

KNOW ALL MEN BY THESE PRESENTS that we, Philip K. Allen, Peter J. Brennan, Augustine P. Sheehy, Daniel M. Brennan, David J. Day, Theodore W. Robinson, Jr., Thomas H. Curtin & Peter M. Foley as partners of Shawsheen Village Commerce Center Partnership of Boston, Suffolk County, Massachusetts

for consideration paid, in full consideration of \$550,000.00

Grant to Union National Bank, a national bank organized under the laws of the United State of America with a usual place of business at 61 Merrimack Street, Lowell, Middlesex County, Massachusetts

with QUITCLAIM COVENANTS

A certain piece or parcel of land with all the buildings and improvements and appurtenances thereto located in the Town of Andover, County of Essex, and Commonwealth of Massachusetts, shown as "Parcel B" on a plan entitled "Plan of Land in Andover, Massachusetts, as surveyed for New England Milk Producer's Association" dated June, 1957 by Clinton F. Goodwin, Reg. Prof. Eng., and bounded and described as follows:

SOUTHERLY: by said Haverhill Street, eighty-six and 38/100 (86.38) feet;

WESTERLY: by Parcel A hereinabove described, one hundred seventy-one (171) feet;

EASTERLY: by other land now or formerly of Seller's grantor, one hundred forty-seven and 87/100 (147.87) feet; and

NORTHERLY: by other land of Seller, eighty-two and 44/100 (82.44) feet;

Containing 13,190 square feet of land, more or less, according to said plan.



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Said premises are also shown as Parcel C on a plan entitled "Plan of Land in Andover, MA, depicting Easements", prepared 1"-20", dated Jan. 19, 1983, drawn by Andover Consultants, Inc., William S. MacLeod, Registered Land Surveyor, which plan has been filed with the Essex North District Registry of Deeds as plan #9209.

Subject to all easements and restrictions of record.

Being the same premises conveyed to the Grantors by Deed of Augustine P. Sheehy, said deed being dated June 12, 1985 and recorded with said deeds at Book 1986, Page 255.

Said premises are conveyed with the benefit of, and subject to, the Easements for access, parking and otherwise, as more fully set forth in a certain document entitled "DECLARATION OF EASEMENTS" by Augustine P. Sheehy dated August 30, 1983 and duly recorded with said Deeds at Book 1715, Page 218.

In addition to all other easements hereinbefore described, Grantor hereby grants to Grantee the following additional easements:

1. Easement No. 1 - (Parking easement for the benefit of the herein conveyed premises.) An easement for the parking of motor vehicles, and access to and from said parking spaces, being namely ten (10) parking spaces located on the westerly side of Tantalum Road and being the parking spaces which are currently numbered on the ground as parking spaces numbers 23 through 32 (which said ten parking spaces are also denoted as spaces number 25 through 34 on a certain Plan of Land entitled "Site Plan of Land in Andover, MA, dated April 22, 1986, Malcolm P. McDowel, PE-LS. Said parking spaces are located on Parcel "A" on the previously described Plan No. 9209, and commence with the parking space closest to Haverhill Street, located along the boundary of said Parcel "A" abutting the Shawsheen River (said Parcel "A" being also shown as Parcel "A" on the previously described Plan No. 3511).
2. Easement No. 2 - (Modification of Easement Areas Nos. 3 and 5 in Declaration of Easements recorded at Book 1715, Page 218.) Additional easement rights over said

easement areas being described as Easement No. 3 and Easement No. 5 on said Plan No. 9202 and in said Declaration of Easements recorded at Book 1715, Page 218, so as to permit the Grantee to install a driveway over portions of said Easement areas to permit access to the front portion of the building located on the premises herein conveyed, being generally described as follows: An easement for vehicular access to the area shown on said Plan No. 9209 as Easement No. 5, said vehicular access easement being comprised of a strip of land 20 feet by 5 feet, said strip commencing approximately 33 feet from the street line so as to permit travel of said strip from Tantalum Road to the premises; in addition, easements for vehicular access over that portion of land shown on said Plan No. 9209 as Easement No. 3, being comprised of a strip of land 10 feet by 40 feet ending with a curb onto the access easement area known as Easement No. 2 on said Plan No. 9209, said strip of land starting approximately 19 feet from the street line.

3. Easement No. 3 - (Granting an access easement over Easement Area No. 2 on Plan No. 9209.) An easement for access for all purposes over that portion of the land shown on Plan No. 9209 as Easement Area No. 2, the within granted easement being for all purposes of travel over said Easement Area No. 2 to and from the premises granted herein.
4. Easement No. 4 - (Walkway easement over herein shown as Easement No. 3 on Plan No. 9209.) Grantor hereby grants an easement over such portion of land on Plan No. 9209 shown as Easement No. 3 thereon, involving a strip of land 5 feet by 30 feet starting approximately 75 feet from the street line, said easement being the right to access for ingress and egress over said strip of land from the premises granted herein out to the access easement shown as Easement No. 2 on said Plan No. 9202.
5. Easement No. 5 - (Parking easement over herein shown as Easement No. 4 on Plan No. 9209.) Grantor hereby reserves a parking easement over a portion of the land on Plan No. 9209 shown as Easement No. 4 thereon, involving a strip of land of varying width, such width not to exceed 9 feet, on the northerly bound of said Easement No. 4; said easement is for the purposes of parking motor vehicles to the south of the building on Parcel B on the aforesaid plan.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 31<sup>st</sup> day of July, 1986.

Philip K. Allen  
Philip K. Allen, Partner of  
Shawsheen Village Commerce  
Center Partnership

Peter J. Brennan  
Peter J. Brennan, Partner of  
Shawsheen Village Commerce  
Center Partnership

Augustine P. Sheehy  
Augustine P. Sheehy, Partner of  
Shawsheen Village Commerce  
Center Partnership

Daniel M. Brennan  
Daniel M. Brennan, Partner of  
Shawsheen Village Commerce  
Center Partnership

David J. Day  
David J. Day, Partner of  
Shawsheen Village Commerce  
Center Partnership

Theodore W. Robinson, Jr.  
Theodore W. Robinson, Jr., Partner  
of Shawsheen Village Commerce  
Center Partnership

Thomas H. Curtin  
Thomas H. Curtin, Partner of  
Shawsheen Village Commerce  
Center Partnership

Peter M. Foley  
Peter M. Foley, Partner of  
Shawsheen Village Commerce  
Center Partnership

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COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

Aug 7, 1986

Then personally appeared the above-named, ~~Philip K. Allen,~~  
Peter J. Brennan, Augustine P. Sheehy, Daniel M. Brennan, David  
J. Day, ~~Theodore W. Robinson, Jr.,~~ Thomas H. Curtin and Peter  
M. Foley, Partners as aforesaid and acknowledged the foregoing  
instrument to be their free act and deed, before me,

Arthur H. [Signature]  
Notary Public  
My Commission Expires: 8-1-91

Recorded Aug. 8, 1986 at 3:25PM #24647