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ORDER OF TAKING
COMMONWEALTH OF MASSACHUSETTS
METROPOLITAN DISTRICT COMMISSION

Boston, June 19, 1997.

ORDERED: That the Metropolitan District Commission by virtue of the power and authority conferred upon it by Chapter 564 of the Acts of 1987, Chapter 36 of the Acts of 1992, Chapter 15 of the Acts of 1996, Section 117 of Chapter 92 of the General Laws, and Sections 30, 31 and 32 of Chapter 184 of the General Laws, and acts in amendment thereof or in addition thereto and every other power and authority hereto enabling, for the purposes of said acts and provisions, does hereby order the taking of and does hereby take under the provisions of Chapter 79 of the General Laws, a watershed preservation restriction and conservation easement in perpetuity in the name and for the benefit of the Commonwealth of Massachusetts, in the following described land situated in the Town of Princeton in the County of Worcester and Commonwealth of Massachusetts, namely:

A certain parcel of land located between, situated on and bounded by the northwesterly sideline of Gleason Road, the northerly sideline of Houghton Road, and the southeasterly sideline of East Princeton Road, in the Town of Princeton, Massachusetts, and containing approximately 301 acres of land, more or less, and being the same premises described in a deed from Darren Monks, et als, Trustees of the Norco Sportsman's Club, to Norco Sportsman's Club, Inc., dated April 20, 1983, and recorded with Worcester District Registry of Deeds in Book 7746, Page 157.

LOCATION OF PROPERTY: Gleason and Houghton Roads, Princeton, MA

METROPOLITAN DISTRICT COMMISSION
REAL PROPERTY OFFICE
20 SOMERSET STREET
BOSTON, MA 02108

97 JUL -8 AM 9:34

There is expressly excluded from the premises taken hereby, an area of approximately 37 acres as shown on the attached plan of land as that parcel named "Norco Sportsmen (sic) Club," which plan is attached hereto and incorporated herein as Exhibit "A." A survey plan more accurately delineating this excluded area, shall be prepared and recorded with said Deeds at a later date. This excluded area is located at the intersection of said Gleason and Houghton Roads at the easterly side of the said parcel.

The aforementioned parcel is supposed to be owned by the following owner:

<u>OWNER</u>	<u>RESTRICTION AREA TAKEN</u>
Norco Sportsman's Club, Inc.	264 acres

Meaning and intending to take hereby a watershed preservation restriction and conservation easement in, on and to the above premises, howsoever the same may be bounded and described, and being a major portion of the premises described in the above referenced deed from Darren Monks, et als, Trustees of the Norco Sportsman's Club, a voluntary organization, to Norco Sportsman's Club, Inc., a Massachusetts Corporation, and recorded with Worcester District Registry of Deeds in Book 7746, Page 157. For a description of said land see the following two deeds: a deed from John Rasmussen to Lennart A. Kasparson, et al, Trustees of Norco Sportsman's Club, dated September 21, 1946, and recorded with said Deeds in Book 302, Page 355; and a deed from Richard S. Hamilton to Lennart A. Kasparson, et al, Trustees of Norco Sportsman's Club, dated October 1, 1946, and recorded with said Deeds in Book 3026, Page 368.

AND IN LIKE MANNER, for the same purposes and by virtue of the same powers, the said Metropolitan District Commission does hereby order the taking of and does hereby take in the name and for the benefit of the Commonwealth of Massachusetts, for the purposes of said acts and provisions, all such rights, including easements, privileges and appurtenances of every name and nature as may be necessary to give full force, virtue and effect, in perpetuity, to the following restrictions on the use of the parcel of land hereinabove described.

1. No construction or placing of buildings or structures or parts thereof, or roads, ways, paths or portions thereof, shall be permitted on said premises, except as otherwise permitted herein.
2. No construction or placing of utilities or utility delivery systems, or portions thereof, shall be permitted, except as necessary for that portion of the premises designated and shown on the attached Exhibit "A" as the unrestricted area.
3. No septic systems or leach fields shall be permitted.
4. No excavation, dredging or removal of loam, peat, gravel, soil, rock or other mineral substance shall be permitted, except as needed to maintain the land, and except as otherwise permitted herein.
5. No storage, stockpiling, or use of hazardous materials, petroleum products, pesticides and herbicides, manure and fertilizers, shall be permitted.
6. No tillage.
7. No grazing or sheltering of livestock or animals shall be permitted.
8. No commercial or public recreational use shall be permitted, and no motorized or vehicular recreational use by the landowners shall be permitted, except as otherwise permitted herein.

9. No commercial timber harvesting shall be permitted, unless such harvesting is in compliance with the Massachusetts Forest Cutting Practices Act (M.G.L. c. 132, as amended), and MDC Best Management Practices for Forest Management.

10. No other acts or uses detrimental to such watershed, as determined by the duly authorized representatives of said Commission, its successors or assigns or such other authority which shall for any time legally control or hold said restriction and easement.

11. The MDC specifically authorizes and permits, and does thereby expressly not prohibit, the following rights and uses within the premises restricted under this taking:

- a. the right to continue to operate under G.L. c. 61 Forestry, or other similar state or federal programs now or in the future, dedicated to conservation uses and purposes in compliance with this restriction;
- b. the right to continue to hunt, fish and trap in any legal manner according to applicable Commonwealth and federal statutes and regulations, including but not limited to: hunting migratory game; use of hunting dogs; use of lead shot and ammunition; bow hunting including the use of tree stands with or without screw-in pegs; the ability to breed, stock and release game for hunting; and the ability to fish throughout the year using artificial or live bait;
- c. the right to continue to allow hiking, cross-country skiing, snowshoeing, camping (to include overnight), and picnicking on the property by members and invitees, including properly managed campfires for cooking;
- d. the right to continue to shoot firearms, antique firearms, and bows during any legal hours according to applicable Commonwealth and federal statutes and regulations;

- e. the right to continue to hold and sponsor shooting and sporting competitions by members and invitees, including, but not limited to, fishing, the use of firearms, antiques firearms, and bows, for silhouette and three dimensional targets;
- f. the right to continue to manage the land in accordance with G.L. c. 132 and MDC Best Management Practices for Forest Management in cooperation with MDC agents, or its statutory successor, including but not limited to the ability to patch cut select areas for wildlife management in accordance with creating temporary forest openings per the Wildlife Habitat Enhancement Document for SIP-8 drafted by DFWELE, prepare and seed the patch cut areas to develop grasslands, and maintain the openness of these areas with farm or residential mowing equipment; plant grass, trees, and or other ground cover for wildlife management; operate logging equipment and maintenance vehicles as necessary;
- g. the right to construct, use and maintain an access road from the rear of the unrestricted land across the restricted parcel to the boundary of land now or formerly of Pierozzi, and to cut and maintain fire roads and walking trails on the restricted property, said access road, fire roads and trails shall be located in cooperation with the MDC, its agents or statutory successors and shall not be constructed with any impervious surface or material;
- h. the right to maintain the existing foot bridge present over the stream known as the East Wachusett Brook;
- i. the right to maintain and improve all existing power easements; and
- j. the right to allow members and their invitees to operate motorized vehicles on the premises, including snowmobiles, motorcycles, and ATV uses related to the enjoyment of the premises by the disabled, and the customary utilization of recreational vehicles for the removal of game, but limiting such operation to members and invitees, and excluding any and all such use by members of the general public.

The entire parcel will not be posted as restricted from hunting or fishing by club members or the general public unless it is the decision of the club membership to privately post restrictions on the property.

The Commission acknowledges the intent of Norco Sportsman's Club, Inc., to recreate a pond on the unrestricted land which is excluded from this Order of Taking and retained by the Norco Sportsman's Club, Inc. The Norco Sportsman's Club, Inc., has the sole responsibility to comply with any and all state and federal statutes and regulations, including but not limited to the Wetlands Protection Act (MGL c. 131 § 40) and the Watershed Protection Act (MGL c. 36), in recreating such pond on the unrestricted land.

The watershed preservation restriction and conservation easement hereby taken, grants the Commission, its successors and assigns, the right to enter upon the land hereinabove described at any time for the purpose of inspecting said land and enforcing the foregoing restrictions and remedying any violations of same, but does not grant the public any such rights. This right shall be in addition to any other remedies available to the Commission, its successors, assigns or other authority, for the enforcement of the foregoing restrictions and the remedying of any violations of same.

All other customary rights and privileges of ownership shall be retained by the owner, including the right to privacy.

The Commission awards damages sustained by the owner(s) of the land hereinabove mentioned by reason of said taking, in the following sum:

OWNER

Norco Sportsman's Club, Inc.

AWARD

2,100,000.00
NORCO

EXHIBIT "A"

S14°41'18"W

674'±

S08°04'12"W

712'±

S85°21'00"E

200'±



NORCO SPORTSMENS CLUB
37.0 acres
(UNRESTRICTED AREA)

NORCO SPORTSMENS CLUB
(MDC RESTRICTED AREA)
(PART OF 265 ACRE PARCEL)

N87°34'04"E

964'±

S05°16'24"W

325'±

HOUGHTON ROAD

N82°16'24"E

850'±

N16°16'24"E

250'±

GLEASON ROAD

NORCO SPORTSMENS CLUB
(MDC RESTRICTED AREA)
(PART OF 265 ACRE PARCEL)

2200'±

N53°43'36"W

PLAN OF LAND
UNRESTRICTED LAND AREA
OWNED BY
NORCO SPORTSMENS CLUB
PRINCETON, MA
DATE: JULY 3, 1997
SCALE: 1"=200'



LAND PLANNING, INC.
Civil Engineers • Land Surveyors
Environmental Consultants

214 WORCESTER ST
GRAFTON, MA. 01536
508-839-9526

1215 MAIN STREET
HOLDEN, MA. 01520
508-829-3006

167 HARTFORD AVENUE
BELLINGHAM, MA. 02019
508-966-4130

A true copy,

ATTEST:

William F. Chisholm
Secretary, Metropolitan District Commission
as duly authorized

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

June 19, 1997.

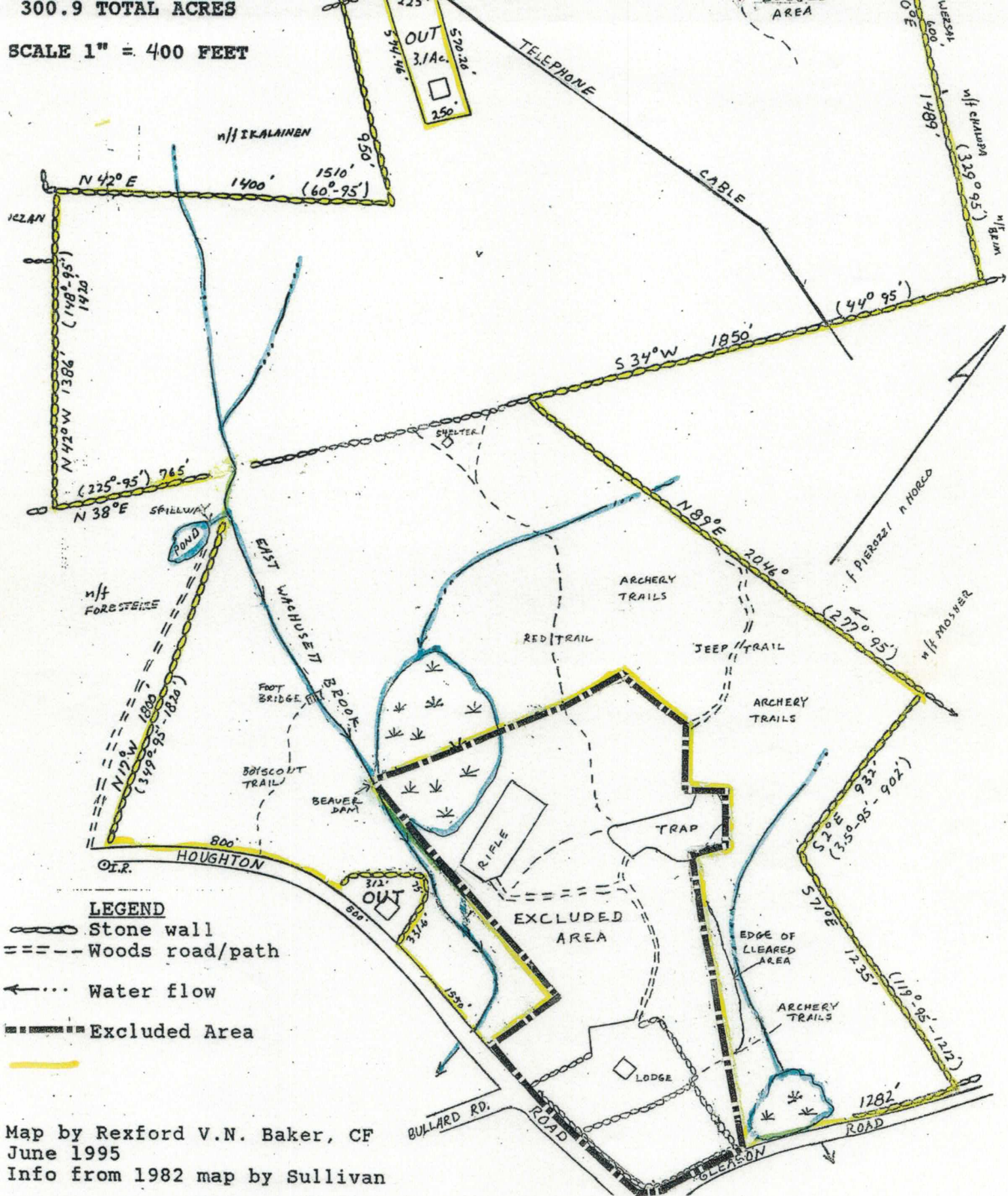
Then personally appeared the above-named WILLIAM F. CHISHOLM, Secretary, Metropolitan District Commission, and acknowledged the foregoing to be the free act and deed of the Metropolitan District Commission of the Commonwealth of Massachusetts, before me,

Thomas P. Gray
Notary Public THOMAS P. GRAY
My commission expires: March 16, 2001

ATTEST: WORC. Anthony J. Vigliotti, Register

300.9 TOTAL ACRES

SCALE 1" = 400 FEET



Map by Rexford V.N. Baker, CF
June 1995
Info from 1982 map by Sullivan

Amended by Tamara Crocker, 7/98 & 8/99
Information from:
Plan of Unrestricted Land Owned by NORCO SPORTSMAN'S CLUB
by Land Planning Consultants, Bellingham, Mass. 9/4/97

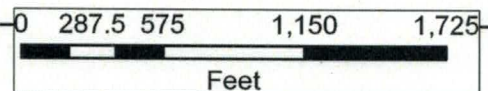
Norco Monitoring Map

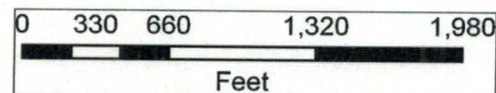
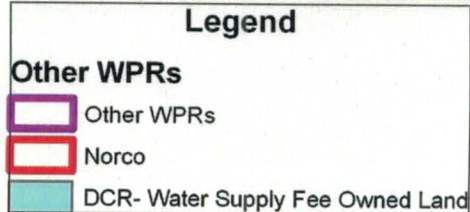


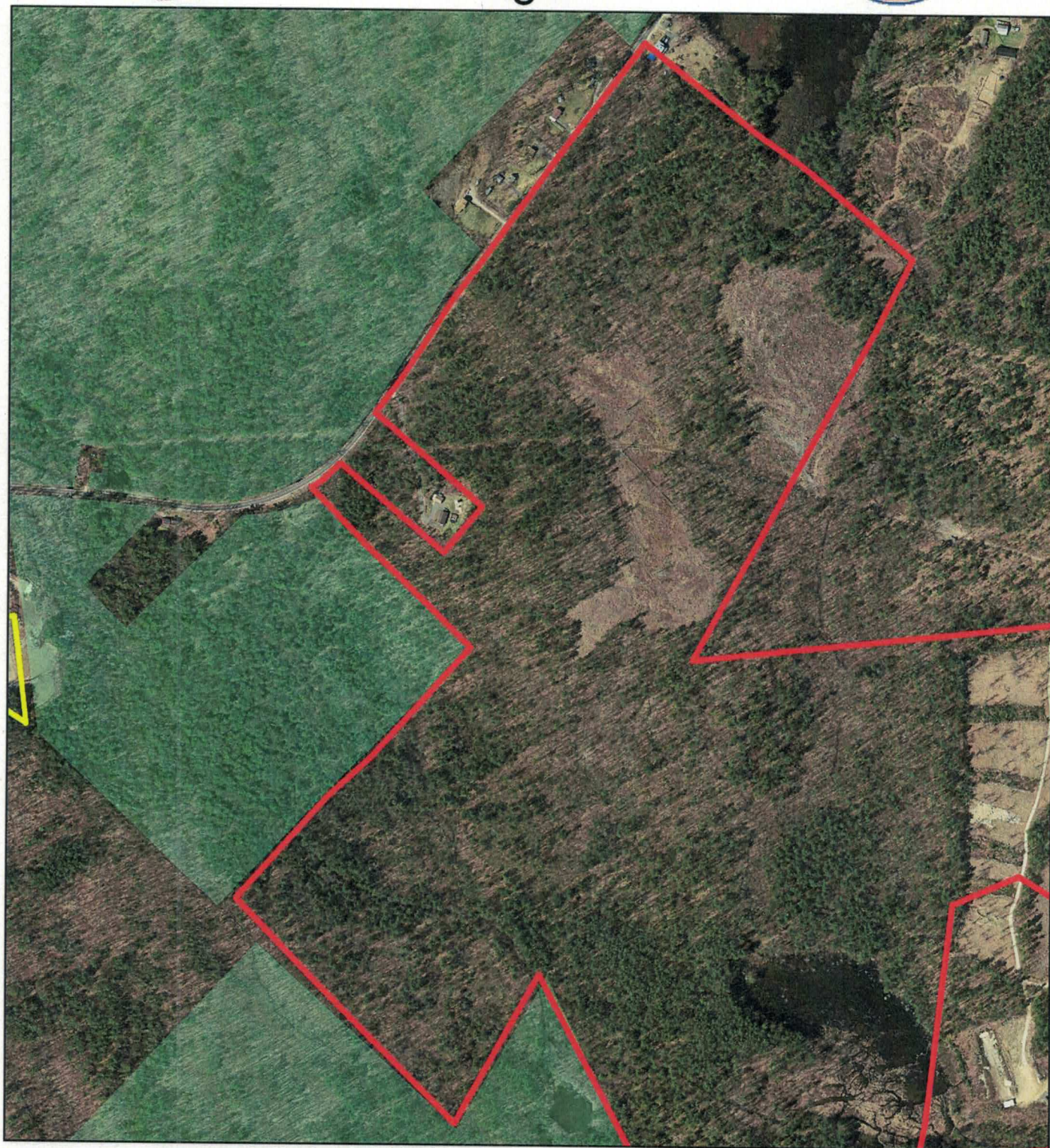
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Watershed Preservation Restrictions

- Other WPRs
- Norco
- DCR Water Supply Fee Owned Land








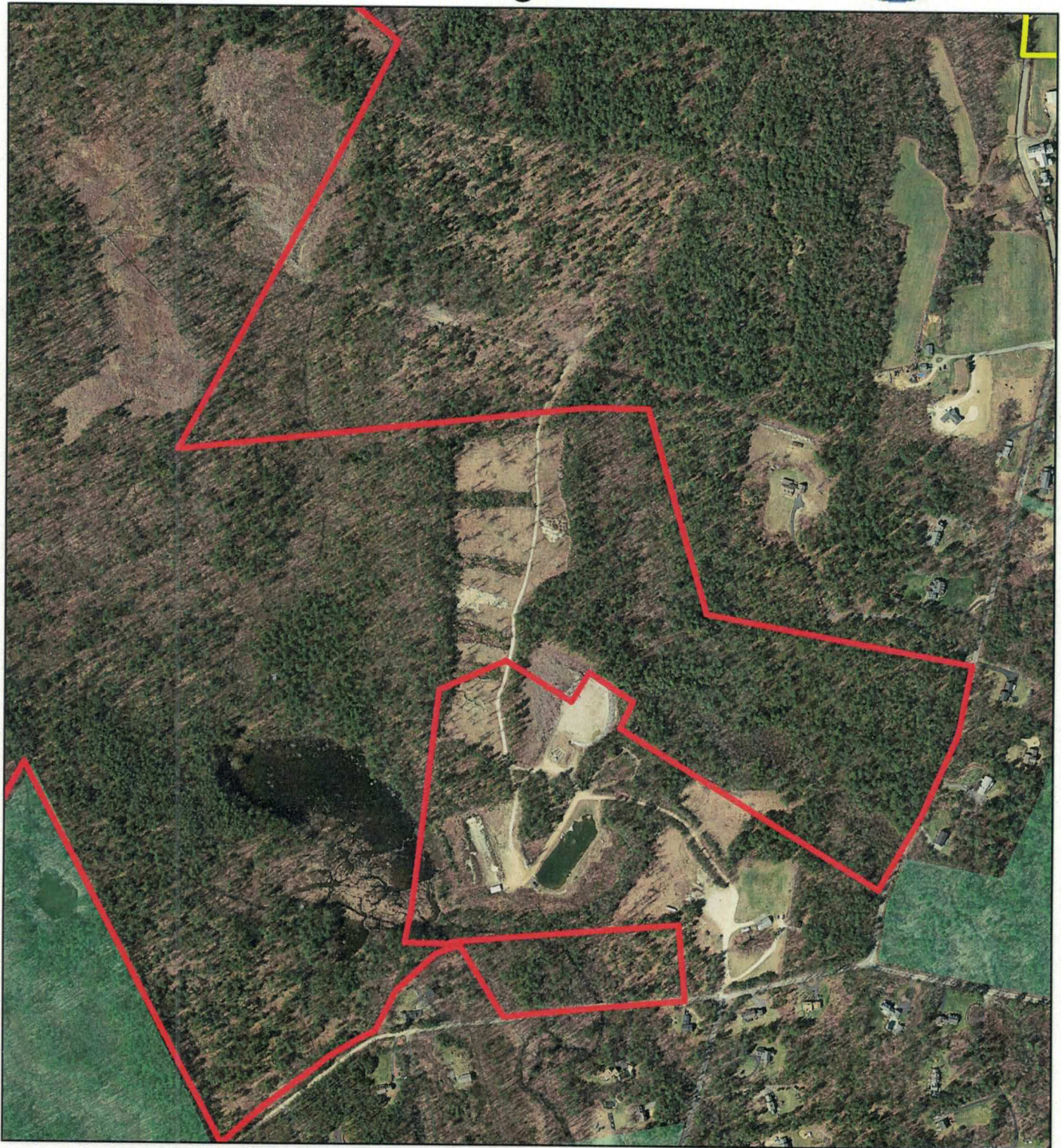


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Feet



Legend




-  Other WPRs
-  Norco
-  DCR-WSP Fee Owned Land



0 180 360 720 1,080 1,440
Feet



Legend

-  Other WPRs
-  Norco
-  DCR-WSP Fee Owned Land

Norco Topo Relief Sample

