

FIVE LOTS AVAILABLE

77 WEST MAIN STREET, DUDLEY, MASSACHUSETTS



Attention Builders!

There are five lots available for your next project. One lot features a Dutch Colonial two-family, while the remaining four lots are primed for new development. Alternatively, you can combine all five lots for an exceptional commercial property opportunity.

The location offers convenient access to shopping, dining, and major highways including I-290, I-395 and I-90 (Massachusetts Turnpike). It is situated next to Dudley Municipal Complex and is close to Nichols College, Tri-State Speedway, and the Connecticut and Rhode Island borders.

This property offers a variety of potential uses, including residential homes, business or professional offices, restaurants, retail sales or service, banking, auto sales/service/rental, light manufacturing, educational and religious uses, among many others.

www.77WestMain.com



KATHLEEN EDWARDS

Cell: 603.682.4485
Direct: 603.556.7110
Office: 603.232.8282
Email: kmedwards@kw.com



DOUG MARTIN

KW COMMERCIAL
Cell: 603.770.5199
Office: 603.232.8282
Email: dougmartin@kw.com



KEN TASSEY JR

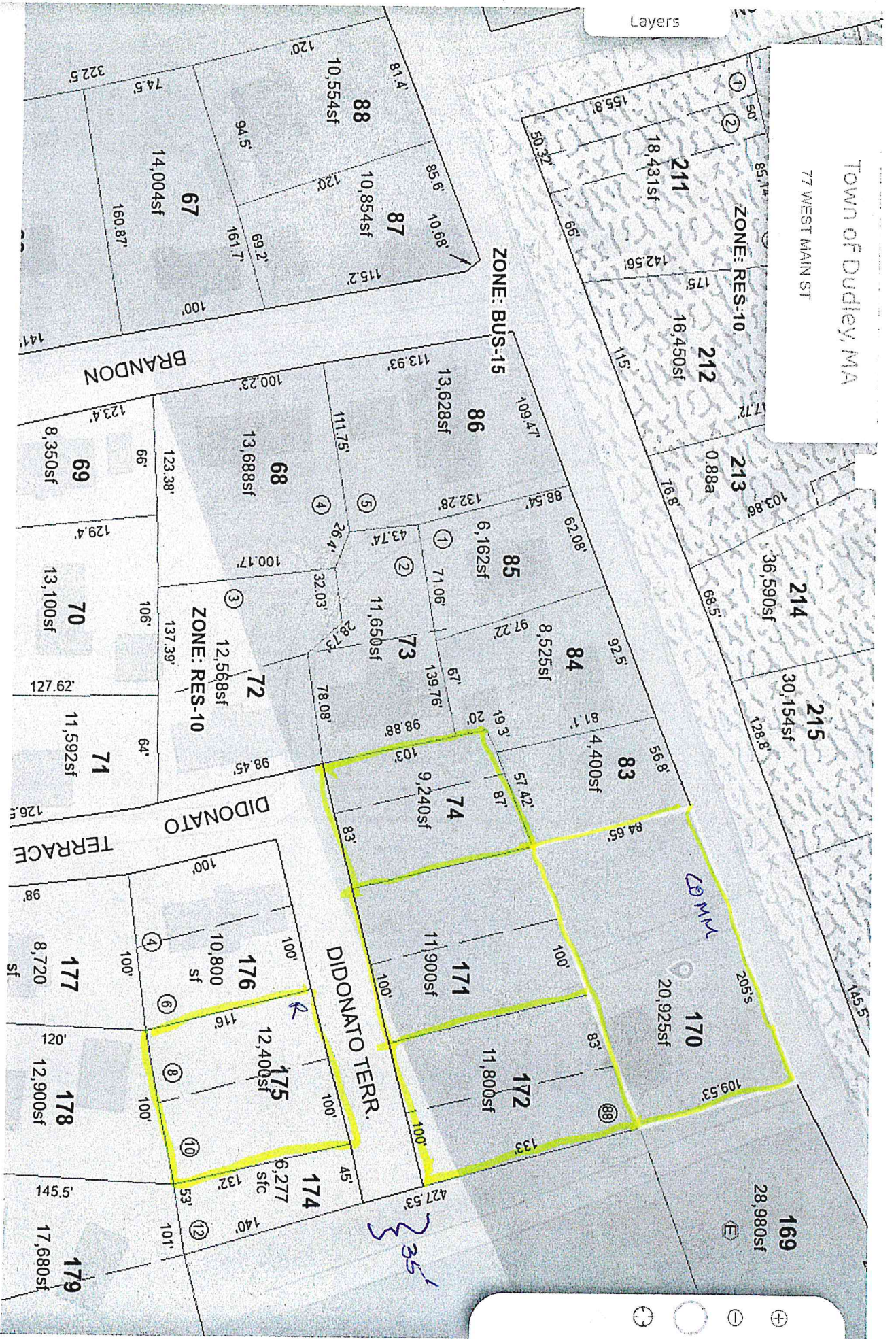
KW COMMERCIAL
Cell: 603.886.0421
Office: 603.232.8282
Email: kentassey@kw.com



kw METROPOLITAN
KELLER WILLIAMS REALTY

Town of Dudley, MA

77 WEST MAIN ST



Layers

0 100 ft

77 WEST MAIN ST

Location 77 WEST MAIN ST

Mblu 118/ / 170/000 000/

Acct#

Owner APOSTOL, ALEXANDER

PBN

Assessment \$329,800

Appraisal \$329,800

PID 3466

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$256,900	\$72,900	\$329,800
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$256,900	\$72,900	\$329,800

Owner of Record

Owner APOSTOL, ALEXANDER

Co-Owner TRUSTEE

Address 77 WEST MAIN ST
DUDLEY, MA 01571

Sale Price \$0

Certificate

Book & Page 27663/0229

Sale Date 10/02/2002

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
APOSTOL, ALEXANDER	\$0		27663/0229	00	10/02/2002
APOSTOL, SOPHIE	\$0		DC/0	1A	04/01/2001
APOSTOL FATENA (LE)	\$1		14030/0259	1J	03/11/1992
APOSTOL FATENA LIFE ESTATE	\$1		11953/0134	1A	03/01/1989
APOSTOL ARTHUR	\$0		4175/0009	01	02/07/1961

Building Information

Building 1 : Section 1

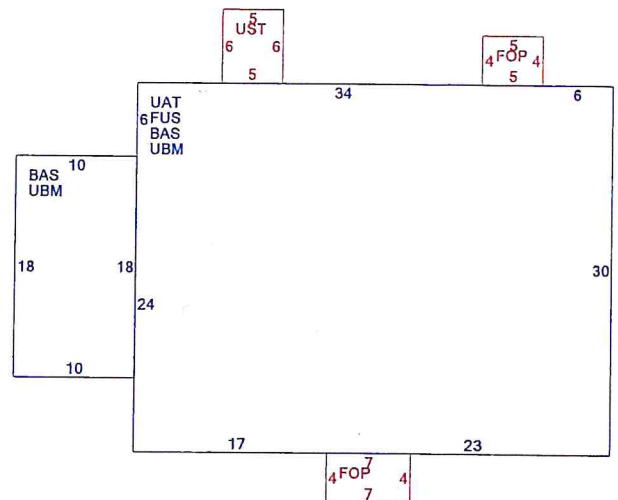
Year Built: 1949
Living Area: 2,580
Replacement Cost: \$386,353
Building Percent Good: 66
Replacement Cost Less Depreciation: \$255,000

Building Photo



(<https://images.vgsi.com/photos/dudleymaPhotos/\00\00\87\53.jpg>)

Building Layout



([ParcelSketch.aspx?pid=3466&bid=3388](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,380	1,380
FUS	Upper Story,(Fin)	1,200	1,200
FOP	Open Porch	48	0
UAT	Attic, Unfinished	1,200	0
UBM	Basement, Unfinished	1,380	0
UST	Utility, Storage, Unfinished	30	0
		5,238	2,580

Building Attributes

Field	Description
Style:	Two Family
Model	Residential
Grade:	Average +10
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	12
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	02
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Extra Features

Extra Features

Legend

No Data for Extra Features

Land

Land Use

Use Code 1040
Description TWO FAMILY MDL-01
Zone B15
Neighborhood
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.48
Frontage 0
Depth 0
Assessed Value \$72,900
Appraised Value \$72,900

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED			120.00 S.F.	\$1,100	1
SHD1	SHED			140.00 S.F.	\$800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$256,900	\$72,900	\$329,800
2024	\$251,400	\$69,000	\$320,400
2023	\$241,400	\$63,900	\$305,300

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$256,900	\$72,900	\$329,800
2024	\$251,400	\$69,000	\$320,400
2023	\$241,400	\$63,900	\$305,300

38
39,168sf

40
5,540
sf

20'

50'

145.5'

197

197

205's

109.53'

170
20,925sf

2

56.8'

83
4,400sf

84.65'

83'

(88)

100'

172
11,800sf

133'

100'

57.42'
87'

74
9,240sf

171
11,900sf

5
sf
8.8'

3'

10'

DIDONATO TERR

Location DIDONATO TERR

Mblu 118 / 171/000 000/

Acct#

Owner APOSTOL, ALEXANDER

PBN

Assessment \$400

Appraisal \$400

PID 3465

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$0	\$400	\$400
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$0	\$400	\$400

Owner of Record

Owner APOSTOL, ALEXANDER
Co-Owner TRUSTEE
Address 77 WEST MAIN ST
DUDLEY, MA 01571

Sale Price \$0
Certificate
Book & Page 27663/0229
Sale Date 10/02/2002
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
APOSTOL, ALEXANDER	\$0		27663/0229	1A	10/02/2002
APOSTOL, SOPHIE	\$1		14030/0259	1J	03/11/1992
APOSTOL ARTHUR P	\$1		11953/0133	1A	03/01/1989
APOSTOL ARTHUR	\$0		4175/0009	01	02/07/1961

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Photo

 Building Photo
<https://images.vgsi.com/photos/dudleymaPhotos/default.jpg>

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1320
Description RES ACLNUD
Zone B15
Neighborhood
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.27
Frontage 0
Depth 0
Assessed Value \$400
Appraised Value \$400

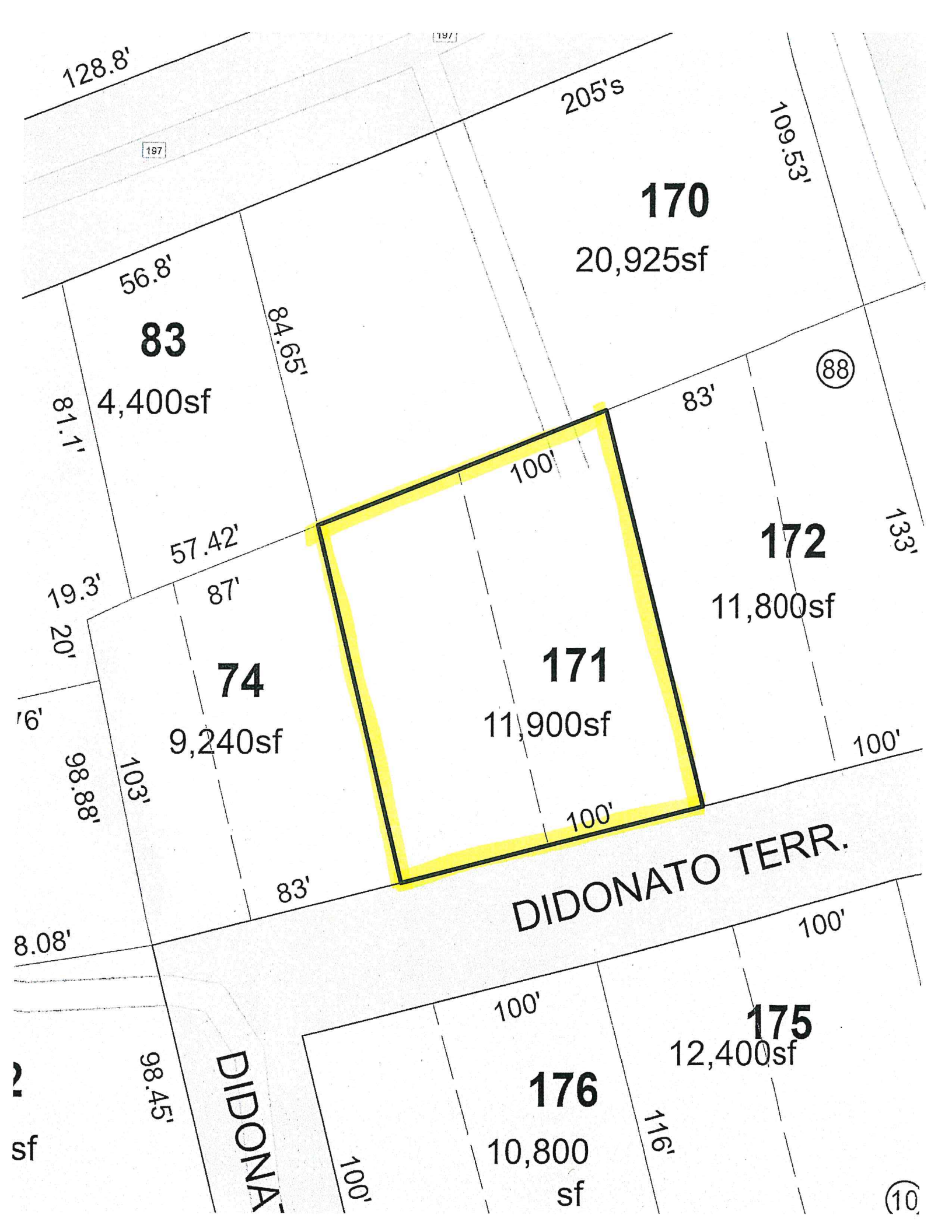
Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$0	\$400	\$400
2024	\$0	\$400	\$400
2023	\$0	\$400	\$400

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$0	\$400	\$400
2024	\$0	\$400	\$400
2023	\$0	\$400	\$400



DIDONATO TERR

Location DIDONATO TERR

Mblu 118/ / 172/000 000/

Acct#

Owner APOSTOL, ALEXANDER

PBN

Assessment \$400

Appraisal \$400

PID 3474

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$0	\$400	\$400
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$0	\$400	\$400

Owner of Record

Owner APOSTOL, ALEXANDER
Co-Owner TRUSTEE
Address 77 WEST MAIN ST
DUDLEY, MA 01571

Sale Price \$0
Certificate
Book & Page 27663/0229
Sale Date 10/02/2002
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
APOSTOL, ALEXANDER	\$0		27663/0229	1A	10/02/2002
APOSTOL, SOPHIE	\$1		14030/0259	1J	03/11/1992
APOSTOL ARTHUR P	\$1		11953/0133	1A	03/01/1989
APOSTOL, ARTHUR	\$0		4175/0009	01	02/07/1961

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Photo

 Building Photo

<https://images.vgsi.com/photos/dudleymaPhotos//default.jpg>

Building Layout

[\(ParcelSketch.ashx?pid=3474&bid=3398\)](#)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Building Attributes

Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1320

Description RES ACLNUD

Zone B15

Neighborhood

Alt Land Appr No

Category

Same

Land Line Valuation

Size (Acres) 0.27

Frontage 0

Depth 0

Assessed Value \$400

Appraised Value \$400

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$0	\$400	\$400
2024	\$0	\$400	\$400
2023	\$0	\$400	\$400

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$0	\$400	\$400
2024	\$0	\$400	\$400
2023	\$0	\$400	\$400

20,925sf

88

83'

172

133'

11,800sf

71
0sf

100'

471'

100'

DIDONATO TERR

Location DIDONATO TERR

Mblu 118/ / 175/000 000/

Acct#

Owner APOSTOL, ALEXANDER

PBN

Assessment \$400

Appraisal \$400

PID 3463

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$0	\$400	\$400
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$0	\$400	\$400

Owner of Record

Owner APOSTOL, ALEXANDER
Co-Owner TRUSTEE
Address 77 WEST MAIN ST
DUDLEY, MA 01571

Sale Price \$0
Certificate
Book & Page 27663/0232
Sale Date 10/02/2002
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
APOSTOL, ALEXANDER	\$0		27663/0232	1A	10/02/2002
APOSTOL, ARTHUR & SOPHIE	\$7,500		13631/0133	00	09/10/1991
RUKAT CHESTER D	\$0		4320/0245	01	11/17/1962

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Photo

 Building Photo

(<https://images.vgsi.com/photos/dudleymaPhotos/default.jpg>)

Building Layout

([ParcelSketch.ashx?pid=3463&bid=3385](#))

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Building Attributes

Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1320

Description RES ACLNUD

Some

Zone R10

Neighborhood

Alt Land Appr No

Category

Land Line Valuation

Size (Acres) 0.28

Frontage 0

Depth 0

Assessed Value \$400

Appraised Value \$400

1040 TWO FAMILY MDL-01

1041 TWO FAMILY

104V TWO FAMILY MDL-00

1050 THREE FAM

1051 THREE FAM

1060 AC LND IMP MDL-00

106C AC LND IMP MDL-94

1070 null

1080 null

1090 MULTI HSES

1091 MULTI HSES MDL-01

109T MULTI HSES MDL-02

1110 Apartments 4 to 8 Units

1120 Apartments 9 and Up

1210 Boarding House

1220 Fraternity/Sorority

1230 Dormitory

1240 Rectory/Convent

Outbuildings

Outbuildings

Legend

No Data for Outbuildings

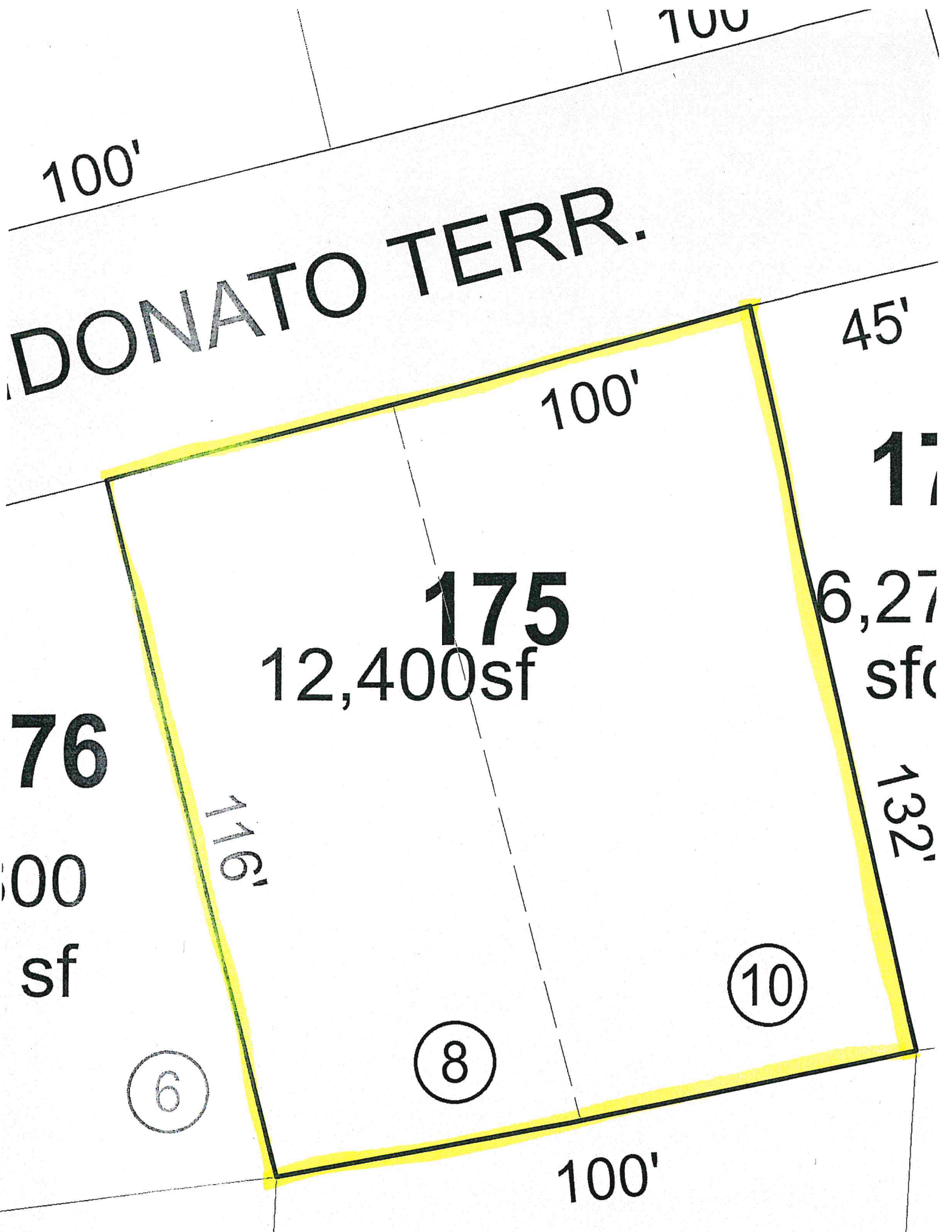
Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2025	1210 Boarding House	\$400	\$400
2024	1220 Fraternity/Sorority	\$400	\$400
2023	1230 Dormitory	\$400	\$400
	1240 Rectory/Convent	\$400	\$400

Assessment

Valuation Year	Improvements	Land	Total
2025	\$0	\$400	\$400
2024	\$0	\$400	\$400
2023	\$0	\$400	\$400



100'

100

DONATO TERR.

45'

100'

17

175

12,400sf

6,27
sfc

76

00
sf

132'

6

8

10

100'

DIDONATO TERR

Location DIDONATO TERR

Mblu 119/ / 074/000 000/

Acct#

Owner APOSTOL, ALEXANDER

PBN

Assessment \$32,800

Appraisal \$32,800

PID 3464

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$0	\$32,800	\$32,800
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$0	\$32,800	\$32,800

Owner of Record

Owner APOSTOL, ALEXANDER

Co-Owner TRUSTEE

Address 77 WEST MAIN ST
DUDLEY, MA 01571

Sale Price \$0

Certificate

Book & Page 27663/0229

Sale Date 10/02/2002

Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
APOSTOL, ALEXANDER	\$0		27663/0229	1A	10/02/2002
APOSTOL, SOPHIE	\$1		14030/0259	1J	03/11/1992
APOSTOL ARTHUR P	\$1		11953/0133	1A	03/01/1989
APOSTOL ARTHUR	\$0		4175/0009	01	02/07/1961


Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo

 [Building Photo](#)
<https://images.vgsi.com/photos/dudleymaPhotos/default.jpg>

Building Layout

[\(ParcelSketch.ashx?pid=3464&bid=3386\)](#)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1310
Description	RES ACLNPO
Zone	B15
Neighborhood	
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.21
Frontage	0
Depth	0
Assessed Value	\$32,800
Appraised Value	\$32,800

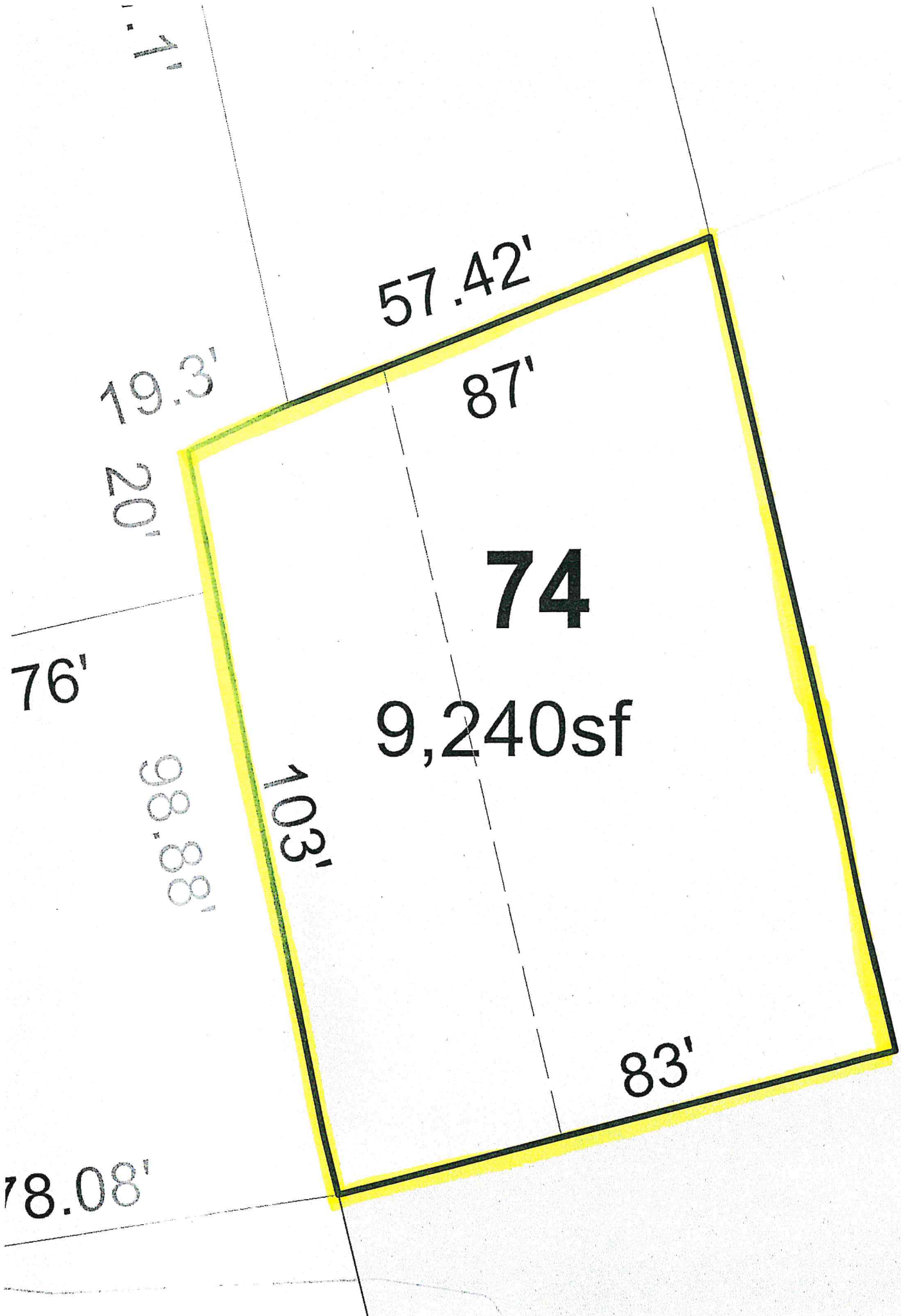
Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$0	\$32,800	\$32,800
2024	\$0	\$31,100	\$31,100
2023	\$0	\$28,700	\$28,700

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$0	\$32,800	\$32,800
2024	\$0	\$31,100	\$31,100
2023	\$0	\$28,700	\$28,700



192816

BK27663PG229

KNOW ALL MEN BY THESE PRESENTS THAT I, SOPHIE APOSTOL

45/2003

of DUDLEY, WORCESTER County, Massachusetts,

in consideration of ---LESS THAN ONE HUNDRED AND 00/100THS (\$100.00) DOLLARS ---

grant to ALEXANDER APOSTOL, TRUSTEE OF THE ARTHUR APOSTOL AND SOPHIE APOSTOL
IRREVOCABLE TRUST DATED AUGUST 14, 2002 AND RECORDED WITH WORCESTER
DISTRICT REGISTRY OF DEEDS AS INSTRUMENT NO. 12215.

of WEST MAIN STREET
DUDLEY, MA 01571

with quitclaim covenants

~~the land in~~ FOUR certain tracts of land with the buildings thereon of every nature and
description situated on a private road, north of Brandon Road, in the Town of dudley,
Worcester County, Massachusetts, bounded and described as follows:

BEGINNING at an iron pin in the ground on the northerly side of said private road;

THENCE easterly by said road one hundred (100) feet to an iron pin;

THENCE northerly one hundred twenty-four (124) feet to an iron pin;

THENCE westerly about one hundred (100) feet to an iron pin;

THENCE southerly parallel with east line one hundred fourteen (114) feet to the
point of beginning.

TOGETHER with a right of way over said private road to Brandon Road.

SECOND TRACT:

BEGINNING at the southeast corner of the tract to be conveyed at an iron pin on the
northerly line of said proposed new street;

THENCE northerly by land formerly of one Piniarski about one hundred fourteen (114)
feet to an iron pin in the ground at land now or formerly of one Whitney estate;

THENCE westerly by said Whiting land about eighty-seven (87) feet to a chestnut post;

THENCE southerly about one hundred five (105) feet to a pin in the ground;

THENCE easterly by the line of said proposed new street about eighty-three (83) feet
to the point of beginning.

ALSO a tract of land situated in said Dudley, in Brandon Heights, so-called and being
two certain lots as shown on a small plan additional to the Plan of Brandon Heights
and being a tract comprising of lots eleven (11) and thirteen (13) and bounded and
described generally as follows:

BEGINNING at a bound, corner of lot number 9 on northerly line of a proposed street;

THENCE generally northerly about one hundred twenty-four (124) feet to a bound;

THENCE generally easterly about eighty-eight (88) feet to a bound;

THENCE generally southerly about one hundred thirty-three (133) feet to said
northerly line of said proposed street;

THENCE generally westerly along said northerly line of said proposed street, about
ninety-three (93) feet to the bound and point of beginning.

ALSO another tract situated in said Dudley on the southerly side of West Main Street,
bounded and described as follows:

BEGINNING at a stake on the southerly line fo said West Main Street at land of said
Town of Dudley;

THENCE S. 2° E. one hundred nine and fifty-three hundredths (109.53) feet by land of
said Town of Dudley and along a stone wall to a corner of said wall;

THENCE S. 85° 04' W. two hundred (200) feet along a stone wall to a stake in said
wall at land of Joseph N. Roy;

MAIL TO: ATTY. E.A. BELFORTI-P.O.BOX 128-DUDLEY,MA 01571-0128

02 OCT -2 PM 2:32

PROPERTY: WEST MAIN STREET-DUDLEY, MA 01571

THENCE N. $0^{\circ} 30'$ W. eight-four and six tenths (84.6) feet by land of said Roy to a stake on the southerly line of said West Main Street;

THENCE easterly with an included angle of $96^{\circ} 22'$ a distance of fifty-one and forty-five hundredths (51.45) feet by the southerly line of said West Main Street to the point of beginning.

BEING the same premises conveyed to grantor by deed of Arthur Apostol dated March 9, 1992 and recorded with Worcester District Registry of Deeds in Book 14030, Page 259.

Executed as a sealed instrument this 14 day of August, 2002
Sophie Apostol
SOPHIE APOSTOL

The Commonwealth of Massachusetts

WORCESTER, SS.

August 14, 2002

Then personally appeared the above named

SOPHIE APOSTOL

and acknowledged the foregoing instrument to be her free act and deed,

Before me,

Ernest A. Belforti
ERNEST A. BELFORTI - Notary Public - ~~JOHN A. BELFORTI~~
My commission expires 9-02-05

ATTEST: WORC. Anthony J. Vigliotti, Register

KNOW ALL MEN BY THESE PRESENTS THAT I, ARTHUR APOSTOL

of DUDLEY,

WORCESTER

County, Massachusetts

in consideration of ---LESS THAN ONE HUNDRED AND 00/100THS (\$100.00) DOLLARS ---

grant to ALEXANDER APOSTOL, TRUSTEE OF THE ARTHUR APOSTOL AND SOPHIE APOSTOL
 IRREVOCABLE TRUST DATED AUGUST 14, 2002 AND RECORDED WITH WORCESTER
 DISTRICT REGISTRY OF DEEDS AS INSTRUMENT NO. 192815.

of 77 WEST MAIN STREET-DUDLEY, MA 01571

with quitclaim covenants

the land in Dudley, Worcester County, Commonwealth of Massachusetts, being lots numbered
 eight (8) and ten (10) as numbered and shown on a plan of part of Brandon Heights,
 made by B. A. Wakefield, C.E., dated March 1, 1905 and bounded and described as follows:

BEGINNING at the northeasterly corner of land of Stanislaw Richert et ux, now or
 formerly, at corner of lot number 12 shown on said plan;

THENCE northerly along the westerly line of said lot #12 about 132 feet to a bound
 at a proposed street or way;

THENCE westerly about one hundred (100) feet along the southerly line of said way to
 a bound at corner of lot #6 shown on said plan;

THENCE southerly along the easterly line of said lot #6 about 116 feet to a bound at
 northerly line of lot #1;

THENCE easterly along the northerly lines of lots Nos. #1 and #2 about one hundred
 (100) feet to the bound and point of beginning, lot No. #2 herein referred to was
 formerly owned by said Stanislaw Richert et ux.

WITH THE FOLLOWING RESTRICTIONS:

That no building shall be erected on said land except a dwelling house and a private
 stable.

Such dwelling house to cost no less than One Thousand Dollars and to be set back not
 less than fifteen (15) feet from the street.

BEING the same premises conveyed to Arthur Apostol and Sophie Apostol by deed of
 Janet Hebert, Conservator of Chester Rukat, also known as Chester D. Rukat by power
 conferred by Worcester County Probate Court - Docket #90-P1096-C1- authorization dated
 September 10, 1991 - said deed recorded with Worcester County District Registry of
 Deeds dated September 10, 1991 in Book 13631, Page 133.

Executed as a sealed instrument this

14th

day of

August

,2002

ARTHUR APOSTOL

BY

Arthur Apostol by

SOPHIE APOSTOL

POWER OF ATTORNEY

Sophie Apostol POA

192815

The Commonwealth of Massachusetts

WORCESTER,

ss.

August 14

,2002

Then personally appeared the above named

SOPHIE APOSTOL

and acknowledged the foregoing instrument to be her free act and deed,

Before me,

ERNEST A. BELFORTI -

Notary Public

XXXXXXXXXXXX

MAIL TO:

ATTY. E.A. BELFORTI

P.O. BOX 128

DUDLEY, MA 01571-0128

My commission expires 9-02-05

ATTEST: WORC. Anthony J. Vigliotti, Register

PROPERTY: 77 WEST MAIN STREET-DUDLEY, MA 01571

02 OCT -2 PM 2:32