bourne, Barnstable County, Massachusetts. The subject is in the city of Bourne and is a suburban location. The Town of Bourne is situated in the western most part of Barnstable County. The subject is south of the predominantly developed portion of the town and on the north side of the Cape Cod Canal.

NEIGHBORHOOD CHARACTERISTICS

Location	Suburban
Built-Up	25% - 75%
Growth Rate	Stable
Change in Present Land Use	Not Likely
Land Use Trend Toward	Vacant Land
Property Values	Increasing
Demand & Supply	In Balance
Nearest Major City	Bourne

Surrounding land uses include recreational and preserved wooded land, with pockets of residential development throughout the area as well as commercial development along the major thoroughfares. The area has access to major highways like Route 28 and Route 6 leading to the greater north and south regions bordering the Town of Bourne as well as US-6 (Scenic Highway) running east and west to neighboring municipalities.

Demographics

Selected neighborhood demographics in the area are shown in the following table:

SELECTED NEIGHBORHOOD DEMOGRAPHICS						
G-31-MA-BA-023 & G-32- MA-BA-001 East Side of Sandwich Road Bourne, MA 2542	1 Mile Radius	3 Mile Radius	5 Mile Radius	Massachusetts	the Town of Bourne, Barnstable County, MA Metropolitan	Barnstable County
Population						
2029 Total Population	1,042	17,473	42,667	7,134,866	240,473	240,473
2024 Total Population	1,030	17,109	41,920	7,069,210	235,892	235,892
2010 Total Population	904	15,686	38,055	6,547,680	215,888	215,888
2000 Total Population	638	13,981	34,909	6,349,116	222,230	222,230
Annual Growth 2024 - 2029	0.23%	0.42%	0.35%	0.19%	0.39%	0.39%
Annual Growth 2010 - 2024	0.94%	0.62%	0.69%	0.55%	0.63%	0.63%
Annual Growth 2000 - 2010	3.55%	1.16%	0.87%	0.31%	-0.29%	-0.29%
Households						
2029 Total Households	438	7,130	17,864	2,867,819	108,158	108,158
2024 Total Households	433	6,932	17,372	2,811,726	106,313	106,313
2010 Total Households	402	6,048	14,926	2,547,092	95,755	95,755
2000 Total Households	299	5,359	13,357	2,443,585	94,822	94,822
Annual Growth 2024 - 2029	0.23%	0.56%	0.56%	0.40%	0.34%	0.34%
Annual Growth 2010 - 2024	0.53%	0.98%	1.09%	0.71%	0.75%	0.75%
Annual Growth 2000 - 2010	3.00%	1.22%	1.12%	0.42%	0.10%	0.10%
Income						
2024 Median Household Income	\$81,116	\$104,183	\$104,725	\$105,410	\$95,539	\$95,539
2024 Average Household Income	\$108,847	\$139,145	\$138,594	\$149,876	\$134,967	\$134,967
2024 Per Capita Income	\$46,581	\$56,121	\$57,705	\$59,732	\$60,962	\$60,962
2024 Pop 25+ College Graduates	307	6,046	14,305	2,460,711	94,009	94,009
Age 25+ Percent College Graduates - 2024	38.5%	48.2%	45.3%	48.6%	49.5%	49.5%

Source: ESRI

The population within the subject neighborhood has experienced an increase over the past several years. The neighborhood is expected to experience population growth over the next five years. As a result, the demand for existing developments is expected to be average to good.

Conclusion

The neighborhood is primarily stable as the nearby area is not densely populated and is only expected to see a small population increase moving forward. Recent development trends are likely to be stable in the reasonably foreseeable future as there has been a lack of large parcel sales in the region. Overall, land values have been increasing in recent history and this trend is likely to continue in the reasonably foreseeable future.

Based on the foregoing, values are expected to be increasing in the near future. In keeping with the principle of conformity, neighborhood land uses are expected to continue to be suburban, similar to the present use. A generally positive growth rate is expected in the near future. This is a positive indicator for real estate demand.

Site Analysis

The following chart summarizes the salient characteristics of the subject site.

SITE SUMMARY			
Physical Description			
Gross Site Area	2,295.680 Acres	99,999,821 Sq. Ft.	
Net Site Area	2,295.680 Acres	99,999,821 Sq. Ft.	
Excess Land Area	None	n/a	
Surplus Land Area	None	n/a	
Existing Easements	Permanent Easement - Right Of Way		
Shape	Irregular		
Zoning District	G, Government		
Legally Conforming Site	N/A Land		
Site Development Status	Raw		
Topography	Generally Level		
Flood Map Panel No. & Date	UNMAPPED_25		
Flood Zone			
Floodplain Notes			
Drainage	Adequate		
Utilities	<u>(i) On-Site</u>	<u>(j) Availability</u>	<u>Provider</u>
Water	Yes	Yes	Bourne
Sewer	Yes	Yes	
Natural Gas	Yes	Yes	
Electricity	Yes	Yes	
Other	<u>Yes</u>	<u>No</u>	<u>Unknown</u>
Detrimental Easements	X		
Encroachments		X	
Deed Restrictions		X	
Environmental Hazards		X	

Present Use

As of the effective date, the larger parcel comprised vacant land.

Size

The larger parcel has a gross land area of 2,295.68 or 99,999,821 square feet.

Ingress/Egress

The subject can be accessed from its frontage on Sandwich Road and MacArthur Boulevard along the western boundary. The subject offers frontage along Sandwich Road and MacArthur Boulevard but has limited access due to its government use. It can be accessed through the Connery Gate on Connery Avenue through a military checkpoint. Following approval, the subject property can then be accessed with prior notice through Pave Paws Road or Jarvis Road.

Topography and Drainage

The site has moderately sloping topography throughout. Given the subject's current use, we recognize this type of topography and drainage consideration is typical for the area and for similar properties with recreational type uses.

Flood Zone

Based on my review of FEMA Flood Panel No. 25023C0625J dated June, 14, 2014, the property does not appear to be located in any particularly designated flood area. We are not experts in determining flood zone elevations and we were not provided with a flood zone certificate for the subject. The reader is encouraged to consult with a professional engineer to determine the subject's actual flood zone status.

Easements and Encroachments

There are multiple existing right of way easements located throughout the subject benefiting the utility company. The existing easements are in the same general area as the new proposed easement areas along the throughout the site.

The easements present on the site are non-detrimental to the marketability or highest and best use.

Covenants, Conditions and Restrictions

There are no known covenants, conditions or restrictions impacting the site that are considered to affect the marketability or highest and best use, other than what is listed above. It is recommended that the client/reader obtain a copy of the current covenants, conditions and restrictions, if any, prior to making a decision.

Hazardous Substances

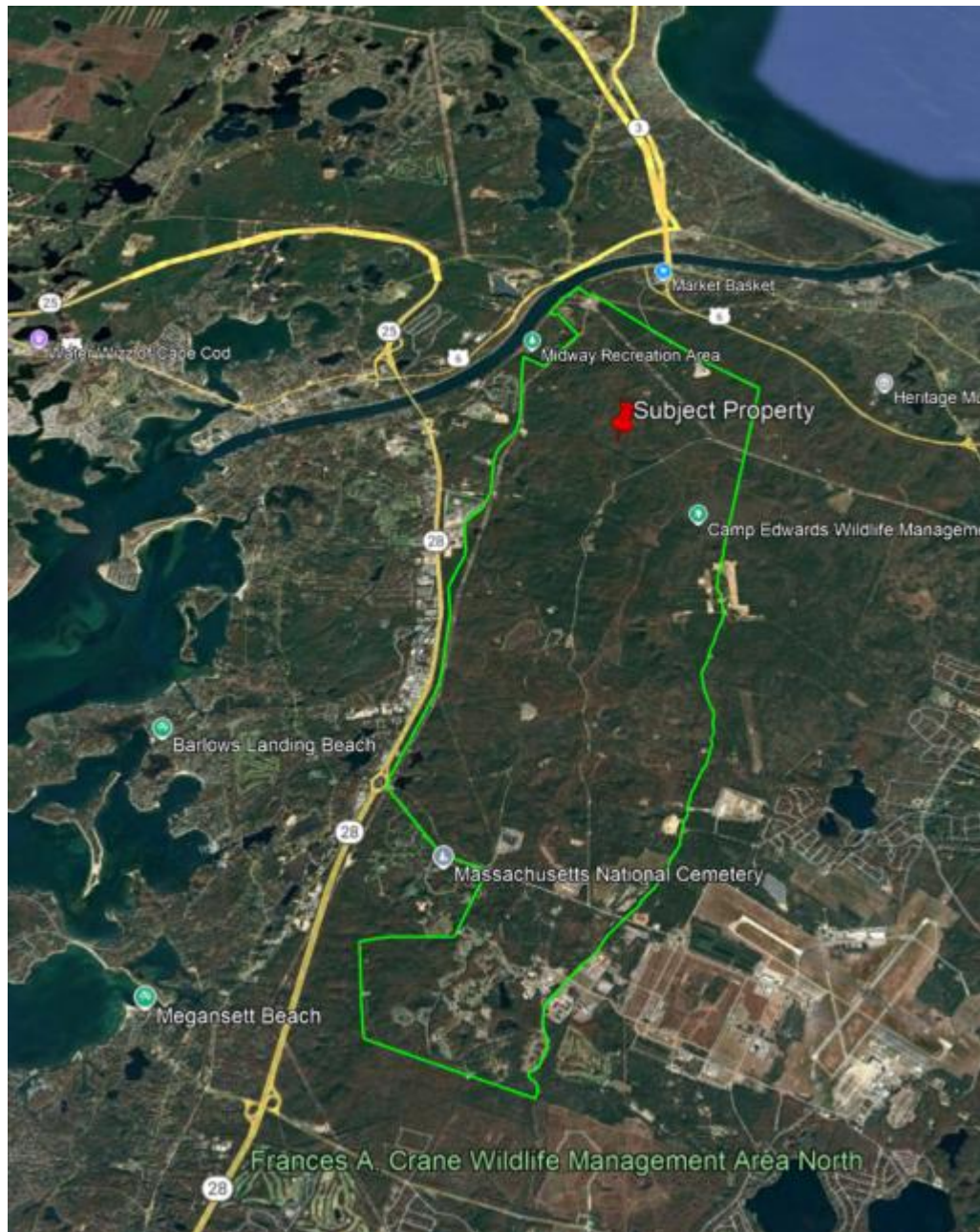
CBRE, Inc. is not qualified to detect the existence of any potentially hazardous materials such as lead paint, asbestos, urea formaldehyde foam insulation, or other potentially hazardous construction materials on or in the improvements. The existence of such substances may affect the value of the property.

No hazardous substances which would affect value were noted by the appraiser (see Assumptions and Limiting Conditions).

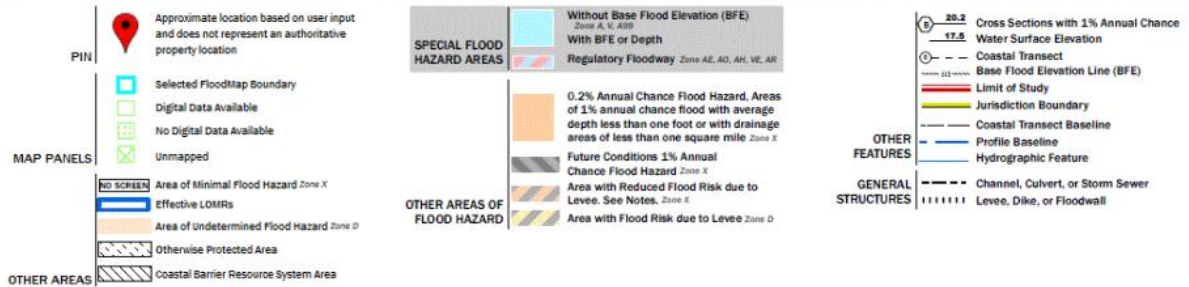
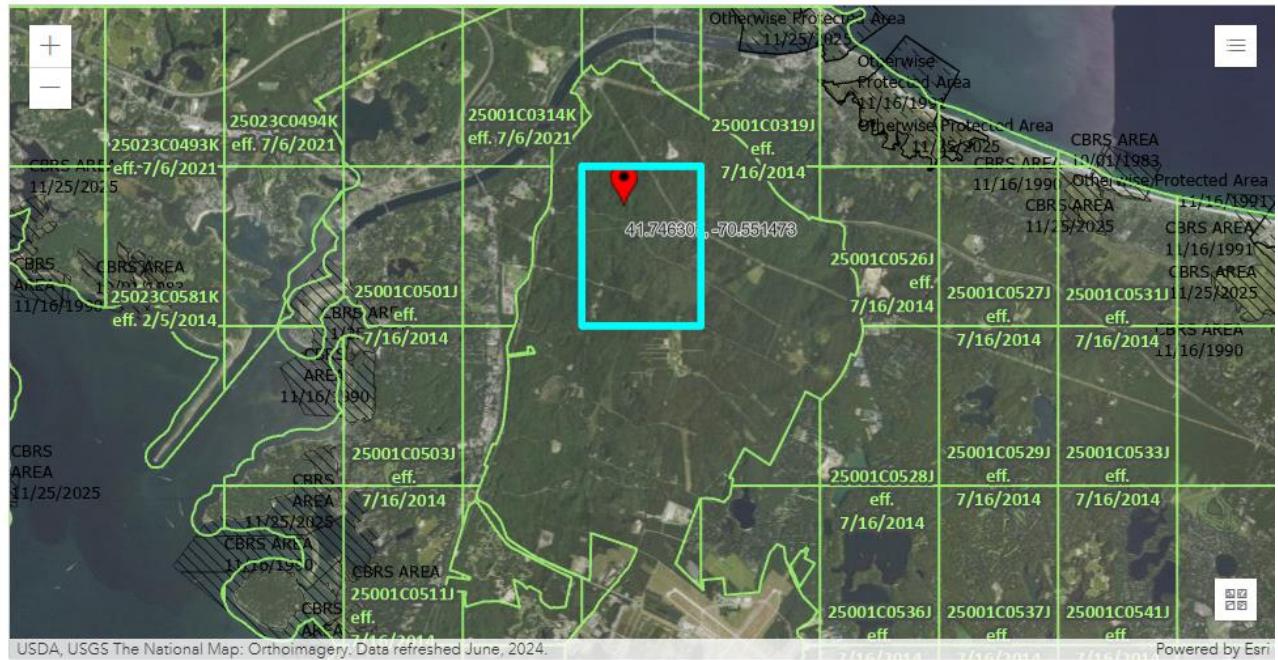
Conclusion

The site is suitable for uses commensurate with the surrounding neighborhood. The site is well-located and is afforded reasonable visibility and average access from roadway frontage. The size of the site is much larger than typical for the market area and there are no known detrimental uses in the immediate vicinity. There are no known factors which are considered to prevent the site from development to its highest and best use, as vacant and marketable to an open market. We do note that the present use as a military training base prevents the site from being developed otherwise.

Tax Map



Flood Plain Map



Tax and Assessment Data

The following summarizes the local assessor's estimate of the subject's market value, assessed value, and taxes, and does not include any furniture, fixtures or equipment. The subject, being government owned is not assessed as per the Town of Bourne's property records

TAX INFORMATION	
Assessor Account ID(s)	44.0-50-0
Tax Year	2025
Assessed Land SF	99,999,821
Assessor Improvement Value	\$0
Assessor Land Value	N/A
Assessor Total Market Value	N/A
Assessor Land Value/SF	-
Total Taxes	\$0

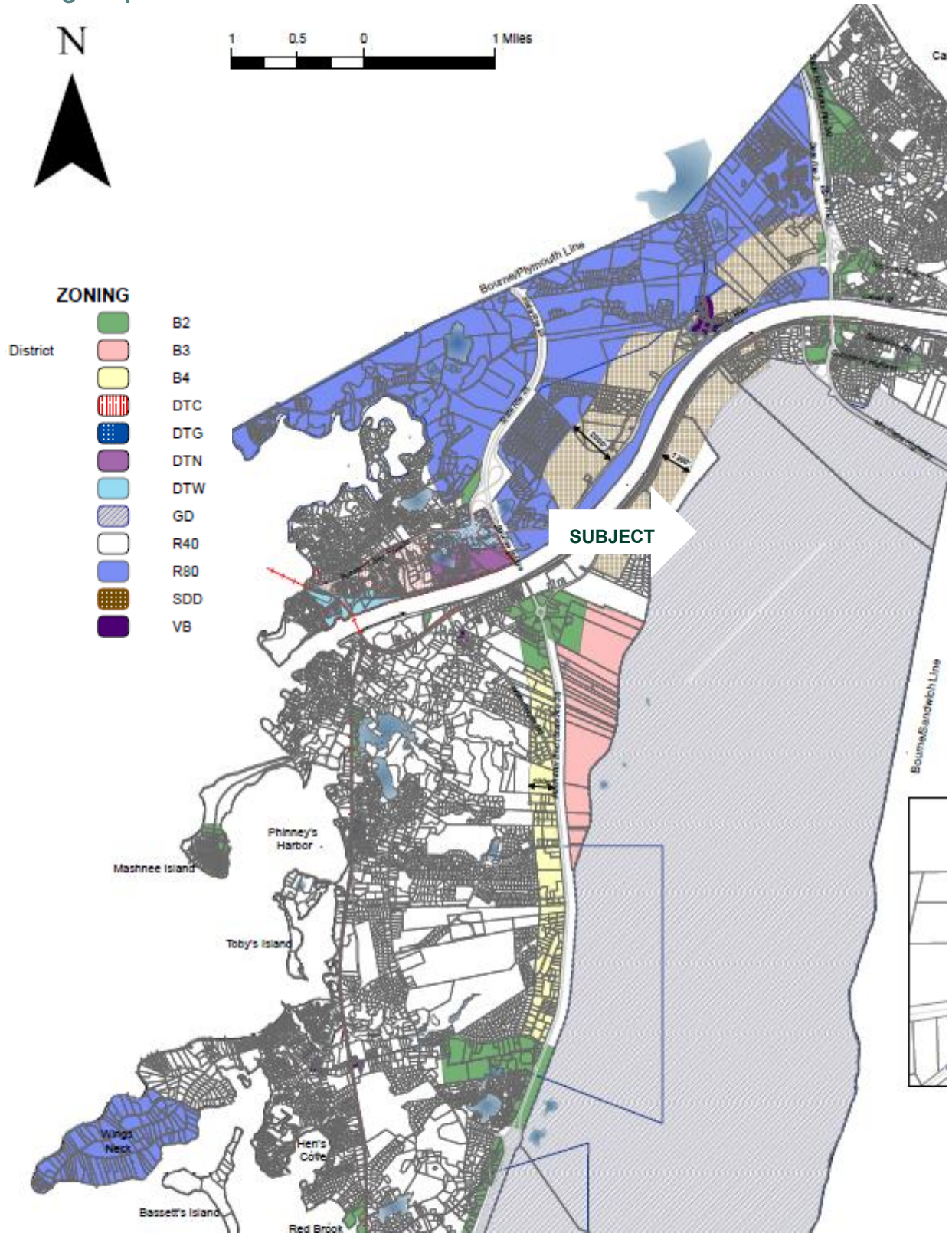
While the assessor does place assessed values on the subject parcels, at 100% of market value, because the property is state-owned, they are tax-exempt.

Zoning

The following chart summarizes the subject's zoning requirements.

ZONING SUMMARY	
Jurisdiction	Bourne
Current Zoning	G, Government
Legally Conforming	N/A Land
Uses Permitted	The site is labeled as being zoned Government, there are no listed uses or requirements for this zoning classification.
Zoning Change	Not Likely
Surrounding Land Use	Recreational/Residential

Zoning Map



Highest and Best Use

The subject is in use as a vacant land as of the effective date of value.

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

- legally permissible;
- physically possible;
- financially feasible; and
- maximally productive.

According to UASFLA Standard 1.4.5.1, “To be an economic use, the use must contribute to the property’s actual market value, and there must be competitive supply and demand for that use in the private market.” Furthermore, Standard 1.4.5 states, “It is the property’s market value that is to be estimated, not the property’s value to the government. If it is solely the government’s need that creates a market for the property, this special need must be excluded from consideration by the appraiser. The government’s intended use of the property can only be considered as a potential highest and best use if there is competitive demand for that use in the private market, separate and apart from the government project for which the property is being acquired.”

The highest and best use analysis of the subject is discussed below.

As Vacant

Legal Permissibility

The site is located in Barnstable County within the Town of Bourne and is currently zoned G, Government District, by the Town of Bourne. Based upon conversations with local officials, this district is primarily a result of the ownership of the property being a government entity allowing for a variety of uses; however, the land is also designated at conservation limiting the potential for any commercial or residential development. For purposes of this appraisal, we would assume that the property, if under different ownership and conditions, would likely be zoned similar to the surrounding area, most likely a combination of commercial and residential uses.

Based on the legally permissible uses and the future land use designation, limited uses are given consideration. There are no known easements or encroachments impacting the site that are considered to affect the marketability or highest and best use. There are also no known covenants, conditions, or restrictions impacting the site that are considered to affect the marketability or highest and best use.

Physical Possibility

The subject is a 2,295.680-acre, mostly wooded parcel with an irregular shape that offers sufficient access and frontage from multiple roadways with moderately sloping topography. There are multiple existing permanent easements that bisect the site in a multiple areas. The existing easements do have an impact by limiting some areas from potential development; however, the sites size does allow for other areas to be potential development areas. It is adequately served by utilities and has an adequate shape and size with sufficient access to be a developable site. There are no known physical reasons other than the permanent easements in place, why the subject site would not support any legally probable development (i.e. it appears

adequate for development). Existing structures on similar sites within the subject neighborhood is additional evidence for the physical possibility of development.

Financial Feasibility

Consideration of existing land use trends has been given in determining feasible uses. Only those uses that are physically possible and legally permissible are given further consideration. Recent development of surrounding land uses at sites similar to the subject have mostly been residential in nature.

Maximum Productivity - Conclusion

Based on the information presented above and upon information contained in the market and neighborhood analysis, we conclude that the highest and best use of the subject as if vacant would be to hold for the future development of a of residential subdivision land use.

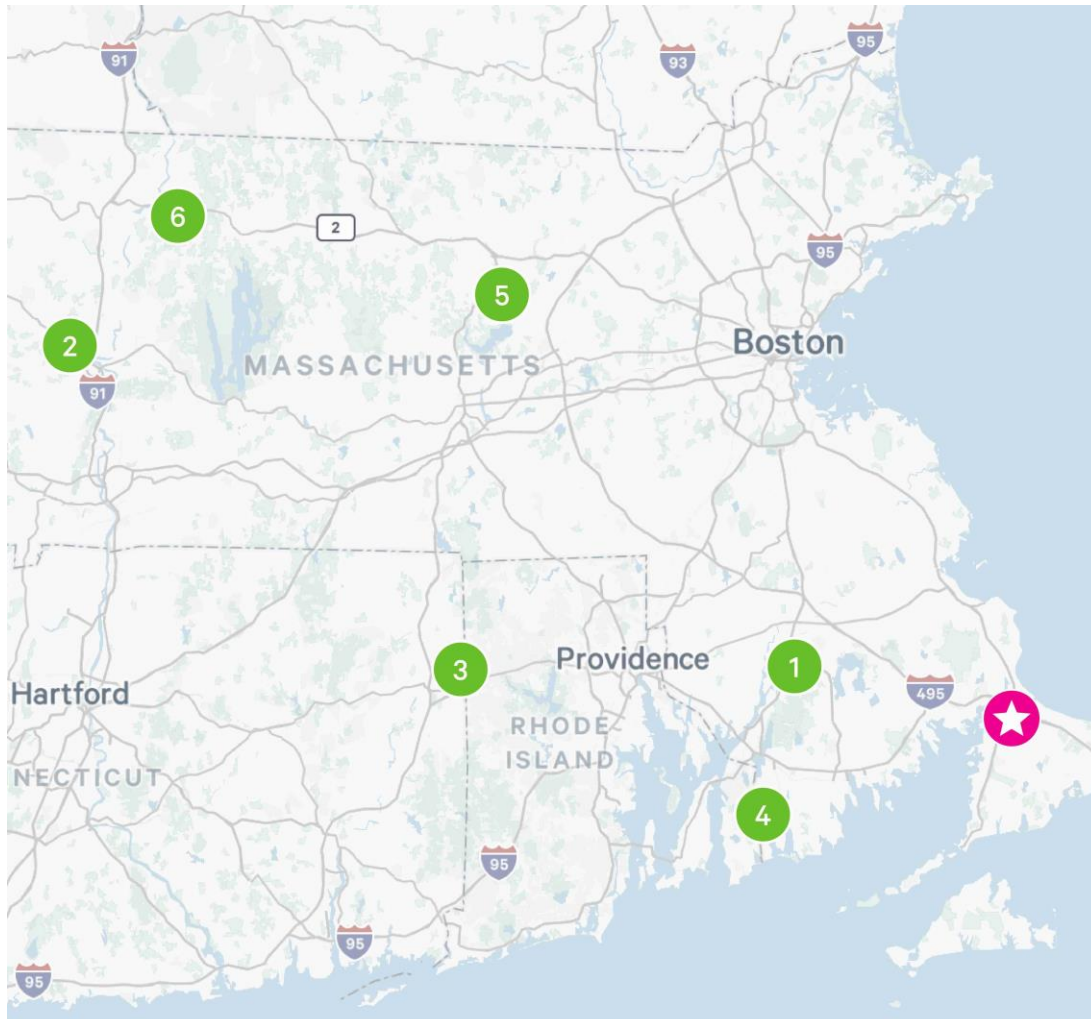
If market conditions were more favorable, the subject property could be developed for residential use, in line with density-based zoning allowances. However, given the current infrastructure costs associated with this type of development, immediate development does not appear to be financially feasible for the subject property. As such, based on the information presented above and contained in the market and neighborhood analysis, we conclude that the highest and best use of the subject as if vacant would be for continued use as an interim basis until economic conditions improve to a point that could spur on future development over portions of the property over time.

Most Likely Buyer

Our analysis of the subject and its respective market characteristics indicate the most likely buyer, as if vacant, would be institutional and or national type developer.

Land Value

The following map and table summarize the comparable data used in the valuation of the subject site. A detailed description of each transaction is included in the addenda.



★ G-31-MA-BA-023 & G-32-MA-BA-001
East Side of Sandwich Road
Bourne, MA, 02542

① 52 Anthony Street
Berkely, MA, 02779

② Vacant Parcel
183 Main Street
Haydenville, MA, 01039

③ Vacant Parcel



520 Bailey Hill Road
Killingly, CT, 06241

④ Rear 1017 Sodom Road
Westport, MA, 02790

⑤ 0 Hilltop Road
Lancaster, MA, 01523

⑥ Vacant Land Old State Road
25 Old State Road
Erving, MA, 01344

© Mapbox, © OpenStreetMap

SUMMARY OF COMPARABLE LAND SALES							
No.	Property Location	Type	Date	Zoning	Actual Sale Price	Size (Acres)	Price Per Acre
1	52 Anthony Street, Berkely, MA	Sale	Jul-25	Rural	\$365,000	49.95	\$5,604
2	183 Main Street, Haydenville, MA	Sale	Jul-25	RR, Rural Residential	\$1,400,000	248.42	\$5,636
3	520 Bailey Hill Road, Killingly, CT	Sale	Apr-25	RD, Residential	\$4,145,000	642.90	\$6,447
4	Rear 1017 Sodom Road, Westport, MA	Sale	Aug-24	Residence / Agriculture	\$360,000	114.00	\$3,158
5	0 Hilltop Road, Lancaster, MA	Sale	Nov-23	Residential	\$800,000	130.20	\$6,144
6	25 Old State Road, Erving, MA	Sale	Jun-23	RR/WD	\$225,000	73.93	\$3,044
Subject	East Side of Sandwich Road, Bourne, Massachusetts	---	---	G, Government	---	2,295.68	---
* Adjusted sale price for cash equivalency and/or development costs (where applicable)							

The sales utilized represent the best data available for comparison with the subject and were selected from the southeastern portion of Massachusetts.

Description of Sales

Based on my comparative analysis, the following chart summarizes the adjustments warranted to each comparable. A detailed description of each transaction is included in the addenda.

LAND SALES ADJUSTMENT GRID							
	Subject	Comp No. 1	Comp No. 2	Comp No. 3	Comp No. 4	Comp No. 5	Comp No. 6
Deed Record		Book 29995 Page 286	11401	2026	Book 15081 Page 94	Book 69945 Page 72	08188 / 121
Grantor		0	Equinox Ptrs Llc	Tri-Lakes LLC	The Joyce Silva RT	Brahmanadna Saraswati Foundation	Carol M. Rock
Grantee		Kevin Raposo	Ma Land Conservation T In	State of Connecticut	Massachusetts Land Conservation Trust	0 Hilltop LLC	25 Old State Road, LLC
Date of Sale		Jul-25	Jul-25	Apr-25	Aug-24	Nov-23	Jun-23
Tax Parcel	44.0-50-0		WILL-000011K-000000-001240	KILL-000143-000000-000006	Part of Map 78 Parcel 10	32-1H	5-0-2
City, State	Bourne, MA	Berkely, MA	Haydenville, MA	Killingly, CT	Westport, MA	Lancaster, MA	Erving, MA
Distance from Subject		26.2 Miles	118.4 Miles	64.9 Miles	31.2 Miles	77.4 Miles	113.6 Miles
Gross Acres	2,295.680	65.136	248.420	642.900	114.000	130.200	73.925
Gross Square Feet	99,999,821	2,837,343	10,821,175	28,004,724	4,965,840	5,671,512	3,220,173
Density (Units/Acre)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zoning	G, Government	Rural	RR, Rural Residential	RD, Residential	Residence / Agriculture	Residential	RR/WD
Topography	Generally Level	Varies	Moderate Slope	Generally Level	Varies	Varies	Varies
Actual Sale Price		\$365,000	\$1,400,000	\$4,145,000	\$360,000	\$800,000	\$225,000
Unit Price	\$ Per Acre	\$5,604	\$5,636	\$6,447	\$3,158	\$6,144	\$3,044
Property Rights Conveyed		0%	0%	0%	0%	0%	0%
Financing		0%	0%	0%	0%	0%	0%
Conditions of Sale		0%	0%	0%	0%	0%	0%
Market Conditions	% per year	0%	0%	0%	0%	0%	0%
Adjusted \$ Per Acre		\$5,604	\$5,636	\$6,447	\$3,158	\$6,144	\$3,044
Location		0%	0%	0%	0%	0%	0%
Size	5.0% per doubling	-25%	-15%	-10%	-20%	-20%	-25%
Access		0%	0%	0%	0%	0%	0%
Frontage/Exposure		0%	0%	0%	0%	0%	0%
Topography		0%	0%	0%	0%	0%	0%
Zoning/Use		0%	0%	0%	0%	0%	0%
Easements/Encumbrances		-10%	-10%	-10%	-10%	-10%	-10%
Net Property Adjustment		-35%	-25%	-20%	-30%	-30%	-35%
Indicated Unit Value		\$3,643	\$4,227	\$5,158	\$2,211	\$4,301	\$1,979
Estimated Unit Value		\$3,500					

Discussion of Adjustments

The sales comparison grid shows percentage adjustments to each comparable property based on a comparative analysis of value-influencing factors. Where market data was available, adjustments were derived from quantitative (numerical) analysis. For the remaining adjustment factors, sufficient market data was unavailable to extract adjustments through paired sales or statistical analyses. In such cases, market participants often identify superior or inferior characteristics when comparing properties, a process known as qualitative comparison. However, qualitative comparisons alone can be vague or misleading. Therefore, we rely on a blended approach that allows the appraiser to make a qualitative adjustment on a quantitative basis, providing transparency in expressing the degree to which a comparable differs from the subject. This blended approach reflects the judgment market participants, such as real estate brokers, use during price discovery.

Thus, based on anecdotal data and professional judgment, we assigned the following percentage adjustments for qualitative comparisons with the subject property:

CONVERSION OF QUALITATIVE DIFFERENCES INTO PERCENTAGE ADJUSTMENTS	
Qualitative Difference	Typical Adjustment
Slight Difference	0-10%
Moderate Difference	10%-20%
Fair Difference	20%-30%
Significant Difference	30%+

Conditions of Sale/Financing

All sales were indicated to be cash-to-seller transactions or financed by a third party at market terms and none appeared to occur under duress. As such, no adjustments for cash equivalency were necessary. In addition, the sales reflected arm's length transactions; therefore, no adjustments for conditions of sale were warranted.

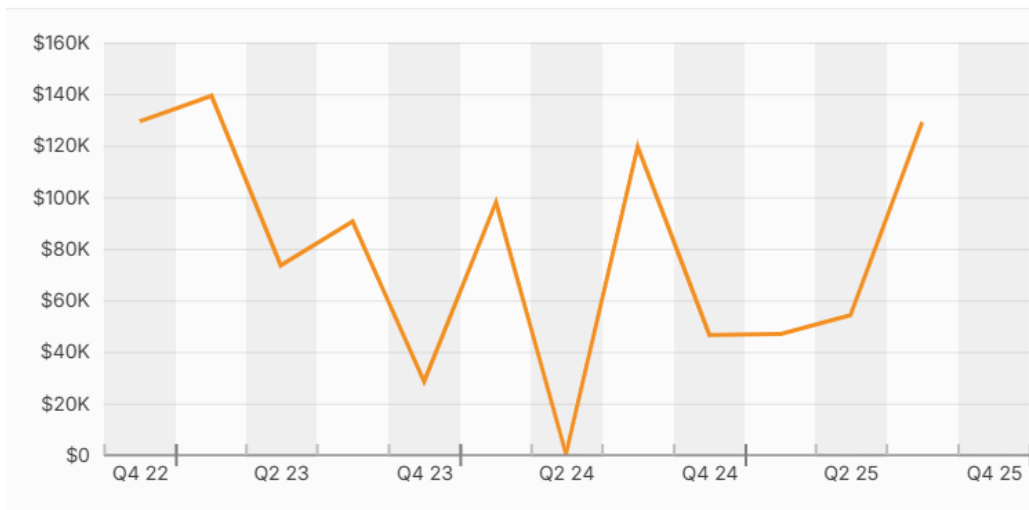
Property Rights Conveyed

All sales were indicated to be cash-to-seller transactions or financed by a third party at market terms and none appeared to occur under duress. As such, no considerations for cash equivalency were necessary. Furthermore, the sales reflected arm's length transactions; therefore, no considerations for conditions of sale were warranted.

Market Conditions

In order to identify potential land value trends applicable to the comparable sales which exhibit similar to the subject, we analyzed actual sale transaction data over the past 3 years via Costar analytics of residential and rural-type land comprising at least 10 acres. Our analysis included 130 transactions occurring throughout the subject's region in the southeast portion of Massachusetts, which revealed the unit price of large land tracts of similar use has been moderately decreasing to remaining level over the past three years, as can be seen in the chart below:

Sale Price Per Acre



There is no market adjustment warranted for market conditions as the market for land sites has cooled over the last couple years due to the high cost of borrowing and building materials has thwarted prospective projects.

Location

Location can have a significant influence on value. On the basis of median household income, we determined that each of the land sales are situated in comparable suburban areas as to where the subject property is located. Considering the potential uses of the subject and sales however, location becomes less relevant compared to sites purchased for development for more intense uses. No adjustments for location were warranted for location.

Size

Typically, there is an inverse relationship between unit price and size, as larger tracts generally sell for lower unit prices (\$/acre) than smaller tracts. Each of the sales is considerably smaller than the subject warranting downward adjustment.

Frontage/Exposure

The subject and all comparables have sufficient frontage and sufficient property access/exposure on residential/collector streets and therefore no adjustment for frontage is warranted.

Topography

The subject and comparable sales share similar physical features and therefore require no adjustments.

Zoning/Use

The subject's zoning is labeled as government, with no permitted uses provided as it is at the discretion of the ownership, in that rare case. We have assumed that the zoning of the subject would be a mix of commercial and residential should the property not be restricted by the ownership. As such, we have not made any adjustments for zoning to the comparable sales.

Easements/Encumbrances

The subject is encumbered by permanent easements throughout the site. None of the comparable sales were encumbered by such easements and warranted downward adjustment.

Land Value Conclusion - Before

The land sales indicated an adjusted range of values from \$1,979 per acre to \$5,158 per acre with an average of \$3,587 per acre. Each of the sales was considered appropriate for comparison to the subject property and we have weighted and reconciled the value conclusion based on each with some sales being more representative to the subject and thus given higher weighting in the final conclusion of value estimate.

A price of \$3,500 per acre is considered most appropriate for the subject. This falls within the range as indicated by the comparable sales, thereby lending support to our value conclusion. The following table presents the valuation conclusion as of November 4, 2025:

CONCLUDED LAND VALUE - TOTAL						
	\$ Per AC		Acre			Total
Subject Property (Parcel #44.0-50)	\$3,500	x	2,295.680	x	100% =	\$8,034,880
Indicated Value (Rounded)						\$8,034,880
			(Rounded Average /Acre)			\$3,500

Reconciliation of Value – Before

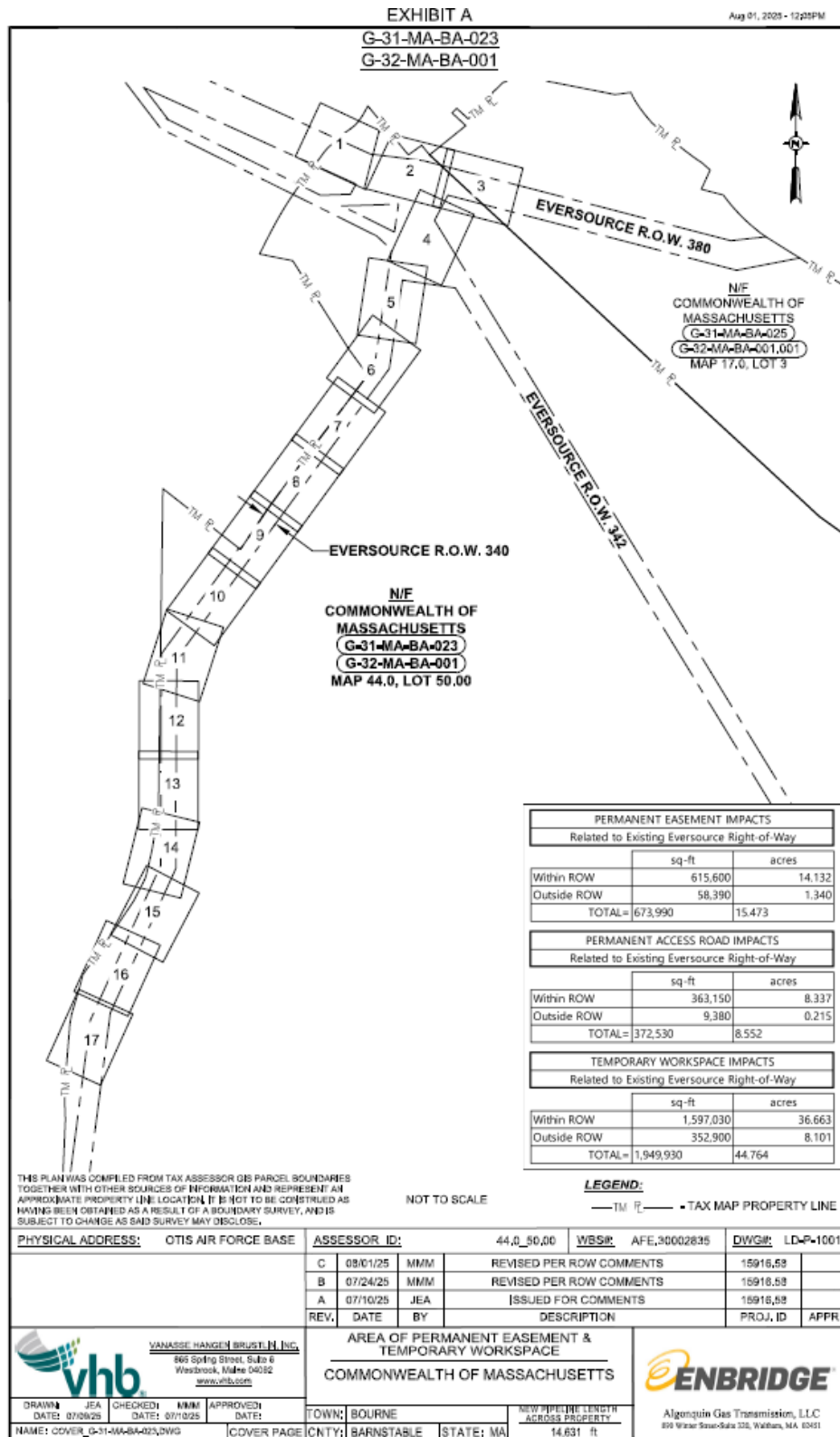
The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS - BEFORE	
Land Value (Sales Comparison Approach)	\$8,034,900
Cost Approach - N/A	N/A
Sales Comparison Approach - Improved	N/A
Income Capitalization Approach	N/A
Reconciled Value	\$8,034,900

The sales comparison approach for land is utilized to develop an opinion of land value because market participants rely on this method. Being vacant land, the cost approach, sales comparison approach, and income approach for improved property are not applicable.

Based on the foregoing, the market value of the subject Before the acquisition, as of November 4, 2025 is:

Factual Data – After Acquisition



Acquisition Map

**There are a total of 17 maps depicting and detailing the expansive permanent easement areas, which will be included in the addenda of this report. The map provided on the previous page provides a general index as the location and path of the areas.*

The subject property will be encumbered by two permanent easements, a Permanent Easement (15.473 acres) to extend the existing easement and a Permanent Access Road Easement (8.552 acres) to access the permanent easement areas encompassing a combined area of 24.024 acres or 1,046,520 square feet. Much of the proposed permanent easements will be located within the same area as an existing permanent easement and an HVTL (High Voltage Transmission Line) right of way, which bisect the subject. We do note that there are some areas of the new permanent easements that are located outside of the existing rights of way. There will also be a temporary easement referred to as Temporary Workspace are, which is also mostly within the same existing easement areas, although there is a large portion located outside any existing rights of way.

- The permanent easement represents an addition to the existing various permanent easements located throughout the subject. In the northern portion, it is 10' and 50' for the easements that traverse north to south from the northern portion of the property to the south. All of the area within the proposed easement currently comprises undeveloped land and/or within the HVTL right of way.

The new permanent easement area will encumber an additional 15.473 acres of the subject, with 1.34 acres being located within an area of the subject that is not encumbered by any easement (outside ROW) and the remaining portion being located within existing easement areas (W/in ROW).

- The permanent access road easement is 25 feet wide and extends along much of the property where there is an the existing permanent easement. All of the area within the proposed easement currently comprises undeveloped land that is an existing dirt/gravel roads within the HVTL right of way.

The new permanent access road easement area will encumber an additional 8.552 acres of the subject, with 0.215 acres being located within an area of the subject that is not encumbered by any easement (outside ROW) and the remaining portion being located within existing easement areas (W/in ROW).

- The Temporary Workspace area overall is irregular in shape encompassing a 44.764-acre portion of the subject in the central portion of the parcel that is partly located within the existing right of way (1,597,030 square feet) and partly outside the existing right of way (352,900 square feet). The need for this area is expected to be for 2 years, at which time, the temporary easement will terminate, unless additional time is requested.

We have been provided a legal description and/or easement document which provides details of the specific rights to be acquired by way of the proposed easement. Based on the provided information, the easement is for the purpose of laying, constructing, maintaining, operating, inspecting, altering, replacing, repairing, monitoring watering up, dewatering, changing the size of, reconstructing, relocating within the Right-of-Way, abandoning in place, and removing a pipeline or pipelines from time to time, together with any and all necessary or useful appurtenances thereto, including but in no way limited to above- or below-grade valves, fittings, meters, regulators, launchers, receivers, tie-overs, cathodic/corrosion protection equipment, electrical interference mitigation equipment, data acquisition equipment and communications lines and devices, electric lines and devices, pipeline markers, and other appurtenant facilities whether above or below ground (collectively, the "Pipeline Facilities"), all of which shall be and remain the property of Grantee, for the transmission of natural gas and all by-products thereof or any liquids, gases, or substances which can be transported through a pipeline, over, under, across, and upon the land more particularly described in Exhibit A, attached hereto and made a part hereof (the "Property").

PERMANENT ACQUISITIONS

Parcel ID/Number Permanent Easement (W/IN ROW)
Size 14.132 AC or 615,600 SF
Acquisition Travel North/South
Acquisition Purpose Access & Utility
HBU of Acquisition As part of the whole
 The acquisition does not have sufficient physical characteristics to support independent development.
 Therefore, its highest and best use is to serve as part of the parent tract.
Rights Impacted Surface and Subsurface
Impact to Fee Estate: 10%
 Minimal impact on use and utility

Parcel ID/Number Permanent Easement (Outside ROW)
Size 1.340 AC or 58,390 SF
Acquisition Travel North/South
Acquisition Purpose Access & Utility
HBU of Acquisition As part of the whole
 The acquisition does not have sufficient physical characteristics to support independent development.
 Therefore, its highest and best use is to serve as part of the parent tract.
Rights Impacted Surface and Subsurface
Impact to Fee Estate: 50%
 Balanced use by both owner and easement holder

Parcel ID/Number Permanent Access Road Easement (W/IN ROW)
Size 8.337 AC or 363,150 SF
Acquisition Travel North/South
Acquisition Purpose Access
HBU of Acquisition As part of the whole
 The acquisition does not have sufficient physical characteristics to support independent development.
 Therefore, its highest and best use is to serve as part of the parent tract.
Rights Impacted Surface
Impact to Fee Estate: 10%
 Minimal impact on use and utility

Parcel ID/Number Permanent Access Road Easement (Outside ROW)
Size 0.215 AC or 9,380 SF
Acquisition Travel North/South
Acquisition Purpose Access
HBU of Acquisition As part of the whole
HBU Justification: Insufficient shape or size
 The acquisition does not have sufficient physical characteristics to support independent development.
 Therefore, its highest and best use is to serve as part of the parent tract.
Rights Impacted Surface
Impact to Fee Estate: 90%
 Severe impact on use; minimal residual value

TEMPORARY EASEMENTS

Parcel ID/Number Temporary Workspace Easement (w/in ROW)
Size 36.663 AC or 1,597,030 SF
Acquisition Travel North/South
Acquisition Purpose Temporary Workspace
Temporary Lease of: Surface Only
Term 2 Yr

Parcel ID/Number Temporary Workspace Easement (Outside ROW)
Size 8.101 AC or 352,900 SF
Acquisition Travel North/South
Acquisition Purpose Temporary Workspace
Temporary Lease of: Surface Only
Term 2 Yr

LAND IN ACQUISITIONS

Permanent Rights Acquired

Identifier	Purpose	Land Area Affected (SF)	Land Area Affected (Acres)
Permanent Easement (W/IN ROW)	Access & Utility	615,600	14.132
Permanent Easement (Outside ROW)	Access & Utility	58,390	1.340
Permanent Access Road Easement (W/IN ROW)	Access	363,150	8.337
Permanent Access Road Easement (Outside ROW)	Access	9,380	0.215
Total Acquired in Fee		0.00	0.000
Total Acquired in Permanent Easement		1,046,520	24.024

Temporary Easements:

Identifier	Purpose	Land Area Affected (SF)	Land Area Affected (Acres)
Temporary Workspace Easement (w/in ROW)	Temporary Workspace	1,597,030	36.663
Temporary Workspace Easement (Outside ROW)	Temporary Workspace	352,900	14.132
Total in Temporary Easement		1,949,930	44.764

Neighborhood Factors

The larger parcel after the acquisition is subject to the same socioeconomic forces as before the acquisition.

Site

The following table describes the remainder, not as a basis of damages but as a method for illustrating the larger parcel after the acquisition.

SITE SUMMARY - BEFORE & AFTER COMPARISON				
Physical Description	Before		After	
Gross Site Area	2,295.680 Acres	99,999,821 Sq. Ft.	2,295.680 Acres	99,999,820 Sq. Ft.
Net Site Area	2,295.680 Acres	99,999,821 Sq. Ft.	2,295.680 Acres	99,999,820 Sq. Ft.
Excess Land Area	None	n/a	None	n/a
Surplus Land Area	None	n/a	None	n/a
Existing and New Easements	Permanent Easement - Right Of Way		24.024	1,046,485 Sq. Ft.
Shape	Irregular		Unchanged	
Exposure			Unchanged	
View			Unchanged	
Zoning District	G, Government		G, Government	
Topography	Generally Level		Unchanged	
Flood Zone			Unchanged	
Floodplain Notes			Unchanged	
Drainage	Adequate		Unchanged	
Retention	No known requirements.		Unchanged	
Utilities	On-Site	Availability		
Water	Yes	Yes	Unchanged	
Sewer	Yes	Yes	Unchanged	
Natural Gas	Yes	Yes	Unchanged	
Electricity	Yes	Yes	Unchanged	
Telephone	Yes	Yes	Unchanged	
Other				
Detrimental Easements	Yes		Unchanged	
Encroachments	No		Unchanged	
Deed Restrictions	No		Unchanged	
Environmental Hazards	No		Unchanged	

Remainder Access

Access to the remainder will be similar to that before the acquisition. The subject has adequate access before and after the acquisition as there is no proposed change in access expected as a result of the acquisition.

Zoning

The zoning of the remainder after the acquisition will remain unchanged.

Data Analysis and Conclusions—After

Damages

The valuation of the remainder after the acquisition takes into consideration any severance damage accruing to the remainder as a result of the condemnation. Impacts to the remainder that are considered to be community damages are excluded.

Market Conformance

The subject will be functional for its intended use and typical for it the neighborhood after the acquisition is complete.

Highest and Best Use – Remainder After, As Vacant

Legally Permissible

The acquisition will not affect the legal conformance of the subject to current zoning regulations.

Physically Possible

The remainder will be similarly suited for the legally permissible uses that were achievable in the whole property before the acquisition.

Financially Feasible

Given the remainder's size, zoning, and its surrounding development, the financially feasible use for the remainder property after the acquisition is unchanged from that of the whole property.

Maximally Productive - Conclusion

Based on the information presented above and upon information contained in the Area and Neighborhood analysis, the highest and best use of the remainder property after the acquisition, as if vacant, would be to hold for future residential development.

Land Value - After

The same sales and adjustments applicable in the valuation of the unencumbered fee simple estate (exclusive of minerals) before the acquisition are also relevant to the valuation of the unencumbered estate after the acquisition. The proposed easement does not impact value to the extent that a new set of comparables is required. Additionally, the same reconciliation reasoning utilized in the valuation of the whole property is applicable to the value of the remainder. The only difference in the sales comparison grid for the valuation of the remainder after the acquisition compared to the grid utilized to value the larger parcel before the acquisition is consideration of the new encumbrance.

LAND SALES ADJUSTMENT GRID - AFTER							
	Subject	Comp No. 1	Comp No. 2	Comp No. 3	Comp No. 4	Comp No. 5	Comp No. 6
Grantor		0	Equinox Ptrs Llc	Tri-Lakes LLC	The Joyce Silva RT	Brahmanadna Saraswati Foundation	Carol M. Rock
Grantee		Kevin Raposo	Ma Land Conservation T In	State of Connecticut	Massachusetts Land Conservation Trust	0 Hilltop LLC	25 Old State Road, LLC
Transaction Type		Sale	Sale	Sale	Sale	Sale	Sale
Date of Sale		Jul-25	Jul-25	Apr-25	Aug-24	Nov-23	Jun-23
Tax Parcel	44.0-50-0		WILL-000011K-000000-001240	KILL-000143-000000-000006	Part of Map 78 Parcel 10	32-1H	5-0-2
Address	East Side of Sandwich Road	52 Anthony Street	183 Main Street	520 Bailey Hill Road	Rear 1017 Sodom Road	0 Hilltop Road	25 Old State Road
City, State	Bourne, MA	Berkely, MA	Haydenville, MA	Killingly, CT	Westport, MA	Lancaster, MA	Erving, MA
Distance from Subject		26.2 Miles	118.4 Miles	64.9 Miles	31.2 Miles	77.4 Miles	113.6 Miles
Gross Acres	2,295.680	65.136	248.420	642.900	114.000	130.200	73.925
Gross Square Feet	99,999,820	2,837,343	10,821,175	28,004,724	4,965,840	5,671,512	3,220,173
Zoning	G, Government	Rural	RR, Rural	RD, Residential	Residence / Agriculture	Residential	RR/WD
Topography	Generally Level	Varies	Moderate Slope	Generally Level	Varies	Varies	Varies
Adjusted Sale Price*		\$365,000	\$1,400,000	\$4,145,000	\$360,000	\$800,000	\$225,000
Unit Price	\$ Per Acre	\$5,604	\$5,636	\$6,447	\$3,158	\$6,144	\$3,044
Property Rights Conveyed		0%	0%	0%	0%	0%	0%
Financing		0%	0%	0%	0%	0%	0%
Conditions of Sale		0%	0%	0%	0%	0%	0%
Market Conditions	% per year	0%	0%	0%	0%	0%	0%
Adjusted \$ Per Acre		\$5,604	\$5,636	\$6,447	\$3,158	\$6,144	\$3,044
Location		0%	0%	0%	0%	0%	0%
Size	5.0% per doubling	-25%	-15%	-10%	-20%	-20%	-25%
Access		0%	0%	0%	0%	0%	0%
Frontage/Exposure		0%	0%	0%	0%	0%	0%
Topography		0%	0%	0%	0%	0%	0%
Zoning/Use		0%	0%	0%	0%	0%	0%
Easements/Encumbrances		-10%	-10%	-10%	-10%	-10%	-10%
Net Property Adjustment		-35%	-25%	-20%	-30%	-30%	-35%
Indicated Unit Value		\$3,643	\$4,227	\$5,158	\$2,211	\$4,301	\$1,979
Estimated Unit Value		\$3,500					

*Adjusted for cash equivalency, lease-up and/or deferred maintenance (where applicable)

**Excluding Quantified Market Conditions (Time)

The same adjustments that were applicable in the valuation of the whole property before the acquisition are applicable in the valuation of the remainder.

Land Value Conclusion - After

The following table presents the valuation conclusion:

CONCLUDED LAND VALUE - AFTER							
	\$ Per AC		Acre				Rounded
Subject Property (Parcel #44.0-50) Unencumbered	\$3,500	x	2,271.656	100%	100%	=	\$7,950,796
Permanent Easement (W/IN ROW)	\$3,500	x	14.132	100%	x 90%	=	\$44,516
Permanent Easement (Outside ROW)	\$3,500	x	1.340	100%	x 50%	=	\$2,345
Permanent Access Road Easement (W/IN ROW)	\$3,500	x	8.337	100%	x 90%	=	\$26,262
Permanent Access Road Easement (Outside ROW)	\$3,500	x	0.215	100%	x 10%	=	\$75
Indicated Value							\$8,023,994

Reconciliation of Value - After

The value of the remainder after the acquisition is based on a new site analysis, improvement analysis, and highest and best use analysis. The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS - AFTER	
Land Value (Sales Comparison Approach)	\$8,023,994
Cost Approach - Land Only	N/A
Sales Comparison Approach - Improved	N/A
Income Capitalization Approach	N/A
Reconciled Final Value	\$8,023,994

As in the valuation of the whole property before the acquisition, each approach was given consideration based upon its applicability to the valuation of the remainder after the acquisition.

The sales comparison approach for land is utilized to develop an opinion of land value because market participants rely on this method. Being vacant land, the cost approach, sales comparison approach, and income approach for improved property are not applicable.

The cost approach is considered less applicable to the subject and is used primarily as a test of reasonableness against the other valuation techniques.

The sales comparison approach is considered to provide a reliable value indication and is given primary consideration along with the income approach.

The income capitalization approach is considered a reasonable and substantiated value indicator and has been given primary emphasis in the final value estimate along with the sales comparison approach.

Based on the foregoing, the market value of the subject After the acquisition is:

MARKET VALUE CONCLUSION - AFTER		
Interest Appraised	Date of Value	Value Conclusion
As Is - Fee Simple Estate	November 4, 2025	\$8,023,994
Appraised subject to existing encumbrances and conditions		

Acquisition Analysis

Analysis of Damages or Benefits

Damages are a loss in value to the remainder property as a result of a partial acquisition. Conversely, benefits to the remainder property represent the increase in value to the remainder property as a result of a partial acquisition. Under the Federal Before and After methodology, any damages or benefits to the remainder should be reflected in the difference between the value of larger parcel before the take and the value of the remainder parcel after the take.

Compensable Damages – Residue Value After Acquisition

With the exception of the loss of rights within the new easement areas, the functional utility of the remainder parcel is not significantly changed, nor is its highest and best use. The remainder property after the project can still be put to similar use as before the easement acquisition, and the remainder land unit value after the acquisition as compared to the residue land value before the acquisition has not changed. Overall, after the acquisition, the remainder parcel can continue to function in a similar manner as before the acquisition. Therefore, there are no other compensable damages outside of the loss of rights within the new easement areas.

Specific Benefits – Residue Value After Acquisition

There are no specific benefits to the remainder as a result of the project.

Temporary Easements

If the acquisition includes one or more temporary construction easements, the impact of those easements on the value of the remainder property must be accounted for in the valuation of the land after acquisition.

Temporary easements are utilized during the duration of a project for construction purposes. They are a temporary lease of the land and do not represent a permanent acquisition of rights. However, they affect the utility of the affected land during the duration of the easement and as such, a lease payment is due for its lifetime. Such easements are negotiated such that any damaged site improvements will be repaired or replaced by the project contractor or compensation will be negotiated on a separate basis.

The larger parcel will be encumbered with a proposed temporary workspace easement encompassing a total of 44.764 acres or 1,949,930 square feet that is partly located within an existing right of way (1,597,030 square feet) and partly outside the existing right of way (352,900 square feet). All of the area within the temporary easement currently comprises vacant, wooded land.

In determining the market rent of the proposed temporary easement, we first established the market value of the fee simple estate in the land encumbered by this proposed. Given our previous value conclusions, a unit value of \$3,500 per acre is believed reasonable for the 44.764 acres of temporary construction easement area. We have also calculated the overall impact of the temporary workspace in relation to the existing right of way and the temporary workspace area located outside any permanent easement rights. Since the area within the permanent easement is already encumbered, the temporary workspace easement has limited impact, as such, we have estimated that the additional temporary easement would impact 10%

of the rights, while the area outside any easements would be impacted greater than the existing easement areas and we have estimated a 100% impact for the temporary usage.

To estimate market rent for the proposed temporary construction easement, we applied an appropriate annual rate of return to the market value of the fee simple estate in the land for the specified term of the easement in order to determine the total market rent. The annual rate of return is based on an analysis of market surveys and market data of cash rents. The following table is a source of capitalization rates, or rates of return, for land leases. Our concluded highest and best use for the subject property as vacant was for recreational use. As shown in the chart below, capitalization rates for All Property land leases range from 4.34% to 18.42% with an average of 10.07%.

RealtyRates.com INVESTOR SURVEY - 3rd Quarter 2025						
LAND LEASES						
Property Type	Capitalization Rates			Discount Rates		
	Min.	Max.	Avg.	Min.	Max.	Avg.
Apartments	4.34%	11.22%	8.84%	6.94%	11.72%	9.84%
Golf	5.06%	16.42%	10.65%	7.66%	16.92%	11.65%
Health Care/Senior Housing	5.06%	12.47%	9.81%	7.66%	12.97%	10.81%
Industrial	4.89%	12.24%	9.35%	7.49%	12.74%	10.35%
Lodging	5.26%	16.30%	9.44%	7.86%	16.80%	10.44%
Mobile Home/RV Park	4.96%	14.90%	10.60%	7.56%	15.40%	11.60%
Office	4.91%	13.16%	9.34%	7.51%	13.66%	10.34%
Restaurant	5.39%	18.26%	11.38%	7.99%	18.76%	12.38%
Retail	4.64%	12.38%	9.64%	7.24%	12.88%	10.64%
Self-Storage	4.91%	12.36%	10.15%	7.51%	12.86%	11.15%
Special Purpose	5.30%	18.42%	11.56%	7.74%	20.34%	10.97%
All Properties	4.34%	18.42%	10.07%	6.94%	18.76%	10.92%

*2nd Quarter 2025 Data

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The temporary workspace easement is a surface easement that will have a duration of 2 years impacting a portion of the subject. The right to utilize this area is a temporary easement that will expire at the conclusion of the work, estimated at 2 years. Given the aforementioned, we have concluded that an annual percentage rate of return of 10% is reasonable considering the rural nature of the property and its related use. The estimated annual rental for the subject property is assumed to be on a net basis, with no annual increase over the short-term lease. Under this type of rental, the tenant would be responsible for all real estate taxes, insurance, and maintenance of the property. The return to the landlord or fee owner would, therefore, be a net 10% annually.

At the request of the client, and for purposes of this assignment, we have utilized a 2-year lease term.

Additionally, we have not accorded or allocated any separate consideration to any values associated with natural growth items situated on the subject property, if any. With respect to the temporary easement area, these values are, necessarily, inherent within and subsumed by the value of the land.

Accordingly, a total value of is calculated for the land encumbered by the temporary easement, determined as follows:

Temporary easements are appraised as a lease of the remaining property, at a rate of 10% of the fee simple value per year, resulting in a lease amount for the temporary rights as follows:

TEMPORARY EASEMENT INTEREST								
Parcel	Purpose	Size	\$/AC		Rate per Year	% Impact	Rent per Year	Total
Temporary Workspace Easement (w/in ROW)	Temporary Workspace	36.663 AC	\$3,500	x	10.00%	10.00%	\$1,283	\$2,566
Temporary Workspace Easement (Outside ROW)	Temporary Workspace	8.101 AC	\$3,500	x	10.00%	100.00%	\$2,835	\$5,671
Total							\$4,119	\$8,237

Summary of Compensation

In the final accounting, the estimate of the total value acquired (compensation) is the difference in market value before and after the acquisition. It inherently includes the value of the acquisition, compensable damages, special benefits, and any potential curative costs or temporary construction easements. These opinions are based upon market data available as of the effective date of the appraisal.

CONCLUDED MARKET VALUE		
As of the Fourth of November, 2025		
Before	\$8,034,900	
After	\$8,023,994	
Difference in Value		\$10,906
Cost to Cure Damages		\$0
Temporary Easements		\$8,237
Total Estimated Compensation		\$19,143
Rounded		\$19,143

Assumptions and Limiting Conditions

1. CBRE, Inc. through its appraiser (collectively, "CBRE") has inspected through reasonable observation the subject property. However, it is not possible or reasonably practicable to personally inspect conditions beneath the soil and the entire interior and exterior of the improvements on the subject property. Therefore, no representation is made as to such matters.
2. The report, including its conclusions and any portion of such report (the "Report"), is as of the date set forth in the letter of transmittal and based upon the information, market, economic, and property conditions and projected levels of operation existing as of such date. The dollar amount of any conclusion as to value in the Report is based upon the purchasing power of the U.S. Dollar on such date. The Report is subject to change as a result of fluctuations in any of the foregoing. CBRE has no obligation to revise the Report to reflect any such fluctuations or other events or conditions which occur subsequent to such date.
3. Unless otherwise expressly noted in the Report, CBRE has assumed that:
 - (i) Title to the subject property is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE has not examined title records (including without limitation liens, encumbrances, easements, deed restrictions, and other conditions that may affect the title or use of the subject property) and makes no representations regarding title or its limitations on the use of the subject property. Insurance against financial loss that may arise out of defects in title should be sought from a qualified title insurance company.
 - (ii) Existing improvements on the subject property conform to applicable local, state, and federal building codes and ordinances, are structurally sound and seismically safe, and have been built and repaired in a workmanlike manner according to standard practices; all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; and the roof and exterior are in good condition and free from intrusion by the elements. CBRE has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. CBRE appraisers are not engineers and are not qualified to judge matters of an engineering nature, and furthermore structural problems or building system problems may not be visible. It is expressly assumed that any purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems.
 - (iii) Any proposed improvements, on or off-site, as well as any alterations or repairs considered will be completed in a workmanlike manner according to standard practices.
 - (iv) Hazardous materials are not present on the subject property. CBRE is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater, mold, or other potentially hazardous materials may affect the value of the property.
 - (v) No mineral deposit or subsurface rights of value exist with respect to the subject property, whether gas, liquid, or solid, and no air or development rights of value may be transferred. CBRE has not considered any rights associated with extraction or exploration of any resources, unless otherwise expressly noted in the Report.
 - (vi) There are no contemplated public initiatives, governmental development controls, rent controls, or changes in the present zoning ordinances or regulations governing use, density, or shape that would significantly affect the value of the subject property.
 - (vii) All required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be readily obtained or renewed for any use on which the Report is based.
 - (viii) The subject property is managed and operated in a prudent and competent manner, neither inefficiently, nor super-efficiently.
 - (ix) The subject property and its use, management, and operation are in full compliance with all applicable federal, state, and local regulations, laws, and restrictions, including without limitation environmental laws, seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, and licenses.
 - (x) The subject property is in full compliance with the Americans with Disabilities Act (ADA). CBRE is not qualified to assess the subject property's compliance with the ADA, notwithstanding any discussion of possible readily achievable barrier removal construction items in the Report.
 - (xi) All information regarding the areas and dimensions of the subject property furnished to CBRE are correct, and no encroachments exist. CBRE has neither undertaken any survey of the boundaries of the subject property, nor reviewed or confirmed the accuracy of any legal description of the subject property.

Unless otherwise expressly noted in the Report, no issues regarding the foregoing were brought to CBRE's attention, and CBRE has no knowledge of any such facts affecting the subject property. If any information inconsistent with any of the foregoing assumptions is discovered, such information could have a substantial negative impact on the Report and any conclusions stated therein. Accordingly, if any such information is subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. CBRE assumes no responsibility for any conditions regarding the foregoing, or for any expertise or knowledge required to discover them. Any user of the Report is urged to retain an expert in the applicable field(s) for information regarding such conditions.

4. CBRE has assumed that all documents, data and information furnished by or on behalf of the client, property owner or owner's representative are accurate and correct, unless otherwise expressly noted in the Report. Such data and information include, without limitation, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any error in any of the above could have a substantial impact on the Report and any conclusions stated therein. Accordingly, if any such errors are subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. The client and intended user should carefully review all assumptions, data, relevant calculations, and conclusions of the Report and should immediately notify CBRE of any questions or errors within 30 days after the date of delivery of the Report.
5. CBRE assumes no responsibility (including any obligation to procure the same) for any documents, data or information not provided to CBRE, including, without limitation, any termite inspection, survey or occupancy permit.
6. All furnishings, equipment and business operations have been disregarded with only real property being considered in the Report, except as otherwise expressly stated and typically considered part of real property.
7. Any cash flows included in the analysis are forecasts of estimated future operating characteristics based upon the information and assumptions contained within the Report. Any projections of income, expenses and economic conditions utilized in the Report, including such cash flows, should be considered as only estimates of the expectations of future income and expenses as of the date of the Report and not predictions of the future. This Report has been prepared in good faith, based on CBRE's current anecdotal and evidence-based views of the commercial real estate market. Although CBRE believes its views reflect market conditions on the date of this Report, they are subject to significant uncertainties and contingencies, many of which are beyond CBRE's control. In addition, many of CBRE's views are opinion and/or projections based on CBRE's subjective analyses of current market circumstances. Actual results are affected by a number of factors outside the control of CBRE, including without limitation fluctuating economic, market, and property conditions. Actual results may ultimately differ from these projections, and CBRE does not warrant any such projections. Further, other firms may have different opinions, projections and analyses, and actual market conditions in the future may cause CBRE's current views to later change or be incorrect. CBRE has no obligation to update its views herein if its opinions, projections, analyses or market circumstances later change.
8. The Report contains professional opinions and is expressly not intended to serve as any warranty, assurance or guarantee of any particular value of the subject property. Other appraisers may reach different conclusions as to the value of the subject property. Furthermore, market value is highly related to exposure time, promotion effort, terms, motivation, and conclusions surrounding the offering of the subject property. The Report is for the sole purpose of providing the intended user with CBRE's independent professional opinion of the value of the subject property as of the date of the Report. Accordingly, CBRE shall not be liable for any losses that arise from any investment or lending decisions based upon the Report that the client, intended user, or any buyer, seller, investor, or lending institution may undertake related to the subject property, and CBRE has not been compensated to assume any of these risks. Nothing contained in the Report shall be construed as any direct or indirect recommendation of CBRE to buy, sell, hold, or finance the subject property.
9. No opinion is expressed on matters which may require legal expertise or specialized investigation or knowledge including, but not limited to, environmental, social, and governance principles ("ESG"), beyond that customarily employed by real estate appraisers. Any user of the Report is advised to retain experts in areas that fall outside the scope of the real estate appraisal profession for such matters.
10. CBRE assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
11. Acceptance or use of the Report constitutes full acceptance of these Assumptions and Limiting Conditions and any special assumptions set forth in the Report. It is the responsibility of the user of the Report to read in full, comprehend and thus become aware of all such assumptions and limiting conditions. CBRE assumes no responsibility for any situation arising out of the user's failure to become familiar with and understand the same.
12. The Report applies to the property as a whole only, and any pro ration or division of the title into fractional interests will invalidate such conclusions, unless the Report expressly assumes such pro ration or division of interests.

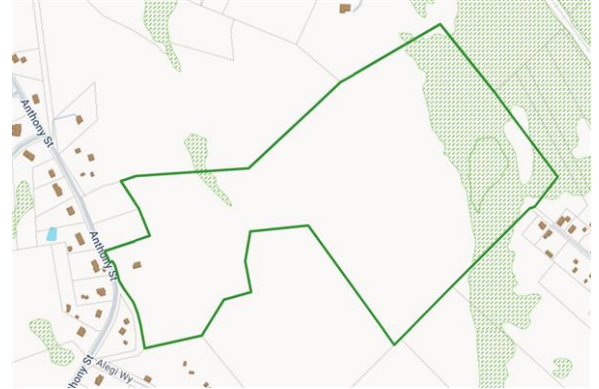
13. The allocations of the total value estimate in the Report between land and improvements apply only to the existing use of the subject property. The allocations of values for each of the land and improvements are not intended to be used with any other property or appraisal and are not valid for any such use.
14. The maps, plats, sketches, graphs, photographs, and exhibits included in this Report are for illustration purposes only and shall be utilized only to assist in visualizing matters discussed in the Report. No such items shall be removed, reproduced, or used apart from the Report.
15. The Report shall not be duplicated or provided to any unintended users in whole or in part without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Exempt from this restriction is duplication for the internal use of the intended user and its attorneys, accountants, or advisors for the sole benefit of the intended user. Also exempt from this restriction is transmission of the Report pursuant to any requirement of any court, governmental authority, or regulatory agency having jurisdiction over the intended user, provided that the Report and its contents shall not be published, in whole or in part, in any public document without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Finally, the Report shall not be made available to the public or otherwise used in any offering of the property or any security, as defined by applicable law. Any unintended user who may possess the Report is advised that it shall not rely upon the Report or its conclusions and that it should rely on its own appraisers, advisors and other consultants for any decision in connection with the subject property. CBRE shall have no liability or responsibility to any such unintended user.

Addenda

Addendum A

Land Sale Data Sheets

Property Name	N/A
Address	52 Anthony Street Berkely, MA 02779
County	Bristol
Govt./Tax ID	N/A
Area Measurement(NRA)	
Land Area Net	49.948 ac/ 2,175,737 sf
Land Area Gross	65.136 ac/ 2,837,343 sf
Site Development Status	N/A
Utilities	E, T
Maximum FAR	N/A
Max Allow Bldg Units/Density	N/A
Min Land Bldg Ratio	N/A
Shape	N/A
Primary Frontage	213 ft on Anthony Street
Secondary Frontage	N/A
Topography	Varies
Flood Zone Class	N/A
Flood Panel No./ Date	N/A
Zoning	Rural
Entitlement Status	N/A
Proposed Use or Development	Potential 26 Subdivision



Transaction Details

Type	Sale	Primary Verification	Broker Data and Public Records
Interest Transferred	Fee Simple	Transaction Date	07/25/2025
Condition of Sale	None	Recording Date	N/A
Recorded Buyer	Kevin Raposo	Sale Price	\$365,000
Buyer Type	Developer	Financing	Market Rate Financing
Recorded Seller	N/A	Cash Equivalent	\$365,000
Marketing Time	1 Month(s)	Capital Adjustment	\$0
Listing Broker	N/A	% Interest Purchased	100%
Doc #	Book 29995 Page 286	Adjusted Price	\$365,000
		Adjusted Price / ac and / sf	\$7,308 / \$0.17
		Adjusted Price/ FAR	N/A
		Adjusted Price/ Unit	N/A

Comments

Property Name	Vacant Parcel
Address	183 Main Street Haydenville, MA 01039
County	Hampshire
Govt./Tax ID	WILL-000011K-000000-001240
Area Measurement(NRA)	
Land Area Net	248.420 ac/ 10,821,175 sf
Land Area Gross	248.420 ac/ 10,821,175 sf
Site Development Status	Raw
Utilities	All available
Maximum FAR	N/A
Max Allow Bldg Units/Density	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Primary Frontage	N/A
Secondary Frontage	N/A
Topography	Moderate Slope
Flood Zone Class	N/A
Flood Panel No./ Date	N/A
Zoning	RR, Rural Residential
Entitlement Status	N/A
Proposed Use or Development	Conservation



Transaction Details

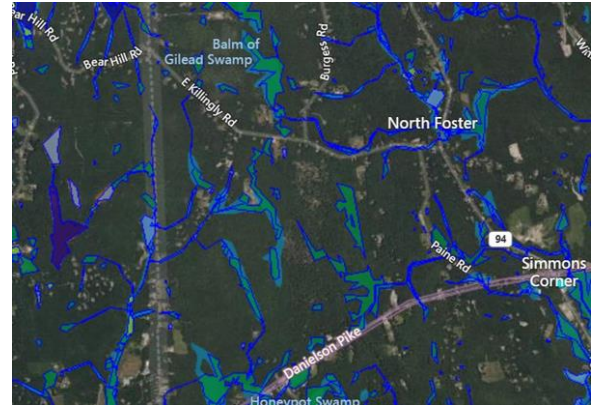
Type	Sale	Primary Verification	N/A
Interest Transferred	N/A	Transaction Date	07/07/2025
Condition of Sale	None	Recording Date	07/16/2025
Recorded Buyer	Ma Land Conservation T In	Sale Price	\$1,400,000
Buyer Type	N/A	Financing	Cash to Seller
Recorded Seller	Equinox Ptrs Llc	Cash Equivalent	\$1,400,000
Marketing Time	N/A	Capital Adjustment	\$0
Listing Broker	N/A	% Interest Purchased	100%
Doc #	11401	Adjusted Price	\$1,400,000
		Adjusted Price / ac and / sf	\$5,636 / \$0.13
		Adjusted Price/ FAR	N/A
		Adjusted Price/ Unit	N/A
Buyer's Primary Analysis	N/A	Occupancy at Sale	N/A
Static Analysis Method	N/A	Underwritten Occupancy	Static Analysis-N/A
Source	Static Analysis-N/A	Potential Gross Income	Static Analysis-N/A
NOI / sf	Static Analysis-N/A	Effective Gross Income	Static Analysis-N/A
		Expenses	Static Analysis-N/A
OER	Static Analysis-N/A	Net Operating Income	Static Analysis-N/A
Expenses /sf	Static Analysis-N/A		
Cap Rate	Static Analysis-N/A		

Comments

The property at 183 Main Street, Haydenville, MA (which was the former Beaver Brook Golf Course), was acquired by Massachusetts Land Conservation Trust, a non-profit for the purpose of creating the Beaver Brook Conservation Park, an open space for public recreation and conservation efforts. The rewilding process will restore the floodplain and wetlands, providing nature-based climate solutions and wildlife habitat.

The property was the former Beaver Brook Golf Club, a local 9-hole golf course that was on the market with an asking price of \$1,950,000. It offers a moderately rolling topography in Williamsburg, MA.

Property Name	Vacant Parcel
Address	520 Bailey Hill Road Killingly, CT 06241
County	Windham
Govt./Tax ID	KILL-000143-000000-000006
Area Measurement(NRA)	
Land Area Net	642.900 ac/ 28,004,724 sf
Land Area Gross	642.900 ac/ 28,004,724 sf
Site Development Status	Raw
Utilities	N/A
Maximum FAR	N/A
Max Allow Bldg Units/Density	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Primary Frontage	N/A
Secondary Frontage	N/A
Topography	Generally Level
Flood Zone Class	Zone X (Unshaded)
Flood Panel No./ Date	0260F/ Sep 2023
Zoning	RD, Residential
Entitlement Status	N/A
Proposed Use or Development	N/A



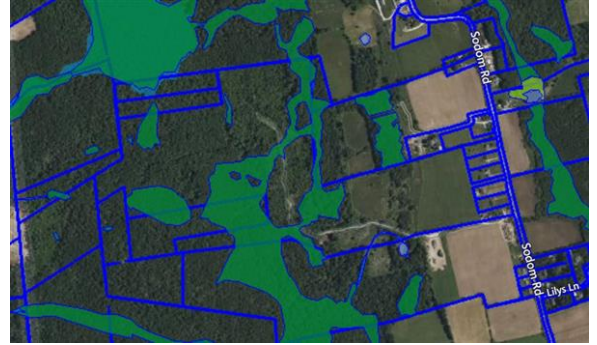
Transaction Details

Type	Sale	Primary Verification	N/A
Interest Transferred	Fee Simple	Transaction Date	04/21/2025
Condition of Sale	None	Recording Date	05/01/2025
Recorded Buyer	State of Connecticut	Sale Price	\$4,145,000
Buyer Type	Public Syndicator	Financing	Cash to Seller
Recorded Seller	Tri-Lakes LLC	Cash Equivalent	\$4,145,000
Marketing Time	N/A	Capital Adjustment	\$0
Listing Broker	N/A	% Interest Purchased	100%
Doc #	2025.911	Adjusted Price	\$4,145,000
		Adjusted Price / ac and / sf	\$6,447 / \$0.15
		Adjusted Price/ FAR	N/A
		Adjusted Price/ Unit	N/A

Comments

The Connecticut Department of Energy and Environmental Protection (DEEP) acquired a 642.9-acre tract of land that is located at 520 Bailey Hill Road, in Killingly, Connecticut with the intent to establish a new Wildlife Management Area (WMA) for the important wildlife habitat and wetlands area. The property acquisition was made possible through a combination of state and federal funding, with a grant made available through the Federal Aid in Wildlife Restoration Program. The large tract includes Lake Albert, spanning approximately 40 acres of the site along with three smaller ponds, as well as a 15-foot dam on the property. The seller had intentions to develop the parcel acquiring wetlands approvals that were good through July 2027 for a 135 unit residential cluster development, but decided not to develop the site and began marketing in in 2018 with an asking price of \$5.9M.

Property Name	N/A
Address	0 Hilltop Road Lancaster, MA 01523
County	Worcester
Govt./Tax ID	32-1H
Area Measurement(NRA)	
Land Area Net	130.200 ac/ 5,671,512 sf
Land Area Gross	130.200 ac/ 5,671,512 sf
Site Development Status	N/A
Utilities	E, T
Maximum FAR	N/A
Max Allow Bldg Units/Density	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Primary Frontage	N/A on Hilltop Road
Secondary Frontage	N/A
Topography	Varies
Flood Zone Class	N/A
Flood Panel No./ Date	N/A
Zoning	Residential
Entitlement Status	N/A
Proposed Use or Development	Hold For Development



Transaction Details

Type	Sale	Primary Verification	Broker Data and Public Records
Interest Transferred	Fee Simple	Transaction Date	11/30/2023
Condition of Sale	None	Recording Date	N/A
Recorded Buyer	0 Hilltop LLC	Sale Price	\$800,000
Buyer Type	Developer	Financing	All Cash
Recorded Seller	Brahmanadna Saraswati Foundation	Cash Equivalent	\$800,000
Marketing Time	11 Month(s)	Capital Adjustment	\$0
Listing Broker	N/A	% Interest Purchased	100%
Doc #	Book 69945 Page 72	Adjusted Price	\$800,000
		Adjusted Price / ac and / sf	\$6,144 / \$0.14
		Adjusted Price/ FAR	N/A
		Adjusted Price/ Unit	N/A

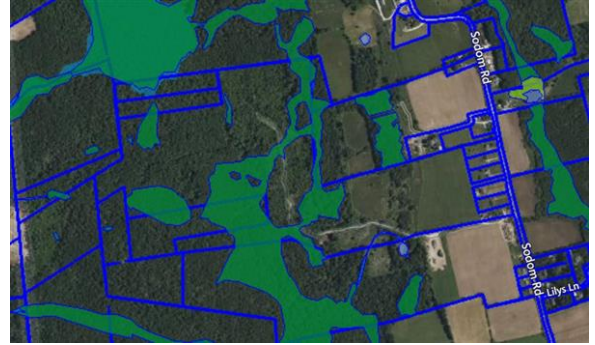
Comments

This is the sale of a tract of land which was once part of the Thayer estate in Lancaster. This site had been separated from a larger site which contained a mansion that had been sold off by the grantor in this sale in 2021.

This site has engineering, but no approvals in place for an up to 18 lot subdivision.

The buyer is a Leominster based developer. The asking price for the property was \$1,200,000.

Property Name	N/A
Address	Rear 1017 Sodom Road Westport, MA 02790
County	Bristol
Govt./Tax ID	Part of Map 78 Parcel 10
Area Measurement(NRA)	
Land Area Net	114.000 ac/ 4,965,840 sf
Land Area Gross	114.000 ac/ 4,965,840 sf
Site Development Status	N/A
Utilities	None To Site
Maximum FAR	N/A
Max Allow Bldg Units/Density	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Primary Frontage	N/A on None
Secondary Frontage	N/A
Topography	Varies
Flood Zone Class	Zone X (Unshaded)
Flood Panel No./ Date	25005C0453G/ Jul 2021
Zoning	Residence / Agriculture
Entitlement Status	N/A
Proposed Use or Development	Conservation / Protection

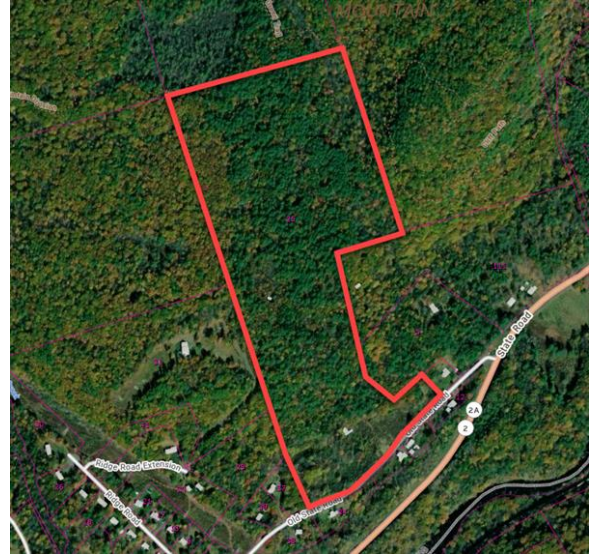


Transaction Details

Type	Sale	Primary Verification	N/A
Interest Transferred	N/A	Transaction Date	08/30/2024
Condition of Sale	None	Recording Date	N/A
Recorded Buyer	Massachusetts Land Conservation Trust	Sale Price	\$360,000
Buyer Type	Other	Financing	N/A
Recorded Seller	The Joyce Silva RT	Cash Equivalent	\$360,000
Marketing Time	N/A	Capital Adjustment	\$0
Listing Broker	N/A	% Interest Purchased	100%
Doc #	Book 15081 Page 94	Adjusted Price	\$360,000
		Adjusted Price / ac and / sf	\$3,158 / \$0.07
		Adjusted Price/ FAR	N/A
		Adjusted Price/ Unit	N/A
Buyer's Primary Analysis	N/A	Occupancy at Sale	N/A
Static Analysis Method	N/A	Underwritten Occupancy	Static Analysis-N/A
Source	Static Analysis-N/A	Potential Gross Income	Static Analysis-N/A
NOI / sf	Static Analysis-N/A	Effective Gross Income	Static Analysis-N/A
		Expenses	Static Analysis-N/A
OER	Static Analysis-N/A	Net Operating Income	Static Analysis-N/A
Expenses /sf	Static Analysis-N/A		
Cap Rate	Static Analysis-N/A		

Comments

Property Name	Vacant Land Old State Road
Address	25 Old State Road Erving, 01344
County	Franklin
Govt./Tax ID	5-0-2
Area Measurement(NRA)	
Land Area Net	73.925 ac/ 3,220,173 sf
Land Area Gross	73.925 ac/ 3,220,173 sf
Site Development Status	Raw
Utilities	Private Utilities
Maximum FAR	N/A
Max Allow Bldg Units/Density	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Primary Frontage	N/A on Old State Rd
Secondary Frontage	N/A
Topography	Varies
Flood Zone Class	N/A
Flood Panel No./ Date	N/A
Zoning	RR/WD
Entitlement Status	N/A
Proposed Use or Development	Unknown



Transaction Details

Type	Sale	Primary Verification	Public Record
Interest Transferred	Fee Simple	Transaction Date	06/27/2023
Condition of Sale	Arm's Length	Recording Date	07/07/2023
Recorded Buyer	25 Old State Road, LLC	Sale Price	\$225,000
Buyer Type	Private Investor	Financing	Cash to Seller
Recorded Seller	Carol M. Rock	Cash Equivalent	\$225,000
Marketing Time	N/A	Capital Adjustment	\$0
Listing Broker	N/A	% Interest Purchased	100%
Doc #	08188 / 121	Adjusted Price	\$225,000
		Adjusted Price / ac and / sf	\$3,044 / \$0.07
		Adjusted Price/ FAR	N/A
		Adjusted Price/ Unit	N/A

Comments

According to records, the 73.925-acre tract sold for \$225,000 or \$3,043.63 per acre. The site previously had a 1970 mobile home. The site has a private well and septic system. The intended use is unknown.

Addendum B

Subject Information

Property Detail Report

ROUTE 6 BOURNE MA 02532

Owner Information

Owner Name 1	COMM, MASSACHUSETTS OF	Owner Name 2	--
Mailing Address	10 PARK PLZ BOSTON MA 02116	Owner Type	--
Vesting Code	--	Vesting Code Desc	--

Location Information

Legal Description	--		
County	BARNSTABLE	Parcel No. (APN)	BOUR M:17.0 P:3
FIPS Code	25001	Alternative APN	--
Census Trct/Blk	013800/3	Legal Book/Page	--
Township-Rnge-Sect	--	Map Reference	--
Legal Land Lot	--	School District	Bourne School District
Legal Block	--	Subdivision	--

Last Market Sale Information

Recording Date	--	New Construction	--
Sale Date	--	1st Mtg Amount	--
Sale Price	--	1st Mtg Type	--
Price Per SF	--	1st Mtg Doc. No.	--
Price Per Acre	--	Sale Doc. No.	--
Deed Type	--	Transfer Doc. No.	--
Sale Type	--	Seller Name	--
Title Company	--	Lender	--

Last Transfer of Ownership

Recording Date	--	Book Number	--
Doc. Number	--	Page Number	--
Doc. Type	--		

Prior Sale Information

Recording Date	--	Sale Type	--
Sale Date	--	Transfer Doc. No.	--
Sale Price	--	New Construction	--
Sale Doc. No.	--	Title Company	--
Seller Name	--	Lender	--

Property Characteristics

Building Area	--	Total Rooms	--
No. of Units	--	Bedrooms	--
No. of Stories	--	Bathrooms	0
Year Built	--	Basement	--
Condition	--	Basement Area	--
Construction	--	Heat Type	--
Roof Type	--	Air Cond. Type	--
Roof Material	--	Fireplace	--
Parking Spaces	--		

Site Information

Zoning	R40	Assessor Acreage	654.71
County Use Code	910	Calculated Acreage	673.63
County Use Code Desc.	STATE PROPERTY - REIMBURSABLE	Assessed Lot SF	28,519,168
Calculated Lot SF	29,343,336	Land Use Code	9212
Assessor Lot W/D	0 / 0	Land Use Desc.	STATE OWNED (EXEMPT)
		Land Use Category	EXEMPT, GOVERNMENT AND HISTORICAL
Topography	--		

Tax and Value Information

Tax Year	--	Improvement Value	\$945,000
Property Tax	--	Improvement %	2.931%
Tax Rate Code	--	Market Value Year	--
Tax Exemption	--	Total Market Value	--
Assessed Year	2025	Land Market Value	--
Assessed Value	\$32,240,000	Market Imprv. Value	--
Land Value	\$31,295,000	AVM Value	--

Hazard Information

Flood Zone	--	Flood Panel	25001C0318K
Flood Panel Date	07/06/2021	Wetland Type	--
Wetland Classification	--		

Addendum C

Title Evidence

Due to the size of the title evidence file, only a portion has been presented with the remainder as part of the appraiser's file

G-31 MADOT Relocation
LIMITED TITLE CERTIFICATE

TRACT NO: G-31-MA-BA-023 and G-32-MA-BA-001

☐ VESTING TITLE ☒ MARKETABLE TITLE ☐ UPDATED TITLE

Legal Description:

Certain tracts or parcels of land in Barnstable County, Massachusetts, being more commonly known as Joint Base Cape Cod, consisting of the following six (6) tracts of land:

FIRST TRACT: A certain tract or parcel of land in Barnstable County, Massachusetts, being more particularly described in the Commonwealth of Massachusetts Military Reservation Commission Taking No. 1 dated September 14, 1935, from William I. Rose, The Adjutant General, Chairman of said Commission, and Daniel Needham, the Commanding General of the Twenty-sixth Division, Massachusetts National Guard, and James G. Rivers, the State Quartermaster, Associate Commissioners of said Military Reservation Commission, acting for said Commonwealth of Massachusetts to The Public, recorded in Book 515, Page 44 in the Register of Deeds Office of Barnstable County, Massachusetts;

SECOND TRACT: A certain tract or parcel of land in Barnstable County, Massachusetts, being more particularly described in the Commonwealth of Massachusetts Military Reservation Commission Taking No. 2 dated September 27, 1935, from William I. Rose, The Adjutant General, Chairman of said Commission, and Daniel Needham, the Commanding General of the Twenty-sixth Division, Massachusetts National Guard, and James G. Rivers, the State Quartermaster, Associate Commissioners of said Military Reservation Commission, acting for said Commonwealth of Massachusetts to The Public, in Book 514, Page 127 in the Register of Deeds Office of Barnstable County, Massachusetts;

THIRD TRACT: A certain tract or parcel of land in Barnstable County, Massachusetts, being more particularly described in the Commonwealth of Massachusetts Military Reservation Commission Taking No. 3 dated September 27, 1935, from William I. Rose, The Adjutant General, Chairman of said Commission, and Daniel Needham, the Commanding General of the Twenty-sixth Division, Massachusetts National Guard, and James G. Rivers, the State Quartermaster, Associate Commissioners of said Military Reservation Commission, acting for said Commonwealth of Massachusetts to The Public, in Book 515, Page 45 in the Register of Deeds Office of Barnstable County, Massachusetts;

FOURTH TRACT: A certain tract or parcel of land in Barnstable County, Massachusetts, being more particularly described in the Commonwealth of Massachusetts Military Reservation Commission Taking No. 5 dated December 30, 1936, from William I. Rose, the Adjutant General, Chairman of said Commission, and Daniel Needham, the Commanding General of the Twenty-sixth Division, Massachusetts National Guard, and James G. Rivers, the State Quartermaster, Associate Commissioners of said Military Reservation Commission, acting for said Commonwealth of Massachusetts to The Public, in Book 524, Page 451 in the Register of Deeds Office of Barnstable County, Massachusetts;

FIFTH TRACT: A certain tract or parcel of land in Barnstable County, Massachusetts, being a portion of the Shawme State Forest, being more particularly described in the Acts and Resolves of 1941 of Massachusetts approved January 14, 1941, from the General Court of Massachusetts to the Special Military Reservation Commission, in Acts of 1941, Chapter 5, Massachusetts; and,

SIXTH TRACT: 1,090 acres of land, more or less, in the Towns of Bourne and Sandwich, Barnstable County, being a portion of the Shawme State Forest, being more particularly described in the Acts and Resolves of 1956 of Massachusetts approved August 7, 1956, from the General Court of Massachusetts to the Special Military Reservation Commission, in Acts of 1956, Chapter 617, Massachusetts.

LESS AND EXCEPT, the following seven (7) tracts of land:

OUTSALE NO. 1: 132 acres of land more or less, in Barnstable County, Massachusetts, being more particularly described in that certain deed dated February 1, 2018, from Special Military Reservation Commission (“SMRC”) to The Division of Fisheries and Wildlife (“DFW”) within the Department of Fish and Game (“DFG”), recorded in Book 31165, Page 104 in the Register of Deeds Office of Barnstable County, Massachusetts, to which reference is herein made for a more complete description;

OUTSALE NO. 2: 2.25 acres of land, more or less, in the Town of Sandwich, Barnstable County, Massachusetts, being more particularly described in that certain deed dated July 23, 2007, from The Commonwealth of Massachusetts, acting by and through its Division of Capital Asset Management and Maintenance (the “DCAM”), on behalf of the Massachusetts Military Division (the “MMD”) to Massachusetts Office of the Chief Medical Examiner (the “MOCME”), recorded in Book 22336, Page 249 in the Register of Deeds Office of Barnstable County, Massachusetts, to which reference is herein made for a more complete description;

OUTSALE NO. 3: 79.95 acres of land, more or less, in Sandwich, Barnstable County, Massachusetts, being more particularly described in that certain deed dated November 1, 1976, from The Commonwealth of Massachusetts, acting through and by the Special Military Reservation Commission established by Section 1 of Chapter 196 of the Acts of 1935 as most recently amended by Chapter 20 of the Acts of 1941 to The Town of Sandwich, recorded in Book 2429, Page 67 in the Register of Deeds Office of Barnstable County, Massachusetts, to which reference is herein made for a more complete description;

OUTSALE NO. 4: 749.29 acres of land, more or less, in the Town of Bourne, Barnstable County, Massachusetts, being more particularly described in that certain deed dated October 21, 1975, from The Commonwealth of Massachusetts, through its Military Reservation Commission, acting under the authority of Chapter 196 of the Acts of 1935 as amended by Chapter 20 Acts of 1941 and Chapter 665 Acts of 1955 to the United States of America, acting by and through its Veterans Administration, recorded in Book 2285, Page 67 in the Register of Deeds Office of Barnstable County, Massachusetts, to which reference is herein made for a more complete description;

OUTSALE NO. 5: 51.4 acres of land, more or less, in the Town of Bourne, Barnstable County, Massachusetts, being more particularly described in that certain deed dated December 12, 1974, from The Commonwealth of Massachusetts, through its Adjutant General, acting under the authority of Chapter 695 of the Acts of 1974 to the Town of Bourne, recorded in Book 3011, Page 324 in the Register of Deeds Office of Barnstable County, Massachusetts, to which reference is herein made for a more complete description;

OUTSALE NO. 6: 2.2 acres of land, more or less, in the Town of Sandwich, Barnstable County, Massachusetts, being more particularly described in that certain deed dated November 20, 1969, from The Commonwealth of Massachusetts, acting herein by the Special Military Reservation Commission, (established by section 1 of Chapter 196, Acts of 1935) to Dwight C. Arnold, recorded in Book 1457, Page 718 in the Register of Deeds Office of Barnstable County, Massachusetts, to which reference is herein made for a more complete description; and,

OUTSALE NO. 7: 28.986 acres of land, more or less, in the Town of Bourne, Barnstable County, Massachusetts, being more particularly described in that certain deed dated September 7, 1965, from The Commonwealth of Massachusetts, acting herein by the Military Reservation Commission, by virtue of authority conferred by Section 1 of Chapter 665, Acts of 1955 to Upper Cape Cod Regional Vocational Technical School District, recorded in Book 1354, Page 156 in the Register of Deeds Office of Barnstable County, Massachusetts, to which reference is herein made for a more complete description.

Property Tax ID:

Associated with G-31-MA-BA-023
44.0-50-0 - Town of Bourne
99-4.2 - Town of Sandwich
Associated with G-32-MA-BA-001
17.0-3-0 – Town of Bourne

Apparent Record Fee Owner & % Ownership
Commonwealth of Massachusetts,
100% Ownership

Real Estate Taxes were last assessed to:
N/A

Taxes: Current ☐ Delinquent ☐

Taxes Delinquent In The Amount/Date:
\$0.00 /

Tax Exempt

Ownership is vested in the above named record fee owner(s) by virtue of the following instruments:

Document Type: Deed	Grantor: John B. Freeman, married to Lizzie M. Freeman,	Grantee: Commonwealth of Massachusetts
-------------------------------	--	---

	individually and as administrator cum testamento annexo of James Freeman and as administrator cum testamento annexo of Mary L. Freeman, Andrew W. Freeman, a widower and not remarried, Benjamin Freeman, married to Carmen E. Freeman, James L. Freeman, married to Dorothy B. Freeman, Charlotte Freeman, single and unmarried, Katherine C. Freeman, Marguerite H. Freeman, Kathryn Freeman Dawson, married to Rober M. Dawson, Clara Freeman, James S. Freeman, married to Elizabeth Freeman, and James Freeman Wilmeth, married to Charlotte Wilmeth	
Executed Date: April 8, 1945	Recorded Date: September 27, 1945	Book/Page: 632/516 Instrument #:
Document Type: Deed	Grantor: Joseph Petrowsky, being married	Grantee: Commonwealth of Massachusetts
Executed Date: May 8, 1945	Recorded Date: June 11, 1945	Book/Page: 628/465 Instrument #:
Document Type: Deed	Grantor: Elisabeth R. Wing, sometimes called Elizabeth R. Wing, a widow	Grantee: Commonwealth of Massachusetts
Executed Date: July 1, 1942	Recorded Date: August 24, 1942	Book/Page: 595/105 Instrument #:
Document Type: Deed	Grantor: Edith Heywood and Seth Heywood Jr. both unmarried, and Barbara H. Field, married to B. Rush Field	Grantee: Commonwealth of Massachusetts as a part of the Military Reservation located in Barnstable County
Executed Date: October 2, 1939	Recorded Date: October 19, 1939	Book/Page: Document #: 11532-1
Document Type: Deed	Grantor: Gertrude Collins, unmarried; R. Belknap Collins, and Eleanor C. Handal, unmarried, sole surviving heir and devisee of David Collins and Marion S. Collins, both deceased	Grantee: Commonwealth of Massachusetts
Executed Date: August 23, 1939	Recorded Date: December 14, 1939	Book/Page: 561/81 Instrument #:
Document Type:	Grantor:	Grantee:

Deed	Nellie R. Hammond, being unmarried	Commonwealth of Massachusetts
Executed Date: July 8, 1939	Recorded Date: August 8, 1939	Book/Page: 555/466 Instrument #:
Document Type: Deed	Grantor: Coonamesett Ranch Company	Grantee: Commonwealth of Massachusetts
Executed Date: November 25, 1938	Recorded Date: March 27, 1939	Book/Page: 550/117 Instrument #:
Document Type: Deed	Grantor: Coonamesett Ranch Company	Grantee: Commonwealth of Massachusetts
Executed Date: January 13, 1938	Recorded Date: April 21, 1938	Book/Page: 538/278 Instrument #:
Document Type: Deed	Grantor: Mary Z. Reed, widow	Grantee: Commonwealth of Massachusetts
Executed Date: December 30, 1937	Recorded Date: February 21, 1938	Book/Page: 535/516 Instrument #:
Document Type: Deed	Grantor: John P. Sylvia, Jr. Administrator of the Estate of Samuel A. Jones	Grantee: Commonwealth of Massachusetts
Executed Date: August 14, 1937	Recorded Date: September 10, 1937	Book/Page: 530/365 Instrument #:
Document Type: Deed	Grantor: George E Swift, being married	Grantee: Commonwealth of Massachusetts
Executed Date: July 3, 1937	Recorded Date: August 26, 1937	Book/Page: 529/241 Instrument #:
Document Type: Deed	Grantor: Frederick Warner Fuller, Administrator with the will annexed of the Estate of Thomas Andrew Fuller, late of Bourne	Grantee: Commonwealth of Massachusetts
Executed Date: July 1, 1937	Recorded Date: August 12, 1937	Book/Page: 530/125 Instrument #:
Document Type: Deed	Grantor: Frederick Warner Fuller, Administrator with the will annexed of the Estate of Thomas Andrew Fuller, late of Bourne	Grantee: Commonwealth of Massachusetts
Executed Date: July 1, 1937	Recorded Date: August 12, 1937	Book/Page: 530/124 Instrument #:
Document Type: Deed	Grantor: Tristram C. Phinney	Grantee:

		Commonwealth of Massachusetts
Executed Date: June 23, 1937	Recorded Date: August 27, 1937	Book/Page: 529/244 Instrument #:
Document Type: Deed	Grantor: Isabel F. Lombard	Grantee: Commonwealth of Massachusetts
Executed Date: April 30, 1937	Recorded Date: July 19, 1937	Book/Page: Document #: 9570-1
Document Type: Deed	Grantor: Henry R Stevens, being married	Grantee: Commonwealth of Massachusetts
Executed Date: April 27, 1937	Recorded Date: August 27, 1937	Book/Page: 529/245 Instrument #:
Document Type: Deed	Grantor: Helen S. Stevens, being unmarried	Grantee: Commonwealth of Massachusetts
Executed Date: April 27, 1937	Recorded Date: August 27, 1937	Book/Page: 529/244 Instrument #:
Document Type: Deed	Grantor: John G. Lewis and Marion W. Lewis, husband and wife, as tenants by the entirety	Grantee: Commonwealth of Massachusetts
Executed Date: April 26, 1937	Recorded Date: July 16, 1937	Book/Page: 529/91 Instrument #:
Document Type: Deed	Grantor: Bertha B. Holmes, as conservator for Clara A. Luce (formerly Clara Belle Allen)	Grantee: Commonwealth of Massachusetts
Executed Date: March 29, 1937	Recorded Date: April 28, 1938	Book/Page: 538/416 Instrument #:
Document Type: Deed	Grantor: The First National Bank of Boston and John Hall Jones, Trustees under the will of Alice Tobey Jones, late of Wareham	Grantee: Commonwealth of Massachusetts
Executed Date: January 30, 1937	Recorded Date: December 24, 1937	Book/Page: 525/122 Instrument #:
Document Type: Deed	Grantor: Bertha B. Holmes, wife of Jonathan H. Holmes	Grantee: Commonwealth of Massachusetts
Executed Date: December 29, 1936	Recorded Date: April 28, 1938	Book/Page: 538/420 Instrument #:
Document Type: Deed	Grantor: James S. H. Allen	Grantee: Commonwealth of Massachusetts
Executed Date:	Recorded Date:	Book/Page:

December 29, 1936	April 28, 1938	538/419 Instrument #:
Document Type: Deed	Grantor: Florence S. Belmont (formerly Florence S. Swansey)	Grantee: Commonwealth of Massachusetts
Executed Date: December 29, 1936	Recorded Date: April 28, 1938	Book/Page: 538/417 Instrument #:
Document Type: Deed	Grantor: Robert S. Handy	Grantee: Commonwealth of Massachusetts
Executed Date: December 19, 1936	Recorded Date: January 8, 1937	Book/Page: 524/477 Instrument #:
Document Type: Deed	Grantor: Henry B. L. Dimmick	Grantee: Commonwealth of Massachusetts
Executed Date: December 14, 1936	Recorded Date: August 12, 1937	Book/Page: 530/123 Instrument #:
Document Type: Deed	Grantor: Robert S. Handy, being married	Grantee: Commonwealth of Massachusetts
Executed Date: December 14, 1936	Recorded Date: January 8, 1937	Book/Page: 525/1 Instrument #:
Document Type: Deed	Grantor: Herbert N. Swift	Grantee: Commonwealth of Massachusetts
Executed Date: December 10, 1936	Recorded Date: January 8, 1937	Book/Page: 521/600 Instrument #:
Document Type: Deed	Grantor: Herbert N. Swift	Grantee: Commonwealth of Massachusetts
Executed Date: December 10, 1936	Recorded Date: January 8, 1937	Book/Page: 521/599 Instrument #:
Document Type: Deed	Grantor: Herbert N. Swift	Grantee: Commonwealth of Massachusetts
Executed Date: December 10, 1936	Recorded Date: January 8, 1937	Book/Page: 521/598 Instrument #:
Document Type: Deed	Grantor: Harriet A. Bennett, being unmarried	Grantee: Commonwealth of Massachusetts
Executed Date: December 10, 1936	Recorded Date: December 16, 1936	Book/Page: 521/412 Instrument #:
Document Type: Deed	Grantor: Susan D. Phinney, being unmarried	Grantee: Commonwealth of Massachusetts

Executed Date: December 8, 1936	Recorded Date: July 16, 1937	Book/Page: 529/92 Instrument #:
Document Type: Deed	Grantor: Susan D. Phinney, being unmarried	Grantee: Commonwealth of Massachusetts
Executed Date: December 8, 1936	Recorded Date: July 16, 1937	Book/Page: 529/91 Instrument #:
Document Type: Deed	Grantor: Willis J Young, being married	Grantee: Commonwealth of Massachusetts
Executed Date: December 7, 1936	Recorded Date: August 26, 1937	Book/Page: 529/240 Instrument #:
Document Type: Deed	Grantor: Francis D. Hall and Gustavus F. Hall	Grantee: Commonwealth of Massachusetts
Executed Date: October 5, 1936	Recorded Date: October 29, 1936	Book/Page: 521/286 Instrument #:
Document Type: Deed	Grantor: David E. Thompson, being married	Grantee: Commonwealth of Massachusetts
Executed Date: September 15, 1936	Recorded Date: September 28, 1936	Book/Page: 522/402 Instrument #:
Document Type: Deed	Grantor: Edna M. Prime, formerly Edna M. Harbroe	Grantee: Commonwealth of Massachusetts
Executed Date: September 11, 1936	Recorded Date: October 29, 1936	Book/Page: 524/12 Instrument #:
Document Type: Deed	Grantor: Charlotte F. Carpenter, widow, Eveline F. Clark, unmarried, and Watson F. Clark, married, Evelyn F. Freeman and Edward C. Clark, both being unmarried	Grantee: Commonwealth of Massachusetts
Executed Date: August 14, 1936	Recorded Date: December 14, 1936	Book/Page: 521/404 Instrument #:
Document Type: Deed	Grantor: Bertha A. Bourne, being married	Grantee: Commonwealth of Massachusetts
Executed Date: August 13, 1936	Recorded Date: September 8, 1936	Book/Page: 522/268 Instrument #:
Document Type: Deed	Grantor: Susan D. Phinney, widow, and Lydia B. Brownson	Grantee: Commonwealth of Massachusetts
Executed Date: August 5, 1936	Recorded Date: September 8, 1936	Book/Page: 522/267 Instrument #:

Document Type: Deed	Grantor: Susan D. Phinney, widow, and Lydia B. Brownson	Grantee: Commonwealth of Massachusetts
Executed Date: August 5, 1936	Recorded Date: September 8, 1936	Book/Page: 522/266 Instrument #:
Document Type: Deed	Grantor: Edna F. Handy	Grantee: Commonwealth of Massachusetts
Executed Date: July 30, 1936	Recorded Date: August 29, 1936	Book/Page: 522/194 Instrument #:
Document Type: Deed	Grantor: E. Kent Swift and Eliza Robinson Chute, widow	Grantee: Commonwealth of Massachusetts
Executed Date: June 9, 1936	Recorded Date: July 2, 1936	Book/Page: 520/156 Instrument #:
Document Type: Deed	Grantor: William P. Jenkins	Grantee: Commonwealth of Massachusetts
Executed Date: May 28, 1936	Recorded Date: July 2, 1936	Book/Page: 520/155 Instrument #:
Document Type: Deed	Grantor: Abbie C. Suminsbey	Grantee: Commonwealth of Massachusetts
Executed Date: May 13, 1936	Recorded Date: June 15, 1936	Book/Page: 519/243 Instrument #:
Document Type: Deed	Grantor: Heman Chester Phinney and Geraldine A. Watts, being unmarried	Grantee: Commonwealth of Massachusetts
Executed Date: April 29, 1936	Recorded Date: June 1, 1936	Book/Page: 519/156 Instrument #:
Document Type: Deed	Grantor: Thomas Otis, Public Administrator of the Estate of John N. Lindsjo, otherwise known as John Lindsja, late of Sandwich	Grantee: Commonwealth of Massachusetts
Executed Date: April 14, 1936	Recorded Date: June 1, 1936	Book/Page: 519/157 Instrument #:
Document Type: Deed	Grantor: Arthur H. Perry and Mercy E. McDermott	Grantee: Commonwealth of Massachusetts
Executed Date: April 4, 1936	Recorded Date: June 1, 1936	Book/Page: 520/42 Instrument #:
Document Type: Deed	Grantor: Coonamesett Ranch Company, a corporation duly	Grantee: Commonwealth of Massachusetts

	organized and existing under the laws of Massachusetts	
Executed Date: October 18, 1935	Recorded Date: January 30, 1936	Book/Page: 517/155 Instrument #:
Document Type: Deed	Grantor: Coonamesett Ranch Company, a corporation duly organized and existing under the laws of Massachusetts	Grantee: Commonwealth of Massachusetts
Executed Date: October 18, 1935	Recorded Date: November 21, 1936	Book/Page: Document #: 9010-1
Document Type: Deed	Grantor: Coonamesett Ranch Company, a corporation duly organized and existing under the laws of Massachusetts	Grantee: Commonwealth of Massachusetts
Executed Date: October 18, 1935	Recorded Date: January 30, 1936	Book/Page: 518/124 Instrument #:

Contracts to Purchase:
None found of record.

Outstanding Mortgages, Judgements, and Liens:
None found of record.

Surface Leases (e.g. agricultural, grazing, hunting, gravel, coal, lignite, timber or calcite):
Department of the Army License for National Guard Purposes Camp Edwards, Massachusetts from The Department of the Army to The Commonwealth of Massachusetts dated April 11, 2023 and not recorded. Supplemental Agreement No. 4, License No. DACA51-3-79-394

Supplemental Agreement No. 3 To Lease No. DACA51-5-77-127 Camp Edwards Army National Guard (Joint Base Cape Cod) Barnstable County, Massachusetts from The Commonwealth of Massachusetts to The United States of America dated October 27, 2022 and not recorded.

Supplemental Agreement No. 2 To Lease No. DACA51-5-77-127 from The Commonwealth of Massachusetts to The United States of America, represented by the Department of the Army dated September 24, 2003 and not recorded.

Supplemental Lease Agreement No. 1 between The Commonwealth of Massachusetts and The United States of America from The Commonwealth of Massachusetts to The United States of America, represented by the Department of the Army dated October 4, 2001 and not recorded. Supplemental Lease Agreement No. 1, DACA51-5-77-127

Department of the Army License for National Guard Purposes Camp Edwards, Massachusetts from The Department of the Army to The Commonwealth of Massachusetts dated February 1, 1985 and not recorded. Supplemental Agreement No. 3, License No. DACA51-3-79-394

Department of the Army License for National Guard Purposes Camp Edwards, Massachusetts from The Department of the Army to The Commonwealth of Massachusetts dated May 8, 1981 and not recorded. Supplemental Agreement No. 2, License No. DACA51-3-79-394

Department of the Army License for National Guard Purposes Camp Edwards, Massachusetts from The Department of the Army to The Commonwealth of Massachusetts dated May 6, 1980 and not recorded. Supplemental Agreement No. 1, License No. DACA51-3-79-394

Department of the Army License for National Guard Purposes from Secretary of the Army to The Commonwealth of Massachusetts dated July 2, 1979 and not recorded. DACA51-3-79-394

Lease Between The Commonwealth of Massachusetts and The United States of America from The Commonwealth of Massachusetts to The United States of America, represented by the Department of the Army dated July 1, 1976 and not recorded. DACA51-5-77-127

Lease from The Commonwealth of Massachusetts to United States of America, represented by the Department of Transportation, U. S. Coast Guard dated July 1, 1976 and recorded December 19, 1977 in Book 2635, Page 269 in the Barnstable County Register of Deeds Office. The lease shall remain in force until September 30, 2026.

Easements:

Grant of Easements and Modification of Easements and Termination of Easement from The Commonwealth of Massachusetts, acting through the Commissioner of its Division of Capital Asset Management and Maintenance to NSTAR Electric Company d/b/a Eversource Energy dated November 28, 2023 and recorded December 4, 2023 in Book 36116, Page 233 in the Barnstable County Register of Deeds Office at 11:06 a.m.

Easement from Commonwealth of Massachusetts, acting by and through its Adjutant General to Verizon New England Inc., a New York corporation, NStar Electric Company, a Massachusetts corporation, Colonial Gas Co. d/b/a Keyspan/National Grid and the Town of Mashpee Water Department, as tenants in common dated September 23, 2008 and recorded October 3, 2008 in Book 23195, Page 128 in the Barnstable County Register of Deeds Office at 3:19 p.m.

Easement from Commonwealth of Massachusetts, acting by and through its Division of Capital Asset Management and Maintenance to Verizon New England Inc., a New York corporation, NStar Electric Company, a Massachusetts corporation, Colonial Gas Co. d/b/a Keyspan/National Grid and the Town of Mashpee Water Department, as tenants in common dated August 18, 2008 and recorded October 3, 2008 in Book 23195, Page 132 in the Barnstable County Register of Deeds Office at 3:19 p.m.

Easement from The Commonwealth of Massachusetts, through its Military Reservation Commission, acting under the authority of Chapter 196 of the Acts of 1935 and acting pursuant to the provisions of Chapter 344 of the Acts of 1936, Section 2(c), and every other power unto it enabling, including Chapter 665 of the Acts of 1955 to New Bedford Gas and Edison Light Company dated June 25, 1976 and recorded August 5, 1976 in Book 2380, Page 94 in the Barnstable County Register of Deeds Office.

Easement from The Commonwealth of Massachusetts, through its Military Reservation Commission, acting under the authority of Chapter 196 of the Acts of 1935 as amended by Chapter 20 Acts of 1941 and Chapter 665 Acts of 1955 to Bourne Water District a body corporate dated February 20, 1976 and recorded April 2, 1976 in Book 2318, Page 148 in the Barnstable County Register of Deeds Office.

Easement from The Commonwealth of Massachusetts, acting by the Special Military Reservation Commission established by Chapter 196 of the Acts of 1935 and acting pursuant to the provisions of Chapter 344 of the Acts of 1936, Section 2 (c) to New Bedford Gas and Edison Light Company dated June 11, 1973 and recorded July 19, 1973 in Book 1902, Page 241 in the Barnstable County Register of Deeds Office.

Easement from The Commonwealth of Massachusetts, acting by the Special Military Reservation Commission established by Chapter 196 of the Acts of 1935 and acting pursuant to the provisions of Chapter 344 of the Acts of 1936, Section 2 (c) to Cape & Vineyard Electric Company dated June 9, 1966 and recorded July 15, 1966 in Book 1341, Page 636 in the Barnstable County Register of Deeds Office.

Easement from The Commonwealth of Massachusetts, acting by the Special Military Reservation Commission established by Chapter 196 of the Acts of 1935 and acting pursuant to the provisions of Chapter 344 of the Acts of 1936, Section 2 (c) to New Bedford Gas and Edison Light Company dated June 9, 1966 and recorded July 15, 1966 in Book 1341, Page 631 in the Barnstable County Register of Deeds Office.

Easement from The Commonwealth of Massachusetts, acting by the Special Military Reservation Commission established by Chapter 196 of the Acts of 1935 and acting pursuant to the provisions of Chapter 344 of the Acts of 1936, Section 2 (c) to Buzzards Bay Gas Company, and Lowell Factors, Inc. dated June 28, 1965 and recorded August 19, 1965 in Book 1308, Page 1190 in the Barnstable County Register of Deeds Office.

Easement from The Commonwealth of Massachusetts, acting by the Special Military Reservation Commission established by Chapter 196 of the Acts of 1935 and acting pursuant to the provisions of Chapter 344 of the Acts of 1936, Section 2 (c) to Buzzards Bay Gas Company, and Lowell Factors, Inc. dated March 25, 1965 and recorded May 6, 1965 in Book 1296, Page 1094 in the Barnstable County Register of Deeds Office.

Easement from The Commonwealth of Massachusetts, acting by the Special Military Reservation Commission established by Chapter 196 of the Acts of 1935 and acting pursuant to the provisions of Chapter 344 of the Acts of 1936, Section 2 (c) to Standard Transmission Corp. dated January 27, 1965 and recorded February 5, 1965 in Book 1288, Page 272 in the Barnstable County Register of Deeds Office.

Easement from The Commonwealth of Massachusetts, acting by the Special Military Reservation Commission established by Chapter 196 of the Acts of 1935 and acting pursuant to the provisions of Chapter 344 of the Acts of 1936, Section 2 (c) to Cape & Vineyard Electric Company dated July 6, 1964 and recorded August 26, 1964 in Book 1267, Page 462 in the Barnstable County Register of Deeds Office.

Easement from Commonwealth of Massachusetts acting by the Special Military Reservation Commission established by Chapter 196 of the Acts of 1935 and acting pursuant to the provisions of Chapter 344 of the Acts of 1936, Section 2 (c) to Cape & Vineyard Electric Company dated July 29, 1960 and recorded October 13, 1960 in Book 1093, Page 329 in the Barnstable County Register of Deeds Office.

Easement from Commonwealth of Massachusetts acting by the Special Military Reservation Commission established by Chapter 196 of the Acts of 1935 and acting pursuant to the provisions of Chapter 344 of the Acts of 1936, Section 2 (c) to Cape & Vineyard Electric Company dated January 20, 1959 and recorded May 28, 1959 in Book 1041, Page 426 in the Barnstable County Register of Deeds Office.

Easement from The Commonwealth of Massachusetts, acting by the Military Reservation Commission to Barnstable Associates, Inc., and Buzzards Bay Gas Company dated February 1, 1954 and recorded May 31, 1957 in Book 975, Page 46 in the Barnstable County Register of Deeds Office.

Grant of Location for Telephone Line upon, over and under Military Reservation pursuant to Massachusetts Acts of 1936, Chapter 344, Section 2 (c) from The Special Military Reservation Commission of the Commonwealth of Massachusetts in pursuance of Massachusetts Acts of 1936, Chapter 344, Section 2 (c) to New England Telephone and Telegraph Company dated November 1, 1950 and recorded January 25, 1951 in Book 775, Page 86 in the Barnstable County Register of Deeds Office.

Easement from The Commonwealth of Massachusetts acting by the Special Military Reservation Commission established by Chapter 196 of the Actos of 1935 and acting pursuant to the provisions of Chapter 344 of the Acts of 1936, Section 2 (c) to Cape & Vineyard Electric Company dated August 31, 1950 and recorded October 11, 1950 in Book 765, Page 540 in the Barnstable County Register of Deeds Office.

Grant of Location for Electric Transmission Lines upon, over and under Military Reservation pursuant to Massachusetts Acts of 1936, Chapter 344, Section 2 (C) from The Special Military Reservation Commission of the Commonwealth of Massachusetts to Cape & Vineyard Electric Company dated May 18, 1938 and recorded January 16, 1939 in Book 548, Page 4 in the Barnstable County Register of Deeds Office.

Grant of Location for Telephone Lines upon, over and under Military Reservation pursuant to Massachusetts Acts of 1936, Chapter 344, Section 2(C) from The Special Military Reservation

Commission of the Commonwealth of Massachusetts, in pursuance of Massachusetts Acts of 1936, Chapter 344, Section 2(C) to New England Telephone and Telegraph Company dated December 15, 1936 and recorded January 6, 1937 in Book 521, Page 573 in the Barnstable County Register of Deeds Office.

Easement from Gustavus F. and Francis D. Hall to New England Telephone and Telegraph Company dated July 19, 1926 and recorded August 16, 1926 in Book 439, Page 264 in the Barnstable County Register of Deeds Office.

Easement from Coonamesett Ranch Company, a corporation duly organized of Falmouth, County of Barnstable, State of Massachusetts to New England Telephone and Telegraph Company dated September 4, 1925 and recorded February 12, 1926 in Book 430, Page 277 in the Barnstable County Register of Deeds Office.

Comments:

1. Parcel 99-4.2 is a portion of the subject property, however, it is not locus to the project.
2. Abstractor began researching title with the conveyances into the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935, therefore, the “subject to” right of way and easements referenced in 518/124 have not been included in the chain of title herein.
3. The Confirmation Deed in 2363/306 confirms the Outsale in 2285/67. Therefore, it has not been included in the legal description herein.
4. The Plans of the Proposed Military Reservation in 51/99 and 51/101 are referenced in Taking No. 2 in 514/127.
5. Only active lease(s) have been included on the limited title certificate herein. However, all leases can be found in the chain of title for same.

The preceding information represents a careful search of the records of the Office of the Register of Deeds of Barnstable County, Massachusetts. *The research was conducted using the name(s) only as represented in this report.* Abstractor is not responsible for omissions or errors made by those offices in the recording or documentation of any information pertinent to the examination. It is expressly understood that this Limited Title Certificate is not a guaranty or warranty of title.

Dates researched: From: April 20, 1935

To: November 15, 2023

Abstractor Signature: Ruth De La Rosa, SR/WA
Doyle Land Services, Inc.

Date: November 20, 2023

Reviewed By:
[Service Company Name]

Date:

G-31 MADOT Relocation
CHAIN OF TITLE

Tract No.: G-31-MA-BA-023 and G-32-MA-BA-001

☐ VESTING TITLE ☒ MARKETABLE TITLE ☐ UPDATED TITLE

AS OF CLERK CERTIFICATION DATE: November 15, 2023

Doc Type:	Department of the Army License for National Guard Purposes Camp Edwards, Massachusetts		Grantor:	The Department of the Army
Execution Date:	4/11/2023		Grantee:	The Commonwealth of Massachusetts
Recorded Date:	UNRECORDED		Comments:	Supplemental Agreement No. 4 License No. DACA51-3-79-394 Amends the license to extend the term of the license to September 30, 2099.
Book/Page:	UNRECORDED			
Instrument #:				

Doc Type:	Grant of Easements and Modification of Easements and Termination of Easement		Grantor:	The Commonwealth of Massachusetts, acting through the Commissioner of its Division of Capital Asset Management and Maintenance
Execution Date:	11/28/2023		Grantee:	NSTAR Electric Company d/b/a Eversource Energy
Recorded Date:	12/4/2023		Comments:	Grants easement areas shown as: <u>Parcel A, Parcel B, Parcel C, Parcel D</u> for the purposes of clearing trees, structures and buildings and the right to construct, maintain, access....and remove underground and overhead electric transmission and distribution lines and equipment and poles....or other appurtenances and fixtures; <u>Parcel E, Parcel F, Parcel G, Parcel H</u> parties agree that the grantee holds right of way rights and is hereby granted, in addition, substation rights in those parcels; <u>Parcel I</u> parties agree that grantee previously held substation rights that are hereby terminated and changed to right of way rights; <u>Parcel J</u> parties agree that the substation rights currently held by grantee shall not be modified; and, <u>Parcel K</u> parties agree that grantee shall retain its existing right of way rights and that the grantee’s substation rights are hereby terminated. Easements are shown on the Plan titled “Bourne Substation Proposed Easement Modification” in 675/70. Existing easement rights that are being modified or released were granted in 1902/241 and 765/540.
Book/Page:	36116/233			
Instrument #:				

Doc Type:	Supplemental Agreement No. 3 To Lease No. DACA51-5-77-127		Grantor:	The Commonwealth of Massachusetts
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	Camp Edwards Army National Guard (Joint Base Cape Cod) Barnstable County, Massachusetts			
Execution Date:	10/27/2022		Grantee:	The United States of America
Recorded Date:	UNRECORDED		Comments:	Supplemental Agreement No. 3 Lease No. DACA51-5-77-127 Amends the lease as follows: 1. Paragraph 3 is modified to delete the words September 30, 2051 inclusive and to insert in lieu thereof the words September 30, 2099 inclusive. Map of Camp Edwards attached.
Book/Page:	UNRECORDED			
Instrument #:				

Doc Type:	Plan		Grantor:	Commonwealth of Massachusetts
Execution Date:	5/7/2018		Grantee:	The Public
Recorded Date:	6/26/2018		Comments:	Bourne Substation Proposed Easement Modification Bourne, MA A/N: Referenced in 36116/233.
Book/Page:	675/70			
Instrument #:				

Doc Type:	The Commonwealth of Massachusetts Transfer of Care, Control and Jurisdiction Agreement Regarding Tract 5 on Joint Base Cape Cod		Grantor:	Special Military Reservation Commission ("SMRC")
Execution Date:	2/1/2018		Grantee:	The Division of Fisheries and Wildlife ("DFW") within the Department of Fish and Game ("DFG")
Recorded Date:	3/28/2018		Comments:	<i>OUTSALE</i> - Transfer the care, control and jurisdiction of 132 acres of land, being Tract 5, Barnstable County, Massachusetts. Map attached. A/N: Property location at Turpentine Road and Kittredge Road, Bourne.
Book/Page:	31165/104			
Instrument #:				

Doc Type:	Easement		Grantor:	Commonwealth of Massachusetts, acting by and through its Adjutant General
Execution Date:	9/23/2008		Grantee:	Verizon New England Inc., a New York corporation, NStar Electric Company, a Massachusetts corporation, Colonial Gas Co. d/b/a Keyspan/National Grid and the Town of Mashpee Water Department, as tenants in common
Recorded Date:	10/3/2008		Comments:	Grants the exclusive and perpetual 20 feet wide right and easement to access, erect, construct....or remove one or more lines for the transmission and/or distribution of electricity and for the transmission and/or distribution of intelligence and telecommunications over and across land located off Simpkins Road, in the Town of Sandwich, Barnstable County, Massachusetts. (ref. 515/44) Sketch attached.
Book/Page:	23195/128			
Instrument #:				

Doc Type:	Easement		Grantor:	Commonwealth of Massachusetts, acting by and through its Division of Capital Asset Management and Maintenance
Execution Date:	8/18/2008		Grantee:	Verizon New England Inc., a New York corporation, NStar Electric Company, a Massachusetts corporation, Colonial Gas Co. d/b/a Keyspan/National Grid and the

				Town of Mashpee Water Department, as tenants in common
Recorded Date:	10/3/2008		Comments:	Grants the exclusive and perpetual 20 feet wide right and easement to access, erect, construct....or remove one or more lines for the transmission and/or distribution of electricity and for the transmission and/or distribution of intelligence and telecommunications over and across land known as 1 Simpkins Road, in the Town of Sandwich, Barnstable County, Massachusetts. (ref. 22336/249) A/N: Does not encumber the subject property. Same property in 23195/128.
Book/Page:	23195/132			
Instrument #:				

Doc Type:	The Commonwealth of Massachusetts Division of Capital DCAM and Maintenance Care and Control Agreement		Grantor:	The Commonwealth of Massachusetts, acting by and through its Division of Capital Asset Management and Maintenance (the "DCAM"), on behalf of the Massachusetts Military Division (the "MMD")
Execution Date:	7/23/2007		Grantee:	Massachusetts Office of the Chief Medical Examiner (the "MOCME")
Recorded Date:	9/14/2007		Comments:	<i>OUTSALE</i> - Transfers care and control of 2.25 acres of land, more or less, in the Town of Sandwich, Barnstable County, Massachusetts. (ref. Plan 620/40) A/N: Under the authority set forth in Section 166 of Chapter 352 of the Acts of 2004, and sections 40E through 40J of Chapter 7 of the General Laws. Not out of the subject property as depicted on the tax map for same.
Book/Page:	22336/249			
Instrument #:				

Doc Type:	Supplemental Agreement No. 2 To Lease No. DACA51-5-77-127		Grantor:	The Commonwealth of Massachusetts
Execution Date:	9/24/2003		Grantee:	The United States of America, represented by the Department of the Army
Recorded Date:	UNRECORDED		Comments:	Supplemental Agreement No. 2 Lease No. DACA51-5-77-127 Amends the lease as follows: 2. Paragraph 3 is modified to delete the words September 30, 2026 inclusive and to insert in lieu thereof the words September 30, 2051 inclusive. 3. Paragraph 17 is added to the lease as follows: 17. The Department of the Army has issued to the Department of the Air Force Permit No. DACA51-4-81-475 to use approximately 87 acres of land together with an access road and utility right of way in order to support a PAVE PAWS site. Under the Supplemental Agreement No. 1 to said Permit, the term thereof was extended to September 30, 2026. The Lessor and the Government agree that nothing in this lease (as amended by Supplemental Agreement No. 2 to the lease) cause the term of said Permit to automatically extend beyond September 30, 2026. The lessor and the government further agree that if the Air Force determines that it needs to extend
Book/Page:	UNRECORDED			
Instrument #:				

				the Permit No. DACA51-4-81-475 beyond September 30, 2026, the Air Force will hold one or more public meetings and will consider any comments from the public and the Commonwealth of Massachusetts before an extension of the Permit is executed.
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Doc Type:	Supplemental Lease Agreement No. 1 between The Commonwealth of Massachusetts and The United States of America	Grantor:	The Commonwealth of Massachusetts
Execution Date:	10/4/2001	Grantee:	The United States of America, represented by the Department of the Army
Recorded Date:	UNRECORDED	Comments:	Supplemental Lease Agreement No. 1 DACA51-5-77-127 Amends the leased premises as follows: 1. Paragraph 7(a) of said lease is amended by inserting the following sentence in and at the end of said paragraph 7(a): Maintenance, management, operation and administration of all or part of the leased premises shall be conducted in all respects in accordance with the terms and conditions of the "Memorandum of Agreement between the Commonwealth of Massachusetts and the United States Army and National Guard Bureau" dated October 4, 2001, and attached hereto and incorporated herein and into said Lease as Addendum A. The agreement is to establish a long term management structure for the northern 15,000 acres of the Massachusetts Military Reservation in order to ensure the permanent protection of the drinking water supply and the wildlife habitat, and to ensure that military and other activities are compatible with protection of the drinking water supply and the wildlife habitat.
Book/Page:	UNRECORDED		
Instrument #:			

Doc Type:	Department of the Air Force Notice of Revocation of Consent Agreement on Otis Air Force Base, Massachusetts (Massachusetts Military Reservation)	Grantor:	James F. Boatright Deputy Assistant Secretary of the Air Force (Installations)
Execution Date:	7/18/1994	Grantee:	Standard Transmission Corporation, dba SNG Production Co.
Recorded Date:	7/18/1994	Comments:	The Consent of Easement Agreement granted to you on or about May 4, 1965 for a 40 feet wide right and easement is hereby revoked effective April 8, 1994. Grantee is hereby notified to remove their property from said premises within 30 days after the date of receipt of this notice, but in any event no later than April 8, 1994. A/N: Associated with easement in 1288/272. The consent of easement
Book/Page:	9284/314		
Instrument #:			

			agreement referenced on the document herein dated on or about May 4, 1965 was not found filed of record online. The recorded date has been used as the executed date for purposes of this entry.
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Doc Type:	Department of the Army License for National Guard Purposes Camp Edwards, Massachusetts	Grantor:	The Department of the Army
Execution Date:	2/1/1985	Grantee:	The Commonwealth of Massachusetts
Recorded Date:	UNRECORDED	Comments:	Supplemental Agreement No. 3 License No. DACA51-3-79-394 Amends the license by revising the metes and bounds description in basic license.
Book/Page:	UNRECORDED		
Instrument #:			

Doc Type:	Department of the Army License for National Guard Purposes Camp Edwards, Massachusetts	Grantor:	The Department of the Army
Execution Date:	5/8/1981	Grantee:	The Commonwealth of Massachusetts
Recorded Date:	UNRECORDED	Comments:	Supplemental Agreement No. 2 License No. DACA51-3-79-394 Amends the license to delete Building Nos. 1508, 1511, 1514, 1517, 1519, 1520, and 1523, effective January 6, 1981. Said buildings are to be licensed to the Massachusetts Department of Correction for a term of five years commencing January 6, 1981.
Book/Page:	UNRECORDED		
Instrument #:			

Doc Type:	Certificate of Compliance	Grantor:	Donovan E. Hower, Director, Land Management Service Veterans Administration United States of America
Execution Date:	10/2/1980	Grantee:	The Public
Recorded Date:	10/6/1980	Comments:	The Plan entitled "Boundary Survey Phase I Development, Veterans Administration National Cemetery, Bourne, Massachusetts, Area 77.0526 acres, Scale 1" = 400.0' Sept. 24, 1980" is filed and recorded in compliance with reverter provision in Confirmatory Deed in 2363/306. (ref. 2363/306, Plan 346/70)
Book/Page:	3166/325		
Instrument #:			

Doc Type:	Department of the Army License for National Guard Purposes Camp Edwards, Massachusetts	Grantor:	The Department of the Army
Execution Date:	5/6/1980	Grantee:	The Commonwealth of Massachusetts
Recorded Date:	UNRECORDED	Comments:	Supplemental Agreement No. 1 License No. DACA51-3-79-394 Amends the license to delete Building No. 1398, effective May 2, 1980. Said building is to be permitted to the Department of Agriculture for a term of five years commencing May 2, 1980.
Book/Page:	UNRECORDED		
Instrument #:			

Doc Type:	Agreement	Grantor:	The Military Reservation Commission
Execution Date:	1/25/1980	Grantee:	Otis Fish & Game Club
Recorded Date:	3/31/1980	Comments:	The Fish & Game Club is permitted to use the land and facilities for a period of five (5) years.
Book/Page:	3074/314		
Instrument #:			

Doc Type:	Special Military Reservation Commission License	Grantor:	The Special Military Reservation Commission
Execution Date:	12/20/1979	Grantee:	Massachusetts Division of Fisheries and Wildlife
Recorded Date:	3/12/1980	Comments:	Grants a license for a period of 20 years commencing December 1, 1979 and ending November 30, 1999 to use and occupy approximately 250 +/- acres of land in the Towns of Falmouth, Sandwich and Bourne, Barnstable County, Massachusetts, for a wildlife management area. A/N: Per document, Exhibit A available on file at Division of Fisheries and Wildlife. It was not attached to the document herein.
Book/Page:	3067/309		
Instrument #:			

Doc Type:	Department of the Army License for National Guard Purposes	Grantor:	Secretary of the Army
Execution Date:	7/2/1979	Grantee:	The Commonwealth of Massachusetts
Recorded Date:	UNRECORDED	Comments:	DACA51-3-79-394 Grants a license for a period of fifty (50) years, commencing on July 1976 and ending September 30, 2026, to use and occupy for year round training and support of the Massachusetts Army National Guard certain land comprising approximately 14,699.77 acres and improvements thereon at Camp Edwards Military Reservation. M&B Exhibits A and B attached SUBJECT TO: All terms and conditions of Lease No. DACA51-5-77-127 granted by COM to USA for a term commencing 7/1/1976 through 9/30/1976; the lease shall remain in force from year to year until 9/20/2026. This License supersedes Right of Entry No. DACA51-9-77-655 and License No. DACA51-3-75-455.
Book/Page:	UNRECORDED		
Instrument #:			

Doc Type:	Deed	Grantor:	The Commonwealth of Massachusetts, acting through and by the Special Military Reservation Commission established by Section 1 of Chapter 196 of the Acts of 1935 as most recently amended by Chapter 20 of the Acts of 1941
Execution Date:	11/1/1976	Grantee:	The Town of Sandwich
Recorded Date:	11/22/1976	Comments:	OUTSALE – Conveys 79.95 acres of land, more or less, in Sandwich, Barnstable County, Massachusetts. M&B (ref. Plan 308/70) A/N: For the use as a Town Cemetery.
Book/Page:	2429/67		
Instrument #:			

Doc Type:	Lease	Grantor:	The Commonwealth of Massachusetts
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Execution Date:	7/1/1976		Grantee:	United States of America, represented by the Department of Transportation, U. S. Coast Guard
Recorded Date:	12/19/1977		Comments:	Leases the following: <u>U.S. Coast Guard Golf Course Area</u> – 161 acres of land, more or less, a portion of Otis Air Force Base, in Sandwich, Barnstable County, Massachusetts. M&B; <u>U.S. Coast Guard Housing and Support Area</u> - 678 acres of land, more or less, a portion of Otis Air Force Base, in Bourne and Sandwich, Barnstable County, Massachusetts. M&B; <u>CG Airsta, Cape Cod</u> - 26.15 acres of land, more or less, a portion of Otis Air Force Base, in Sandwich, Barnstable County, Massachusetts. M&B; and, <u>CG Transmitter Site</u> – 542 acres of land, more or less, a portion of Otis Air Force Base, in Sandwich, Barnstable County, Massachusetts. M&B (ref. Plan 318/91) Lease term beginning July 1, 1976 through September 30, 1976. This lease shall remain in force until September 30, 2026.
Book/Page:	2635/269			
Instrument #:				

Doc Type:	Lease Between The Commonwealth of Massachusetts and The United States of America	Grantor:	The Commonwealth of Massachusetts
Execution Date:	7/1/1976	Grantee:	The United States of America, represented by the Department of the Army
Recorded Date:	UNRECORDED	Comments:	DACA51-5-77-127 Leases to the government the premises shown on the map entitled “Property Distribution of Air Force Leased Area, Otis Air Force Base, Massachusetts-Plan A” to be used for military uses as the government may require. The term beginning July 1, 1976 through September 30, 1976. This lease shall remain in force thereafter from year to year until September 30, 3026. M&B and Exhibit attached SUBJECT TO The easements to: 1) Cape and Vineyard Electric Company dated 9/20/1950; 2) New England Telephone and Telegraph Company dated 11/15/1950; 3) Buzzards Bay Gas Company dated 1/29/1954; and 4) New Bedford Gas & Edison Light Company dated 7/2/1976.
Book/Page:	UNRECORDED		
Instrument #:			

Doc Type:	Easement	Grantor:	The Commonwealth of Massachusetts, through its Military Reservation Commission, acting under the authority of Chapter 196 of the Acts of 1935 and acting pursuant to the provisions of Chapter 344 of the Acts of 1936, Section 2(c), and every other power unto it enabling, including Chapter 665 of the Acts of 1955
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Execution Date:	6/25/1976		Grantee:	New Bedford Gas and Edison Light Company
Recorded Date:	8/5/1976		Comments:	Grants the perpetual and exclusive right and easement to construct, reconstruct, replace....and remove a line or lines of poles for the transmission and distribution supply of electric energy over and across land in Bourne, Barnstable County, Massachusetts. M&B (ref. Plan 306/63)
Book/Page:	2380/94			
Instrument #:				

Doc Type:	Confirmatory Deed		Grantor:	The Commonwealth of Massachusetts, through its Military Reservation Commission, acting under the authority of Chapter 196 of the Acts of 1935 as amended by Chapter 20 Acts of 1941 and Chapter 665 Acts of 1955
Execution Date:	6/11/1976		Grantee:	United States of America, acting by and through its Veterans Administration
Recorded Date:	7/2/1976		Comments:	OUTSALE – Conveys 749.29 acres of land, more or less, in the Town of Bourne, Barnstable County, Massachusetts. M&B (ref. Plan 300/86-87) A/N: This deed is granted in confirmation of the deed in 2285/67.
Book/Page:	2363/306			
Instrument #:				

Doc Type:	Easement		Grantor:	The Commonwealth of Massachusetts, through its Military Reservation Commission, acting under the authority of Chapter 196 of the Acts of 1935 as amended by Chapter 20 Acts of 1941 and Chapter 665 Acts of 1955
Execution Date:	2/20/1976		Grantee:	Bourne Water District a body corporate
Recorded Date:	4/2/1976		Comments:	Grants an easement to install, construct, reconstruct....one or more water storage tanks for the purpose of maintaining a water storage facility over and across Parcel 1; and, Also the right to excavate, lay, construct....and maintain one or more pipelines for the purpose of transmitting water to and from the water storage facility under the land in Parcel 2, in the Town of Bourne, Camp Edwards, Barnstable County, Massachusetts. M&B (ref. Plan 302/55) A/N: If the grantee fails to construct a water storage facility within five years from the date of this conveyance the land shall revert to the Commonwealth of Massachusetts. Grantee agrees to install and maintain a security fence around the water tank.
Book/Page:	2318/148			
Instrument #:				

Doc Type:	Deed		Grantor:	The Commonwealth of Massachusetts, through its Military Reservation Commission, acting under the authority of Chapter 196 of the Acts of 1935 as amended by Chapter 20 Acts of 1941 and Chapter 665 Acts of 1955
Execution Date:	10/21/1975		Grantee:	United States of America, acting by and through its Veterans Administration
Recorded Date:	1/8/1976		Comments:	OUTSALE – Conveys 749.29 acres of land, more or less, in the Town of Bourne, Barnstable County, Massachusetts. M&B (ref. Plan 300/86-87)
Book/Page:	2285/67			
Instrument #:				

			A/N: On Plan entitled “Boundary Survey for Federal Region I National Cemetery Otis Air Force Base, Bourne Massachusetts.”
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Doc Type:	Deed	Grantor:	The Commonwealth of Massachusetts, through its Adjutant General, acting under the authority of Chapter 695 of the Acts of 1974
Execution Date:	12/12/1974	Grantee:	Town of Bourne
Recorded Date:	11/8/1979	Comments:	OUTSALE – Conveys 51.4 acres of land consisting of the following 4 tracts: <u>PARCEL ONE</u> : 13.00 acres of land, more or less, in the Town of Bourne, Barnstable County, Massachusetts. M&B; <u>PARCEL TWO</u> : 10.00 acres of land, more or less, in the Town of Bourne, Barnstable County, Massachusetts. M&B; <u>PARCEL THREE</u> : 11.5 acres of land, more or less, in the Town of Bourne, Barnstable County, Massachusetts. M&B; and, <u>PARCEL FOUR</u> : 16.9 acres of land, more or less, in the Town of Bourne, Barnstable County, Massachusetts. M&B A/N: Said land shall be used for school purposes only and shall revert to and re-vest in the Commonwealth of Massachusetts whenever said land shall cease to be used for school purposes.
Book/Page:	3011/324		
Instrument #:			

Doc Type:	Department of the Air Force Consent Agreement No. DACA51-9-76-469 On Otis Air Force Base, Massachusetts	Grantor:	The Secretary of the Air Force
Execution Date:	9/27/1974	Grantee:	New Bedford Gas and Edison Light Company
Recorded Date:	5/3/1976	Comments:	Consents with conditions to the construction, reconstruction, replace....and removal of a line or lines of poles for the transmission and distribution supply of electric energy over and across strips of land of varying widths upon land in Bourne, Barnstable County, Massachusetts. A/N: Associated with easement in 1902/241.
Book/Page:	2332/56		
Instrument #:			

Doc Type:	Acts of 1974, Chapter 695	Grantor:	The General Court of Massachusetts
Execution Date:	8/2/1974	Grantee:	The Public
Recorded Date:	8/2/1974	Comments:	An Act directing the adjutant general to convey certain parcels of land in the Town of Bourne to said town. A/N: The approved date has been used as the executed date and recorded date for purposes of this entry. Referenced in 3011/324.
Page(s):	703, 704		
Instrument #:			

Doc Type:	Lease	Grantor:	The Commonwealth of Massachusetts
Execution Date:	7/1/1974	Grantee:	The United States of America
Recorded Date:	12/20/1974	Comments:	Leases the following:
Book/Page:	2132/209		

Instrument #:			<u>Parcel A</u> – 11,887.6 acres of land, more or less, lying in the Towns of Sandwich, Bourne, and Falmouth, Barnstable County, Massachusetts. Including the areas formerly covered in Lease Contract No. W-218-QM-1’85, dated August 15, 1940 as amended and Lease Contract No. W-1091-ENG-911, dated March 26, 1942. <u>Parcel B</u> – 6,431 acres of land, more or less, that portion of the Shawme State Forest, also known as the Shawme-Crowell State Forest, lying in the Towns of Sandwich and Bourne, Barnstable County, Tennessee. <u>Parcel C</u> – 1,090 acres of land, more or less, that portion of Shawme State Forest, also known as the Shawme-Crowell State Forest, which lies southwesterly of the new State Highway and Route 130 northeasterly of the north limit of that portion of Shawme State Forest which is included in Parcel B, Barnstable County, Tennessee. Formerly covered under a permit granted to the government in W19-016-ENG-795 dated April 20, 1949 as amended on July 22, 1949. <u>Parcel D</u> – 6.54 acres of land, in the Town of Sandwich, Barnstable County, Tennessee. <u>Parcel E</u> – Access Road – co-use: 2.65 acres of land, in the Town of Sandwich, Barnstable County, Massachusetts. The government shall have an easement and right of way over and across Parcel E to construct, maintain, operate....and/or remove an access road; the right to construct, maintain, repair....and/or remove underground water and sewerage lines, overhead pole lines and other utilities; <u>Parcel F</u> – Drainage – Easement – Right of Way: 7.82 acres of land, in the Town of Sandwich, Barnstable County, Massachusetts. The government shall have an easement and right of way over and across Parcel F for the location, construction, maintenance....and/or removal of a drainage system. <u>Parcel G</u> – Safety Easement - 2.33 acres of land in the Town of Sandwich, Barnstable County, Massachusetts. The easement and rights over Parcel G consist of the right to prohibit human habitation, the right to remove buildings presently or hereafter being used for human habitation; the right to prohibit gatherings of more than 25 persons; the right to post signage and the right of ingress and egress. Lease term beginning July 1, 1974 through June 30, 1975. This lease shall remain in force thereafter from year to year without further notice until June 30, 2016.
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Doc Type:	Easement		Grantor:	The Commonwealth of Massachusetts, acting by the Special Military Reservation Commission established by Chapter 196 of the Acts of 1935 and acting pursuant to the provisions of Chapter 344 of the Acts of 1936, Section 2 (c)
Execution Date:	6/11/1973		Grantee:	New Bedford Gas and Edison Light Company
Recorded Date:	7/19/1973		Comments:	Grants the perpetual and exclusive right and easement to construct, reconstruct, replace....and remove a line or lines of poles for the transmission and distribution supply of electric energy over and across strips of land of varying widths upon land in Bourne, Barnstable County, Massachusetts. M&B (ref. Plan No. 6870 and filed in 274/21) Also the perpetual and exclusive right and easement to construct, repair, replace...and to fence a parcel of land in Bourne aforesaid as an electric substation. M&B
Book/Page:	1902/241			
Instrument #:				

Doc Type:	Deed		Grantor:	The Commonwealth of Massachusetts, acting herein by the Special Military Reservation Commission, (established by section 1 of Chapter 196, Acts of 1935)
Execution Date:	11/20/1969		Grantee:	Dwight C. Arnold
Recorded Date:	12/8/1969		Comments:	OUTSALE – Conveys 2.2 acres of land, more or less, in the Town of Sandwich, Barnstable County, Massachusetts. M&B
Book/Page:	1457/718			
Instrument #:				

Doc Type:	Supplemental Agreement		Grantor:	The Commonwealth of Massachusetts
Execution Date:	6/28/1967		Grantee:	The United States of America
Recorded Date:	8/9/1967		Comments:	Lease Contract No. DA-19-016-ENG-6114. This supplemental agreement no. 8 is to redetermine the rental and the new consideration is to take effect July 1, 1966. The new rental consideration commencing July 1, 1966 through June 30, 1968 shall constitute the actual amount of the most recent reimbursement to the Towns of Bourne, Sandwich, Mashpee and Falmouth. A/N: Supplemental to Lease in 1035/88.
Book/Page:	1374/360			
Instrument #:				

Doc Type:	Department of the Air Force Consent Agreement on Otis Air Force Base, Massachusetts		Grantor:	The Secretary of the Air Force
Execution Date:	7/14/1966		Grantee:	Cape and Vineyard Electric Company
Recorded Date:	7/19/1966		Comments:	Consent is granted with conditions in the right and easement to construct, reconstruct, replace....and remove a line or lines for the transmission and distribution supply of electric energy over and across strips of land in Bourne, Barnstable County, Massachusetts. A/N: Associated with the easement in 1341/636.
Book/Page:	1341/916			
Instrument #:				

Doc Type:	Department of the Air Force Consent Agreement on Otis Air Force Base, Massachusetts		Grantor:	The Secretary of the Air Force
Execution Date:	7/14/1966		Grantee:	New Bedford Gas and Edison Light Company
Recorded Date:	7/19/1966		Comments:	Consent is granted with conditions in the right and easement to construct, reconstruct, replace....and remove a line or lines for the transmission and distribution supply of electric energy over and across three strips of land in Bourne, Barnstable County, Massachusetts. A/N: Associated with the easement in 1341/631.
Book/Page:	1341/912			
Instrument #:				

Doc Type:	Easement		Grantor:	The Commonwealth of Massachusetts, acting by the Special Military Reservation Commission established by Chapter 196 of the Acts of 1935 and acting pursuant to the provisions of Chapter 344 of the Acts of 1936, Section 2 (c)
Execution Date:	6/9/1966		Grantee:	Cape & Vineyard Electric Company
Recorded Date:	7/15/1966		Comments:	Grants the perpetual and exclusive right and easement to construct, reconstruct, replace....and remove a line or lines for the transmission and distribution supply of electric energy over and across strips of land in Bourne, Barnstable County, Massachusetts. M&B With the right to construct access roads.
Book/Page:	1341/636			
Instrument #:				

Doc Type:	Easement		Grantor:	The Commonwealth of Massachusetts, acting by the Special Military Reservation Commission established by Chapter 196 of the Acts of 1935 and acting pursuant to the provisions of Chapter 344 of the Acts of 1936, Section 2 (c)
Execution Date:	6/9/1966		Grantee:	New Bedford Gas and Edison Light Company
Recorded Date:	7/15/1966		Comments:	Grants the perpetual and exclusive right and easement to construct, reconstruct, replace....and remove a line or lines for the transmission and distribution supply of electric energy over and across three strips of land in Bourne, Barnstable County, Massachusetts. M&B
Book/Page:	1341/631			
Instrument #:				

Doc Type:	Supplemental Agreement		Grantor:	The Commonwealth of Massachusetts
Execution Date:	12/15/1965		Grantee:	The United States of America
Recorded Date:	8/9/1967		Comments:	Lease Contract No. DA-19-016-ENG-6114. This supplemental agreement no. 7 is to modify the lease for a reduction of 70 acres of land in the acreage of Parcel A, effective January 1, 1966. <u>Parcel A</u> – 12,018 acres of land, more or less, in the Towns of Sandwich, Bourne and Falmouth, Barnstable County, Massachusetts. A/N: Supplemental to Lease in 1035/88.
Book/Page:	1374/358			
Instrument #:				

Doc Type:	Deed	Grantor:	The Commonwealth of Massachusetts, acting herein by the Military Reservation Commission, by virtue of authority conferred by Section 1 of Chapter 665, Acts of 1955
Execution Date:	9/7/1965	Grantee:	Upper Cape Cod Regional Vocational Technical School District
Recorded Date:	12/15/1966	Comments:	OUTSALE – Conveys 28.986 acres of land, more or less, in the Town of Bourne, Barnstable County, Massachusetts. M&B
Book/Page:	1354/156		
Instrument #:			

Doc Type:	Easement	Grantor:	The Commonwealth of Massachusetts, acting by the Special Military Reservation Commission established by Chapter 196 of the Acts of 1935 and acting pursuant to the provisions of Chapter 344 of the Acts of 1936, Section 2 (c)
Execution Date:	6/28/1965	Grantee:	Buzzards Bay Gas Company, and Lowell Factors, Inc.
Recorded Date:	8/19/1965	Comments:	Grants the perpetual and exclusive 50 feet wide right and easement to construct, reconstruct, replace...and remove gas pipeline over and across a strip of land in the Town of Bourne, Barnstable County, Massachusetts. M&B
Book/Page:	1308/1190		
Instrument #:			

Doc Type:	Supplemental Agreement	Grantor:	The Commonwealth of Massachusetts
Execution Date:	6/16/1965	Grantee:	The United States of America
Recorded Date:	8/9/1967	Comments:	Lease Contract No. DA-19-016-ENG-6114. This supplemental agreement no. 6 is to modify the lease for a reduction of 26 acres of land in the acreage of Parcel B, effective July 1, 1965. <u>Parcel B</u> – 6,431 acres of land, more or less, being that portion of the Shawme State Forest, also known as the Shawme-Crowell State Forest, in the Towns of Sandwich and Bourne, Barnstable County, Massachusetts. A/N: Supplemental to Lease in 1035/88. This parcel was formerly covered by Lease Contract No. W-218-QM-1238 dated January 14, 1941.
Book/Page:	1374/356		
Instrument #:			

Doc Type:	Easement	Grantor:	The Commonwealth of Massachusetts, acting by the Special Military Reservation Commission established by Chapter 196 of the Acts of 1935 and acting pursuant to the provisions of Chapter 344 of the Acts of 1936, Section 2 (c)
Execution Date:	3/25/1965	Grantee:	Buzzards Bay Gas Company, and Lowell Factors, Inc.
Recorded Date:	5/6/1965	Comments:	Grants the perpetual and exclusive 50 feet wide right and easement to construct, reconstruct, replace...and remove gas pipeline over and across a strip of land in the Towns of Bourne and Sandwich, Barnstable County, Massachusetts. M&B Map attached.
Book/Page:	1296/1094		
Instrument #:			

Doc Type:	Easement	Grantor:	The Commonwealth of Massachusetts, acting by the Special Military Reservation Commission established by
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				Chapter 196 of the Acts of 1935 and acting pursuant to the provisions of Chapter 344 of the Acts of 1936, Section 2 (c)
Execution Date:	1/27/1965		Grantee:	Standard Transmission Corp.
Recorded Date:	2/5/1965		Comments:	Grants the perpetual and exclusive 40 feet wide right and easement to construct, reconstruct, replace....and remove a pipeline or lines over and across a strip of land in Sandwich, Barnstable County, Massachusetts. M&B
Book/Page:	1288/272			
Instrument #:				

Doc Type:	Easement		Grantor:	The Commonwealth of Massachusetts, acting by the Special Military Reservation Commission established by Chapter 196 of the Acts of 1935 and acting pursuant to the provisions of Chapter 344 of the Acts of 1936, Section 2 (c)
Execution Date:	7/6/1964		Grantee:	Cape & Vineyard Electric Company
Recorded Date:	8/26/1964		Comments:	Grants the perpetual and exclusive 100 feet wide right and easement to construct, reconstruct, replace....and remove a line or lines of poles for the transmission and distribution supply of electric energy over and across a strip of land in Bourne, Barnstable County, Massachusetts. M&B (ref. Plan 187/59)
Book/Page:	1267/462			
Instrument #:				

Doc Type:	Supplemental Agreement		Grantor:	The Commonwealth of Massachusetts
Execution Date:	9/30/1963		Grantee:	The United States of America
Recorded Date:	11/19/1963		Comments:	Lease Contract No. DA-19-016-ENG-6114. This supplemental agreement no. 4 is to modify the lease for a reduction of 30 acres of land in the acreage of Parcel A, to conform with the relocation of SH Route 28, effective as of October 1, 1963. <u>Parcel A</u> – 12,088 acres of land, more or less, in the Towns of Sandwich, Bourne and Falmouth, Barnstable County, Massachusetts. (ref. Plan 149/113) A/N: Supplemental to Lease in 1035/88.
Book/Page:	1227/34			
Instrument #:				

Doc Type:	Supplemental Agreement		Grantor:	The Commonwealth of Massachusetts
Execution Date:	10/10/1961		Grantee:	The United States of America
Recorded Date:	3/2/1962		Comments:	Lease Contract No. DA-19-016-ENG-6114. This supplemental agreement no. 3 is to modify the lease for a reduction of 6.55 acres of land in the acreage of Parcel A, effective as of October 10, 1961. <u>Parcel A</u> – 12,118 acres of land, more or less, in the Towns of Sandwich, Bourne and Falmouth, Barnstable County, Massachusetts. Map Attached. A/N: Supplemental to Lease in 1035/88.
Book/Page:	1148/364			
Instrument #:				

Doc Type:	Consent Agreement		Grantor:	The United States of America, acting by and through the Secretary of the Air Force
Execution Date:	8/14/1961		Grantee:	Cape & Vineyard Electric Company
Recorded Date:	8/30/1961		Comments:	Consents to with conditions the right and easement to construct, reconstruct, replace...and remove all the usual
Book/Page:	1126/453			
Instrument #:				

			fixtures, equipment and appurtenances necessary for the operation and maintenance of a substation to be used in connection with the transmission and distribution supply of electric energy over and across land in Bourne, Barnstable County, Massachusetts. A/N: Associated with the easement in 1093/329.
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Doc Type:	Easement	Grantor:	Commonwealth of Massachusetts acting by the Special Military Reservation Commission established by Chapter 196 of the Acts of 1935 and acting pursuant to the provisions of Chapter 344 of the Acts of 1936, Section 2 (c)
Execution Date:	7/29/1960	Grantee:	Cape & Vineyard Electric Company
Recorded Date:	10/13/1960	Comments:	Grants a perpetual and exclusive right and easement to construct, reconstruct, replace...and remove all the usual fixtures, equipment and appurtenances necessary for the operation and maintenance of a substation to be used in connection with the transmission and distribution supply of electric energy over and across 6.55 acres of land in Bourne, Barnstable County, Massachusetts. There is also granted the perpetual and exclusive right to erect and maintain a fence around the described parcel of land, together with a right of way from the premises to Frank Perkins Road to Route 28 for access to said parcel of land. M&B (ref. Plan 158/67)
Book/Page:	1093/329		
Instrument #:			

Doc Type:	Supplemental Agreement	Grantor:	The Commonwealth of Massachusetts
Execution Date:	10/9/1959	Grantee:	The United States of America
Recorded Date:	4/28/1960	Comments:	Lease Contract No. DA-19-016-ENG-6114. This supplemental agreement no. 2 includes additional land at Otis Air Force Base, Massachusetts. Parcel G is added to the leased premises. <u>Parcel G</u> – Safety Easement: 2.33 acres of land in the Town of Sandwich, Barnstable County, Massachusetts. The easement and rights over Parcel G consist of the right to prohibit human habitation, the right to remove buildings presently or hereafter being used for human habitation; the right to prohibit gatherings of more than 25 persons; the right to post signage and the right of ingress and egress. (ref. Plan 155/9) A/N: Supplemental to Lease in 1035/88.
Book/Page:	1075/397		
Instrument #:			

Doc Type:	Approval	Grantor:	The United States of America acting by and through the Secretary of the Air Force
Execution Date:	5/26/1959	Grantee:	Cape & Vineyard Electric Company
Recorded Date:	9/10/1959	Comments:	Consents to constructing and maintaining an electric transmission line or lines over and across the leases being part of the Military Reservation of the Commonwealth of Massachusetts and
Book/Page:	1053/488		
Instrument #:			

			part of the area formerly known as Shawme State Forest, in the Town of Bourne, Barnstable County, Massachusetts. Plan attached. A/N: Grantor herein has a leasehold estate in 6,457 acres of land being a portion of the subject property. (ref. 1041/426 and 575/173).
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Doc Type:	Supplemental Agreement	Grantor:	The Commonwealth of Massachusetts
Execution Date:	3/19/1959	Grantee:	The United States of America
Recorded Date:	7/30/1959	Comments:	Lease Contract No. DA-19-016-ENG-6114.
Book/Page:	1048/335		
Instrument #:			This supplemental agreement no. 1 includes additional land for the expansion of an existing access road and construction of a drainage system at Federal Government Expense at Otis Air Force Base, Massachusetts. Parcels E and F are added to the leased premises. <u>Parcel E</u> – Access Road – co-use: 2.65 acres of land, in the Town of Sandwich, Barnstable County, Massachusetts. The government shall have an easement and right of way over and across Parcel E to construct, maintain, operate....and/or remove an access road; the right to construct, maintain, repair....and/or remove underground water and sewerage lines, overhead pole lines and other utilities; <u>Parcel F</u> – Drainage – Easement – Right of Way: 7.82 acres of land, in the Town of Sandwich, Barnstable County, Massachusetts. The government shall have an easement and right of way over and across Parcel F for the location, construction, maintenance....and/or removal of a drainage system. (ref. Plan 149/113) A/N: Supplemental to Lease in 1035/88. Not part of the subject property as depicted on the Tax Map.

Doc Type:	Easement	Grantor:	Commonwealth of Massachusetts acting by the Special Military Reservation Commission established by Chapter 196 of the Acts of 1935 and acting pursuant to the provisions of Chapter 344 of the Acts of 1936, Section 2 (c)
Execution Date:	1/20/1959	Grantee:	Cape & Vineyard Electric Company
Recorded Date:	5/28/1959	Comments:	Grants the exclusive right and easement not over 150 feet in width for a term of 99 years to construct, reconstruct, repair, replace....a line or lines of poles for the transmission and distribution supply of electric energy under and upon two strips of land being part of the Military Reservation of the Commonwealth of Massachusetts and part of the area formerly known as Shawme State Forest, in the Town of Bourne, Barnstable County, Massachusetts. M&B
Book/Page:	1041/426		Also, another right of way being 100 feet in width. M&B
Instrument #:			Sketch attached

Doc Type:	Lease	Grantor:	The Commonwealth of Massachusetts
Execution Date:	8/15/1958	Grantee:	The United States of America
Recorded Date:	4/7/1959	Comments:	Lease Contract No. DA-19-016-ENG-6114.
Book/Page:	1035/88		Leases the following parcels of land: <u>PARCEL A</u> : 12,125 acres, more or less, in the Towns of Sandwich, Bourne and Falmouth, Barnstable County, Massachusetts. (ref. 569/505 and as amended Lease Contract W-1091 Eng 911 dated March 26, 1942); <u>PARCEL B</u> : 6,457 acres, more or less, being a portion of the Shawme State forest, also known as the Shawme-Crowell State Forest, in the Towns of Sandwich, Bourne, Barnstable County, Massachusetts. (ref. 575/173); and, <u>PARCEL C</u> : 1,090 acres, more or less, being a portion of Shawme State Forest, which lies southwesterly of the new State Highway and Route 130, in the Towns of Bourne and Sandwich, Barnstable County, Massachusetts. This parcel was covered under a permit granted to the government numbered W19-016-Eng-795 dated April 20, 1949 and amended on July 22, 1949. <u>Parcel D</u> : 6.54 acres, in the Town of Sandwich, Barnstable County, Massachusetts. (ref. Supplemental Agreement in 1048/335, 1075/397, Plan 147/41) The parcels are to be used for such military and other uses as the government may require. For the term beginning July 1, 1958 through June 30, 1959. The lease shall remain in force until June 30, 2016. Said Leases shall terminate as of June 30, 1958. (a) Contract no. 218 qm 1185 dated August 15, 1940, (b) Contract no. W218 qm1238 dated January 14, 1941, (c) Contract no. W1098 eng 911 dated March 26, 1942, (d) Contract No. W-19-016-eng-795 dated April 25, 1949, (e) Lease No. DA 19-016-Eng-2030 dated December 23, 1952 and any amendments thereto. A/N: Abstractor did not find item (c) or (d) filed of record.
Instrument #:			

Doc Type:	Project Map	Grantor:	The Commonwealth of Massachusetts
Execution Date:	6/1958	Grantee:	The Public
Recorded Date:	7/30/1959	Comments:	INCLUDED FOR INFORMATIONAL PUROSES
Book/Page:	149/113		Real Estate - Leased Areas belonging to Commonwealth of Massachusetts at Otis Air Force Base.
Instrument #:			A/N: Referenced in 1227/34 and 1048/335. Depicts the property known as Otis Air Force Base.

Doc Type:	Project Map	Grantor:	The Commonwealth of Massachusetts
Execution Date:	6/1958	Grantee:	The Public

Recorded Date:	4/7/1959		Comments:	INCLUDED FOR INFORMATIONAL PUROSES Real Estate - Leased Areas belonging to Commonwealth of Massachusetts at Otis Air Force Base. A/N: Referenced in 1035/88. Depicts the property known as Otis Air Force Base.
Book/Page:	147/41			
Instrument #:				

Doc Type:	Acts of 1956, Chapter 617		Grantor:	The General Court of Massachusetts
Execution Date:	8/7/1956		Grantee:	The Special Military Reservation Commission
Recorded Date:	8/7/1956		Comments:	An Act placing under the jurisdiction and control of the special military reservation commission 1,090 acres of land, more or less, in the Towns of Bourne and Sandwich, Barnstable County, being a portion of the Shawme State Forest, also known as the Shawme-Crowell State Forest. A/N: The approved date has been used as the executed date and recorded date for purposes of this entry.
Page(s):	537, 538			
Instrument #:				

Doc Type:	Acts of 1955, Chapter 665		Grantor:	The General Court of Massachusetts
Execution Date:	8/10/1955		Grantee:	The Public
Recorded Date:	8/10/1955		Comments:	An Act authorizing the Military Reservation Commission to sell or transfer certain land of the Commonwealth situated in Barnstable County. A/N: The approved date has been used as the executed date and recorded date for purposes of this entry. Referenced in 2285/67 and 1354/156.
Page(s):	589, 590			
Instrument #:				

Doc Type:	Easement		Grantor:	The Commonwealth of Massachusetts, acting by the Military Reservation Commission
Execution Date:	2/1/1954		Grantee:	Barnstable Associates, Inc., and Buzzards Bay Gas Company
Recorded Date:	5/31/1957		Comments:	Grants an easement for the purpose of installing, operating and maintaining a gas pipeline upon, over and across the Military Reservation (Camp Edwards) in Barnstable County, Massachusetts. The duration of the rights and easement shall be for a period of 99 years from the date hereof. Subject to the lease in 569/505.
Book/Page:	975/46			
Instrument #:				

Doc Type:	Land Lease		Grantor:	Commonwealth of Massachusetts
Execution Date:	12/23/1952		Grantee:	The United States of America
Recorded Date:	3/20/1953		Comments:	Lease Contract No. DA-19-016-ENG-2030. Leases 6.54 acres, in the Town of Falmouth, Barnstable County, Massachusetts. To be used for the following purpose: Railroad Spur Track and for such other uses as the government may require. For the term beginning December 23, 1952 through June 30, 1953. The lease shall remain in force until June 30, 1966.
Book/Page:	837/84			
Instrument #:				

Doc Type:	Approval		Grantor:	The United States of America
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Execution Date:	2/19/1951		Grantee:	Cape & Vineyard Electric Company
Recorded Date:	3/8/1951		Comments:	Consents to the construction and maintenance of an electric transmission line or lines over and across the leases and the United States Government railroad line from North Falmouth to Camp Edwards Military Reservation. A/N: Grantor herein has a leasehold estate in 6,457 acres of land being a portion of the subject property. Referenced in 575/173 and 569/505.
Book/Page:	778/6			
Instrument #:				

Doc Type:	Grant of Location for Telephone Line upon, over and under Military Reservation pursuant to Massachusetts Acts of 1936, Chapter 344, Section 2 (c)		Grantor:	The Special Military Reservation Commission of the Commonwealth of Massachusetts in pursuance of Massachusetts Acts of 1936, Chapter 344, Section 2 (c)
Execution Date:	11/1/1950		Grantee:	New England Telephone and Telegraph Company
Recorded Date:	1/25/1951		Comments:	Grants the right to construct, operate and maintain a repeater station building, approximately 9' x 14' with the necessary apparatus for the purpose of transmission of intelligence by electricity upon, under and over the Military Reservation in the Town of Sandwich, Barnstable County, Massachusetts. M&B (Plan in 97/31) A/N: This right is supplementary to the right granted under instrument dated 12/15/1936 in 521/573.
Book/Page:	775/86			
Instrument #:				

Doc Type:	Easement		Grantor:	The Commonwealth of Massachusetts acting by the Special Military Reservation Commission established by Chapter 196 of the Actos of 1935 and acting pursuant to the provisions of Chapter 344 of the Acts of 1936, Section 2 (c)
Execution Date:	8/31/1950		Grantee:	Cape & Vineyard Electric Company
Recorded Date:	10/11/1950		Comments:	Grants a perpetual and exclusive 150 feet wide right and easement to construct, reconstruct, repair, replace....and remove a line or lines of poles and appurtenances for the transmission and distribution supply of electric energy for light, heat, power, telephone, telegraph over and across a part of the Military Reservation of the Commonwealth of Massachusetts and a part of the area formerly of Shawme State Forest in the Town of Bourne, Barnstable County, Massachusetts. M&B Also grants a perpetual and exclusive right and easement to construct, reconstruct, replace, repair....for the operation and maintenance of a substation or switching structure or station to be used in connection with the transmission and the distribution supply of electric energy upon a tract of land of the Military Reservation in Bourne, Barnstable County, Massachusetts. M&B There is granted as appurtenant to the easement in the above described parcel
Book/Page:	765/540			
Instrument #:				

				the right to erect and maintain a fence around the above parcel of land. (ref. Plan 95/109)
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Doc Type:	Deed		Grantor:	John B. Freeman, married to Lizzie M. Freeman, individually and as administrator cum testamento annexo of James Freeman and as administrator cum testamento annexo of Mary L. Freeman, Andrew W. Freeman, a widower and not remarried, Benjamin Freeman, married to Carmen E. Freeman, James L. Freeman, married to Dorothy B. Freeman, Charlotte Freeman, single and unmarried, Katherine C. Freeman, Marguerite H. Freeman, Kathryn Freeman Dawson, married to Rober M. Dawson, Clara Freeman, James S. Freeman, married to Elizabeth Freeman, and James Freeman Wilmeth, married to Charlotte Wilmeth
Execution Date:	4/8/1945		Grantee:	Commonwealth of Massachusetts
Recorded Date:	9/27/1945		Comments:	Conveys 350 acres of land, more or less, in Bourne, Barnstable County, Massachusetts. (Plan Book 54/35, 515/44, 514/127, 515/45) The parcel is situated within the area taken by the Commonwealth of Massachusetts Military Reservation Commission by Taking #2 in 514/127. It is the intent of the grantor to include all of the land in the Town of Bourne and interests which the grantor holds title. A/N: Spouses release all rights of Dower, Homestead, Curtesy and other interests therein.
Book/Page:	632/516			
Instrument #:				

Doc Type:	Deed		Grantor:	Joseph Petrowsky, being married
Execution Date:	5/8/1945		Grantee:	Commonwealth of Massachusetts
Recorded Date:	6/11/1945		Comments:	Conveys 10.95 acres of land, more or less, being Lots 9 and 10, Barnstable County, Massachusetts. M&B (ref. 515/44, 514/127, 515/45) The parcel is situated within the area taken by the Commonwealth of Massachusetts Military Reservation Commission by Taking #2 in 514/127. It is the intent of the grantor to include all of the land in the Town of Bourne and interests which the grantor holds title. A/N: Irene Petrowsky, wife of grantor, releases all rights of dower and homestead.
Book/Page:	628/465			
Instrument #:				

Doc Type:	Deed		Grantor:	Elisabeth R. Wing, sometimes called Elizabeth R. Wing, a widow
Execution Date:	7/1/1942		Grantee:	Commonwealth of Massachusetts
Recorded Date:	8/24/1942		Comments:	Conveys land in Bourne, being the 28 th Woodlot in the Second Division of Sandwich Wood Lots, Barnstable County, Massachusetts. (ref. 515/44, 514/127, 515/45, 524/451) Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. It is the intent of the grantor to include all of the land in the
Book/Page:	595/105			
Instrument #:				

				Towns of Bourne and Sandwich and interests which the grantor holds title.
Doc Type:	Acts of 1941, Chapter 20		Grantor:	The General Court of Massachusetts
Execution Date:	2/19/1941		Grantee:	The Public
Recorded Date:	2/19/1941		Comments:	An Act providing for the appointment of a general officer of the land forces to act as an associate commissioner of the Special Military Reservation Commission in certain cases. A/N: The approved date has been used as the executed date and recorded date for purposes of this entry. Referenced in 2429/67 and 2285/67.
Page(s):	23			
Instrument #:				
Doc Type:	Lease		Grantor:	Commonwealth of Massachusetts
Execution Date:	1/14/1941		Grantee:	The United States of America
Recorded Date:	1/29/1941		Comments:	Contract no. W-218-QM-1238 Leases 6,457 acres of land, more or less, lying in the Towns of Sandwich and Bourne, Barnstable County, Massachusetts for Military reservation and training ground. Lease begins January 15, 1941 and ends June 30, 1941. Provided that no renewal thereof shall extend the period of occupancy of the premises beyond June 30, 1966. (ref. Consent in 778/6, Plan in 64/31, Supplemental Agreements in 1374/356, 1374/358 and 1374/360)
Book/Page:	575/173			
Instrument #:				
Doc Type:	Acts of 1941, Chapter 5		Grantor:	The General Court of Massachusetts
Execution Date:	1/14/1941		Grantee:	The Special Military Reservation Commission
Recorded Date:	1/14/1941		Comments:	An Act placing under the jurisdiction and control of the special military reservation commission a portion of the Shawme State Forest, also known as the Shawme-Crowell State Forest. M&B A/N: The approved date has been used as the executed date and recorded date for purposes of this entry.
Page(s):	4, 5			
Instrument #:				
Doc Type:	Lease		Grantor:	Commonwealth of Massachusetts
Execution Date:	8/15/1940		Grantee:	The United States of America
Recorded Date:	8/23/1940		Comments:	Contract No. W-218-QM-1185; as amended Contract No. W-1091-ENG-911 dated March 26, 1942 Leases 12,000 acres of land, more or less, lying in the Towns of Sandwich, Bourne and Falmouth, Barnstable County, Massachusetts for campsite and training ground purposes. Lease begins August 15, 1940 and ends June 30, 1941. Provided that no renewal thereof shall extend the period of occupancy of the premises beyond June 30, 1966. (ref. Consent in 778/6, Plan in 63/35)
Book/Page:	569/505			
Instrument #:				
Doc Type:	Deed		Grantor:	Edith Heywood and Seth Heywood Jr. both unmarried, and Barbara H. Field, married to B. Rush Field

Execution Date:	10/2/1939		Grantee:	Commonwealth of Massachusetts as a part of the Military Reservation located in Barnstable County
Recorded Date:	10/19/1939		Comments:	Conveys Lots 4 and 4A, in Mashpee, Barnstable County, Massachusetts. M&B (ref. Plan 9372-A) A/N: B. Rush Field, husband of grantor, releases to grantee all rights of tenancy by the curtesy.
Book/Page:				
Document #:	11532-1			

Doc Type:	Deed		Grantor:	Gertrude Collins, unmarried; R. Belknap Collins, and Eleanor C. Handal, unmarried, sole surviving heir and devisee of David Collins and Marion S. Collins, both deceased
Execution Date:	8/23/1939		Grantee:	Commonwealth of Massachusetts
Recorded Date:	12/14/1939		Comments:	Conveys 73.00 acres of land, more or less, formerly called the Half-way Pond Lot, Barnstable County, Massachusetts. (ref. 515/44, 514/127, 515/45, 524/451) Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. It is the intent of the grantor to include all of the land in the Towns of Bourne and Sandwich and interests which the grantor holds title. A/N: Linnell F. Collins, wife of grantor, R. Belknap Collins, releases to grantee all rights of dower and homestead.
Book/Page:	561/81			
Instrument #:				

Doc Type:	Deed		Grantor:	Nellie R. Hammond, being unmarried
Execution Date:	7/8/1939		Grantee:	Commonwealth of Massachusetts
Recorded Date:	8/8/1939		Comments:	Conveys land in the Town of Sandwich, called and known as Snake Pond Sheep Pasture Lot No. 19, Barnstable County, Massachusetts. (ref. 515/44, 514/127, 515/45, 524/451) Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. It is the intent of the grantor to include all of the land in the Towns of Bourne and Sandwich and interests which the grantor holds title.
Book/Page:	555/466			
Instrument #:				

Doc Type:	Deed		Grantor:	Coonamesett Ranch Company
Execution Date:	11/25/1938		Grantee:	Commonwealth of Massachusetts
Recorded Date:	3/27/1939		Comments:	Conveys 1.38 acres of land, more or less, being a portion of Pocasset Sandwich Road Lot and Water Hole Lot, Barnstable County, Massachusetts. A/N: Grantors conveyed additional land in 518/124 and 538/278.
Book/Page:	550/117			
Instrument #:				

Doc Type:	Grant of Location for Electric Transmission Lines upon, over and under Military Reservation pursuant to Massachusetts Acts of 1936, Chapter 344, Section 2 (C)		Grantor:	The Special Military Reservation Commission of the Commonwealth of Massachusetts
Execution Date:	5/18/1938		Grantee:	Cape & Vineyard Electric Company
Recorded Date:	1/16/1939		Comments:	Grants a 90 feet wide right to lay, construct, reconstruct...and maintain a
Book/Page:	548/4			

Instrument #:				sub-station and a line or lines of poles and appurtenances for the purpose of transmission and/or distribution of electric current for light, heat, power, telephone, telegraph or any other purpose over and across the Massachusetts Military Reservation in the Towns of Sandwich, Bourne, and Falmouth, Barnstable County, Massachusetts. (ref. Plan 59/9)
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Doc Type:	Deed		Grantor:	Coonamesett Ranch Company
Execution Date:	1/13/1938		Grantee:	Commonwealth of Massachusetts
Recorded Date:	4/21/1938		Comments:	Conveys 2.75 acres of land, more or less, being a portion of Pocasset Sandwich Lot and Water Hole Lot, Barnstable County, Massachusetts. A/N: Grantors conveyed additional land in 518/124.
Book/Page:	538/278			
Instrument #:				

Doc Type:	Deed		Grantor:	Mary Z. Reed, widow
Execution Date:	12/30/1937		Grantee:	Commonwealth of Massachusetts
Recorded Date:	2/21/1938		Comments:	Conveys 12.00 acres of land, more or less, in Bourne, Barnstable County, Massachusetts. Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935.
Book/Page:	535/516			
Instrument #:				

Doc Type:	Deed		Grantor:	John P. Sylvia, Jr. Administrator of the Estate of Samuel A. Jones
Execution Date:	8/14/1937		Grantee:	Commonwealth of Massachusetts
Recorded Date:	9/10/1937		Comments:	INCLUDED FOR INFORMATIONAL PURPOSES Conveys 25 acres of land, more or less, in the Town of Mashpee, Barnstable County, Massachusetts. A/N: Conveyance does not reference the Military Reservation.
Book/Page:	530/365			
Instrument #:				

Doc Type:	Deed		Grantor:	George E Swift, being married
Execution Date:	7/3/1937		Grantee:	Commonwealth of Massachusetts
Recorded Date:	8/26/1937		Comments:	Conveys 19 acres of land, more or less, Barnstable County, Massachusetts. (ref. 515/44, 514/127, 515/45) The greater part of said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. It is the intent of the grantor to include all of the land in the Towns of Bourne and Sandwich and interests which the grantor holds title. A/N: Annie C. Swift, wife of grantor, releases to grantee all rights of dower and homestead.
Book/Page:	529/241			
Instrument #:				

Doc Type:	Deed		Grantor:	Frederick Warner Fuller, Administrator with the will annexed of the Estate of Thomas Andrew Fuller, late of Bourne
Execution Date:	7/1/1937		Grantee:	Commonwealth of Massachusetts
Recorded Date:	8/12/1937		Comments:	INCLUDED FOR INFORMATIONAL PURPOSES Conveys land consisting of the following 2 tracts:
Book/Page:	530/125			
Instrument #:				

				<u>PARCEL 1</u>: land in the Town of Bourne, Barnstable County, Massachusetts. (bounded easterly by Route 28); and, <u>PARCEL 2</u>: 33 acres of land, more or less, being about 2/3rd of the Tupper Woodlot, Barnstable County, Massachusetts. A/N: Conveyance does not reference the Military Reservation.
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Doc Type:	Deed		Grantor:	Frederick Warner Fuller, Administrator with the will annexed of the Estate of Thomas Andrew Fuller, late of Bourne
Execution Date:	7/1/1937		Grantee:	Commonwealth of Massachusetts
Recorded Date:	8/12/1937		Comments:	INCLUDED FOR INFORMATIONAL PURPOSES Conveys land in the town of Bourne, Barnstable County, Massachusetts. Vague description – easterly boundary is Route 28. A/N: Conveyance does not reference the Military Reservation.
Book/Page:	530/124			
Instrument #:				

Doc Type:	Deed		Grantor:	Tristram C. Phinney
Execution Date:	6/23/1937		Grantee:	Commonwealth of Massachusetts
Recorded Date:	8/27/1937		Comments:	Conveys 7.5 acres of land, more or less, above the Megansett Way, Barnstable County, Massachusetts. Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. A/N: Flora N. Phinney, wife of grantor, releases to grantee all rights of dower and homestead.
Book/Page:	529/244			
Instrument #:				

Doc Type:	Deed		Grantor:	Isabel F. Lombard
Execution Date:	4/30/1937		Grantee:	Commonwealth of Massachusetts
Recorded Date:	7/19/1937		Comments:	Conveys land in the Town of Sandwich, County of Barnstable, Massachusetts, bounded and described as follows: Starting at a point in the Falmouth Sandwich Road near Howard Road at Old Stone Bound 3 thence bearing North 26 degrees 19’ 22” West 7201.29 feet to a Concrete Land Court Bound. Thence bearing North 40 degrees 47’ 5” East 5068.60 feet to a Concrete Land Court Bound on the south side of the Pocasset or Snake Pond Road on the south line of the road as laid out by Frederic O. Smith C. E. Nov. 1918 as a County Road. Thence north westerly along Pocasset or Sanke Pond Road, as so laid out, about Three Thousand two hundred and ten feet (3210 feet) to Turpentine Road. Thence south westerly on Turpentine Road about Eight Thousand three hundred and twelve feet (8312 feet) to Old Stone Bound 17. Thence south 49 degrees, 12’ 55” East 10202.28 feet to the point of beginning. (ref. Lot A on Plan 6139B)
Book/Page:				
Document #:	9570-1			

Doc Type:	Deed		Grantor:	Henry R Stevens, being married
Execution Date:	4/27/1937		Grantee:	Commonwealth of Massachusetts
Recorded Date:	8/27/1937		Comments:	

Book/Page:	529/245			Conveys 12.00 acres of land, more or less, in Bourne, Barnstable County, Massachusetts.
Instrument #:				Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935.
				A/N: Frances B. Stevens, wife of grantor, releases to grantee all rights of dower and homestead.
				Same property conveyed in 529/244.

Doc Type:	Deed		Grantor:	Helen S. Stevens, being unmarried
Execution Date:	4/27/1937		Grantee:	Commonwealth of Massachusetts
Recorded Date:	8/27/1937		Comments:	Conveys 12.00 acres of land, more or less, in Bourne, Barnstable County, Massachusetts.
Book/Page:	529/244			Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935.
Instrument #:				

Doc Type:	Deed		Grantor:	John G. Lewis and Marion W. Lewis, husband and wife, as tenants by the entirety
Execution Date:	4/26/1937		Grantee:	Commonwealth of Massachusetts
Recorded Date:	7/16/1937		Comments:	Conveys 3.43 acres of land, more or less, in Cataumet, Barnstable County, Massachusetts. M&B
Book/Page:	529/91			Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935.
Instrument #:				

Doc Type:	Deed		Grantor:	Bertha B. Holmes, as conservator for Clara A. Luce (formerly Clara Belle Allen)
Execution Date:	3/29/1937		Grantee:	Commonwealth of Massachusetts
Recorded Date:	4/28/1938		Comments:	Conveys land consisting of the following 3 tracts:
Book/Page:	538/416			<u>First</u> : Land described as the Thirteenth Opening Pond Sheep Pasture Lot, Barnstable County, Massachusetts;
Instrument #:				<u>Second</u> : Land being the southerly half of the One Hundred and Forty Second Woodlot of the First Division, Barnstable County, Massachusetts; and,
				<u>Third</u> : The land that lies east of Route 28 and included also about 165.5 acres, Barnstable County, Massachusetts.
				Grantor includes all of the land within the town of Bourne to which Clara A. Luce holds any title that lies within the exterior boundaries of the Military Reservation as said boundaries have been determined and defined in three Order of Taking in 515/44, 514/127, 515/45.

Doc Type:	Deed		Grantor:	The First National Bank of Boston and John Hall Jones, Trustees under the will of Alice Tobey Jones, late of Wareham
Execution Date:	1/30/1937		Grantee:	Commonwealth of Massachusetts
Recorded Date:	2/24/1937		Comments:	Conveys 394 acres and 40 square rods consisting of the following 2 tracts:
Book/Page:	525/122			
Instrument #:				

				<u>FIRST</u>: 56 acres and 40 square rods, more or less, being the westerly one-half of the First Opening Pond Sheep Pasture Lot, Barnstable County, Massachusetts; and, <u>SECOND</u>: 338 acres of land, more or less, including the 24th and 25th Woodlots of the Second or last Division and the 143rd Woodlot of the First Division, Barnstable County, Massachusetts. (ref. 515/44, 514/127, 515/45) Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. It is the intent of the grantor to include all of the land in the Towns of Bourne and Sandwich and interests which the grantor holds title.
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Doc Type:	Commonwealth of Massachusetts Military Reservation Commission Taking No. 5		Grantor:	William I. Rose, the Adjutant General, Chairman of said Commission, and Daniel Needham, the Commanding General of the Twenty-sixth Division, Massachusetts National Guard, and James G. Rivers, the State Quartermaster, Associate Commissioners of said Military Reservation Commission, acting for said Commonwealth of Massachusetts
Execution Date:	12/30/1936		Grantee:	The Public
Recorded Date:	1/5/1937		Comments:	By virtue of the power and authority conferred upon us by Chapter 196 of the Acts of 1935, and by the General Laws as referred to therein, for the purpose of constructing and maintaining said military reservation, do hereby take, in fee, in the name and behalf of the Commonwealth of Massachusetts, the following: Beginning at the Northeastern corner of the land hereby taken at the Northwestern corner of the land heretofore taken for the military reservation by Taking No. 2, recorded on September 30, 1925, with Barnstable Deeds, Book 514, Page 127, and running in a generally southerly direction along the Western boundary of the said Military Reservation described in said Taking to land formerly of Bertha A. Bourne, and conveyed by her to the said Commonwealth by deed dated August 13, 1936, recorded with said Deeds, Book 522, Page 268; Thence turning und running in a Westerly direction along the Northerly boundary of the land conveyed to the Commonwealth by said Bertha A. Bourne by said last mentioned deed to the Northwestern corner of the land conveyed thereby; Thence turning and running in a generally Northerly direction along the Western boundary of land conveyed by Tryphosa F. Eldridge to Andrew G. Eldridge by deed dated January 28, 1908, and recorded with said Deeds, Book 286, Page 499, to the Northwestern corner of said land and to the Southwestern corner of the land
Book/Page:	524/451			
Instrument #:				

			conveyed by Reuben Collins to David Collins, Reuben Collins, Jr., and Abram W. Collins, by deed dated July 2, 1864, and recorded with said Deeds, Book 84, Page 534; Thence continuing in a generally Northerly direction along the Western boundary of said last mentioned land to the Northwesterly corner thereof and to the Southwesterly corner of land conveyed by Charles Corliss to Isaac Stevens, dated January 28, 1848, and recorded with said Deeds, Book 46, Page 125; Thence continuing in a generally Northerly direction along the Western boundary of said last mentioned land to the Northwesterly corner thereof and to the Southwesterly corner of land conveyed by Ephraim Ellis to Gershom Ellis, dated October 22, 1811, and recorded with said Deeds, Sandwich Book 3, Page 119; Thence continuing in a generally Northerly direction along the Western boundary of said last mentioned land to the Southern edge of the right-of-way conveyed by Arabella T. Parker to the Southern Massachusetts Telephone Company by instrument dated May 17, 1913, and recorded with said Deeds, Book 324, Page 326; Thence turning and running in a generally Easterly direction along the Southern boundary of the land granted by said last mentioned instrument to the point of beginning.
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Doc Type:	Deed		Grantor:	Bertha B. Holmes, wife of Jonathan H. Holmes
Execution Date:	12/29/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	4/28/1938		Comments:	Conveys land consisting of the following 3 tracts: <u>First</u> : Land described as the Thirteenth Opening Pond Sheep Pasture Lot, Barnstable County, Massachusetts; <u>Second</u> : Land being the southerly half of the One Hundred and Forty Second Woodlot of the First Division, Barnstable County, Massachusetts; and, <u>Third</u> : The land that lies east of Route 28 and included also about 165.5 acres, Barnstable County, Massachusetts. Grantor includes all of the land within the town of Bourne to which she holds any title that lies within the exterior boundaries of the Military Reservation as said boundaries have been determined and defined in three Order of Taking in 515/44, 514/127, 515/45. Same property conveyed in 538/416, 538/417 and 538/419. A/N: Jonathan H. Holmes, husband of grantor, releases to grantee all rights of tenancy by the curtesy.
Book/Page:	538/420			
Instrument #:				

Doc Type:	Deed		Grantor:	James S. H. Allen
Execution Date:	12/29/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	4/28/1938		Comments:	Conveys land consisting of the following 3 tracts:
Book/Page:	538/419			
Instrument #:				

			<u>First:</u> Land described as the Thirteenth Opening Pond Sheep Pasture Lot, Barnstable County, Massachusetts; <u>Second:</u> Land being the southerly half of the One Hundred and Forty Second Woodlot of the First Division, Barnstable County, Massachusetts; and, <u>Third:</u> The land that lies east of Route 28 and included also about 165.5 acres, Barnstable County, Massachusetts. Grantor includes all of the land within the town of Bourne to which he holds any title that lies within the exterior boundaries of the Military Reservation as said boundaries have been determined and defined in three Order of Taking in 515/44, 514/127, 515/45. Same property conveyed in 538/416 and 538/417. A/N: Nellie G. Allen, wife of grantor, releases to grantee all rights of dower and homestead.
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Doc Type:	Deed	Grantor:	Florence S. Belmont (formerly Florence S. Swansey)
Execution Date:	12/29/1936	Grantee:	Commonwealth of Massachusetts
Recorded Date:	4/28/1938	Comments:	Conveys land consisting of the following 3 tracts: <u>First:</u> Land described as the Thirteenth Opening Pond Sheep Pasture Lot, Barnstable County, Massachusetts; <u>Second:</u> Land being the southerly half of the One Hundred and Forty Second Woodlot of the First Division, Barnstable County, Massachusetts; and, <u>Third:</u> The land that lies east of Route 28 and included also about 165.5 acres, Barnstable County, Massachusetts. Grantor includes all of the land within the town of Bourne to which she holds any title that lies within the exterior boundaries of the Military Reservation as said boundaries have been determined and defined in three Order of Taking in 515/44, 514/127, 515/45. Same property conveyed in 538/416.
Book/Page:	538/417		
Instrument #:			

Doc Type:	Deed	Grantor:	Robert S. Handy
Execution Date:	12/19/1936	Grantee:	Commonwealth of Massachusetts
Recorded Date:	1/8/1937	Comments:	Conveys a tract of land, known as a part of Lot 139 th Woodlot of the First Division, Barnstable County, Massachusetts. Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. A/N: Mary C. Handy, wife of grantor, releases to grantee all rights of dower and homestead.
Book/Page:	524/477		
Instrument #:			

Doc Type:	Grant of Location for Telephone Lines upon, over and under Military Reservation pursuant to Massachusetts Acts of	Grantor:	The Special Military Reservation Commission of the Commonwealth of Massachusetts, in pursuance of Massachusetts Acts of 1936, Chapter 344, Section 2(C)
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	1936, Chapter 344, Section 2(C)			
Execution Date:	12/15/1936		Grantee:	New England Telephone and Telegraph Company
Recorded Date:	1/6/1937		Comments:	Grants a 30 feet wide right to lay, construct, reconstruct...and maintain lines of telephone and telegraph over and across land in the towns of Sandwich, Bourne, Falmouth and Mashpee, Barnstable County, Massachusetts. M&B
Book/Page:	521/573			
Instrument #:				

Doc Type:	Deed		Grantor:	Henry B. L. Dimmick
Execution Date:	12/14/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	8/12/1937		Comments:	Conveys land consisting of the following 2 tracts: <u>Parcel 1</u> : westerly by the easterly boundary of Route 28, Barnstable County, Massachusetts; <u>Parcel 2</u> : 33 acres of land, more or less, being about 2/3 of the Tupper Woodlot, Barnstable County, Massachusetts. (ref. 515/44, 514/127, 515/45) That part of the land hereby conveyed which lies east of a line three hundred feet east of the easterly boundary of Route 28, and parallel therewith, was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission. Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. It is the intent of the grantor to include all of the land in the Towns of Bourne and Sandwich and interests which the grantor holds title. A/N: Elisabeth B. C. Dimmick, wife of grantor, releases to grantee all rights of dower and homestead.
Book/Page:	530/123			
Instrument #:				

Doc Type:	Deed		Grantor:	Robert S. Handy, being married
Execution Date:	12/14/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	1/8/1937		Comments:	Conveys land consisting of the following 4 tracts: <u>Parcel 1</u> : 30.00 acres of land, more or less, known as the Lewis Lot, Barnstable County, Massachusetts; <u>Parcel 2</u> : a tract of land, known as the Job Handy Woodlot, Barnstable County, Massachusetts; <u>Parcel 3</u> : a tract of land, known as the Paul Handy Lot, Barnstable County, Massachusetts; and, <u>Parcel 4</u> : a tract of land, known as the middle one-third part of the 137 th Woodlot of the First Division, Barnstable County, Massachusetts. (ref. 515/44, 514/127, 515/45) Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. It is the intent of the grantor to include all of the land in the Towns of Bourne and Sandwich and interests which the grantor holds title.
Book/Page:	525/1			
Instrument #:				

				A/N: Mary C. Handy, wife of grantor, releases to grantee all rights of dower and homestead.
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Doc Type:	Deed		Grantor:	Herbert N. Swift
Execution Date:	12/10/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	1/8/1937		Comments:	Conveys 83.00 acres of land, more or less, lying east of Cataumet Village, Barnstable County, Massachusetts. Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. A/N: Margaret A. Swift, wife of grantor, releases to grantee all rights of dower and homestead.
Book/Page:	521/600			
Instrument #:				

Doc Type:	Deed		Grantor:	Herbert N. Swift
Execution Date:	12/10/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	1/8/1937		Comments:	Conveys 77.00 acres of land, more or less, lying east of Cataumet Village, Barnstable County, Massachusetts. Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. A/N: Margaret A. Swift, wife of grantor, releases to grantee all rights of dower and homestead.
Book/Page:	521/599			
Instrument #:				

Doc Type:	Deed		Grantor:	Herbert N. Swift
Execution Date:	12/10/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	1/8/1937		Comments:	Conveys 20.00 acres of land, more or less, known as the Jonathan Handy Lot, Barnstable County, Massachusetts. (ref. 515/44, 514/127, 515/45) Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. It is the intent of the grantor to include all of the land in the Towns of Bourne and Sandwich and interests which the grantor holds title. A/N: Margaret A. Swift, wife of grantor, releases to grantee all rights of dower and homestead.
Book/Page:	521/598			
Instrument #:				

Doc Type:	Deed		Grantor:	Harriet A. Bennett, being unmarried
Execution Date:	12/10/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	12/16/1936		Comments:	Conveys a tract of land, in Pocasset, Barnstable County, Massachusetts. (ref. 515/44, 514/127, 515/45) Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. It is the intent of the grantor to include all of the land in the Town of Bourne and interests which the grantor holds title.
Book/Page:	521/412			
Instrument #:				

Doc Type:	Deed		Grantor:	Susan D. Phinney, being unmarried
Execution Date:	12/8/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	7/16/1937		Comments:	Conveys all the land she owns east of Route 28 and adjoining the Military
Book/Page:	529/92			

Instrument #:				Reservation, in Bourne, Barnstable County, Massachusetts.
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Doc Type:	Deed		Grantor:	Susan D. Phinney, being unmarried
Execution Date:	12/8/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	7/16/1937		Comments:	Conveys all the land she owns east of Route 28 and adjoining the Military Reservation, in Bourne, Barnstable County, Massachusetts.
Book/Page:	529/91			
Instrument #:				

Doc Type:	Deed		Grantor:	Willis J Young, being married
Execution Date:	12/7/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	8/26/1937		Comments:	Conveys all the land I own east of Route 28, Barnstable County, Massachusetts. M&B (ref. 515/44, 514/127, 515/45) It is the intent of the grantor to include all of the land in the Towns of Bourne and Sandwich and interests which the grantor holds title. A/N: Mary Young, wife of grantor, releases to grantee all rights of dower and homestead.
Book/Page:	529/240			
Instrument #:				

Doc Type:	Deed		Grantor:	Francis D. Hall and Gustavus F. Hall
Execution Date:	10/5/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	10/29/1936		Comments:	Conveys 43 acres, 2 quarters and 32 rods, Barnstable County, Massachusetts. M&B (ref. 515/44, 514/127, 515/45) Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. It is the intent of the grantor to include all of the land in the Towns of Bourne and Sandwich and interests which the grantor holds title. SUBJECT TO: 1) EA in 439/264. A/N: Ida T. Hall, wife of Francis D. Hall, releases to grantee all rights of dower and homestead; and Ruby R. Hall, wife of Gustavus F. Hall, releases to grantee all rights of dower and homestead.
Book/Page:	521/286			
Instrument #:				

Doc Type:	Deed		Grantor:	David E. Thompson, being married
Execution Date:	9/15/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	9/28/1936		Comments:	Conveys 35 acres of land, more or less, a woodlot situated to the east of Cataumet Village, Barnstable County, Massachusetts. (ref. 515/44, 514/127, 515/45) Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. It is the intent of the grantor to include all of the land in the Towns of Bourne and Sandwich and interests which the grantor holds title. A/N: Ann M. Thompson, wife of grantor, releases to grantee all rights of dower and homestead.
Book/Page:	522/402			
Instrument #:				

Doc Type:	Deed		Grantor:	Edna M. Prime, formerly Edna M. Harbroe
Execution Date:	9/11/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	10/29/1936		Comments:	

Book/Page:	524/12			Conveys 32.8 acres of land, more or less, being the northeasterly half of the woodlot known as the Turnpike Lot, Barnstable County, Massachusetts. (ref. 515/44, 514/127, 515/45)
Instrument #:				It is the intent of the grantor to include all of the land in the Towns of Bourne and Sandwich and interests which the grantor holds title. A/N: Ira A. Prime, husband of grantor, releases to grantee all rights of curtesy.

Doc Type:	Deed		Grantor:	Charlotte F. Carpenter, widow, Eveline F. Clark, unmarried, and Watson F. Clark, married, Evelyn F. Freeman and Edward C. Clark, both being unmarried
Execution Date:	8/14/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	12/14/1936		Comments:	Conveys 179.5 acres consisting of the following 2 tracts: <u>1st Parcel</u> : 87.5 acres of land, more or less, being the northerly half of Woodlot No. 142, Barnstable County, Massachusetts; and, <u>2nd Parcel</u> : 92 acres of land, more or less, being the southerly half of Woodlot No. 143, Barnstable County, Massachusetts. (ref. Plan Book 54/35) Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. A/N: Ida M. Clark, wife of Watson F. Clark, releases to grantee all rights of dower and homestead.
Book/Page:	521/404			
Instrument #:				

Doc Type:	Deed		Grantor:	Bertha A. Bourne, being married
Execution Date:	8/13/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	9/8/1936		Comments:	Conveys 26.40 acres of land, more or less, being a woodlot at Half-way Pond, Barnstable County, Massachusetts. (ref. 515/44, 514/127, 515/45)
Book/Page:	522/268			It is the intent of the grantor to include all of the land in the Towns of Bourne and Sandwich and interests which the grantor holds title. A/N: Nathan L. Bourne, husband of grantor, releases to grantee all rights of courtesy.
Instrument #:				

Doc Type:	Deed		Grantor:	Susan D. Phinney, widow, and Lydia B. Brownson
Execution Date:	8/5/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	9/8/1936		Comments:	Conveys 18 acres of land, more or less, Barnstable County, Massachusetts. (ref. 515/44, 514/127, 515/45)
Book/Page:	522/267			Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. It is the intent of the grantor to include all of the land in the Towns of Bourne and Sandwich and interests which the grantor holds title. A/N: Earl L. Brownson, husband of Lydia B. Brownson, releases to grantee all rights of tenancy by the courtesy.
Instrument #:				

Doc Type:	Deed		Grantor:	Susan D. Phinney, widow, and Lydia B. Brownson
Execution Date:	8/5/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	9/8/1936		Comments:	Conveys 24 acres of land, more or less, Barnstable County, Massachusetts. (ref. 515/44, 514/127, 515/45) Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. It is the intent of the grantor to include all of the land in the Towns of Bourne and Sandwich and interests which the grantor holds title. A/N: Earl L. Brownson, husband of Lydia B. Brownson, releases to grantee all rights of tenancy by the courtesy.
Book/Page:	522/266			
Instrument #:				

Doc Type:	Deed		Grantor:	Edna F. Handy
Execution Date:	7/30/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	8/29/1936		Comments:	Conveys 20 acres of land, more or less, being known as the Jonathan Handy Lot, Pocasset, Barnstable County, Massachusetts. (ref. 515/44, 514/127, 515/45) Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. It is the intent of the grantor to include all of the land in the Towns of Bourne and Sandwich and interests which the grantor holds title. A/N: Herman P. Handy, husband of grantor, releases to grantee all rights of tenancy by the curtesy.
Book/Page:	522/194			
Instrument #:				

Doc Type:	Acts of 1936, Chapter 344		Grantor:	The General Court of Massachusetts
Execution Date:	6/11/1936		Grantee:	The Public
Recorded Date:	6/11/1936		Comments:	An Act defining the powers and duties of the Special Military Reservation Commission. Section 2 (c): To grant, over and across the military reservation telephone, telegraph, electric light or power transmission lines or for other public utilities, and commission may execute such papers as may be necessary. A/N: The approved date has been used as the executed date and recorded date for purposes of this entry.
Page(s):	417			
Instrument #:				

Doc Type:	Acts of 1936, Chapter 320		Grantor:	The General Court of Massachusetts
Execution Date:	6/9/1936		Grantee:	The Public
Recorded Date:	6/9/1936		Comments:	An Act authorizing the Governor to place under the jurisdiction and control of the Special Military Reservation Commission, during certain periods in each year, a portion of the Shawme State Forest. A/N: The approved date has been used as the executed date and recorded date for purposes of this entry.
Page(s):	392			
Instrument #:				

Doc Type:	Deed		Grantor:	E. Kent Swift and Eliza Robinson Chute, widow
Execution Date:	6/9/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	7/2/1936		Comments:	Conveys 53 acres and 18 rods, more or less, being the northerly half of the second Opening Pond Sheep Pasture Woodlot, Barnstable County, Massachusetts. M&B (ref. 515/44, 514/127, 515/45) Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. It is the intent of the grantor to include all of the land in the Towns of Bourne and Sandwich and interests which the grantor holds title. A/N: Katharine W. Swift, wife of E. Kent Swift, releases to grantee all rights of dower and homestead.
Book/Page:	520/156			
Instrument #:				

Doc Type:	Deed		Grantor:	William P. Jenkins
Execution Date:	5/28/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	7/2/1936		Comments:	Conveys 10.00 acres of land, more or less, being Lot Nos. 2 and 3 on a Plan of Land of G. Willard Bartlett, Plan No. 304, Barnstable County, Massachusetts. (ref. 515/44, 514/127, 515/45) Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. It is the intent of the grantor to include all of the land in the Towns of Bourne and Sandwich and interests which the grantor holds title. A/N: Jessie M. Jenkins, wife of grantor, releases to grantee all rights of dower and homestead.
Book/Page:	520/155			
Instrument #:				

Doc Type:	Deed		Grantor:	Abbie C. Suminsbey
Execution Date:	5/13/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	6/15/1936		Comments:	Conveys 16.00 acres of land, more or less, Barnstable County, Massachusetts. M&B (ref. 515/44, 514/127, 515/45) Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. It is the intent of the grantor to include all of the land in the Towns of Bourne and Sandwich and interests which the grantor holds title.
Book/Page:	519/243			
Instrument #:				

Doc Type:	Deed		Grantor:	Heman Chester Phinney and Geraldine A. Watts, being unmarried
Execution Date:	4/29/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	6/1/1936		Comments:	Conveys 56 acres and 40 rods, more or less, being the westerly ½ part of the First Opening Sheep Pasture Lot, known as “Perkins Lot”, Barnstable County, Massachusetts. (ref. 515/44, 514/127, 515/45) Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. It is the intent of the
Book/Page:	519/156			
Instrument #:				

				grantor to include all of the land in the Towns of Bourne and Sandwich and interests which the grantor holds title.
Doc Type:	Deed		Grantor:	Thomas Otis, Public Administrator of the Estate of John N. Lindsjo, otherwise known as John Lindsja, late of Sandwich
Execution Date:	4/14/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	6/1/1936		Comments:	INCLUDED FOR INFORMATIONAL PURPOSES Conveys 10 acres consisting of the following 2 tracts: <u>FIRST</u>: 5 acres, more or less, being Farm Number Nine (9); <u>SECOND</u>: 5 acres, more or less, being Farm Number Fourteen (14), On the Plan for Farm Village, in the Town of Sandwich, Barnstable County, Massachusetts. A/N: Conveyance does not reference the Military Reservation.
Book/Page:	519/157			
Instrument #:				
Doc Type:	Deed		Grantor:	Arthur H. Perry and Mercy E. McDermott
Execution Date:	4/4/1936		Grantee:	Commonwealth of Massachusetts
Recorded Date:	6/1/1936		Comments:	Conveys 53 acres of land, more or less, being one quarter of the 144th Woodlot of the First Division, Barnstable County, Massachusetts. (ref. 515/44, 514/127, 515/45) Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. It is the intent of the grantor to include all of the land in the Towns of Bourne and Sandwich and interests which the grantor holds title. Florence E. Perry, wife of Arthur H. Perry, releases to grantee all rights of dower and homestead. William L. McDermott, husband of Mercy E. McDermott, releases to grantee all rights of tenancy by the curtesy.
Book/Page:	520/42			
Instrument #:				
Doc Type:	Deed		Grantor:	Coonamessett Ranch Company, a corporation duly organized and existing under the laws of Massachusetts
Execution Date:	10/18/1935		Grantee:	Commonwealth of Massachusetts
Recorded Date:	1/30/1936		Comments:	INCLUDED FOR INFORMATIONAL PURPOSES Conveys 118 acres consisting of the following 5 tracts: 45 acres, more or less, known as Dillingham Lots bordering on or near the old Sagamore-Sandwich Road; except such portions of these lands as have been previously conveyed by the Coonamessett Ranch Co. to the Commonwealth of Massachusetts for Shawme Forest; 20 acres, more or less, a lot known as the Spring Hill Lot; 10 acres, more or less, a lot known as the Lawrence Pond Lot; 40 acres, more or less, a lot known as the Fish Hog Pond Lot; and,
Book/Page:	517/155			
Instrument #:				

				5. 3 acres, more or less, a lot north of Forestdale on the Falmouth-sandwich Road, all in the Town of Sandwich, Barnstable County, Massachusetts. A/N: Conveyance does not reference the Military Reservation.
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Doc Type:	Deed		Grantor:	Coonamesett Ranch Company, a corporation duly organized and existing under the laws of Massachusetts
Execution Date:	10/18/1935		Grantee:	Commonwealth of Massachusetts
Recorded Date:	11/21/1936		Comments:	Conveys 87 acres of land, more or less, in the Town of Falmouth, Barnstable County, Massachusetts. (ref. Plan 12349-D) Subject to the rights of way and other easements granted to the Cape and Vineyard Electric Company and the New England Telephone and Telegraph Company. Said land was taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935.
Book/Page:				
Document #:	9010-1			

Doc Type:	Deed		Grantor:	Coonamesett Ranch Company, a corporation duly organized and existing under the laws of Massachusetts
Execution Date:	10/18/1935		Grantee:	Commonwealth of Massachusetts
Recorded Date:	1/30/1936		Comments:	Conveys 8,571.85 acres of land, more or less, consisting of the following tracts: 113 acres, more or less, being Lot No. 131 of the First Division of Woodlots; 74 acres, more or less, being the “D. W. Nye Lot A”; 39 acres, more or less, being the “D. W. Nye Lot B”; 35 acres, more or less, being the “D. W. Nye Lot C”; 21.5 acres, more or less, being the “Handy Round Pond Lot”; 17 acres, more or less, being the “Bosworth Round Pond Lot”; 48 acres, more or less, being the “D. W. Nye Lot D”; 83 acres, more or less, being the “D. W. Nye Lot E”; 64.5 acres, more or less, being the “Alice M. Brooks Lot B”; 134.5 acres, more or less, being the “Alice M. Brooks Lot A”; 44.5 acres, more or less, being the “D. W. Nye Lot F”; 134.2 acres, more or less, being the “D. W. Nye Lot G”; 45 acres, more or less, being the “James Swift Lot”; 125 acres, more or less, being the “D. W. Nye Lot H”; 115 acres, more or less, being the Opening Pond Sheep Pasture Lot No. 3; 505 acres, more or less, being the Opening Pond Sheep Pasture Lot
Book/Page:	518/124			
Instrument #:				

				Nos. 4, 5, 6, 7, and the southern half of No. 8; 17. 510.7 acres, more or less, being the Opening Pond Sheep Pasture Lot Nos. 9, 10, 11, 12, and the northern half of No. 8; 18. 228.9 acres, more or less, being the Opening Pond Sheep Pasture Lot Nos. 14 and 15; 19. 29.8 acres, more or less, being the “Esther R. Nye Lot”; 20. 27.9 acres, more or less, being the “D. W. Nye Lot I”; 21. 30 acres, more or less, being the “Long Hill Lot”; 22. 30 acres, more or less, being the “Tupper Lot”; 23. 32 acres, more or less, being the “Lot near Hog Pond”; 24. 30 acres, more or less, being the “Hog Pond Wood Lot”; 25. 25 acres, more or less, being all that portion of the “Pocasset Sandwich Road Lot” that lies east of the eastern bound of the “300 Foot Reserved Area”; 26. 100 acres, more or less, being a portion of the “Water Hole Lot” that lies east of the eastern bound of the “300 Foot Reserved Area”; 27. 62.5 acres, more or less, being the “Phinney Lot” in Woodlot 138; 28. 55 acres, more or less, being the “Sears Lots Nos. 2, 3, 4, and 9” in Woodlots Nos. 137 and 138; 29. 60 acres, more or less, being the Northwest Portion of Woodlot No. 138; 30. 32 acres, more or less, being the “Sears Lots 1 and 8” in Woodlots Nos. 137 and 138; 31. 160 acres, more or less, being the north and south portions of Woodlot 139; 32. 296 acres, more or less, being all of the portions of Woodlots Nos. 19, 22 and 23 in the Town of Bourne; 33. 100 acres, more or less, being the southern portion of Woodlot No. 24; 34. 20 acres, more or less, being a part of the western portion of Woodlot No. 24; 35. 21 acres, more or less, being the northwestern portion of Woodlot No. 24; 36. 67.5 acres, more or less, being a part of Lot No. 141; 37. 30 acres, more or less, being “Hooper Lot”; 38. 40 acres, more or less, all of that portion of the “Besse Lot” that lies east of the eastern bound “300 Foot Reserved Area” There is no Item 39. 40. 25 acres, more or less, being the “A. F. Swift Lot”; 41. 30 acres, more or less, being the “Silas Perry Lot”;
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				42. 53.5 acres, more or less, being the southwestern half of the Northwestern Part of Woodlot 144; 43. 100 acres, more or less, being the southeastern portion of Woodlot 144; 44. 192 acres, more or less, being Woodlot No. 145; 45. 298 acres, more or less, being Woodlot 147 and part of 146; 46. 102 acres, more or less, the eastern half of Woodlot 26, all of the portion of Woodlot No. 20 that is in the Town of Bourne, and all of the portion of Woodlot No. 21 that is in the Town of Bourne except the five acres conveyed in 288/387. 47. 45.25 acres, more or less, being the western portion of Woodlot 25; 48. 35 acres, more or less, an undivided half of Woodlot 28; All in the Town of Bourne, Barnstable County, Massachusetts. Also the following lands in the Town of Sandwich: 1) 2,000 acres, more or less, being the Snake Pond Sheep Pastures Lot Nos. 1 to 20 inclusive, including parcels 1, 2, 3, 11, 12, 17, 18, 19, 28, 29, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 45; 2) 130 acres, more or less, being all of Woodlot No. 14 north of the Forestdale Road and west of east bound of Woodlot 15 projected southward, being parcels 9, 25, 26 and part of parcel 8; 3) Being all of Woodlot No. 22 east of the Bourne line and north of the Forestdale Road; 4) 81.5 acres, more or less, being all of Woodlot No. 23 in the Town of Sandwich; 5) 386.1 acres, more or less, being Woodlot No. 15; 6) 70 acres, more or less, being all of Woodlot No. 10 in the Town of Sandwich; 7) 104.2 acres, more or less, being all of Woodlot No. 20 in the Town of Sandwich; 8) 334.7 acres, more or less, being Woodlot No. 16; 9) 107.8 acres, more or less, being Woodlot No. 17; 10) 208.4 acres, more or less, being all of Lot 21 in the Town of Sandwich; 11) 120 acres, more or less, being the eastern half of Woodlot No. 18; 12) 25 acres, more or less, being Farm Village Lots Nos. 12, 13, 18, 20, 21 in the western half of Woodlot 18; 13) 92.6 acres, more or less, being all of Woodlot 13 south of Shawme Forest; 14) 22 acres, more or less, being all of Woodlot 6 south of Shawne Forest; 15) 200 acres, more or less, being part of Woodlots Nos. 10 and 11;
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			16) 30 acres, more or less, being the Chadwick Lots near Snake Pond; 17) 30 acres, more or less, being the Hoxie Lot in Woodlot 5. And also the following lands in the Town of Falmouth: 1. A lot known as “Falmouth Hill Lot No. 70” being the same lot conveyed in the following deeds 346/30, 346/31, 347/527, 351/17, 351/18, 353/409 containing according to the deeds about 45 acres, according to the survey map about 58 acres, and according to the Falmouth assessors about 83.3 acres. 2. A lot known as “Falmouth Hill Lot No. 71” being the same lot conveyed in 341/466, 353/409, containing 25 acres more or less. 3. A lot known as “Falmouth Hill Lot No. 72” being the same lot conveyed in 344/13, 353/409 containing 30 acres more or less; and, 4. A lot known as “Falmouth Hill Lot No. 74” being the same lot conveyed in 348/325, 353/409 containing 24 acres more or less. The conveyance is subject to the rights of way and easements granted to the Cape and Vineyard Electric Company, and the New England Telephone and Telegraph Company and subject to the easements granted to the Towns of Bourne, Falmouth and Sandwich for fire protection and other official purposes. Said lands were taken by the Commonwealth of Massachusetts acting by its Military Reservation Commission pursuant to the authority of Chapter 196, Acts of 1935. It is the intent of the grantor to include all of the land in the Towns of Bourne and Sandwich and interests which the grantor holds title. (ref. 515/44, 514/127, 515/45)
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Doc Type:	Commonwealth of Massachusetts Military Reservation Commission Taking No. 3	Grantor:	William I. Rose, The Adjutant General, Chairman of said Commission, and Daniel Needham, the Commanding General of the Twenty-sixth Division, Massachusetts National Guard, and James G. Rivers, the State Quartermaster, Associate Commissioners of said Military Reservation Commission, acting for said Commonwealth of Massachusetts
Execution Date:	9/27/1935	Grantee:	The Public
Recorded Date:	9/30/1935	Comments:	By virtue of the power and authority conferred upon us by Chapter 196 of the Acts of 1935 for the purpose of constructing and maintaining a military reservation do hereby take, in fee, in the name and behalf of the Commonwealth of Massachusetts, the land hereinafter described and all rights in said land and all easements, privileges and appurtenances thereto said lands being
Book/Page:	515/45		
Instrument #:			

				situated in said towns and bounded and described as follows: Parcel 1 – A lot known as “Falmouth Hill Lot No. 70” being the same lot conveyed in the following deeds 346/30, 346/31, 347/527, 351/17, 351/18, 353/409 containing according to the deeds about 45 acres, according to the survey map about 58 acres, and according to the Falmouth assessors about 83.3 acres. Parcel 2 – A lot known as “Falmouth Hill Lot No. 71” being the same lot conveyed in 341/466, 353/409, containing 25 acres more or less. Parcel 3 – A lot known as “Falmouth Hill Lot No. 72” being the same lot conveyed in 344/13, 353/409 containing 30 acres more or less; and, Parcel 4 – a lot known as “Falmouth Hill Lot No. 74” being the same lot conveyed in 348/325, 353/409 containing 24 acres more or less.
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Doc Type:	Commonwealth of Massachusetts Military Reservation Commission Taking No. 2	Grantor:	William I. Rose, The Adjutant General, Chairman of said Commission, and Daniel Needham, the Commanding General of the Twenty-sixth Division, Massachusetts National Guard, and James G. Rivers, the State Quartermaster, Associate Commissioners of said Military Reservation Commission, acting for said Commonwealth of Massachusetts
Execution Date:	9/27/1935	Grantee:	The Public
Recorded Date:	9/30/1935	Comments:	By virtue of the power and authority conferred upon us by Chapter 196 of the Acts of 1935 for the purpose of constructing and maintaining a military reservation do hereby take, in fee, in the name and behalf of the Commonwealth of Massachusetts, the land hereinafter described and all rights in said land and all easements, privileges and appurtenances thereto said lands being situated in said towns and bounded and described as follows: A parcel of land from Coonamessett Ranch Company and owners unknown, bounded as follows: Beginning at the Southeastern corner of the premises taken at the boundary corner of the Towns of Sandwich, Falmouth and Bourne; Thence running Northerly and Northeasterly on the boundary line between the Town of Sandwich and the Town of Bourne to the Southwestern corner of the land registered in the Land Court in Petition for Registration No. 12145, which registered land is shown upon a plan approved by the Land Court and filed with Certificate of Title 2060 in the Barnstable Registry District; Thence continuing in a Northerly direction along the Western boundary of said registered land and of land registered by the Land Court in Petition for Registration No. 6139, as shown
Book/Page:	514/127		
Instrument #:			

				upon a plan approved by the Land Court and filed with Certificate of Title 306 in the Barnstable Registry District, to the Northwestern corner of said registered land; Thence turning and running Southeasterly by the Northeastern boundary of said last-mentioned registered land to the Southwestern corner of the first parcel of land conveyed by deed of Frank L. Howland et al. to Coonamessett Ranch Company, dated August 26, 1922 and recorded with Barnstable Deeds, Book 394, Page 205; Thence running Easterly by land formerly of the Heirs of Charles H. Cobb and W. Percy Arnold, thirty-nine and 05/100 (39.05) rods more or less to a stake and stones located in said last mentioned deed as being about six (6) rods Westerly from Snake Pond; Thence turning and running Northeasterly by land now or formerly of W. Percy Arnold to an old fence range and heap of stones located in said deed as being two (2) rods Westerly from an old corner; Thence turning and running on said range Westerly to the Southeastern boundary of the 15th woodlot In the Last Division of Woodlots in the Town of Sandwich, which was described as the first parcel in a deed from Samuel D. Hannah et al., Trustees, to Wilfrid Wheeler, dated April 7, 1916 and recorded with said Deeds, Book 359, Page 22; Thence running Northeasterly upon the Southeastern boundary of said 15th woodlot, as described in said deed, to the Southwestern corner of land conveyed by Amanda Fry Howland to Samuel D. Hannah et al., Trustees, by deed dated September 29, 1915 and recorded with said Deeds in Book 342, Page 224; Thence turning and running Southeasterly along the Southwestern boundary of said land to the Southeastern corner thereof; Thence turning and running in a Northeasterly direction along the Southeastern boundary of said land and other land of Coonamessett Ranch Company to a corner in the boundary of land conveyed by Henry F. Hoxie to Samuel D. Hannah et al., Trustees, by deed dated May 14, 1915 and recorded with said Deeds in Book 339, Page 415; Thence turning and running in a Southeasterly direction by the Southwestern boundary of said Hoxie land to the Forestdale-Sandwich road; Thence turning and running Northeasterly by said Forestdale-Sandwich road about three hundred (300) feet more or less to a cement bound at the Southerly corner of the Shawme State Forest; Thence turning and running in a generally west Northwest direction by the Southern boundary of said Shawme State Forest to
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				a cement bound located on the Northwestern boundary of land conveyed by Edward S. Berry to Samuel D. Hannah et al., Trustees, by deed dated March 20, 1915 and recorded with said Deeds, Book 340, Page 92; Thence turning and running in a Southwesterly direction along the Northwest boundary of said land to the Southwest corner thereof; Thence continuing in approximately the same direction to the Northwest corner of the land conveyed by Perez H. Phinney to Samuel D. Hannah et al., Trustees, by deed dated May 5, 1915 and recorded with said Deeds in Book 335, Page 587, and therein described as the 145th woodlot in the First Division of Sandwich Woodlots; Thence continuing in the same general direction and running Southwesterly by the Northwest boundary of said land to the Southwest corner thereof; Thence turning and running in a Southerly direction to the Northeastern corner of land conveyed by Silas Perry to Samuel D. Hannah et al., Trustees, by deed dated April 21, 1915 and recorded with said Deeds, Book 340, Page 160, and therein described as the Turnpike Lot; Thence turning and running Northwesterly by the Northeastern boundary of said land to the Northwestern corner thereof; Thence turning and running Southwesterly by the Western boundary of said land and continuing in the same direction to the intersection of said line with a line parallel with and at all places three hundred (300) feet Easterly from the Easterly boundary of the state highway commonly known as Route 28; Thence turning and running in a Southerly direction by said line parallel with and at all places three hundred (300) feet Easterly from the Easterly boundary of said highway to a point three hundred (300) feet from the Easterly bound of said state highway at Station 36672 (as shown on the plans thereof) measured on a line at right angles to said highway at said Station; Thence turning and running in a Southeasterly direction upon a line parallel with the boundary line between the Towns of Bourne and Sandwich on the Northeast, and Falmouth on the Southwest, to the Western boundary of land conveyed by Samuel D. Hannah to Wilfrid Wheeler as the second parcel of a deed dated January 29, 1917 and recorded with said Deeds in Book 351, Page 309; Thence turning and running in a Southerly direction by said Western boundary of said land to the Northwest corner of a parcel of land conveyed by David W. Nye to Frederic K. Leatherbee as the first parcel in a deed dated
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			April 29, 1918 and recorded with said Deeds in Book 362, Page 449; Thence turning at a slight angle and continuing in a Southerly direction by the Western boundary of said parcel to the Northwest corner of land conveyed by Alice M. Brooks to Henry King Hannah et al., Trustees, by deed dated January 21, 1914 and recorded with said Deeds in Book 328, Page 353; Thence continuing in a Southerly direction by the Western boundary of the lots of land conveyed in said last-mentioned deed to the Southwestern corner of said land; Thence continuing in a Southerly direction to the Northwest corner of land conveyed by Samuel D. Hannah to Wilfrid Wheeler as the first parcel in a deed dated January 29, 1917 and recorded with said Deeds in Book 351, Page 309; Thence continuing in a Southerly direction by the Westerly boundary of said land and by the Westerly boundary of land conveyed by Samuel D. Hannah to Wilfrid Wheeler as the third parcel in a deed dated July 28, 1917 and recorded with said Deeds in Book 353, Page 367, and by the Westerly boundary of land conveyed as the second parcel in the last-mentioned deed, and by the Westerly boundary of land conveyed by Samuel D. Hannah to Wilfrid Wheeler as the second parcel in a deed dated February 26, 1917 and recorded with said Deeds in Book 356, Page 119, and by the Westerly boundary of land conveyed by Lyman W. Besse to Coonamessett Ranch Company by deed dated November 7, 1922 and recorded with said Deeds in Book 389, Page 584, to the Northeastern boundary of the Town of Falmouth; Thence turning and running in a Southeasterly direction by said Northeastery boundary of the Town of Falmouth to the point of beginning. (ref. Plan 51/99 and 51/101) A/N: Said lands are further indicated as surrounded by a green line upon a plan market "Plan Referred to in Chapter 196, of the Acts of 1935"
Doc Type:	Commonwealth of Massachusetts Military Reservation Commission Taking No. 1.	Grantor:	William I. Rose, The Adjutant General, Chairman of said Commission, and Daniel Needham, the Commanding General of the Twenty-sixth Division, Massachusetts National Guard, and James G. Rivers, the State Quartermaster, Associate Commissioners of said Military Reservation Commission, acting for said Commonwealth of Massachusetts
Execution Date:	9/14/1935	Grantee:	The Public
Recorded Date:	9/30/1935	Comments:	By virtue of the power and authority conferred upon us by Chapter 196 of the Acts of 1935 for the purpose of constructing and maintaining a military reservation do hereby take, in fee, in the name and behalf of the Commonwealth
Book/Page:	515/44		
Instrument #:			

				of Massachusetts, the land hereinafter described and all rights in said land and all easements, privileges and appurtenances thereto said lands being situated in the Town of Sandwich and bounded and described as follows: A parcel of land from Coonamessett Ranch Company and/or owners unknown, bounded southeasterly on the highway leading from the Village of Sandwich through the Village of Forestdale to the Village of Falmouth; southwesterly by other land of said Coonamessett Ranch Company on the boundary line between the Town of Sandwich and the Town of Falmouth; northwesterly on other land of said Coonamessett Ranch Company and owners unknown on the boundary line between the Town of Sandwich and the Town of Bourne; northeasterly by land now or formerly of Isabel F. Lombard on a line established by the Land court in petition for registration no. 12145 as the southwestern boundary of said Lombard land and shown upon a plan approved by the Land Court and filed with Certificate of Title No. 2060 in the Barnstable Registry District as ten thousand two hundred two and twenty-seven hundredths (10,202.27) feet in length. Said land is a portion of the land described or referred to in the aforesaid act. A/N: The Military Reservation Commission, established by Chapter 196 of the Acts of 1935.
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Doc Type:	Acts of 1935, Chapter 196		Grantor:	The General Court of Massachusetts
Execution Date:	4/20/1935		Grantee:	The Public
Recorded Date:	4/20/1935		Comments:	An Act authorizing the acquisition by the Commonwealth of certain properties in the Towns of Sandwich, Bourne, Falmouth and Mashpee for Military Purposes. A/N: The approved date has been used as the executed date and recorded date for purposes of this entry.
Page(s):	185-187			
Instrument #:				

Doc Type:	Plan		Grantor:	Commonwealth of Massachusetts Military Reservation
Execution Date:	1/24/1934		Grantee:	The Public
Recorded Date:	1/24/1934		Comments:	Proposed Military Reservation Plan Referred to in Chapter 196, Acts of 1935. A/N: Referenced in 514/127.
Book/Page:	51/101			
Instrument #:				

Doc Type:	Plan		Grantor:	Commonwealth of Massachusetts Military Reservation
Execution Date:	1/24/1934		Grantee:	The Public
Recorded Date:	1/24/1934		Comments:	Proposed Military Reservation Plan Referred to in Chapter 196, Acts of 1935. A/N: Referenced in 514/127.
Book/Page:	51/99			
Instrument #:				

Doc Type:	Easement		Grantor:	Gustavus F. and Francis D. Hall
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Execution Date:	7/19/1926		Grantee:	New England Telephone and Telegraph Company
Recorded Date:	8/16/1926		Comments:	INCLUDED FOR INFORMATIONAL PURPOSES Grants a 30 feet wide easement for the exclusive right to erect, operate and maintain lines of telephone and telegraph over and across the Town Bourne, Barnstable County, Massachusetts. A/N: Referenced in 521/286.
Book/Page:	439/264			
Instrument #:				

Doc Type:	Easement		Grantor:	Coonamesett Ranch Company, a corporation duly organized of Falmouth, County of Barnstable, State of Massachusetts
Execution Date:	9/4/1925		Grantee:	New England Telephone and Telegraph Company
Recorded Date:	2/12/1926		Comments:	INCLUDED FOR INFORMATIONAL PURPOSES Grants a 60 feet wide easement for the exclusive right to erect, operate and maintain lines of telephone and telegraph over and across the Town of Falmouth and Bourne, Barnstable County, Massachusetts. A/N: Referenced in 518/124.
Book/Page:	430/277			
Instrument #:				

Addendum D

Client Contract Information

Proposal and Contract for Services

CBRE, Inc.
2800 Post Oak Boulevard, Suite 500
Houston, Texas 77056
www.cbre.us/valuation

Craig Young
Executive Vice President

October 15, 2025

Nancy Kist
Senior Advisor, Lands & ROW
ALGONQUIN GAS TRANSMISSION, LLC
504 Coolidge Street
South Plainfield, NJ 07080
Phone: 617.921.4910
Email: nancy.kist@enbridge.com

RE: Assignment Agreement
Fee Simple and Easement Interests
Town of Bourne & Division of Fish and Game Parcels

- G-31-MA-BA-001; G-31-MA-BA-005; G-31-MA-BA-006; G-8-MA-BA-130.001.AR; G-11-MA-BA-014.001; G-31-MA-BA-007; G-31-MA-BA-023 & G-32-MA-BA-001; G-31-MA-BA-025 & G-32-MA-BA-001.001

Dear Ms. Kist:

We are pleased to submit this proposal for this assignment. Terms and Conditions for this assignment will be in compliance with the current Master Consulting Services Agreement between CBRE, Inc. and Enbridge (US) Inc.

PROPOSAL SPECIFICATIONS

Client	Algonquin Gas Transmission, LLC
Purpose:	To assist in the determination of compensation for the proposed project.
Rights Appraised:	Fee Simple and Easement Interests if applicable
Intended Use:	To aid the client in the determination of compensation for the properties proposed to be acquired.
Intended User:	The intended users of this report are ALGONQUIN GAS TRANSMISSION, LLC ("Client"), and such other parties and entities (if any) expressly recognized by CBRE as "Intended Users" (as further defined herein).
Reliance:	Reliance on any reports produced by CBRE under this Agreement is extended solely to parties and entities expressly acknowledged

in a signed writing by CBRE as Intended Users of the respective reports, provided that any conditions to such acknowledgement required by CBRE or hereunder have been satisfied. Parties or entities other than Intended Users who obtain a copy of the report or any portion thereof (including Client if it is not named as an Intended User), whether as a result of its direct dissemination or by any other means, may not rely upon any opinions or conclusions contained in the report or such portions thereof, and CBRE will not be responsible for any unpermitted use of the report, its conclusions or contents or have any liability in connection therewith.

Inspection:	Unless instructed otherwise, CBRE will conduct a physical inspection of the subject properties and their surrounding environs on the effective date of appraisal, from public thoroughfares or the nearest point along public thoroughfares.
Valuation Approaches:	All applicable approaches to value will be considered.
Report Type:	Appraisal Report in format as agreed upon by client.
Appraisal Standards:	Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA) also known as Yellow Book
Appraisal Fee:	\$6,000 per parcel, plus expenses. Please note this fee assumes no improvements will be impacted by the proposed project. If it is determined that any improvements will be impacted, we will contact the client to discuss a revised scope of work and fee if applicable.
Additional Services:	We are also qualified to provide additional valuation and advisory services such as condemnation support and expert witness testimony. If requested, fees for these additional services will be contracted outside of this agreement and will be billed hourly.
Expenses:	Associated expenses if applicable will be billed separately and at cost without markup; to include, but not limited to, exhibits, travel, research costs, production of hard copies, additional photographs, and delivery charges.
Retainer:	A retainer is not required for this assignment
Payment Terms:	In accordance with current Master Consulting Services Agreement.

Delivery Schedule:

Final Report: No later than 4 weeks from authorization to proceed and receipt of applicable property information.

Start Date: The appraisal process will start upon receipt of your signed agreement or PO and the property specific data (survey, title, proposed easement document, etc.).

Acceptance Date: These specifications are subject to modification if this proposal is not accepted within 7 business days from the date of this letter.

When executed and delivered by all parties, this letter will serve as the Agreement for appraisal services by and between CBRE and Client. Each person signing below represents that it is authorized to enter into this Agreement and to bind the respective parties, including the intended users, hereto.

We appreciate this opportunity to be of service to you on this assignment. If you have additional questions, please contact us.

Sincerely,
CBRE, Inc.
Valuation & Advisory Services



Craig Young
Executive Vice President
As Agent for CBRE, Inc.
T 713.577.1597
craig.young3@cbre.com

AGREED AND ACCEPTED

FOR ALGONQUIN GAS TRANSMISSION, LLC:

 _____ Signature	October 15, 2025 _____ Date
Nancy A. Kist _____ Name	Senior Advisor, Lands & ROW _____ Title
781-795-2656 _____ Phone Number	nancy.kist@enbridge.com _____ E-Mail Address

Addendum E

Qualifications



VALUATION & ADVISORY SERVICES / RIGHT OF WAY TEAM LEAD

Albert R. Crosby, MAI

Senior Vice President, Philadelphia, PA

T +1 215 561 8734
M +1 609 922 4814
E albert.crosby@cbre.com

Clients Represented

- Corporations
- Government Agencies
- Investment Firms
- Insurance Companies
- Life Company Lenders
- Law Firms
- National Banks
- Regional/Community Banks
- REITs

Pro Affiliations/ Accreditation

- Certified General Real Estate Appraiser: DE, NJ, PA, MD
- Designated Member, Appraisal Institute (MAI)
- Southern New Jersey Chapter of the Appraisal Institute
- International Right of Way Association Member
- Leadership Development Advisory Council (LDAC) Attendee

Education

- Bachelor of Arts, Accounting at Elon University, Elon College, NC

Professional Experience

Albert Crosby, MAI, is a Senior Vice President for CBRE's Valuation & Advisory Services (VAS) Mid-Atlantic Division based in Philadelphia, Pennsylvania. He is responsible for coordinating a wide range of engagements with a primary focus on right-of-way appraisal and related advisory services including appraisal business and development, client relations for the Mid-Atlantic region.

Mr. Crosby has over 20+ years of professional real estate appraisal experience in the valuation of general purpose and user-based specialized real estate. He has appraised property in several US states for various purposes including right-of-way, property tax, financial reporting, insurance, and purchase/sale. He has been involved in a variety of asset types within real estate valuations including; single asset valuation of retail, office, industrial, multi-family, vacant land, as well as portfolio valuations, market rent studies, and special purpose including religious institutions.

Mr. Crosby has appraised properties in multiple states in the Mid-Atlantic region including: New Jersey, Pennsylvania, Delaware and Maryland. The appraisals have been prepared and used for lending purposes, land preservation, easement acquisitions, internal business decisions as well as for litigation/expert testimony in tax appeal, right of way (eminent domain), and/or other court proceedings.

COMMONWEALTH OF MASSACHUSETTS
DIVISION OF OCCUPATIONAL LICENSURE

BOARD OF
REAL ESTATE APPRAISERS
ISSUES THE FOLLOWING LICENSE CERT
GEN. REAL ESTATE APPRAISER

ALBERT R CROSBY
109 APPALOOSA WAY
SEWELL
SEWELL, NJ 08080

Albert R Crosby
LICENSEE SIGNATURE

1000435

08/26/2028

839210

LICENSE NUMBER

EXPIRATION DATE

SERIAL NUMBER