

# **TABLE OF CONTENTS**

## **BIDDER'S INFORMATIONAL PACKAGE**

### **24-29 THIRD STREET PALMER INDUSTRIAL PARK BONDSVILLE (PALMER), MASSACHUSETTS**

<b>DESCRIPTION</b>	<b>PAGE #</b>
<b>MORTGAGEE'S SALE OF REAL ESTATE .....</b>	<b>1-6</b>
<b>MEMORANDUM OF SALE .....</b>	<b>7-10</b>
<b>WATER STATEMENT .....</b>	<b>11-12</b>
<b>MUNICIPAL LIEN CERTIFICATES.....</b>	<b>13-18</b>

**THE FOLLOWING MATERIALS ARE FURNISHED SOLELY FOR INFORMATIONAL PURPOSES. NO WARRANTIES OR REPRESENTATIONS ARE MADE BY EITHER THE MORTGAGE HOLDER, OR THE AUCTION COMPANY AS TO THE ACCURACY, COMPLETENESS OR USEFULNESS OF THESE MATERIALS OR THE INFORMATION CONTAINED THEREIN. PROSPECTIVE PURCHASERS SHOULD MAKE THEIR OWN INVESTIGATIONS AND INSPECTIONS AND DRAW THEIR OWN INDEPENDENT CONCLUSIONS. THESE MATERIALS AND THE INFORMATION CONTAINED THEREIN ARE ALSO SUBJECT TO POSSIBLE CHANGE PRIOR TO OR AT THE TIME OF THE SCHEDULED FORECLOSURE SALE.**

## **MORTGAGEE'S SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by BELL HILL PROPERTY, LLC, a Massachusetts limited liability company, to UNITED BANK, dated October 12, 2007, recorded at Hampden County Registry of Deeds in Book 16983, Page 501, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 11:00 a.m., on Wednesday, the 30<sup>th</sup> day of June, 2010 on the premises below described all and singular the premises described in said mortgage, said premises being therein described substantially as follows, to wit:

### **THIRD STREET, PALMER INDUSTRIAL PARK, BONDSVILLE, MA 01009**

#### **PARCEL I**

Lot 5, Lot 6 and Lot 6R, all as shown on a Plan entitled "PLAN OF LAND IN PALMER, MASSACHUSETTS, FOR PALMER REDEVELOPMENT AUTHORITY TO BE CONVEYED TO SCALE: 1" NOVEMBER 21, 1983 TEC Tibbetts Engineering Corp, 210 Dean Street, New Bedford, Massachusetts" and recorded in the Hampden County Registry of Deeds in Plan Book 215, Page 24, said plan shall be hereinafter referred to as "1983 Plan", said real estate being more particularly bounded and described as follows:

##### Lot 5

Bounded WESTERLY by land designated as GREENBELT, Six Hundred Fifty-Four and 58/100 (654.58) feet; NORTHWESTERLY by the INDUSTRIAL RAILROAD SPUR, Three Hundred Forty-Two and 38/100 (342.28) feet; NORTHEASTERLY by LOT 6R, Twenty-Eight and 60/100 (28.60) feet; NORTHEASTERLY by the southwesterly line of the culdesac at the end of THIRD STREET, Three Hundred Sixty-One and 71/100 (361.71) feet; NORTHEASTERLY by the southwesterly line of THIRD STREET, Twenty-One and 07/100 (21.07) feet; EASTERLY by Lot 4, Six Hundred Eight and 42/100 (608.42) feet; SOUTHERLY by land now or formerly of the Polish Alliance Youth Camp, Four Hundred Seven and 56/100 (407.56) feet, all as shown on said 1983 Plan.

##### Lot 6

Bounded WESTERLY by the Greenbelt, Seven Hundred Fifty-Five and 14/100 (755.14) feet; NORTHWESTERLY by said Greenbelt, Two Hundred Twenty and 00/100 (220.00) feet; NORTHERLY by said Greenbelt, One Hundred Thirty-Four and 61/100 (134.61) feet; NORTHEASTERLY by said Greenbelt, Five Hundred Fifty-Five and 00/00 (555.00) feet; EASTERLY by said Greenbelt, Two Hundred Thirty-Seven and 06/100 (237.06) feet; SOUTHEASTERLY by the Industrial Railroad Spur and LOT 6r, Seven Hundred Eighty-Nine and 17/100 (789.17) feet, all as shown on said 1983 Plan.

##### Lot 6R

Bounded NORTHWESTERLY by Lot 6, One Hundred One and 11/100 (101.11) feet; NORTHEASTERLY by the Industrial Railroad Spur and Lot 7R, Seventy-Eight and 57/100 (78.57) feet more or less; SOUTHEASTERLY by the northwesterly line of the culdesac at the end of Third Street, One Hundred Three and 85/100 (103.85) feet; SOUTHWESTERLY by the Industrial Railroad Spur and Lot 5, Seventy-Eight and 60/00) feet, more or less, all as shown on said 1983 Plan.

## PARCEL II

Certain real estate situated in that part of the Town of Palmer, Hampden County, Massachusetts, known as Bondsville, being known and designated as Temp. Sewage System Easement and as Easement No. 10, as shown on a plan entitled "PALMER REDEVELOPMENT AUTHORITY PALMER, MASSACHUSETTS PALMER INDUSTRIAL PARK PLAN OF LAND TEC Tibbetts Engineering Corp. New Bedford, Massachusetts Scale 1" = 100' DATE: SEPT. 24, 1974," and recorded in Hampden County Registry of Deeds in Book of Plans 156, Pages 16-19, said plan shall be herein referred to as "1974 Plan", said real estate being more particularly bounded and described as follows:

Bounded NORTHEASTERLY by Third Street, Two Hundred Forty-Nine and 47/100 (249.47) feet, more or less; EASTERLY by Lot 4, Two Hundred Fifty-Five and 00/100 (255.00) feet; SOUTHERLY by Lot 4, One Hundred Eighty-Five and 00/100 (185.00) feet; WESTERLY by Lot 5, Three Hundred Sixty-Five and 00/100 (365.00) feet, all as shown on *said* 1974 Plan.

## PARCEL III

The land in that part of Palmer known on Bondsville, Hampden County, Massachusetts, located on the northerly side of Third Street and shown as Lot 7R on a plan entitled "Plan of Land in Palmer, Massachusetts for Palmer Redevelopment Authority dated November 21, 1983 by Tibbetts Engineering Corp., 210 Dean Street, New Bedford, Massachusetts". Said plan being recorded with Hampden County Registry of Deeds in Plan Book 215, and 25, being more particularly bounded and described as follows:

BEGINNING at a point located in the northerly line of Third Street at the southerly corner of Lot 7R being N. 88° 18' 05" E., eighty-eight and 24/100 (88.24) feet to a stone bound marking the northerly line of said Third Street;

THENCE S. 88° 18' 05" W., eighty -eight and 24/100 (88.24) feet to a stone highway bound in the northerly line of said Third Street;

THENCE in a curve to the North having an arc of 52° 42' 58", with a radius of two hundred ninety and 00/100 (290.00) feet, a distance of two hundred sixty-six and 82/100 (266.82) feet along the northerly line of Third Street to a stone highway bound;

THENCE N. 38° 58' 57" W., thirty-eight and 54/100 (38.54) feet to a stone highway bound in the northerly line of said Third Street;

THENCE in a curve to the North having an arc of 60° 00' 00", with a radius of seventy and 00/100 (70.00) feet, a distance of seventy-three and 30/100 (73.30) feet along the northeasterly line of Third Street to a stone highway bound;

THENCE in a curve to the Northwest having an arc of 127° 06' 53", with a radius of one hundred thirty and 00/100 (130.00) feet. A distance of two hundred eighty-eight and 41/100 (288.41) feet along the Northeasterly line of said Third Street to a point;

THENCE N. 38° 58' 57" W., twenty-eight and 57/100 (28.57) feet to a point in the southerly line of the Industrial Railroad Spur;

THENCE in a curve to the East having an arc of 18° 47' 26", with a radius of five hundred forty-eight and 69/100 (548.69) feet a distance of two hundred seventy-five and 71/100 (275.71) feet along the southerly line of said Industrial Railroad Spur as shown on said plan to a point;

THENCE N. 80° 21' 05" E., two hundred seventy-one and 02/100 (271.02) feet along the southerly line of said Railroad Spur to a point at the northwesterly corner of Lot 8R as shown on said plan;

THENCE S. 10° 41' 55" E., five hundred fifty-four and 48/100 (554.49) feet along the westerly line of Lot 8R to a point, being the point of BEGINNING.

#### **PARCEL IV**

##### Lot 4:

BEGINNING at a point in the southerly line of Third Street at the Northwest corner of Lot 3, as shown on said plan, and thence running along said Southerly line of Third Street in a generally westerly direction one hundred thirty-nine and 14/100 (139.14) feet to a stone highway bound;

THENCE S. 88° 18' 05" W., one hundred forty-two and 24/100 (142.24) feet along the Southerly line of Third Street to a stone highway bound;

THENCE in a curve to the right having an arc of 52° 42' 58" with a radius of three hundred fifty and 00/100 (350.00) feet, a distance of ninety and 02/100 (90.02) feet to a point at the Northeast corner of land now or formerly of Quaboag Transfer, Inc., also known as Easement No. 10;

THENCE turning and running S. 06° 42' 02" W., two hundred fifty-five and 00/100 (255.00) feet along said land now or formerly of Quaboag Transfer, Inc. to a point;

THENCE turning and running N. 83° 17' 58" W., one hundred eighty-five and 00/100 (185.00) feet to other land now or formerly of Quaboag Transfer, Inc. shown as Lot 5;

THENCE running N. 46° 32' 30" W., six hundred forty-one (641) +/- feet to the easterly bank of the Swift River, the last two (2) courses being along other land of the grantor;

THENCE turning and running S. 06° 42' 02" W., two hundred forty-three and 42/100 (243.42) feet along said Lot 5 to a point at the Northerly boundary of land now or formerly of Polish Alliance Youth Camp;

THENCE running N. 88° 17' 58" E., six hundred fifty-eight and 36/100 (658.36) feet along land now or formerly of Polish Alliance Youth Camp to a point at the southwest corner of Lot 3, as shown on said Plan;

THENCE N. 01° 42' 02" W. four hundred fifty-eight and 70/100 (458.70) feet along the Westerly line of Lot 3 to a point in the southerly line of Third Street, as shown on said plan, being the point of beginning.

Hereby meaning and intending to convey Lot 4 as shown on a plan entitled "PLAN OF LAND IN PALMER, MASSACHUSETTS FOR PALMER REDEVELOPMENT AUTHORITY TO BE CONVEYED TO" scale: 1" = 100' NOVEMBER 21, 1983 TEC Tibbetts Engineering Corp. 210 Dean Street, New Bedford, Massachusetts as recorded in the Hampden County Registry of Deeds in Plan Book 215, Pages 24 and 15, excluding that portion of Lot 4 shown as Easement No. 10 on a plan entitled 'PALMER REDEVELOPMENT AUTHORITY PALMER, MASSACHUSETTS, PALMER INDUSTRIAL PARK PLAN OF LAND' by TEC Tibbetts Engineering Corp. New Bedford, Massachusetts SCALE 1" - 100' dated September 24, 1974, and recorded with the Hampden County Registry of Deeds in Plan Book 156, Pages 16 through 19.

Parcels III and IV are the same premises conveyed to the grantor herein by deed of Palmer Redevelopment Authority dated and recorded with the Hampden County Registry of Deeds in Book 5955, Page 579.

#### **PARCEL VI**

The land in Bondsville, Palmer, Massachusetts as shown on a "Plan of Land in Bondsville, Palmer, Mass. surveyed for Quaboag Transfer, Inc., scale 1" = 100", March 16, 1984, Kenneth C. Sherman, Engineer-Surveyor, Palmer, Mass., revised March 27, 1984" and recorded in Hampden County Registry of Deeds in Book of Plans 217, Pages 92, & 93. Said parcel being more particularly bounded and described as follows:

BEGINNING at a point at the westerly shore of Crystal Lake, formerly called Brown's Pond, as shown on said plan;

THENCE running S. 89° 26' 15" W., eight hundred fifty-four (854) +/- feet to an iron pin;

THENCE running Northerly along the eastern bank of the Swift River One Thousand twenty (1,020) +/- feet to a point at the southwestern corner of land of the Palmer Redevelopment Authority, as shown on said plan;

THENCE running N. 86° 17' 58" E., one thousand two hundred forty-two (1,242) +/- feet to a stone bound along land of the Palmer Redevelopment Authority;

THENCE turning and running S. 2° 54' 45" E., five hundred eighty-four and 41/100 (584.41) feet to an iron pin, along lands of owner unknown and the Roman Catholic Bishop Springfield;

THENCE running S. 4° 46" E., two hundred fifty-eight and 17/100 (258.17) feet to an iron pin;

THENCE S. 3° 56' E., two hundred fifty-seven and 00/100 (257.00) feet;

THENCE running Southerly along the westerly shore of Crystal Lake, formerly called Brown's Pond, four hundred (400) +/- feet to the PLACE OF BEGINNING.

BEING the same premises conveyed to the Mortgagor by deed of Anne B. O'Brien and Roy A. Bourgeois, Trustees of the Bryant Family Trust dated February 25, 2002 and recorded with the Hampden County Registry of Deeds in Book 12192, Page 197.

Subject to the following:

Subject to restrictions, provisions, conditions and covenants as set forth in Urban Renewal Plan recorded in Book 4004, Page 178 and Amendment recorded in Book 5674, Page 337.

Subject to restrictions, provisions, conditions and covenants as set forth in Land Disposition Agreements recorded in Book 4004, Page 196, Book 5643, Page 116 and Book 5955, Page 567. See Waiver of Enforcement rights by Massachusetts Executive Office of Community Development, Depart of Community Affairs dated May 26, 1983 and recorded June 14, 1983 in Book 5449, Page 597, as same affects locus.

Lots 6 and 6R subject to 20' wide easement in favor of general public for access to and from "Greenbelt".

Lot 6R subject to rights of Palmer Redevelopment Authority and others to cross, to use and to maintain the Industrial Railroad Spur.

Subject to restrictions, easements and conditions as set forth in Book 4004, Page 227, Book 5643, Page 111, and Book 5955, Page 579.

Subject to rights of others in streets, spur track and "Greenbelt".

Easement in favor of Bondsville Water Company regarding water pipes, hydrants, etc. recorded January 11, 1933 in Book 1512, Page 551 and recorded December 23, 1942 in Book 1753, Page 257, if same affects locus.

Subject to pole and wire rights and pipe rights as recited in Book 1374, Page 424 if same affects locus. (affects 41.8 acre)

Subject to an 18' wide right of way to Broun's Pond n/k/a Napoleon Aims Lake as recorded in Book 1378, Page 202, if same affects locus. (affects 41.8 acre parcel)

Easement to New England Power Company recorded April 6, 1966 in Book 3178, Page 250. (affects 41.8 acre parcel)

Subject to conditions and regulations as set forth in Planning Board Site Plan Review Permit recorded June 29, 1984 in Book 5643, Page 101 (affects 41.8 acre parcel).

Subject to conditions re: access as recited in deed to Quaboag Transfer, Inc. recorded June 29, 1984 in Book 5643, Page 103. (affects 41.8 acre parcel).

Assignment of Option Rights by Quaboag Transfer Inc. to Bell Hill Property, LLC recorded March 4, 2002 in Book 12192, Page 192.

Order of Conditions dated April 15, 2003 and recorded in Book 13975, Page 335 re DEP File No. 256-217. (affects Lot 7R Third Street only)

Including all rents, issues and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues and profits until default hereunder), and all fixtures now or hereafter attached to or used in connection with the premises herein described.

The above premises will be sold subject to and with the benefit of all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens, or claims in the nature of liens, and existing encumbrances of record created prior to the mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed, if any.

One Hundred Thousand Dollars (\$100,000) ("Initial Deposit") will be required to be paid in cash or by certified check by the purchaser at the time and place of sale as earnest money, and an additional sum ("Additional Deposit"), also in cash or by certified check, in an amount such that the total deposits, including the initial deposit, totals ten

percent (10%) of the purchase price, shall be due and payable within ten (10) days of the sale. The balance to be paid in cash or by certified check within twenty (20) days of the date of sale.

Buyer shall also pay directly to the auctioneer, Aaron Posnik & Co., Inc. a buyer's premium equal to five percent (5%) of the purchase price.

In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by Foreclosure Deed to the next highest qualified bidder provided that the next highest qualified bidder shall deposit with Mortgagee's attorneys, Doherty, Wallace, Pillsbury and Murphy, P.C., the amount of the required deposit as set forth herein within three (3) business days after receiving written notice of default of the previous highest bidder and title shall be conveyed to said next highest qualified bidder within thirty (30) days of said written notice.

Other terms to be announced at the sale.

UNITED BANK,

BY Gary P. Shannon  
Its Attorney

Doherty, Wallace, Pillsbury  
and Murphy, P.C., Attorneys  
One Monarch Place, Suite 1900  
Springfield, MA 01144-1900

## MEMORANDUM OF SALE

One Hundred Thousand Dollars (\$100,000) received from Buyer by UNITED BANK, ("Seller or Mortgagee") as earnest money to be applied to the purchase price of real estate located at **THIRD STREET, PALMER INDUSTRIAL PARK, BONDSVILLE, MASSACHUSETTS** sold this day under a power of sale contained in a mortgage given to UNITED BANK which power of sale provides that the premises are sold subject to and with the benefit of all restrictions, easements, improvements, outstanding tax titles, mortgages, liens, right of tenants and parties in possession, unpaid taxes, municipal liens and other public taxes, assessments or liens, if any, including outstanding condominium common expense assessments or liens, if applicable.

The Buyer understands that this sale is pursuant to a public foreclosure sale; that the Seller has no knowledge as to the physical condition or use of the Premises or the compliance of the Premises with the provisions of any Federal, state or local rule, regulation, statute or ordinance, including, without limitation, Title V; and the Seller makes no representations or warranties expressed or implied of any type, kind, character or nature whatsoever relating to the Premises, including as to condition, use, zoning or environmental matters; and the Buyer agrees to accept the Premises in its "AS IS" condition. Environmental Site Assessment is the responsibility of the Buyer.

In the event the premises contains on on-site sewage system, the Buyer shall be responsible for complying with the Commonwealth of Massachusetts regulations pertaining thereto at its own cost by obtaining an inspection of the system and, if



necessary, repairing and/or replacing the sewage system components in order to bring the system into compliance with the Code of Massachusetts Regulations Ch 310.

In the event that the premises contain underground storage tank(s), the Buyer shall be responsible for complying with the applicable regulations issued by the Massachusetts Board of Fire Prevention as set forth in 527 CMR 9.00 et seq. which may require removal of any existing tank(s).

The Buyer acknowledges that there may have occurred the use, storage, disposal, transportation, release or threat of release of hazardous or toxic materials or substances on, or in connection with, the Premises and that the Premises may not be in compliance with applicable environmental laws, including, without limitation, the Massachusetts Oil and Hazardous Material Release Prevention Response Act (M.G.L.c.21E), Comprehensive Environmental Response Compensation and Liability Act (42 U.S.C. §9601 et. seq.) and other federal, state and local laws and regulations, and any judicial or administrative decree or decisions. The Buyer hereby releases the Mortgagee from any and all liability in connection with any environmental claims, of any kind or nature, which may arise in connection with, or relating to the Premises and agrees to indemnify and defend the Mortgagee in connection with any such claim which may be asserted against the Mortgagee hereinafter.

One Hundred Thousand Dollars (\$100,000) ("Initial Deposit") will be required to be paid in cash or by certified check by the purchaser at the time and place of sale as earnest money, and an additional sum, also in cash or by certified check, in an amount

such that the total deposits, including the initial deposit, totals ten percent (10%) of the purchase price, shall be due and payable within ten (10) business days of the sale. The Buyer agrees to pay the balance of said purchase price shown below within twenty (20) days from the date of this agreement at the offices of Doherty Wallace, Pillsbury and Murphy, One Monarch Place, Suite 1900, Springfield, Massachusetts. If said balance is not paid within thirty (30) days, as herein provided, said earnest money shall be forfeited and become the property of UNITED BANK.

In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of the Notice of Sale and/or the terms of this Memorandum of Sale executed at the time of the foreclosure, UNITED BANK reserves the right to sell the property by Foreclosure Deed to the next highest qualified bidder provided that the next highest qualified bidder shall deposit with UNITED BANK's attorneys, Doherty, Wallace, Pillsbury and Murphy, P.C., the amount of the required deposit as set forth herein within three (3) business days after receiving written notice of default of the Buyer and title shall be conveyed to said next highest qualified bidder within thirty (30) days of said written notice.

If at the time for closing, the bank, as Seller, is unable to convey title in accordance with the terms hereof and the notice of Sale, this Agreement shall terminate, the Seller shall return the deposit to the Buyer, and the Seller and the Buyer shall have no further obligations to one another under this Agreement. However, the Buyer shall have the right, by written notice to the Seller at closing, to elect to perform

this agreement, accepting such title as the Seller may be able to give for the premises in their then condition and paying the purchase price without reduction.

Buyer shall pay and be responsible for Seller's closing attorney's fees and costs, including but not limited to excise tax stamps required to be affixed to the Foreclosure Deed by the Law of the Commonwealth and all recording fees in connection with the transfer of the property.

\_\_\_\_\_  
BUYER

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

Buyer's Bid \$ \_\_\_\_\_

Initial Deposit \$ 100,000.00

Add'l. Deposit \$ \_\_\_\_\_ by 7/14/10 (combined total 10%)

Balance Due \$ \_\_\_\_\_ by 7/20/10

UNITED BANK

BY: \_\_\_\_\_

DATED: \_\_\_\_\_

BONDSVILLE FIRE/WATER DISTRICT  
 PO Box 179  
 Bondsville, MA 01009  
 USA

Date: 06/02/10

QUABOAG TRANSFER INC  
 BONDSVILLE INDUSTRIAL PARK  
 PO. BOX 1139  
 BONDSVILLE, MA 01009

Acct# 000308

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 06/02/10

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2008 SECOND QUARTER BILLING	7074	08/01/08	343.85	
Penalty Charge		10/05/09	15.47	
Ck 006801 PEN		10/05/09	-15.47	
Ck 006801 INV		10/05/09	-3.75	
Ck 006852 INV		11/04/09	-50.00	
Ck 006910 INV		12/08/09	-50.00	240.10
2008 THIRD QUARTER BILLING	7482	11/19/08	399.29	
PENALTY DUE			17.97	417.26
2008 FOURTH QUARTER BILLING	7889	02/26/09	155.09	
PENALTY DUE			6.98	162.07
2009 FIRST QUARTER BILLING	8297	05/08/09	66.32	
PENALTY DUE			2.98	69.30
2009 SECOND QUARTER BILLING	8700	08/12/09	110.71	
PENALTY DUE			4.98	115.69
2009 THIRD QUARTER BILLING	9104	11/20/09	608.68	
Other Chg-BFP		11/20/09	50.00	
PENALTY DUE			27.39	686.07
2009 FOURTH QUARTER BILLING	9511	02/22/10	161.69	
PENALTY DUE			7.28	168.97
2010 FIRST QUARTER BILLING	9915	04/26/10	65.00	
PENALTY DUE			2.93	67.93
SUBTOTAL WATER <del>XXXXXX</del> 000262 PROPERTY BONDSVILLE IND.PARK				1,927.39
Map/Lot :				
TOTAL ACCOUNT# 000308 QUABOAG TRANSFER INC				1,927.39

BONDSVILLE FIRE/WATER DISTRICT  
 PO Box 179  
 Bondsville, MA 01009  
 USA  
 (413) 283-5604

Date: 06/02/10

QUABOAG TRANSFER INC.  
 24 THIRD ST OPEN LUMBER STOR  
 P O BOX 1139  
 BONDSVILLE, MA 01009

Acct# 000413

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 06/02/10

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2009 THIRD QUARTER BILLING	9105	11/20/09	41.00	
Penalty Charge		12/07/09	1.85	
Ck 006909 PEN		12/07/09	-1.85	
Ck 006909 INV		12/07/09	-10.35	
Abatement		12/14/09	-1.85	28.80
2009 FOURTH QUARTER BILLING	9512	02/22/10	41.00	
PENALTY DUE			1.85	42.85
2010 FIRST QUARTER BILLING	9916	04/26/10	41.00	
PENALTY DUE			1.85	42.85
SUBTOTAL WATER <del>150000</del> 000398 PROPERTY AT 24 THIRD ST.				114.50
Map/Lot :				
TOTAL ACCOUNT# 000413 QUABOAG TRANSFER INC.				114.50

State Tax Form 290  
Certificate: 4592  
Issuance Date: 06/17/2010

MUNICIPAL LIEN CERTIFICATE  
TOWN OF PALMER  
COMMONWEALTH OF MASSACHUSETTS

Requested by DOHERTY, WALLACE, PILLSBURY&MURPHY, P.C.

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 06/17/2010 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 2802800

25 THIRD ST  
FIRE DISTRICT 3

BELL HILL PROPERTY LLC  
P O BOX 1139  
BONDSVILLE MA 01009

Land area	:	2.66 AC
Land Value	:	93,300
Impr Value	:	199,800
Land Use	:	0
Exemptions	:	0
Taxable Value:		293,100

Deed date: 03/04/2002 Book/Page: 12192/197  
Class: 4030-61

FISCAL YEAR	2011	2010	2009
DESCRIPTION			
REAL ESTATE FD3	\$294.57	\$589.13	\$ .00
REAL ESTATE TAX	\$2,199.72	\$4,399.43	\$ .00
SEWER LIEN COMM. INT.	\$ .00	\$38.83	\$ .00
SEWER LIEN	\$ .00	\$740.00	\$ .00
TOTAL BILLED:	\$2,494.29	\$5,767.39	\$ .00
Charges/Fees	\$ .00	\$10.00	\$ .00
Abatements/Exemptions	\$ .00	\$ .00	\$ .00
Payments/Credits	\$ .00	-\$5,777.39	\$ .00
Interest to 06/17/2010	\$ .00	\$ .00	\$ .00
TOTAL BALANCE DUE:	\$2,494.29	\$ .00	\$ .00

NOTE: Actual 2011 taxes not yet issued.

REAL ESTATE PARCELS ARE SUBJECT TO SUPPLEMENTAL TAX ASSESSMENTS  
UNDER G.L. CHAPTER 59, SECTION 2D.  
TOWN SEWER BILLED THROUGH PERIOD ENDING 6/30/10.  
CONTACT THE WATER DEPARTMENT FOR WATER BILLS DUE. (413)283-9205/\$2,046.16  
PERSONAL PROPERTY TAX OUTSTANDING FOR QUABOAG TRANSFER, INC.  
FY 2009 \$2,448.25 (PER DIEM .76) FY 2010 \$2,320.31 (PER DIEM .83)  
FY 2011 (1ST QTR.) \$536.14

  
MELISSA ZAWADZKI  
TAX COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

State Tax Form 290  
Certificate: 4593  
Issuance Date: 06/17/2010

MUNICIPAL LIEN CERTIFICATE  
TOWN OF PALMER  
COMMONWEALTH OF MASSACHUSETTS

Requested by DOHERTY, WALLACE, PILLSBURY&MURPHY, P.C.

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 06/17/2010 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 2802900

27 THIRD ST  
FIRE DISTRICT 3

BELL HILL PROPERTY LLC  
P O BOX 1139  
BONDSVILLE MA 01009

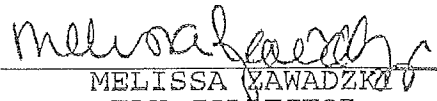
Land area	:	1.51 AC
Land Value	:	65,600
Impr Value	:	0
Land Use	:	0
Exemptions	:	0
Taxable Value:		65,600

Deed date: 03/04/2002 Book/Page: 12192/197  
Class: 4420-COMMERC.

FISCAL YEAR	2011	2010	2009
DESCRIPTION			
REAL ESTATE FD3	\$65.93	\$131.86	\$0.00
REAL ESTATE TAX	\$492.33	\$984.66	\$0.00
TOTAL BILLED:	\$558.26	\$1,116.52	\$0.00
Charges/Fees	\$0.00	\$10.00	\$0.00
Abatements/Exemptions	\$0.00	\$0.00	\$0.00
Payments/Credits	\$0.00	-\$1,126.52	\$0.00
Interest to 06/17/2010	\$0.00	\$0.00	\$0.00
TOTAL BALANCE DUE:	\$558.26	\$0.00	\$0.00

NOTE: Actual 2011 taxes not yet issued.

REAL ESTATE PARCELS ARE SUBJECT TO SUPPLEMENTAL TAX ASSESSMENTS  
UNDER G.L. CHAPTER 59, SECTION 2D.  
TOWN SEWER BILLED THROUGH PERIOD ENDING N/A.  
CONTACT THE WATER DEPARTMENT FOR WATER BILLS DUE.

  
MELISSA ZAWADZKI  
TAX COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

State Tax Form 290  
Certificate: 4594  
Issuance Date: 06/17/2010

MUNICIPAL LIEN CERTIFICATE  
TOWN OF PALMER  
COMMONWEALTH OF MASSACHUSETTS

Requested by DOHERTY, WALLACE, PILLSBURY&MURPHY, P.C.

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 06/17/2010 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 2803000

L30 THIRD ST  
FIRE DISTRICT 3

BELL HILL PROPERTY LLC  
P O BOX 1139  
BONDSVILLE MA 01009

Land area	:	41.80 AC
Land Value	:	431,500
Impr Value	:	0
Land Use	:	0
Exemptions	:	0
Taxable Value:		431,500

Deed date: 03/04/2002 Book/Page: 12192/197  
Class: 4410-INDUSTR.

FISCAL YEAR	2011	2010	2009
DESCRIPTION			
REAL ESTATE FDB	\$433.66	\$867.32	\$0.00
REAL ESTATE TAX	\$3,238.41	\$6,476.82	\$0.00
TOTAL BILLED:	\$3,672.07	\$7,344.14	\$0.00
Charges/Fees	\$0.00	\$10.00	\$0.00
Abatements/Exemptions	\$0.00	\$0.00	\$0.00
Payments/Credits	\$0.00	-\$7,354.14	\$0.00
Interest to 06/17/2010	\$0.00	\$0.00	\$0.00
TOTAL BALANCE DUE:	\$3,672.07	\$0.00	\$0.00

NOTE: Actual 2011 taxes not yet issued.

REAL ESTATE PARCELS ARE SUBJECT TO SUPPLEMENTAL TAX ASSESSMENTS  
UNDER G.L. CHAPTER 59, SECTION 2D.  
TOWN SEWER BILLED THROUGH PERIOD ENDING N/A.  
CONTACT THE WATER DEPARTMENT FOR WATER BILLS DUE.

  
MELISSA ZAWADZKI  
TAX COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



State Tax Form 290  
Certificate: 4595  
Issuance Date: 06/17/2010

MUNICIPAL LIEN CERTIFICATE  
TOWN OF PALMER  
COMMONWEALTH OF MASSACHUSETTS

Requested by DOHERTY, WALLACE, PILLSBURY&MURPHY, P.C.

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 06/17/2010 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 2803100

29 THIRD ST  
FIRE DISTRICT 3

BELL HILL PROPERTY LLC  
P O BOX 1139  
BONDSVILLE MA 01009


Land area	:	7.57 AC
Land Value	:	179,600
Impr Value	:	0
Land Use	:	0
Exemptions	:	0
Taxable Value:		179,600

Deed date: 03/04/2002 Book/Page: 12192/197  
Class: 4400-RESIDNTL

FISCAL YEAR	2011	2010	2009
DESCRIPTION			
REAL ESTATE FD3	\$180.50	\$361.00	\$ .00
REAL ESTATE TAX	\$1,347.90	\$2,695.80	\$ .00
TOTAL BILLED:	\$1,528.40	\$3,056.80	\$ .00
Charges/Fees	\$ .00	\$10.00	\$ .00
Abatements/Exemptions	\$ .00	\$ .00	\$ .00
Payments/Credits	\$ .00	-\$3,066.80	\$ .00
Interest to 06/17/2010	\$ .00	\$ .00	\$ .00
TOTAL BALANCE DUE:	\$1,528.40	\$ .00	\$ .00

NOTE: Actual 2011 taxes not yet issued.

REAL ESTATE PARCELS ARE SUBJECT TO SUPPLEMENTAL TAX ASSESSMENTS  
UNDER G.L. CHAPTER 59, SECTION 2D.  
TOWN SEWER BILLED THROUGH PERIOD ENDING N/A.  
CONTACT THE WATER DEPARTMENT FOR WATER BILLS DUE.

  
MELISSA ZAWADZKI  
TAX COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

State Tax Form 290  
Certificate: 4596  
Issuance Date: 06/17/2010

MUNICIPAL LIEN CERTIFICATE  
TOWN OF PALMER  
COMMONWEALTH OF MASSACHUSETTS

Requested by DOHERTY, WALLACE, PILLSBURY&MURPHY, P.C.

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 06/17/2010 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 2803400

24 THIRD ST  
FIRE DISTRICT 3

BELL HILL PROPERTY LLC  
P O BOX 1139  
BONDSVILLE MA 01009

Land area	:	4.30 AC
Land Value	:	97,400
Impr Value	:	295,000
Land Use	:	0
Exemptions	:	0
Taxable Value:		392,400

Deed date: 03/04/2002 Book/Page: 12192/197  
Class: 4000-INDUSTR.

FISCAL YEAR	2011	2010	2009
DESCRIPTION			
REAL ESTATE FD3	\$394.36	\$788.72	\$ .00
REAL ESTATE TAX	\$2,944.96	\$5,889.92	\$ .00
SEWER LIEN COMM. INT.	\$ .00	\$19.41	\$ .00
SEWER LIEN	\$ .00	\$270.00	\$ .00
TOTAL BILLED:	\$3,339.32	\$7,068.05	\$ .00
Charges/Fees	\$ .00	\$10.00	\$ .00
Abatements/Exemptions	\$ .00	\$ .00	\$ .00
Payments/Credits	\$ .00	-\$7,078.05	\$ .00
Interest to 06/17/2010	\$ .00	\$ .00	\$ .00
TOTAL BALANCE DUE:	\$3,339.32	\$ .00	\$ .00

NOTE: Actual 2011 taxes not yet issued.

REAL ESTATE PARCELS ARE SUBJECT TO SUPPLEMENTAL TAX ASSESSMENTS  
UNDER G.L. CHAPTER 59, SECTION 2D.  
TOWN SEWER BILLED THROUGH PERIOD ENDING 6/30/10.  
CONTACT THE WATER DEPARTMENT FOR WATER BILLS DUE.  
(413)283-9205/ \$161.50

  
MELISSA ZAWADZKI  
TAX COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

State Tax Form 290  
Certificate: 4597  
Issuance Date: 06/17/2010

MUNICIPAL LIEN CERTIFICATE  
TOWN OF PALMER  
COMMONWEALTH OF MASSACHUSETTS

Requested by DOHERTY, WALLACE, PILLSBURY & MURPHY, P.C.

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 06/17/2010 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 3400200

L2 THIRD ST  
FIRE DISTRICT 3

BELL HILL PROPERTY LLC  
P O BOX 1139  
BONDSVILLE MA 01009

Land area	:	9.81 AC
Land Value	:	221,400
Impr Value	:	22,200
Land Use	:	0
Exemptions	:	0
Taxable Value:		243,600

Deed date: 03/04/2002 Book/Page: 12192/197  
Class: 3130-COMMERC.

FISCAL YEAR	2011	2010	2009
DESCRIPTION			
REAL ESTATE FD3	\$244.82	\$489.64	\$ .00
REAL ESTATE TAX	\$1,828.22	\$3,656.44	\$ .00
TOTAL BILLED:	\$2,073.04	\$4,146.08	\$ .00
Charges/Fees	\$ .00	\$10.00	\$ .00
Abatements/Exemptions	\$ .00	\$ .00	\$ .00
Payments/Credits	\$ .00	-\$4,156.08	\$ .00
Interest to 06/17/2010	\$ .00	\$ .00	\$ .00
TOTAL BALANCE DUE:	\$2,073.04	\$ .00	\$ .00

NOTE: Actual 2011 taxes not yet issued.

REAL ESTATE PARCELS ARE SUBJECT TO SUPPLEMENTAL TAX ASSESSMENTS  
UNDER G.L. CHAPTER 59, SECTION 2D.  
TOWN SEWER BILLED THROUGH PERIOD ENDING N/A.  
CONTACT THE WATER DEPARTMENT FOR WATER BILLS DUE.

  
MELISSA ZAWADZKI  
TAX COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE