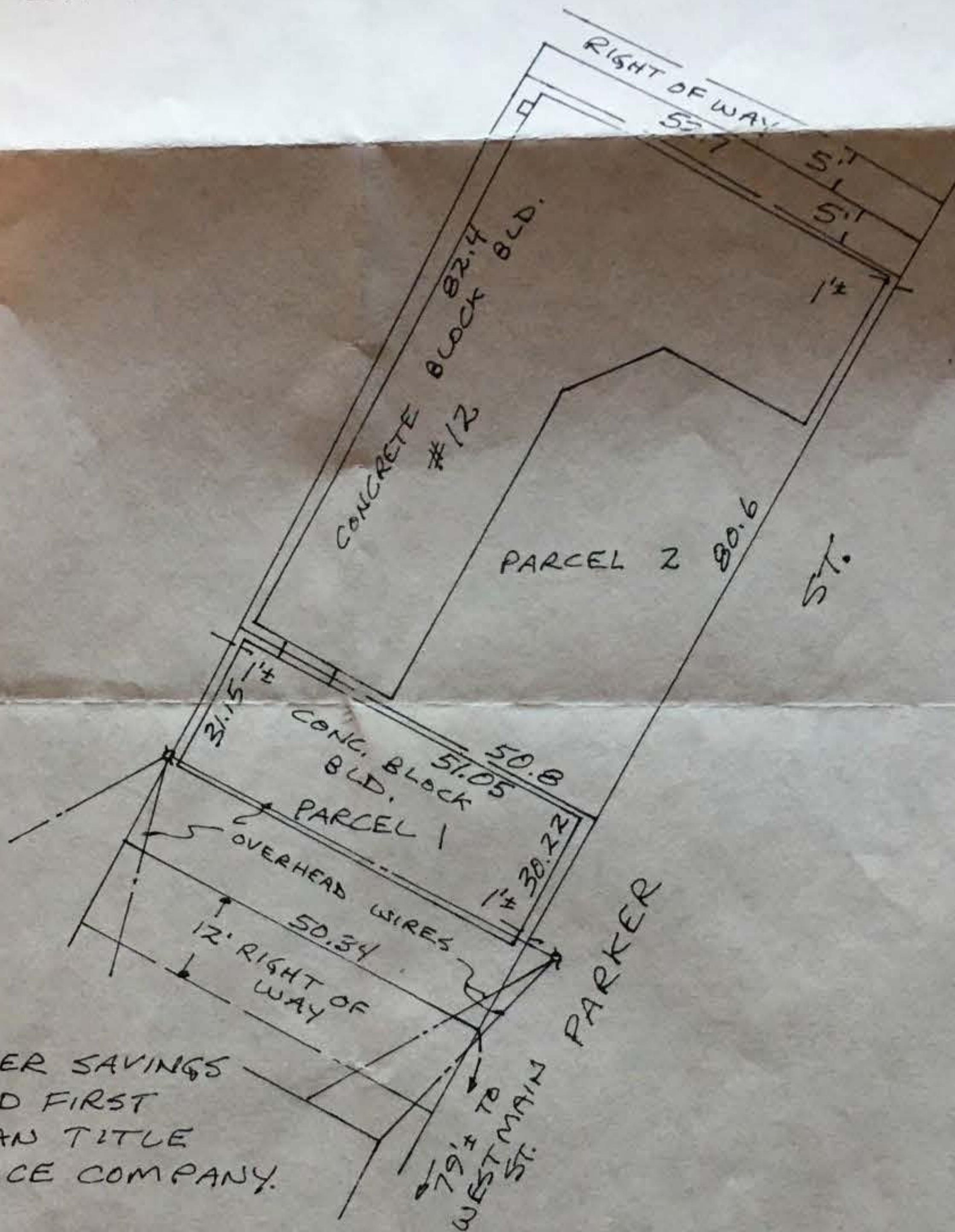


Mortgage Inspection Plot Plan

prepared for

EDWARD D. KENT, JR. *
CHRISTOPHER P. JONES



TO SPENCER SAVINGS
BANK AND FIRST
AMERICAN TITLE
INSURANCE COMPANY.

This mortgage inspection plan is for mortgage purposes only, and not an instrument survey. Do not use this plan to establish boundary lines, for zoning purposes, fence lines, etc., or for any purposes other than its original intent.

NOTE: NO DETERMINATION OF FENCE TRESPASS OR ENCROACHMENT UNLESS NOTED ON PLAN

LEWIS & COOK SURVEYORS, INC.
P.O. BOX 1196
BELCHERTOWN, MA 01007
1-800-464-7238

A review of the Flood Insurance Rate Map
Community Panel # 2501720022 B
Effective Date Aug. 17, 1981
has been conducted and to the best of our
interpretation this property is NOT
located within the 100 year flood boundary.

I hereby certify that to the best of my knowledge, information and belief the building(s) shown on this plan are approximately located on the ground as shown and are entirely within the referenced boundary lines unless noted.

Richard A. Lewis



Location: 12 Parker St.
Ware, MA
Scale: 1" = 20 ft. Date: 2/1/05
Plan Ref. 97-86
Deed Ref. _____

FILE: Harder

PLAN _____

DISTRICT #

Parcel One:

Beginning at a railroad spike in the westerly side of Parker Street, said spike marking the southeasterly corner of the property of the premises formerly of Anthony Szkolt and the northeasterly corner of the tract herein described;
 Thence S. 28° 37' 17" W. along the westerly line of Parker Street, 30.22 feet to a gun barrel set;
 Thence N. 63° 10' 28" W. along other land of the former grantors, Norman F. and Eleanor D. Morrissette, 50.34 feet to a gun barrel set;
 Thence 27° 16' 47" E. along land of Norman C. Joffrey et ux 31.15 feet to a gun barrel set;
 Thence 62° 06' 17" E. along land of formally said Szkolt, 51.05 feet to Parker Street and the place of beginning.

Together with right to pass and repass on foot or with vehicles over a right of way leading westerly from Parker Street, the northerly line of said right of way being the southerly line of the tract above described and said right of way being twelve (12) feet wide at all points.

Being the premises containing 1555 square feet shown on "Plan of Land in Ware to be conveyed to Granlund Engineering Co., dated August 22, 1975, Berry Engineering" recorded with the Hampshire County Registry of Deeds in Plan Book 97 Page 86.

Being the premises conveyed to Stephen E. Granlund, October 23, 1975, by deed recorded with said Registry in Book 185: Page 333.

Parcel Two:

The land in said Ware situated on the westerly side of Parker Street, bounded and described as follows:
 Commencing on the westerly side of said Parker Street at an iron pin at the northeasterly corner of land formerly of John R Hennessey;
 Thence northerly on said Parker Street, eighty and six tenths (80.6) feet to an iron pin at land formerly of John H. Storrs, et als;
 Thence north 68° 9' west about fifty-two and seven tenths (52.7) feet to an iron pin at land of Joseph H. Thibeault;
 Thence southerly on land of said Thibeault about eighty-two and four tenths (82.4) feet to an iron pin at land formerly of said Hennessey;
 Thence south 70° 13' east about fifty and eight tenths (50.8) feet to the point of beginning, with the right to use as a right of way a strip of land five (5) feet in width adjoining said conveyed premises on the north and extending from said Parker Street westerly to land of said Thibeault.

Subject to the right of John H. Storrs, et als, their heirs and assigns, to use as a right of way in connection with their remaining property a strip of land five (5) feet in width extending from said Parker Street to land of said Thibeault and lying next southerly of the northerly line of the land hereby conveyed. Said two strips forming a right of way ten (10) feet in width between the properties of said Storrs, et als, and premises hereby conveyed, same to remain open and unobstructed all times, the center line of said way being identical with the northerly line of the land hereby conveyed.

Also a certain tract of land described in a deed from John R. Hennessey to Peter Baliski and Anna Baliski, dated May 4, 1925, recorded in said Registry, Book 816, Page 131.

Save and excepting from the tract first above conveyed a small tract of land conveyed to John R. Hennessey by deed from Peter Baliski and Anna Baliski dated May 4, 1925, recorded in said Registry, Book 816, Page 162.

Being the premises conveyed to Stephen E. Granlund, April 30, 1976, by deed recorded with said Registry April 30, 1976, Book 1883, Page 266.

ATTEST: HAMPSHIRE, Marianne L. Donohue REGISTER
 MARIANNE L. DONOHUE