

REAL ESTATE AUCTION

11,880+/- SF, 5BR LUXURY HOME ON 12+/- ACRES Sale Due to Relocation

33 MONIZ DR. & 0 AMERICAN LEGION HWY. WESTPORT, MA

Thursday, August 15 at 11am On-site

Open House: Thursday, August 8 (11am-1pm)

MA Auc. Lic. #111









TABLE OF CONTENTS

TRANSMITTAL LETTER TERMS & CONDITIONS BUYER'S PREMIUM SAMPLE P&S PROPERTY INFORMATION & PHOTOS LOCATION MAP



The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property
Information Packet was derived from reliable sources and
is believed to be correct, but is not guaranteed. Buyers
shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.







July 12, 2024

Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer this 11,880+/- sf, 5-bedroom, 4 full/2 half-bath luxury home with gated entrance on 12+/- acres located at 33 Moniz Dr. & 0 American Legion Hwy. (Rt. 177), Westport, MA. The property consists of two subdivided parcels to be offered in the entirety only. This custom-built colonial is on a paved private dead-end road and is comprised of 3 levels of living space. Features include a large open kitchen with granite countertops and island, pantry, office, theater, four-season sunroom, built-ins, saltwater heated pool, spa, tennis court, oversized parking and much more.

The owners are relocating and have chosen auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this magnificent home with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Open House. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Thursday, August 15, 2024 at 11:00am on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$75,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at **auctions@jimanning.com** or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE

President



TERMS & CONDITIONS

REAL ESTATE AUCTION

11,880+/- SF, 5BR LUXURY HOME ON 12+/- AC. Sale Due to Relocation

33 MONIZ DR. & 0 AMERICAN LEGION HWY. WESTPORT, MA

Thursday, August 15 at 11am On-site

Open House: Thursday, August 8 (11am-1pm)

MA Auc. Lic. #111

<u>Terms of Sale:</u> 10% deposit of which Seventy-Five Thousand Dollars (\$75,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Friday, August 16, 2024. Balance in 30 days.

- <u>A.</u> Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.
- <u>B.</u> Closing will take place on or before Monday, September 16, 2024 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.
- <u>C.</u> A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.
- <u>D.</u> The property is being sold "as is, with all faults". We encourage you to attend the Open House and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.
- <u>E.</u> Auctioneer reserves the right to enter protective bids on behalf of Seller.
- <u>F.</u> Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.
- <u>G.</u> The property is <u>NOT</u> being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!
- <u>H.</u> Other terms, if any, to be announced at the auction sale.



There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

Bid Price: \$100,000.00

Add 10% Buyer's Premium: \$ 10,000.00

Contract sales price: \$110,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

Buver's	Initialar	
Duyer s	minuais:	

PURCHASE AND SALE AGREEMENT

(33 Moniz Drive, Westport, MA & 0 American Legion Highway, Westport, MA)

This 15th day of August, 2024

1. PARTIES AND MAILING ADDRESSES

Joseph L. Moniz & Maria L. Moniz hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the buildings thereon known as 33 Moniz Drive, Westport, MA & 0 American Legion Highway, Westport, MA more particularly described as Westport Assessor Parcels 21-2C-0 & 21-31-0 and Lot 5 & Lot 3 on a plan entitled "Plan of Land in Westport, MA prepared for Elizabeth Morais, Tr. of B & M Realty Trust, Scale: 1" = 60', Date: February 7, 2008" drawn by Boucher & Heureux, Inc. and which plan is recorded in the Bristol County South District Registry of Deeds in Plan Book 162, Page 75 and attached as Exhibit A. BUYER acknowledges that these two parcels do not abut, being that they are separated by Lot 2 on the above referenced plan.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer. The SELLER, its agents or representatives have not made any representations, warranties, promises, covenants, agreements or guarantees, implied or expressed, oral or written with respect to the conformity of the property to any zoning, land use regulations, or suitability for potential development or subdivision.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Quitclaim Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE

The agreed	purchase price for said p	remises isdollars, of which
	\$	have been paid as a deposit this day and
	\$	are to be paid in cash, wire transfer, certified, cashier's, treasurer's or bank check(s) by 4:00 pm ET Friday, August 16, 2024 as the additional deposit
	\$	are to be paid at the time of delivery of the deed in cash, or by certified, cashier's, treasurer's or bank check(s)
	\$	TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Monday, September 16, 2024 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

Buyer's	Initials:
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16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

24. SOPHISTICATED BUYER

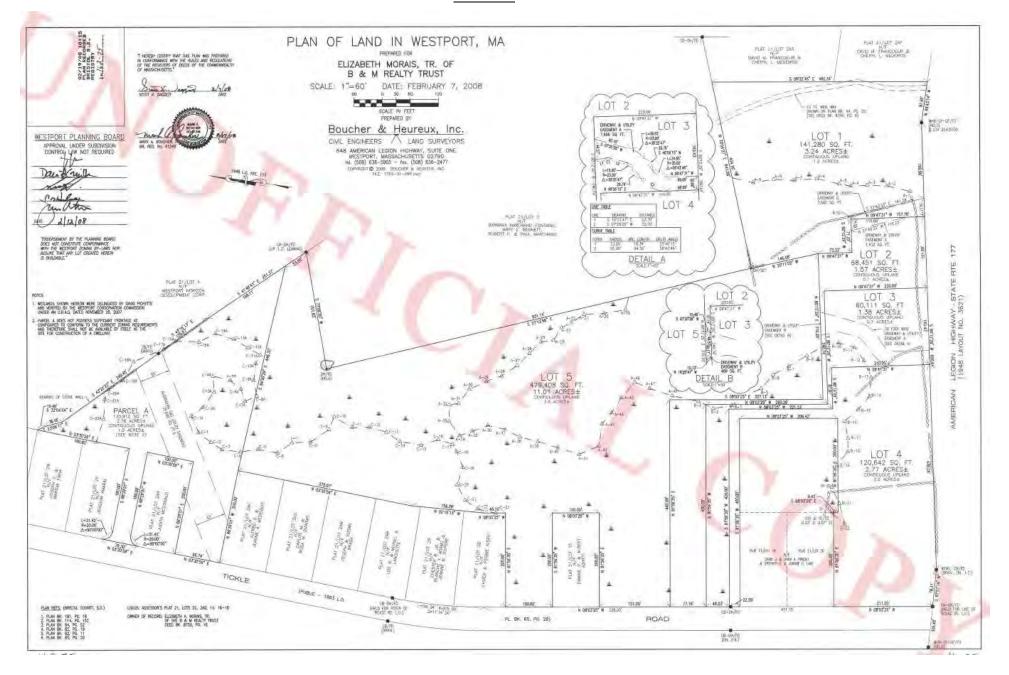
The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

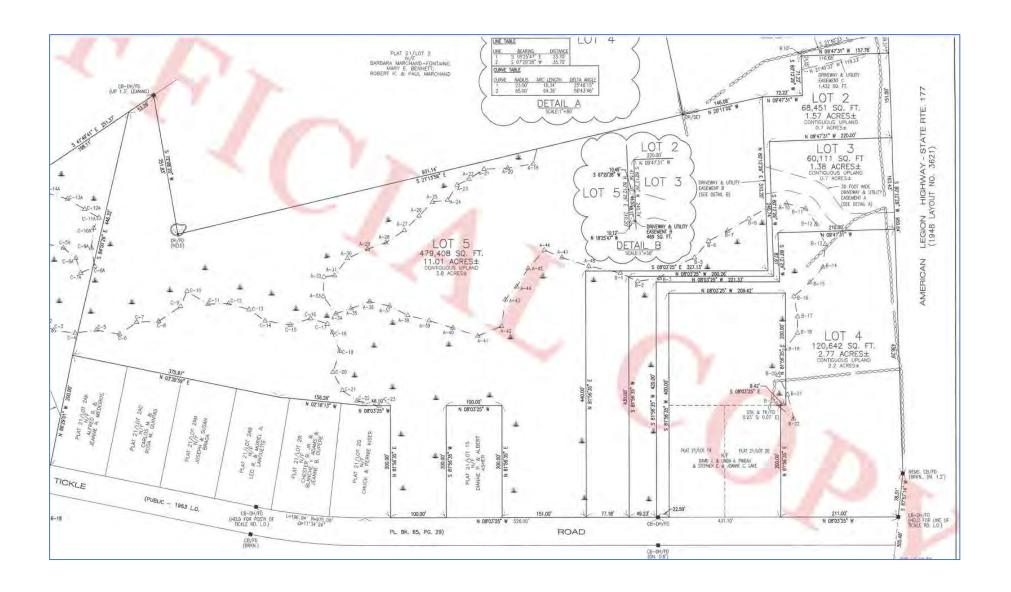
	Buyer's Initials:_
NOTICE: This is a legal document that creates binding oblig	ations. If not understood, consult an attorney.
, Seller	
	BUYER
By:	
By:	BUYER
Buyer's Mailing Address (Street or P.O. Box)	Buyer's Attorney (Name)
Buyer's Mailing Address (City, State & Zip Code)	Buyer's Attorney (Firm)
Buyer's Daytime Phone	Buyer's Attorney's Address (Street or P.O. Box)
Ruver's Evening Phone	Buyer's Attorney's Address (City State & Zin Code)

Buyer's Attorney's Phone

Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

Exhibit A







JJManning
AUCTIONEERS

JJManning.com
800.521.0111
179 Old King's Hwy, Yarmouth Port, MA 02675

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PAID
PERMIT 58
HYANNIS, MA

PRESORTED

FIRST CLASS MAIL US POSTAGE

Return Service Requested

MA AUC LIC 111 MA BROKER LIC 5850 REF 24-2065 BRO 1800



AUCTION: Thursday, August 15 at 11am On-site

Open House: Thursday, August 8 (11am-1pm)

RE Tax Assessment: \$2,574,100

Outdoor: 800± sf saltwater heated pool with stone waterfall, spa, pool/storage building with half BA & shower/changing room, front farmers porch, deck with pergolas, fire pit, patios, rock garden, lawns, play areas, lit tennis/basketball court, sprinklers

Indoor: Open layout for entertaining, 4-season room with grill kitchen, home theater, game room, exercise/guest room, workshop

Design: 11,880± sf custom Colonial built 2008-2010 with vinyl & stone exterior, 3 floors living space plus walk-up attic

Bedrooms: 5

Baths: 4 full, 2 half (1 each in main house & pool house)

Features: Hardwood & tile floors, custom cabinetry, granite counters, coffered ceilings, crown molding, hi-speed internet & surround sound ready, oversize dumbwaiter from lower level to 1st floor, central vac, intercom, security system, easy layout to facilitate future addition of elevator

Walkout Lower Level: 2-car garage, family room, billiard room, play area, hobby/ craft room, exercise/guest room, home theater, storage & mechanicals, BA with shower

1st FI: Grand foyer, master BR suite with airjet tub & shower, office, sitting area, great room, living room with gas fireplace, dining room, half BA, kitchen with large island – pantry – eating area with panoramic view of grounds, laundry & utility rooms

2nd FI: 4 BR with walk-in closets (3 with 2, 1 with 3), 2 linen closets, 2 full BA

HVAC: Natural gas / radiant heat, central a/c

Water: Private. 2 wells

Sewer: New 2024, private Title 5 **Driveway:** Gated with ample parking crosses r-o-w easement between the 2 lots

Parcel IDs: 21-2C-0 & 21-31-0

Zoning: R1

See Property Info Package:

Subdivision, building, floor & septic plans; renovations

Terms of Sale: 10% certified deposit of which \$75,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, August 16, 2024. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.











12± acres includes 1.38± acre subdivided lot offering privacy, opportunity for proximate family/ guest/staff dwelling & more. Near schools, shopping, houses of worship, conservation, golf, marina, etc. Off Route 177 with easy access to Routes 6, 24 & 1-195. 12± miles to Horseneck Beach, 18± miles to Newport, within 30± miles of Providence & TF Green Airport, 35± miles to Cape Cod.





33 Moniz Dr & 0 American Legion Hwy (Rt 177) WESTPORT, MA

Pre-auction Offers: Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms:

Up to 2% Broker Commission Offered. Visit JJManning.com for mandatory broker pre-registration requirements.

JJ Manning

Property Info., Photos, Broker Reg. & Full Terms at:

JJManning.com 800.521.0111 Ε G

Town of WESTPORT - Fiscal Year

CLASS	CLASS%		DESCRIP	TION		BN ID	BN	CARI)
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RCNLD

\$2,137,900

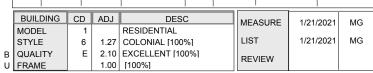
	CURRENT OWNER						PARCEL ID				LOCATION					ΙL				
MONIZ JOSEPH L & MARIA L						21-2C-0				33 MONIZ DRIVE						L				
	33 MONIZ DRIVE							TRANSFER HISTORY				DC	DOS T SALE PRICE			BK-P	G (Cert)			
	WEST	POR	T, MA 02790						MONIZ JOSE	PHL8	k MA	ARIA L		03/20	03/20/2008 P			55,000 8980-313-14		
Ì					MORAIS ELIZABETH A TRUSTE			08/09/2007 V 262,5			262,50	0 8750-1	8-21							
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TOTAL	11.006 Acres	ZONING	FRNT 0		ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH WESTPORT	N ONLY 1 BUILDABLE	E LOT PER PLAN		LAND BUILDING	253,000 2.137,900	234,300 2,020,900
Loc	SITE	T			DETACHED	24,400	21,900
Торо	N/A	E			OTHER	0	0
					TOTAL	2,415,300	2,277,100

ELEMENT

FOUNDATION

TY	Q	UAL	C	DNC	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SP2	00	1.00	00	1.00	20 X40	2009	800	17.00	13,600
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1.290



ADJ

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1.00

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DESCRIPTION

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G	CAPA	CITY	UNITS		ADJ	ROOF TYPE
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	ROOMS 1ST		5		1.00	FLOOR 1S
	ROOMS 2ND		5		1.00	FLOOR 2ND
	ROOMS 3RD		0		1.00	FLOOR 3RD

5

2

100

2008 SIZE ADJ

11,880 DETAIL ADJ

YEAR BLT

BEDROOMS

NO.UNITS

STORY HEIGHT

AVG BED/UNIT

% BASEMENT

D NET AREA

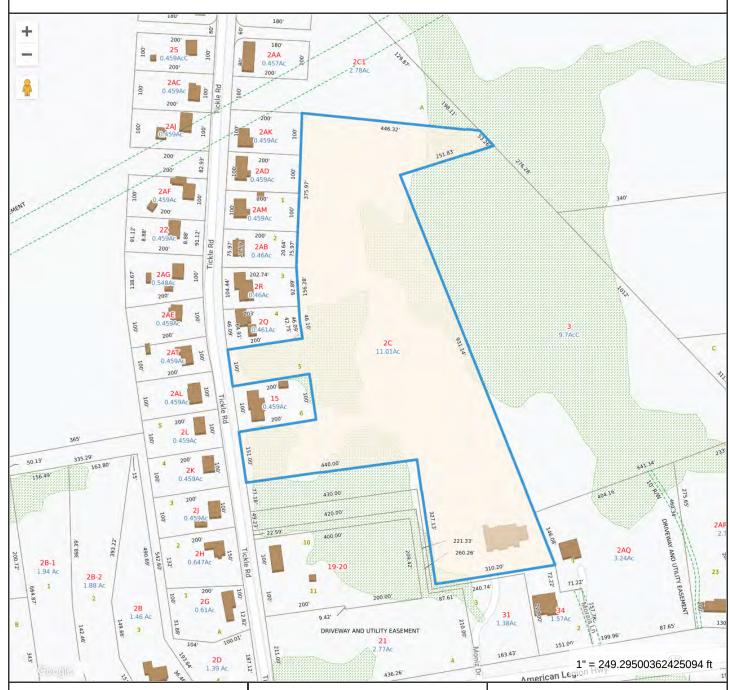
1.000	ROOF MATERIAL	1	ASPHALT SHINGLE	1.00
OJ	ROOF TYPE	2	HIP	1.00
1.00	FLOOR BSMT	1	CEMENT	1.00
1.00	FLOOR 1ST FL	4	HARDWOOD	1.02
1.00	FLOOR 2ND FL	4	HARDWOOD	1.00
1.00	FLOOR 3RD FL			1.00
1.00	INTER FIN	3	PLASTER	1.00
1.00	HEATING FUEL	2	GAS	1.00
1.00	HEATING SYS	5	HOT WATER/VAPOR	1.00
1.00				
1.00				

CD

+	BAS	L	LIVING AREA	8,506	2008	166.22	1,413,865
+	UBM	N	UNFIN BASEMENT	4,422		29.31	129,603
Α	ATU	L	ATTIC UNF	3,374	2008	40.25	135,796
+	PAT	N	PATIO	2,414		11.05	26,682
G	WDK	N	WOOD DECK	632		22.11	13,971
+	OFP	N	OPEN FRAME PORC	100		127.43	12,743
	FB4	N	FIN BSMT QUAL+	3,800		120.15	456,568
	GU2	N	GARAGE UNDER 2	1		7,166.90	7,167
	PAT	N	PATIO	2,370		11.05	26,196
	1BT	0	1/2 BATH	2		10,751.35	21,503
	2BT	0	1 ADDTL BATH	1		16,843.70	16,844
	4BT	0	2 ADDTL BATH	1		32,973.70	32,974
	A/C	0	AIR CONDITIONIN	11,688		5.72	66,873
	FP1	0	FIREPLACE-1/1 C	1		16,130.00	16,130
	MT2	0	MASONRY TRIM 8'	257		98.31	25,265

Town of Westport, MA July 12, 2024

33 Moniz Dr., Westport, MA



Property Information

Property ID 21_2C_0 Location 33 MONIZ DRIVE

Owner MONIZ JOSEPH L & MARIA L



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Town of Westport, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated January 15, 2024 Data updated January 15, 2024

Town of Westport, MA July 1, 2024

GIS Aerial - 33 Moniz Dr, Westport, MA



Property Information

Property ID 21_2C_0 Location 33 MONIZ DRIVE

Owner MONIZ JOSEPH L & MARIA L



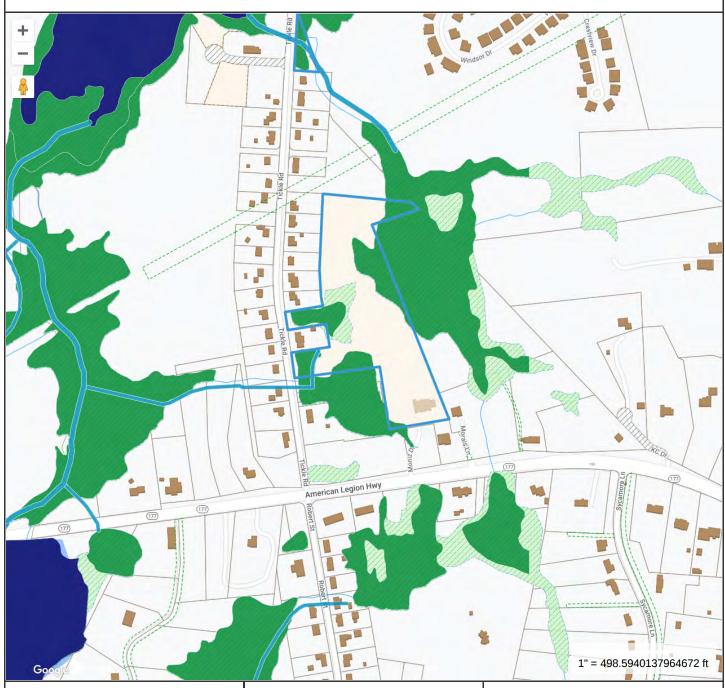
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Geometry updated January 15, 2024 Data updated January 15, 2024

Town of Westport, MA July 12, 2024

33 Moniz Dr., Westport, MA - Wetlands



Property Information

Property ID 21_2C_0 Location 33 MONIZ DRIVE

Owner MONIZ JOSEPH L & MARIA L



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Geometry updated January 15, 2024 Data updated January 15, 2024

Map Theme Legends

MassGIS: DEP Wetlands (2005)



MassGIS: MassDEP Wetlands (2005),

Water Resource Protection



MassGIS: National Wetlands Inventory



MassGIS: National Wetlands Inventory, Nov 2020

Town of WESTPORT - Fiscal Year 2024 Key: 10217 12/7/2023 4:46 pm SEQ #: 8,904 CURRENT OWNER PARCEL ID LOCATION CLASS CLASS% DESCRIPTION BN ID BN CARD 21-31-0 **0 AMERICAN LEGION HWY** 1300 100 DEVELOPABLE LAND 1 of 1 MONIZ JOSEPH L & MARIA L 33 MONIZ DRIVE TRANSFER HISTORY DOS SALE PRICE BK-PG (Cert) PMT NO PMT DT TY DESC AMOUNT INSP BY 1st % | T | WESTPORT, MA 02790 05/07/2009 QS 162,500 9360-187-88 MONIZ JOSEPH L & MARIA L 01/01/2008 6 SPLIT/SUB 01/01/2008 SMP 100 100 MORAIS ELIZABETH A TRUSTE 08/09/2007 V 262,500 8750-18-21 CD T CREDIT AMT ADJ VALUE AC/SF/UN Nbhd Loc Topo ADJ BASE SAF Topo2 Lpi vc | 100 s 60,000 NOR 1.00 100 1.00 X 1.00 152,460 0.76 X 1.00 MR1 1.10 158,780 1.10 102 A 0.003 NOR 1.00 100 1.00 X 1.00 13,310 1.00 X 1.00 MR1 40 D TOTAL 1.380 Acres ZONING FRNT ASSESSED CURRENT **PREVIOUS** 144,400 LAND 158,800 Nbhd NORTH WESTPORT BUILDING 0 0 SITE Loc DETACHED 0 0 OTHER 0 0 Topo N/A TOTAL 158,800 144.400 TY QUAL COND DIM/NOTE YB UNITS ADJ PRICE RCNLD PHOTO BLDG COMMENTS BUILDING CD ADJ DESC MEASURE MODEL LIST STYLE B QUALITY REVIEW U FRAME ELEMENT CD DESCRIPTION ADJ S BAT T DESCRIPTION UNITS YB ADJ PRICE RCN TOTAL RCN YEAR BLT SIZE ADJ CONDITION ELEM CD NET AREA DETAIL ADJ D \$NLA(RCN) **OVERALL** CAPACITY UNITS ADJ G EFF.YR/AGE COND **FUNC ECON**

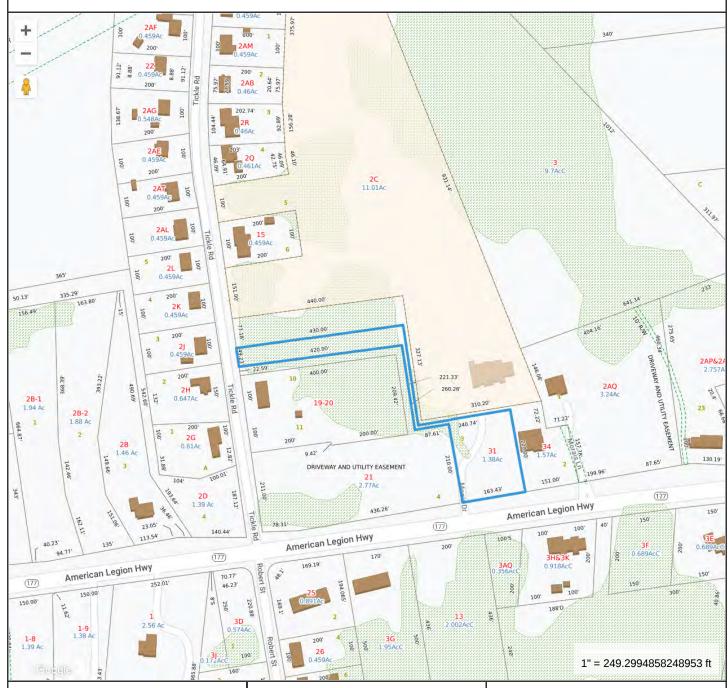
DEPR

RCNLD

% GD

Town of Westport, MA July 12, 2024

0 American Legion Hwy., Westport, MA



Property Information

Property ID 21_31_0 Location

0 AMERICAN LEGION HWY MONIZ JOSEPH L & MARIA L Owner



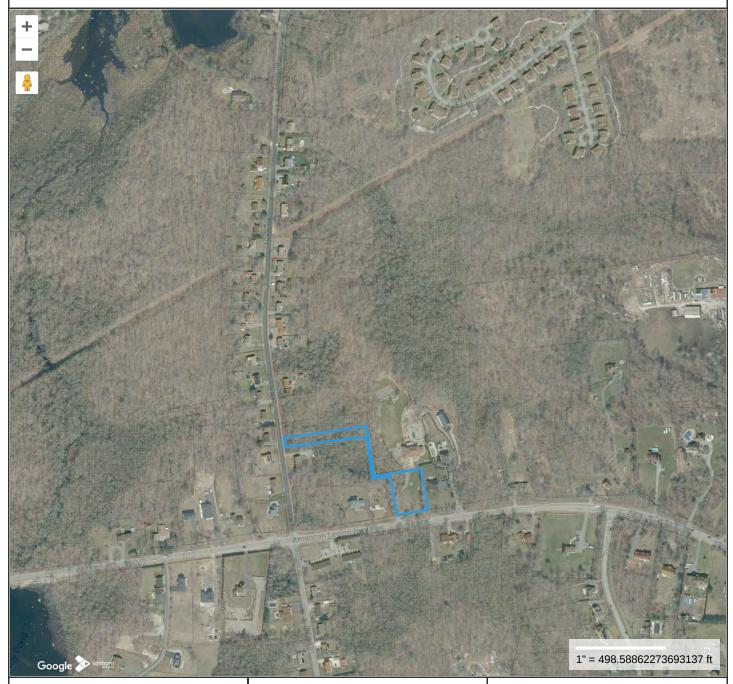
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Geometry updated January 15, 2024 Data updated January 15, 2024

Town of Westport, MA July 1, 2024

GIS Aerial - O American Legion Way, Westport, MA



Property Information

Property ID 21_31_0 Location 0 AMERICAN LEGION HWY

Owner

MONIZ JOSEPH L & MARIA L



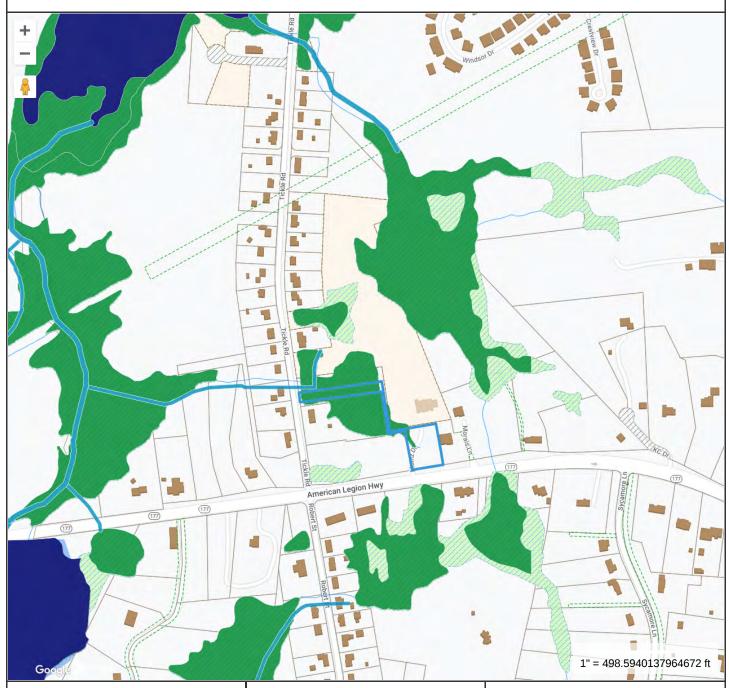
MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

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Geometry updated January 15, 2024 Data updated January 15, 2024

Town of Westport, MA July 12, 2024

0 American Legion Hwy., Westport, MA - Wetlands



Property Information

Owner

Property ID 21_31_0 Location 0 AMERICAN LEGION HWY MONIZ JOSEPH L & MARIA L



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Geometry updated January 15, 2024 Data updated January 15, 2024

Map Theme Legends

MassGIS: DEP Wetlands (2005)



MassGIS: MassDEP Wetlands (2005),

Water Resource Protection



MassGIS: National Wetlands Inventory



MassGIS: National Wetlands Inventory, Nov 2020

QUITCLAIM DEED

grant to Joseph L. Moniz and Maria L. Moniz, husband and wife, as tenants by the entirety, both of 3 Eddy Drive, Westport, Bristol County, Massachusetts

with QUITCLAIM COVENANTS

That certain vacant parcel of land situated on the Easterly side of Tickle Road and Northerly of American Legion Highway located in the Town of Westport, County of Bristol, Commonwealth of Massachusetts bounded and described as follows:

That lot or parcel of land shown as Lot 5 on a plan entitled, "Plan of Land in Westport, Ma. prepared for Elizabeth Morais, Tr. of B & M Realty Trust, Scale: 1" = 60', Date: February 7, 2008" drawn by Boucher & Heereux, Inc. and which plan is recorded in the Bristol County South District Registry of Deeds in Plan Book 162, Page 75. Containing 479,408 square feet or 11.01 acres of land, more or less.

Together with two (2) easements depicted on said Plan as "30 Foot Wide Driveway and Utility Easement A", which easement contains 7,696 square feet of land and is more specifically depicted on said Plan in Detail A and "Driveway and Utility Easement B" which easement contains 469 square feet and is more specifically depicted on said Plan in "Detail B." Said easements shall remain appurtenant to said Lot 5 for the benefit of the Grantees and their heirs and assigns and shall be for the purpose of access and egress to and from said Lot 5 and said American Legion Highway, with vehicles or otherwise, and shall further be for the purpose of underground access for the installation of a pipe or pipes for natural gas, electric, telephone and cable tv service from said American Legion Highway to said Lot 5. Such easements shall be non-exclusive to the Grantees and their heirs and assigns and shall be used in common with the Grantor and her successors and assigns as they may be, from time to time, owners of Lots 2 and 3, shown on said Plan each of whom shall have appurtenant to their titles to said Lots 2 and 3, said respective easements for all purposes hereinbefore stated for use in common with the grantees herein.

Being a portion of the premises described in a deed from William P. Camara et ux to this Grantor dated August 9, 2007 recorded in said Registry of Deeds in Book 8750, Page 18.

Subject to taxes due the Town of Westport which the grantees herein, hereby assume and agree to pay.

Please Return to

WITNESS my hand and seal this 20 th day of March, 20 Witness Witness Eli B	Law Offices of Ronald J. Lowenstein 209 Bedford Street, Ste. #302 PO. Box 2519 Fall River, MA 02722 Tall River, MA 02722
Commonwealth of Massachusetts Bristol, ss.	
On this 20 th day of March, 2008, before me, the appeared Elizabeth A. Morais, Trustee of B & M Realty satisfactory evidence of identification, to be the person document, and acknowledged to me that he/she/they sign aforesaid. The satisfactory evidence of identification was	y Trust, and proved to me through whose name is signed on the preceding uned it voluntarily for its stated purpose as
Identification of the Principal based on the identity of the Principal; or The following evidence of identification Ronald J. 1	ce and signature; or witness unaffected by the document or he notary public and who personally knows he notary public's personal knowledge of
REG OF DEEDS REG #07 BRISTOL S	
03/20/08 1:51FM 01 000000 #2956 FEE \$1162.80	
CASH #1162 SO,	A true copy of instrument as recorded in Bristol County (S.D.) Registry of Deeds in Book 8980 Page 313 ATTEST: REGISTER

QUITCLAIM DEED

grant to Joseph L. Moniz and Maria L. Moniz, husband and wife, as tenants by the entirety, both of 3 Eddy Drive, Westport, Bristol County, Massachusetts

with QUITCLAIM COVENANTS

That certain vacant parcel of land situated on the Easterly side of Tickle Road and Northerly of American Legion Highway located in the Town of Westport, County of Bristol, Commonwealth of Massachusetts bounded and described as follows:

That lot or parcel of land shown as Lot 3 on a plan entitled, "Plan of Land in Westport, Ma. prepared for Elizabeth Morais, Tr. of B & M Realty Trust, Scale: 1" = 60', Date: February 7, 2008" drawn by Boucher & Heureux, Inc. and which plan is recorded in the Bristol County South District Registry of Deeds in Plan Book 162, Page 75. Containing 60,111 square feet or 1.38 acres of land, more or less.

This conveyance is subject to the rights of the Owners of Lot 5 on said plan hereinbefore mentioned, and their heirs, successors and assigns, to use, in common with the Grantees of Lot 3 herein, their heirs, successors and assigns, that Easement shown on said Plan as "30 Foot Wide Driveway and Utility Easement A", which Easement contains 7,696 square feet of land and is more specifically depicted on said plan in "Detail A", for the purposes described in a deed from this Grantor to these Grantees as owners of Lot 5 dated March 20, 2008, recorded in said Registry of Deeds in Book 8980, Page 313.

Being a portion of the premises described in a deed from William P. Camara et ux to this Grantor dated August 9, 2007 recorded in said Registry of Deeds in Book 8750, Page 18.

Subject to taxes due the Town of Westport which the grantees herein, hereby assume and agree to pay.

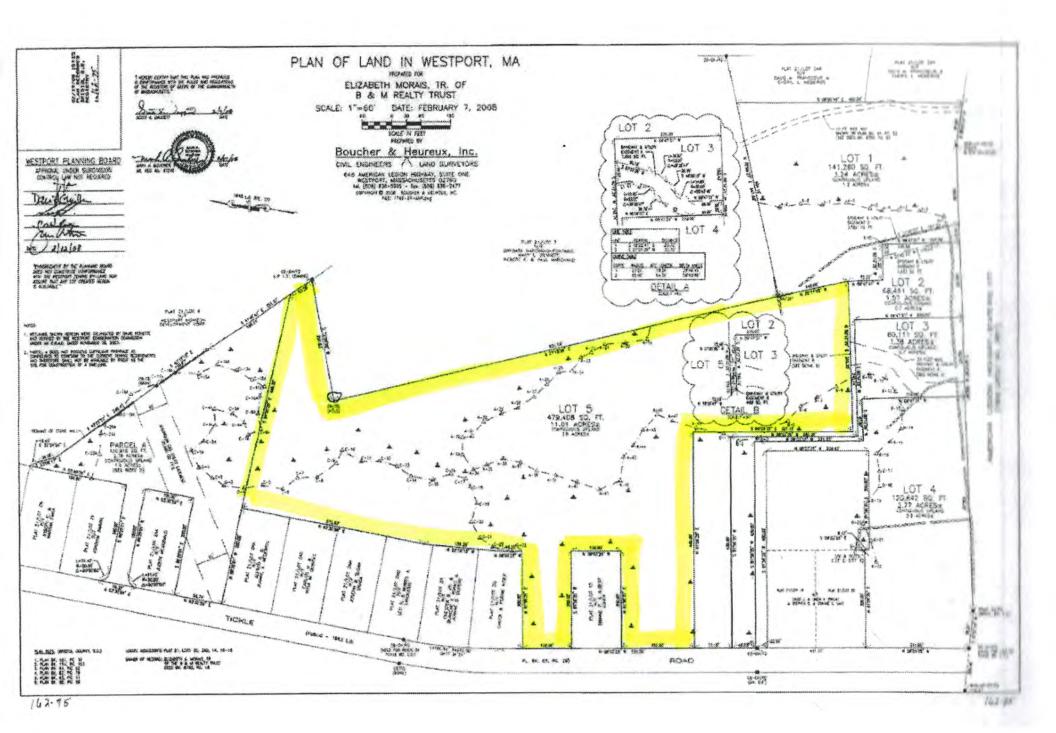


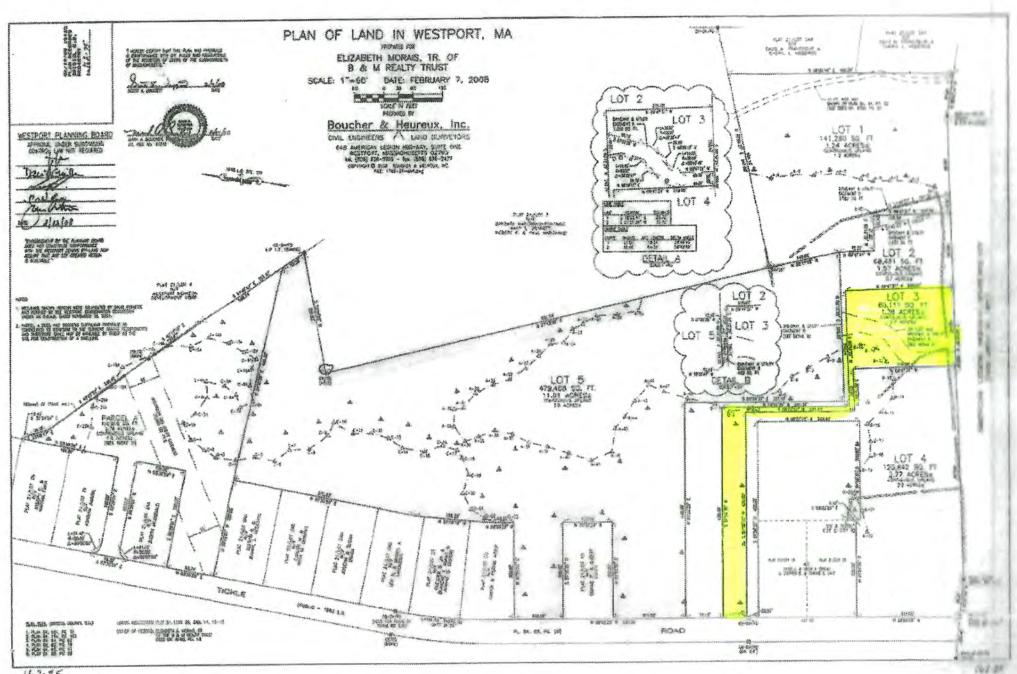
WITNESS my hand and seal this 7 th day of May, 2009.
Witness Elizabeth A. Morais, Trustec of B & M Realty Trust
Commonwealth of Massachusetts Bristol, ss.
On this 7 th day of May, 2009, before me, the undersigned notary public, personally appeared Elizabeth A. Morais, Trustee of B & M Realty Trust, and proved to me through satisfactory evidence of identification, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose as aforesaid. The satisfactory evidence of identification was:
A current document issued by a federal or state government agency bearing the photographic image of the Principal's face and signature; or On the oath or affirmation of a credible witness unaffected by the document or transaction who is personally known to the notary public and who personally knows the Principal; or Identification of the Principal based on the notary public's personal knowledge of the identity of the Principal; or The following evidence of identification: Ronald J. Lowenstein, Notary Public My commission expires: 11/29/2013.

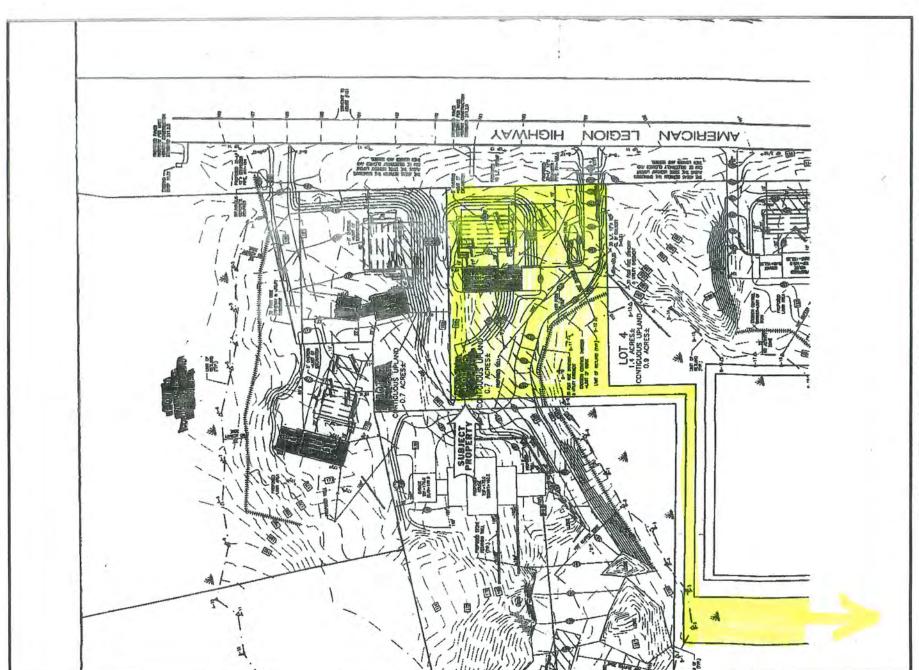
A true copy of instrument as recorded in Bristol County (S.D.) Registry of Deeds in Book 2360 Page

ATTEST.

REGISTER







Form SC1 — "TOTAL for Windows" appraisal software by a la mode, inc. — 1-800-ALAMODE

Fiscal Year 2024 Actual Real Estate Tax Bill

Town of Westport PO Box 3408 Westport, MA 02790 000015 0005931

Based on assessments as of January 1, 2023, your Real Estate Tax for the fiscal year beginning July 1, 2023 and ending June 30, 2024 on the parcel of REAL ESTATE described below is as follows:

TAX RATE PER \$1,000 - \$ 7.73

SCH 5-DIGIT 02790 MONIZ JOSEPH L & MARIA L 33 MONIZ DRIVE

Town of Westport FISCAL YEAR 2024 REA

TAXPAYER'S RECEIPT

FISCAL YEAR 2024			Bill Number	10751
	ESTATE TAX		Community Preservation Act Real Estate Tax Special Assessments	\$24.55 \$1,227.52 \$0.00
Description Amount			Exempt /Abatement	
		-9.50	Subtotal	\$1,252.07
			1 st & 2 nd Quarter Tax Payments Received	\$600.94 \$-600.94
_	Total Value	\$158,800	Overdue Tax Balance	\$0.00
٥.	1-12-24 CH	A II - III	Interest Due 3rd Qtr Tax Due 02/01/2024	\$0.00 \$325.57 \$325.56

լիրելելել ըրդելերուկյանի արևարի իրդել իրդել PO 4-22-24 CWK #/14-21-> 4th Qtr Tax Due 05/01/2024 000000 AMERICAN LEGION HWY 60,111 SF Land Use: 1300 Land Area: Parcel: 21 31

APPLICATIONS FOR ABATEMENTS DUE TO ASSESSOR'S BY: 2/1/2024

Fiscal Year 2024 Actual Real Estate Tax Bill

Town of Westport PO Box 3408 Westport, MA 02790 000015 0005932

Based on assessments as of January 1, 2023, your Real Estate Tax for the fiscal year beginning July 1, 2023 and ending June 30, 2024 on the parcel of REAL ESTATE described below is as follows:

TAX RATE PER \$1,000 - \$ 7.73

SCH 5-DIGIT 02790 MONIZ JOSEPH L & MARIA L 33 MONIZ DRIVE

րդեսերիրի Ավիկայիցրի Գերաի իրդեկի հիրդեկ 10 4-22-24 CWK

Town of Westport FISCAL YEAR 2024 REAL ESTATE TAX BILL

Community Preservation Act Real Estate Tax Special Assessments SPECIAL ASSESSMENTS Exempt /Abatement Amount Description Subtotal 1st & 2nd Quarter Tax Payments Received Overdue Tax Balance \$2,415,300 Total Value Interest Due

PD 1-12-24 CMK # 103-94

\$4,783.65 3rd Qtr Tax Due 02/01/2024 \$4,783.64 4th Qtr Tax Due 05/01/2024 PROPERTY DESCRIPTION

TAXPAYER'S RECEIPT

Bill Number

10752

\$373.40

\$0.00

\$18,670.27

\$19,043.67

\$9,476.38

\$-9,476.38

\$0.00

\$0.00

000033 MONIZ DRIVE Land Area: 479,408 SF Land Use: 1010 Parcel: 21 2C

APPLICATIONS FOR ABATEMENTS DUE TO ASSESSOR'S BY: 2/1/2024

Assessed owner as of 01/01/2023



Town of Westport PO Box 3408 Westport, MA 02790 000015 0005931

Based on assessments as of January 1, 2023, your Real Estate Tax for the fiscal year beginning July 1, 2023 and ending June 30, 2024 on the parcel of REAL ESTATE described below is as follows:

TAX RATE PER \$1,000 - \$ 7.73

SCH 5-DIGIT 02790

MONIZ JOSEPH L & MARIA L

33 MONIZ DRIVE

WESTPORT, MA 02790-4738

լիվեինեվիրկիրությունիլինորիկիրեկիրերի

Town of Westport FISCAL YEAR 2024

Description

REAL ESTATE TAX BILL

Amount

SPECIAL ASSESSMENTS

TAXPAYER'S RECEIPT

Bill Number	10/51
Community Preservation Act	\$24.55
Real Estate Tax	\$1,227.52
Special Assessments	\$0.00
Exempt /Abatement	
Subtotal	\$1,252.07
1st & 2nd Quarter Tax	\$600,94
Payments Received	\$-600.94

\$0.00 Overdue Tax Balance Total Value \$158,800 \$0.00 Interest Due PD. 1-12-24 CHK + 11340-\$325.57 3rd Qtr Tax Due 02/01/2024 \$325.56 PO 4-22-24 CWK #1/4-21-> 4th Qtr Tax Due 05/01/2024

PROPERTY DESCRIPTION 000000 AMERICAN LEGION HWY Land Use: 1300 Land Area: 60,111 SF Parcel: 21 31

APPLICATIONS FOR ABATEMENTS DUE TO ASSESSOR'S BY: 2/1/2024

Fiscal Year 2024 Actual Real Estate Tax Bill



Assessed owner as of 01/01/2023

Town of Westport PO Box 3408 Westport, MA 02790 000015 0005932

Based on assessments as of January 1, 2023, your Real Estate Tax for the fiscal year beginning July 1, 2023 and ending June 30, 2024 on the parcel of REAL ESTATE described below is as follows:

TAX RATE PER \$1,000 - \$ 7.73

SCH 5-DIGIT 02790 MONIZ JOSEPH L & MARIA L

33 MONIZ DRIVE

WESTPORT, MA 02790-4738

լգեսկիրինվիկաիցրիգկանիկուկիրիկիցիկ^{®O} 4-2

Town of Westport FISCAL YEAR 2024 REAL ESTATE TAX BILL

TAXPAYER'S RECEIPT 10752 Bill Number \$373.40 Community Preservation Act

			Real Estate Tax Special Assessments	\$18,670.27 \$0.00
	PECIAL ASSESS	MENIS	Exempt /Abatement	m _mrury
Desc	ription	Amount		\$19,043.67
			Subtotal 1 st & 2 nd Quarter Tax Payments Received	\$9,476.38 \$-9,476.38
_	Total Value	\$2,415,300	T. Delenge	\$0.00 \$0.00
10. is	234 CMK	W 103:00		\$4,783.65 \$4,783.64

PROPERTY DESCRIPTION 000033 MONIZ DRIVE 479,408 SF Land Area: Land Use: 1010 Parcel: 21 2C

APPLICATIONS FOR ABATEMENTS DUE TO ASSESSOR'S BY: 2/1/2024

SAULINO & SILVIA, P.C.

Attorneys at Law

550 LOCUST STREET
FALL RIVER, MASSACHUSETTS 02720

JOHN E. SAULINO
JOSEPH H. SILVIA*

'ALSO ADMITTED IN CONNECTICUT
PETER A. SAULINO**

"ALSO ADMITTED IN RHODE ISLAND

TELEPHONE (508) 675-7770 FACSIMILE (508) 675-7771

www.saulinoandsilvia.com

June 21, 2021

Mr. and Mrs. Joseph L. Moniz 33 Moniz Drive Westport, Massachusetts 02790

Dear Mr. and Mrs. Moniz:

Please be advised that this office represents Melissa A. Morais, the record owner of 2 Morais Lane, Westport, Bristol County, Massachusetts.

Recently Ms. Morais consulted with this office concerning a strip of land owned by her which is abutted on two sides by land purportedly owned by you. Said land is more fully shown as Lot 2 on a plan entitled "Plan of Land in Westport, Ma. Prepared for Elizabeth Morais, Tr. Of B & M Realty Trust, Scale 1" = 60', Date: February 7, 2008" drawn by Boucher & Heureux, Inc. and which plan is recorded in the Bristol County South District Registry of Deeds in Plan Book 162, Page 75. I have enclosed herein a copy of said plan for your reference.

It is my understanding that you routinely pass over a portion of this land on have landscaped and made improvements that somewhat limit Ms. Morais' use of her land. Although you have made these improvements through your own efforts and at your own expense, Ms. Morais' intent is to confirm that you do not own this land and that you are prohibited from attempting to claim any ownership through adverse possession. Ms. Morais is aware of your use of her land and does hereby advise that pursuant to the General Laws of the Commonwealth of Massachusetts your use is not adverse since Ms. Morais has knowledge of the use and has allowed the use to continue.

In sending this letter, it is Ms. Morais' intention to establish that she is in full control and ownership of the land described on the aforesaid plan including the strip running parallel to American Legion Highway and traversing out to Tickle Road and that your use of a portion of said land is not adverse to her interests. In point of fact, the well that services Ms. Morais' property is located within the strip of land referenced above and therefore it is imperative that she establish her ownership of this land to

SAULINO & SILVIA, P.C.

Mr. and Mrs. Joseph L. Moniz Page Two June 21, 2021

avoid any issues that could arise in the future with respect to the continued use and maintenance of the well and appurtenant matters.

It is my hope that you will accept this letter and the content hereof in the spirit in which is sent, and, if you should have any questions or concerns please feel free to contact me to discuss the same at your convenience.

Very truly yours,

SAULINO AND SILVIA, P.C.

BY: John E. Saulino, Esquire

JES/npa

cc: Ms. Melissa A. Morais

VIA FIRST CLASS MAIL POSTAGE PREPAID AND CERTIFIED MAIL RETURN RECEIPT REQUESTED

33 Moniz Drive

Seller Improvements

- 1. Replaced 2 York AC Compressors Nov. 2019 & Aug. 2020
- 2. Replaced well pump in Feb. 2022 and well water tank in March 2022
- 3. Replaced 2 Furnaces with Burnham Alpine 95% Efficiency in Dec. 2020
- 4. Installed Water Filtration System Oct. 2018
- 5. Upgraded and expanded Hunter sprinkler system July 2020
- 6. New Lawn-Hydroseeded May 2021
- 7. Installed New flashing replaced cultured stone at chimney Nov. 2021
- 8. New Pool pump and filter in 2021
- 9. NEW G BEDROOM SEPTIC SKITEM INSTALLED 3-7-2024

Dates are approximate

33 Moniz Drive, Westport, MA

Miscellaneous home features

- AC High Volacity Air handler locations: Lower level has 2 air handlers in storage rooms; Main level has 2 air handlers in pantry and 1 air handler in Master Bedroom closet; Upper level Bonus room 1 air handler
- Electrical Panels located: Mechanical Room in Garage (main electric panels & generator panels); Mech. Room by Theater Rm (2nd electric panel, alarm panel, intercom panel, router & wifi); Mech. Room in upper level Bonus Rm (for 2nd floor and bonus room); Mech. Room in Pool House (for pool, sprinkler control panel for backyard); Outside separate panel by coy pond/garden for front yard sprinkler
- Green boxes in yard are zone valves and connections for sprinklers; Blue tanks for sprinkler systems water pressure tanks
- Radiant heat works off coils in floor and every coil heats up to 250 lineal feet of coil that go back to control valves located in wall panels: Lower level guest room, garage Mech rm; Main level coat/guest closet, master BR closet, kitchen pantry; second level, one in girls room closet, one boys room closet, linen closet
- . 2 Water wells one in planter by garage for House; one in middle of back yard for Sprinkler
- Roof- 40 year architectural Roof Shingles (14 years old)
- Siding-Cedar impressions & cultured stone and all AZAC trims
- Gutter Guard in all gutters
- New Loom and seed placed and Sprinkler system reconnected May 2024 because of New Septic
- Kitchen Gas connection available for cooktop/stove
- Sun Room Heat only, on slab with raised flooring for radiant heat (NO AC)
- Saltwater inground pool 33,000 gal; size 40x20; 3 ft deep at both ends & 6 ft deep in center;
 walk in steps at both ends

33 Moniz Drive, Westport, MA

Special Features - OUTSIDE

- Coy Pond
- Fenced In vegetable garden
- Tennis / Basketball Court with Lighting
- Stone Fire Pit
- Rock Gardens
- Playground/play set
- Pool Amenities (outside changing room & half bath)
- 40 x 20 Heated Saltwater inground pool with Spill Over Spa & Rock waterfall
- Storage room with pool equipment
- Perennial Flower gardens throughout property landscape

Special Features - INSIDE

- Walk In Closets with custom shelving in all bedrooms
- Flooring Tiger Wood
- Dumb waiter 150lbs
- Central Vacuum (Cannisters in garage closet)
- Custom built cabinets and millwork
- Granite countertops in kitchen, bathrooms, Sunroom, MB Home Office and Theater room
- Coffered ceilings and crown moldings throughout home
- Upper floor / finished Bonus Room
- Multi-level Theater Room with screen, projector, receiver & woofer, surround sound
- Water filtration system
- Full house generator
- Sun Room- built-in stainless steel Hood, Grill, Side Burner & mini fridge
- 1st Floor Laundry Room with custom cabinets
- Storage Room with custom shelving
- Whole House intercom
- Multi room sound system / central Hub in Mechanical Room

33 Moniz Drive, Westport, MA

INCLUDED with Sale

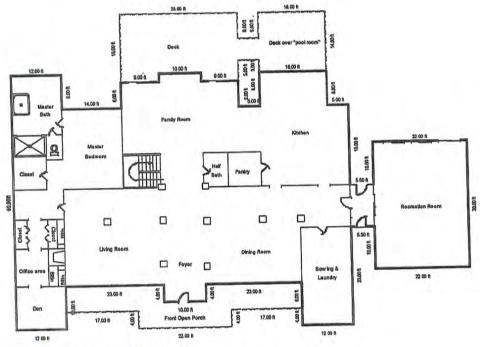
- All lighting
- Eliptacle bike
- All wall hangings except as noted below*
- Theater room couches, projector, screen and media equipment
- Kitchen and sunroom bar stools
- Outdoor playset
- Patio pergola
- Tennis court benches
- Pool storage bin, pool patio table and seating
- Master suite curio cabinet
- Leftover materials (tile, flooring, siding, trims, paint etc.)

EXCLUDED with Sale

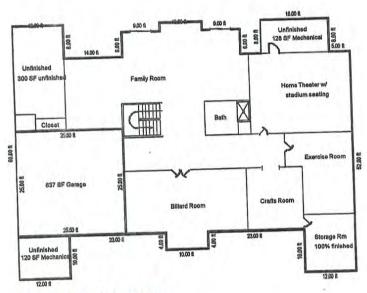
• Wall hangings and posters in theater room and game room



UPPER LEVEL



MAIN LEVEL



LOWER LEVEL

aim under your policy, you must furnish written notice in accordance with Section 3 of the Conditions. World-Wide Web site at http://www.stewart.com

ALTA Owner's Policy (6-17-06)

OWNER'S POLICY OF TITLE INSURANCE ISSUED BY



Any notice of claim and any other notice or statement in writing required to be given the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

- 1. Title being vested other than as stated in Schedule A.
- 2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from:
 - (a) A defect in the Title caused by:
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Unmarketable Title.
- 4. No right of access to and from the Land.
- The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning)
 restricting, regulating, prohibiting, or relating to:
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection
 - If a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
- An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the
 enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement
 referred to in that notice.
- The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
- Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.

Chairman of the Brand

Authorized Countersignature

Ronald J./Løwenstein

Parry River, MA

City, State

Stewart Company

TLE GUA TLE GUA TO 1908 S

President

Stewart Title Guaranty Company OWNER'S POLICY SCHEDULE A

LOAN

POLICY NUMBER

DATE OF POLICY

AMOUNT OF INSURANCE

POLICY NUMBER

O-9401-096620

DATE OF POLICY

5/7/2009

AMOUNT OF INSURANCE
\$162,500.00

OWNER'S

1. Name of Insured:

Joseph L. Moniz and Maria L. Moniz, by virtue of deed recorded in the Bristol County South District Registry of Deeds dated May 7, 2009 in Book , Page .

2. The estate or interest in the land which is covered by this policy is:

FEE SIMPLE

- 3. Title to the estate or interest in the land is vested in the insured.
- 4. The land herein described is encumbered by the following mortgage or deed of trust, and assignments:

NONE

5. The land referred to in this policy is described as follows:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Address of Property (For identification purposes only):

Street:

Vacant Land (Lot 3) East Side of Tickle Road North Side of American Legion

Highway

City:

Westport

State:

MA

Unit/Lot:

Condo/Subdiv:

This policy valid only if Schedule B is attached.

COUNTERSIGNED:

ΒY

Ronald J. Lowenstein/Authorized Signatory

Residence for:

he Moniz Ham

Residence Conceived by and Designed by:

American Legion Highway Westport, Massachusetts

DRAWING CONTENTS

TITLE SHEET

FOUNDATION PLAN

BASEMENT LAYOUT PLAN

A-16 BASEMENT LAYOUT PLAN (DIMENSIONAL)

FIRST FLOOR PLAN

FIRST FLOOR PLAN (DIMENSIONAL)

SECOND FLOOR PLAN

SECOND FLOOR PLAN (DIMENSIONAL)

ATTIC FLOOR PLAN

FRONT PORCH PLAN

REAR DECK & PATIO PLAN

SIDE PATIO PLAN

POOL STORAGE / EQUIPMENT SHED

ROOF PLAN

TYPICAL CROSS SECTION

TYPICAL DETAILS

INTERIOR ELEVATIONS

FRONT ELEVATION

RIGHT SIDE ELEVATION

REAR ELEVATION

LEFT ELEVATION A - 16

GENERAL CONSTRUCTION NOTES

G.C. TO VERIFY ALL BEAMS, COLUMNS AND FRAMING LUMBER FOR PROPER STRUCTURAL SIZING PRIOR TO CONSTRUCTION (G.C. TO VERIFY AND ADJUST FRAMING LUMBER SIZES IF REQ.)

THE PREPARER OF THESE PLANS SHALL BE HELD HARMLESS DUE TO THE FAILURE OF THE GC TO ACCOMMODATE THE ABOVE MENTIONED

IT IS THE RESPONSIBILITY OF THE GC TO COMMUNICATE ALL ALTERATIONS AND ADJUSTMENTS OF ANY COMPONENT INDICATED ON THESE PLANS DIRECTLY TO THE BUILDING INSPECTOR PRIOR TO PROCEEDING WITH ANY WORK

G.C. IS RESPONSIBLE TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION START

ALL CONCRETE WALLS TO BE 10" THICK, AND BOTTOM OF FOOTINGS TO BE A MINIMUM OF 48" BELOW GRADE FROM LOWEST TOP OF WALL ELEVATION (i.e. GARAGE DOOR MO.)

ALL WINDOWS TO BE ANDERSON WINDOWS 400 SERIES DP-50 RATED (WINDOW PROVIDER TO ORDER TEMPERED GLASS IN REQUIRED UNITS)

INTERIOR AND EXTERIOR DOOR STYLE TO BE DETERMINED BY OWNER

ALL WALLS TO BE 5/8" GWB TYPICALLY - BASEMENT LEVEL PERIMETER WALLS TO RECEIVE 5/8" DÉNS-ARMOR PLUS (NO EXCEPTIONS)

ALL DIMENSIONS ARE FROM EXTERIOR FACE OF STUD (PERIMETER WALLS) TO CENTER OF STUD (INTERIOR WALLS) G.C. TO VERIFY ALL DIMENSIONS DURING ROUGH FRAMING PHASE OF CONSTRUCTION

G.C. IS RESPONSIBLE TO VERIFY FINISH GRADE ELEVATIONS PER EXISTING FIELD CONDITIONS, AND COORDINATE ALL CONCRETE FOUNDATION WALL ELEVATIONS WITH CONCRETE SUB PRIOR TO ERECTION OF FORMS AND POURING OF CONCRETE

G.C. IS RESPONSIBLE TO PROVIDE A SAFE WORKING ENVIRONMENT FREE OF ALL HAZARDS BOTH PHYSICAL AND ENVIRONMENTAL AS BEST TO

ALL CONSTRUCTION TO CONFORM TO ALL LOCAL, STATE AND FEDERAL BUILDING CODES

THE DESIGNER/DRAFTSPERSON SHALL NOT BE RESPONSIBLE FOR THE SAFETY, CONSTRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE CONTRACTOR, TO CARRY OUT THE WORK IN ACCORDANCE WITH THE REQUIRED LATEST CODES.

DETAILS AND SECTION ON THE DRAWING ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" IMPLY ALL CONDITIONS ARE TREATED SIMILARLY.

DO NOT SCALE DRAWINGS

G.C. TO VERIFY ALL ADJUSTMENTS TO CONSTRUCTION WITH OWNERS PRIOR TO PROCEEDING WITH WORK.

G.C. TO OBTAIN THE SERVICES OF A LICENSED ARCHITECT OR ENGINEER IF SO REQUIRED BY BUILDING DEPARTMENT TO VERIFY ALL STRUCTURAL LOADS AND FRAMING SIZES

G.C. TO COORDINATE ALL ROOF TRUSSES WITH TRUSS MFG. G.C. IS RESPONSIBLE TO REVIEW AND COORDINATE ALL SHOP DRAWINGS FOR ALL TRUSSES.

G.C. TO COORDINATE ALL L.V.L. BEAM SIZING AND ALL STRUCTURAL LOADS AS REQUIRED. G.C. IS RESPONSIBLE TO REVIEW AND APPROVE BEAM SHOP DRAWINGS AND SPECIFICATIONS AND ALSO TO PROVIDE A SHOP DRAWING SIGNED AND SEALED BY A LICENSED MASSACHUSETTS ENGINEER TO THE BUILDING INSPECTOR

TRUSS MANUFACTURER TO PROVIDE A SHOP DRAWING SIGNED AND SEALED BY A LICENSED MASSACHUSETTS STRUCTURAL ENGINEER TO THE BUILDING INSPECTOR.

NOTES BELOW PER UPDATED 780 CMR REVIEW REFER TO DRAWING A-10 AND A-11 FOR APPLICABLE DETAILS

EXTERIOR WALLS

ALL EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C. WITH 1/2" PLYWOOD SHEATHING

PROVIDE DOUBLE 2x6 PLATES AND SILLS (PRESSURE TREATED AT FOUNDATIONS)

PROVIDE 2x6 BLOCKING AT ALL HORIZONTAL PLYWOOD JOINTS

PROVIDE 8d NAILS AT 6" O.C. ALONG ALL PANEL EDGES AND 12" O.C. AT INTERMEDIATE STUDS

INTERIOR BEARING WALLS

ALL INTERIOR BEARING WALLS TO BE 2x6 STUDS @ 16" O.C. WITH BLOCKING AT 4'-0" O.C. VERTICAL ALONG HEIGHTS OF STUDS w/ 5/8" GWB BOTH SIDES

PROVIDE TRIPLE 2x6 PLATES AND DOUBLE 2X6 SILLS

PROVIDE 5d NAILS AT 4" O.C. ALONG 5/8" GWB PANEL EDGE AND 12" O.C. AT INTERMEDIATE STUDS

INTERIOR NON LOAD BEARING WALLS

ALL INTERIOR NON LOAD BEARING WALLS TO PE ZX4 STUDS @ 16" O.C. w/ 5/8" GWB BOTH SIDES

PROVIDE DOUBLE 2x4 PLATES AND SINGLE 2X4 SILLS

PROVIDE 5d NAILS AT 4" O.C. ALONG 5/8" GWB PANEL EDGE AND 12" O.C. AT INTERMEDIATE STUDS

GENERAL CONSTRUCTION NOTES:

ALL NAILING SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE - APPENDIX "C"

UNLESS OTHERWISE NOTED ALL HEADERS AT EXTERIOR WALLS SHALL BE TRIPLE 2x6 w/ 1/2" PLYWOOD CONTIN.

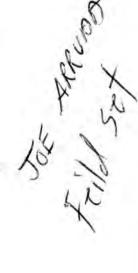
PROVIDE 2x6 JAMB POSTS AT END OF TRIPLE HEADERS (1) JACK, (1) FULL HEIGHT AT EXTERIOR WALLS

ALL MISC. METAL CLIPS AND CONNECTORS TO BE "SIMPSON STRONG TIE" - NO EXCEPTIONS SIMPSON MTS12 AT ROOF TRUSS TO TOP PLATES) SIMPSON ABU44 (COLUMN BASE AT EXTERIOR POSTS) SIMPSON BCS2-3/6 (COLUMN CAP AT EXTERIOR POSTS)

PROVIDE 5/8" DIA. 12" LONG ANCHOR BOLTS AT 48" O.C. w/ OVERSIZED WASHER, LOCKING RING AND NUT

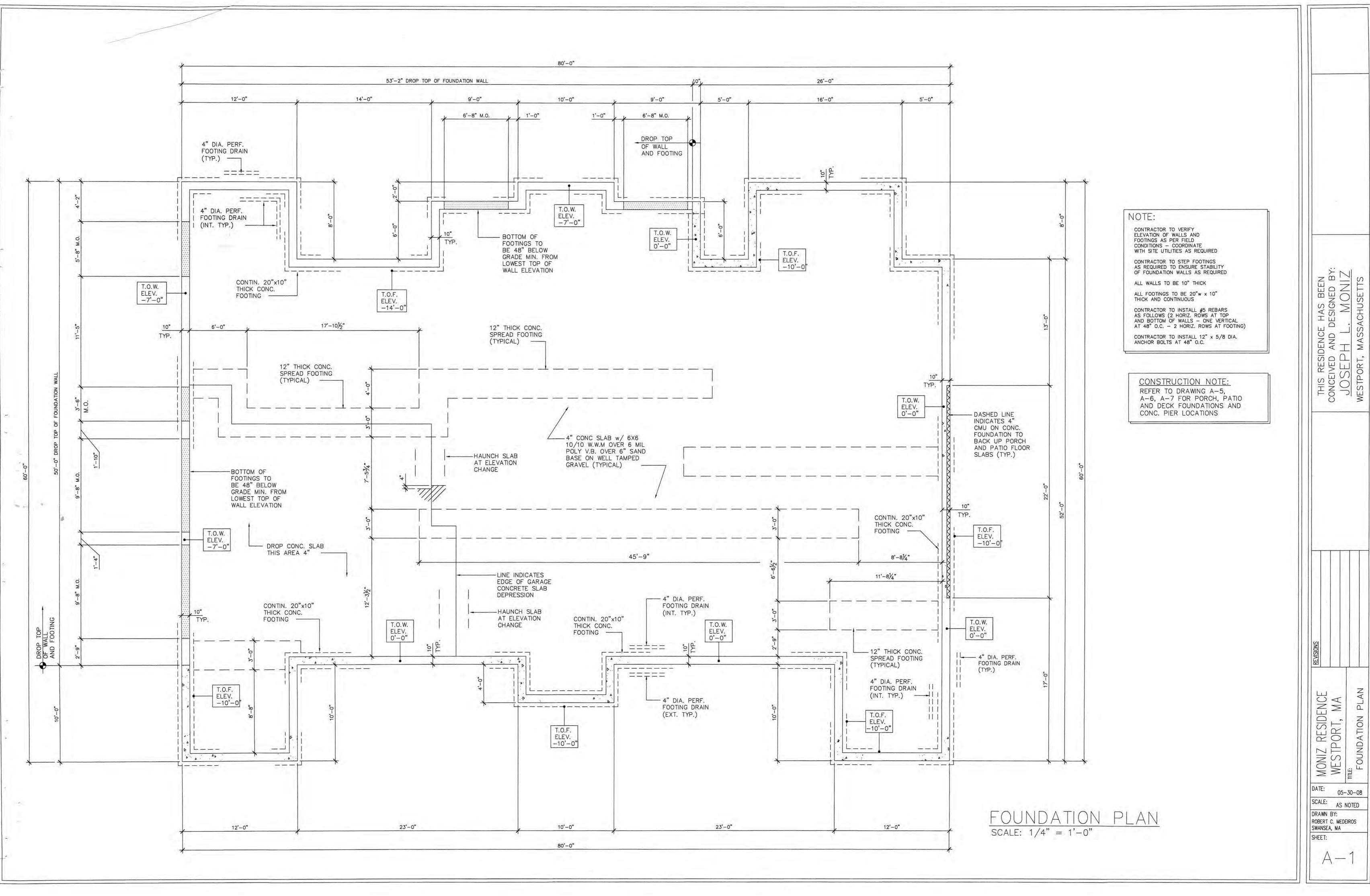
ALL WINDOWS TO BE ANDERSEN SERIES 400 DP-50 RATED UPGRADE

WINDOW SUPPLIER TO PROVIDE TEMPERED GLASS AT REQUIRED WINDOWS (I.E. MASTER BATH, WINDOWS WITH SILLS AT 18" A.F.F. AND LOWER)

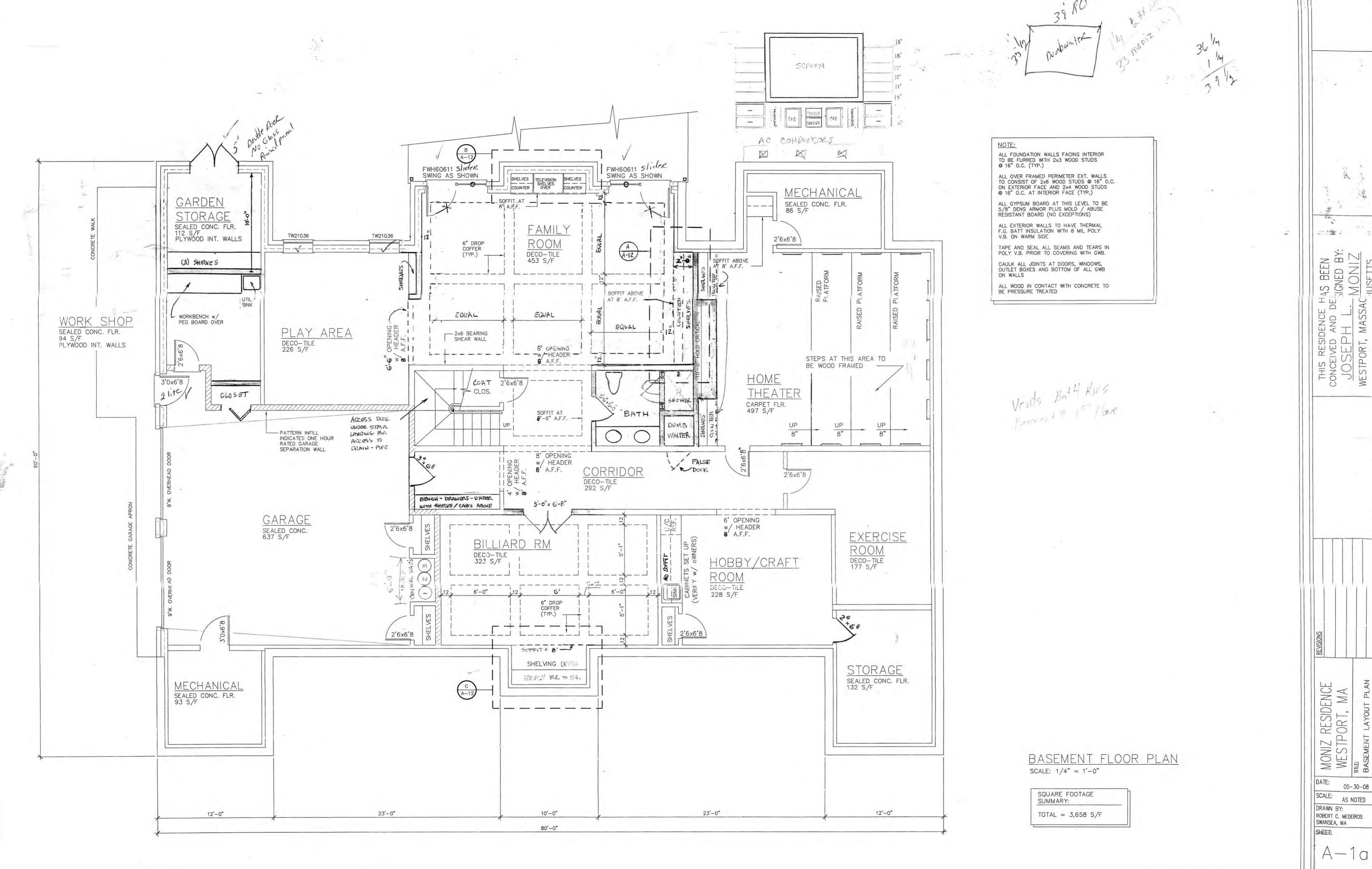


AS NOTED DRAWN BY: ROBERT C. MEDEIROS SWANSEA, MA

MONIZ RESIDENCE WESTPORT, MA TITLE SHEET



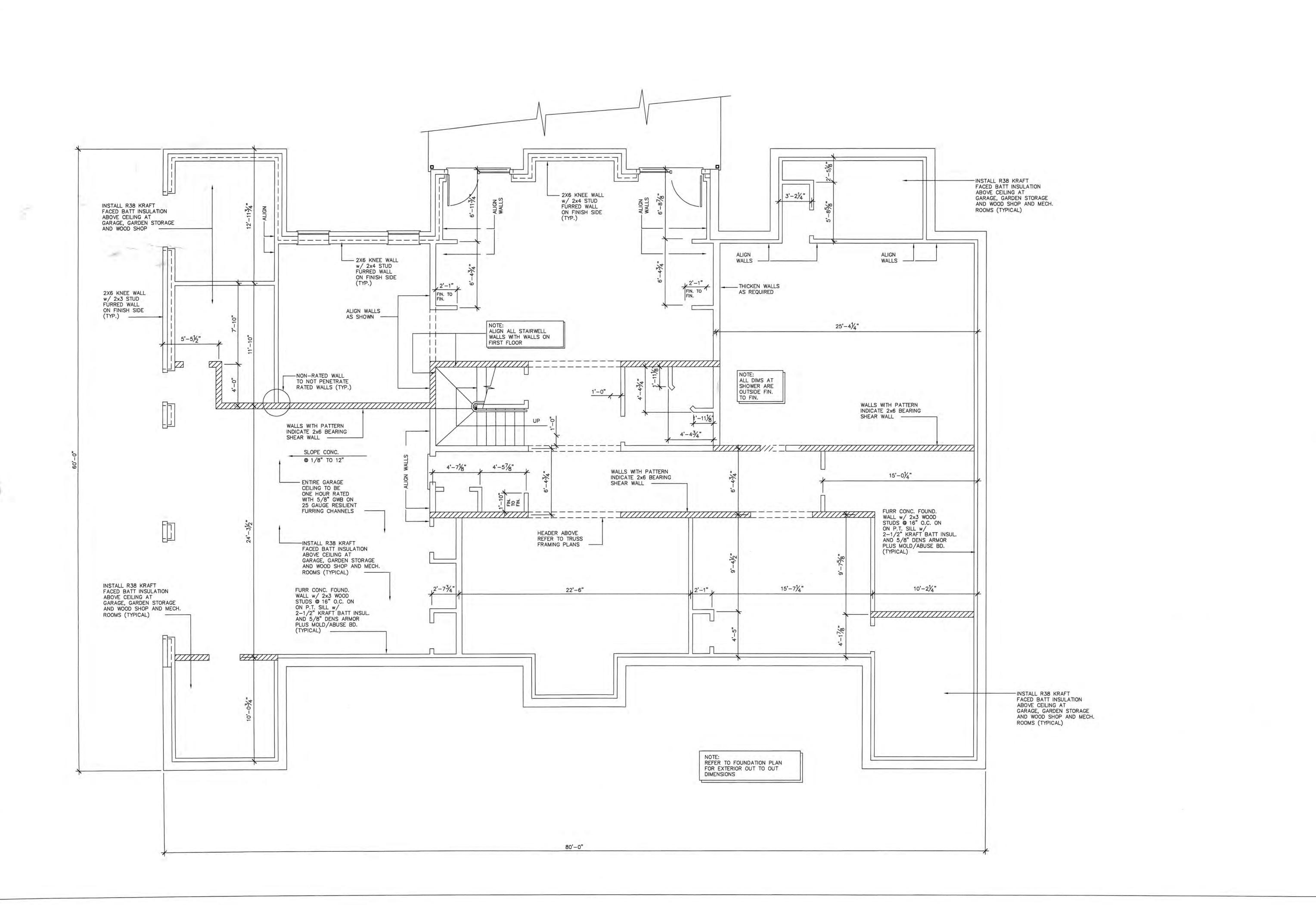
05-30-08 AS NOTED



AS NOTED DRAWN BY: ROBERT C. MEDEIROS SWANSEA, MA

05-30-08

A-1a



CONCEIVED AND DESIGNED BY:

JOSEPH L. MONIZ

IDENCE

, MA

r LAYOUT

ILAYOUT

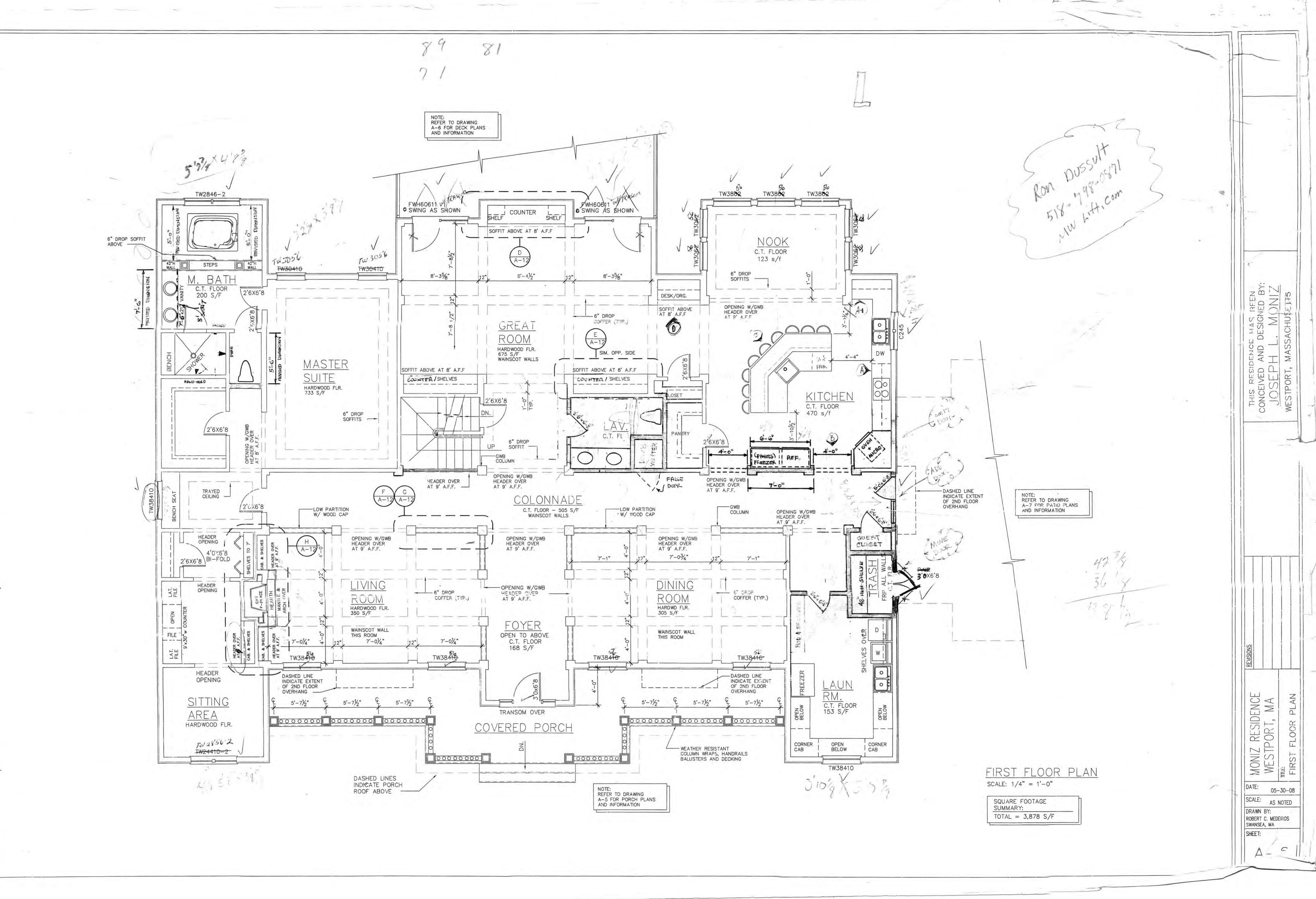
MONIZ RESIDENCE
WESTPORT, MA

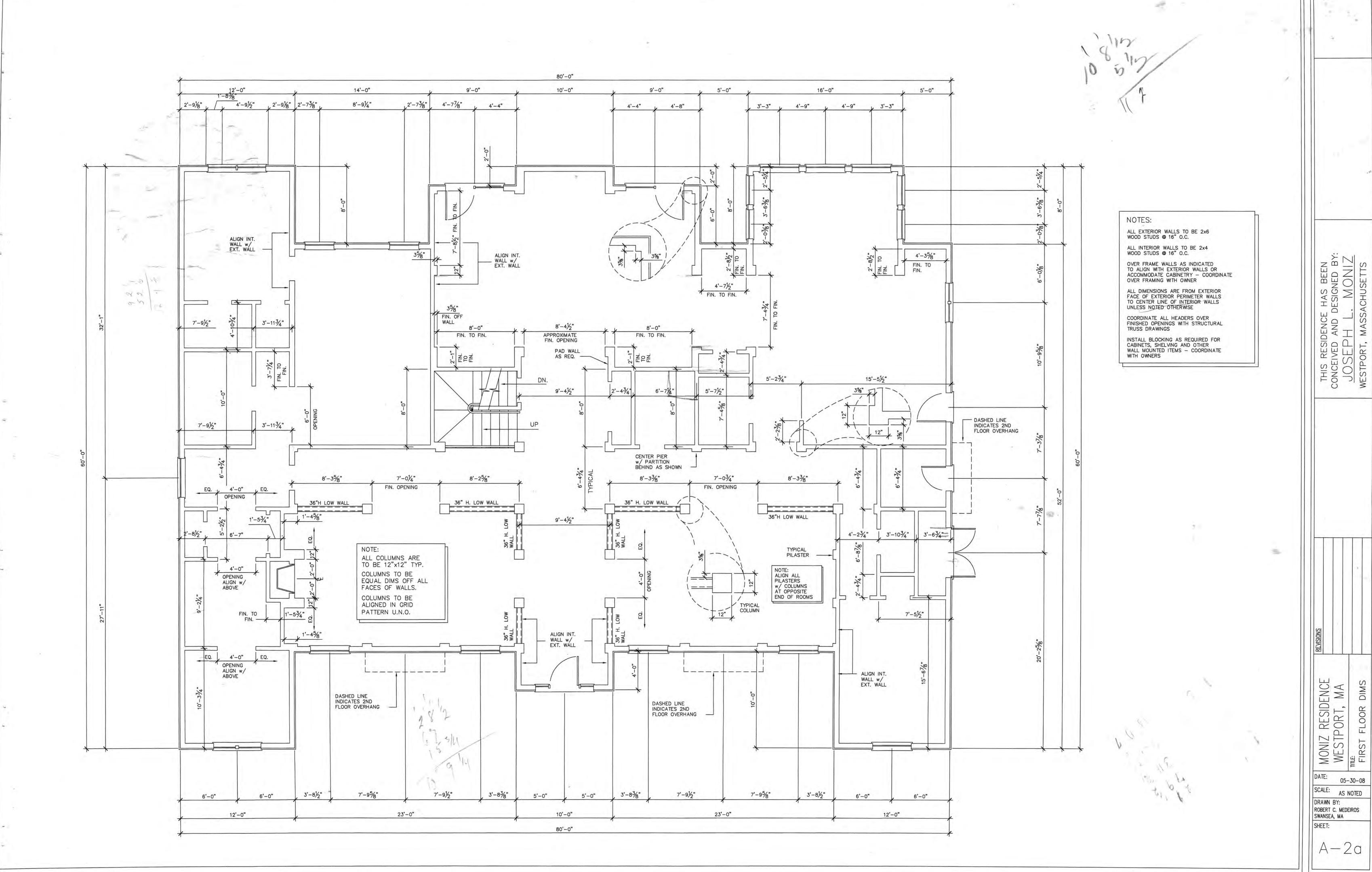
"TE: BASEMENT LAYOUT
PLAN - DIMS.

DATE: 05-30-08
SCALE: AS NOTED

DRAWN BY:
ROBERT C. MEDEIROS
SWANSEA, MA
SHEET:

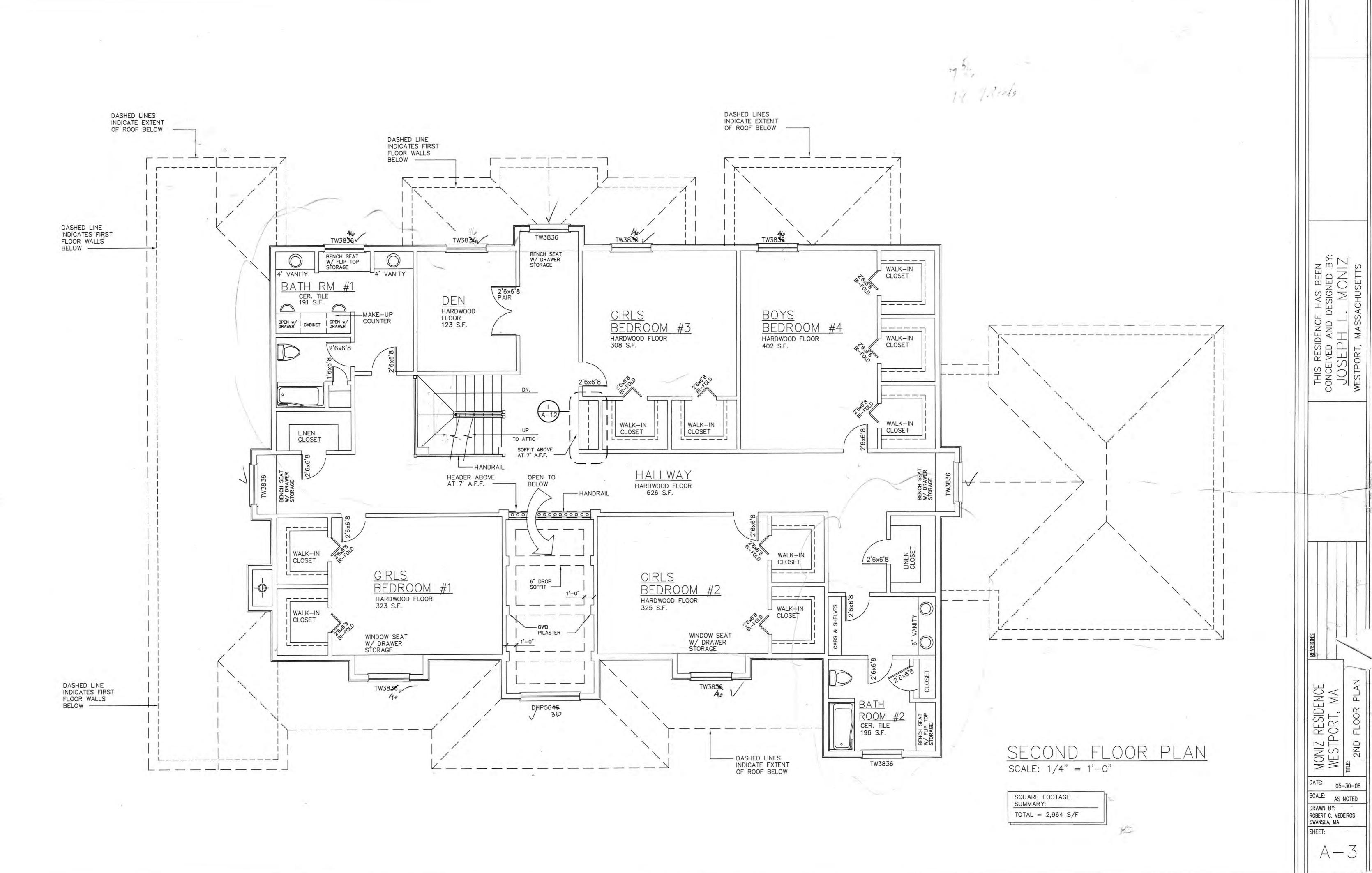
A-1b





05-30-08

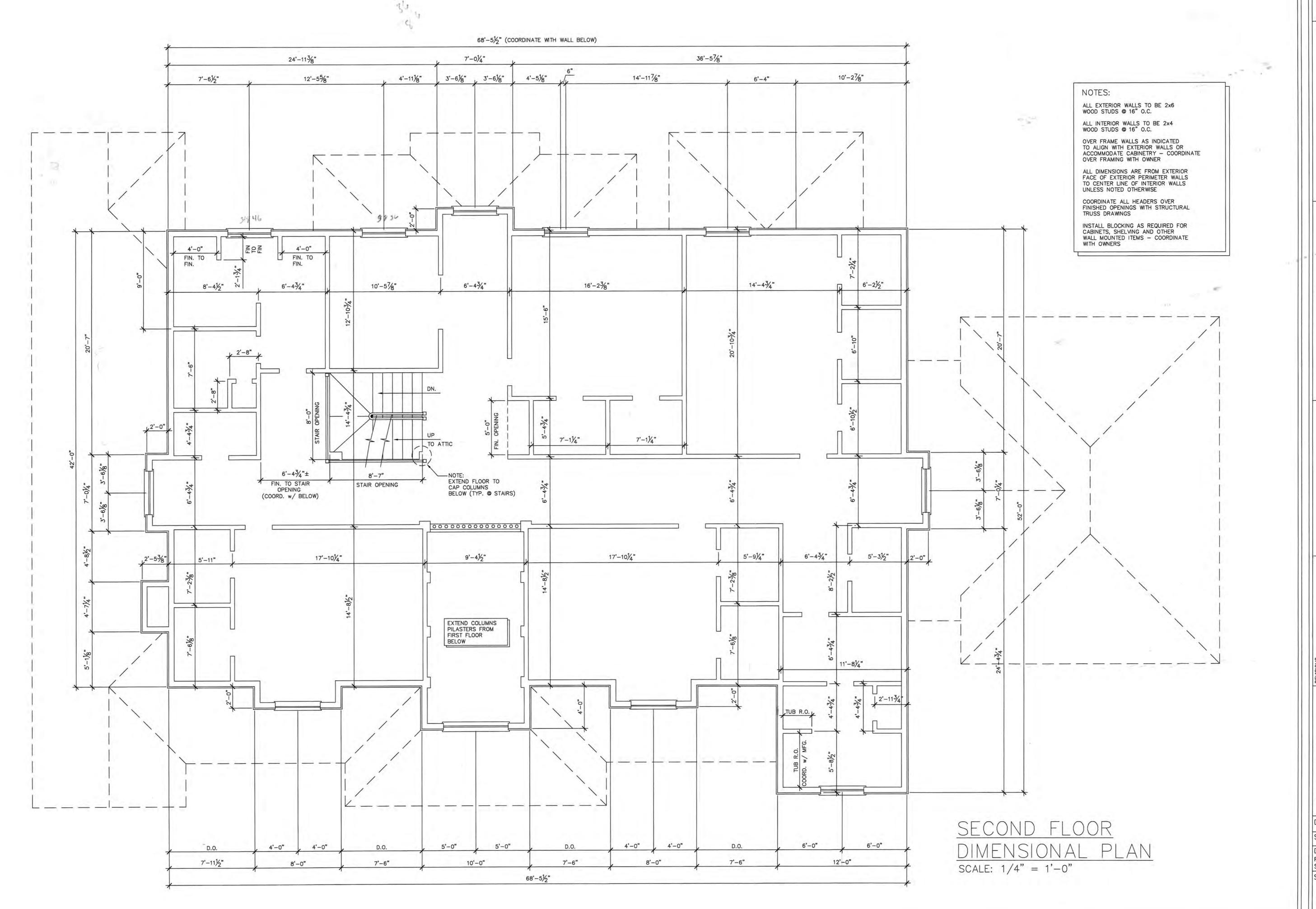
A-2a



MONIZ RESIDENCE WESTPORT, MA 05-30-08

AS NOTED DRAWN BY: ROBERT C. MEDEIROS

A-3



THIS RESIDENCE HAS BEEN
CONCEIVED AND DESIGNED BY:
JOSEPH L. MONIZ
WESTPORT, MASSACHUSETTS

KEVISIONS

MONIZ RESIDENCE WESTPORT, MA me: 2ND FLOOR PLAN

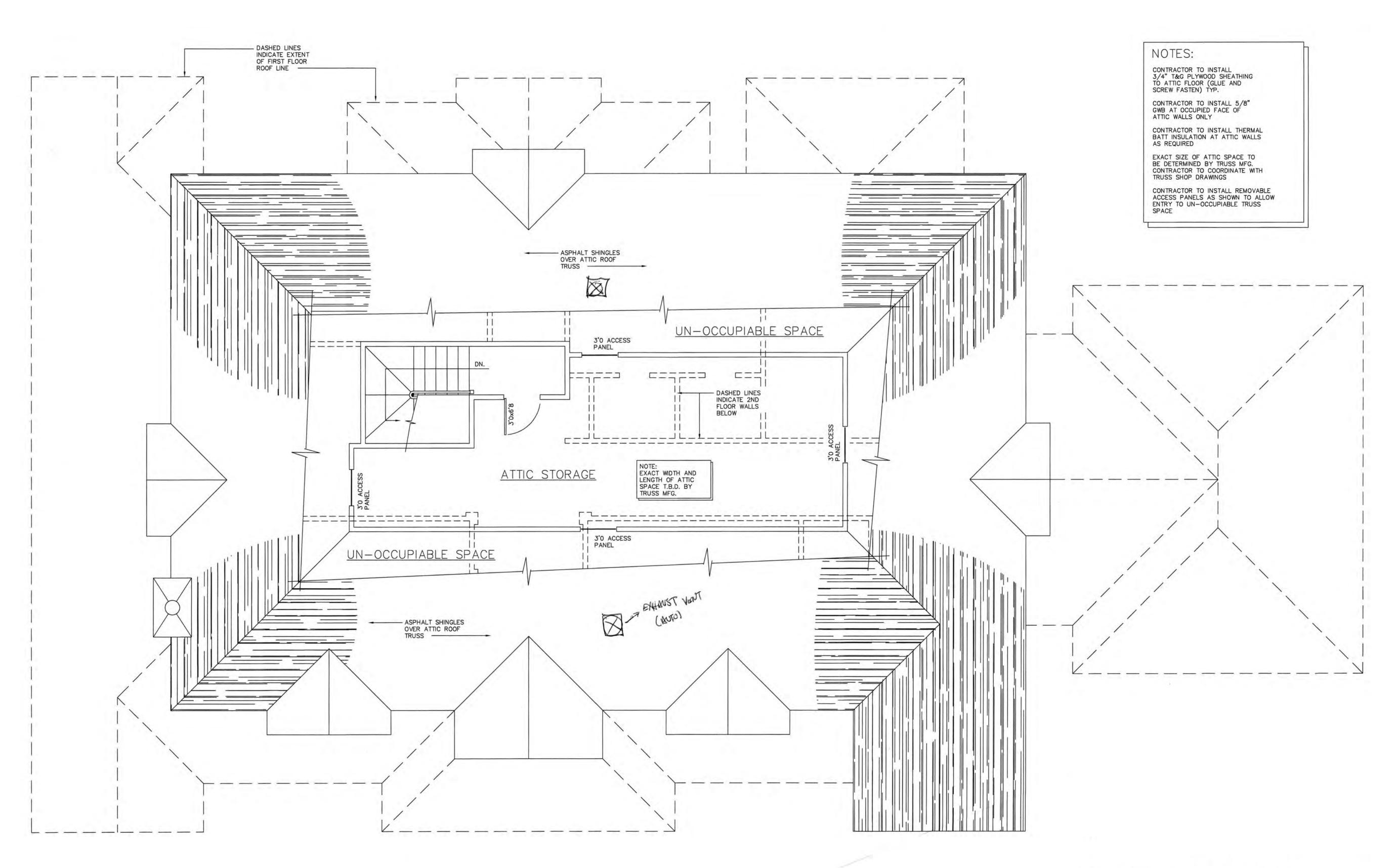
DATE: 05-30-08

SCALE: AS NOTED

DRAWN BY:
ROBERT C. MEDEIROS
SWANSEA, MA

SWANSEA, MA
SHEET:

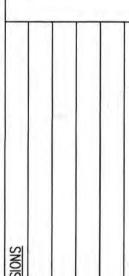
A-3a



ATTIC FLOOR PLAN

SCALE: 1/4" = 1'-0"

THIS RESIDENCE HAS BEEN
CONCEIVED AND DESIGNED BY:
JOSEPH L. MONIZ
WESTPORT, MASSACHUSETTS



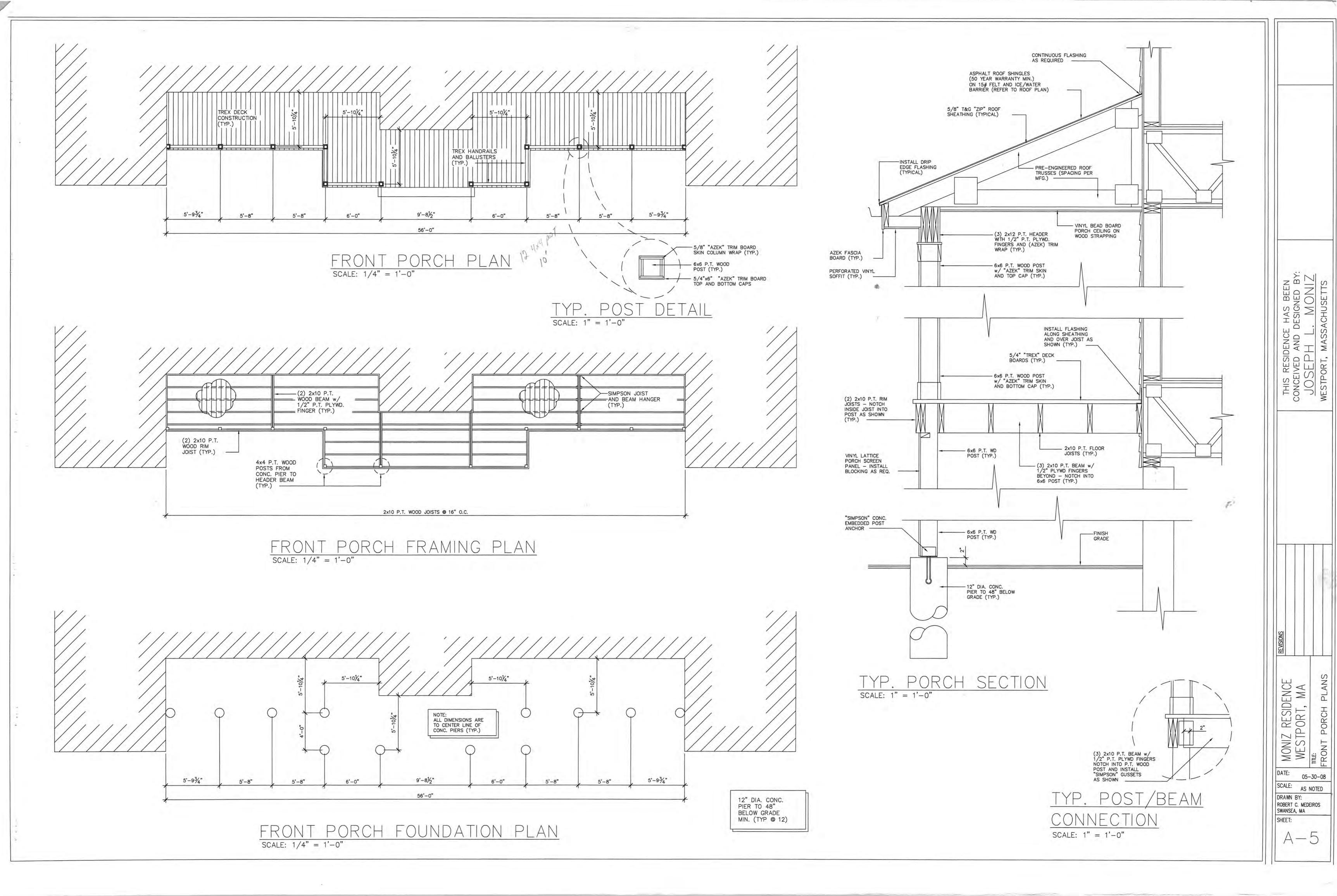
MONIZ RESIDENCE WESTPORT, MA ATTIC FLOOR PLAN

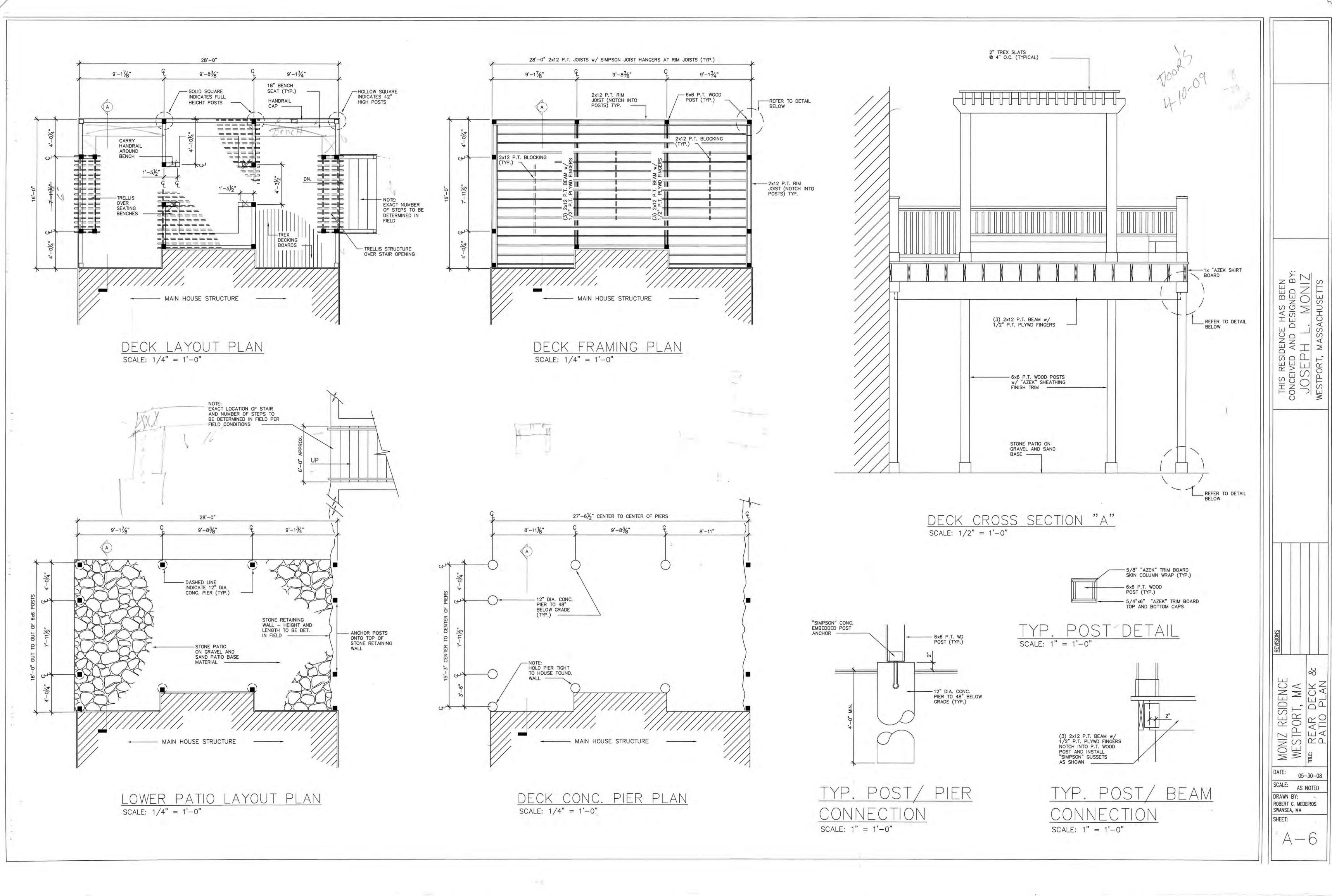
DATE: 05-30-08

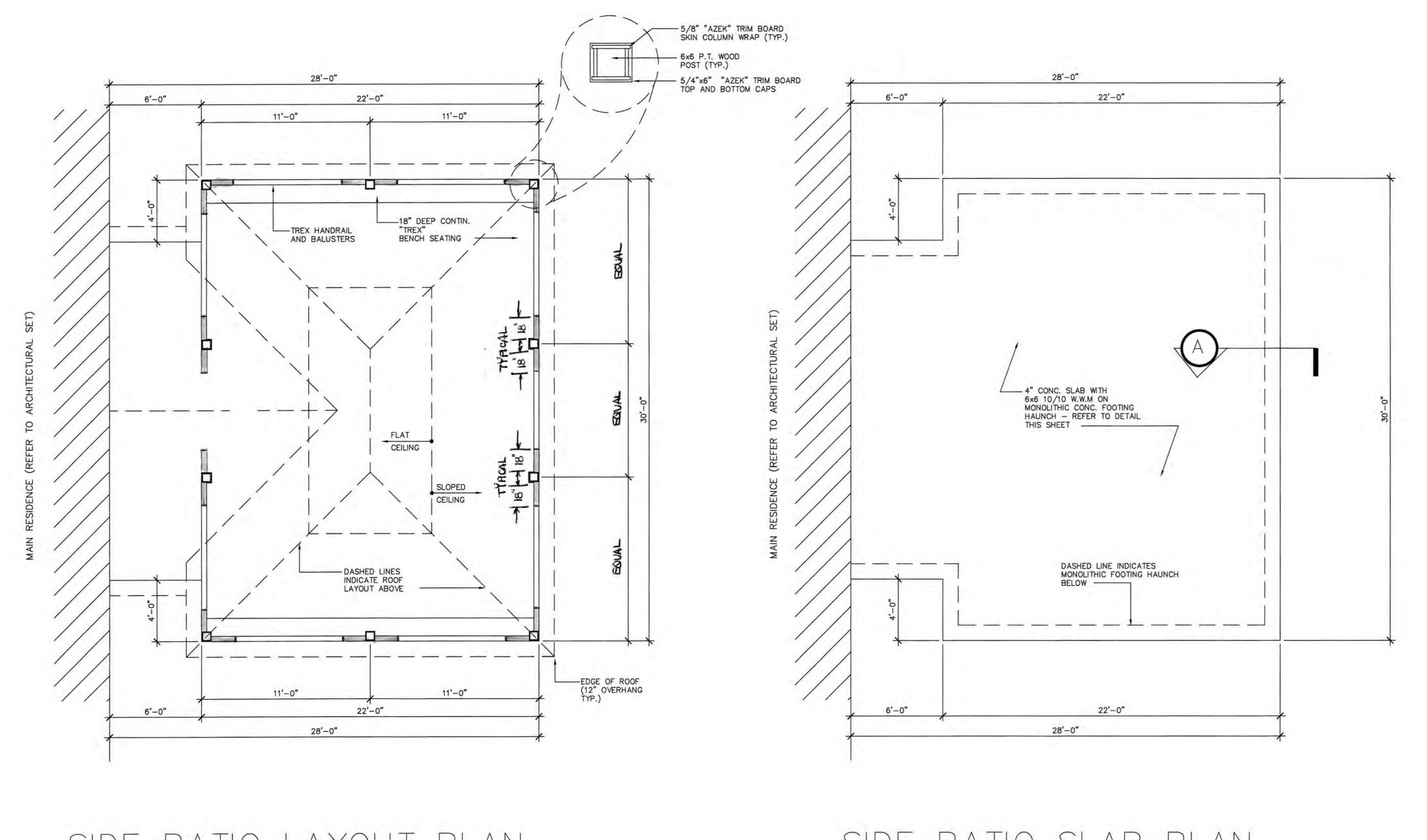
SCALE: AS NOTED

DRAWN BY: ROBERT C. MEDEIROS SWANSEA, MA SHEET:

A-4







SIDE PATIO SLAB PLAN
scale: 1/4" = 1'-0"

ASPHALT ROOF SHINGLES (40 YEAR WARRANTY MIN.) 5/8" T&G "ZIP" ROOF SHEATHING (TYPICAL) PRE-ENGINEERED ROOF TRUSSES (SPACING PER MFG.) - INSTALL DRIP EDGE FLASHING (TYPICAL) VINYL BEAD BOARD PORCH CEILING ON WOOD STRAPPING — (3) 2x12 P.T. HEADER WITH 1/2" P.T. PLYWD. FINGERS AND (AZEK) TRIM WRAP (TYP.) AZEK FASCIA BOARD -— 6x6 P.T. WOOD POST w/ "AZEK" TRIM SKIN AND TOP CAP (TYP.) CONTIN. PERF. VINYL SOFFIT - 6x6 P.T. WOOD POST w/ "AZEK" TRIM SKIN AND BOTTOM CAP (TYP.) "SIMPSON" CONC. EMBEDDED POST ANCHOR — 4" CONC. SLAB WITH 6x6 10/10 W.W.M. (TYP.) FINISH GRADE -- REMOVE ALL VIRGIN
TOP SOIL AND INSTALL
COMPACTED GRAVEL
WELL TAMPED AND LEVEL
(TYPICAL) 12" CONC. F00TING∆ —12" WASHED STONE BED WELL TAMPED UNDER ENTIRE FOOTING — TYP. 12"

TYPICAL SECTION "A"

SCALE: 1" = 1'-0"

SIDE PATIO LAYOUT PLAN

SCALE: 1/4" = 1'-0"

DRAWN BY:
ROBERT C. MEDEIROS
SWANSEA, MA
SHEET:

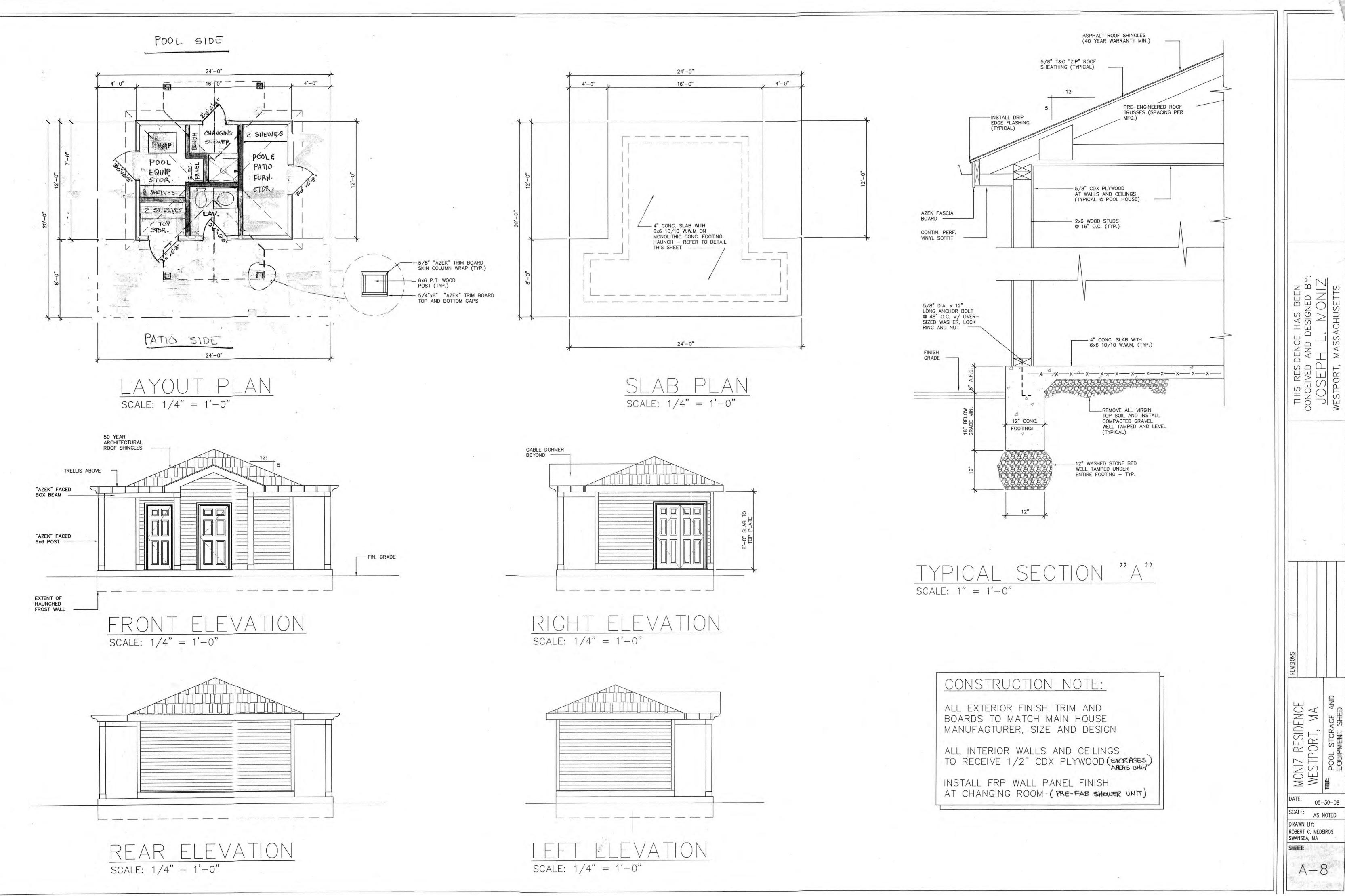
MONIZ RESIDENCE WESTPORT, MA "TE: SIDE PATIO PLAN

05-30-08

THIS RESIDENCE HAS BEEN CONCEIVED AND DESIGNED BY:

JOSEPH L. MONIZ
WESTPORT, MASSACHUSETTS

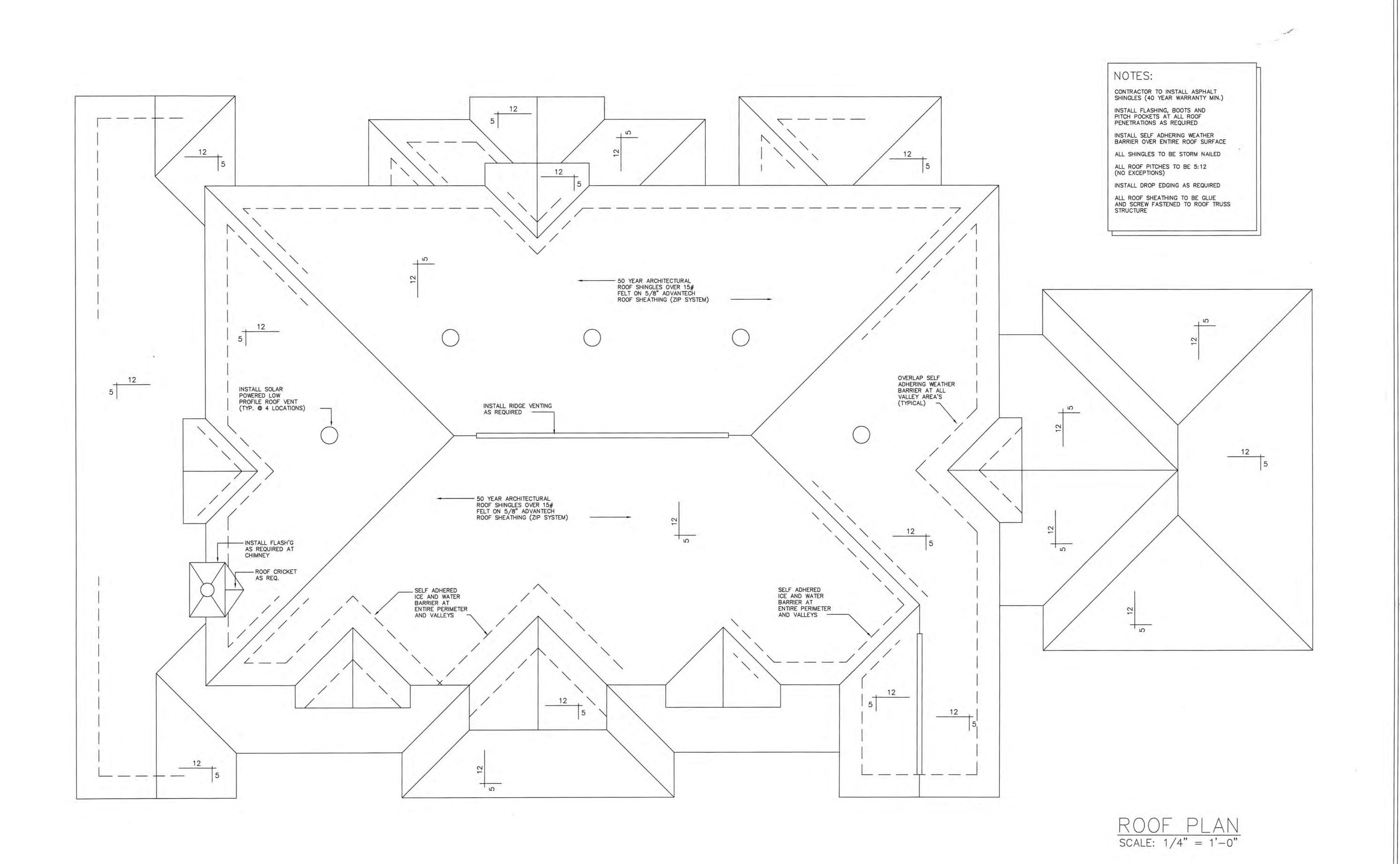
A-/



MONIZ RESIDENCE
WESTPORT, MA
FOOL STORAGE AND
EQUIPMENT SHED

05-30-08 SCALE: AS NOTED DRAWN BY: ROBERT C. MEDEIROS SWANSEA, MA

A-8



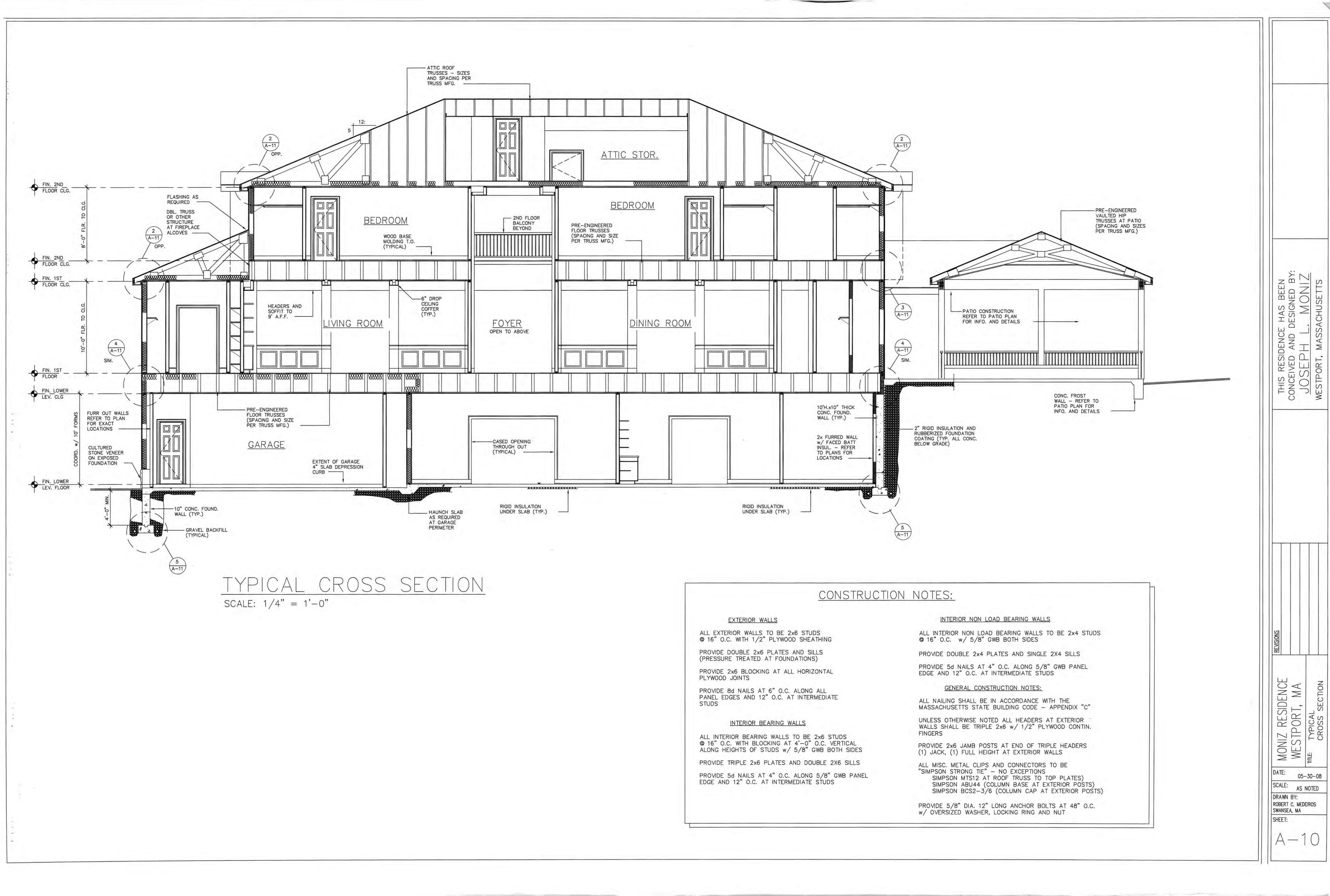
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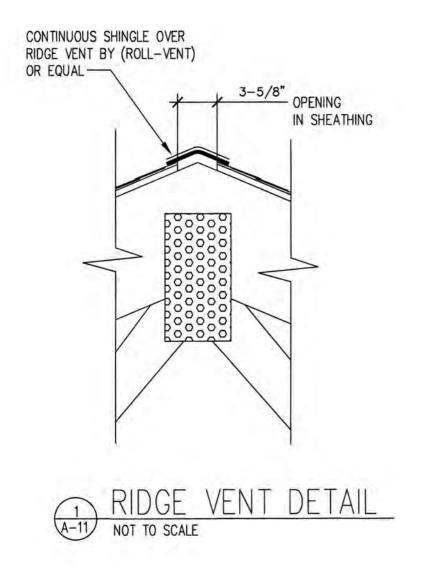
JOSEPH L. MONIZ
WESTPORT, MASSACHUSETTS

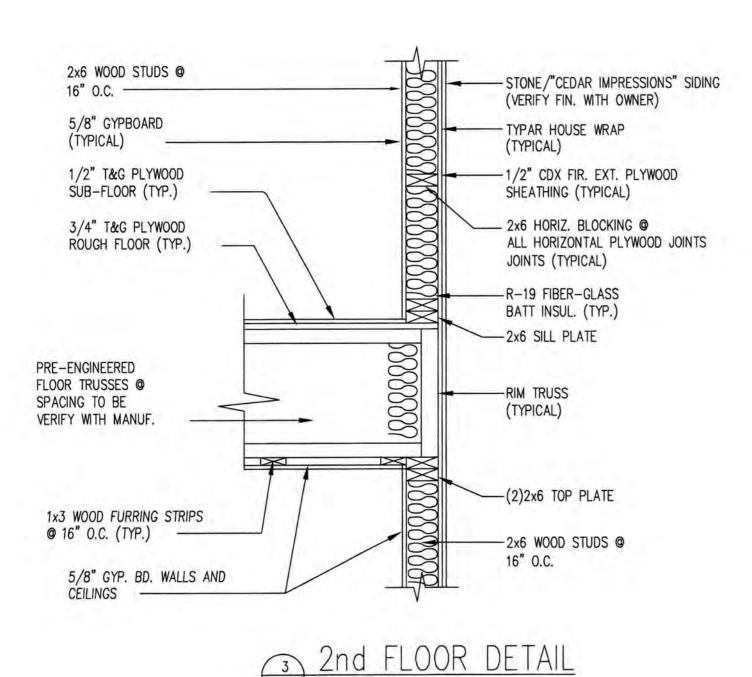
MONIZ RESIDENCE WESTPORT, MA ROOF PLAN

05-30-08 SCALE: AS NOTED

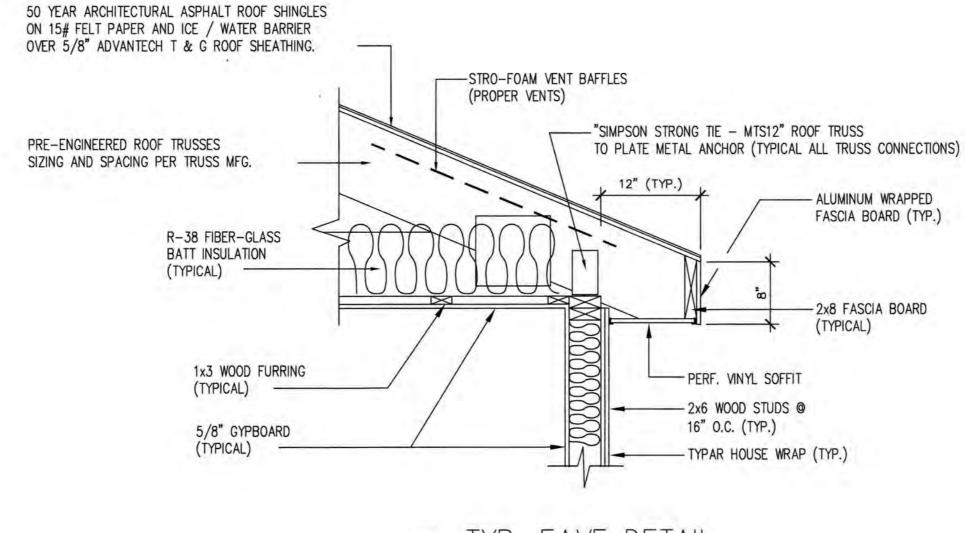
DRAWN BY: ROBERT C. MEDEIROS SWANSEA, MA SHEET:





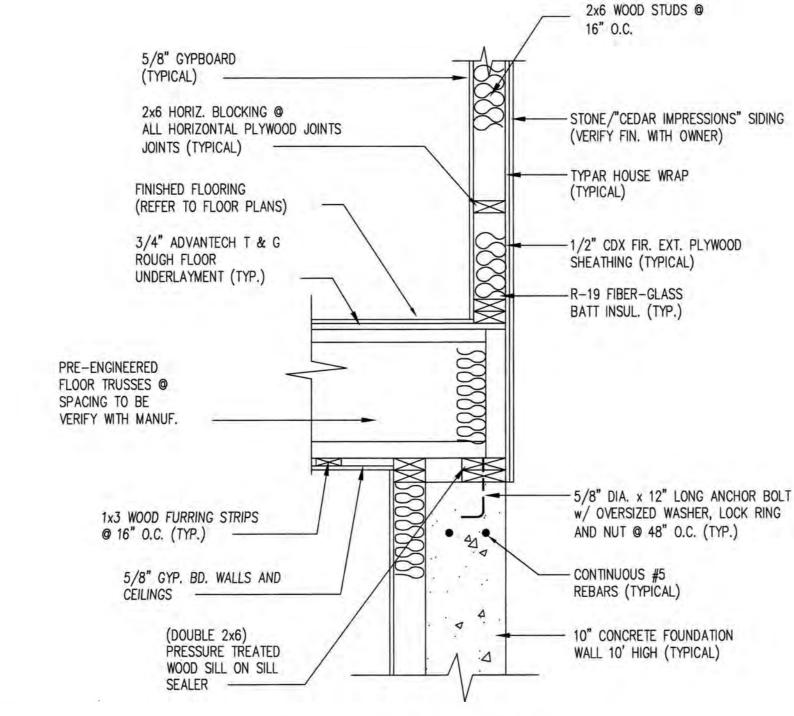


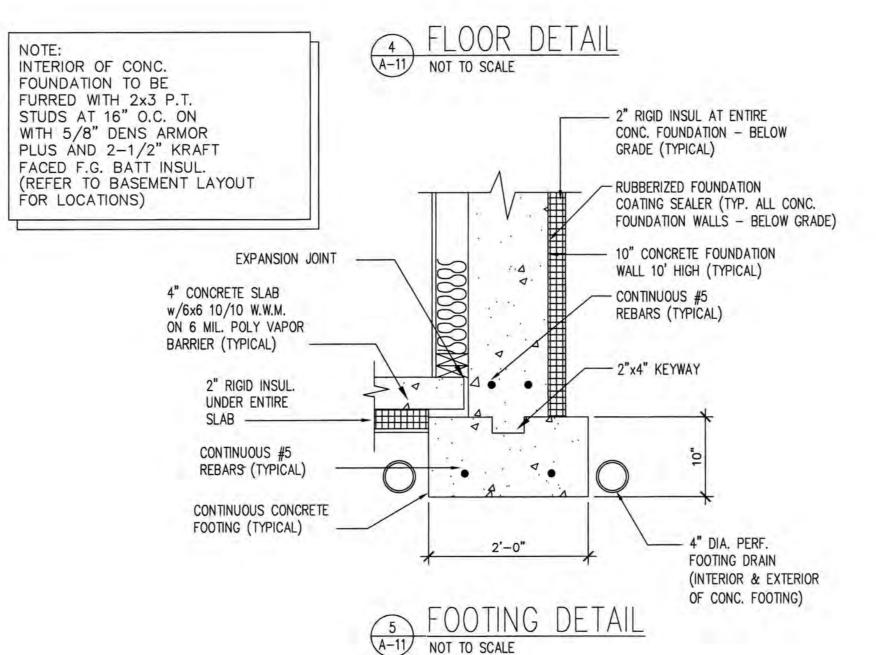
A-11) NOT TO SCALE



TYP. EAVE DETAIL

NOT TO SCALE





CONSTRUCTION NOTES:

EXTERIOR WALLS

ALL EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C. WITH 1/2" PLYWOOD SHEATHING

PROVIDE DOUBLE 2x6 PLATES AND SILLS (PRESSURE TREATED AT FOUNDATIONS)

PROVIDE 2x6 BLOCKING AT ALL HORIZONTAL PLYWOOD JOINTS

PROVIDE 8d NAILS AT 6" O.C. ALONG ALL PANEL EDGES AND 12" O.C. AT INTERMEDIATE STUDS

INTERIOR BEARING WALLS

ALL INTERIOR BEARING WALLS TO BE 2x6 STUDS @ 16" O.C. WITH BLOCKING AT 4'-0" O.C. VERTICAL ALONG HEIGHTS OF STUDS w/ 5/8" GWB BOTH SIDES

PROVIDE TRIPLE 2x6 PLATES AND DOUBLE 2X6 SILLS

PROVIDE 5d NAILS AT 4" O.C. ALONG 5/8" GWB PANEL EDGE AND 12" O.C. AT INTERMEDIATE STUDS

INTERIOR NON LOAD BEARING WALLS

ALL INTERIOR NON LOAD BEARING WALLS TO BE 2x4 STUDS @ 16" O.C. w/ 5/8" GWB BOTH SIDES

PROVIDE DOUBLE 2x4 PLATES AND SINGLE 2X4 SILLS

PROVIDE 5d NAILS AT 4" O.C. ALONG 5/8" GWB PANEL EDGE AND 12" O.C. AT INTERMEDIATE STUDS

GENERAL CONSTRUCTION NOTES:

ALL NAILING SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE - APPENDIX "C"

UNLESS OTHERWISE NOTED ALL HEADERS AT EXTERIOR WALLS SHALL BE TRIPLE 2x6 w/ 1/2" PLYWOOD CONTIN. FINGERS

PROVIDE 2x6 JAMB POSTS AT END OF TRIPLE HEADERS (1) JACK, (1) FULL HEIGHT AT EXTERIOR WALLS

ALL MISC. METAL CLIPS AND CONNECTORS TO BE
"SIMPSON STRONG TIE" - NO EXCEPTIONS
SIMPSON MTS12 AT ROOF TRUSS TO TOP PLATES)
SIMPSON ABU44 (COLUMN BASE AT EXTERIOR POSTS)
SIMPSON BCS2-3/6 (COLUMN CAP AT EXTERIOR POSTS)

PROVIDE 5/8" DIA. 12" LONG ANCHOR BOLTS AT 48" O.C. w/ OVERSIZED WASHER, LOCKING RING AND NUT

ROOF VENTILATION CALCULATIONS

GENERAL NOTE:

G.C. TO PROVIDE 1 SQUARE FOOT OF FREE VENT AREA TO EVERY 150 SQUARE FEET OF CEILING AREA:

VENTILATION PROVIDED:

G.C. TO COORDINATE ADEQUATE MEANS OF ROOF VENTILATION TO ACCOMMODATE ALL CODE REQUIREMENTS. VERIFY VENTING TOTALS WITH VENT MANUF. PRIOR TO INSTALLATION

THIS RESIDENCE HAS BEEN CONCEIVED AND DESIGNED BY:

JOSEPH L. MONIZ
WESTPORT, MASSACHUSETTS

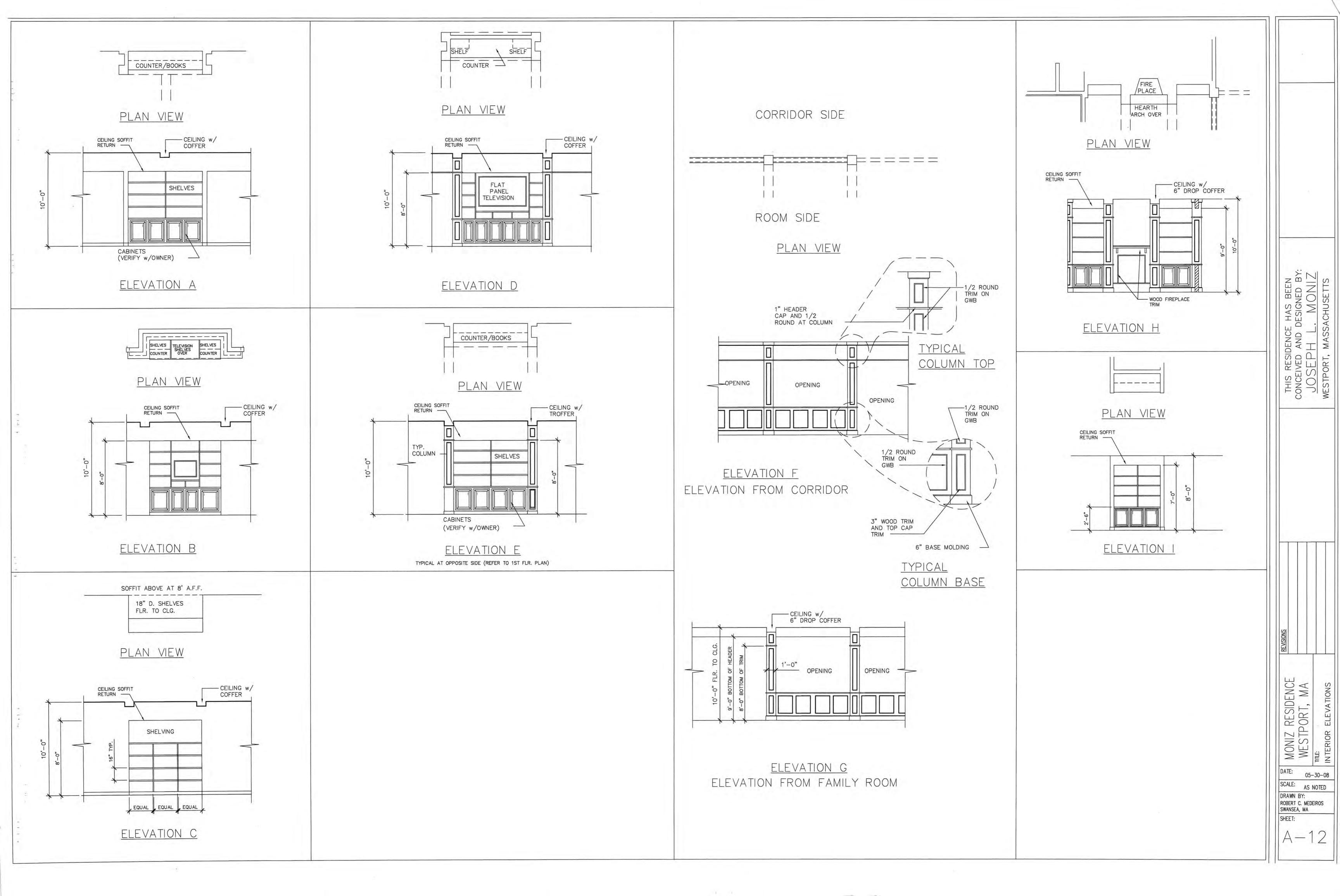
NC VISIONS

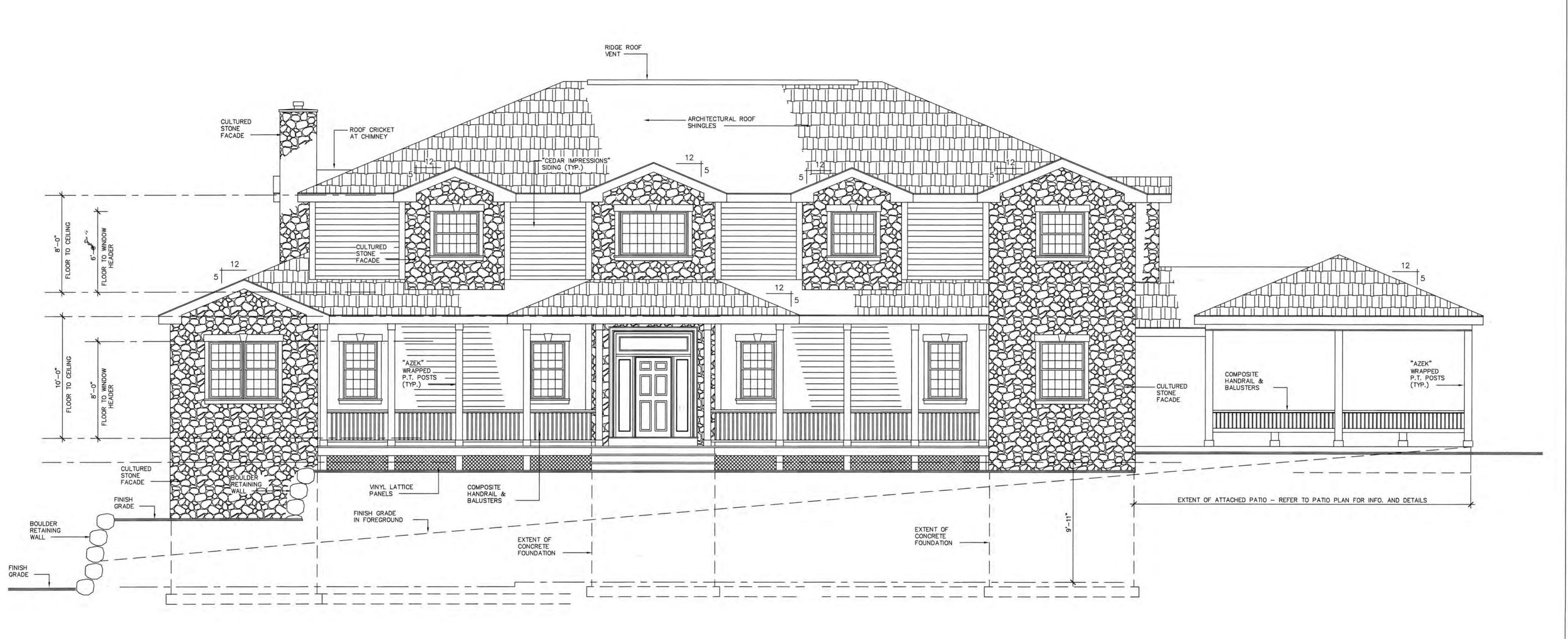
MONIZ RESIDENCE WESTPORT, MA TYP. DETAILS

SCALE: AS NOTED

DRAWN BY:
ROBERT C. MEDEIROS
SWANSEA, MA

A - 11





FRONT ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:
ALL EXPOSED CONCRETE FOUNDATION
SURFACES TO BE FACED WITH CULTURED
STONE

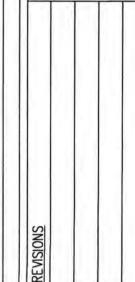
Double 7' SUEDE

5' Smooth corner Boards

Bead Board soffets vented

THIS RESIDENCE HAS BEEN CONCEIVED AND DESIGNED BY:

JOSEPH L. MONIZ
WESTPORT, MASSACHUSETTS



MONIZ RESIDENCE
WESTPORT, MA
FRONT ELEVATION

DATE: 05-30-08

SCALE: AS NOTED

DRAWN BY:
ROBERT C. MEDEIROS
SWANSEA, MA

A - 13



NOTE:
ALL EXPOSED CONCRETE FOUNDATION
SURFACES TO BE FACED WITH CULTURED
STONE

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

THIS RESIDENCE HAS BEEN
CONCEIVED AND DESIGNED BY:
JOSEPH L. MONIZ
WESTPORT, MASSACHUSETTS

REVISIONS

MONIZ RESIDENCE WESTPORT, MA me: RIGHT ELEVATION

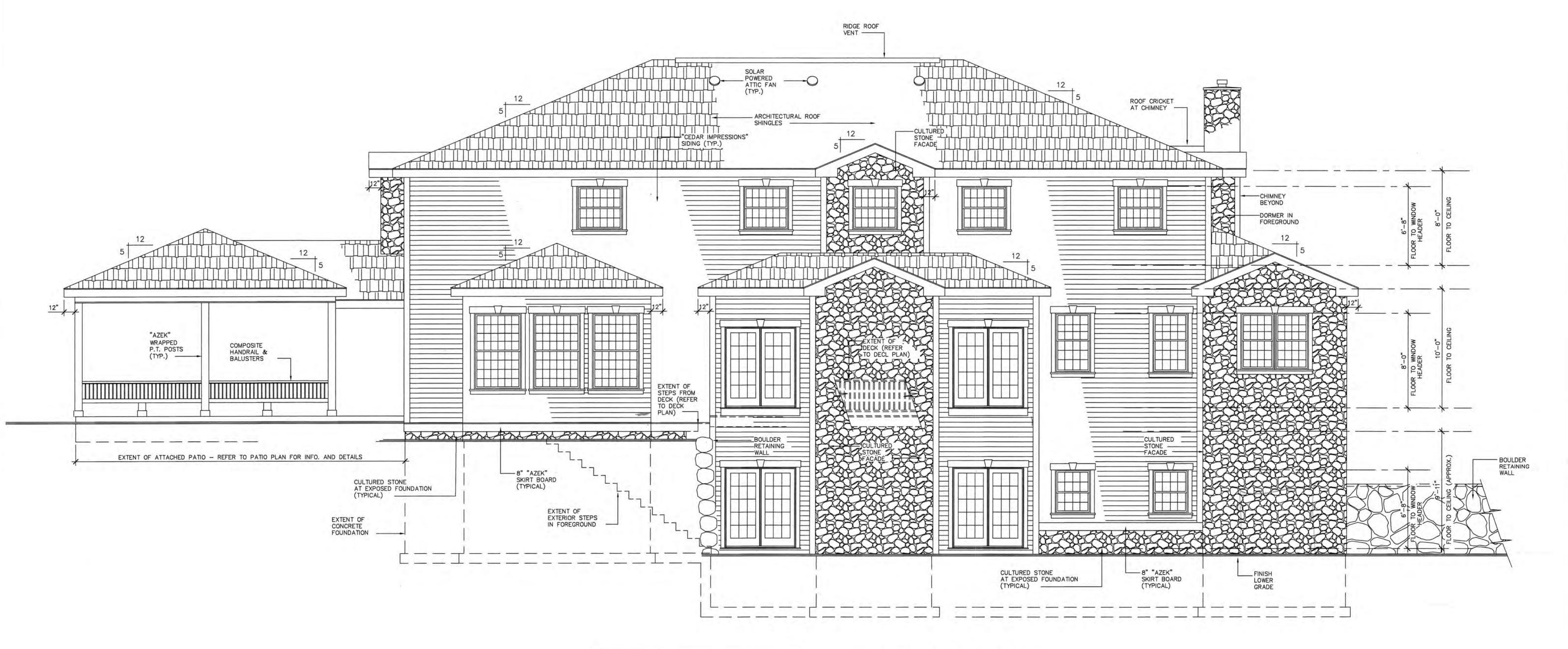
DATE: 05-30-08

SCALE: AS NOTED

DRAWN BY:
ROBERT C. MEDEIROS
SWANSEA, MA

WANSEA, MA
HEET:

A-14



NOTE:
ALL EXPOSED CONCRETE FOUNDATION
SURFACES TO BE FACED WITH CULTURED
STONE

REAR ELEVATION

SCALE: 1/4" = 1'-0"

THIS RESIDENCE HAS BEEN
CONCEIVED AND DESIGNED BY:
JOSEPH L. MONIZ
WESTPORT, MASSACHUSETTS

REVISIONS

MONIZ RESIDENCE WESTPORT, MA

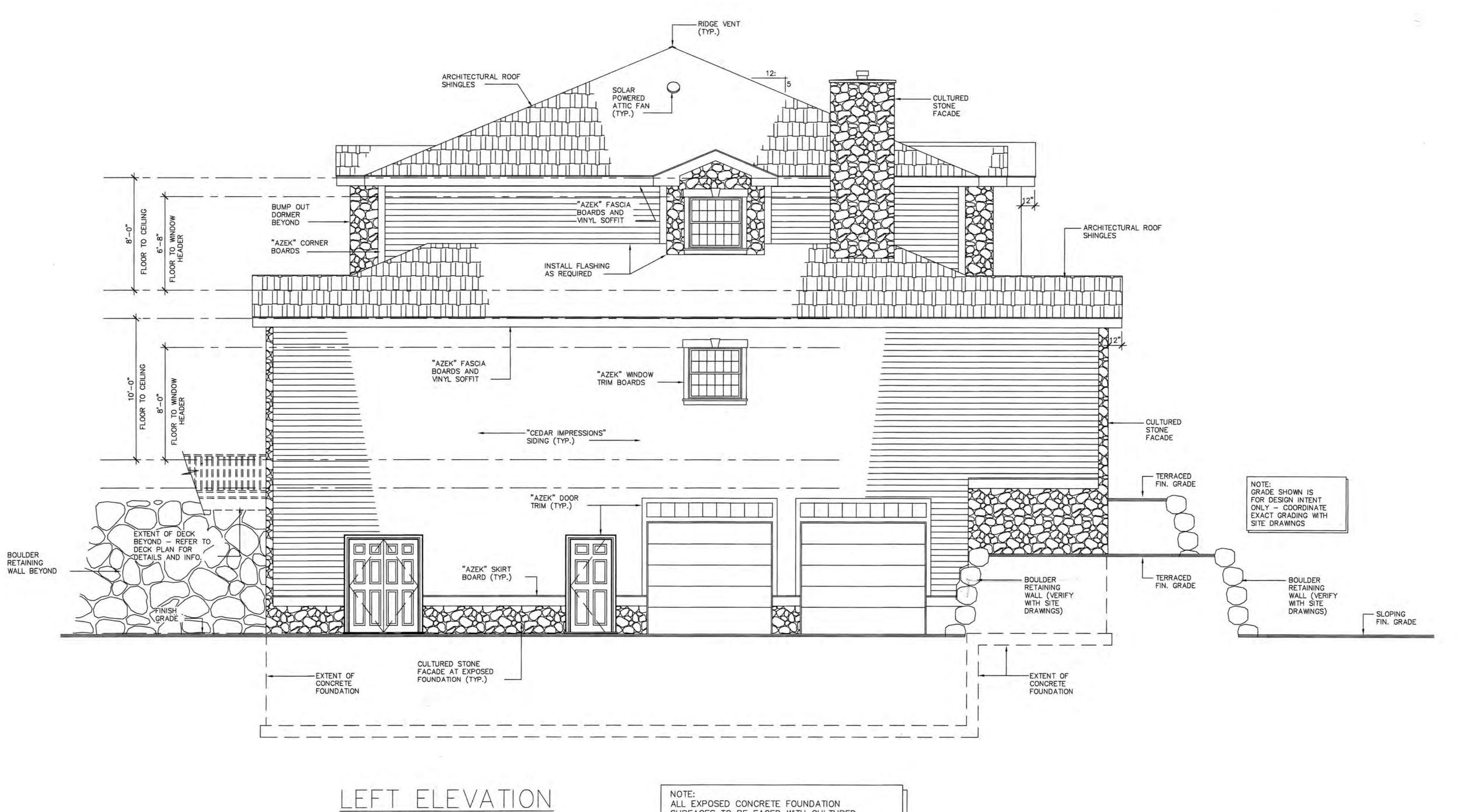
DATE: 05-30-08

SCALE: AS NOTED

DRAWN BY:
ROBERT C. MEDEIROS
SWANSEA, MA

SHEET:

A - 15



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: ALL EXPOSED CONCRETE FOUNDATION SURFACES TO BE FACED WITH CULTURED STONE

THIS RESIDENCE HAS BEEN CONCEIVED AND DESIGNED BY:

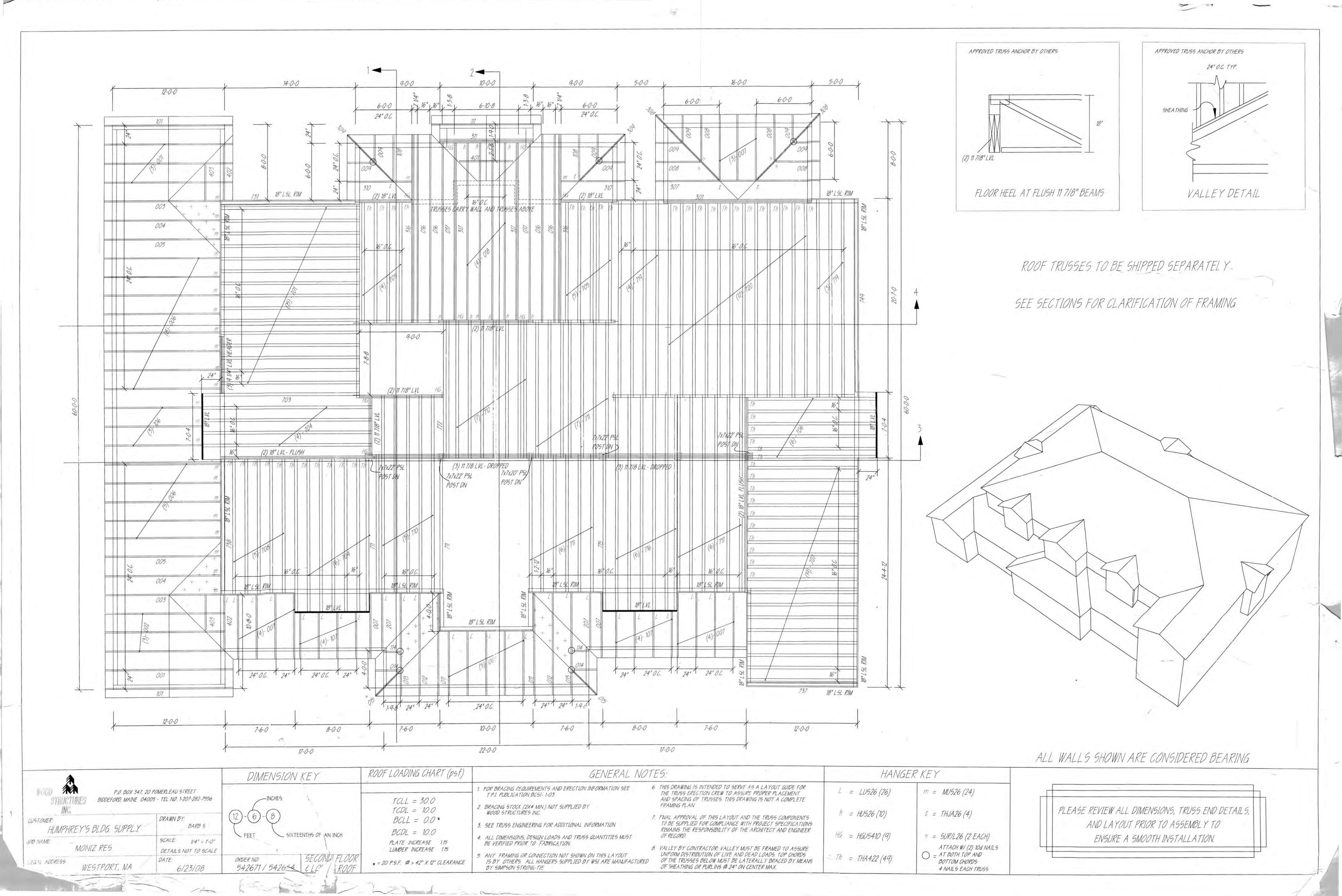
JOSEPH'L, MONIZ
WESTPORT, MASSACHUSETTS

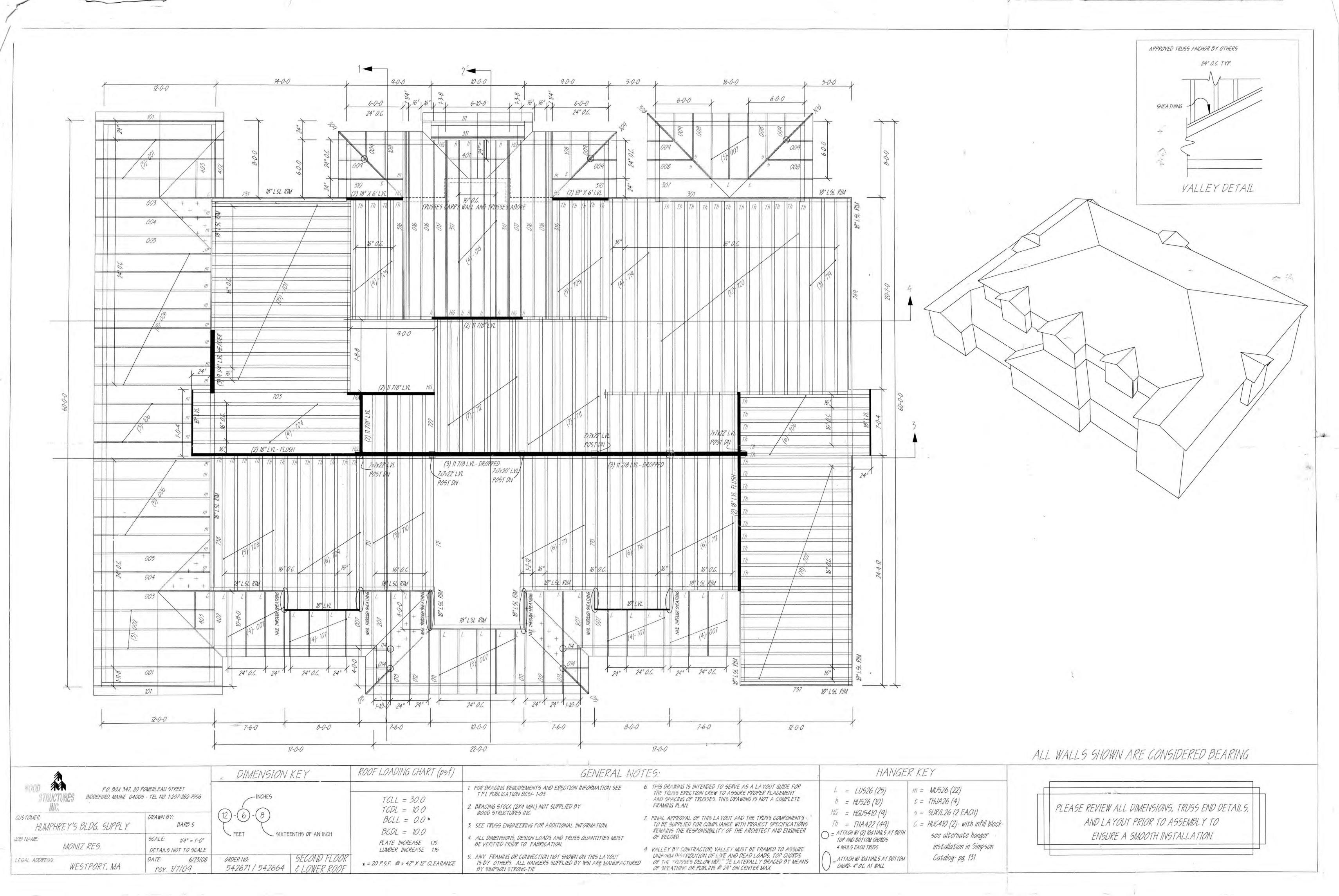
MONIZ RESIDENCE WESTPORT, MA

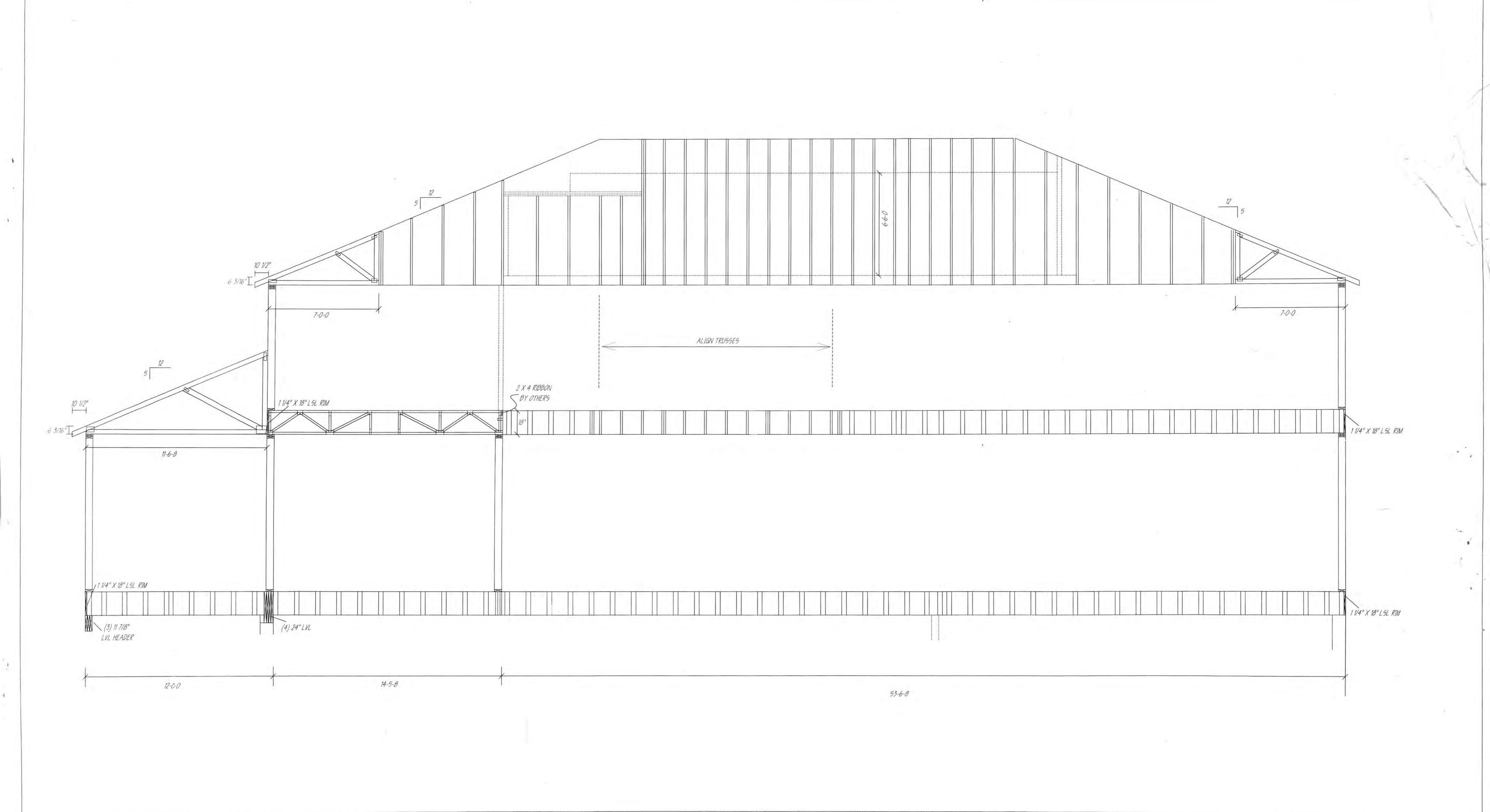
05-30-08 SCALE: AS NOTED DRAWN BY: ROBERT C. MEDEIROS SWANSEA, MA

A - 16

SHEET:

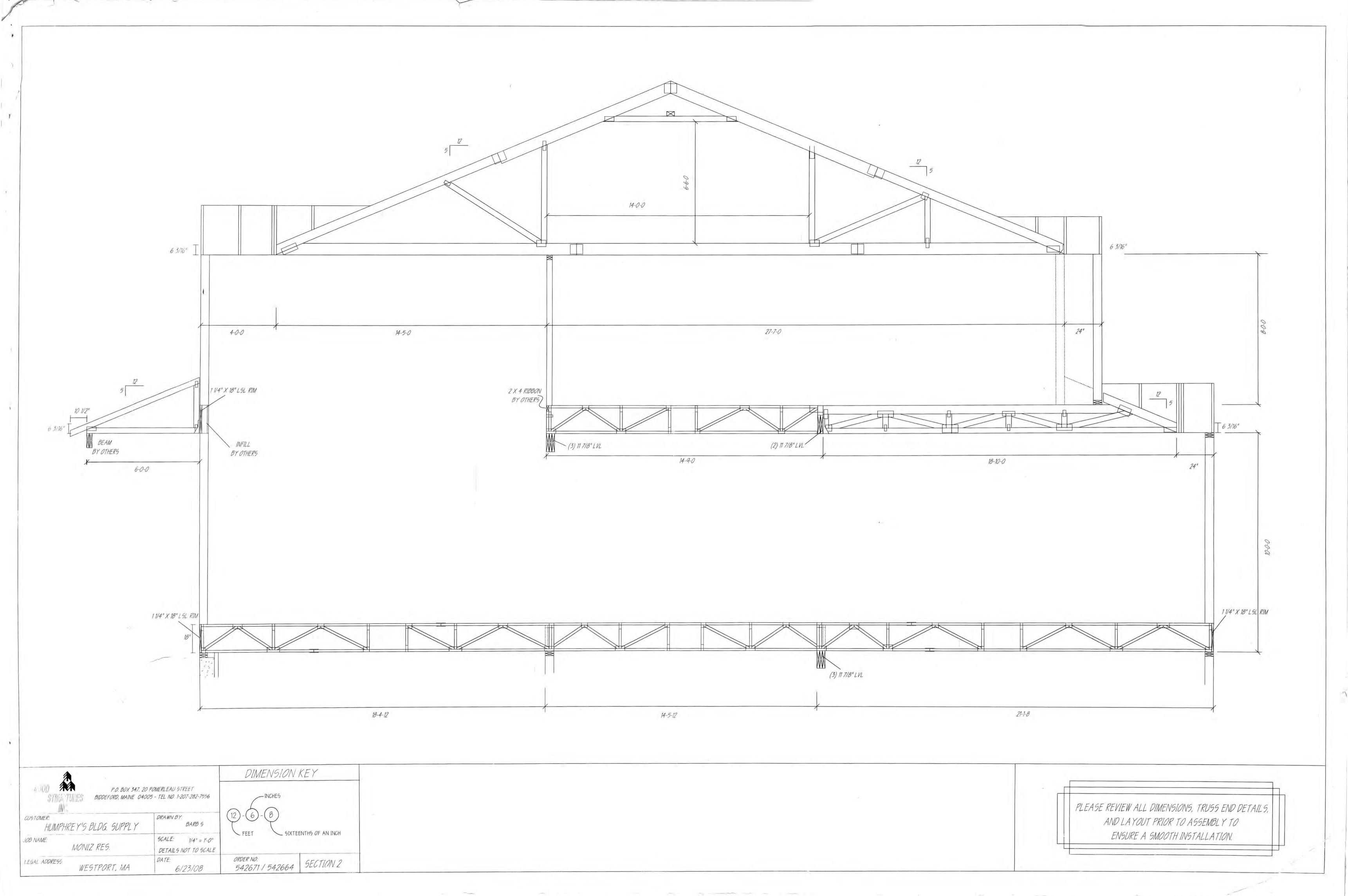


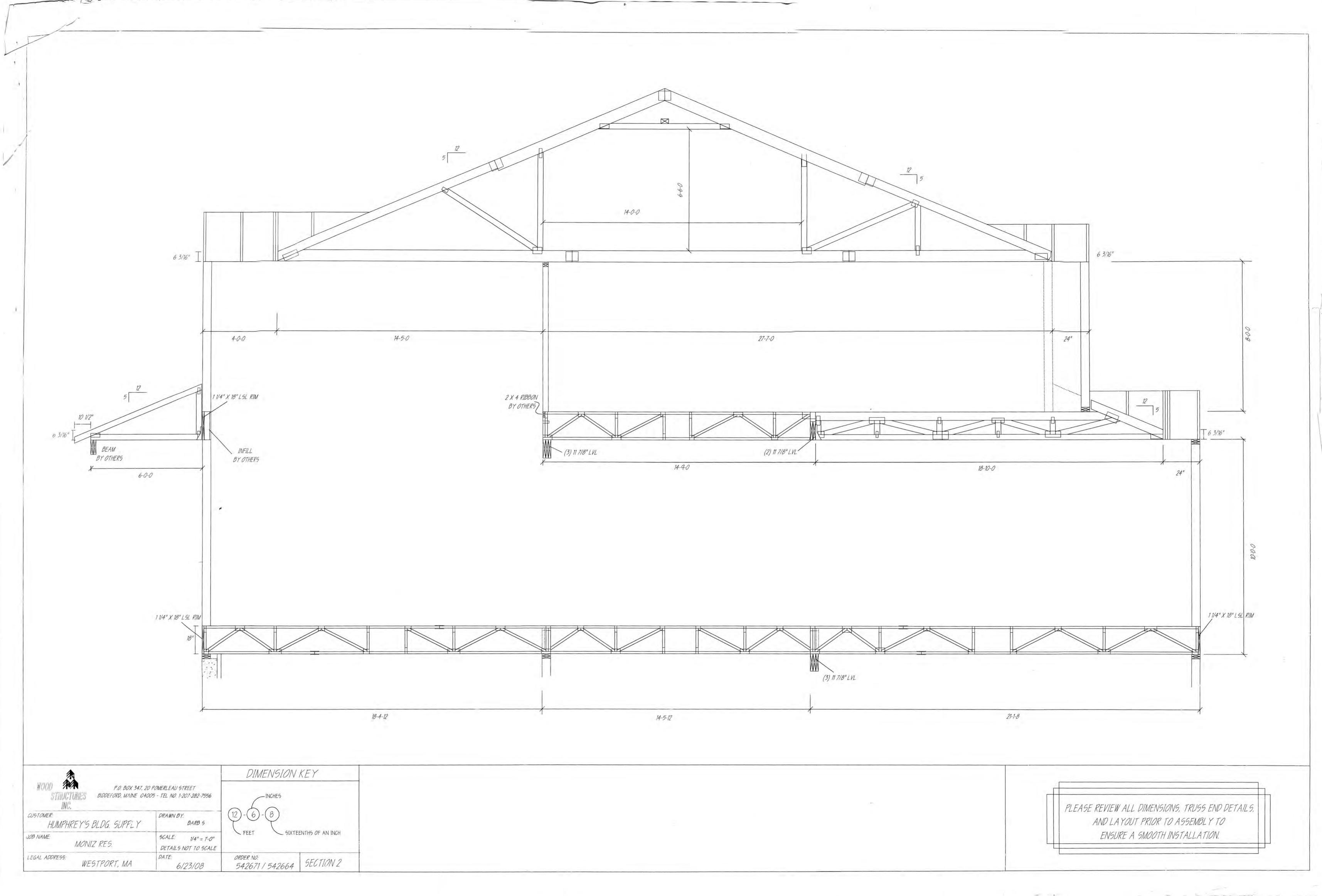


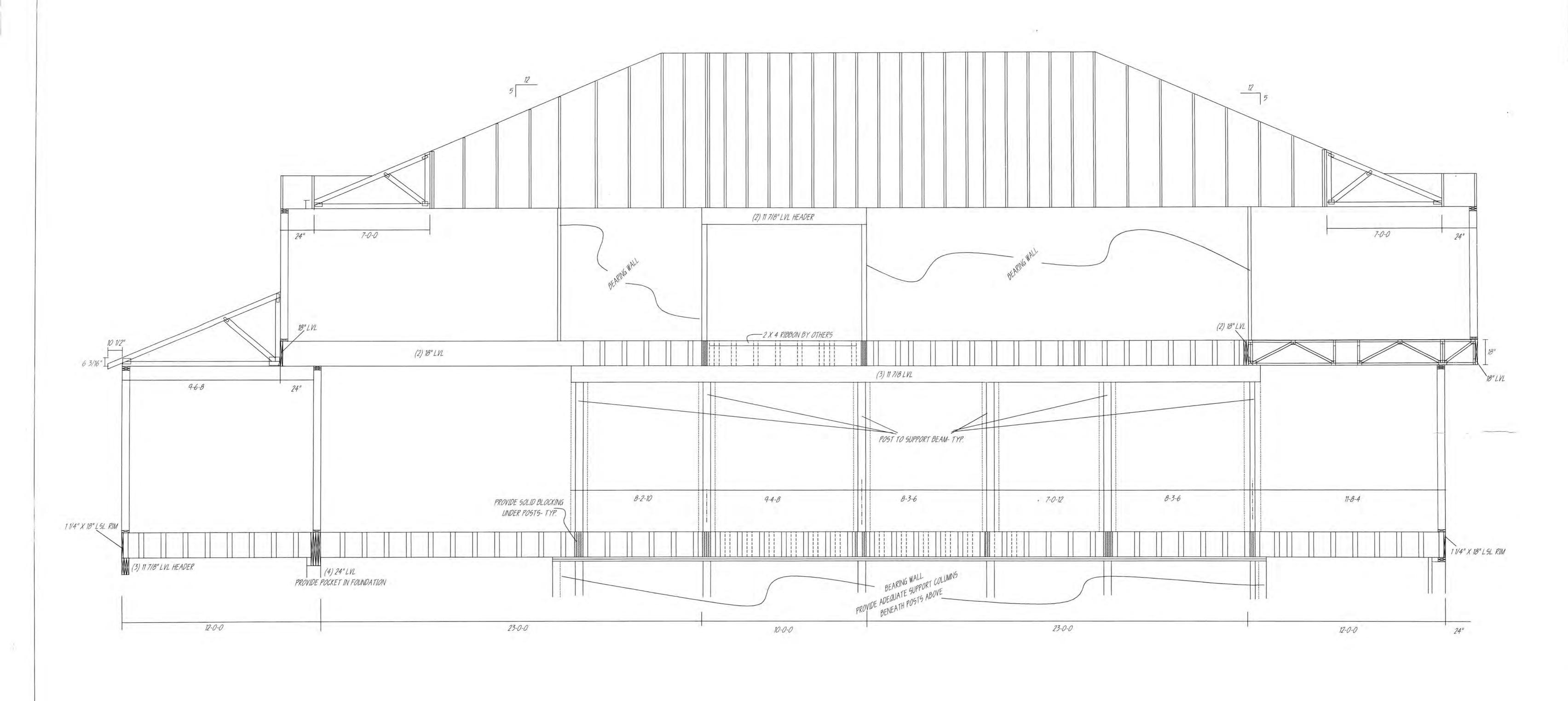


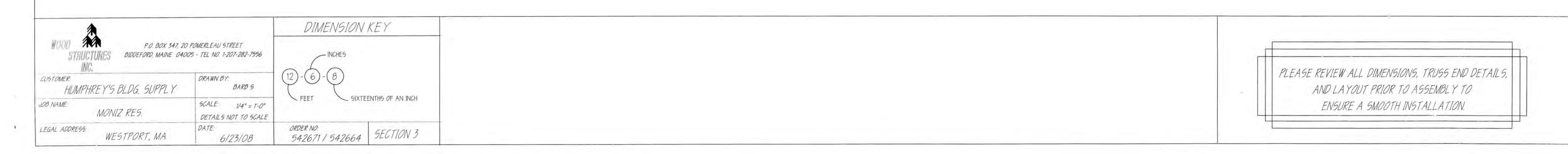
P.O. BOX 347, 20 POMERLEAU STREET STRUCTURES BIDDEFORD, MAINE 04005 - TEL NO. 1-207-282-7556 INC.		DIMENSION KEY		
		INCHES		
CUSTOMER: HUMPHREY'S BLDG. SUPPLY	DRAWN BY BARB 5	(12)-(6)-(8) FEET SIXTEENTHS OF AN INCH		
JOB NAME. MONIZ RES.	SCALE: 1/4" = 1'-0" DETAILS NOT TO SCALE			
LEGAL ADDRESS: WESTPORT, MA	DATE: 6/23/08	ORDER NO: 542671 / 542664	SECTION 4	

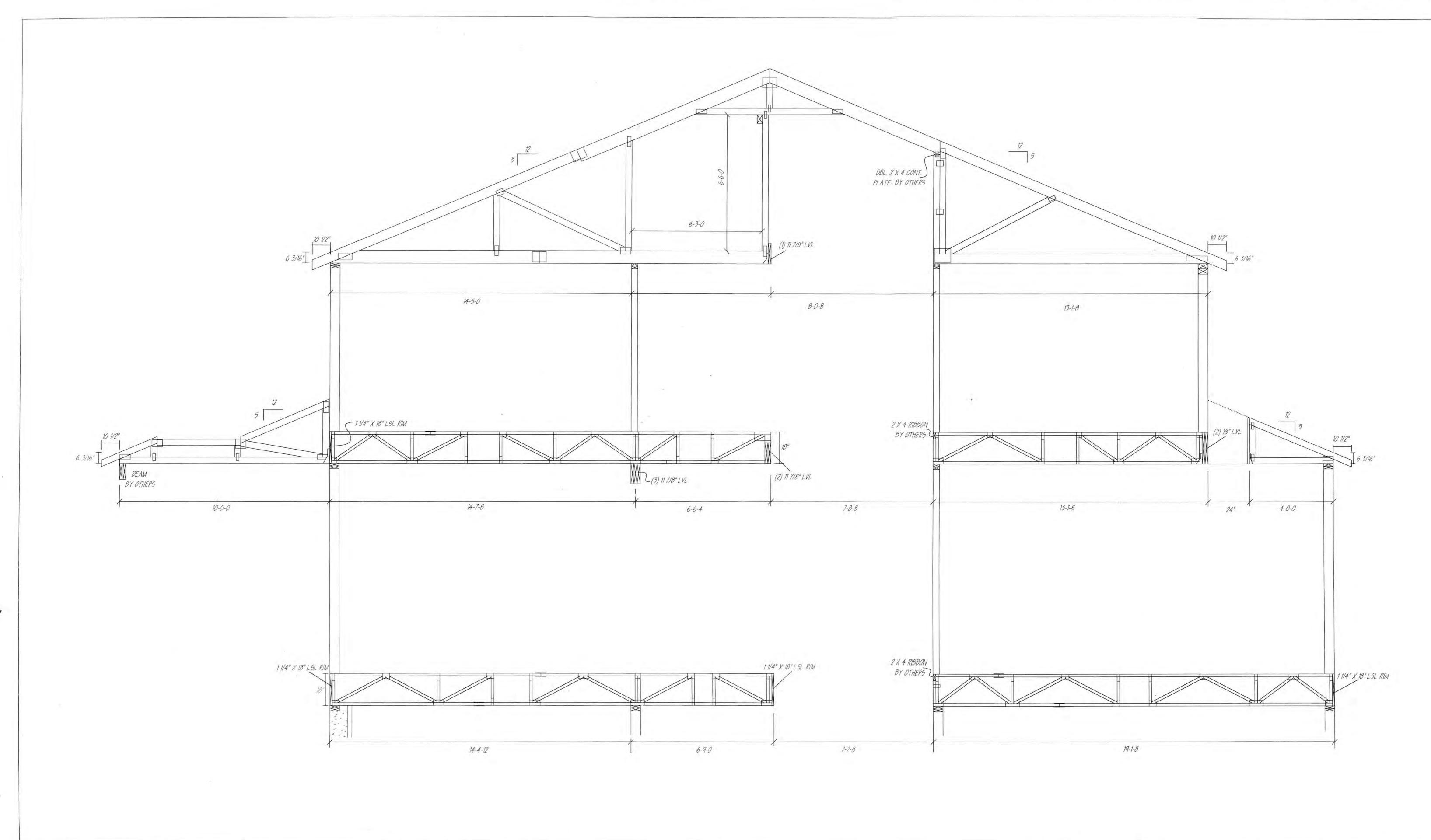
PLEASE REVIEW ALL DIMENSIONS, TRUSS END DETAILS,
AND LAYOUT PRIOR TO ASSEMBLY TO
ENSURE A SMOOTH INSTALLATION.

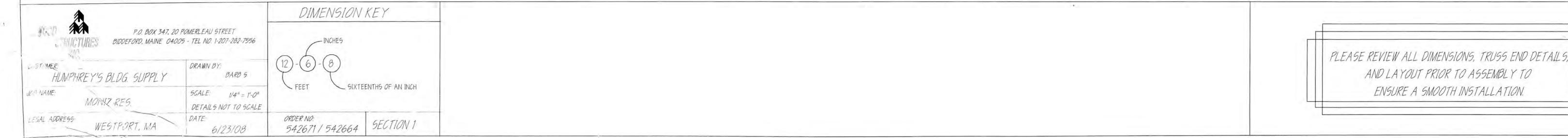


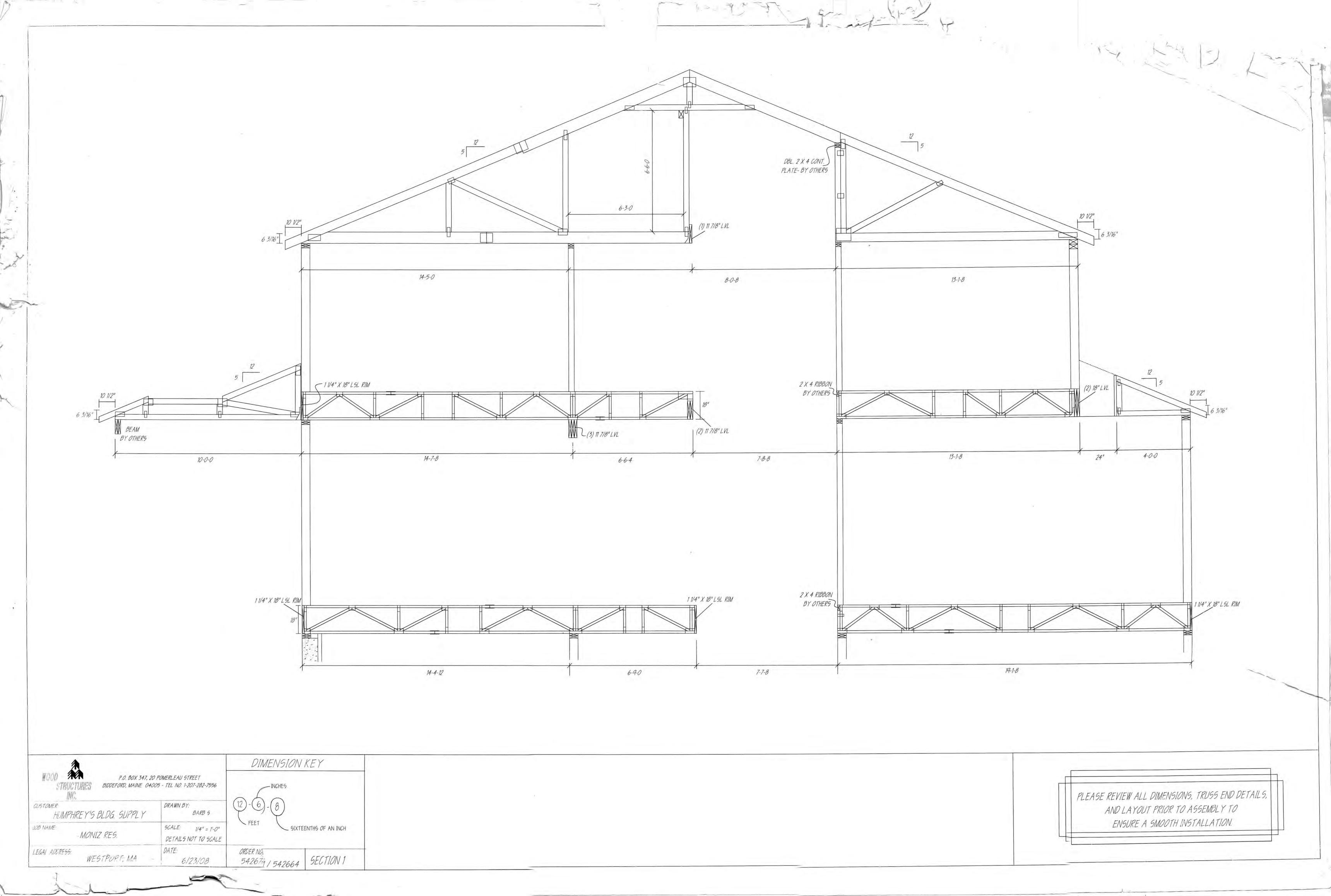


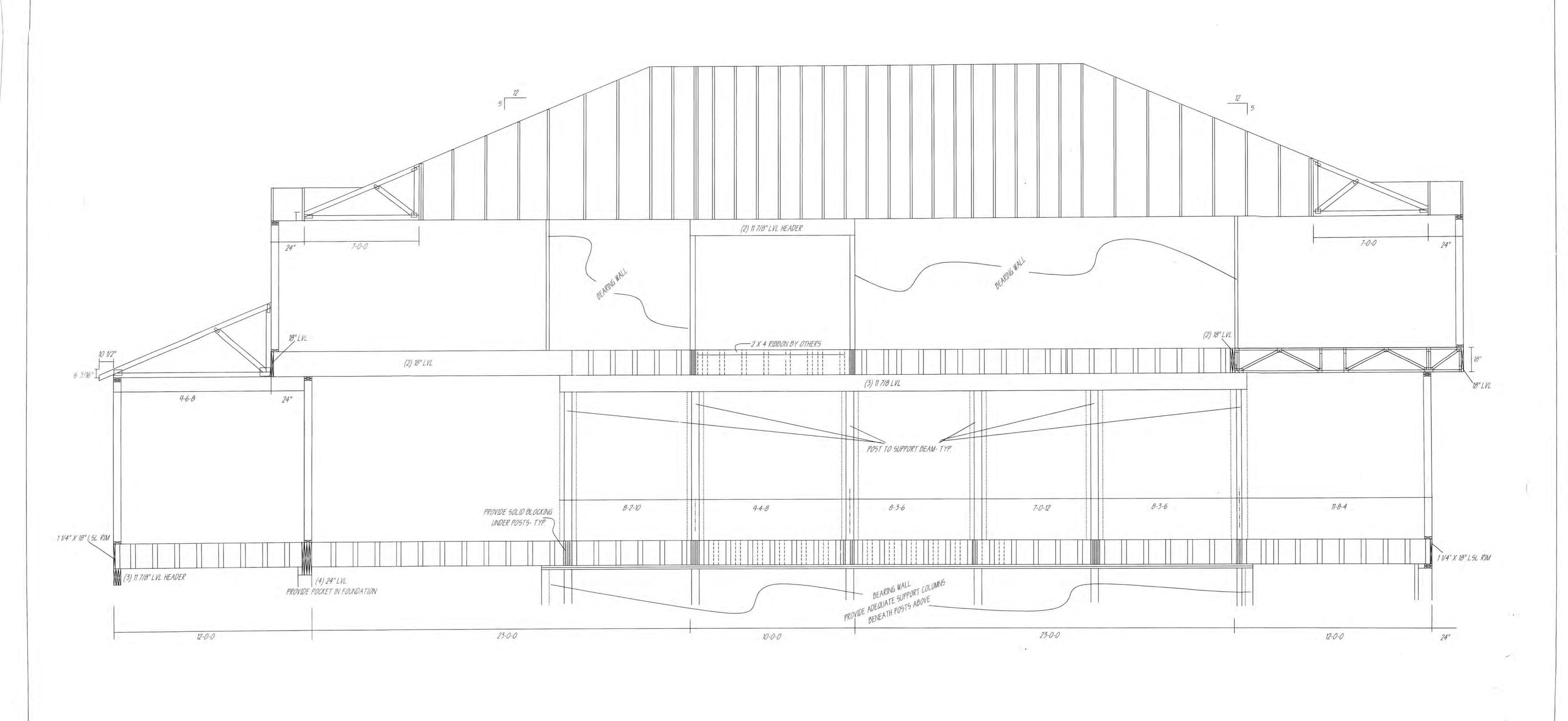




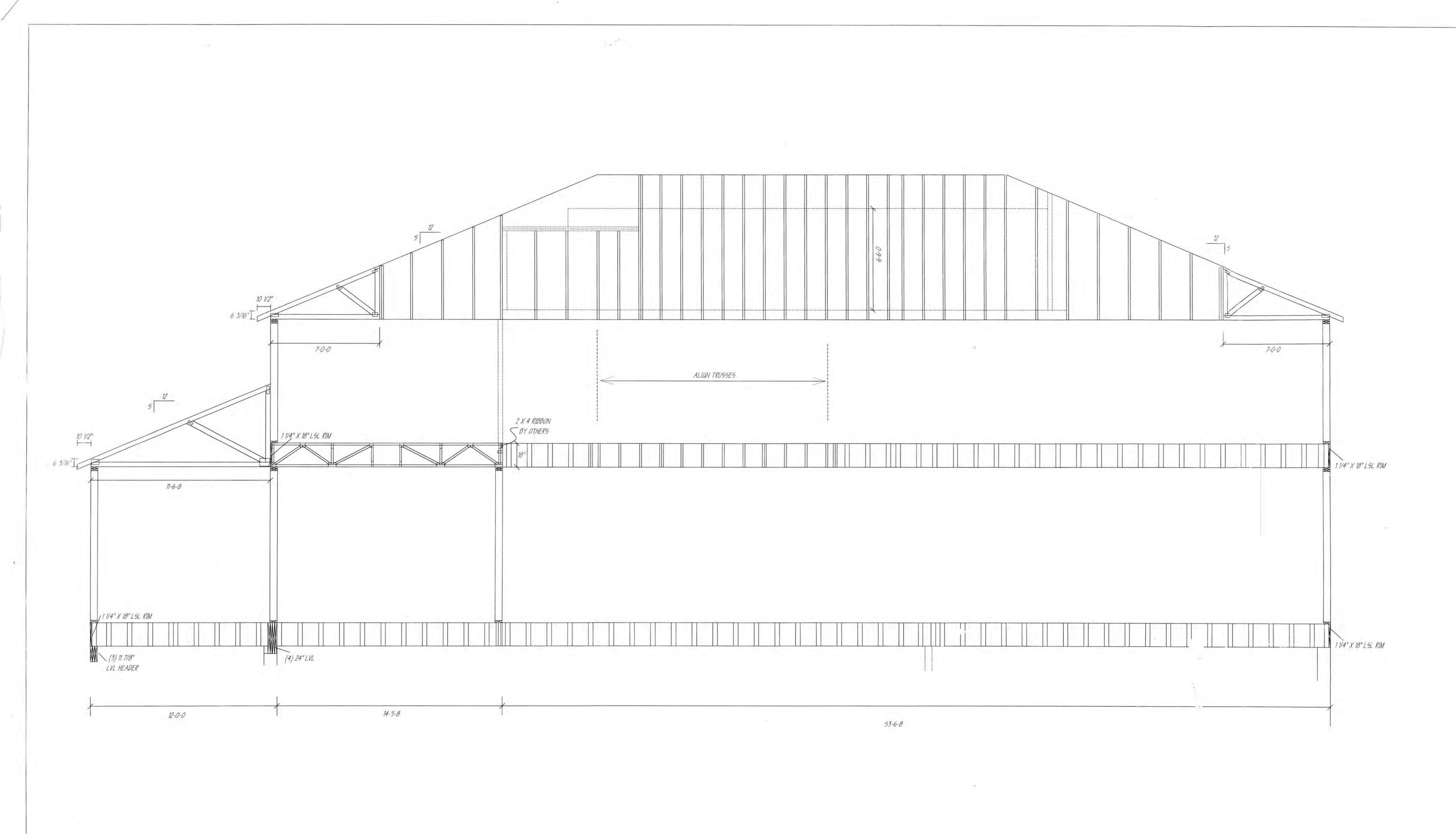






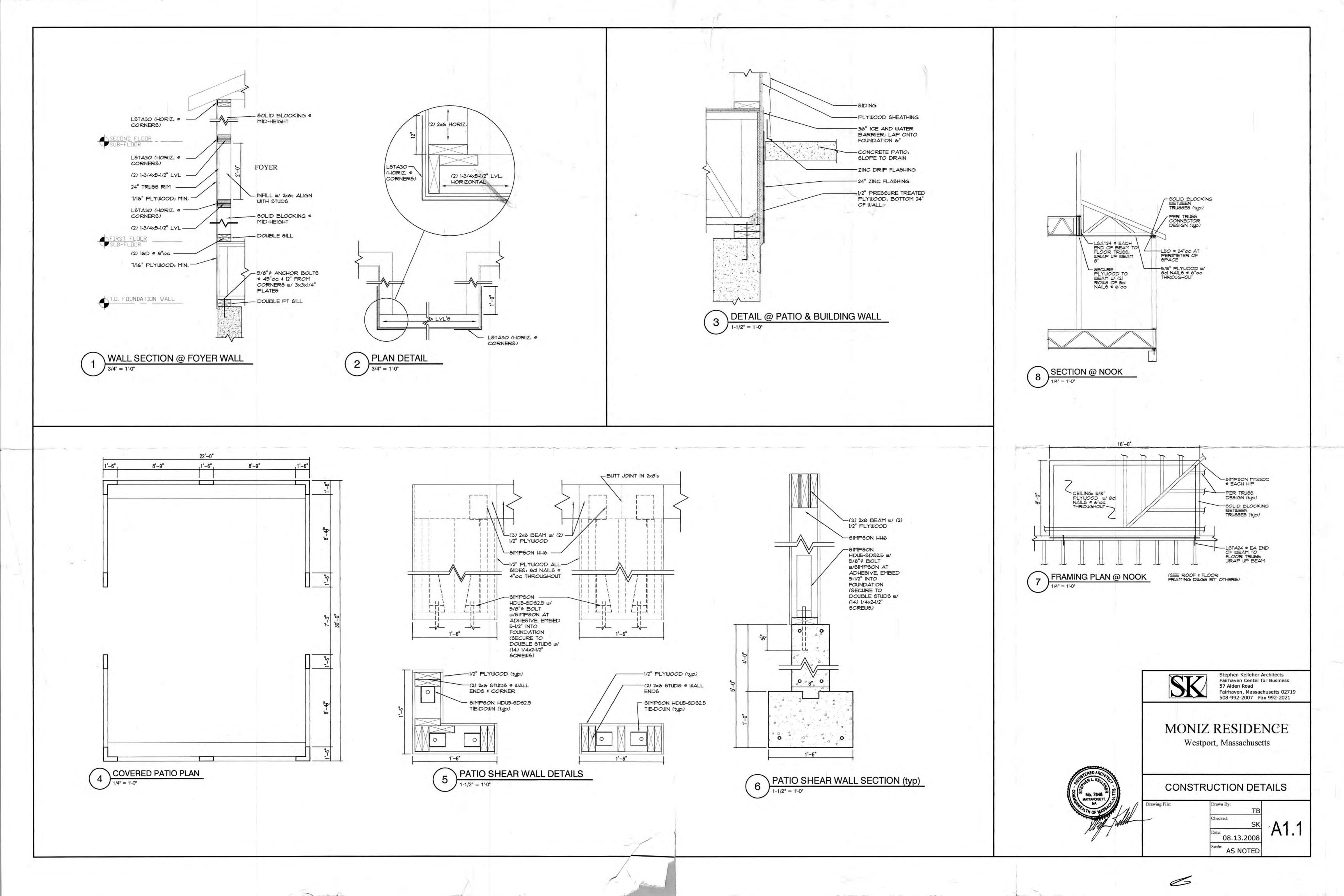


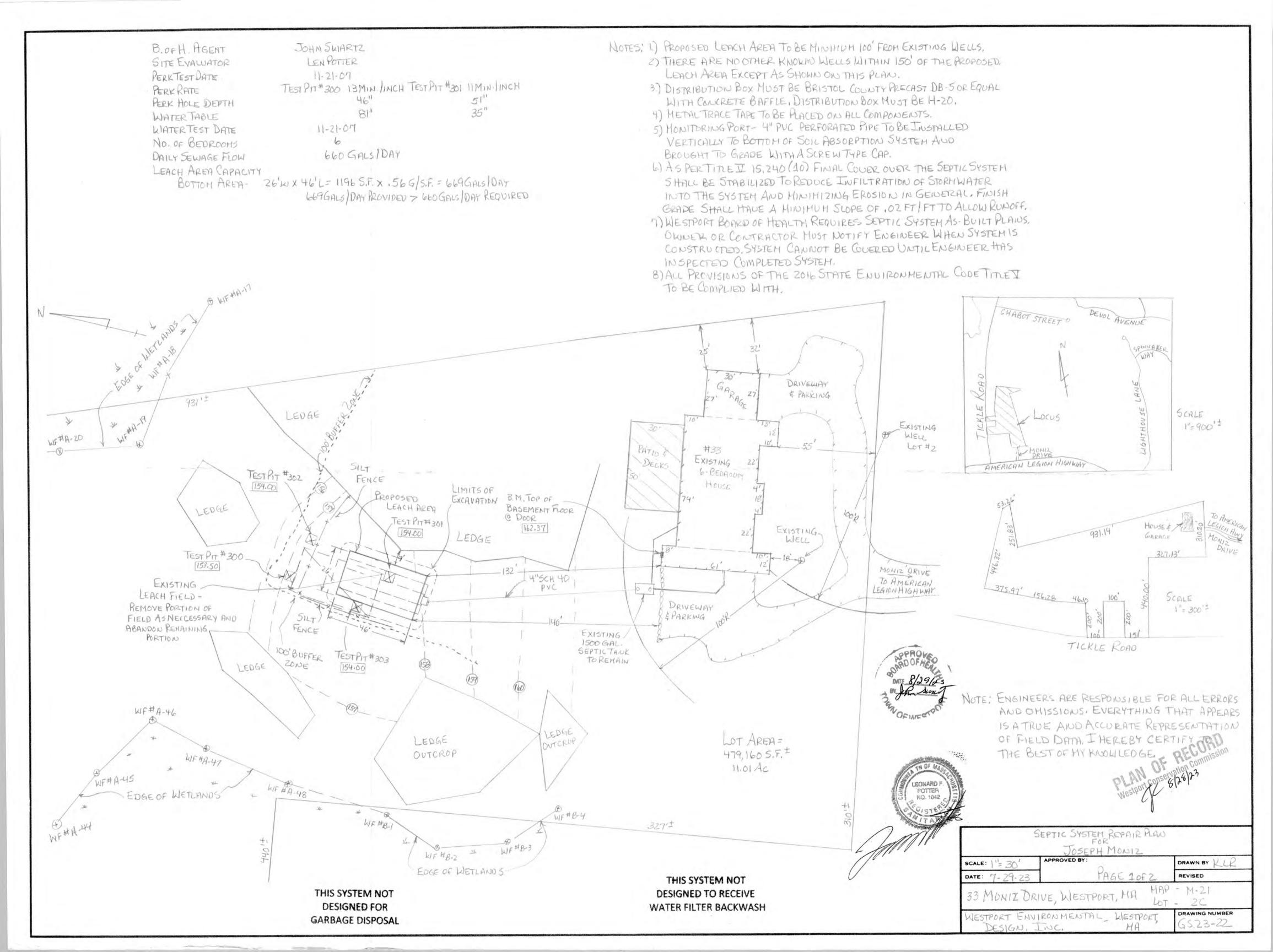
DIMENSION KEY P.O. BOX 347, 20 POMERLEAU STREET BIDDEFORD, MAINE 04005 - TEL NO 1-207-282-7556 PLEASE REVIEW ALL DIMENSIONS, TRUSS, END DETAILS, CUSTOMER: DRAWN BY: AND LAYOUT PRIOR TO ASSEMBLY TO BARB 5 HUMPHREY'S BLDG. SUPPLY SIXTEENTHS OF AN INCH ENSURE A SMOOTH INSTALLATION. SCALE 1/4" = 1'-0" JOB NAME: MONIZ RES. DETAILS NOT TO SCALE LEGAL ADDRESS ORDER NO: 542671 / 542664 SECTION 3 WESTPORT, MA 6/23/08

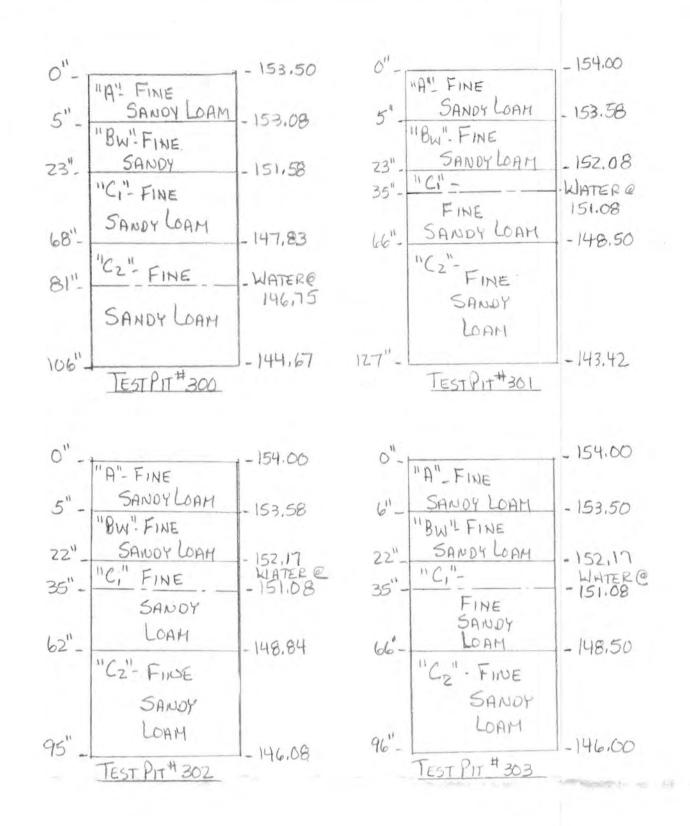


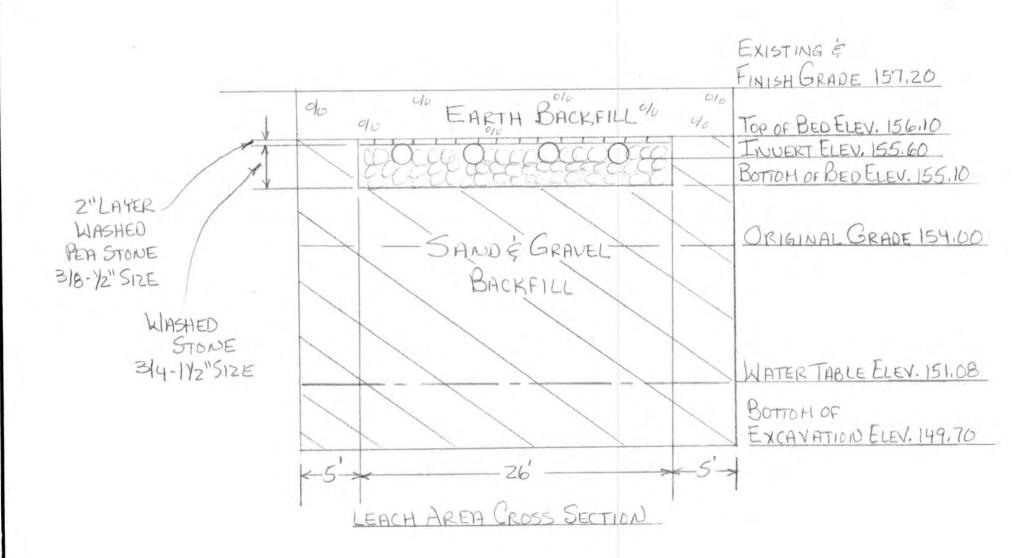
		DIMENSION KEY	
A MANUAL AND A PROPERTY OF THE PARTY OF THE	POMERLEAU STREET 05 - TEL NO. 1-207-282-7556	INCHES	
CUSTOMER: HUMPHREY'S BLDG. SUPPLY	DRAWN BY BARB 5	(12)-(6)-(8)	
JOB NAME: MONIZ RES.	SCALE: 1/4" = 1'-0" DETAILS NOT TO SCALE	FEET SIXTEENTHS OF AN INCH	
LEGAL ADDRESS: WESTPORT, MA	DATE: 6/23/08	ORDER NO: 542671 / 542664	SECTION 4

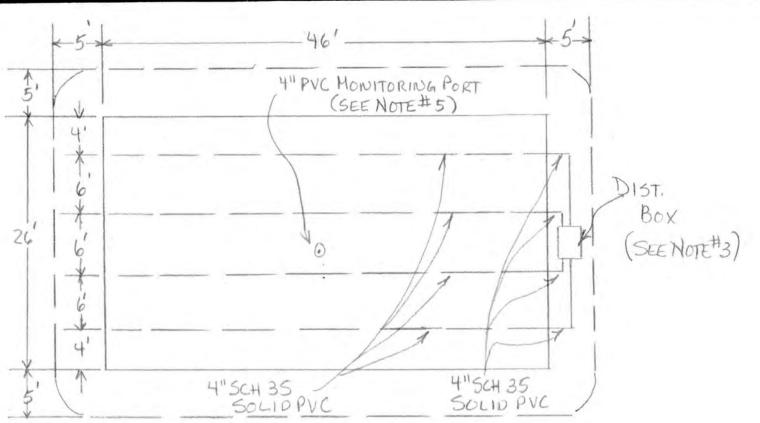
PLEASE REVIEW ALL DIMENSIONS, TRUSS END DETAILS,
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ENSURE A SMOOTH INSTALLATION.



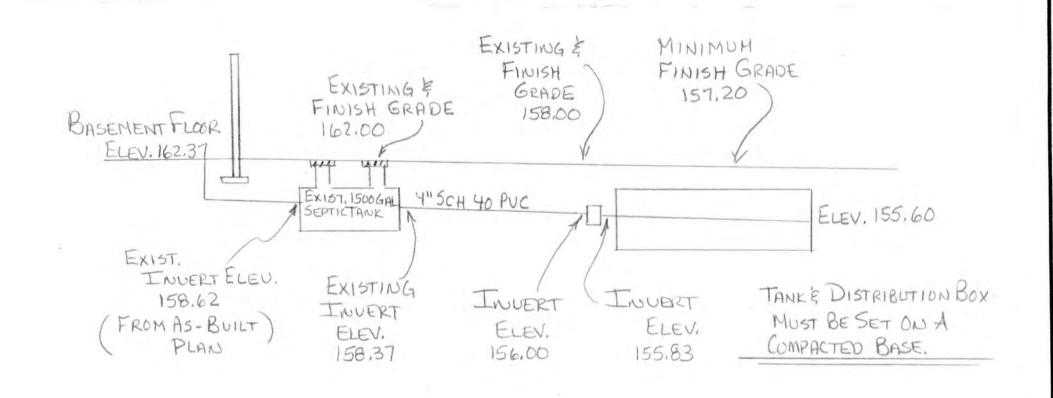








LEACH AREA PLAN VIEW AREA MITHIN DASHED LINES TO BE EXCAVATED TO ELEV. 149.70 AND BACKFILLED WITH SAND AND GRAVEL.



	JOSEPH MONI	7
CALE: N.T.S.	APPROVED BY:	DRAWN BY KLR
ATE:		REVISED
33 MONIZ	DRIVE, WESTPORT,	MA MAP-M-21
	UUIRONHEIUTAL WE	

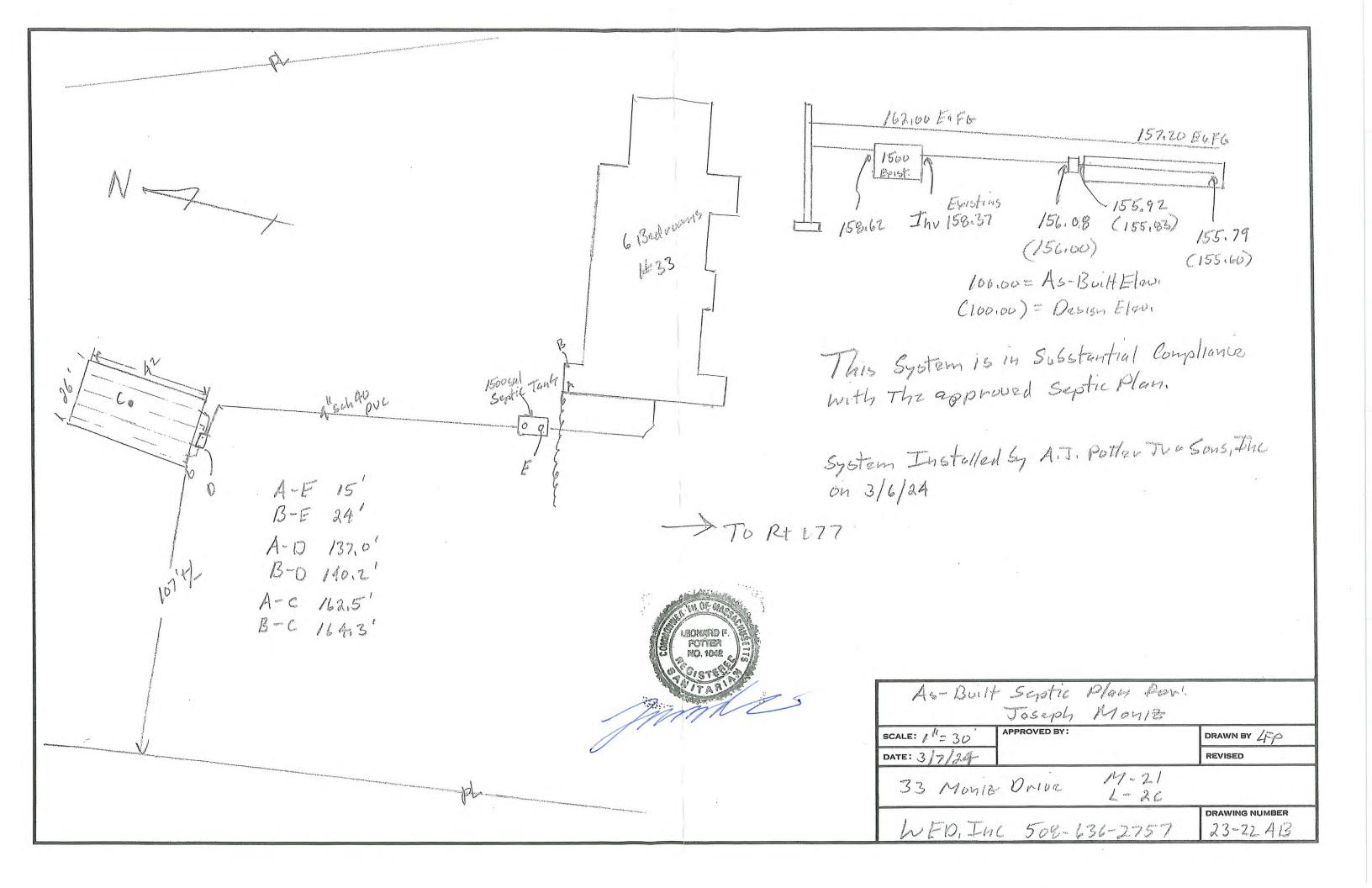
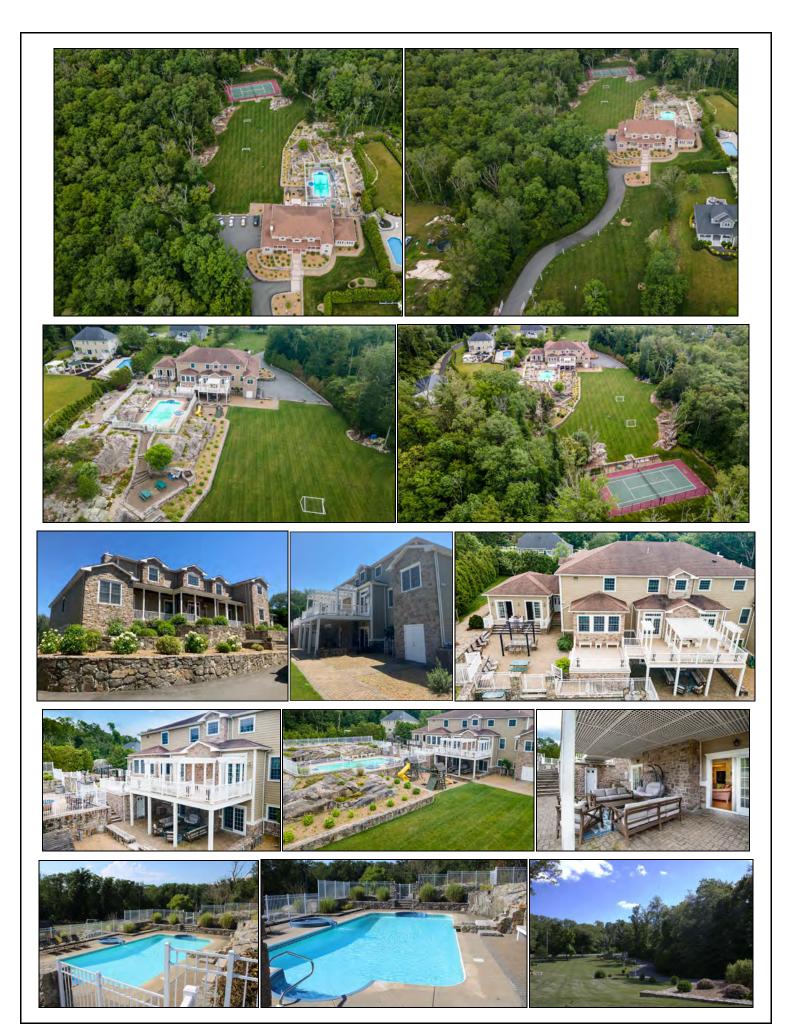


PHOTO GALLERY 33 MONIZ DR. & O AMERICAN LEGION HWY., WESTPORT, MA



























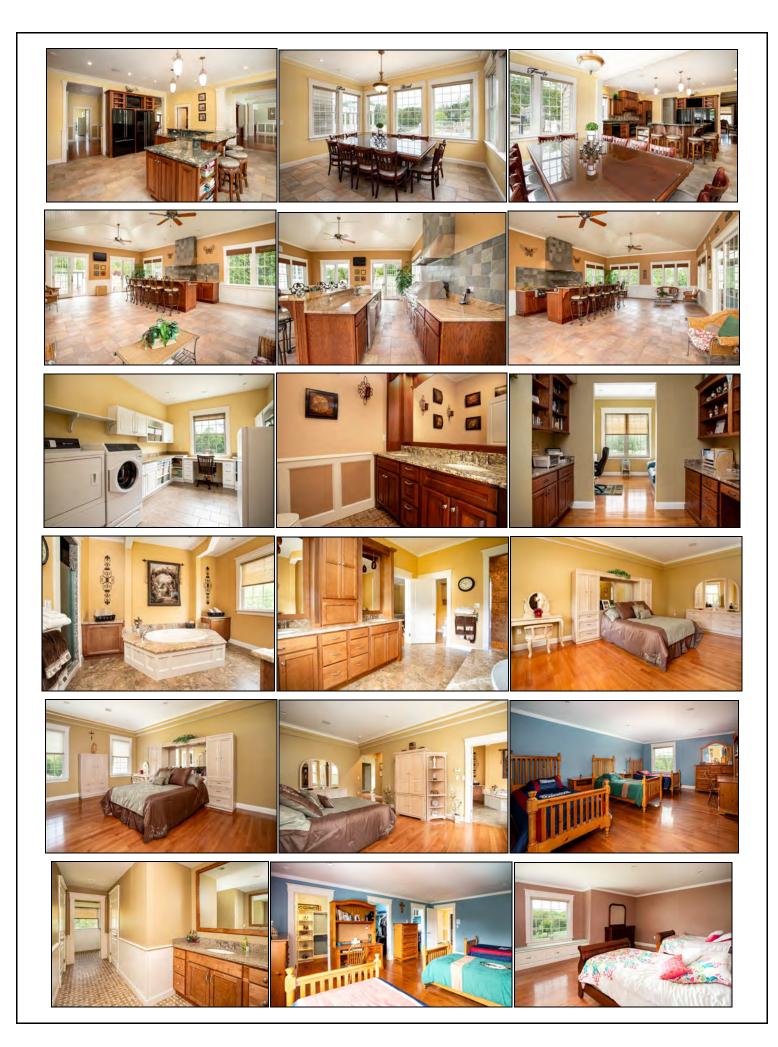


















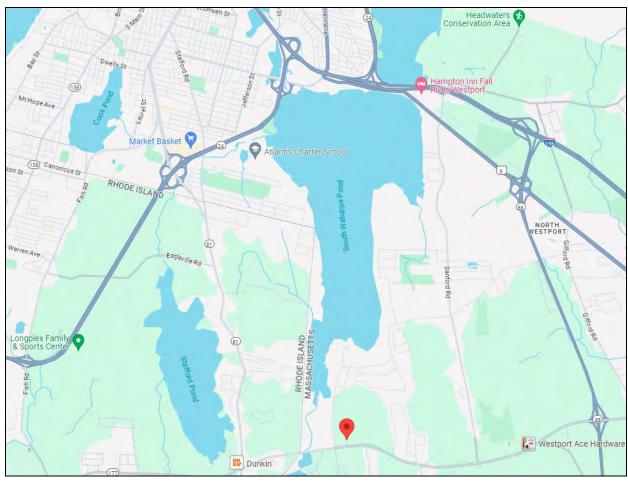






MAP
33 MONIZ DR. & O AMERICAN LEGION HWY., WESTPORT, MA







THANK YOU FOR REVIEWING THE ENTIRE PROPERTY INFORMATION PACKAGE. WE LOOK FORWARD TO SEEING YOU AT THE AUCTION. IF YOU HAVE ANY QUESTIONS PLEASE DON'T HESITATE TO CONTACT US.



Justin Manning, CAI, AARE
President
Phone: 800-521-0111

Fax: 508-362-1073

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