

EASEMENT

**SQUIRREL ISLAND ROAD, WAREHAM, MA
WORK ORDER # 11428915
POLE# 897/1 THROUGH 897/14**

KNOW ALL MEN BY THESE PRESENTS, that:

Veronica T. Debonise (f/k/a Veronica T. Elkallassi) and **Ernest Debonise**, Husband and Wife, of 4 Squirrel Island Road, West Wareham, MA 02576;

Adam V. Alexander and **Erin K. Alexander**, Husband and Wife, as Tenants by the Entirety, of 6 Squirrel Island Road, West Wareham, MA, 02576;

Glen A. Viera and **Joanne R. Viera**, Husband and Wife, as Tenants by the Entirety, of 12 Squirrel Island Road, West Wareham, MA, 02576;

Shawn Hooley, individually, of 14 Squirrel Island Road, West Wareham, MA, 02576;

Eric C. Lintala and **Cheryl A. Lintala**, Husband and Wife, as Tenants by the Entirety, of 15 Squirrel Island Road, West Wareham, MA, 02576;

David Paul Bousfield and **Gina Marie Bousfield**, Husband and Wife, as Tenants by the Entirety, of 16 Squirrel Island Road, West Wareham, MA, 02576;

Paul Gagnon and **Cathleen Gagnon**, Husband and Wife, as Tenants by the Entirety, of 19 Squirrel Island Road, West Wareham, MA, 02576;

Christopher Nguyen and **Cassidy Robert**, as Joint Tenants, of 25 Squirrel Island Road, West Wareham, MA, 02576;

Kelly L. Savary-Powers, Trustee and **Douglas J. Powers, Trustee**, both Trustees of the “**Powers Trust**”, dated November 19, 2019, and any amendments thereto, of 27 Squirrel Island Road, West Wareham, MA, 02576;

Mail To: Eversource Energy, 273 Summer Street, Plymouth, MA 02360

Gerald Barrows, Jr. and Sharon M. Barrows, Husband and Wife, as Tenants by the Entirety, of 42 Squirrel Island Road, West Wareham, MA, 02576;

Ninety Six Realty, LLC, a Massachusetts Limited Liability Company of 246 South Meadow Road, Gate 4, Hangar NW8, Plymouth, MA 02360;

Dos Amigos Realty, LLC, a Massachusetts Limited Liability Company of 12 Fellowship Circle, West Wareham, MA 02576; and

Robert L. Perry and Margaret A. Perry, Husband and Wife, as Tenants by the Entirety, of 29 Squirrel Island Road, West Wareham, MA, 02576

hereinafter referred to as the Grantors, for consideration of One Dollar (\$1.00), grants to

NSTAR ELECTRIC COMPANY, d/b/a Eversource Energy, a Massachusetts corporation, having its principal place of business at 800 Boylston Street, Boston, Massachusetts 02199, its successors, assigns and licensees, and

VERIZON NEW ENGLAND, INC., a New York corporation, having a principal place of business at 125 High Street, Boston, Massachusetts 02110, its successors, assigns and licensees,

as tenants in common, hereinafter collectively referred to as the Grantees,

with quitclaim covenants, the right and easements (as more particularly described below) for overhead lines for distribution of electricity and the transmission and distribution of telecommunications and information services, and lines for control, relay and communication purposes over, across, upon and under a certain parcels of land owned by Grantors (the "Premises") located at **Squirrel Island Road, West Wareham, MA 02576**

The Premises are more particularly described in the deeds filed at the Plymouth County Registry of Deeds in Book 46930, Page 103; Book 51575, Page 319; Book 57081, Page 345; Book 55456, Page 251; Book 34257, Page 291; Book 55358, Page 65; Book 38015, Page 113; Book 55840, Page 108; Book 51998, Page 147; Book 40436, Page 277; Book 40960, Page 290; Book 55606, Page 344, Book 54639, Page 250; Book 55972, Page 148; Book 56400, Page 177; Book 47747, Page 98; and Book 34495, Page 280

The Premises are shown as the following described Parcels of Land:

- Parcel 1A, Lot 4, Lot 5, Lot 6, and Lot 7 on a Plan entitled, "Approval Not Required Plan Land in Wareham, Massachusetts" Prepared for Squirrel Island Estates, Ltd, for land along Squirrel Island Road, William MacKenzie PLS, 695 Wareham Street, Middleborough, MA 02346, dated April 8, 2003", which Plan is recorded in Plymouth County Registry of Deeds in Plan Book 46, Page 825;

- Lot 2A and Lot 3A on a Plan entitled, “Approval Not Required Plan in Wareham, Massachusetts” Prepared for Squirrel Island Estates, Ltd, 191 Main Street, Wareham, MA, prepared by Azor Land Sciences, Inc., 328 Bedford Street, Lakeville, MA 02347, revised on March 29, 2005”, which Plan is recorded in Plymouth County Registry of Deeds in Plan Book 49, Page 743;
- Lot S-8 on a Plan entitled, “Correcting Plan of Boundary Line, Lot 8, Squirrel Island Road, Wareham, MA” Prepared for Cherryfield Development Corporation, prepared by William MacKenzie PLS, 695 Wareham Street, Middleborough, MA 02346, dated March 21, 2006”, which Plan is recorded in Plymouth County Registry of Deeds in Plan Book 51, Page 365;
- Lot 1009-2 on a Plan entitled, “Approval Not Required Plan - Blackmore Pond Road, Fearing Island Road, & Squirrel Island Road, Wareham, MA” Prepared for Ninety Six, LLC, prepared by G.A.F. Engineering, Inc., 266 Main Street, Wareham, MA 02571, dated January 25, 2010”, which Plan is recorded in Plymouth County Registry of Deeds in Plan Book 55, Page 814;
- Parcel A, Parcel C, and Lot 1009-9 on a Plan entitled, “Approval Not Required Plan, Squirrel Island Road, Wareham, MA” Prepared for Ninety Six Realty, LLC, prepared by G.A.F. Engineering, Inc., 266 Main Street, Wareham, MA 02571, dated April 17, 2018”, which Plan is recorded in Plymouth County Registry of Deeds in Plan Book 62, Page 311;
- Lot 1 and Lot 2 on a Plan entitled, “Approval Not Required Plan of Land at 14 & 16 Squirrel Island Road, W. Wareham, MA, Prepared for Dos Amigos Realty, LLC, prepared by JC Engineering, Inc., 2854 Cranberry Highway, E. Wareham, MA 02538, dated June 24, 2021”, which Plan is recorded in Plymouth County Registry of Deeds in Plan Book 65, Page 446;
- Parcel C, Lot 1, and Lot 2 on a Plan entitled, “Approval Not Required Plan of Land at Squirrel Island Road, W. Wareham, MA, Prepared for Dos Amigos Realty, LLC, prepared by JC Engineering, Inc., 2854 Cranberry Highway, E. Wareham, MA 02538, dated October 6, 2021”, which Plan is recorded in Plymouth County Registry of Deeds in Plan Book 65, Page 886;
- The 40’ wide layout of Squirrel Island Road on a Plan entitled, “Approval Not Required Plan Land in Wareham, Massachusetts” Prepared for Squirrel Island Estates, Ltd, for land along Squirrel Island Road, William MacKenzie PLS, 695 Wareham Street, Middleborough, MA 02346, dated April 8, 2003”, which Plan is recorded in Plymouth County Registry of Deeds in Plan Book 46, Page 825 and further depicted in Plan Book 62, Page 311

The easement rights granted herein are more particularly described as the right, from time to time and within the Premises, to install, construct, reconstruct, alter, extend, operate, inspect, maintain, repair, replace and remove (a) utility poles and associated overhead wires, cables, insulators, fittings and fixtures, and all necessary cross-arms, guys, braces, foundations, anchors, and other supporting appurtenances deemed necessary by Grantees for the purposes specified above; (b) pedestals, concrete pads, transformers, terminals, switchgear and apparatus cabinets with the necessary wires, cables, terminals, fixtures and appurtenances deemed necessary by Grantees for the purposes specified above (hereinafter (a) and (b) are collectively referred to as "Equipment"), and (c) together with the right and easement to enter upon the Premises, including

Vehicular access for construction and maintenance purposes, as may be necessary from time to time for all of the foregoing purposes, utilizing existing paved ways and parking areas on the Premises to the extent practicable.

All Equipment shall be installed in conformance with Grantee's "Information & Requirements for Electric Service," as issued by Grantee from time to time. Any Equipment installed by the Grantor shall be maintained by the Grantor, and if Grantor fails to repair or maintain such Equipment, Grantees reserve the right to do so at Grantor's sole cost and expense.

All Equipment shall be installed in locations mutually agreed upon by Grantor and Grantee, and shall initially be approximately as shown on sketch dated January 7, 2023 which is attached hereto and incorporated herein as Exhibit A. To the extent that no location is determined in advance, the location of the easement shall be fixed by the actual installation of the Equipment, and, unless specified otherwise, shall be 15 feet in width, centered on the Equipment as installed.

Grantor may at any time, at its sole cost and expense, prepare and submit to Grantees for review and approval an "as built" plan of the Equipment in recordable form. Upon approval of such plan, and concurrently with the recording of such plan, the parties shall execute and record an amendment to this instrument, fixing the location of the easements granted hereunder to the locations and dimensions shown on such plan; provided, that Grantees shall have the right of access over the remainder of the Premises for all purposes contemplated by this agreement.

Grantor will not erect or permit any structures or obstructions which in the reasonable judgment of the Grantees might interfere with the safe operation and maintenance of the Equipment. Grantees shall have the right to cut down and keep trimmed all trees, bushes, underbrush and growth as the Grantees may from time to time deem reasonably necessary for the safe operation and maintenance of the Equipment.

All work by Grantor or Grantees under this Easement shall be done in a good and workmanlike manner by competent personnel or contractors, in conformity with all applicable permits, licenses, ordinances, laws and regulations, and free from any liens for labor or materials. The party performing the work shall be responsible for obtaining all applicable permits.

Except in the event of emergency, prior to commencing any work at the Premises, Grantees shall endeavor to provide Grantor with such notice as may be practicable under the circumstances, which may consist of telephone or other verbal notification.

The Grantees shall restore the surface of the Premises (by grading, paving or reseeding) wherever damaged by the Grantees by reason of their respective work as closely as reasonably practicable to the condition of such surface before such work.

In the conduct of all work, neither party shall unreasonably interfere with the business, operations or access of the other party, its employees, invitees or contractors, or any other person having an interest in the Premises.

Grantees shall have the right to connect the Equipment with their respective facilities located or which may be placed in private or public ways adjacent to the Premises. Grantees shall have the right to extend the lines from time to time, and the right to use the Equipment, to serve other customers of Grantees who may conveniently be served thereby.

Grantees shall indemnify, defend and hold harmless the Grantor, its successors and assigns, from and against any claim, cost, loss or liability incurred by Grantor for physical damage or injury resulting from the negligence or willful misconduct of the Grantees, their respective employees, agents and contractors in the conduct of the work at the Premises pursuant to this easement. Nothing herein shall be construed to impose on the Grantees any liability for indirect, consequential, punitive or other special damages.

Grantor may request that Grantees relocate any of the Equipment installed by the Grantees to another location on the Premises acceptable to the Grantees. Such relocation shall be at the sole cost and expense of the Grantor.

Grantor shall have the right to use the Premises, and the right to grant to others the right to use the Premises, for all purposes that do not unreasonably interfere with the rights granted to the Grantees hereby.

All Equipment installed within the Premises pursuant to this easement shall remain the property of the Grantees.

This easement is executed pursuant to, and shall be subject to, the Grantees' Terms and Conditions of Service, as filed with and approved by the Massachusetts Department of Public Utilities from time to time.

This easement is pursuant to Eversource Work Order # 11428915 and pertains to the acquisition of Pole # 897/1 through 897/14.

EXECUTED as an instrument under seal this 7th day of April, 2023

Veronica DeBonise
Veronica T. DeBonise
(f/k/a Veronica T. Elkallassi)

Ernest DeBonise
Ernest DeBonise

COMMONWEALTH OF MASSACHUSETTS

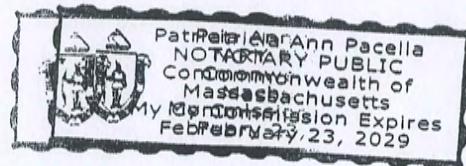
Plymouth, ss.

On this 7 day of April, 2023, before me, the undersigned notary public, personally appeared Veronica T. Debonise (f/k/a Veronica T. Elkallassi) and Ernest DeBonise, proved to me through satisfactory evidence of identification being () Massachusetts Driver's License(s) or () _____, to be the person (s) whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Patricia A. Pacella
Notary Public Signature

Patricia A Pacella
Print Notary Public Name

My Commission Expires: 2-23-29



This easement is pursuant to Eversource Work Order # 11428915 and pertains to the acquisition of Pole # 897/1 through 897/14.

EXECUTED as an instrument under seal this 7th day of April, 2023

Adam V. Alexander
Adam V. Alexander

Erin K. Alexander
Erin K. Alexander

COMMONWEALTH OF MASSACHUSETTS

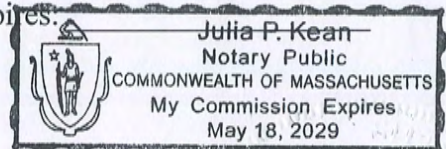
Plymouth, ss.

On this 7th day of April, 2023, before me, the undersigned notary public, personally appeared Adam V. Alexander and Erin K. Alexander, proved to me through satisfactory evidence of identification being () Massachusetts Driver's License(s) or () personal knowledge, to be the person (s) whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Julia P. Kean
Notary Public Signature

Julia P. Kean
Print Notary Public Name

My Commission Expires.



This easement is pursuant to Eversource Work Order # 11428915 and pertains to the acquisition of Pole # 897/1 through 897/14.

EXECUTED as an instrument under seal this 26th day of April, 2023

Glen A. Viera
Glen A. Viera

Joanne R. Viera
Joanne R. Viera

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, ss.

On this 26th day of April, 2023, before me, the undersigned notary public, personally appeared Glen A. Viera and Joanne R. Viera, proved to me through satisfactory evidence of identification being () Massachusetts Driver's License(s) or () known to me, to be the person (s) whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Teresa J. Tavares
Notary Public Signature

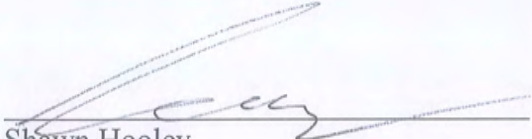
TERESA J. TAVARES
Print Notary Public Name

My Commission Expires: 12/27/2024



This easement is pursuant to Eversource Work Order # 11428915 and pertains to the acquisition of Pole # 897/1 through 897/14.

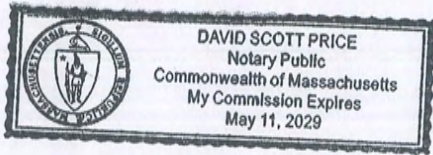
EXECUTED as an instrument under seal this 13 day of April, 2023

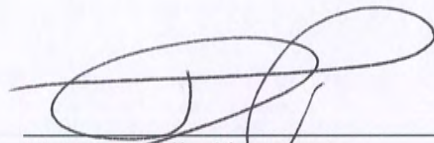

Shawn Hooley

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 13th day of April, 2023, before me, the undersigned notary public, personally appeared Shawn Hooley, proved to me through satisfactory evidence of identification being () Massachusetts Driver's License(s) or () _____, to be the person (s) whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.




Notary Public Signature

David Price
Print Notary Public Name

My Commission Expires: 5-11-2029

This easement is pursuant to Eversource Work Order # 11428915 and pertains to the acquisition of Pole # 897/1 through 897/14.

EXECUTED as an instrument under seal this 4 day of April, 2023

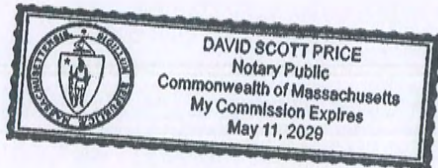
Eric C. Lintala
Eric C. Lintala

Cheryl A. Lintala
Cheryl A. Lintala

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 4th day of April, 2023, before me, the undersigned notary public, personally appeared Eric C. Lintala and Cheryl A. Lintala, proved to me through satisfactory evidence of identification being () Massachusetts Driver's License(s) or () _____, to be the person (s) whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



[Signature]
Notary Public Signature

David Price
Print Notary Public Name

My Commission Expires: 5-11-2029

This easement is pursuant to Eversource Work Order # 11428915 and pertains to the acquisition of Pole # 897/1 through 897/14.

EXECUTED as an instrument under seal this 10th day of April, 2023

David Paul Bousfield
David Paul Bousfield

Gina Marie Bousfield
Gina Marie Bousfield

COMMONWEALTH OF MASSACHUSETTS

Plymouth ss.

On this 10th day of April, 2023, before me, the undersigned notary public, personally appeared David Paul Bousfield and Gina Marie Bousfield, proved to me through satisfactory evidence of identification being () Massachusetts Driver's License(s) or () _____, to be the person (s) whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



CATHERINE L. FARRELL
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 17, 2028

Catherine L. Farrell
Notary Public Signature

Catherine L. Farrell
Print Notary Public Name

My Commission Expires: march 17, 2028

This easement is pursuant to Eversource Work Order # 11428915 and pertains to the acquisition of Pole # 897/1 through 897/14.

EXECUTED as an instrument under seal this 7 day of April, 2023

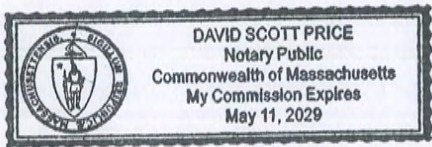
Paul Gagnon
Paul Gagnon

Cathleen Gagnon
Cathleen Gagnon

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 7th day of April, 2023, before me, the undersigned notary public, personally appeared Paul Gagnon and Cathleen Gagnon, proved to me through satisfactory evidence of identification being () Massachusetts Driver's License(s) or () _____, to be the person (s) whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



[Signature]
Notary Public Signature

David Price
Print Notary Public Name

My Commission Expires: 5-11-2029

This easement is pursuant to Eversource Work Order # 11428915 and pertains to the acquisition of Pole # 897/1 through 897/14.

EXECUTED as an instrument under seal this 3rd day of April, 2023

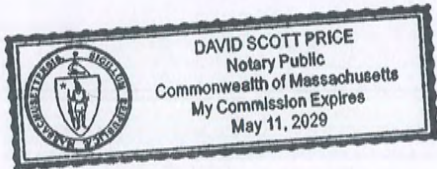
[Signature]
Christopher Nguyen

[Signature]
Cassidy Robert

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 3rd day of April, 2023, before me, the undersigned notary public, personally appeared Christopher Nguyen and Cassidy Robert, proved to me through satisfactory evidence of identification being () Massachusetts Driver's License(s) or () _____, to be the person (s) whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



[Signature]
Notary Public Signature

David Price
Print Notary Public Name

My Commission Expires: 5-11-2029

This easement is pursuant to Eversource Work Order # 11428915 and pertains to the acquisition of Pole # 897/1 through 897/14.

EXECUTED as an instrument under seal this 4 day of April, 2023

Kelly L. Savary-Powers
Kelly L. Savary-Powers,
Trustee of Powers Trust
u/d/t dated 11/19/2019

Douglas J. Powers
Douglas J. Powers,
Trustee of Powers Trust
u/d/t dated 11/19/2019

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 4th day of May, 2023, before me, the undersigned notary public, personally appeared Kelly L. Savary-Powers and Douglas J. Powers, trustees as aforesaid, proved to me through satisfactory evidence of identification being () Massachusetts Driver's License(s) or () _____, to be the person (s) whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Megan F. Boutin
Notary Public Signature

Megan F. Boutin
Print Notary Public Name

My Commission Expires: 5/20/2027



This easement is pursuant to Eversource Work Order # 11428915 and pertains to the acquisition of Pole # 897/1 through 897/14.

EXECUTED as an instrument under seal this 5 day of April, 2023

Gerald Barrows, Jr.
Gerald Barrows, Jr.

Sharon M. Barrows
Sharon M. Barrows

COMMONWEALTH OF MASSACHUSETTS

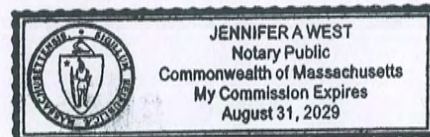
Plymouth, ss.

On this 5th day of April, 2023, before me, the undersigned notary public, personally appeared Gerald Barrows, Jr. and Sharon M. Barrows, proved to me through satisfactory evidence of identification being () Massachusetts Driver's License(s) or () _____, to be the person (s) whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Jennifer A West
Notary Public Signature

Jennifer A. West
Print Notary Public Name

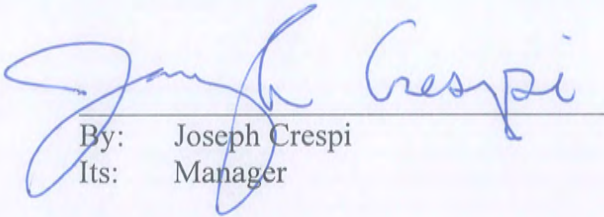
My Commission Expires: August 31st 2029



This easement is pursuant to Eversource Work Order # 11428915 and pertains to the acquisition of Pole # 897/1 through 897/14.

EXECUTED as an instrument under seal this 31 day of March, 2023

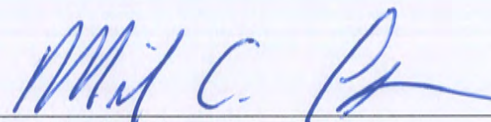
Ninety Six Realty, LLC


By: Joseph Crespi
Its: Manager

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 31 day of March, 2023, before me, the undersigned notary public, personally appeared Joseph Crespi, in his capacity as Manager of Ninety Six Realty, LLC proved to me through satisfactory evidence of identification being () Massachusetts Driver's License(s) or () _____, to be the person (s) whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Notary Public Signature

Michael C. Pimentel

Print Notary Public Name

My Commission Expires: 1-11-24

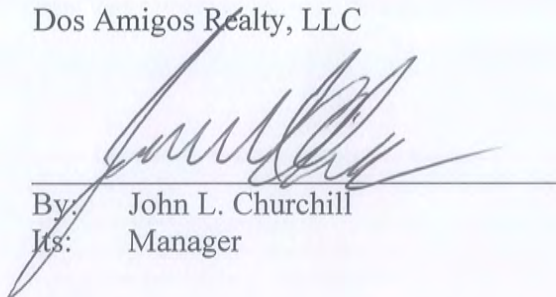


MICHAEL C. PIMENTEL
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 11, 2024

This easement is pursuant to Eversource Work Order # 11428915 and pertains to the acquisition of Pole # 897/1 through 897/14.

EXECUTED as an instrument under seal this 7th day of APRIL, 2023

Dos Amigos Realty, LLC



By: John L. Churchill
Its: Manager

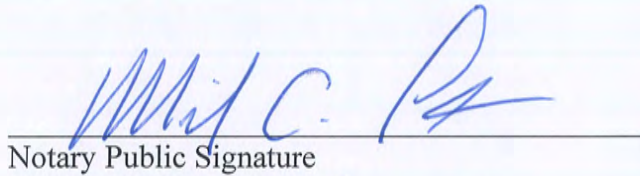
COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 7 day of April, 2023, before me, the undersigned notary public, personally appeared John L. Churchill, in his capacity as Manager of Dos Amigos Realty, LLC proved to me through satisfactory evidence of identification being () Massachusetts Driver's License(s) or () personally known, to be the person (s) whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



MICHAEL C. PIMENTEL
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 11, 2024

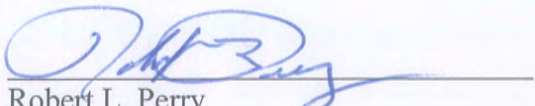

Notary Public Signature

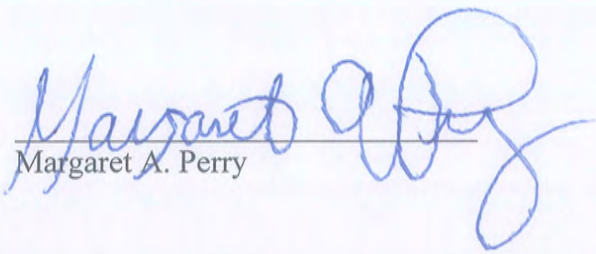
Michael C. Pimentel
Print Notary Public Name

My Commission Expires: 1-11-24

This easement is pursuant to Eversource Work Order # 11428915 and pertains to the acquisition of Pole # 897/1 through 897/14.

EXECUTED as an instrument under seal this 7th day of April, 2023

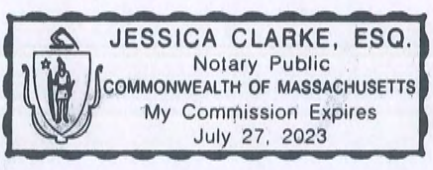

Robert L. Perry



Margaret A. Perry

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 7th day of April, 2023, before me, the undersigned notary public, personally appeared Robert L. Perry and Margaret A. Perry, proved to me through satisfactory evidence of identification being () Massachusetts Driver's License(s) or () _____, to be the person (s) whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.




Notary Public Signature
JESSICA CLARKE
Print Notary Public Name
My Commission Expires: 7/27/23

POLE 897/P2 40'CL3
NEEDS STENCIL
NEEDS U-GUARD ON
SECONDARY RISER
FOR #6 SQUIRREL ISLAND ROAD

ALL POLES WILL NEED TO
BE STENCILED
897/1 THROUGH 897/14

897/P1 40'CL3 POLE
NEEDS STENCIL

897/P3
NEEDS STENCIL
TREE TRIMMING ON SERVICE

897/P5
40'CL3
NEEDS STENCIL

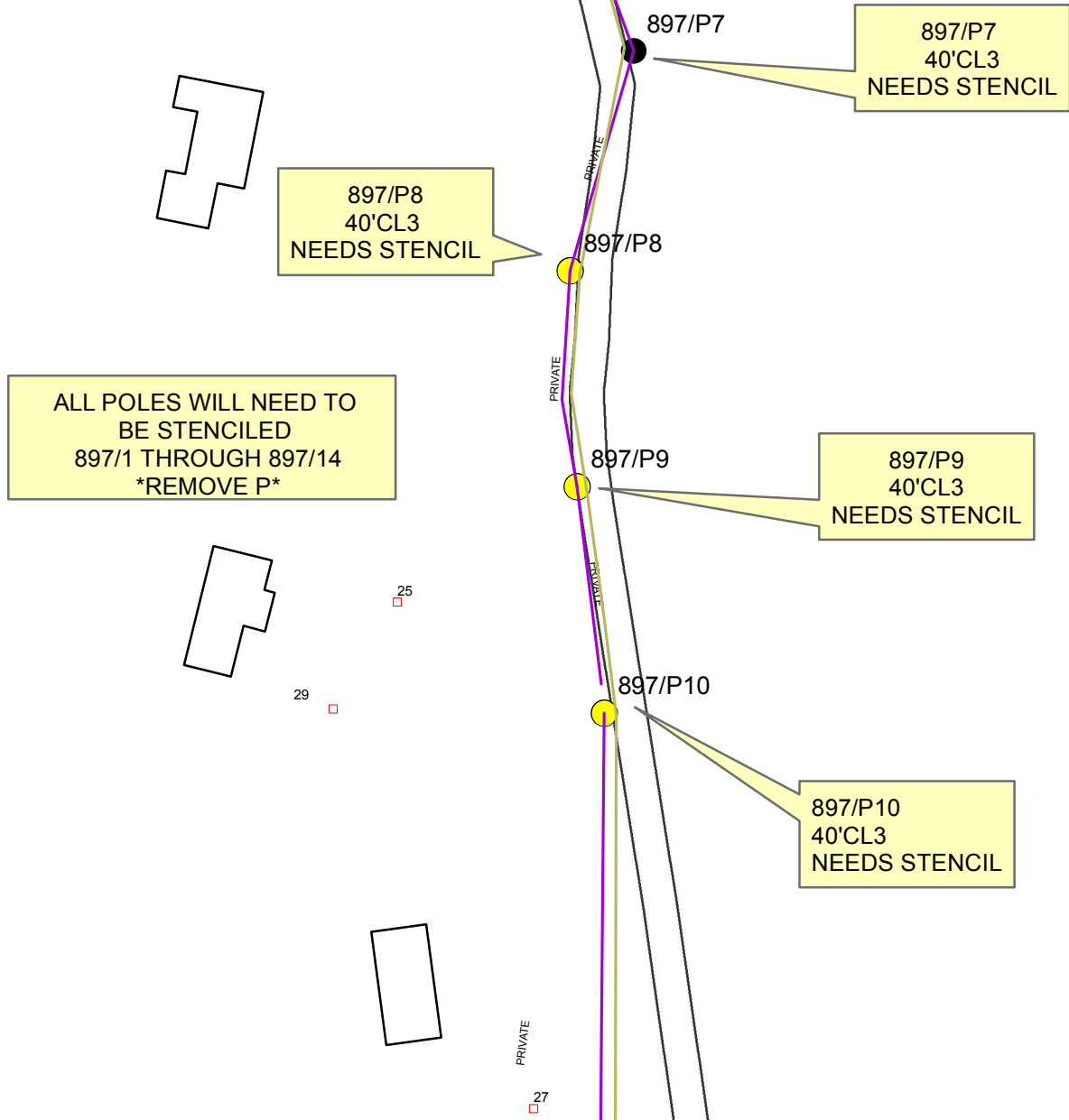
897/P4 40'CL3
NEEDS STENCIL

897/P6
NEEDS STENCIL

965/2 SOLBRIGHT RENEWABLE ENERGY PRIMARY METERING

897/P6 1-50 (C)

897/P6 1-50 (C)



ALL POLES WILL NEED TO
BE STENCILED
897/1 THROUGH 897/14
REMOVE P

897/P13
40'CL3
NEEDS STENCIL

897/P11
40'CL3
NEEDS STENCIL

897/P12
40'CL3
NEEDS STENCIL

897/P12
37.5(C)