

KNOW ALL MEN BY THESE PRESENTS

that EDWARD WEINER, CLAIRE BERG, MARY KIMBALL, MARY LANE, DOROTHY MCMAHAN, DEBORAH WELLS and NELDA HAYES, TRUSTEES OF THE VILLAGE GATE CONDOMINIUM TRUST, under Declaration of Trust dated July 6, 1983, recorded with the Bristol North District Registry of Deeds in Book 2337, Page 265, as amended, (hereinafter referred to as the Grantor), for consideration of One (\$1.00) Dollar, grants to Massachusetts Electric Company, a Massachusetts corporation with its principal place of business at 25 Research Drive, Westborough, Worcester County, Massachusetts (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, an "UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM" (hereinafter referred to as the "UNDERGROUND SYSTEM") located in Easton, Bristol 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, 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 "UNDERGROUND SYSTEM" is located in, through, under, over, across and upon a parcel of land situated on the northerly side of Village Street, being more particularly shown as Lot 7 on a Plan of Land recorded with the Bristol North District Registry of Deeds in Plan Book 204, Page 61 .

And further, said "UNDERGROUND SYSTEM" (locations of the electrical equipment and other facilities on the hereinbefore referred to premises of the Grantor) is laid out and more particularly shown on a sketch entitled: "MASSACHUSETTS ELECTRIC, A NATIONAL GRID COMPANY; SOUTH SHORE DISTRICT, BROCKTON; ENGINEERING DEPARTMENT; PROPOSED LOCATION OF UG FACILITIES, OFF POLE 3 VILLAGE STREET; SCALE: 1"=40'; DRAWN BY: JEM; ENGINEER: SS; DRAWING DATE: 19-19-2005; DRAWING NUMBER: 24219," a reduced copy of said sketch is attached hereto as "Exhibit A" and recorded herewith, copies of which are in the possession of the Grantor and Grantee herein, and the final definitive locations of said "UNDERGROUND SYSTEM" shall become established by and upon the installation and erection thereof by the Grantee.

Property Address: Village Street, Easton, MA (BRISTOL NORTH)

D-052325.STT

Address of Grantee:
Mass El. - 25 Research Dr., Westborough, MA 01582

After recording return to:
Stephen T. Tiarks Esq.
National Grid
Service Company, Inc.
25 Research Drive
Westborough, MA 01582

05 EASTMA GEN 401-1

Also with the further perpetual right and easement from time to time 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 "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 "UNDERGROUND SYSTEM" is 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 "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 laid out and 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 Underground System may not be changed or modified without the written consent of the Grantee, its successors and assigns, which consent may be withheld by the Grantee in its sole discretion.

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 "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 "UNDERGROUND SYSTEM."

Also the further perpetual right and easement to install, construct, reconstruct, repair, replace, add to, operate, maintain and patrol, for the purpose of street lighting by means of electric current, a line of street light standards with street lights (which may be erected at different times), with all wires, cables and conduits there from connected to the Grantee's aforementioned "UNDERGROUND SYSTEM," and all necessary foundations, equipment and appurtenances thereto over, across, in, through and under the above-referred to premises and more particularly shown on the hereinbefore referred to sketch.

Also with the further perpetual right and easement from time to time to renew, repair, replace, add to, maintain, operate, patrol and otherwise change said lines of street light standards with street lights and each and every part thereof, and to pass and repass over, across and upon land of the Grantor as required in the exercise of said easement rights.

By signing this easement, Edward Weiner, Claire Berg, Mary Kimball, Mary Lane, Dorothy McMahan, Deborah Wells and Nelda Hayes certify that they are the Trustees of the Grantor Trust, that the Trust is in full force and effect without an unrecorded amendment and they have been directed and authorized by all the beneficiaries of the Trust to grant the within easement on the terms and conditions stated herein.

It is further agreed that said "UNDERGROUND SYSTEM" and all necessary appurtenances thereto, 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.

For a more particular reference to said parcel, see Declaration of Trust dated July 6, 1983, recorded with the Bristol North District Registry of Deeds in Book 2337, Page 265, as amended, and see Master Deed recorded with said Registry of Deeds in Book 2337, Page 248, as amended.

EXECUTED as a sealed instrument this 23 day of January, 2006.

VILLAGE GATE CONDOMINIUM
TRUST

Edward Weiner, Trustee

Claire Berg
Claire Berg, Trustee

Mary Kimball
Mary Kimball, Trustee

Mary A. Lane
Mary Lane, Trustee

Dorothy Mc Mahon
Dorothy McMahan, Trustee

Deborah Wells
Deborah Wells, Trustee

Nelda Hayes
Nelda Hayes, Trustee

Commonwealth of Massachusetts

County of Bristol } ss.

On this the 23 day of January, 2006, before me,

MARIA M. MEDEIROS the undersigned Notary Public,
Name of Notary Public

personally appeared Edward Weiner, Claire Berg, Mary Kimball, Mary Lane, Dorothy McMahan, Deborah Wells and Nelda Hayes, proved to me through satisfactory evidence of identity, which was/were

Massachusetts Driver's license
Description of Evidence of Identity

to be the persons whose names are signed on the preceding Grant of Easement, and acknowledged to me that they signed it voluntarily for its stated purpose as Trustees of Village Gate Condominium Trust.

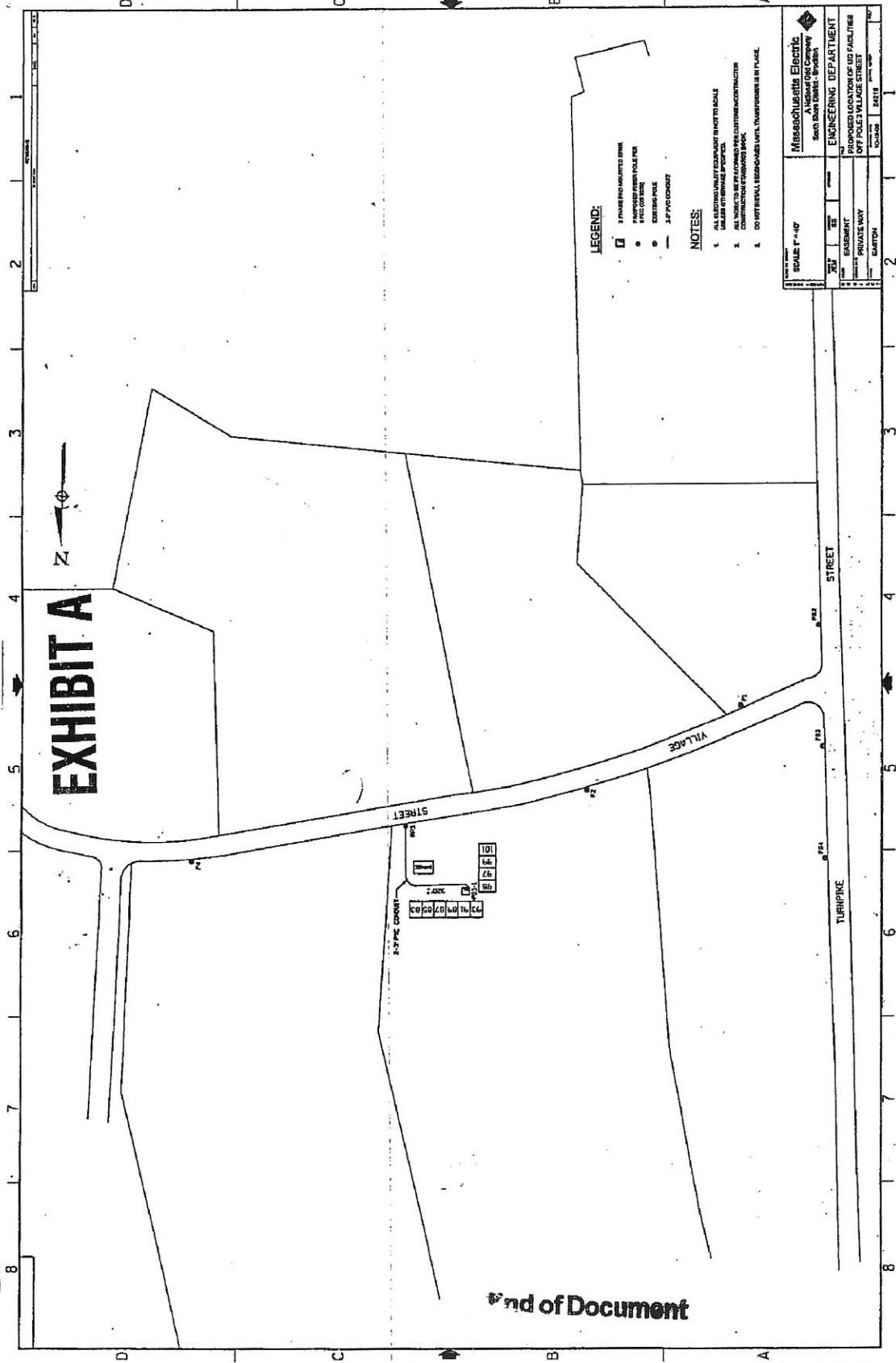
Maria M. Medeiros
Signature of Notary Public

MARIA M. MEDEIROS
Printed Name of Notary

My Commission Expires 04-1-08

Place Notary Seal and/or Any Stamp Above

EXHIBIT A



LEGEND:

- 3" P.V.C. UNDRERUNNING DRAIN
- PROPOSED POWER POLE PER 4" P.C. CON. PIPE
- EXISTING POLE
- 3" P.V.C. CONDUIT

NOTES:

1. ALL UTILITIES SHOWN BY CONDUIT IN NOT TO SCALE
2. ALL UTILITIES TO BE INSTALLED PER CITY SPECIFICATIONS
3. ALL UTILITIES TO BE INSTALLED PER CITY SPECIFICATIONS
4. DO NOT REUSE ALL RECORDS UNTIL TRANSPORTER IS IN PLACE.

Massachusetts Electric A Division of New England Telephone & Telegraph Company	
SCALE 1" = 40'	ENGINEERING DEPARTMENT
DATE	PROPOSED LOCATION OF 100 FACILITIES
DESIGNER	OFF POLE VILLAGE STREET
PROJECT	PRIVATE WAY
DRAWN	DATE
BY	DATE

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