

**VOTE OF THE COUNTY COMMISSIONERS OF NORFOLK COUNTY  
September 18, 2024**

At a meeting of the Commissioners of Norfolk County duly held on  
September 18, 2024, Commissioners Shea, Collins, and Staiti being present, it is:

**VOTED:** That upon the petition of the Inhabitants of the Town of Stoughton, and others, Select Board of the Town of Stoughton in said County, representing that common convenience and necessity require that a portion of the Norfolk County Layout of Page Street dated October 22, 1872, a public way laying in Stoughton, be **discontinued**, the area being shown as “Area of Discontinuance” containing 33,642 square feet on a plan entitled “Plan showing the discontinuance of a portion of the October 22, 1872 Norfolk County Layout of PAGE STREET in Stoughton, MA, between the Old Page Street and the Page Street (1956 Relocation)”, and on a plan entitled “Plan showing the reservation of access/egress and utility easements and apportionment of a discontinued portion of the October 22, 1872 Norfolk County Layout of PAGE STREET in Stoughton, MA between the Old Page Street and the Page Street (1956 Relocation)”, both plans scale 1 inch = 60 feet, and on a plan entitled “Plan showing the layout of a subdivision road in Stoughton, MA across land now or formerly of T.L. Edwards, Inc.”, plan scale 1 inch = 50 feet, all plans dated September 13, 2023, prepared by Langan Engineering & Environmental Services, Inc and sealed by Ian C. Wisuri, PLS, all in said Stoughton., all in said Stoughton, the Commissioners do hereby conditionally adjudge, in accordance with the authority vested in them by Massachusetts General Laws, c. 82, §§ 1 *et seq.*, that common convenience and necessity require that said alteration, relocation and discontinuance as prayed for in said petition be allowed so long as the following conditions are hereinafter satisfied:

1. Fully executed General Release and Indemnification Agreements in favor of the County of Norfolk from each of the following shall be delivered to the County of Norfolk on or before December 20, 2024:
  - a. Kevin B. Lampron, Jr., as President of J. F. White Contracting Co. and not individually,
  - b. Terry L. Edwards, as President and Treasurer of T. L. Edwards Inc. and not individually,
  - c. Roger Ramos, as President of Ramos Landscaping, Inc. and not individually,
  - d. Stephen O’Duggan, as Trustee of 126 Old Page Street Realty Trust and not individually,
  - e. Gautum Huded, as Senior Vice President, General Counsel of IV3 Stoughton Logistics Park LLC, and not individually,
  - f. Stephen M. Cavey, as Chair of the Town of Stoughton Select Board, and not individually,
  - g. Gautum Huded, as Senior Vice President, General Counsel of IV3 Stoughton Logistics Park LLC, and not individually, concerning Assessor Parcel ID 0093-020-0, pursuant to agreements for judgment and a default

judgment entered in Norfolk Superior Court Civil Action No. 2383CV0802 styled *IV3 Stoughton Logistics Park LLC vs. T.L. Edwards, Inc. et al.*, on June 11, 2024, and July 10, 2024, respectively.

2. Fully Executed Grant, with Quitclaim Covenants, of an assignable perpetual and non-exclusive Access/Egress Right and Utility Easement in gross over the Discontinued Area depicted as “Parcel B” containing 11,522 square feet (“Discontinued Parcel ‘B’ Easement”), in favor of the Town of Stoughton from Gautam Huded, as Senior Vice President, General Counsel of IV3 Stoughton Logistics Park, LLC and not individually, (hereinafter “GRANTOR\_1”) shall be delivered to the County of Norfolk on or before December 20, 2024.
3. Fully Executed Grant, with Quitclaim Covenants, of an assignable perpetual and non-exclusive Access/Egress Right and Utility Easements in gross over the entire Discontinued Areas depicted as “Parcel C” containing 4,615 square feet, “Parcel D” containing 5,373 square feet, “Parcel E” containing 5,381 square feet, (hereinafter “Discontinued Parcels ‘C’, ‘D’, ‘E’ Easements”), in favor of the Town of Stoughton from Stephen O’Duggan as Trustee of 126 Olde Page Street Realty Trust and not individually, (hereinafter “GRANTOR\_2”) shall be delivered to the County of Norfolk on or before December 20, 2024.
4. The fully executed Easement Agreement, with an Easement Area = 17,924 S.F., shall be recorded in the Norfolk County Registry of Deeds, on or before January 24, 2025. Said Easement Agreement is between the Town of Stoughton and IV3 Stoughton Logistics Park LLC and is to provide equivalent, adequate, and alternative rights of access/egress for the general public to pass and repass to/from Old Page Street (Town Way) over a portion of the new private way that was approved as part of the definitive subdivision to/from Page Street (1956 Relocation). Reference is made to the Town of Stoughton Planning Board Finding and Decision for Definitive Subdivision approval of a new private way recorded at the Norfolk County Registry of Deeds in Deed Book 41568, Page 592 on 12/20/2023, and Approved Plans in Plan Book 725, Page 96, and a License Agreement approved by the Town of Stoughton Select Board, the approved definitive subdivision private way is allowed to cross the public way of Old Page Street (Town Way).
5. The portion of the “Area of Discontinuance” depicted as “Discontinued Parcels ‘B’, ‘C’, ‘D’, ‘E’” shall be discontinued as a County Highway, and thereafter shall no longer be a public way and title to each of the “Discontinued Parcels ‘B’, ‘C’, ‘D’, ‘E’” shall vest to each of the respective direct abutters.
6. The portion of the “Area of Discontinuance” depicted as “Discontinued Parcel ‘A’ containing 6,751 square feet shall be discontinued as a County

Highway and thereafter only this section of the County Way (Page Street) so discontinued shall be a Town Public Way. Based on the Town of Stoughton's request for the "Area of Discontinuance" depicted as "Discontinued Parcel 'A' containing 6,751 square feet being discontinued as a County Highway and thereafter Parcel 'A' so discontinued shall be a Town Public Way.

7. The Town of Stoughton's acceptance of the Grantors' grants of the four (4) assignable easements specified above (Discontinued Areas 'B', 'C', 'D' and 'E').
8. The discontinuance plan set includes three plans entitled:
  - a. "Plan showing the discontinuance of a portion of the October 22, 1872 Norfolk County Layout of PAGE STREET in Stoughton, MA between the Old Page Street and the Page Street (1956 Relocation)", plan scale is 1 inch = 60 feet,
  - b. "Plan showing the reservation of access/egress and utility easements and apportionment of a discontinued portion of the October 22, 1872 Norfolk County Layout of PAGE STREET in Stoughton, MA between the Old page Street and the Page Street (1956 Relocation)", plan scale is 1 inch = 60 feet,
  - c. "Plan showing the layout of a subdivision road in Stoughton, MA across land now or formerly of T.L. Edwards, Inc., plan scale 1 inch = 50 feet,
  - d. Plans are dated September 13, 2023, and prepared by Langan Engineering & Environmental Services, Inc., and sealed by Ian C. Wisuri, PLS.
9. (a) Recording of Commissioners' Return, all releases, the four (4) specified assignable easement reservations, the grants of (4) assignable easements, the Town of Stoughton's acceptance of the four (4) specified assignable easements and the Town Way, and the discontinuance plan set at the Norfolk County Registry of Deeds  
(b) Payment of all recording fees at the Norfolk County Registry of Deeds.  
(c) Payment in full of all fees associated with Civil Process, notices, publication, and mailings related to the discontinuance; and
10. Four (4) permanent granite stone bound monuments (6" x 6" x 4' deep) with drill hole will be set by Langan Engineering and Environmental Services, Inc. at the three termini angles of said discontinuance at the southwestern, southeastern, and northwestern corners of said discontinuance and the fourth set at an angle point in the Town Layout of the 1956 Relocation of Page Street all as indicated on said plan. One existing stone bound monument that was found out of position shall be reset to the correct position by Langan Engineering and Environmental Services, Inc. as indicated on the plan (detail D).



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**VOTED:** All said releases, the four (4) specified assignable easement reservations, the grants of the four (4) specified assignable easements, the Town of Stoughton's acceptance of the four (4) specified assignable easements, and the discontinuance plan set shall be incorporated into the Commissioners' Return of Discontinuance and recorded in the Norfolk County Registry of Deeds.

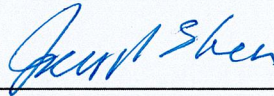
**VOTED:** That failure to comply with any of the conditions stated above shall be cause to revoke or modify the Vote set forth above.

**VOTED:** That Commissioner Shea or any of the Commissioners acting singly or together, is hereby authorized and directed, in the name and on behalf of Norfolk County, to execute and deliver, in such form as he or she may approve, any and all documents, agreements and instruments necessary or desirable to consummate and effectuate the purpose of the actions contemplated in the foregoing votes, the execution and delivery thereof by such Commissioner to be conclusive evidence of such authority and approval.

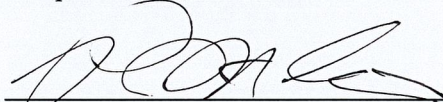
**VOTED:** To adopt, ratify and confirm all actions heretofore taken by the Commissioners in connection with the matters which are the subject of the foregoing votes.

**COUNTY OF NORFOLK**

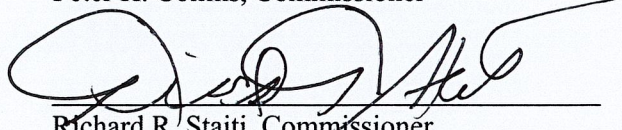
By and through its County Commissioners



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Joseph P. Shea, Chairman



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Peter H. Collins, Commissioner



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Richard R. Staiti, Commissioner

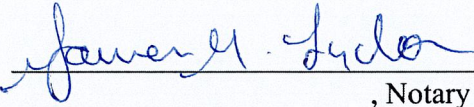


COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

September 18, 2024

On this 18<sup>th</sup> day of September 2024, before me, the undersigned notary public, personally appeared JOSEPH P. SHEA, PETER H. COLLINS and RICHARD R. STAITI, who are personally known to me to be the persons whose names are signed above and acknowledged to me that they signed it voluntarily for its stated purpose in their official capacities as duly elected Norfolk County Commissioners.

  
\_\_\_\_\_, Notary Public

My commission expires:



Maureen M. Lydon  
NOTARY PUBLIC  
Commonwealth of  
Massachusetts  
My Commission Expires  
07/24/2031