

ATTACHMENT 1

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENNETH SHEARN, TRUSTEE of the BOPAL NOMINEE REALTY TRUST of Great Barrington, Massachusetts, which Trust is dated August 21, 1998 and recorded in the Southern Berkshire Registry of Deeds in Book 1092, Page 69, for consideration paid in the amount of ONE HUNDRED FIFTY FIVE THOUSAND AND 00/100th DOLLARS (\$155,000.00), grant to ROCKHEAD ASSOCIATES, LLC with a principal office in Massachusetts at 103 Lake Buel Road, Great Barrington, Massachusetts 01230, with QUITCLAIM COVENANTS, the land with improvements thereon in Monterey, Berkshire County, Massachusetts, bounded and described as follows:

Lake Buel Road, Camp Road, Monterey, MA

BARRINGTON
DEEDS REG 4
BERKS SOUTH

08/31/00 3:40PM 01
000001#9772

FEE \$706.80

CASH \$706.80

EXHIBIT A

Beginning at an iron pipe at or near the easterly side of a dirt road known as the Camp Road, which road leads from Lake Buel Road in Great Barrington to other lands belonging to the grantee herein in Monterey and formerly known as Camp Deerwood;

thence along the following three courses at or near the easterly side of said Camp Road; North 14° 13' 15" West 109.71 feet to an iron pipe; North 45° 31' 31" East 121.88 feet to an iron pipe; North 40° 14' 48" East 46.42 feet to an iron pipe;

thence South 60° 00' 00" East 206.74 feet to an iron pipe along other lands of the Grantee, said boundary being the southerly boundary of Parcel A as shown on a plan of land entitled "Lands of Zoltan & Ethel Zantay, Town of Monterey, Berkshire Co., Massachusetts, Land Surveys, Inc. 3/31/77" recorded in Map book 5, Page 110, on May 10, 1977 at the Southern Berkshire Registry of Deeds at Great Barrington;

thence South 60° 00' 00" east 5 feet, more or less to the shore line of Lake Buel;

thence southerly 127 feet more or less along the westerly shore line of Lake Buel;

thence South 85° 23' 18" West 5 feet more or less to an iron pipe;

thence South 85° 23' 18" West 210.00 feet along lands of Conan Caron now or formerly to an iron pipe;

thence North 51° 01' 13" West 28.75 feet to the place of beginning.

Containing 1.12 acres more or less.

Said land is conveyed to the Grantee herein, its heirs and assigns, together with a right to draw water from other lands, of the grantee by an existing pipe running in a north-south axis across Parcel A connected to a pump house located on said other lands of the Grantee located north of said Parcel A, and a right to maintain, repair or replace said pipe on land on said Parcel A and on said other lands of the Grantee, subject to the said Parcel A and the said other lands of the Grantee being returned to the same condition prior to such maintenance, repair, or replacement. For rights herein described regarding Parcel A, see deed of Zoltan Zantay and Ethel Zantay to Ethel Zantay recorded in the said registry. If any repairs or replacement of said pump house is required, the Grantee herein agrees to bear its proportionate share of the costs.

Said land is also conveyed to the Grantee herein, its heirs and assigns, together with an easement or right of way for ingress and egress over and across the aforesaid Camp Road running from Lake Buel Road to the premises herein conveyed.

Meaning and intending to convey Parcel B and any and all land located between the said Camp Road and Said Parcel B as shown on a plan of land entitled "lands of Zoltan & Ethel Zantay, Town of Monterey, Berkshire Co., Massachusetts, Lane Land Surveys, Inc. 3/31/77" recorded in Map Book 5, Page 110, on May 10, 1977, at the Southern Berkshire Registry of Deeds. The said Camp Road is shown on said plan as a right of way.

Being all and the same premises conveyed to the Grantor herein by deed of Zoltan Zantay dated November 30, 1998 and recorded in the said Registry of Deeds in Book 1102, Page 118.

WITNESS my hand and seal this 29 day of August, 2000.



KENNETH SHEARN, Trustee
BOPAL NOMINEE REALTY TRUST

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF BERKSHIRE: ss.

Aug 29, 2000

Then personally came to me the above named KENNETH SHEARN, Trustee of BOPAL NOMINEE REALTY TRUST and acknowledged the foregoing instrument to be his free act and deed on behalf of said Trust, before me.



Notary Public
Commission Expires:

David N. Hellman
NOTARY PUBLIC
My commission expires Jan. 18, 2002

ATTACHMENT 2

RECEIVED
REGISTRY OF DEEDS
GREAT BARRINGTON, MASS.

Nov 18 2 17 PM 1977

FEE \$ 8.00

CLERK CBC

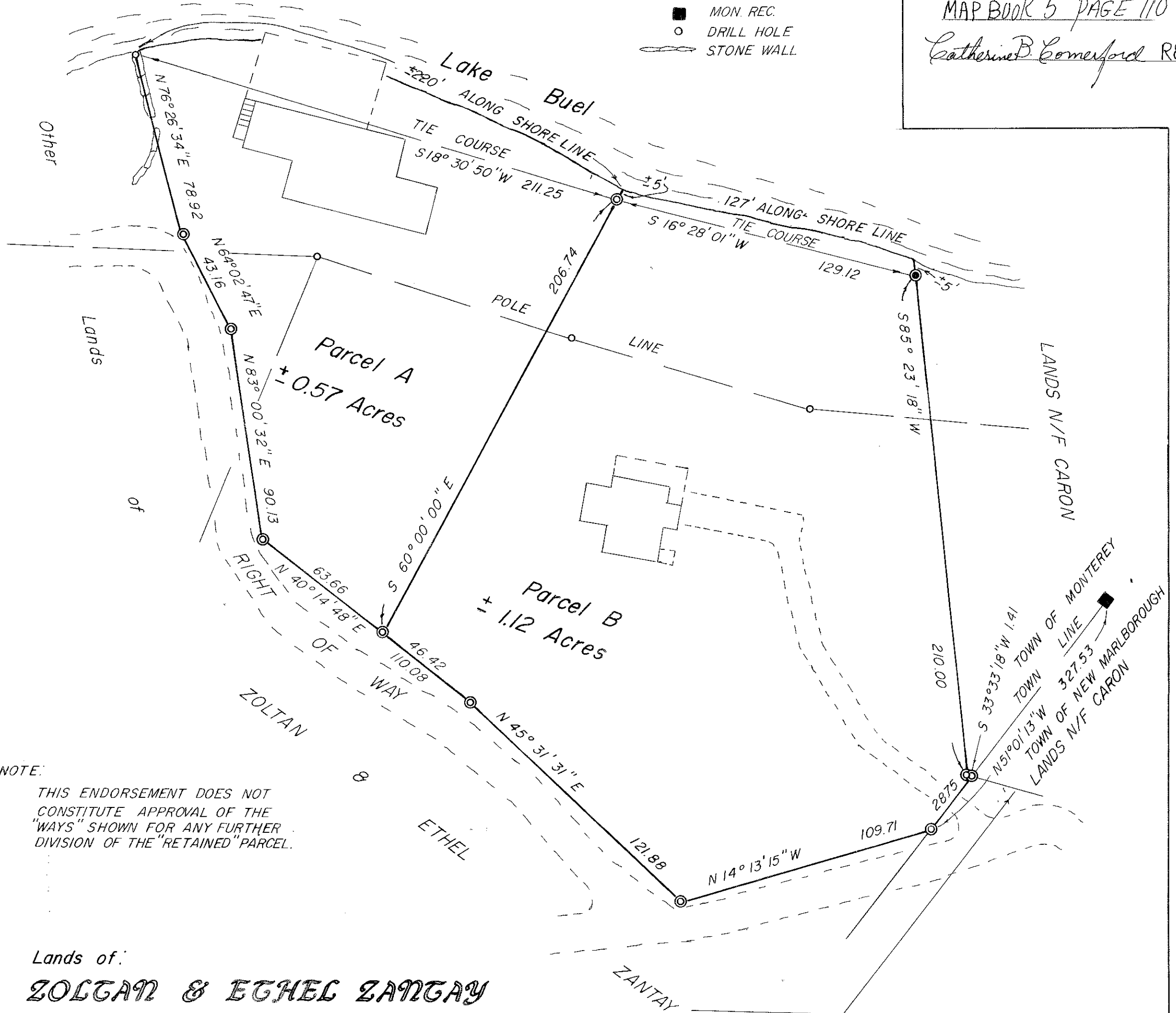
MAP BOOK 5 PAGE 110

Catherine B. Comerford REG.



LEGEND

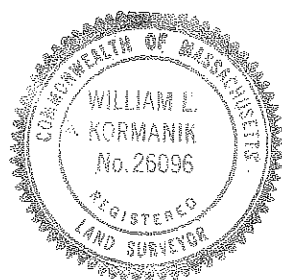
- I.P. REC.
- I.P. SET
- MON. REC.
- DRILL HOLE
- STONE WALL



NOTE:
THIS ENDORSEMENT DOES NOT
CONSTITUTE APPROVAL OF THE
"WAYS" SHOWN FOR ANY FURTHER
DIVISION OF THE "RETAINED" PARCEL.

Lands of:
ZOLTAN & ETHEL ZANTAY
Town of Monterey
Berkshire Co., Massachusetts

SCALE 1" = 40'



I certify that this plan has been prepared in
conformity with the rules and regulations of
the Registers of Deeds of the Commonwealth
of Massachusetts.

William L. Kormanik

Approval NOT REQUIRED under the
SUBDIVISION CONTROL LAW

MONTEREY Planning Board
Paul [Signature] Chairman

APR 7 1977

ATTACHMENT 3



2020 00261247

Bk: 2640 Pg: 307 Doc: PRMT

Page: 1 of 2 11/17/2020 01:41 PM

**Town of Monterey
ZONING BOARD OF APPEALS**

NOTICE OF RECORDING WITH THE REGISTER OF DEEDS OF:

Southern Berkshire County

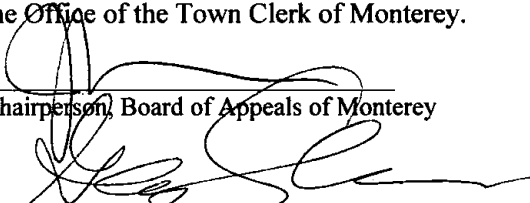
Conditional or Limited Variance or Special Permit
(General Laws Chapter 40A, Section 18 as amended)

Application Number 21-01

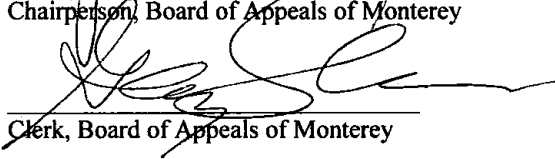
Applicant's Name: Rockhead Associates, LLC
Address: 308 Lenox Road, Richmond, MA 01245
Project Location: 10 northwest Cove Rd, Monterey, MA

By the Town of Monterey Board of Appeals affecting the rights of the Owner(s) with respect to the use of premises on 10 Northwest Cove Rd, Monterey, the record title standing in the name(s) of Rockhead Associates, LLC whose address is stated above, by a Deed duly recorded in the Southern Berkshire Registry of Deed in Book 1200, Page 138.

The Decision of said Board is on file with the papers in Decision of Application Number 21-01 in the Office of the Town Clerk of Monterey.



Chairperson, Board of Appeals of Monterey



Clerk, Board of Appeals of Monterey

DATE: 9/2/2020

DATE: 9/2/2020

This is to certify that the twenty days have elapsed since the above date of filing the decision with this office, and no appeal has been filed, or appeal has been filed and the decision of the Zoning Board of Appeals has been upheld.



Signature and Seal of Town Clerk

Dates September 23 2020 at 5:00 o'clock, P M.

Received and entered with the Southern Berkshire Registry of Deed in the Commonwealth of Massachusetts:

Book _____, Page _____ Attest: _____
Registrar of Deeds Signature

IMPORTANT: Applicant must provide proof of filing with the Registry of Deeds to the Board of Appeals and the Monterey Board of Assessors. A copy of this form completed by the registry is sufficient.

**Town of Monterey
BOARD OF APPEALS**

NOTICE OF DECISION

**Application Number 21-01
Initially Filed with the Town Clerk on 7/21/2020.**

This decision is being mailed to the applicant, to parties of interest, and to every person present at the hearing who requested that notice be sent to him and stated the address to which such notice was to be sent, as provided in Section 15, Chapter 40A as amended.

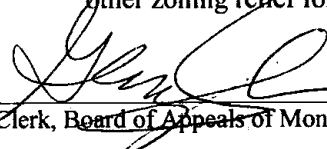
Owner: Rockhead Associates, LLC

Premises Affected: 10 Northwest Cove Rd, Monterey, MA

Referring to the above application so as to permit applicant to: reestablish the use of the property as a single family use

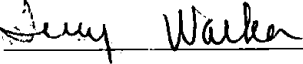
After a Public Hearing on 8/20/2020, the Monterey Board of Appeals at its Hearing, voted to GRANT this application under Section 5.1.7 of the Zoning By-Law subject to the following conditions, safeguards, and limitations on time or use, if any:

1. A building permit may not be issued for any proposed structure, nor may any structure be constructed on the property, prior to the property owner first obtaining a special permit or other zoning relief for such structure, pursuant to Section 5.1.7 of the By-Law.

 Date 9/2/2020
 Clerk, Board of Appeals of Monterey

This ZBA decision was filed with the Town Clerk by the Zoning Board of Appeals on September 2, 2020.

I hereby certify that [no notice of appeal] a notice of appeal] to the [Land Court / Superior Court, together with a copy of the complaint] was received by this office during the 20 days next after the application was [granted] denied] as shown on the above certificate.

, Terry Walker, Town Clerk

IMPORTANT: Any appeal from the decision of the Board of Appeals can be made only to the Court and must be made pursuant to Section 17, Chapter 40A of the Massachusetts General Laws as amended, and must be filed within twenty (20) days after the date of filing of the decision with the Town Clerk.

(Town Seal)



ATTACHMENT 4

