

GRANT OF OPEN SPACE

I, Pribhu L. Hingorani, Manager, Adams Road Company, LLC, a Massachusetts corporation, (the "Grantor"), owner of the land (the "Land") shown on a plan of land entitled "High Point Estates Subdivision, Grafton, Massachusetts", Recorded at Worcester county Registry of Deed at Plan Book 850, Plan 64, (the "Plan"),

for consideration paid, and in full consideration of **One and 00/100 (\$1.00) Dollar**

hereby GRANTS to the Town of Grafton (the "Grantee"), Worcester County, Commonwealth of Massachusetts, and the following Open Space:

1. Undeveloped land comprised of uplands and wetlands starting at a point of beginning at the intersection of the right-of-way of Adams Road and the southerly property line of a parcel now or formerly owned by Paul and Linda Massoni; thence proceeding northerly down said Massoni line for 344.78 feet to a point; thence proceeding northwesterly along the rear property of Massoni, and lands now or formerly owned by Eileen C. White, and Thomas and Rona Richard for a distance of 236.56 feet to a point; thence proceeding easterly along the property line of lands now or formerly owned by Skowronek and Tombari for a distance of 145.00 feet to a point; thence proceeding northerly along the rear line of said parcel for a distance of approximately 85 feet to a point which lies on the southerly right-of-way of the Massachusetts Turnpike; thence proceeding along said right-of-way for a distance of 2,380.98 feet to a point; thence proceeding southerly for 212.06 feet to a town bound at the Grafton-Westborough-Upton town line intersection; thence proceeding southerly along the Grafton-Upton town line for a distance of 1,378.95 feet to a point at the intersection of land owned by the Town of Grafton; thence proceeding southwesterly along said line along a stonewall for consecutive distances of 212.12 feet, 101.79 feet, 197.37 feet, and 225.52 feet to a point of turn; thence proceeding northwesterly along a stonewall along land owned by the Town of Grafton for consecutive distances of 41.05 feet, 36.22 feet, 222.97 feet, 99.26 feet, 204.12 feet and 170.89 feet to a point of turn; thence proceeding southwesterly along a stonewall along land owned by the Town of Grafton for consecutive distances of 80.77 feet, 234.45 feet, and 274.3 feet to a point of turn; thence proceeding southwesterly along land owned by the Town of Grafton for a distance of 639.63 feet to a point; thence proceeding northwesterly along land owned by the Town of Grafton for consecutive distances of 150.34 feet, 73.80 feet and 303.80 feet to a point; thence proceeding northeasterly along land owned by the Town of Grafton for consecutive distances of 586.88 feet and 32.85 feet to a drill hole which is at the common rear corner for Lots 50 and 51; thence proceeding easterly along the rear property lines of Lots 50 through 40, and continuing along the rear of Lot 34 to a point; thence proceeding along the side property line of Lot 34 to a point of the right-of-way of Pepperbush Court; thence proceeding along said right-of-way of Pepperbush Court for an arc distance of 48.58 feet to a point; thence proceeding along the side property line of Lot 33 for a distance of 152.08 feet to a point; thence proceeding northerly along the rear property lines of Lots 33, 31, 26, 25, 24, 20, 15 and 14 to a point of turn; thence proceeding along the side property line of Lot 14 for a distance of 189.00 feet to a point of intersection of the property lines for Lots 14 and 11; thence proceeding along the easterly side property line of Lot 11 for a distance of 143.80 feet to a point; thence proceeding westerly along

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the rear property lines of Lots 11, 10 and 9 to a point; thence proceeding along the westerly side property line of Lot 9 for a distance of 167.54 feet to a point on the northern right-of-way of High Point Drive; thence proceeding westerly along said right-of-way of High Point Drive for an arc distance of 20.0 feet to a point which is the southeastern front corner of Lot 8; thence proceeding northerly along the side property line of Lot 8 for a distance of 166.24 feet to a point; thence proceeding westerly along the rear property lines of Lots 8 through 1 to a point which is the northwestern rear corner of Lot 1; thence proceeding southerly along the side property line of Lot 1 for a distance of 189.95 feet to a point on the northern right-of-way of High Point Drive; thence proceeding westerly along said right-of-way of High Point Drive for an arc distance of 141.51 feet to a point of curve; thence proceeding along said right-of-way of High Point Drive for a distance of 138.00 feet to a point of curve; thence proceeding westerly along said right-of-way of High Point Drive for an arc distance of 168.51 feet to a point of curve; thence proceeding westerly along said right-of-way of High Point Drive for an arc distance of 221.55 feet to a point of curve; thence proceeding along said right-of-way of High Point Drive for a distance of 22.85 feet to a point of curve at the intersection of High Point Drive and Adams Road; thence proceeding along said intersection arc for an arc distance of 47.12 feet to a point on the eastern right-of-way of Adams Road; proceeding along said eastern right-of-way of Adams Road for a distance of 250.00 feet, more or less, to the point of beginning at the intersection of the right-of-way of Adams Road and the southerly property line of a parcel now or formerly owned by Paul and Linda Massoni.

2. Undeveloped land starting at a Point of Commencement at the intersection of the eastern right-of-way of Adams Road and the northerly property line of a parcel owned by the Town of Grafton; thence proceeding northeasterly along the southern right-of-way of High Point Drive for a distance of 52.49 feet, 21.19 feet and 12.75 feet to the Point of Beginning; thence proceeding northwesterly along said right-of-way of High Point Drive for a distance of 28.82 feet to a point of turn; thence proceeding easterly along said right-of-way of High Point Drive for a distance of 50.00 feet to a point of curve; thence proceeding easterly along said right-of-way of High Point Drive for an arc distance of 182.71 feet to a point of curve; thence proceeding easterly along said right-of-way of High Point Drive for an arc distance of 204.32 feet to a point of curve; thence proceeding easterly along said right-of-way of High Point Drive for a distance of 113.74 feet to a point at the intersection of High Point Drive with High Point Drive; thence proceeding southerly along said right-of-way of High Point Drive for an arc distance of 33.02 feet to a point; thence proceeding southeasterly along said right-of-way of High Point Drive for a distance of 89.05 feet to a point; thence proceeding southeasterly along said right-of-way of High Point Drive for an arc distance of 92.53 feet to a point which is the northwest front corner of Lot 51; thence proceeding southwesterly along said property line for a distance of 100.41 feet to a stonewall along the northerly property line of land owned by the Town of Grafton; thence proceeding northwesterly along a stonewall along land owned by the Town of Grafton for a distance of 124.08 feet to a point of turn in a stonewall; thence proceeding westerly along a stonewall along land owned by the Town of Grafton for consecutive distances of 52.26 feet, 69.27 feet, 119.53 feet, 145.17 feet, 95.37 feet, 36.42 feet, 26.12 feet, and approximately 65 feet to the Point of Beginning.

3. Undeveloped upland starting at a Point of Commencement at the intersection of the southern right-of-way of High Point Drive and the common front corner of Lots 69 and 70; thence

proceeding southerly along the side line of Lots 69 and 70 for a distance of 206.39 feet to the Point of Beginning; thence proceeding southwesterly along the rear lines of Lots 71, 21 and a portion of 73 to a point of turn; thence proceeding southerly along the rear line of Lot 76 for a distance of 233.74 feet to a point; thence proceeding easterly along the rear line of Lot 55 for a distance of 59.22 feet to a point; thence proceeding easterly along the side line of Lot 58 for a distance of 108.44 and 126.81 feet to a point along the lines of Lots 58 and 66; thence proceeding northerly along the rear line of Lots 66 and 67 to a point which is the rear common corner of Lots 67 and 68; thence proceeding northwesterly along the rear line of Lots 68 and 69 to the Point of Beginning at the rear common corner of Lots 69 and 70.

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