

EXHIBIT C

BASELINE DATA AND NATURAL RESOURCE INVENTORY
For a
CONSERVATION RESTRICTION
granted by
Town of Mashpee Conservation Commission
to
Native Land Conservancy, Inc.

14.67 acres at 0, 4, 10, 14 Cranberry Lane
Mashpee, Barnstable County
Massachusetts

Prepared by
The Compact of Cape Cod Conservation Trusts, Inc.
Brewster MA
20 October 2021

EXHIBIT C

The undersigned acknowledges this natural resources inventory (herein referred to as Exhibit C) to be an accurate depiction of the Premises under Conservation Restriction at the time of the donation:

Grantor:



Andrew McManus, Administrator
Town of Mashpee Conservation Department

Grantee:

NATIVE LAND CONSERVANCY, INC.

By: 
Ramona L. Peters, President

EXHIBIT C
CONSERVATION RESTRICTION
DOCUMENTATION REPORT
SUMMARY SHEET
Date: 20 October 2021

A. Restriction Name: **CHOP CHAQUE BOG**
CONSERVATION RESTRICTION

State: Commonwealth of Massachusetts
County: Barnstable
Town: Mashpee

Title to Land: Barnstable County Registry of Deeds 33264 Pages 194, 202, 210, 215

Plan of Record: multiple; see sketches attached

Present owner: Town of Mashpee Conservation Commission, Town Hall,
 16 Great Neck Road North, Mashpee MA 02649

B. Description of Premises

Location: end of Cranberry Lane in Santuit Pond Estates, off Wakeby Road

Acreage: 6.94 acres upland & 7.73 acres wetland = 14.67 acres total

USGS Topographic Quadrangle: Cotuit, Mass (7.5 Minute Series) 1974

Longitude: 70° 27' 15" Latitude: 41° 39' 19"

Abutting Properties:

North: single family homes (Santuit Pond Estates)
South: Santuit Pond Preserve, Town of Mashpee Conservation
West: Santuit Pond
East: Santuit Pond Preserve, Town of Mashpee Conservation

Man-made Structures/Improvements: abandoned cranberry bog, bog house, pump house, revegetated borrow pits, carpaths, steel gates

Major Habitat: mixed forest (pine-oak; beech-holly-maple)

Potential Threats to Premises: vandalism of structures, ATV use

C. Intended Frequency of Monitoring

Regularly (one every 1-2 years), to be performed by Native Land Conservancy, Inc.

Prepared by:

I hereby certify that as of 20 October 2021, the conditions described in this baseline report including photos and sketches, are an accurate depiction of the Premises.

Mark H. Robinson, Executive Director

THE COMPACT OF CAPE COD CONSERVATION TRUSTS, INC.



P.O. Box 443
Barnstable, MA 02630

Mark H. Robinson, Exec. Dir.
under contract to Mashpee ConCom

A. BACKGROUND INFORMATION

In September 2020, the Town of Mashpee purchased several adjoining parcels owned by a commercial cranberrying operation (Chop Chaque Cranberries, Inc., Doug Beaton, prop.) for conservation use, ecological restoration and to add onto the 287-acre Santuit Pond Preserve. Because funds were used from the Community Preservation Fund, a conservation restriction is required to be conveyed to a third party, in this case, the Native Land Conservancy, Inc. of Mashpee, operating throughout Eastern Massachusetts. The purpose of the donation of this CR is to ensure that the Premises will be preserved substantially in its present forested condition in the upland areas and allow for the habitat restoration project of the wetland areas, converting the old cranberry bog into a more naturally-functioning wet meadow habitat.

B. HABITAT DESCRIPTION

The Premises is currently dominated by a 7.73-acre cultivated cranberry bog, surrounded by a fringe of mature upland forest on three sides and Santuit Pond, an impaired major pond of Mashpee on the west. Most of the topography is flat (bog and upland meadow at 40± feet above sea level) with a gentle to steeply-sloping upland perimeter.

The upland is comprised of Carver coarse sands in the outwash plain (debris washed south off the last retreat of the Wisconsin Glacier 12,000 years B.P.) The wetland was presumably a white cedar swamp originally, cut and drained for cranberry cultivation in the late 1800s; its soil is Freetown muck.

The upland habitat is one of the most typical on Cape Cod: pitch pine and white and black oaks dominate the canopy, interspersed with immature white pines, red maples and the occasional small sassafras, American beech and American holly (typically <7" dbh;¹ one is 14" dbh). Other immature trees include black cherry, white birch and, along the pond edge, tupelo.

There is a row of conifers, presumably planted, along the SE corner of the bog edge, including mature Norway spruce, white spruce and balsam fir. Perhaps the farmer grew these as

¹ dbh = diameter at breast height

a windbreak blocking the Nor'easter storms, but it does not continue along the whole east side. In the center of the property, surrounded on three sides by the bog, there is a neck of land (called Aspen Knoll in this account) dominated by big-toothed aspen.

The understory is dominated by shrubs preferring low-nutrient, acidic soils, including inkberry, sheep laurel, flowering shadbush, highbush blueberry, lowbush blueberry, and viburnum. Groundcovers include club moss, mayflower, checkerberry, spotted wintergreen, bearberry and ferns. There are a few landmark trees, including a 24" dbh beech tree atop the borrow pit closest to the bog house, and a grove of 12" dbh beeches in the NE corner of the Premises.

There are no invasives, except along the frontage of Cranberry Lane, a tangle of bullbriar, sumac, pasture rose and black locust. The forested portions of the parcel exhibit no obvious disease or blowdown patches or fire evidence.

For a more complete flora inventory see Appendix M.

The bog has been supplied with irrigation, harvesting and overwinter water via a pump from Santuit Pond. A central ditch leading to a metal flume drained the bog water back to the pond after the winter.

C. SIGNIFICANCE OF THE PROPERTY

This property connects the larger, adjoining 287-acre Santuit Pond Preserve, owned by the Towns of Mashpee and Barnstable (with a conservation restriction held by Mass. Dept. of Fish and Game) to the east shore of Santuit Pond. It is wholly within mapped wildlife habitat considered Critical Natural Landscape and Priority Habitat by the Massachusetts Department of Fish and Game (DFG). It is wholly within a DEP-listed Zone II (zone of contribution) to a Mashpee public supply wellfield. The property will provide extended public access for passive recreation on existing trails around the scenic bog and pondshore. Finally, the Mass.DFG has identified the bog as worthy of ecological restoration as part of its In-Lieu Fee Program in partnership with the U.S. Army Corps of Engineers

D. MANMADE FEATURES/DISTURBANCES

There is no dumping of trash on the Premises except for a small pile of grass clippings and brush dump at the east end of Cranberry Lane opposite #54 Bayberry Drive. (See Photo #2 in App. G).

A perimeter bog dirtroad/cartpath encircles the bog, with entrances from Josephine Bend (off Hollow Road on the south) and at the end of Bayberry Lane on the north. Both entry points have closed and locked steel gates to prevent large vehicle use. (See Photo #3 and #9 in App. G). Many local residents and Preserve visitors walk the bog road.

There are numerous borrow pits scalloping the northern, eastern and southern banks of the bog, where growers mined sand to spread on the bog to promote productivity of the vines. None of these pits look to have been used in many years and are already re-growing with mature vegetation. (See Photo #14 and #15 in App. G).

It was difficult to determine if the homeowners at #20, 24, 30 and 34 Cranberry Lane are encroaching in their backyards onto the Premises. A split rail fence behind #20 Cranberry Lane may be on the property line; if so, they are mowing slightly beyond the fence onto what may be the Premises. (See Photo #17 in App. G).

A narrow footpath leads east from the bog road into the interior of the Santuit Pond

Preserve to the east. (See Photo #7 in App. G).

There are no cellar holes, wells, septic systems, utilities, or other structures found on the Premises.

The bog itself is roughly eight acres in size, ditched along the edge and throughout the interior. An underground irrigation sprinkler system, supplied by the irrigation pump in the pump house by the pond, supported the cranberry cultivation.

According to Douglas Beaton, last manager of the bog for Chop Chaque Cranberries, Inc., the bog was owned for most of the twentieth century by the Brackett family of Mashpee and later Cotuit (Barnstable). The 1901 deed into the Bracketts (Deed Book 302 Page 18) calls the land a "swamp," but refers to sand rights for cultivation of cranberries, so it is possible the bog began producing in the 1800s. Mr. Beaton said that the bog produced a good crop of the Early Black variety of cranberries, native to the Cape, but that in wet years it was difficult to drain the bog back into Santuit Pond, owing to elevation issues. The last commercial harvest was by Peter Beaton in 2019.

The bog house (See Photos #18 & 19 in App. G) dates to the 1940s, according to Mr. Beaton, is made of wood on makeshift footings of brick, cinder block and poured concrete. It is in good condition on the exterior; the interior was not available for examination. It is 1,325 square feet in its footprint and without utilities. It was used to store harvesting and screening equipment, sold off by Mr. Haynes of Chop Chaque Cranberries, Inc. when he acquired the property from the Bracketts in 1987. The bog house is a very scenic element of the Premises, but its fate is still to be determined. The Town is concerned about vandalism in the long run, unless neighbors patrolling keep an eye on it.

The smaller (472 square feet) wooden pump house on a poured concrete foundation on the edge of Santuit Pond housed two pumps, according to Mr. Beaton. One was the irrigation pump referred to above; the other was a flow pump, drawing pond water to flood the bog for overwintering (i.e., protect the vines from freezing), and wet harvesting of the berries. Both pumps have been removed by the Town, according to Andrew McManus of the Conservation Department. The pump house will be removed as part of the bog eco-restoration.

According to the Mass. DFG In Lieu Fee Program:

The Town of Mashpee has requested In-Lieu Fee funding for a cranberry bog restoration project. The town recently bought 11.7 acres of land next to Santuit Pond. A farmer grew cranberries on the land before the town bought it. The town wishes to restore 6.5 acres² of retired cranberry bogs into freshwater wetlands. The 6.5-acre area consists of two small cranberry bogs separated by a central ditch. The farmer also dug another ditch around the outside of the bogs. The town will use the funds to hire an experienced consultant. The consultant will assess the condition of the site and develop a conceptual design. The town expects to request more In-Lieu Fee funding to complete the project. The town may use future funds to finish the design and build the project. They may also use the funds for project monitoring and site stewardship. Restoration may include plugging ditches, removing sand, and roughening bog surfaces. Expected benefits of the project include a more diverse plant community and other habitat features for amphibians, reptiles, insects, birds, and mammals. Restored wetlands may improve water quality in Santuit Pond and downstream areas. Reconnecting the bogs to groundwater will help hold nutrients and flood waters. The Santuit River is important for river herring and other migratory fish. Native Land Conservancy will hold a conservation restriction

² 7.73 acres of bog, per assessors

for the property. It will be open to the public. (Source: <https://www.mass.gov/info-details/chop-chaque-bog-restoration-project>)

Chop Chaque Cranberries, Inc. was formed in 1987 as a for-profit company in Wellesley MA, operated by Haynes Management, a real estate investment and management firm. Chop Chaque has several other operating bogs in Plymouth County. Douglas Beaton does not know what the term Chop Chaque means, though it appears in the 1901 deed; it is presumably of Wôpanâak origin.

E. SURROUNDING LAND USE

The Premises is located in a large conservation area, owned variously by the Towns of Mashpee and Barnstable, subject to a conservation restriction held by the Mass. Dept. of Fish and Game, and the Native Land Conservancy. A large residential subdivision known as Santuit Pond Estates abuts the bog to the north. There are scattered residences on the south and west side of the bog.

F. REPOSITORY

This Conservation Restriction, including Exhibits A & B, without Appendices, is recorded in the Barnstable County Registry of Deeds. Full copies of the recorded document and all Appendices will be provided to the Grantor, Grantee, and State EOEEA.

APPENDICES

APPENDICES

(i) List of Chop Chaque Parcels

- A. Regional Locus Map
- B. USGS Topographic Map
- C. Town Road Locus Map
- D. Town Assessors' Map - MassGIS
- E. Plans of Record
- F. Site Photos
- G. Aerial Photograph - Wetlands
- H. Protected Open Space
- I. Trail Maps
- J. Zone 2 Area of Contribution to Public Drinking Water Map
- K. 1.NHESP Priority Habitat of Rare Species Map
2.Critical Natural Landscape
- L. Deeds of Record
- M. Floral List

Chop Chague Bog CR Project includes the following:

9.15.2020

- a) **0 Cranberry Lane**, Mashpee, MA 02649, which includes the cranberry bogs and shall be comprised of the following parcels:
 - i. 0 Cranberry Lane, Mashpee, MA 02649, Assessor's Parcel No. 23/2, and described in the deed recorded with the Barnstable County Registry of Deeds (the "**Registry**") in Book 7789, Page 142, which is owned by Chop Chaque; **7.73 AC**
 - ii. 38 Brackett Street, Mashpee, MA 02649, Assessor's Parcel No. 23/6, and described in the deed recorded with the Registry in Book 10044, Page 261, which is owned by Chop Chaque; **0.381 AC**
 - iii. 46 Brackett Street, Mashpee, MA 02649, Assessor's Parcel No. 23/7, and described as Parcel 1 in the deed recorded with the Registry in Book 5659, Page 13, which is owned by Chop Chaque; **0.188 AC**
 - iv. 29 Brackett Street, Mashpee, MA 02649, Assessor's Parcel No. 23/8, and described in the deed recorded with the Registry in Book 10044, Page 261, which is owned by Chop Chaque; **2.141 AC**
 - v. 60 Abbotsford Road, Mashpee, MA 02649, Assessor's Parcel No. 23/18, and described in the deed recorded with the Registry in Book 10044, Page 261, which is owned by Chop Chaque; **0.402 AC**
 - vi. 0 Coolidge Street, Mashpee, MA 02649, Assessor's Parcel No. 23/210, and described in the deed recorded with the Registry in Book 10044, Page 261, which is owned by Chop Chaque; **0.413 AC**
 - vii. 0 Coolidge Street, Mashpee, MA 02649, Assessor's Parcel No. 23/211, and described in the deed recorded with the Registry in Book 10044, Page 261, which is owned by Chop Chaque; **0.298 AC**
 - viii. 0 Brackett Street, Mashpee, MA 02649, Assessor's Parcel No. 23/213, and described in the deed recorded with the Registry in Book 10044, Page 261, which is owned by Chop Chaque; **0.677 AC**
- b) **4 Cranberry Lane**, Mashpee, MA 02649, Assessor's Parcel No. 23/70, and described in the deed recorded with the Registry in Book 30351, Page 345, which is owned by the Haynes Trust; **1.074 AC**
- c) **10 Cranberry Lane**, Mashpee, MA 02649, Assessor's Parcel No. 23/71, and described in the deed recorded with the Registry in Book 5722, Page 42, which is owned by Bradley; and **0.298 AC**
- d) **14 Cranberry Lane**, Mashpee, MA 02649, Assessor's Parcel No. 23/208, and described in the deed recorded with the Registry in Book 7006, Page 338, which is owned by the Gump Trust. **1.065 AC**

Total acreage = 7.73 AC + 0.381 AC + 0.188 AC + 2.141 AC + 0.402 AC + 0.413 AC + 0.298 AC + 0.677 AC + 1.074 AC + 0.298 AC + 1.065 AC = 14.667 Acres

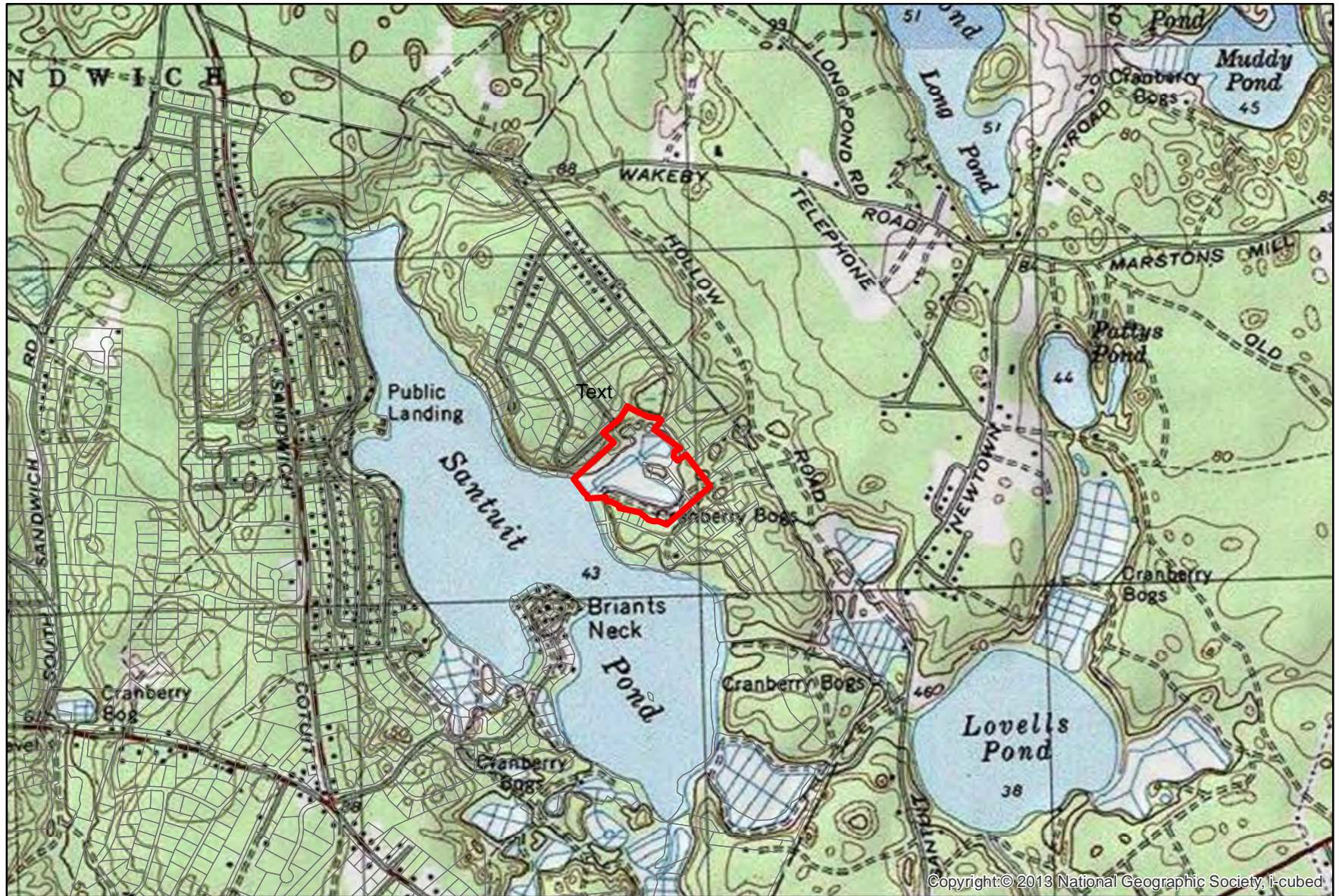
**CHOP CHAQUE BOG
CONSERVATION RESTRICTION
Mashpee MA**

APPENDIX A

Regional Locus Map



CHOP CHAQUE CONSERVATION RESTRICTION
MASHPEE, MA
APPENDIX B.
USGS Topographic Map (Cotuit Quad, 1972, 1974, 1975)



Map prepared November 2021
Data from USGS (Cotuit Quad, 1972, 1974, 1975) and The Compact of Cape Cod Conservation Trusts, Inc.

CHOP CHAQUE BOG CONSERVATION RESTRICTION
 MASHPEE, MA
 APPENDIX C.
 TOWN ROAD LOCUS MAP

Route—enter via Wakeby Road to Santuit Road



Map is intended to support
 survey of real property in
 Mashpee, MA. Map
 should not be interpreted
 as a field survey data.
 Map should not be used for
 title opinion or conveyance



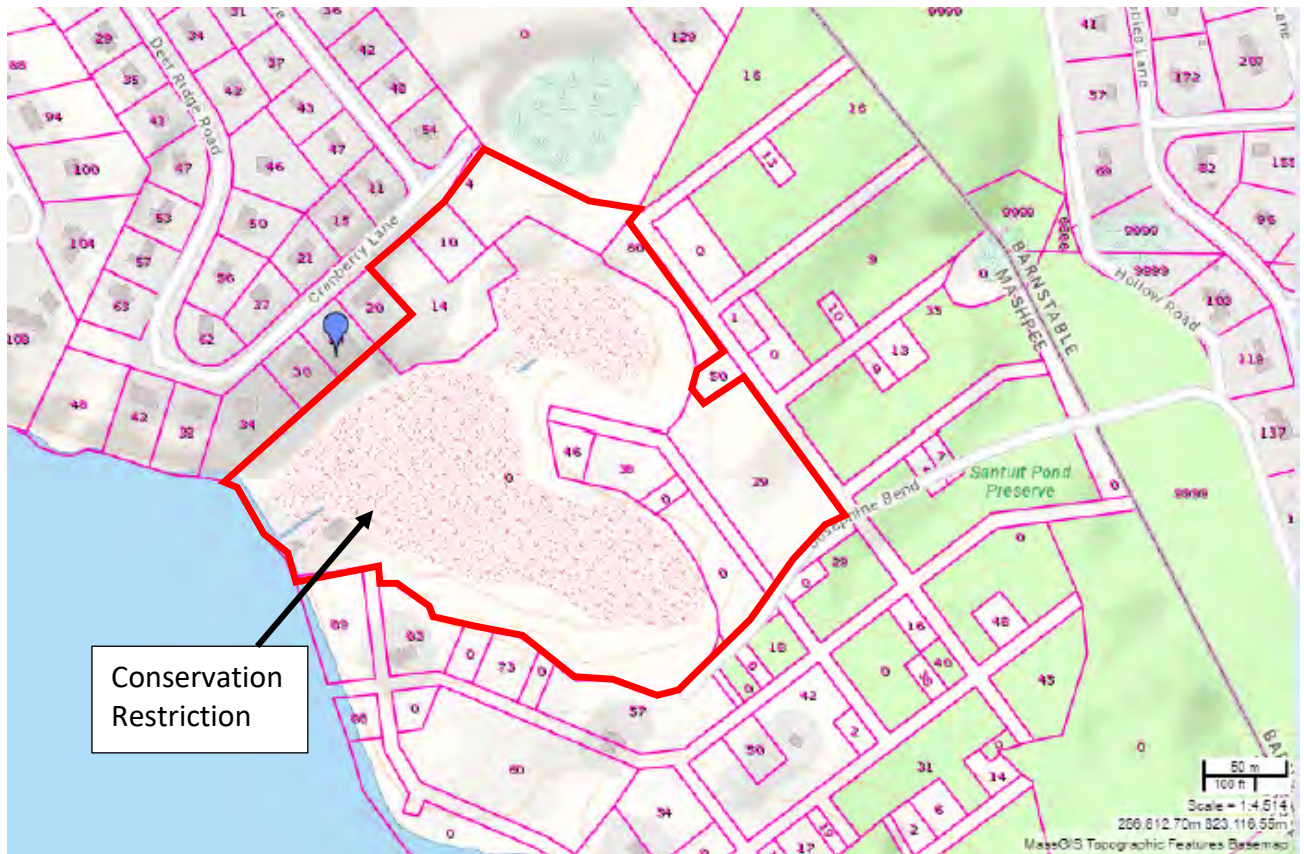
Town of Mashpee, Massachusetts
 Fiscal Year 2021 Tax Maps

0 75 150 300 Feet

Legend

- Street Pavement
- Roads Layout
- Boat Ramp
- Dock
- EASE
- Cranberry Bog
- Lake or Pond
- Stream or River
- Swamp or Marsh
- Tax Parcel

CHOP CHAQUE CONSERVATION RESTRICTION
MASHPEE, MA
APPENDIX D.
Town Assessor's Map (MassGIS)

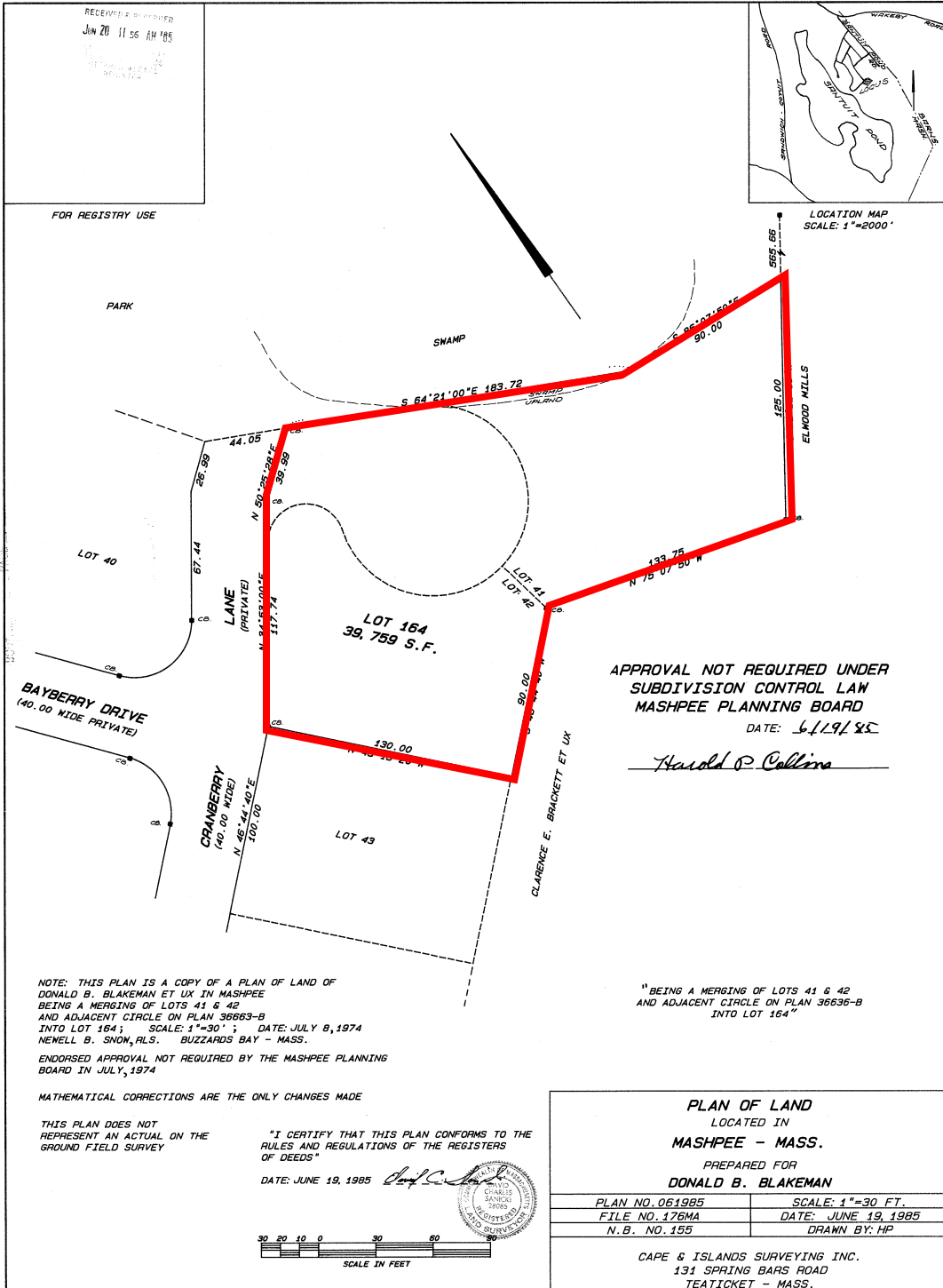


Map prepared October 2021

Data from MassGIS and The Compact of Cape Cod Conservation Trusts, Inc.

For official full size plan, see Barnstable Registry of Deeds
Plan Book 400, Page 41 (4 Cranberry Lane – Lot 164)

BOOK 400 PAGE 41

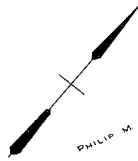


17-006

For official full size plan see Barnstable Registry of Deeds
Plan Book 249, Page 119 (10 Cranberry Lane- Lot 43)

PLAN OF
SANTUIT POND ESTATES
FOR
DONALD B. BLAKEMAN ET UX
IN
MASHPEE & SANDWICH
BEING A SUBDIVISION OF LAND
SHOWN ON L.C. PLAN 36636 - A

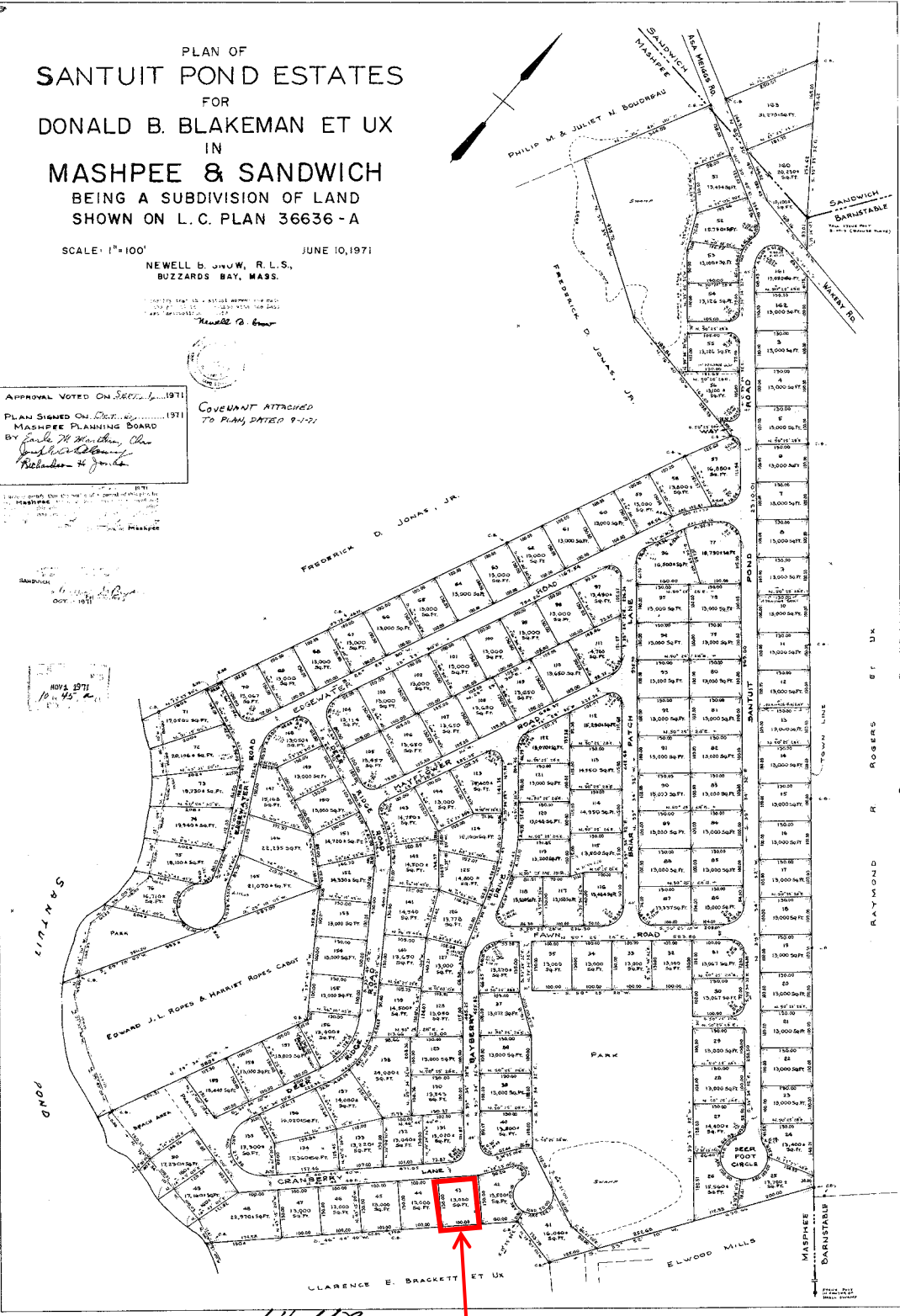
SCALE: 1"=100' JUNE 10, 1971
NEWELL B. SHAW, R.L.S.,
BUZZARDS BAY, MASS.



APPROVAL VOTED ON Sept. 14, 1971
PLAN SIGNED ON Oct. 14, 1971
MASHPEE PLANNING BOARD
By Earle H. Matthews, Chm.
Richard H. Jones

COVENANT ATTACHED
TO PLAN DATED 9-1-71

249 - 119

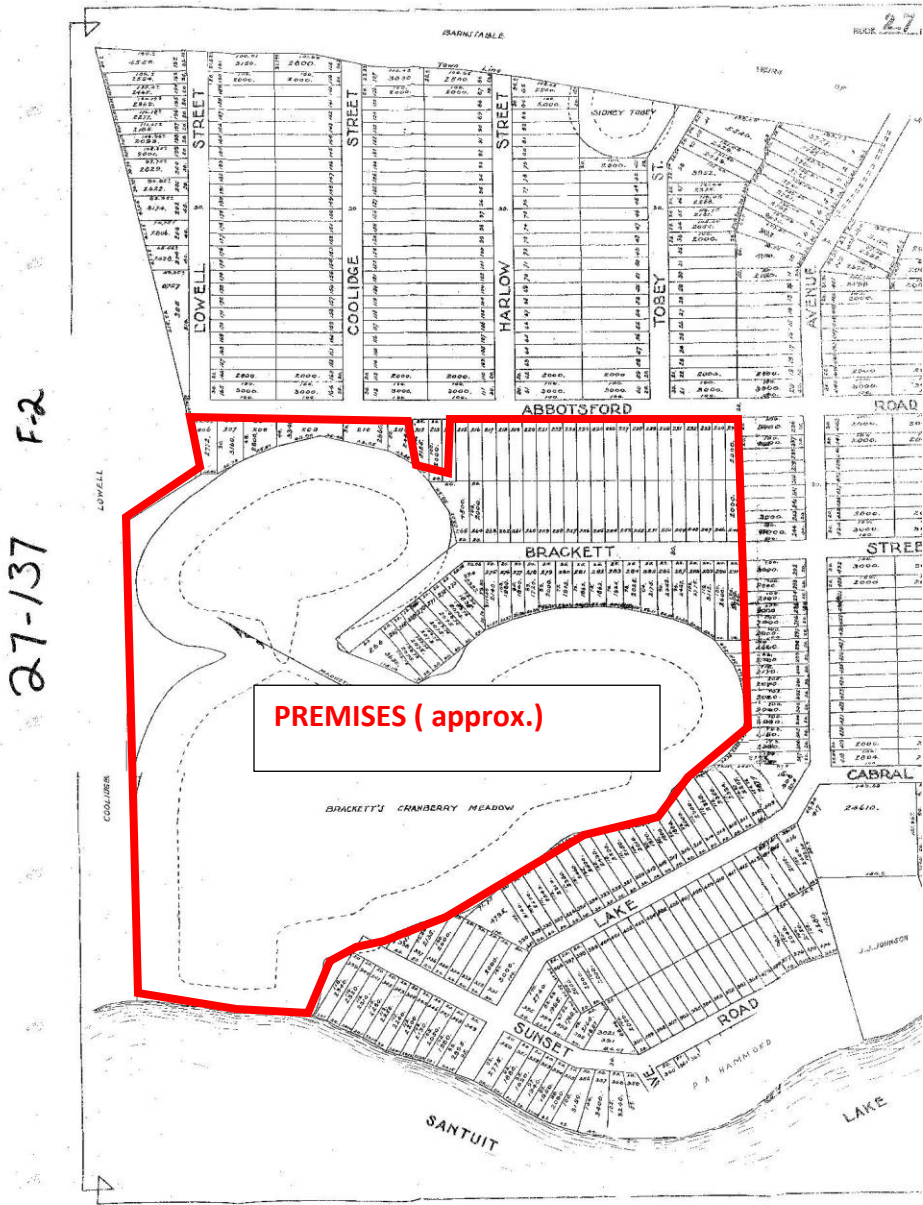


Lot 43

611-640

Book 249 Page 119 SAA-11A

For official full size plan see Barnstable Registry of Deeds
Plan Book 27, Page 137 (0 Cranberry Lane: Lots 108-111, 114, 115, 161-168, 206-211, 215-233,
247-265, 269-276, and 279-291)



27-137 F-2

PREMISES (approx.)

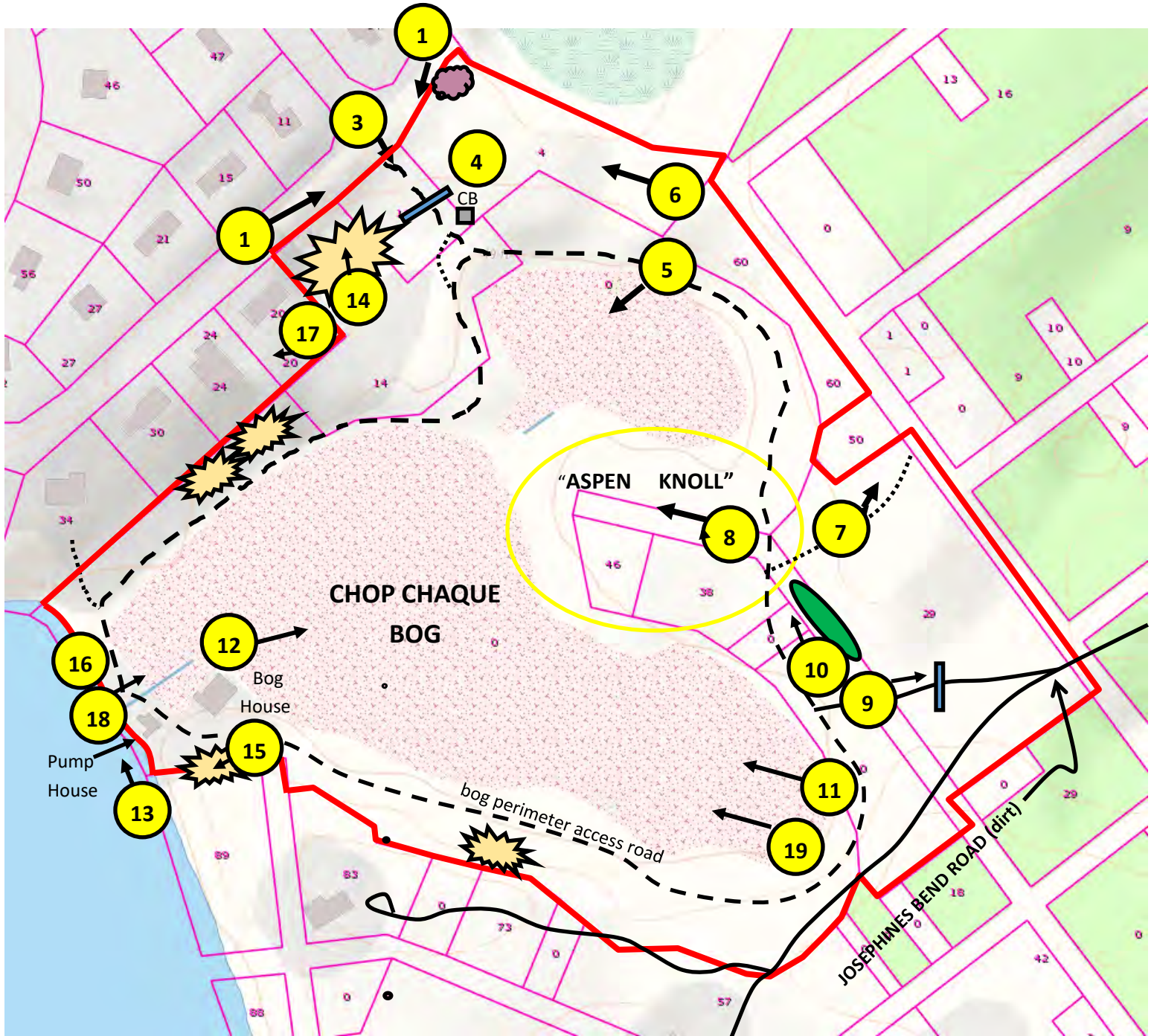
27-137-2

Chop Chaque Bog Conservation Restriction

Mashpee MA

Appendix F.1

Site Photographs Map



KEY

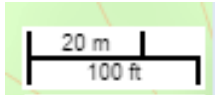
- = Photo Station, 2021
- = Direction of View
- = metal gates

KEY

- = reveg. borrow pit
- = brush dump
- = Spruce/Fir windbreak



Base map from MassGIS
Oliver, 2021



Chop Chaque Bog Conservation Restriction

Mashpee MA

Appendix F.2

Site Photographs



PHOTO #1. View NE along Cranberry Lane street frontage from corner with #20 Cranberry Lane, showing dilapidated split rail fence.



PHOTO #2. View SW along Cranberry Lane street frontage from NE corner of Cranberry Lane, showing grass clippings and brush piles on Premises.

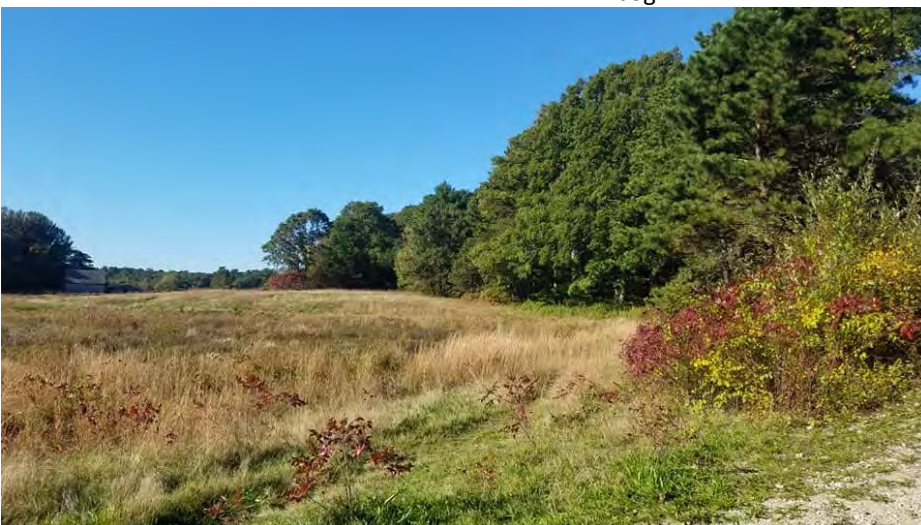


PHOTO #3. View S from Cranberry Lane showing entrance drive into bog with steel pipe gate at end.

PHOTO #4. Beech grove near bog entrance .



PHOTO #5. View W from bog entrance, showing N end of bog.



Chop Chaque Bog Conservation Restriction

Mashpee MA

Appendix F.2

Site Photographs



PHOTO #6. interior view of deciduous forest (oaks, maples, beech) in NE corner of Premises.



PHOTO #8. View NW of "Aspen Knoll" in the middle of the bog, with big-toothed aspen dominant, along with black cherry, scarlet oak and sassafras.

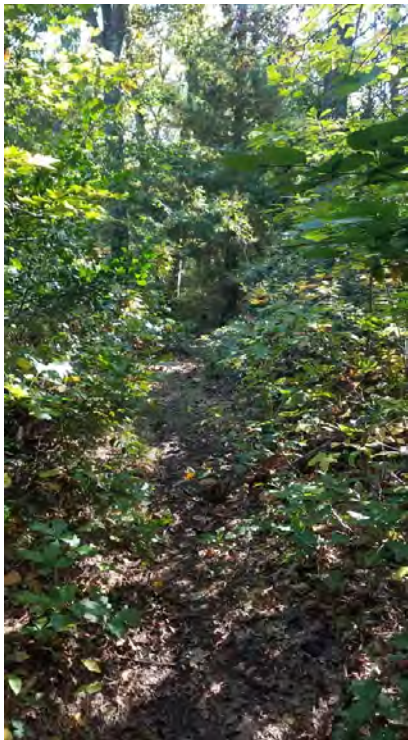


PHOTO #7. View N showing foot-path leading from Santuit Pond Preserve to bog.



PHOTO #9. View E from bog to Josephines Bend Road, showing farmer gate (left) and Town gate (right).

PHOTO #10. View N showing mature spruce and fir trees, presumably planted as windbreak to bog.



All photos taken by M.H. Robinson, The Compact, 18 October 2021 unless noted.

Chop Chaque Bog Conservation Restriction

Mashpee MA

Appendix F.2

Site Photographs



PHOTO #11. Composite view NW and W across Chop Chaque Bog from SE corner.



PHOTO #12. Composite view SE and E across Chop Chaque Bog from bog house in W corner.

PHOTO #13. View N showing Santuit Pond shoreline of Premises, well-vegetated.



Chop Chaque Bog Conservation Restriction

Mashpee MA

Appendix F.2

Site Photographs



PHOTO #14. View N towards Cranberry Lane showing recovered borrow pit east of #20 Cranberry Lane.



PHOTO #15. View W showing example of sand borrow pit along SW side of bog banks. 24" dbh beech in center rear.



PHOTO #16. Diana Ruiz, Exec. Dir. Native Land Conservancy, and Julie Early, The Compact, standing by tupelo trees in full fall foliage along the pond shore.

PHOTO #17. Split rail fence along the backyard of #20 Cranberry Lane.



Chop Chaque Bog Conservation Restriction

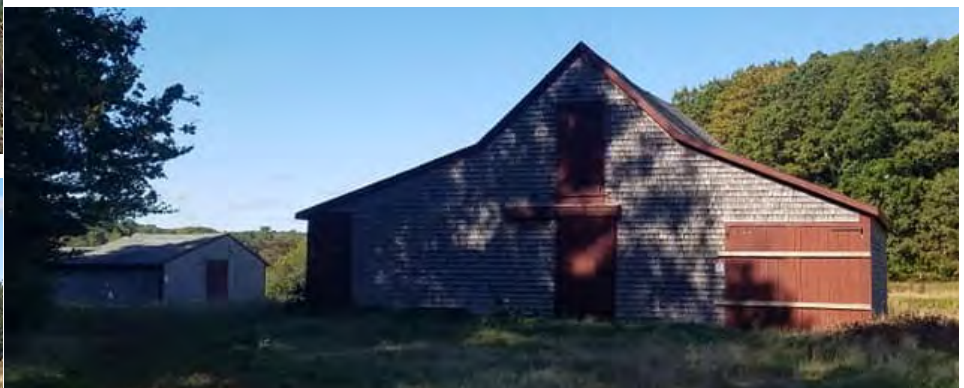
Mashpee MA

Appendix F.2

Site Photographs



Views of bog house and pump house



← PHOTO #18 View E from W end of Premises, showing central bog ditch and metal flume outlet.

All photos taken by M.H. Robinson, The Compact, 18 October 2021 unless noted.

Chop Chaque Bog Conservation Restriction

Mashpee MA

Appendix F.2

Site Photographs




PHOTO #19. View NW towards Chop Chaque Bog House in sunrise alpenglow, 30 July 2021

Chop Chaque Bog Conservation Restriction

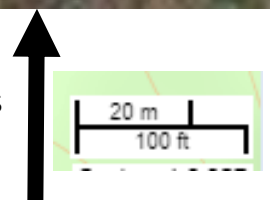
Mashpee MA

Appendix G

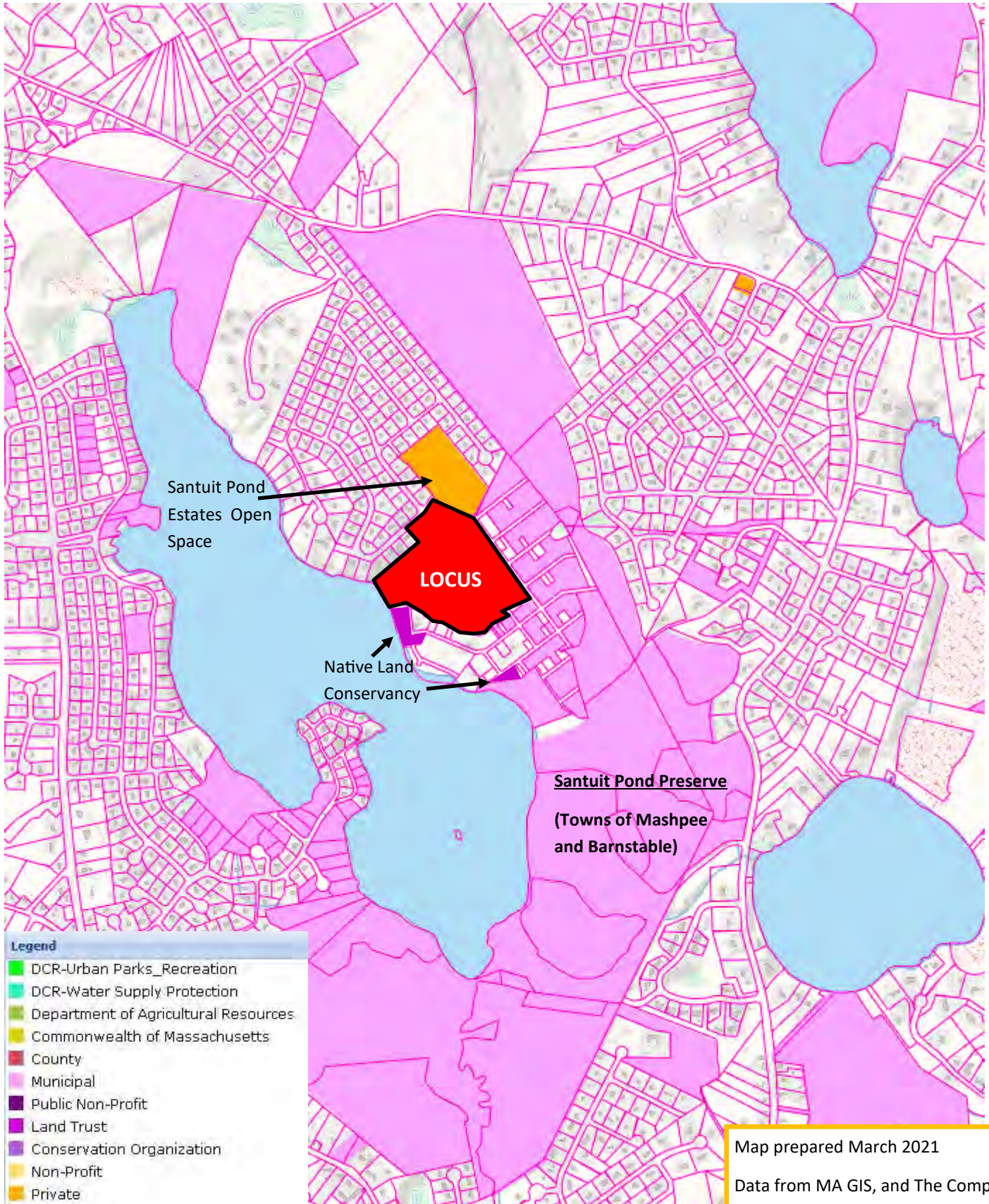
Aerial Photograph, 2014



Base map from MassGIS
Oliver, 2021



CHOP CHAQUE BOG CONSERVATION RESTRICTION
 MASHPEE, MA
 APPENDX H.
 PROTECTED OPEN SPACE



Map prepared March 2021
 Data from MA GIS, and The Compact of Cape Cod Conservation Trusts, Inc.

CHOP CHAQUE BOG CONSERVATION RESTRICTION
 MASHPEE, MA
 APPENDIX I.
 PASSIVE RECREATION—WALKING TRAILS MAP



SANTUIT POND PRESERVE

- Other Trails
- Main Trail
- North Trail
- South Trail
- Roads
- P** Public Parking

Feet
 0 175 350 700

Prepared By:
 AmeriCorps Cape Cod

Trail Length: 4 miles
 Parking: off Route 130
 or off Santuit-Newtown
 Road

CHOP CHAQUE BOG CONSERVATION RESTRICTION


MASHPEE, MA


APPENDIX J.

ZONE 2 AREA OF CONTRIBUTION TO PUBLIC DRINKING WATER MAP



LEGEND

 Chop Chaque Bog property

 Zone 2 Area of Contribution

Map prepared September 2020.

Data provided by MA GIS, and The Compact of Cape Cod Conservation Trusts, Inc.

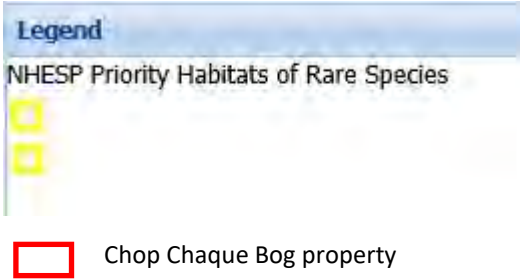
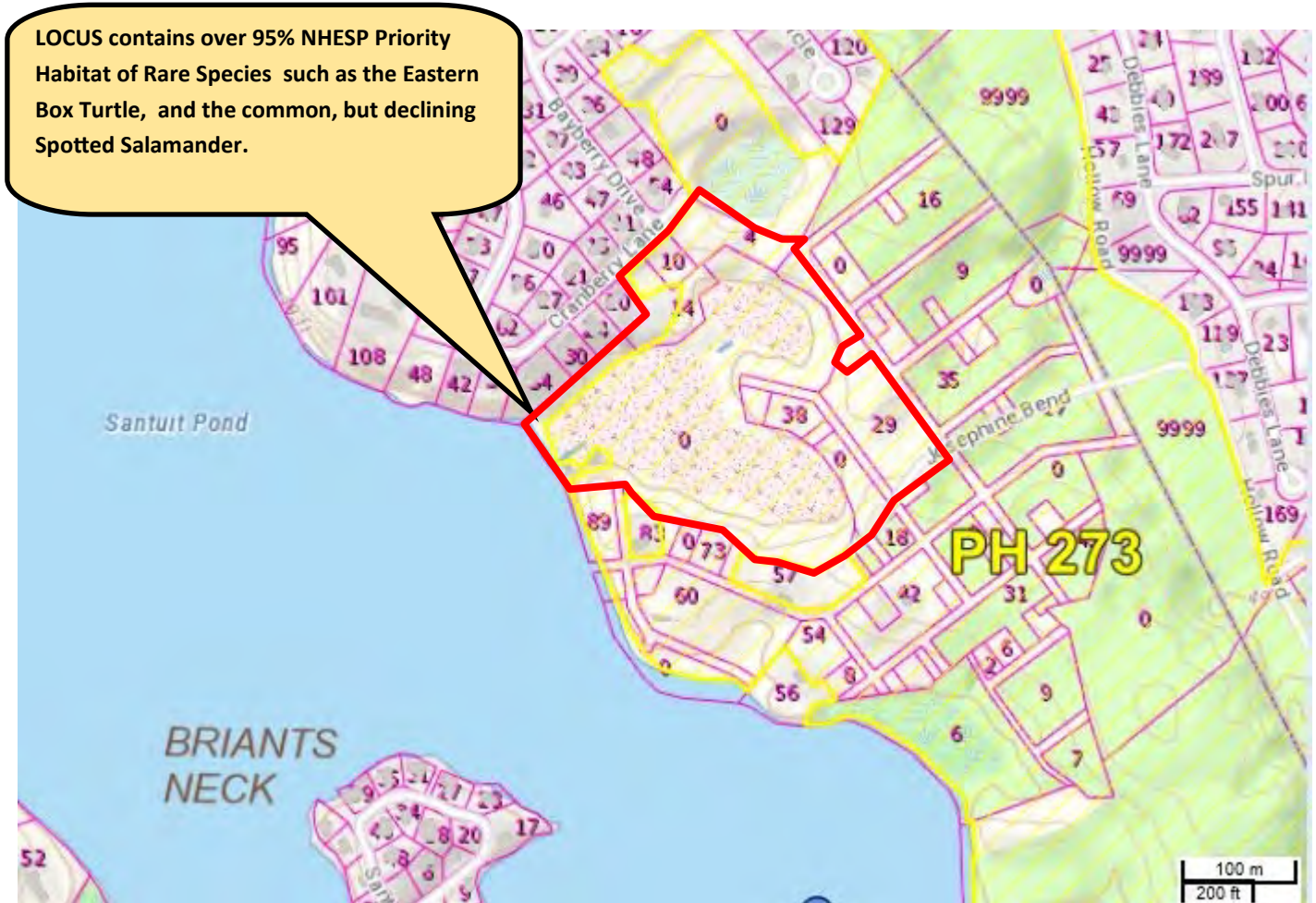
CHOP CHAQUE BOG CONSERVATION RESTRICTION

MASHPEE, MA

APPENDIX K.1.

NATURAL HERITAGE ENDANGERED SPECIES PROGRAM (NHESP)

- PRIORITY HABITATS OF RARE SPECIES MAP



Map prepared September 2020.

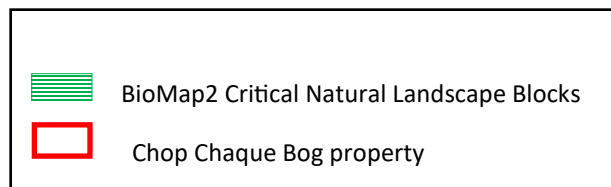
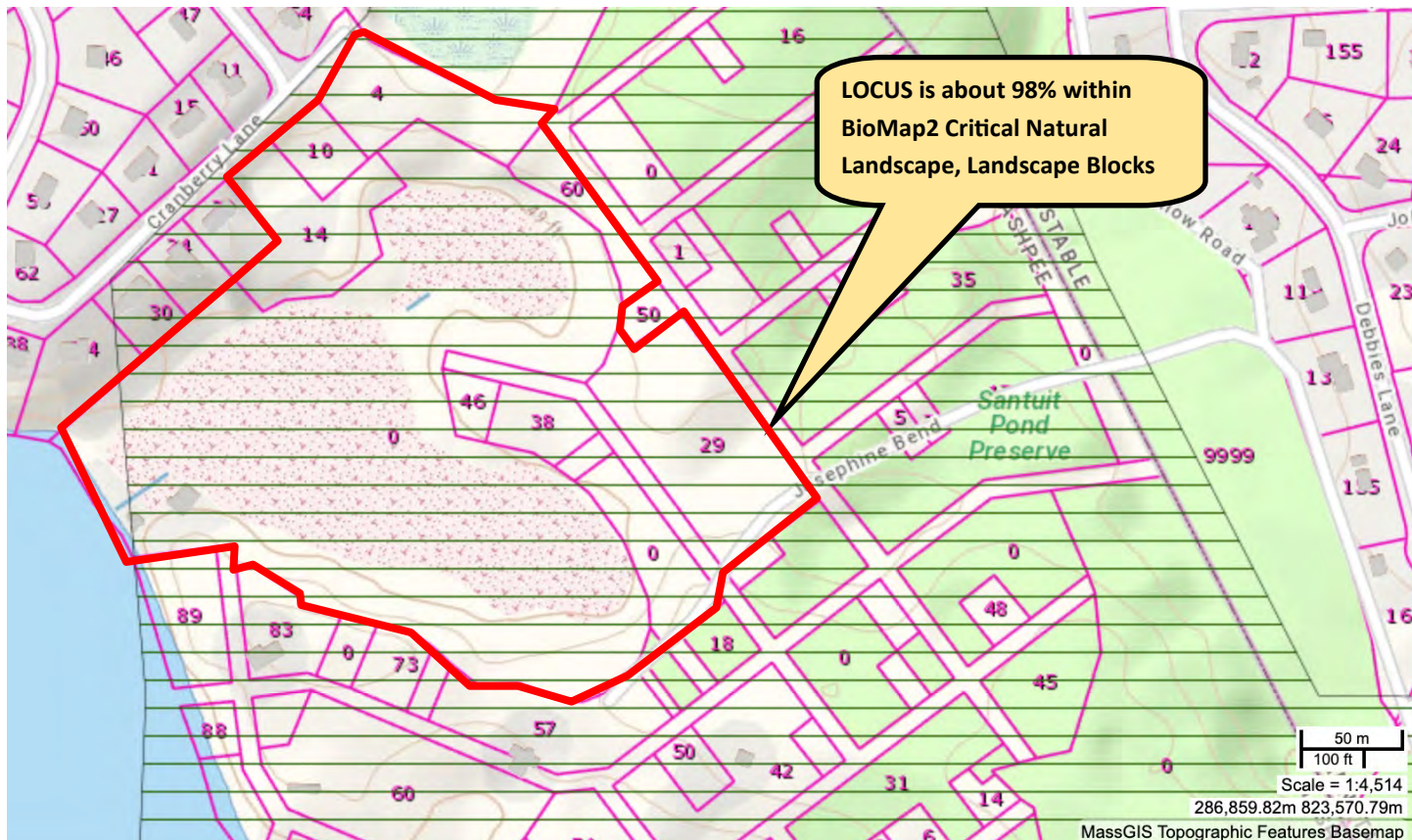
Data provided by MA GIS, and The Compact of Cape Cod Conservation Trusts, Inc.

CHOP CHAQUE CONSERVATION RESTRICTION

MASHPEE, MA

APPENDIX K.2.

NHESP BIOMAP2 CRITICAL NATURAL LANDSCAPE—LANDSCAPE BLOCKS MAP



Map prepared September 2020.

Data provided by MA GIS, and The Compact of Cape Cod Conservation Trusts, Inc.

PROPERTY ADDRESS: 0 CRANBERRY LANE, 60 ABBOTSFORD RD, 0 BRACKET ST,
29 BRACKET ST, 38 BRACKET ST, 0 COOLIDGE ST, 46 BRACKET ST, MASHPEE
MA 02649

**CHOP CHAQUE CONSERVATION RESTRICTION
MASHPEE, MA
APPENDIX L
DEEDS - 0, 4, 10, and 14 Cranberry Lane**

QUITCLAIM DEED

CHOP CHAQUE CRANBERRIES, INC., a Massachusetts corporation, having its principal office at 34 Washington Street, Wellesley, Massachusetts 02481 ("Grantor"),

for consideration of TWO HUNDRED SEVENTY-FIVE THOUSAND NINE HUNDRED SIXTY-FIVE and 00/100 DOLLARS (\$275,965.00) paid,

grants to

the TOWN OF MASHPEE, acting by and through its Board of Selectmen, having an address of 16 Great Neck Road North, Mashpee, Massachusetts 02649 ("Grantee"),

with Quitclaim Covenants

The following parcels of land, situated in Mashpee, Barnstable County, Massachusetts, described as follows:

Parcel 1 – [0 Cranberry Lane]

The following triangular shaped portion of Parcel B as shown on a plan of land entitled "Plan of Land in Mashpee, Mass. Prepared for Chop Chaque Cranberries Incorporated, The BSC Group – Cape Cod Inc. Madaket Place B12 Route 28 Mashpee, MA 02649, Scale 1" = 30', Date February 9, 1988" and recorded with the Barnstable County Registry of Deeds (the "Registry") in Plan Book 455, Page 98 being bound and described as follows:

NORTHWESTERLY by Lot 164 as shown on Plan of Land entitled "Plan of Land located in Mashpee – Mass. Prepared for Donald B. Blakeman, Scale: 1' = 30 FT., Date: June 19, 1985" recorded with the Registry in Plan Book 400, Page 41, Seventy and 00/100 (70.00) feet:

NORTHEASTERLY again by said Lot 164, One Hundred Thirty-three and 75/100 (133.75) feet;

SOUTHWESTERLY by the remaining portion of Parcel B as shown on the above-mentioned plan of land prepared for Chop Chaque Cranberries Incorporated.

Being the same parcel conveyed in a deed dated December 10, 1991 from Andrea Haynes Perry a/k/a Andrea Lee Haynes to Chop Chaque Cranberries, Inc. and recorded with the Registry in Book 7789, Page 142.

Parcels 2-7 – [60 Abbotsford Road, 0 Bracket Street, 29 Brackett Street, 38 Brackett Street, and 0 Coolidge Street]

Lots 108 – 111, 114, 115, 161 – 168, 206 – 211, 215 – 233, 247 – 265, 269 – 276, and 279 – 291 as shown on a plan of land of “Santuit Park” owned by C.E. Lawrence, SCALE 60 Ft. = 1 in., Surveyed by F.O. SMITH & SUBDIVIDED BY A.S.N. ESTES, Civil engineer, August 1912 and recorded with plans of lots of land with the Registry at Book 27, Page 137.

Being the same parcel conveyed in a deed dated February 5, 1996 from Josephine D. Mills to Chop Chaque Cranberries, Inc. and recorded with the Registry in Book 10044, Page 261.

Parcel 8 – [46 Brackett Street]

Three certain lots of land located in Mashpee, Barnstable County, Massachusetts. Said lots being a portion of the Santuit Park Tract and being LOTS NO. 266, 267 and 268 as shown on plan of land entitled “Plan of SANTUIT PARK situated in the Town of Santuit, Mass. Owned by C.E. Lawrence, Scale, 60 ft. = 1 in., Surveyed by P.O. Smith & Subdivided by A.S.N. Estes, August, 1912,” which said plan is duly recorded with the Registry in Book 27, Page 137.

Being Parcel 1 conveyed in a deed dated April 10, 1987 from Philip G. Brackett and Alma W. Brackett to Chop Chaque Cranberries, Inc. and recorded with the Registry in Book 5659, Page 13.

This conveyance by Grantor to Grantee is made subject to and with the benefit of all covenants, restrictions, agreements and easements and other matters of record, to the extent the same may be in force and applicable, and subject to real estate taxes assessed for the current fiscal year but not yet due and payable, which the Grantee, by its acceptance hereof hereby assumes and agrees to pay.

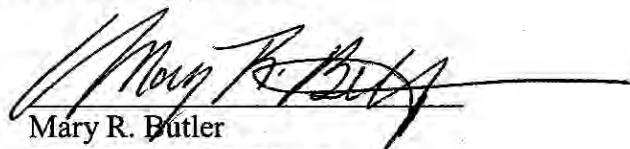
The above-described Parcels are hereby conveyed to and are to be accepted and held by the Grantee for conservation, open space, wetland/water quality protection, and passive recreation purposes in accordance with the June 15, 2020 vote of the Mashpee Special Town Meeting under Warrant Article 9, a copy of which is appended hereto.

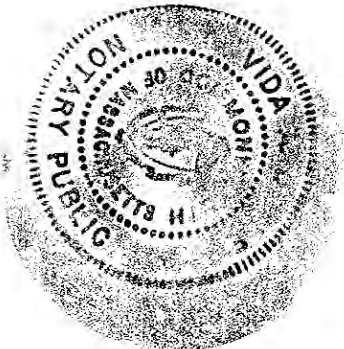
The Grantee under this deed being the Town of Mashpee, no Massachusetts deed excise taxes are due pursuant to M.G.L. c. 64D, §1.

[SIGNATURE ON FOLLOWING PAGE]

WITNESS my hand and seal as of this 10th day of September, 2020.

Chop Chaque Cranberries, Inc.,
a Massachusetts corporation


By: 
Mary R. Butler
President and Treasurer



COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS:

On this 10th day of September, 2020, before me, the undersigned notary public, personally appeared Mary R. Butler personally appeared, proved to me through satisfactory evidence of identification, which was personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as President and Treasurer of Chop Chaque Cranberries, Inc., as the voluntary act of the corporation.


Notary Public
My Commission Expires: 3/30/23

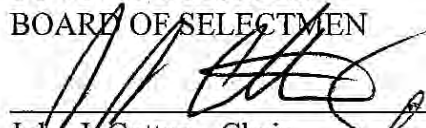
4888138.5

ACCEPTANCE OF QUITCLAIM DEED

The Town of Mashpee, acting by and through its Board of Selectmen pursuant to the authority granted by G.L. c.40, §14, the vote under Article 9 of the June 15, 2020 Special Town Meeting, a certified copy of which is attached hereto, and every other authority appertaining, hereby accepts from Chop Chaque Cranberries, Inc., the Quitclaim Deed dated September 10, 2020, attached hereto and recorded herewith.

WITNESS our hands and seal this 14th day of September 2020.


TOWN OF MASHPEE
BOARD OF SELECTMEN



John J. Cotton - Chair



Thomas F. O'Hara - Vice-Chair



Carol A. Sherman - Clerk



Andrew R. Gottlieb



David W. Weeden

Commonwealth of Massachusetts

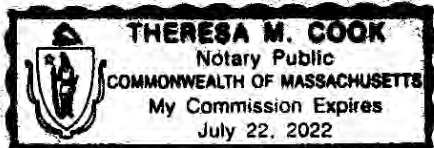
Barnstable, ss.

On this 14th day of September, 2020, before me, the undersigned notary public, personally appeared John J. Cotton, Thomas F. O'Hara, Carol A. Sherman, Andrew R. Gottlieb, and David W. Weeden in their capacity as members of the Town of Mashpee Board of Selectmen, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding or attached document and acknowledged to me that (he)/(she) signed it voluntarily for its stated purpose.



Theresa M. Cook - Notary Public

My Commission Expires: July 22, 2022



Motion Made By Selectman Weeden

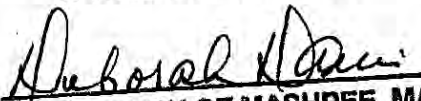
Motion: I move that the Town vote that Article 8 be approved as printed in the Warrant, with the exception of the phrase "or take any other action relating thereto." and, with respect to Article 9, moved that the Town vote to appropriate and transfer the sum of \$599,000 from the Community Preservation Fund Budgeted for Appropriation Reserve for the purpose of funding the Purchase of the Chopchaque Bog property; 0 Cranberry Lane 11.71 acres (Assessors Map/Parcel 23-2) to include Surrounding Upland; Undeveloped Lots identified as 4 Cranberry Lane 0.91 acres (Assessors Map/Parcel 23-70), 10 Cranberry Lane 0.30 acres (Assessors Map/Parcel 23-71) and 14 Cranberry Lane 1.06 acres (Assessors Map/Parcel 23-208) Project for Freshwater Wetland Restoration and the Water Quality Improvement of Santuit Pond, including necessary costs and expenses related thereto, as recommended by the Community Preservation Committee, and to authorize the Board of Selectmen to acquire the fee interest in said real property by purchase, gift or eminent domain taking and to execute all agreements, deeds, orders or other instruments necessary to complete said acquisition, and, further, to authorize the Selectmen to grant a restriction with respect to the subject property in accordance with G.L. c. 44B, §12, and with the exception of the phrase "or take any other action relating thereto."

A hold was called and questions discussed. The hold was released collectively

A motion was made to approve Article 9

Motion passes by 2/3 vote 7:22 pm

A TRUE COPY, ATTEST


TOWN CLERK OF MASHPEE, MA



The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

September 1, 2020

TO WHOM IT MAY CONCERN:

I hereby certify that according to records in this office,

CHOP CHAQUE CRANBERRIES, INC.

was incorporated under the General Laws of this Commonwealth on **April 8, 1987**.

I also certify that so far as appears of record here, said corporation still has legal existence.

I further certify that in **an annual Report** filed here **for fiscal year 2020**, the Officers and Directors of said corporation are listed as follows:

SEE ATTACHED



In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

William Francis Galvin

Secretary of the Commonwealth

Processed By:IL

QUITCLAIM DEED

Mary R. Butler, as Trustee of the A. Haynes Nominee Trust, under Declaration of Trust dated August 8, 2001, and restated in its entirety on May 25, 2010, as evidenced by a Trustees' Certificate pursuant to M.G.L. c. 184, §35 dated March 13, 2017, recorded with the Barnstable County Registry of Deeds ("Registry") in Book 30351, Page 343, having its principal office at 34 Washington Street, Wellesley, Massachusetts 02481 ("Grantor"),

for consideration of ONE HUNDRED FIFTEEN THOUSAND THREE HUNDRED SEVENTY and 00/100 DOLLARS (\$115,370.00) paid,

grants to the Town of Mashpee, acting by and through its Board of Selectmen, having an address of 16 Great Neck Road North, Mashpee, Massachusetts 02649 ("Grantee"),

with **Quitclaim Covenants**,

the land in Mashpee, Barnstable County, Massachusetts, which is shown as Lot 164 on a plan entitled "PLAN OF LAND located in MASHPEE, Mass., prepared for Donald Blakeman, Scale 1' - 30 ft., dated June 19, 1985, by Cape & Islands Surveying, Inc. of Teaticket, Mass." Said plan is duly filed with the Registry in Plan Book 400, Page 41.

Said land is conveyed with the right, being appurtenant to said land, to use all ways shown on said plan and on a plan of Santuit Pond Estates, which is recorded at said Registry in Plan Book 249, Page 119, for all purposes which streets and ways are commonly used in the Town of Mashpee in common with others who may be entitled to use said ways.

Subject to easements, rights, and restrictions of record including Easement in Book 7006, Page 340, an Easement recorded in Book 20601, Page 142, and a Title 5 Nitrogen Loading Restriction and Easement recorded in Book 20601, Page 150.

Said premises are further conveyed subject to, and with the benefit of, all rights, reservations, easements and restrictions of record, if any, to the extent the same are now in force and applicable, and are further subject to real estate taxes for the current fiscal period not yet due and payable which the Grantee, by its acceptance hereof, hereby assume and agree to pay.

For Grantor's title, see deed from G. Arnold Haynes to G. Arnold Haynes and Mary Butler, Trustees of the A. Haynes Nominee Trust, dated March 13, 2017, recorded with the Registry in Book 30351, Page 345.

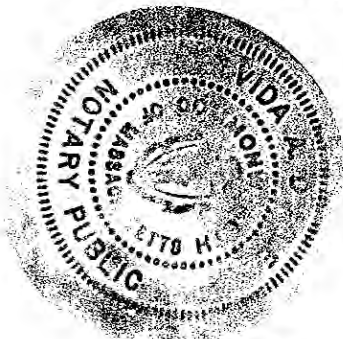
Property Address: 4 Cranberry Lane, Mashpee, MA 02649

The above-described land is hereby conveyed to and is to be accepted and held by the Grantee for conservation, open space, wetland/water quality protection, and passive recreation purposes in accordance with the June 15, 2020 vote of the Mashpee Special Town Meeting under Warrant Article 9, a copy of which is appended hereto.

The Grantee under this deed being the Town of Mashpee, no Massachusetts deed excise taxes are due pursuant to M.G.L. c. 64D, §1.

[signature on following page]

WITNESS my hand and seal as of this 10th day of September, 2020.



Mary R. Butler
Mary R. Butler, as Trustee of the A. Haynes
Nominee Trust and not individually

Commonwealth of Massachusetts

Norfolk, ss.

On this 10th day of September 2020, before me, the undersigned notary public, Mary R. Butler personally appeared, proved to me through satisfactory evidence of identification, which was personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Trustee of the A. Haynes Nominee Trust.

Vida A. Dodge
Notary Public
My commission expires: 3/30/23

4888752.3

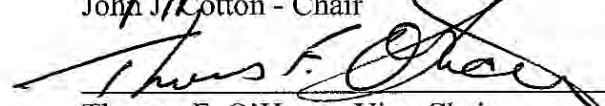
ACCEPTANCE OF QUITCLAIM DEED

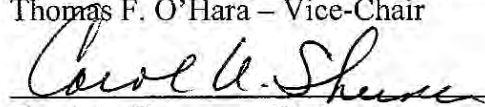
The Town of Mashpee, acting by and through its Board of Selectmen pursuant to the authority granted by G.L. c.40, §14, the vote under Article 9 of the June 15, 2020 Special Town Meeting, a certified copy of which is attached hereto, and every other authority appertaining, hereby accepts from Mary R. Butler, as Trustee of the A. Haynes Nominee Trust the Quitclaim Deed, dated September 10, 2020, attached hereto and recorded herewith.

WITNESS our hands and seal this 14th day of September 2020.

TOWN OF MASHPEE
BOARD OF SELECTMEN


John J. Cotton - Chair


Thomas F. O'Hara - Vice-Chair


Carol A. Sherman - Clerk


Andrew R. Gottlieb


David W. Weeden

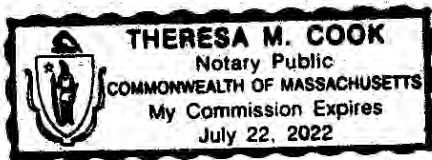
Commonwealth of Massachusetts

Barnstable, ss.

On this 14th day of September, 2020, before me, the undersigned notary public, personally appeared John J. Cotton, Thomas F. O'Hara, Carol A. Sherman, Andrew R. Gottlieb, and David W. Weeden in their capacity as members of the Town of Mashpee Board of Selectmen, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding or attached document and acknowledged to me that (he)/(she) signed it voluntarily for its stated purpose.



Theresa M. Cook - Notary Public
My Commission Expires: July 22, 2022



Motion Made By Selectman Weeden

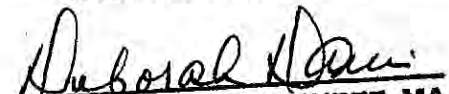
Motion: I move that the Town vote that Article 8 be approved as printed in the Warrant, with the exception of the phrase "or take any other action relating thereto." and, with respect to Article 9, moved that the Town vote to appropriate and transfer the sum of \$599,000 from the Community Preservation Fund Budgeted for Appropriation Reserve for the purpose of funding the Purchase of the Chopchaque Bog property; 0 Cranberry Lane 11.71 acres (Assessors Map/Parcel 23-2) to include Surrounding Upland; Undeveloped Lots identified as 4 Cranberry Lane 0.91 acres (Assessors Map/Parcel 23-70), 10 Cranberry Lane 0.30 acres (Assessors Map/Parcel 23-71) and 14 Cranberry Lane 1.06 acres (Assessors Map/Parcel 23-208) Project for Freshwater Wetland Restoration and the Water Quality Improvement of Santuit Pond, including necessary costs and expenses related thereto, as recommended by the Community Preservation Committee, and to authorize the Board of Selectmen to acquire the fee interest in said real property by purchase, gift or eminent domain taking and to execute all agreements, deeds, orders or other instruments necessary to complete said acquisition, and, further, to authorize the Selectmen to grant a restriction with respect to the subject property in accordance with G.L. c. 44B, §12, and with the exception of the phrase "or take any other action relating thereto."

A hold was called and questions discussed. The hold was released collectively

A motion was made to approve Article 9

Motion passes by 2/3 vote 7:22 pm

A TRUE COPY, ATTEST


TOWN CLERK OF MASHPEE, MA

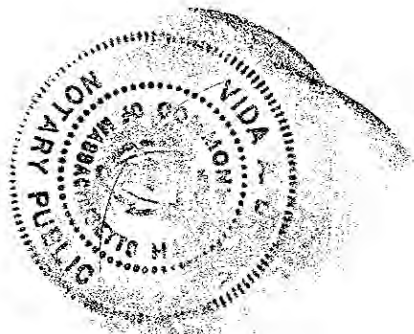
**TRUSTEE'S CERTIFICATE
A. HAYNES NOMINEE TRUST**

The undersigned, **Mary R. Butler, Trustee of the A. Haynes Nominee Trust**, established under Declaration of Trust dated August 8, 2001, and restated in its entirety on May 25, 2010, as evidenced by a Trustees' Certificate pursuant to M.G.L. c. 184, §35 dated March 13, 2017, recorded with the Barnstable County Registry of Deeds in Book 30351, Page 343 (the "Trust"), certifies that:

1. I am the sole Trustee of the Trust (the "Trustee");
2. Pursuant to Articles Second and Third of the Trust, the Trustee has authority to act with respect to real estate owned by the Trust, and no purchaser or third party shall be bound to inquire whether the Trustee has said authority or is properly exercising said authority;
3. Pursuant to Article Second of the Trust, the Trustee is authorized to sell the real property located at 4 Cranberry Lane, Mashpee, Barnstable County, Massachusetts for the purchase price of One Hundred Fifteen Thousand Three Hundred Seventy and 00/100 Dollars (\$115,370.00) to the Town of Mashpee; and to enter into, execute, acknowledge, and deliver any and all purchase and sale agreements, deeds, certificates, documents, or instruments required in connection therewith, all upon such terms and conditions as the Trustee deems necessary or appropriate;
4. There are no additional facts which constitute a condition precedent to acts by the Trustee or which are in any other manner germane to affairs of the Trust in connection with the transfer of any real property from the Trust; and
5. Except as set forth above, the Trust has not been amended, modified, restated or terminated, and is in full force and effect as of the date hereof.

[SIGNATURE ON FOLLOWING PAGE]

4th EXECUTED as a sealed instrument under the pains and penalties of perjury as of the 10 day of September, 2020.



Mary R. Butler
Mary R. Butler, as Trustee of the A. Haynes
Nominee Trust, and not individually

COMMONWEALTH OF MASSACHUSETTS

COUNTY: Norfolk, ss.

On this 10th day of September, 2020, before me, the undersigned notary public, Mary R. Butler personally appeared, proved to me through satisfactory evidence of identification, which was personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Trustee of the A. Haynes Nominee Trust.

Wanda A. Doyle
Notary Public
My Commission Expires: 3/30/23

QUITCLAIM DEED

I, Melinda H. Bradley of 91 Edmunds Road, Wellesley, Massachusetts 02481 ("Grantor"),
for consideration of SEVENTY-EIGHT THOUSAND FOUR HUNDRED FIFTY-ONE and
00/100 DOLLARS (\$78,451.00) paid,

grant to

the Town of Mashpee, acting by and through its Board of Selectmen, having an address of
16 Great Neck Road North, Mashpee, Massachusetts 02649,

with Quitclaim Covenants

the land in Mashpee, Barnstable County, Massachusetts, described as follows:

LOT 43 as shown on a plan entitled "Plan of Santuit Pond Estates for Donald B. Blakeman et ux
in Mashpee and Sandwich, Being a Subdivision of L.C. Plan 36636-A Scale 1' = 100', June 10
1971 Newell B. Snow, R.L.S., Buzzards Bay, Mass.," which plan is recorded with the Barnstable
County Registry of Deeds ("Registry") in Plan Book 249, Page 119.

The above described premises are conveyed together with a right of way over the private ways as
shown on said plan in common with others lawfully entitled thereto and together with the right to
use of the beach and park areas as shown on said plan in common with others lawfully entitled
thereto.

The above described premises are conveyed subject to and with the benefit of all rights, rights of
way, easements, appurtenances, reservations and restrictions of record, insofar as the same are
now in force and applicable. Certain restrictions pertaining to said premises are recorded with
the Registry in Book 1759, Page 109.

Excepted and excluded from this conveyance is the fee in any of the ways as shown on said plan.

For Grantor's title, see deed from Robert J. Pannuto to Melinda H. Bradley, dated May 14, 1987,
recorded with the Registry in Book 5722, Page 42.

The above-described land is hereby conveyed to and is to be accepted and held by the Grantee
for conservation, open space, wetland/water quality protection, and passive recreation purposes

Property Address: 10 Cranberry Lane, Mashpee, MA 02649

in accordance with the June 15, 2020 vote of the Mashpee Special Town Meeting under Warrant Article 9, a copy of which is appended hereto.

The Grantee under this deed being the Town of Mashpee, no Massachusetts deed excise taxes are due pursuant to M.G.L. c. 64D, §1.

[signature on following page]

WITNESS my hand and seal as of this 10th day of September, 2020.

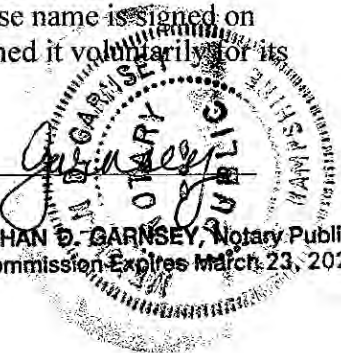
Melinda H. Bradley
Melinda H. Bradley

New Hampshire
Commonwealth of ~~Massachusetts~~

Carroll, ss.

On this 10th day of September, 2020, before me, the undersigned notary public, Melinda H. Bradley personally appeared, provide to me through satisfactory evidence of identification, which was personally appeared, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Meighan D. Garnsey
Notary Public
My commission expires: **MEIGHAN D. GARNSEY, Notary Public**
My Commission Expires **March 23, 2021**



ACCEPTANCE OF QUITCLAIM DEED


The Town of Mashpee, acting by and through its Board of Selectmen pursuant to the authority granted by G.L. c.40, §14, the vote under Article 9 of the June 15, 2020 Special Town Meeting, a certified copy of which is attached hereto, and every other authority appertaining, hereby accepts from Melinda H. Bradley the Quitclaim Deed dated September 10, 2020, attached hereto and recorded herewith.

WITNESS our hands and seal this 14th day of September 2020.


TOWN OF MASHPEE
BOARD OF SELECTMEN



John J. Cotton - Chair



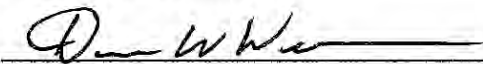
Thomas F. O'Hara - Vice-Chair



Carol A. Sherman - Clerk



Andrew R. Gottlieb

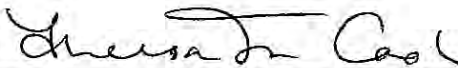


David W. Weeden

Commonwealth of Massachusetts

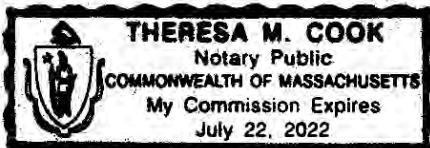
Barnstable, ss.

On this 14th day of September, 2020, before me, the undersigned notary public, personally appeared John J. Cotton, Thomas F. O'Hara, Carol A. Sherman, Andrew R. Gottlieb, and David W. Weeden in their capacity as members of the Town of Mashpee Board of Selectmen, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding or attached document and acknowledged to me that (he)/(she) signed it voluntarily for its stated purpose.



Theresa M. Cook - Notary Public

My Commission Expires: July 22, 2022



Motion Made By Selectman Weeden

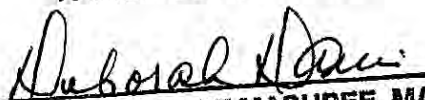
Motion: I move that the Town vote that Article 8 be approved as printed in the Warrant, with the exception of the phrase "or take any other action relating thereto." and, with respect to Article 9, moved that the Town vote to appropriate and transfer the sum of \$599,000 from the Community Preservation Fund Budgeted for Appropriation Reserve for the purpose of funding the Purchase of the Chopchaque Bog property; 0 Cranberry Lane 11.71 acres (Assessors Map/Parcel 23-2) to include Surrounding Upland; Undeveloped Lots identified as 4 Cranberry Lane 0.91 acres (Assessors Map/Parcel 23-70), 10 Cranberry Lane 0.30 acres (Assessors Map/Parcel 23-71) and 14 Cranberry Lane 1.06 acres (Assessors Map/Parcel 23-208) Project for Freshwater Wetland Restoration and the Water Quality Improvement of Santuit Pond, including necessary costs and expenses related thereto, as recommended by the Community Preservation Committee, and to authorize the Board of Selectmen to acquire the fee interest in said real property by purchase, gift or eminent domain taking and to execute all agreements, deeds, orders or other instruments necessary to complete said acquisition, and, further, to authorize the Selectmen to grant a restriction with respect to the subject property in accordance with G.L. c. 44B, §12, and with the exception of the phrase "or take any other action relating thereto."

A hold was called and questions discussed. The hold was released collectively

A motion was made to approve Article 9

Motion passes by 2/3 vote 7:22 pm

A TRUE COPY, ATTEST


TOWN CLERK OF MASHPEE, MA

QUITCLAIM DEED

Melinda H. Bradley, Jonathan A. Haynes and Andrea H. Perry (f/k/a Andrea L. Haynes), as Trustees of the Gump Trust, under Declaration of Trust dated March 10, 1976, recorded with the Middlesex South District Registry of Deeds in Book 12948, Page 469, as amended by Agreement to Amend or Renew Trust dated October 29, 1980 and recorded with said Deeds in Book 14434, Page 223, having its principal office at 91 Edmunds Road, Wellesley, Massachusetts 02481 ("Grantor"),

for consideration of ONE HUNDRED TWENTY-NINE THOUSAND TWO HUNDRED FOURTEEN and 00/100 DOLLARS (\$129,214.00) paid,

grant to the Town of Mashpee, acting by and through its Board of Selectmen, having an address of 16 Great Neck Road North, Mashpee, Massachusetts 02649 ("Grantee"),

with Quitclaim Covenants:

the land in Mashpee, Barnstable County, Massachusetts shown as Parcel A, containing 33,397 square feet, more or less on a plan of land entitled "Plan of Land in Mashpee, Mass. prepared for Chop Chaque Cranberries Incorporated BSC the BSC Group Scale 1' = 30' Date: February 9, 1988", which plan is recorded with the Barnstable County Registry of Deeds (the "Registry") in Plan Book 455, Page 98.

Said land is further described as follows:

NORTHWESTERLY by

Lots 45, 44, 43 and a portion of Lot 42, all as shown on the above referenced plan, a total distance of 320 feet;

NORTHEASTERLY, SOUTHEASTERLY
NORTHEASTERLY, SOUTHEASTERLY
SOUTHERLY, SOUTHEASTERLY AND
SOUTHWESTERLY by

Parcel B as shown on said plan, a total distance of 529.12 feet.

Property Address: 14 Cranberry Lane, Mashpee, MA 02649

For Grantor's title, see deed from Chop Chaque Cranberries, Inc. to Melinda Haynes Bradley, Jonathan A. Haynes and Andrea L. Haynes, as Trustees of the Gump Trust, dated October 20, 1989, recorded with the Registry in Book 7006, Page 338.

The above-described land is hereby conveyed to and is to be accepted and held by the Grantee for conservation, open space, wetland/water quality protection, and passive recreation purposes in accordance with the June 15, 2020 vote of the Mashpee Special Town Meeting under Warrant Article 9, a copy of which is appended hereto.

The Grantee under this deed being the Town of Mashpee, no Massachusetts deed excise taxes are due pursuant to M.G.L. c. 64D, §1.

[SIGNATURES ON FOLLOWING PAGES]

WITNESS our hands and seals as of this 10th day of September, 2020.

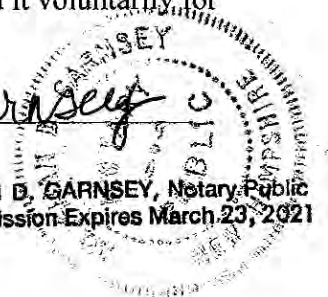
Melinda H. Bradley
Melinda H. Bradley, as Trustee of the Gump
Trust and not individually

New Hampshire
Commonwealth of ~~Massachusetts~~

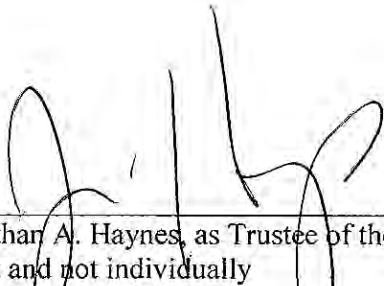
Carroll, ss.

On this 10th day of September, 2020, before me, the undersigned notary public, Melinda H. Bradley personally appeared, proved to me through satisfactory evidence of identification, which was personally appeared, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose as Trustee of the Gump Trust.

Meighan D. Garnsey
Notary Public
My commission expires: **MEIGHAN D. GARNSEY, Notary Public**
My Commission Expires March 23, 2021




[Signatures continue on next pages]


Jonathan A. Haynes, as Trustee of the Gump
Trust and not individually

State/Commonwealth of New Hampshire

Carroll County, ss.

On this 10th day of September, 2020, before me, the undersigned notary public,
Jonathan A. Haynes personally appeared, proved to me through satisfactory evidence of
identification, which was Driver License, to be the person whose name is signed
on the preceding or attached document and acknowledged to me that he signed it voluntarily for
its stated purpose as Trustee of the Gump Trust.


Notary Public
My commission expires:

ALEXIA A. STEYN
Notary Public - New Hampshire
My Commission Expires April 17, 2024

[Signatures continue on next page]



Andrea H. Perry
Andrea H. Perry, as Trustee of the Gump
Trust and not individually

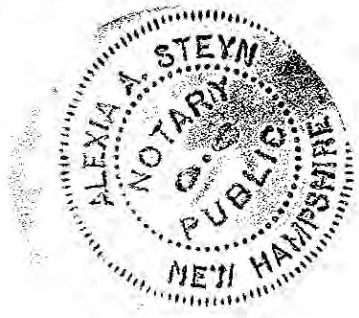
State/Commonwealth of New Hampshire

Carroll County, ss.

On this 10th day of September, 2020, before me, the undersigned notary public, Andrea H. Perry personally appeared, proved to me through satisfactory evidence of identification, which was Driver's license, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose as Trustee of the Gump Trust.

Alexia A. Steyn
Notary Public
My commission expires:

ALEXIA A. STEYN
Notary Public - New Hampshire
My Commission Expires April 17, 2024



4889458.3

ACCEPTANCE OF QUITCLAIM DEED

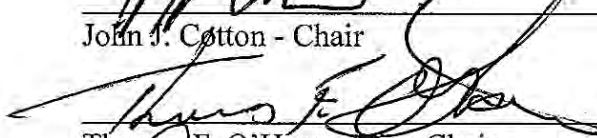
The Town of Mashpee, acting by and through its Board of Selectmen pursuant to the authority granted by G.L. c.40, §14, the vote under Article 9 of the June 15, 2020 Special Town Meeting, a certified copy of which is attached hereto, and every other authority appertaining, hereby accepts from Melinda H. Bradley, Jonathan A. Haynes and Andrea H. Perry (f/k/a Andrea L. Haynes), as Trustees of the Gump Trust, the Quitclaim Deed , dated September 10, 2020, attached hereto and recorded herewith.

WITNESS our hands and seal this 14th day of September 2020.

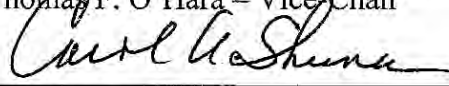
TOWN OF MASHPEE
BOARD OF SELECTMEN



John J. Cotton - Chair



Thomas F. O'Hara - Vice Chair



Carol A. Sherman - Clerk



Andrew R. Gottlieb

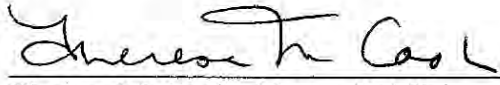


David W. Weeden

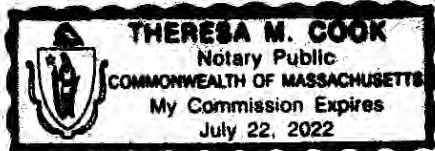
Commonwealth of Massachusetts

Barnstable, ss.

On this 14th day of September, 2020, before me, the undersigned notary public, personally appeared John J. Cotton, Thomas F. O'Hara, Carol A. Sherman, Andrew R. Gottlieb, and David W. Weeden in their capacity as members of the Town of Mashpee Board of Selectmen, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding or attached document and acknowledged to me that (he)/(she) signed it voluntarily for its stated purpose.



Theresa M. Cook - Notary Public
My Commission Expires: July 22, 2022



Motion Made By Selectman Weeden

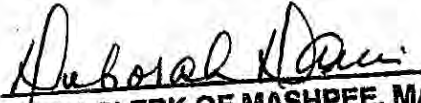
Motion: I move that the Town vote that Article 8 be approved as printed in the Warrant, with the exception of the phrase "or take any other action relating thereto." and, with respect to Article 9, moved that the Town vote to appropriate and transfer the sum of \$599,000 from the Community Preservation Fund Budgeted for Appropriation Reserve for the purpose of funding the Purchase of the Chopchaque Bog property; 0 Cranberry Lane 11.71 acres (Assessors Map/Parcel 23-2) to include Surrounding Upland; Undeveloped Lots identified as 4 Cranberry Lane 0.91 acres (Assessors Map/Parcel 23-70), 10 Cranberry Lane 0.30 acres (Assessors Map/Parcel 23-71) and 14 Cranberry Lane 1.06 acres (Assessors Map/Parcel 23-208) Project for Freshwater Wetland Restoration and the Water Quality Improvement of Santuit Pond, including necessary costs and expenses related thereto, as recommended by the Community Preservation Committee, and to authorize the Board of Selectmen to acquire the fee interest in said real property by purchase, gift or eminent domain taking and to execute all agreements, deeds, orders or other instruments necessary to complete said acquisition, and, further, to authorize the Selectmen to grant a restriction with respect to the subject property in accordance with G.L. c. 44B, §12, and with the exception of the phrase "or take any other action relating thereto."

A hold was called and questions discussed. The hold was released collectively

A motion was made to approve Article 9

Motion passes by 2/3 vote 7:22 pm

A TRUE COPY, ATTEST


TOWN CLERK OF MASHPEE, MA

**TRUSTEE'S CERTIFICATE
THE GUMP TRUST**

The undersigned, **Melinda H. Bradley, Jonathan A. Haynes and Andrea H. Perry (f/k/a Andrea L. Haynes)**, Trustees of the Gump Trust, established under Declaration of Trust dated March 10, 1976, recorded with the Middlesex South District Registry of Deeds in Book 12948, Page 469, as amended by Agreement to Amend or Renew Trust dated October 29, 1980 and recorded with said Deeds in Book 14434, Page 223 (as amended, the "Trust"), certifies that:

1. We are the only Trustees of the Trust (the "Trustees");
2. Pursuant to Article Third of the Trust, the Trustees have the authority to act with respect to real estate owned by the Trust;
3. Pursuant to Article Third of the Trust, the Trustees are authorized to sell the real property located at 14 Cranberry Lane, Mashpee, Barnstable County, Massachusetts for the purchase price of One Hundred Twenty-Nine Thousand Two Hundred Fourteen and 00/100 Dollars (\$129,214.00) to the Town of Mashpee; and to enter into, execute, acknowledge, and deliver any and all purchase and sale agreements, deeds, certificates, documents, or instruments required in connection therewith all upon such terms and conditions as the Trustees deem necessary or appropriate;
4. There are no additional facts which constitute a condition precedent to acts by the Trustees or which are in any other manner germane to affairs of the Trust in connection with the transfer of any real property from the Trust; and
5. Except as set forth above, the Trust has not been amended, modified, restated or terminated, and is in full force and effect as of the date hereof.

[SIGNATURES ON FOLLOWING PAGES]

EXECUTED as a sealed instrument under the pains and penalties of perjury as of the 16th day of September, 2020.

Melinda H. Bradley
Melinda H. Bradley, as Trustee of the Gump Trust,
and not individually

New Hampshire
COMMONWEALTH OF MASSACHUSETTS

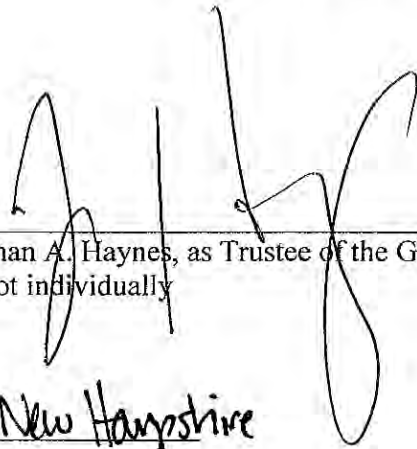
COUNTY: Carroll, ss.

On this 10th day of September, 2020, before me, the undersigned notary public, Melinda H. Bradley personally appeared, proved to me through satisfactory evidence of identification, which was personally appeared, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose as Trustee of the Gump Trust.

Meighan D. Garnsey
Notary Public
My Commission Expires:



[Signatures continue on next pages]

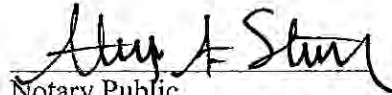


Jonathan A. Haynes, as Trustee of the Gump Trust,
and not individually

State/Commonwealth of New Hampshire

COUNTY: Carroll, ss.

On this 10th day of September, 2020, before me, the undersigned notary public,
Jonathan A. Haynes personally appeared, proved to me through satisfactory evidence of
identification, which was Driver License, to be the person whose name is signed
on the preceding or attached document and acknowledged to me that he signed it voluntarily for
its stated purpose as Trustee of the Gump Trust.



Notary Public
My Commission Expires:

ALEXIA A. STEYN
Notary Public - New Hampshire
My Commission Expires April 17, 2024

[Signatures continue on next page]



Andrea H. Perry
Andrea H. Perry, as Trustee of the Gump Trust, and
not individually

State/Commonwealth of New Hampshire

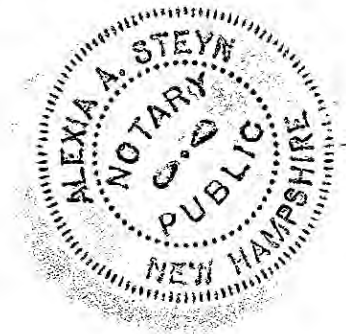
COUNTY: Carroll, ss.

On this 10th day of September, 2020, before me, the undersigned notary public,
Andrea H. Perry personally appeared, proved to me through satisfactory evidence of
identification, which was Driver License, to be the person whose name is signed
on the preceding or attached document and acknowledged to me that she signed it voluntarily for
its stated purpose as Trustee of the Gump Trust.

Alexia A. Steyn
Notary Public
My Commission Expires:

ALEXIA A. STEYN
Notary Public - New Hampshire
My Commission Expires April 17, 2024

4890218.2



**APPENDIX M.
FLORAL LIST**

Partial Flora Inventory:

Cranberry Lane road frontage:

- American Beech
- Purple Aster
- Virginia Rose
- Black Cherry
- Bullbriar
- Honeysuckle
- Pitch Pine
- Scarlet Oak
- Red Sumac
- Sweet Fern
- White Oak
- Bramble
- Bittersweet

Eastern upland perimeter:

- Balsam Fir
- Bayberry
- Bearberry
- Black Oak
- Sweet Pepperbush
- 12-14" dbh Norway Spruce
- Red Cedar
- Trailing Arbutus
- White Oak
- White Spruce
- 12" American beech
- 14" American holly
- Sheep laurel
- Bush clover
- Sweet Pepperbush
- Red cedar seedlings

"Aspen Knoll" grassland within middle and southern portion of the old bog:

- 16" dbh Big Toothed Aspen
- Bullbrier
- Little Blue-Stem grass
- Scarlet oaks
- Indigo
- Goldenrod
- Sassafras
- Viburnum
- Hairgrass
- Bullbriar
- Autumn olive
- White pine

CHOP CHAQUE BOG CONSERVATION RESTRICTION
Mashpee, MA

- Black cherry
- Highbush blueberry
- Hawkweed
- Poison ivy
- Cows-tongue grass

Southern/Western upland margin:

- Catalpa
- White birch
- Mix of invasives, trees and shrubs mentioned in above sections
- Pitch Pine
- Tupelo
- 28" dbh White Pine
- 24" dbh American beech

Old bog:

- Cranberry
- Cows-tongue grass
- Dock
- Dewberry vines
- Soft rush
- Pitch pine seedlings

Pond edge:

- Tupelo
- Purple aster
- Soft rush
- Goldenrod
- Cows-tongue grass
- Alder
- Scarlet oak
- Poison ivy
- Virginia rose