

nationalgrid

December 13, 2019

Revised January 3, 2020 (New Sketch; Design)

David J. Narkewicz:

Attached herewith please find a Distribution Easement, along with a National Grid Sketch, "Exhibit A," for your review covering property located on 33 Hockanum Road, Northampton, Massachusetts. This easement grants National Grid the right to install, operate, and properly maintain the lines and equipment upon and/or beneath property.

IMPORTANT:**When printing the attachment, please use single sided printing.

Please sign the enclosed easement in the presence of a Notary and return the original signed and notarized document to me at your earliest convenience.

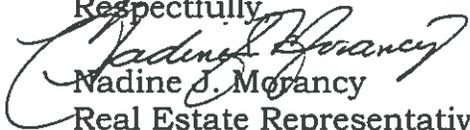
Once complete please mail the original signed and notarized document to me at: Nadine J. Morancy, National Grid, 939 Southbridge Street, Worcester, MA 01610. ******It is very important that you return the document, only to the address cited above.**

Please be advised that we are unable to schedule this important work until this document has been returned to us. The documents' timely return is very important.

I thank you in advance for your time and attention. Should you have any questions, please feel free to contact me at 1-508-860-6455.

PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL WITH A RETURN EMAIL. THANK YOU!

Respectfully,


Nadine J. Morancy
Real Estate Representative
Attachment: Easement

GRANT OF EASEMENT

CITY OF NORTHAMPTON, a municipal corporation having a usual place of business at 210 Main Street, Northampton, Massachusetts 01060, (hereinafter referred to as the Grantor), for consideration of One (\$1.00) dollar, grants to MASSACHUSETTS ELECTRIC COMPANY, a Massachusetts corporation with its usual place of business at 40 Sylvan Road, Waltham, Massachusetts 02451 (hereinafter referred to as the Grantee) with quitclaim covenants, the perpetual right and easement to install, construct, reconstruct, repair, replace, add to, maintain and operate for the transmission of high and low voltage electric current and for the transmission of intelligence, lines to consist of, but not limited to, three (3) poles, (which may be erected at different times) with wires and cables strung upon and from the same and all necessary anchors, guys, and appurtenances (hereinafter referred to as the "OVERHEAD SYSTEM") and "UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM" (hereinafter referred to as the "UNDERGROUND SYSTEM") located in Northampton, Hampshire County, Massachusetts, consisting of lines of buried wires and cables and lines of wires and cables installed in underground conduits, together with all equipment and appurtenances thereto for the transmission of intelligence and for the furnishing of electric service to the herein described premises and others, and without limiting the generality of the foregoing, but specifically including the following equipment, namely: manholes, manhole openings, bollards, handholes, junction boxes, transformers, transformer vaults, padmounts, padmount transformers and all housings, connectors, switches, conduits, cables and wires all located within the easement area of the hereinafter described property.

Said "OVERHEAD SYSTEM" and "UNDERGROUND SYSTEM" are located in, through, under, over, across and upon a certain parcel of land situated on the southwesterly side of Hockanum Road, being more particularly shown on a Plan of Land recorded with the Hampshire County Registry of Deeds Plan Book 24, Plan 50.

WR #24594976

Address of Grantees:
Mass El. – 40 Sylvan Road, Waltham, Massachusetts 02451

Return to:
Nadine J. Morancy
National Grid USA
Service Company, Inc.
939 Southbridge Street
Worcester, Ma 01610

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Said "OVERHEAD SYSTEM" is to be installed on Grantor's property, which is located off the southwesterly side of Hockanum Road, to consist of Pole #4, Pole #4-1, and Pole #4-15, to become established by and upon the final installation thereof by the Grantee.

And further, said "OVERHEAD SYSTEM" and "UNDERGROUND SYSTEM" (locations of the electrical equipment and other facilities on the hereinbefore referred to premises of the Grantor) are approximately shown on a sketch entitled: "Exhibit A – Not to Scale; The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.; **ELECTRIC DISTRIBUTION CONSTRUCTION EASEMENT; Owner(s); CITY OF NORTHAMPTON, 210 MAIN ST, NORTHAMPTON, MA 01060; Address: 33 HOCKANUM RD, NORTHAMPTON, MA 01060; Date: 12.2.19; Drawn By: LISA JASINSKI; Sketch to Accompany Easement for: EXTEND OH LINE, 20' AND INSTALL PRIMARY UG TO NEW 3PH PADMOUNTED TRANSFORMER 2-4" CONDUITS, CONCRETE ENCASED & 3PH PADMOUNTED TRANSFORMER; DRAWING NOT TO SCALE. DISTANCES ARE APPROXIMATE.,**" a reduced copy of said sketch is attached hereto as "Exhibit A", copies of which are in the possession of the Grantor and Grantee herein, but the final definitive locations of said "OVERHEAD SYSTEM" and "UNDERGROUND SYSTEM" shall become established by and upon the installation and erection thereof by the Grantee.

Also with the further perpetual right and easement from time to time without further payment therefore to pass and repass over, across and upon said land of the Grantor as is reasonable and necessary in order to renew, replace, repair, remove, add to, maintain, operate, patrol and otherwise change said "OVERHEAD SYSTEM" and "UNDERGROUND SYSTEM" and each and every part thereof and to make such other excavation or excavations as may be reasonably necessary in the opinion and judgment of the Grantee, its successors and assigns, and to clear and keep cleared the portions and areas of the premises wherein the "OVERHEAD SYSTEM" and "UNDERGROUND SYSTEM" are specifically located, as shown on the sketch herein referred to, of such trees, shrubs, bushes, above ground and below ground structures, objects and surfaces, as may, in the opinion and judgment of the Grantee, interfere with the efficient and safe operation and maintenance of the "OVERHEAD SYSTEM" and "UNDERGROUND SYSTEM" and other related electrical equipment. However, said Grantee, its successors and assigns, will properly backfill said excavation or excavations and restore the surface of the land to as reasonably good condition as said surface was in immediately prior to the excavation or excavations thereof.

If said herein referred to locations as approximately shown on the sketch herein also referred to are unsuitable for the purposes of the Grantee, its successors and assigns, then said locations may be changed to areas mutually satisfactory to both the Grantor and the Grantee herein; and further, said newly agreed to locations shall be indicated and shown on the sketch above referred to by proper amendment or amendments thereto. The Grantor, for itself, its successors and assigns, covenant and agrees with the Grantee, for itself, its successors and assigns, that this Grant of Easement and the location of the Overhead System and Underground System may not be changed or modified without the written consent of the Grantee, its successors and assigns, which consent shall not be unreasonably withheld.

It is the intention of the Grantor to grant to the Grantee, its successors and assigns, all the rights and easements aforesaid and any and all additional and/or incidental rights needed to install, erect, maintain and operate within the Grantor's land an "OVERHEAD SYSTEM" and "UNDERGROUND SYSTEM" for the transmission of intelligence and for the purpose of supplying electric service for the building, buildings or proposed buildings shown on the last herein referred to sketch or amended sketch and the right to service others from said "OVERHEAD SYSTEM" and "UNDERGROUND SYSTEM".

It is agreed that the "OVERHEAD SYSTEM" and "UNDERGROUND SYSTEM" shall remain the property of the Grantee, its successors and assigns, and that the Grantee, its successors and assigns, shall pay all taxes assessed thereon. Grantor agrees that the rights and easement herein granted are for the purpose of providing service to Grantor's property and the further right to service others from said "OVERHEAD SYSTEM" and "UNDERGROUND SYSTEM".

Upon completion of the "OVERHEAD SYSTEM" and "UNDERGROUND SYSTEM", an as-built plan, certified by a Massachusetts Registered Professional Land Surveyor, showing the permanent location of the "OVERHEAD SYSTEM" and "UNDERGROUND SYSTEM", may be prepared by Grantor, at its sole cost and expense, approved by Grantee (which approval shall not be unreasonably withheld or delayed), and recorded with the Registry, whereupon the rights and easements herein granted shall be limited to the locations or area as shown on the as-built plan, subject to a mutually agreed upon relocation or expansion as hereinafter provided

For Grantor's title, see deed dated June 1, 1940, recorded with the Hampshire County Registry of Deeds Book 949, Page 251; and three (3) Takings by the City of Northampton recorded in said Registry of Deeds Book 941, Page 393; Book 948, Book 401; and Book 949, Page 381.

IN WITNESS WHEREOF, the CITY OF NORTHAMPTON has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by DAVID J. NARKEWICZ its Mayor, being thereto duly authorized this ____ day of _____, 20__.

CITY OF NORTHAMPTON
Acting by and through its Mayor

By: David J. Narkewicz
Its: Mayor

Commonwealth of Massachusetts

County of _____ } ss.

On this the _____ day of _____, _____, before me, the undersigned Notary Public, personally appeared DAVID J. NARKEWICZ, proved to me through satisfactory evidence of identity, which was

_____,
Description of Evidence of Identity

to be the person whose name is signed on the preceding Grant of Easement, and acknowledged to me that he signed it voluntarily for its stated purpose as Mayor of the CITY OF NORTHAMPTON.

Signature of Notary Public

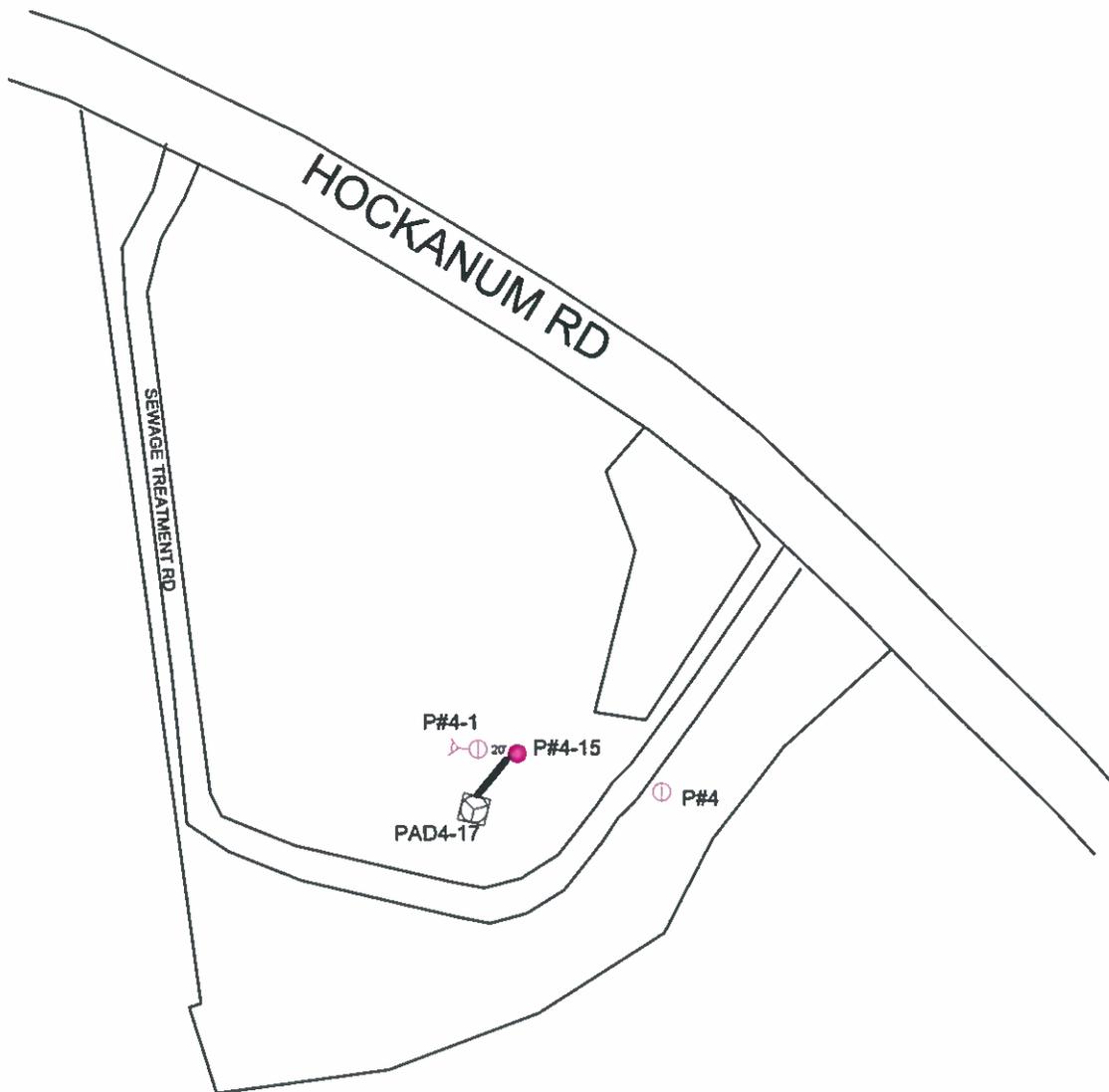
Printed Name of Notary

My Commission Expires _____

Place Notary Seal and/or Any Stamp Above

Exhibit A – Not to Scale

The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.



ELECTRIC DISTRIBUTION CONSTRUCTION EASEMENT

LEGEND

-  PROPOSED TRANSFORMER
-  PROPOSED 2-4" CONDUITS, ENCASED
-  PROPOSED SO POLE
-  EXISTING JO POLE

WR#
27645949

nationalgrid

Owner(s):
CITY OF NORTHAMPTON
210 MAIN ST
NORTHAMPTON, MA 01060

Address:
33 HOCKANUM RD
NORTHAMPTON, MA 01060

Sketch to Accompany Easement for:
EXTEND OH LINE, 20' AND INSTALL PRIMARY UG TO
NEW 3PH PADMOUNTED TRASFORMER 2-4"
CONDUITS, CONCRETE ENCASED & 3PH
PADMOUNTED TRANSFORMER

Date: 12.2.19 Drawn By: LISA JASINSKI

DRAWING NOT TO SCALE. DISTANCES ARE APPROXIMATE.