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BIDDER'S INFORMATIONAL PACKAGE FOR REAL ESTATE

ELMCREST, INC. D/B/A ELMCREST COUNTRY CLUB

105 SOMERSVILLE ROAD
EAST LONGMEADOW, MASSACHUSETTS

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MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the power of sale contained in a certain Real Estate Mortgage given by Elmcrest, Inc. to People's United Bank d/b/a The Bank of Western Massachusetts dated March 9, 2009 and recorded with the Hampden County Registry of Deeds ("Registry of Deeds") in Book 17681, Page 450, as affected by an Assignment of Mortgage and Collateral Assignment of Leases and Rents from People's United Bank d/b/a The Bank of Western Massachusetts to Anthony Carnevale dated November 20, 2015 and recorded with the Registry of Deeds in Book 20966, Page 349, as affected by an Assignment of Mortgage and Collateral Assignment of Leases and Rents from Anthony Carnevale to AC Management Group, LLC, ("Mortgagee") dated December 10, 2015 and recorded with the Registry of Deeds in Book 20985, Page 404 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 AM on Tuesday, January 26, 2016, at 105 Somersville Road, East Longmeadow, Hampden County, Massachusetts all and singular, the Premises, described in said Mortgage as follows:

"The land with the buildings thereon situated in East Longmeadow, Hampden County, Massachusetts, bounded and described as follows:

BEGINNING at a point on the westerly side of Somersville Road at the point of intersection with the Massachusetts-Connecticut state line, and running thence N. 77°58'23" W. along said state line, three hundred sixty and 20/100 (360.20) feet to a point; thence running N. 76° 28' 32" W. along said state line, two thousand five hundred forty-four and 69/100 (2,544.69) feet to land now or formerly of Chester Pease; thence running N. 0° 51' 20" E., along last named land, four hundred seventy-nine and 46/100 (479.46) feet to a point, thence continuing along last named land, S. 89° 06' 20" W., fifty-five and 50/100 (55.50) feet to a point; thence continuing along last named land, N. 1° 32' 20" E., three hundred thirty (330) feet to a point; thence continuing along last named land, N. 2° 26' 46" W., four hundred eighty-two and 45/100 (482.45) feet to a point; thence running S. 87° 42' 30" E., along land now or formerly of Samuel Z. Goldstein, Inc., seven hundred two and 27/100 (702.27) feet to a point; thence continuing along last named land N. 80° 49' E., two hundred seventy and 69/100 (270.69) feet to a point; thence continuing along last named land N. 50° 28' 16" E., three hundred seventy-nine and 72/100 (379.72) feet to a point at land now or formerly of Yaconiella & Boule, said land described in Land Court Certificate #5406 recorded in Land Registration Office for the Registry District of Hampden County; thence running S. 19° 8' 20" E., along last named land, two hundred ninety-two and 33/100 (292.33) feet; thence continuing along last named land, S. 80° 26' E., two thousand three hundred eighty-two and 80/100 (2,382.80) feet to a point at land now or formerly of Arthur R. Illig; thence running along last named land, S. 3° 2' 8" W., three hundred twenty-one and 75/100 (321.75) feet to a point at land now or formerly of Frank G. Hulett; thence running along last named land S. 81° 2' 55" W., five hundred eighty-one and 34/100 (581.34) feet to a point; thence continuing along last named land, N. 85° 58' 18" W., eight hundred ninety-seven and 54/100 (897.54) feet to a point; thence continuing S. 10° 49' 45" W., along last named land, three hundred one and 37/100 (301.37) feet to a point; thence continuing along last named land S. 83° 24' 12" E., one thousand three hundred eighty-seven and 35/100 (1,387.35) feet to Somersville Road; thence

running SOUTHWESTERLY and SOUTHERLY along Somersville Road, one thousand twenty-one and 50/100 (1,021.50) feet, to the point of beginning.

SUBJECT to an Agreement for drainage easement granted to South Meadows, Inc. by instrument dated November 24, 1987, and recorded in Hampden County Registry of Deeds in Book 6695, Page 145.

SUBJECT to provisions as set forth in an instrument recorded in the Hampden County Registry of Deeds in Book 3059, Page 445.

EXCEPTING from locus so much as was conveyed by deed dated October 22, 1997 and recorded in the Hampden County Registry of Deeds in Book 10040, Page 89 (Parcels D and E as shown on Book of Plans 305, Page 89).

BEING part of the premises conveyed to the mortgagor herein by deeds recorded in the Hampden County Registry of Deeds in Book 3051, Page 73; Book 3068, Page 216; Book 3068, Page 229; Book 3059, Page 445; and Book 3076, Page 139. See also Change of Name Certificate recorded in 3115, Page 540.

Said sale shall be subject to:

1. All outstanding real estate taxes, electricity, sewer and water charges, betterment assessments and other municipal liens and any pending proceedings for the enforcement of such liens and also to all laws and ordinances including but not limited to, all building and zoning laws and ordinances;
2. Any outstanding orders of the Department of Health, or any other municipal, state or Federal agency;
3. Any existing tenants or other parties in possession;
4. Rights, easements, restrictions, tax takings, liens, attachments and mortgages of record having priority over the foreclosed mortgage whether or not reference to such restriction, easement, improvements, liens or encumbrances is made in the deed;
5. Provision for fence and free golf membership under deed dated September 14, 1964 and recorded in the Hampden County Registry of Deeds in Book 3059, Page 445;
6. Easement rights of Baystate Gas Company under an unrecorded easement which runs within the limits of the premises;
7. Together with a 10' view easement granted by Route 83 Development Corporation dated June 18, 2004 and recorded In Hampden County Registry of Deeds in Book 16818, Page 247; and

8. Together with easement rights granted by Route 83 Development Corporation, et al, dated September 5, 2002 and recorded in the Hampden County Registry of Deeds in Book 16818, Page 248.

Terms of sale: A deposit of Fifty Thousand Dollars (\$50,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The deposit shall be increased to ten percent (10%) of the purchase price and be delivered by certified or bank check to Lyon & Fitzpatrick, LLP, Attn: Joseph J. Lange, Esq., 14 Bobala Road, Suite 4, Holyoke, MA 01040, within ten (10) business days of the auction. All bids are subject to a buyer's premium equal to eight percent (8%) of the successful bid price (the "Buyer's Premium"). The balance of the purchase price plus the Buyer's Premium is to be paid by bank wire transfer at Mortgagee's law offices within forty-five (45) days from the date of sale (the "Closing Date"). No representations, expressed or implied, are made with respect to any matter concerning the premises which will be sold "as is". A Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The successful bidder at the sale shall be required to sign a Memorandum of Terms of Sale containing the above, and other terms at the auction sale. The purchaser shall be responsible for all closing costs, Massachusetts deed excise stamps and all recording fees. In the event of an error in this publication, the description of the premises contained in said Mortgage shall control. The Mortgagee shall not be required to pay a deposit if the Mortgagee is the high bidder.

The Mortgagee reserves the right to continue the sale from time to time by public announcement at the time and date of the original or any continued sale.

If the highest bidder fails to complete the purchase of the Premises on the terms provided in this notice and in the Memorandum of Sale signed following the auction, the Mortgagee reserves the right to convey the Premises to the second highest bidder at the auction. If the Mortgagee exercises that right, it will notify the second highest bidder who will then have three (3) days to deliver the deposit specified above to the Mortgagee's attorney, and to agree upon a date for delivery of the deed.

Other terms will be announced at the sale.

AC Management Group, LLC
Present holder of said mortgage,
By its Attorney,

Joseph J. Lange, Esq.
Lyon & Fitzpatrick, LLP
14 Bobala Road, Suite 4
Holyoke, MA 01040
(413) 536-4000

(1/4, 1/11 & 1/18/16)

ANNOUNCEMENT OF OTHER TERMS AND CONDITIONS OF FORECLOSURE SALE
AT PUBLIC AUCTION OF THE PREMISES DESCRIBED IN A MORTGAGE GIVEN BY
ELMCREST, INC. TO PEOPLES'S UNITED BANK D/B/A THE BANK OF WESTERN
MASSACHUSETTS OF THE PREMISES DESCRIBED IN SAID MORTGAGE AND
KNOWN AS 105 SOMERSVILLE ROAD, EAST LONGMEADOW, MASSACHUSETTS OF
WHICH AC MANAGEMENT GROUP, LLC IS THE PRESENT HOLDER

You have heard the reading of the Mortgagee's Sale of Real Estate.

This real estate is being sold at public auction for the purpose of foreclosing the mortgage given by Elmcrest, Inc. to People's United Bank d/b/a The Bank of Western Massachusetts dated March 9, 2009 of which mortgage, AC Management Group, LLC, is the present holder as specified in the Notice of Mortgagee's Sale of Real Estate, and will be sold to the highest bidder who complies with the terms of that notice and of this Announcement, and makes the required deposit of \$50,000.00, and signs the Memorandum of Terms and Conditions of Sale. In addition, the deposit shall be increased to ten percent (10%) of the purchase price within ten (10) business days of the auction. This Announcement, the Notice of Mortgagee's Sale of Real Estate, and the Memorandum of Terms and Conditions of Sale of Real Estate are referred to throughout this announcement as the "Sale Documents".

The premises described in the mortgage are being sold:

1. Subject to any facts that would be disclosed by an accurate survey of the premises.
2. Subject to any facts disclosed by an environmental survey of the premises pursuant to Massachusetts General Laws Chapter 21E, and to all laws, rules and regulations relating to environmental matters and hazardous waste material.
3. Subject to all pertinent state or municipal rules, regulations, codes and bylaws applicable to the premises.
4. Subject to and with the benefit of all restrictions, rights of way, easements, riparian rights and rights of flowage of record to the extent the same are in force and applicable, 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 or having preference over the mortgage, if any.

We have obtained the Municipal Lien Certificate from the Town of East Longmeadow dated January 5, 2016 which a copy is provided in the Bidder's Informational Package.

There may be additional taxes, interest and water and sewer charges due on this amount as of the day of closing. Neither the Mortgagee or the Auctioneer make any warranty or representation as to the accuracy or completeness of this tax information, and the payment of any municipal liens will be the sole responsibility of the high bidder.

The high bidder will be responsible for all recording costs, for the cost of Massachusetts revenue documentary tax stamps, and for all of its closing costs. This sale is subject to a 8% Buyer's Premium which is a 8% charge in addition to the purchase price. Title to the property will be

conveyed by a Foreclosure Deed under the statutory power of sale, subject to all matters of record and matters specified in the Sale Documents. The high bidder shall also be responsible for the costs of recording all entries, decrees or judgments, orders, affidavits, etc. to convey title.

The property including any fixtures, if any, is being sold in "As Is" and "Where Is" condition and as presently occupied, and the high bidder has made such investigation of the property as desired, and the property is being accepted in its "As Is" condition. The Mortgagee makes no representations or warranties as to the following matters: the condition of the property; compliance of the property with applicable state or local building, housing and sanitary codes, regulations or ordinances; zoning or planning board regulations or ordinances; state of title; outstanding charges for water and sewer or other utilities; compliance with federal, state or local environmental laws and regulations, and the amount owed to the holder of a senior mortgage or lien holder, if any. If the property is occupied, the high bidder shall be responsible for obtaining occupancy of the property after the sale.

The Mortgagee or its assignee may bid at the sale through its authorized agent, who will not be required to pay the deposit specified in the Mortgagee's Sale of Real Estate. The sale shall not be complete until the high bidder has paid the required deposit and signed the Sale Documents where necessary.

The high bidder shall forfeit its deposit if it defaults in its purchase of the property according to the terms of the Sale Documents. The Mortgagee may then, at its option, sell the property to the next highest bidder, provided that the next highest bidder pays the required deposit to the Mortgagee's attorney within three (3) business days of being notified in writing of the default of the high bidder. The second high bidder shall then be required to complete its purchase of the property within thirty (30) days of the date of the notice, and in accordance with the terms of the Sale Documents. If the second highest bidder declines, the Mortgagee, at its sole option, may sell to the next highest bidder under the terms set forth herein and so forth.

All bidders should take into consideration that this sale is subject to all of the foregoing, and that time is of the essence of this Announcement and of each and every term of the Sale Documents.

Executed as a sealed instrument on January _____, 2016.

BUYER/HIGH BIDDER

Signature

Name (print)

Address

Telephone No.

AUCTIONEER

Paul W. Scheer
President
Aaron Posnik & Co., Inc.
31 Capital Drive
West Springfield, MA 01089
(413) 733-5238 – Fax (413) 731-5946

AC MANGEMENT GROUP, LLC

By: Anthony Carnevale
Its: Manager
11 Falcon Heights Road
Wilbraham, MA 01095

MEMORANDUM
OF
TERMS AND CONDITIONS OF SALE

1. The undersigned Purchaser (jointly and severally if more than one) hereby acknowledges having purchased at a Mortgagee's Foreclosure Sale, at public auction of Aaron Posnik & Co., Inc., Auctioneer, for the sum of \$ _____ plus the 8% Buyer's Premium of \$ _____ for a total amount of \$ _____, the parcel of property in East Longmeadow, Hampden County, Massachusetts, located at 105 Somersville Road, as more particularly described in the Mortgage from Elmcrest, Inc., (the "Mortgagor") to People's United Bank d/b/a The Bank of Western Massachusetts dated March 9, 2009, and recorded in the Hampden County Registry of Deeds in Book 17681, Page 450, as affected by an Assignment of Mortgage and Collateral Assignment of Leases and Rents from People's United Bank d/b/a The Bank of Western Massachusetts to Anthony Carnevale dated November 20, 2015 and recorded with the Registry of Deeds in Book 20966, Page 349, as affected by an Assignment of Mortgage and Collateral Assignment of Leases and Rents from Anthony Carneval to AC Management Group, LLC, (the "Seller") dated December 10, 2015 and recorded with the Registry of Deeds in Book 20985, Page 404. The premises shall be conveyed to the undersigned (the "Purchaser"), or to the nominee designated by the Purchaser, within forty-five (45) days following the date of sale, (or if on that day said Registry of Deeds is not open, on the first day thereafter that the Registry of Deeds is open) or earlier if the parties so agree, by good and sufficient Foreclosure Deed under the statutory power of sale conveying the premises as described in the Notice entitled "Notice of Mortgagee's Sale of Real Estate," (the "Notice of Sale") a copy of which is attached hereto, subject to all restrictions, easements, improvements, outstanding tax titles, municipal or other public tax titles, assessments, liens, claims, and/or existing encumbrances of record having priority to the Mortgage, all as set forth or referred to in the Notice of Sale.

2. The undersigned Purchaser acknowledges and agrees to comply with all of the terms of the sale as stated by the Auctioneer, and the Additional Terms of Sale which is attached hereto and made a part hereof as well as with any other terms set forth in this Memorandum.

(Buyer's Initials)

3. The remaining purchase price plus the 8% Buyer's Premium is to be paid by bank wire transfer at closing. The delivery of a deposit of \$50,000.00, which has been made to bind the bargain, the receipt of which, subject to collection, is hereby acknowledged. The deposit shall be increased to ten percent (10%) of the purchase price and be delivered by certified or bank check to Seller's attorney, Lyon & Fitzpatrick, LLP, Attn: Joseph J. Lange, Esq., 14 Bobala Road, Suite 4, Holyoke, MA 01040, within ten (10) business days of the auction. Said deposit shall be applied against the purchase price, or otherwise accounted for at the time and place of delivery of the Deed, and shall be forfeited to the use of the Seller in the event that the Purchaser shall fail to comply with the terms of this agreement, but such a forfeiture shall not relieve the Purchaser from the purchase or obligations hereunder.
4. The balance is to be paid as aforesaid within forty-five (45) days of the date of sale, thereafter to be paid to Seller's attorney, pending recording of the Deed which is to be delivered, accepted and recorded within three (3) days thereafter. The Purchaser shall be responsible for all closing costs, state documentary/excise tax stamps and recording fees.
5. The Deed shall be delivered and the consideration paid at the Seller's law office, on a date fixed for conveyance, or at such other place or hour as the parties hereto shall in writing agree, it being agreed that time is of the essence of this agreement.
6. The Property shall be conveyed by the Seller's usual Mortgagee's Deed (Massachusetts General Laws Chapter 183, Appendix Form 11) under the statutory power of sale.
7. The Property including fixtures, if any, shall be conveyed "as is" and "where is" and with all faults subject to the present manner of use and occupancy of the Property, and the Seller makes no representation or warranty as to the condition of the same.

(Buyer's Initials)

8. Buyer acknowledges and agrees with the Seller that with respect to the Property, Seller has not, does not, and will not make any warranties or representations, express or implied, or arising by operation of law, including, but in no way limited to, any warranty of condition, merchantability, habitability or fitness for a particular use, or with respect to the value, profitability or marketability of the Property.
9. Buyer acknowledges that Seller does not and will not make any representation or warranty with regard to compliance with any environmental protection, pollution and land use laws, rules, regulations, orders or requirements, including but not limited to those pertaining to the handling, generating, treating, storing, or disposing of any hazardous waste or substance.
10. The Seller shall not be required to take any action or to comply with any law or municipal ordinance, orders or requirements noted in or issued by any department of building, fire, labor, health, or other federal, state, county, municipal or other governmental agencies having jurisdiction over or affecting the Property on the date hereof. Specifically, but not in limitation of the foregoing, Seller shall not be responsible pursuant to M.G.L. c. 148, § 26F for the provision for smoke and carbon monoxide detectors. Any and all costs incurred pursuant to the foregoing shall be borne by the Buyer and not by the Seller.
11. The Buyer acknowledges that the Seller has made no other representation or warranty with respect to the presence or absence of lead paint in the property and the Buyer agrees that the responsibility and cost, if any, of removing lead paint shall be borne solely by the Buyer.
12. The Property shall be conveyed and transferred subject to any outstanding tenancies and/or leases, the rights of parties in possession, and to tax title, municipal taxes and assessments, any outstanding water or sewer bills or liens, the provisions of applicable state and local law, including building and state sanitary codes, zoning ordinances and M.G.L. c. 21E.

(Buyer's Initials)

13. If the Seller shall be unable to give title or make conveyance as above stipulated, or, if for any reason, including, without limiting the generality of the foregoing, the existence of a bankruptcy proceeding of any kind, whether voluntary or involuntary, or any order or requirement in connection therewith, or any requirement of a court of competent jurisdiction, impairs the authority of the Seller to give title or make conveyance hereunder, said deposit shall be refunded and thereupon all obligations of either party hereunder shall cease, and this agreement shall be void and without recourse to either party, provided, however:
- A. If, on the date fixed above for conveyance, a period of one hundred twenty (120) days shall not have expired after written notice from the Purchaser of a defect in title, the time for performance shall, if the Seller so elects, be extended an additional one hundred twenty (120) days to enable the Seller to make reasonable efforts to cure such defect; and
- B. If the Purchaser so elects, at either the original or extended time for performance, to pay said purchase price without deductions for defects in title, the Seller shall convey such title as the Seller has in the premises.
14. Until the delivery of the Deed, Seller may but is not required to maintain insurance on the premises against fire and other hazards as presently insured. If the Property is damaged by fire or casualty which is insured against, the Seller may, unless the Seller has previously restored the premises to their former condition, pay over or assign to Purchaser, on delivery of the Deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the Seller for partial restoration.
15. In the event the premise contains an on-site sewage system, the Seller shall not be responsible for complying with the Commonwealth of Massachusetts regulations pertaining

(Buyer's Initials)

- thereto. The Buyer at his own cost is responsible for 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 CMR 15.00.
16. The property including any fixtures shall be conveyed in "as is" and "where is" condition, subject to the present manner of use and occupancy of the Property and subject to the ownership rights of the occupant(s) or owner(s).
 17. The Buyer acknowledges that Buyer has not been influenced to enter this transaction by, nor has it relied upon, any warranties or representations of the Seller or the Auctioneer not set forth or incorporated in this Memorandum.
 18. If the Buyer shall fail to fulfill the Buyer's agreements herein, all deposits made hereunder by the Buyer shall be retained by the Seller and the Buyer shall reimburse the Seller for all costs and expenses incurred by the Seller, in excess of the amount of the deposit, due to the Buyer's default, including the costs and expenses of subsequent sales of the Property or any portion thereof and attorneys' and auctioneers' fees in connection with therewith. The Seller shall also be free to sell the Property to the next or subsequent highest bidder at the public auction in accordance with the terms announced at the public auction. Seller may hold the deposit itself. Seller may extend the deadline for the closing in the Seller's sole and absolute discretion upon the request of the Buyer.
 19. The acceptance of the Foreclosure Deed by Purchaser shall be deemed to be a full performance and discharge of every agreement and obligation of Seller.

(Buyer's Initials)

20. This sale is subject to 8% buyer's premium which is an 8% charge in addition to the purchase price.

Executed under seal this _____ day of January, 2016.

Purchaser

(Print Name)

(Address)

(Telephone Number)

Seller, AC Management Group, LLC

By: Anthony Carnevale

Its: Manager

11 Falcon Heights Road
Wilbraham, MA 01095

Auctioneer, Aaron Posnik & Co., Inc.

By: Paul W. Scheer

Its: President

31 Capital Drive
West Springfield, MA 01089
(413) 733-5238

(Buyer's Initials)

Affected Premises:

105 Somersville Road
East Longmeadow, MA 01028

FORECLOSURE DEED

AC Management Group, LLC,

a duly organized limited liability Company existing under the laws of the Commonwealth of Massachusetts and having its usual place of business at 11 Falcon Heights Road, Wilbraham, Massachusetts 01095

the current holder of a mortgage

from Elmcrest, Inc.

dated December 10, 2015 and recorded with the Hampden County Registry of Deeds in Book 20985, Page 404, by the power conferred by said mortgage and every other power for _____ (\$_____) DOLLARS paid, grants to _____, _____, _____, _____ the premises conveyed by said mortgage.

Post Office Address of the Premises:

105 Somersville Road, East Longmeadow, MA 01028

WITNESS the execution and the corporate seal of said corporation this _____ day of _____, 2016.

AC MANAGEMENT GROUP, LLC

Anthony Carnevale
Its: Manager
Duly Authorized

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

On this _____ day of _____, 2016 before me, the undersigned notary public, personally appeared Anthony Carnevale, proved to me through satisfactory identification, which was Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and who acknowledged to me that he is the Manager of AC Management Group, LLC and that said instrument was signed and sealed on behalf of said corporation and said Anthony Carnevale acknowledged said instrument to be the free act and deed of AC Management Group, LLC and his free act and deed in his capacity as Manager of AC Management Group, LLC.

, Notary Signature

My commission expires

CHAPTER 183 SEC. 6AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

State Tax Form 290
 Certificate: 5
 Issuance Date: 01/05/2016

MUNICIPAL LIEN CERTIFICATE
 Town of East Longmeadow
 COMMONWEALTH OF MASSACHUSETTS

Requested by LYON & FITZPATRICK, LLP
 ATTORNEYS/COUNSELORS AT LAW
 WHITNEY PLACE
 14 BOBALA ROAD
 HOLYOKE, MA 01040

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 01/04/2016 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 69-12-0 105 SOMERSVILLE RD

ELMCREST COUNTRY CLUB INC	Land area	:	109.65 AC
105 SOMERSVILLE ROAD	Land Value	:	1,266,600
EAST LONGMEADOW MA 01028	Impr Value	:	1,253,600
	Land Use	:	0
	Exemptions	:	0
	Taxable Value:	:	2,520,200

Deed date: 10/20/1964 Book/Page: 03068/0229
 Class: 038-MULTIPLE-USE COM & REC

FISCAL YEAR	2016	2015	2014
DESCRIPTION			
2016 COMMUNITY PRESERVATION	\$532.27	\$522.19	\$503.77
2016 RE TAXES-COMMERCIAL	\$53,226.62	\$52,218.54	\$50,376.55
TOTAL BILLED:	\$53,758.89	\$52,740.73	\$50,880.32
Charges/Fees	\$.00	\$10.00	\$5.00
Abatements/Exemptions	\$.00	\$.00	\$.00
Payments/Credits	\$.00	-\$52,746.22	-\$50,885.32
Interest to 01/26/2016	\$1,319.95	\$.07	\$.00
TOTAL BALANCE DUE:	\$55,078.84	\$4.58	\$.00
TOTAL INTEREST PER DIEM:	\$11.3763		
OTHER UNPAID BALANCES:			
2015 UTILITY BILLING	\$448.32		
2016 UTILITY BILLING	\$3,286.98		

WATER BILL DATED: 12/30/15 \$3735.30 NOT PAID
 SUPPLEMENTAL TAX ASSESSMENTS UNDER G.L. CH. 59, S2D.
 PLEASE NOTE: TAX LIEN INFORMATION IS GIVEN ONLY ON REQUESTED PARCELS.


 THOMAS P. FLORENCE
 TREASURER / COLLECTOR / CLERK

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE