

Dukes County Registry of Deeds  
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Recording Information

Document Number	: 4794
Document Type	: LEASE
Recorded Date	: October 04, 2023
Recorded Time	: 01:50:14 PM
Recorded Book and Page	: 01665 / 636
Number of Pages(including cover sheet)	: 10
Receipt Number	: 251846
Recording Fee	: \$105.00

**Dukes County Registry of Deeds**  
**Paulo C. DeOliveira, Register**  
81 Main Street  
PO Box 5231  
Edgartown, MA 02539  
508-627-4025  
[www.Masslandrecords.com](http://www.Masslandrecords.com)

NOTICE OF EXCLUSIVE GROUND LEASE, OPTION, & EASEMENTS

Notice is hereby given of the following Exclusive Ground Lease, with the option to purchase, and associated easements:

OWNER, LESSOR: Arnold M. Fischer, Jr., Eleanor D. Neubert, Jean F. O'Reilly, and Martha's Vineyard Bank, Trustees of the Priscilla P. Fischer 1994 Trust, under Agreement of Trust dated November 22, 1994, as amended by a Restatement dated December 19, 1995, and as further amended by a Second Amendment and Complete Restatement of the Priscilla P. Fischer 1994 Trust, dated as of December 20, 2004, as evidenced by a Trustee's Certificate recorded in the Dukes County Registry of Deeds in Book 1329, Page 317

LESSEE: Martha's Vineyard Land Bank Commission

DATE OF LEASE: September 29, 2023.

REAL ESTATE SUBJECT TO LEASE: The land consisting of 34.90 acres located at Flat Point Farm, in West Tisbury, County of Dukes County, Massachusetts shown as "Agricultural Preservation Parcel" Area = ± 34.90 Acres" on a certain plan entitled "Agricultural Preservation Parcel in West Tisbury, Mass. Prepared for "Flat Point Farm" The Priscilla P. Fischer 1994 Trust August 27, 2023 Scale 1" = 400' Vineyard Land Surveying & Engineering, Inc.," a copy of which is attached hereto as **Exhibit A** and being a portion of the real property described in deed of Arnold M. Fischer to Arnold M. Fischer and Priscilla P. Fischer dated July 9, 1988 and recorded in Dukes County Registry of Deeds in Book 507, Page 43. For title, see Dukes County Probate Docket Nos. 990008P and DU12P0105EA (the "Premises").

ADDRESS: 126 Road to Great Neck, West Tisbury, MA

TERM OF LEASE:

One hundred (100) years, commencing on September 29, 2023 and terminating on September 29, 2123.

OPTION:  
set forth

Lessee has an option to purchase the Premises as set forth in the lease agreement.

EXECUTED as a sealed instrument as of this 29<sup>th</sup> day of September, 2023.

**THE PRISCILLA P. FISCHER 1994 TRUST**

Arnold M Fischer Jr  
by: Arnold M. Fischer, Jr., Trustee

Eleanor D Neubert  
by: Eleanor D. Neubert, Trustee

J. F. O'Reilly  
by: Jean F. O'Reilly, Trustee

by: Edward J. Murphy IV  
Martha's Vineyard Bank, Trustee,  
by: Edward J. Murphy IV  
its: Managing Director, Investment Services

**MARTHA'S VINEYARD LAND BANK COMMISSION**

by: Pamela Goff, Chairman

OPTION:  
set forth

Lessee has an option to purchase the Premises as set forth in the lease agreement.

EXECUTED as a sealed instrument as of this \_\_\_\_\_ day of October \_\_\_\_\_, 2023.

**THE PRISCILLA P. FISCHER 1994 TRUST**

\_\_\_\_\_  
by: Arnold M. Fischer, Jr., Trustee

\_\_\_\_\_  
by: Eleanor D. Neubert, Trustee

\_\_\_\_\_  
by: Jean F. O'Reilly, Trustee

by: \_\_\_\_\_  
Martha's Vineyard Bank, Trustee,  
by: Edward J. Murphy IV  
its: Managing Director, Investment Services

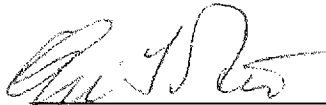
**MARTHA'S VINEYARD LAND BANK COMMISSION**

  
by: Pamela Goff, Chairman

COMMONWEALTH OF MASSACHUSETTS

DUKES, ss.

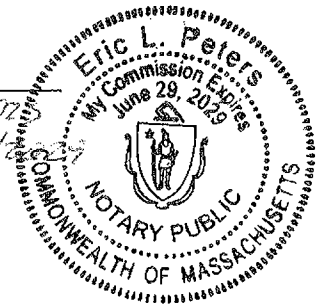
On this 29<sup>th</sup> day of September, 2023, before me, the undersigned notary public, personally appeared Arnold M. Fischer, Jr., Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of The Priscilla P. Fischer 1994 Trust.



Notary Public ERIC L. PETERS

My commission expires: 6/29/2029

Affix seal:



COMMONWEALTH OF MASSACHUSETTS

DUKES, ss.

On this 29<sup>th</sup> day of September, 2023, before me, the undersigned notary public, personally appeared Eleanor D. Neubert, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose on behalf of The Priscilla P. Fischer 1994 Trust.



Notary Public ERIC L. PETERS

My commission expires: 6/29/2029

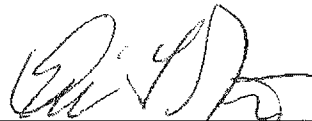
Affix seal:



COMMONWEALTH OF MASSACHUSETTS

DUKES, ss.

On this 29<sup>th</sup> day of September, 2023, before me, the undersigned notary public, personally appeared Jean F. O'Reilly, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose on behalf of The Priscilla P. Fischer 1994 Trust.



Notary Public ERIC L. PETERS

My commission expires: 6/29/2029

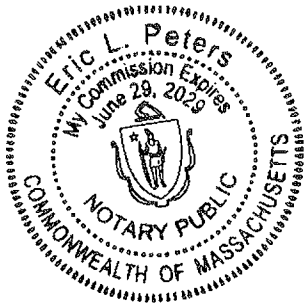
Affix seal:



COMMONWEALTH OF MASSACHUSETTS

DUKES, ss.

On this 29<sup>th</sup> day of September, 2023, before me, the undersigned notary public, personally appeared Edward J. Murphy IV, Managing Director, Investment Services of Martha's Vineyard Bank, as aforesaid, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding document, and acknowledged to me that s/he signed it voluntarily for its stated purpose, in his/her capacity of Trustee as aforesaid.



[Signature]  
Notary Public ERIC L. PETERS  
My commission expires: 6/29/2029  
Affix seal:

COMMONWEALTH OF MASSACHUSETTS

DUKES, ss.

On this \_\_\_\_ day of \_\_\_\_\_, 2023, before me, the undersigned notary public, personally appeared Pamela Goff, Chairman as aforesaid, proved to me through satisfactory evidence of identification, which was \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose on behalf of the Martha's Vineyard Land Bank Commission.

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_  
Affix seal:

COMMONWEALTH OF MASSACHUSETTS

DUKES, ss.

On this \_\_\_\_ day of September, 2023, before me, the undersigned notary public, personally appeared Edward J. Murphy IV, Managing Director, Investment Services of Martha's Vineyard Bank, as aforesaid, proved to me through satisfactory evidence of identification, which was a \_\_\_\_\_, to be the person whose name is signed on the preceding document, and acknowledged to me that s/he signed it voluntarily for its stated purpose, in his/her capacity of Trustee as aforesaid.

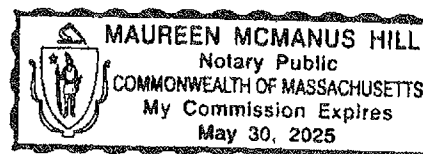
\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_  
Affix seal:

COMMONWEALTH OF MASSACHUSETTS

DUKES, ss.

On this 2nd day of October, 2023, before me, the undersigned notary public, personally appeared Pamela Goff, Chairman as aforesaid, proved to me through satisfactory evidence of identification, which was personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose on behalf of the Martha's Vineyard Land Bank Commission.

Maureen McManus Hill  
\_\_\_\_\_  
Notary Public  
My commission expires: May 30, 2025  
Affix seal:







LINE		TABLE
L1	N 76°56'43" E	14.68'
L2	N 89°29'51" E	83.66'
L3	S 89°07'53" E	144.47'
L4	S 86°55'38" E	177.13'
L5	S 85°19'11" E	112.54'
L6	S 85°39'58" E	92.31'
L7	N 87°47'42" E	36.52'
L8	S 11°54'59" E	21.82'
L9	S 34°10'12" E	51.08'
L10	S 32°35'34" E	13.72'
L11	N 53°01'01" E	42.45'
L12	N 08°22'48" E	380.06'
L13	N 80°33'36" W	290.53'
L14	N 59°55'18" W	432.97'
L15	N 25°46'15" W	166.72'
L16	S 54°32'32" W	±162'
L17	N 10°15'27" W	45.14'
L18	S 54°32'32" W	117.47' Inv.

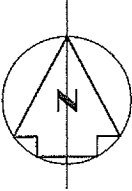
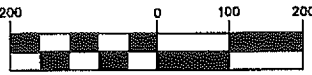
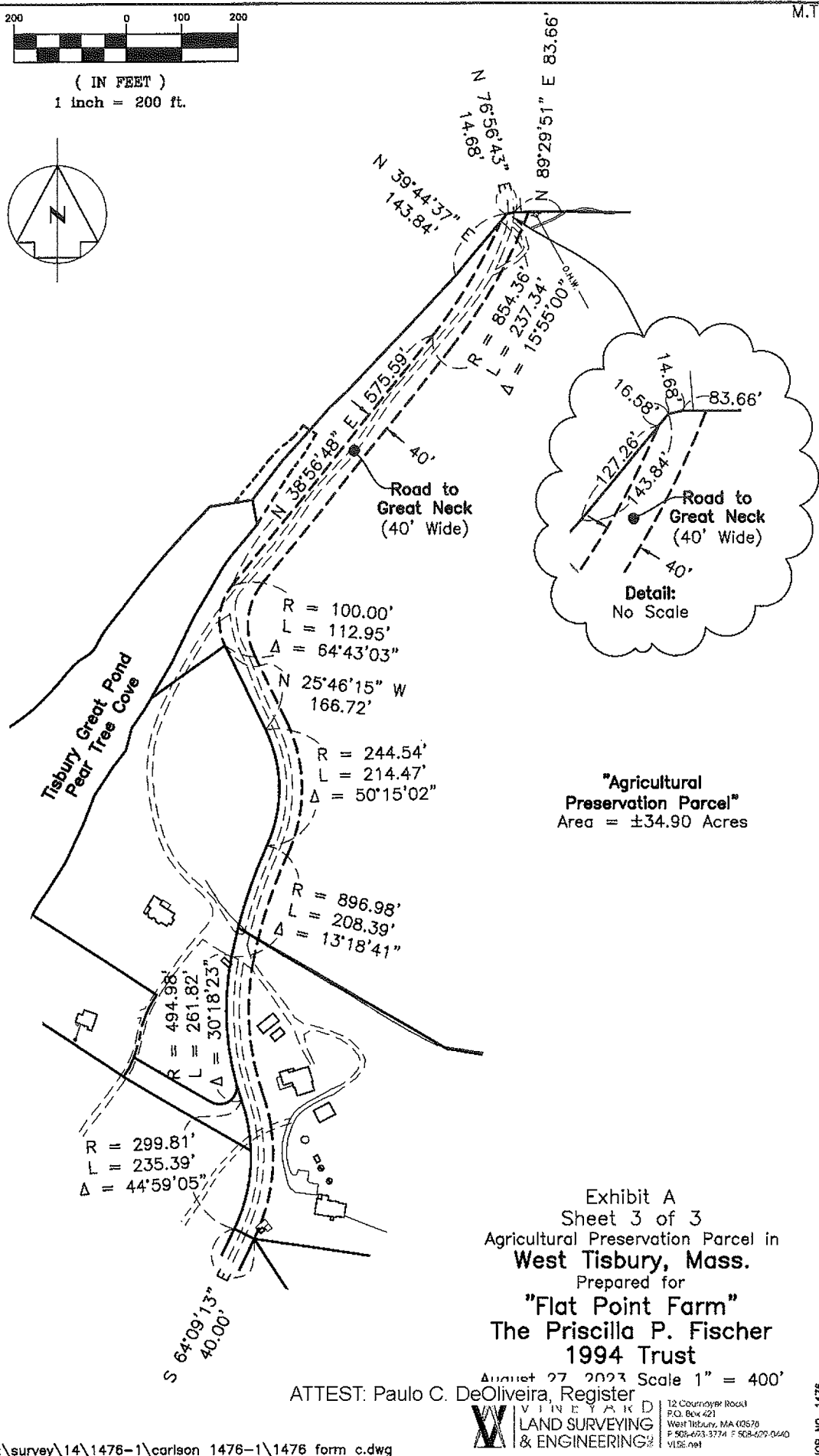
CURVE		TABLE	
	DELTA	RADIUS	ARC
C1	09°56'46"	896.98'	155.71'
C2	50°15'02"	244.54'	214.47'

Exhibit A  
 Sheet 2 of 3  
 Agricultural Preservation Parcel in  
**West Tisbury, Mass.**  
 Prepared for  
**"Flat Point Farm"**  
**The Priscilla P. Fischer**  
**1994 Trust**  
 August 27, 2023



VINEYARD  
 LAND SURVEYING  
 & ENGINEERING

12 Courtoyer Road  
 P.O. Box 421  
 West Tisbury, MA 02576  
 P 508-693-5774 F 508-629-0140  
 VLS&E.net



N 39°44'37" E 143.84'

N 76°56'43" E 14.68'

N 89°29'51" E 83.66'

N 38°58'48" E 575.59'

R = 854.36'  
L = 237.34'  
Δ = 15°55'00"

R = 100.00'  
L = 112.95'  
Δ = 64°43'03"

N 25°46'15" W 166.72'

R = 244.54'  
L = 214.47'  
Δ = 50°15'02"

R = 896.98'  
L = 208.39'  
Δ = 13°18'41"

R = 494.98'  
L = 261.82'  
Δ = 30°18'23"

R = 299.81'  
L = 235.39'  
Δ = 44°59'05"

S 64°09'13" E 40.00'

