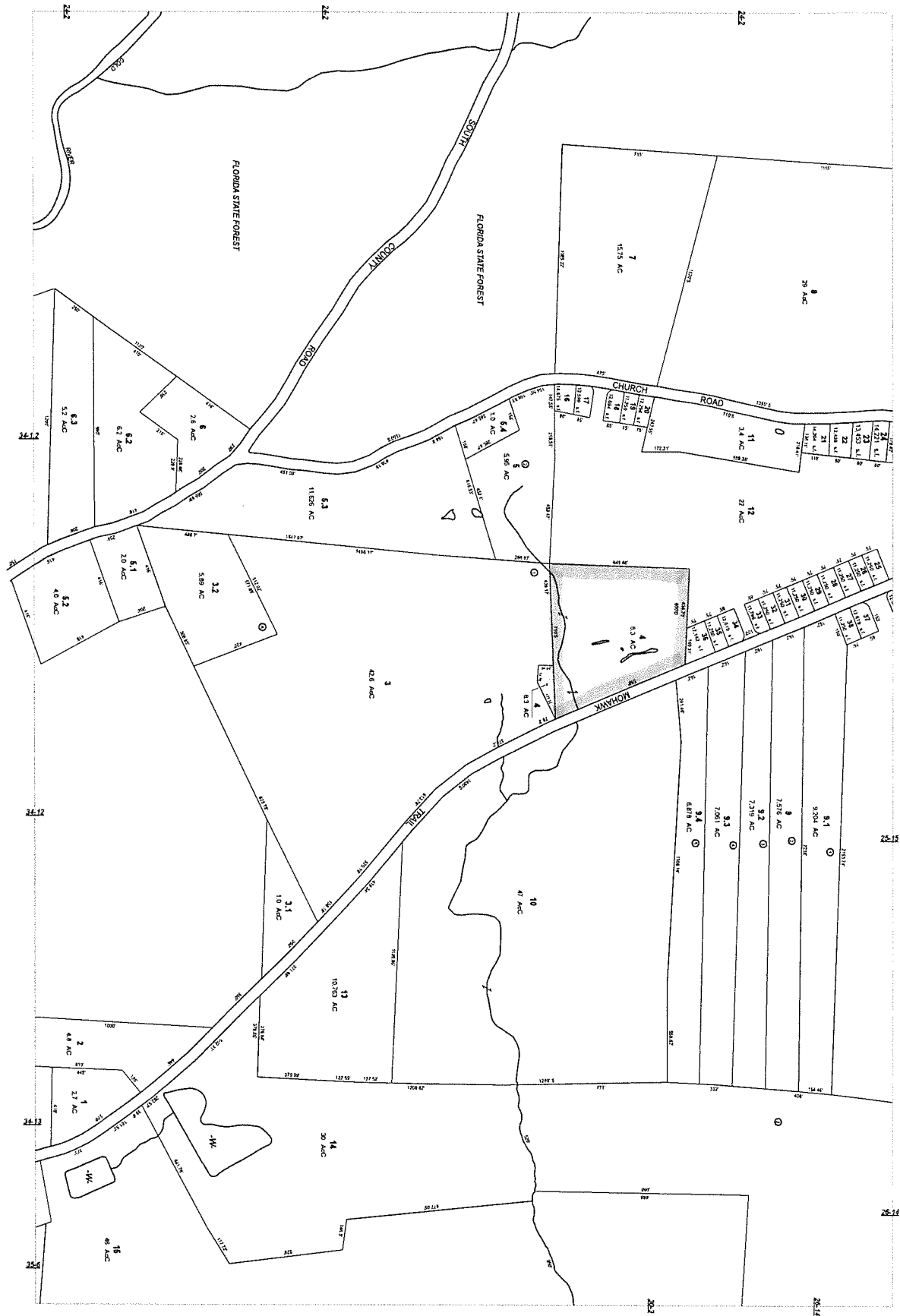


029-004

Mohawk Trail
Devon Pedro
Foreclosed 12/1/16



THIS MAP IS FOR INFORMATIONAL PURPOSES. IT IS NOT A SURVEY. FOR A LEGAL DESCRIPTION OF LAND, CONSULT THE MASSACHUSETTS STATE ENGINEER'S OFFICE. THE INFORMATION ON THIS MAP IS THE MASSACHUSETTS STATE ENGINEER'S OFFICE'S BEST ESTIMATE OF THE INFORMATION PROVIDED TO THEM BY THE ORIGINAL MAPPER. CONTACT THE ORIGINAL MAPPER FOR MORE INFORMATION.

REVISED & REPRINTED BY
CAI Technologies
 11 Pleasant Street, Suite 100
 North Adams, MA 01095
 413-253-7200

LEGEND

ADJACENT PARCELS: Dotted line

ADJACENT PARCELS WITH DIFFERENT OWNERS: Dashed line

ADJACENT PARCELS WITH DIFFERENT ZONINGS: Dotted line with 'Z'

ADJACENT PARCELS WITH DIFFERENT USES: Dotted line with 'U'

ADJACENT PARCELS WITH DIFFERENT HEIGHTS: Dotted line with 'H'

ADJACENT PARCELS WITH DIFFERENT DISTANCES: Dotted line with 'D'

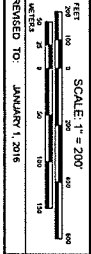
ADJACENT PARCELS WITH DIFFERENT DIRECTIONS: Dotted line with 'D'

ADJACENT PARCELS WITH DIFFERENT DENSITIES: Dotted line with 'D'

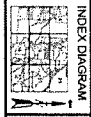
ADJACENT PARCELS WITH DIFFERENT DENSITIES: Dotted line with 'D'

ADJACENT PARCELS WITH DIFFERENT DENSITIES: Dotted line with 'D'

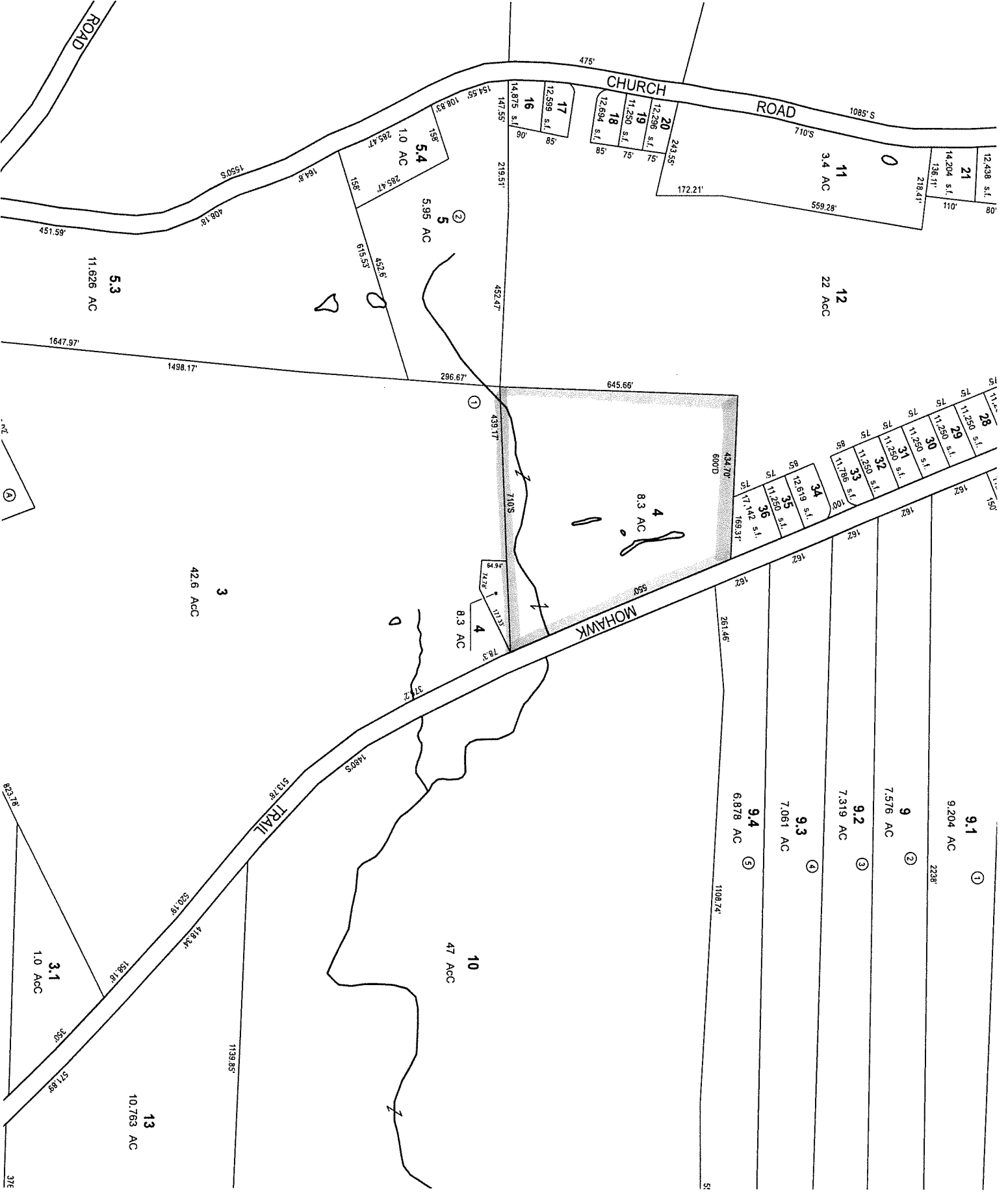
ADJACENT PARCELS WITH DIFFERENT DENSITIES: Dotted line with 'D'



PROPERTY MAPS
FLORIDA
 MASSACHUSETTS



MAP NO.
29



37E

5:

9.1 ①
9.204 AC
2238'

9 ②
7.578 AC

9.2 ③
7.319 AC

9.3 ④
7.061 AC

9.4 ⑤
6.878 AC

10
47 AC

13
10.763 AC

3
42.6 AC

5.3
11.626 AC

4
8.3 AC

4
8.3 AC

34
12.619 s.f.

35
11.250 s.f.

36
17.142 s.f.

37
169.31'

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11.198 s.f.

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11.250 s.f.

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11.785 s.f.

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169.31'

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11.198 s.f.

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11.250 s.f.

45
11.250 s.f.

5.4
1.0 AC

5
5.95 AC

16
14.875 s.f.

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12.589 s.f.

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12.694 s.f.

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11.250 s.f.

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12.296 s.f.

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3.4 AC

12
22 ACC

21
14.204 s.f.

22
136.11'

23
218.41'

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12.438 s.f.

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1085'S

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[SEAL]

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

Case No.: 15 TL 000280



JUDGMENT IN TAX LIEN CASE

Bk: 1614 Pg: 93 Doc: JUD NB
Page: 1 of 1 01/05/2017 01:17 PM

Town of Florida

vs.

Devon M. Pedro, Trustee of Spirit Mountain Nominee Trust

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the following deed(s) given by and/or the tax taking(s) made by the Collector of Taxes for the Town of Florida in Berkshire County and said Commonwealth:

<u>Land Type</u>	<u>Tax Taking Date</u>	<u>Book No.</u>	<u>Page No.</u>	<u>Document No.</u>	<u>Certificate of Title No.</u>
Recorded	12/04/2013	1531	449		

By the Court: Deborah J. Patterson

Attest:

A TRUE COPY
ATTEST:

Deborah J. Patterson
RECORDER

Deborah J. Patterson
Recorder

Entered: December 1, 2016

END OF DOCUMENT
Northern Berkshire Registry of Deeds

NO. 15 T.L. 000280

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT



Bk: 1561 Pg: 65 Doc: NOT NB
Page: 1 of 1 03/02/2015 11:24 AM

TO ALL WHOM IT MAY CONCERN:

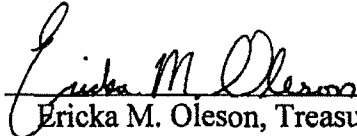
Town of Florida

hereby give notice that, on the 13th day of February, 2015 filed in said Court a complaint against* Devon M. Pedro, Trustee of Spirit Mountain Nominee Trust to foreclose a tax lien acquired under an Instrument of Taking from the Collector of Taxes or the City (or Town) of Florida in the County of Berkshire and said Commonwealth, to me dated December 4, 2013, and recorded with Northern Berkshire Registry of Deeds in Book 1531 Page 449 said Instrument of Taking covers a certain parcel of land situated in Town of Florida in the County of Berkshire and said Commonwealth, which is described as follows:

Property Address: Mohawk Trail

Land in the Town of Florida, located at Mohawk Trail, identified on Florida Assessor's Map 29, Parcel 4 and further described in the Northern Berkshire Registry of Deeds, Book 1401, Page 543.

TOWN OF FLORIDA



Ericka M. Oleson, Treasurer/Collector

*Name all respondents as in complaint.

END OF DOCUMENT
Northern Berkshire Registry of Deeds

This instrument must be filed for record or registration within 60 days from its date

State Tax Form 301
Revised 3/2009

COMMONWEALTH OF MASSACHUSETTS
Florida

G.L. c. 60, §§ 53 and 54

Name of city or town
Office of the Collector of Taxes



Bk: 1531 Pg: 449 Doc: TAKE NB
Page: 1 of 1 12/23/2013 09:18 AM

INSTRUMENT OF TAKING

I, Ericka Oleson, Collector of Taxes for the City/Town of Florida, acting under General Laws Chapter 60, Sections 53 and 54, hereby take for the city/town the real property described below:

DESCRIPTION OF PROPERTY

(The description must be sufficiently accurate to identify the property and must agree with the notice of taking. In the case of registered land, the Certificate of Title Number and the Registration Volume and Page must be given.)

Property located at Mohawk Trail
MAP 029 LOT 004
BOOK 1401 PAGE 543
Real Estate Bills #604 (2011), #510 (2012)

This land is taken because taxes, as defined in Chapter 60, Section 43, assessed on the property to Devon M. Pedro, Trustee of Spirit Mountain Nominee Trust for the fiscal year 2011-2012 were not paid within 14 days after a demand for payment was made on Devon M. Pedro, Trustee of Spirit Mountain Nominee Trust on October 9, 2013. After notice of intention to take the land was given as required by law, they remain unpaid along with interest and incidental expenses and costs to the date of taking as follows:

Fiscal Year <u>2011-2012</u> Taxes Remaining Unpaid	\$ <u>5509.28</u>
Interest to Date of Taking	\$ <u>1760.81</u>
Incidental Expenses and Costs to Date of Taking	\$ <u>116.00</u>
Total for which Land is Taken	\$ <u>7386.09</u>

Ericka Marie Oleson
Signature of Collector of Taxes

Executed as a sealed instrument on December 4, 2013

Ericka Oleson
Printed/Typed Name of Collector of Taxes

THE COMMONWEALTH OF MASSACHUSETTS

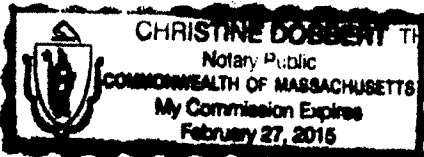
Berkshire ss.

Date 12-4-13

On this 4th day of December, 2013 before me, the undersigned notary public, personally appeared Ericka M Oleson, proved to me through satisfactory evidence of identification, which were Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as Collector of Taxes for the City/Town of Florida.

Christine Dobbert
Signature of Notary Public
Christine Dobbert
Printed/Typed Name of Notary Public

My commission expires 2-27-15



THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

END OF DOCUMENT
Northern Berkshire Registry of Deeds

Town of Florida
179 Mohawk Trail



2010 00001336

Bk: 1401 Pg: 543 Doc: DEED NB
Page: 1 of 3 02/19/2010 09:49 AM

029-004
Mohawk Trail

QUITCLAIM DEED

Property location: Mohawk Trail (Route 2), Florida, MA

B&D INVESTMENT GROUP, LLC, a Florida limited liability company, for consideration paid, and in full consideration of TWO HUNDRED FIFTY THOUSAND AND NO/100 (\$250,000) DOLLARS, grant to Devon M. Pedro, as Trustee of the SPIRIT MOUNTAIN NOMINEE TRUST, by Declaration of Trust dated February 17, 2010 and recorded with the Northern Berkshire Registry of Deeds in Book 1401, Page 536, whose post office address is 229 Mohawk Trail, Florida, Massachusetts 01247, with QUITCLAIM COVENANTS, the land in Florida, Berkshire County, Massachusetts, bounded and described as follows:

PARCEL I:

Beginning at an iron pipe driven into the ground on the westerly line of the Mohawk Trail at a large maple tree near a spring;

thence running northwesterly along the said westerly side of the Mohawk Trail, five hundred and fifty (550) feet, more or less, to land now or formerly of one Harold H. Flower;

thence in a westerly direction along line of land of said Flower, about six hundred (600) feet to land of John Wheeler;

thence southwesterly along line of land of said Wheeler to an iron pipe driven into the ground, where said Wheeler's land makes a right angle;

thence easterly along land now or formerly of Frederick and Clara E. O'Reilly to the place of beginning.

Together with the buildings thereon standing and containing ten acres of land, more or less.

Return to: Donovan & O'Connor, LLP

MASSACHUSETTS EXCISE TAX
Northern Berkshire ROD #3 001
Date: 02/19/2010 09:49 AM
Ctrl# 022159 27978 Doc# 00001336
Fee: \$1,140.00 Cons: \$250,000.00

Together with the right to use the driveway where it crosses the land now or formerly of Frederick and Clara E. O'Reilly, which said driveway is located near said maple tree.

Meaning and intending to describe and convey and hereby expressly conveying, a portion of the premises conveyed to John F. Pizzi by deed of John F. Pizzi and Laura J. Pizzi, dated December 20, 1991 and recorded in the Northern Berkshire Registry of Deeds in Book 838, Page 478.

PARCEL II:

Beginning at a point in the westerly line of Mohawk Trail (Route 2);

thence N 80° 25' 56" W 691.55 feet to a point;

thence S 01° 18' 57" W 64.94 feet to a point;

thence S 88° 41' 03" E 74.78 feet to a point;

thence N 81° 59' 48" E 177.33 feet to the point and place of beginning.

Being the parcel marked, "PARCEL B 9,181.71 Sq. Feet" on a plan entitled "Plan Showing a Division of Land Owned by Jeffrey P. Grandchamp Route 2 (Mohawk Trail) Florida, MA Scale 1" = 100' June 5, 2000 Robert J. Saulnier R.L.S. Saulnier Surveying, Inc. North Adams, MA" recorded at the Northern Berkshire Registry of Deeds as Plan Number 367 in Drawer 9.

The above-described premises are conveyed subject to the following easements, insofar as they remain applicable:

1. An easement for drainage purposes conveyed by Frederick J. O'Reilly et ux to the Commonwealth of Massachusetts by deed dated November 10, 1930 and recorded at said Registry in Book 417, Page 62.
2. A right of way easement granted by Frederick J. O'Reilly et ux to Stephen Denyer by deed dated September 2, 1931 and recorded in said Registry of Deeds in Book 401, Page 61.
3. Pole and wire easement granted to Northern Gas Company by deed of Frederick J. O'Reilly et ux dated May 21, 1941 and recorded in said Registry at Book 439, Page 36.

Meaning and intending to describe and convey and hereby expressly conveying, all and singular, the same premises conveyed to B&D Investment Group, LLC by deed of John F. Pizzi, dated March 25, 2008 and recorded in said Registry of Deeds in Book 1349, Page 58.

Real estate taxes have been apportioned between the parties and the Grantee assumes and agrees to pay taxes for fiscal year 2010 and thereafter.

In Witness whereof, B&D INVESTMENT GROUP, LLC, has caused its corporate seal to be hereto affixed and this presents to be signed, in its name and behalf by Robert H. Schwartzberg, its Manager/Member, this 17 day of February, 2010.

B&D INVESTMENT GROUP, LLC

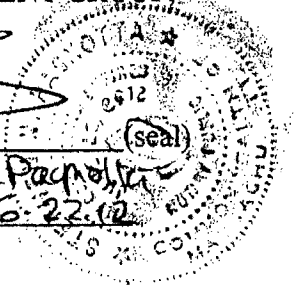
By: Robert H. Schwartzberg
Robert H. Schwartzberg
Its: Manager/Member

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss.

On this 17th day of February, 2010, before me, the undersigned notary public, personally appeared Robert H. Schwartzberg, proved to me through satisfactory evidence of identification, which was Personal Knowledge, to be the person whose name is signed on the preceding or attached document as Manager/Member for B&D INVESTMENT GROUP, LLC, and acknowledged to me that he signed it voluntarily for its stated purpose.

Stephen Pacholicek
Notary Public
My Commission Expires: 6-22-12



SNP:TMD

END OF DOCUMENT
Northern Berkshire Registry of Deeds

029 004
Map Lot

2 of 2 Apartment
CARD Florida

Total Card / Total Parcel
37,100 / 98,200
APPRaised: 37,100 / 98,200
USE VALUE: 37,100 / 98,200
ASSESSed: 37,100 / 98,200



PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		Mohawk Trail, Florida
OWNERSHIP		
Owner 1:	Town of Florida	Unit #:
Owner 2:		
Owner 3:		
Street 1:	379 Mohawk Trail	
Street 2:		
Town/City:	Dunry	
St/Prov:	MA	Country
Postal:	10343	Own Occ: Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Town/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains . Acres of land mainly classified as with a MOTEL Building built about 1935, having primarily STONE VENR Exterior and 2808 Square Feet, with 13 Units, 13 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 13 BdRms.

MOBILE HOME

Make	Model	Year Blt	Serial #	Color

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z			water	
o			Sewer	
n			Electri	
Census:				
Flood Haz:				
D			Topo	
s			Street	
t			Gas:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj Neigh	Neigh Influ	Neigh Mod	Int 1 %	Int 2 %	Int 3 %	Appraised Value	Alt Class	% Spec Land	Code	Fact Use Value	Notes	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
936	0.000	37,100			37,100
Total Card	0.000	37,100			37,100
Total Parcel	8.300	65,100	500	32,600	98,200
Source:	Market Adj Cost	Total Value per SQ unit Card:	Parcel:	Parcel:	
		13.21	10.44	10.44	

PREVIOUS ASSESSMENT

Tax Yr	Use Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

TAX DISTRICT

Parcel ID	Notes
029-004	

PAT ACCT.

PRINT	Date	Time
	09/29/21	14:34:08
LAST REV	Date	Time
	01/25/17	18:45:57
	apro	

ACTIVITY INFORMATION

Date	Result	By	Name
6/2/2015	EXT INSP	311	JIM KING
10/19/2005	EXT INSP	330	JUSTIN

LEGAL DESCRIPTION

Entered Lot Size	37,100
Total Land:	98,200
Land Unit Type:	

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Reval Dist:	
Year:	
LandReason:	
BldgReason:	
CivilDistrict:	
Ratio:	

APPROVALS

Sign:	Verification of Visit MCT DATA

Total AC/H/A:	0.00000	Total SF/SqM:	10	Parcel LUC:	936	VAC TAX TITL	Prime NB Desc	FL	Total:		Spl Credit	Total:	
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EXTERIOR INFORMATION **BATH FEATURES** **COMMENTS** **SKETCH**

Type: 91 - MOTEL	Full Bath: 13	Rating: VERY POOR	Very poor condition.
Sly Ht: 1 - 1 Story	A Bath: 1	Rating:	
(Lvl) Units: 13 Total: 15	3/4 Bath: 1	Rating:	
Foundation: 6 - Slab	A 3/4Bth: 1	Rating:	
Frame: 6 - OTHER	1/2 Bath: 1	Rating:	
Prime Wall: 16 - STONE VENR	A HBth: 1	Rating:	
Sec Wall: 21 - CONC BLO	Otherfk: 1	Rating:	
50 %			

GENERAL INFORMATION	OTHER FEATURES	RESIDENTIAL GRID
Grade: ID - Fair	Kits: Rating:	1st Res Grid Desc: Line 1
Year Bilt: 1935	A Kits: Rating:	Level: FY LR DR D K FR RR BR FB HB L O
Eff Yr Bilt:	Fpri: Rating:	Other: Rating:
All LUC:	WSFlue: Rating:	Upper: Rating:
Junsdct:		LV 2
Const Mod:		LV 1
Lump Sum Adj:		Lower
		Totals
		Rms: 13 BRS: 13 Baths: 13 HB

INTERIOR INFORMATION	DEPRECIATION	REMODELING	RES BREAKDOWN
Avg Ht/Ft: 7	Phys Cond: DL - Depreciated	Exterior: 67 %	No Unit RMS BRS FL
Prim Int Wall: 1 - Drywall	Functional: 67 %	Interior: 13	13 1 1 1
Sec Int Wall: 1	Economic: %	Plumbing: %	
Partition: T - Typical	Special: %	Electric: %	
Prim Floors: 04 - CARPET	Override: %	Heating: %	
Sec Floors: %	Total: 67.5 %	General: %	

CALC SUMMARY	COMPARABLE SALES
Basic \$ / SQ: 45.00	Rate Parcel ID Typ Date Sale Price
Size Adj: 1.08490026	
Const Adj: 0.84075814	
Adj \$ / SQ: 41.046	
Other Features: 8994	
Grade Factor: 0.78	
Neighborhood Int: 1.01999998	
LUC Factor: 1.00	
Adj Total: 114008	
Depreciator: 76956	
Depreciated Total: 37053	

SPEC FEATURES/YARD ITEMS	PARCEL ID
Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price DIS Dep LUC Fact NB Fa Appr Value JCod JFact Jurts Value	029-004
% Heated: 0	
% AC: %	
Central Vac: NO	
% Com Wal	
% Sprinkled	
Depreciated Total: 37053	

SUB AREA	SUB AREA DETAIL
Code Description Area - SQ Rate - AV Undepr Value	Code Description Area - SQ Rate - AV Undepr Value
FLL 1ST FLOOR 2,808 41,050 115,258	FLL 1ST FLOOR 2,808 41,050 115,258
CNP CANOPY 1,120 10,720 12,006	CNP CANOPY 1,120 10,720 12,006
GAR GARAGE 322 21,900 7,051	GAR GARAGE 322 21,900 7,051
	Net Sketched Area: 4,250
	Gross Area: 4,250
	Total: 134,315
	Final Area: 2808

IMAGE	AssessPro
	Patriot Properties, Inc

More:	Total Yard Items:	Total Special Features:	Total:
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