HEARINGS, MEETINGS, LICENSES

10-20-14

A hearing will be held in the Selectmen's Meeting Room in the Town Hall, 10 Nickerson Avenue, Middleborough, MA, on Monday, October 20, 2014 at 7:30 PM, on the allocation of the fiscal year 2015 tax levy among the various classes of property in the Town of Middleborough. This hearing will give interested citizens an opportunity to comment on local property tax policy as it will be applied during fiscal year 2015.

Allin Frawley
Leilani Dalpe
John M. Knowlton
Diane Stewart
Stephen J. McKinnon
BOARD OF SELECTMEN

Publish: October 9th and October 16, 2014

Please bill the Town of Middleborough c/o Board of Selectmen, 10 Nickerson Ave.
Advertiser #300074

FISCAL YEAR
2015

TOWN OF MIDDLEBOROUGH

TAX CLASSIFICATION HEARING

October 20, 2014

PREPARED BY

BOARD OF ASSESSORS

FISCAL 2015 TAX CLASSIFICATION

EXPLANATION OF BOOKLET

This booklet is designed to provide information to the Board of Selectmen and the taxpayers of this community so a decision can be made in regard to the issue of allocating the local property tax levy between Residential, Commercial, Industrial and Personal Property.

Please refer to the top of page 1. This is the Levy Limit for Fiscal 2015 which is based on last year's plus 2 ½% plus the new growth. The rest of the page is a chart which shows tax rates in 1 ¼% increments for both Fiscal 2014 and Fiscal 2015. The current shift of 5% is highlighted.

The top of page 2 shows the average value for the property classes within the town for the current and previous year along with the % of change. The next section shows the total number of parcels by class for both years.

Page 3 shows the actual Fiscal 2014 and proposed Fiscal 2015 taxes at the 5% shift for both Commercial/Industrial and Residential in value increments of $50,000.

Page 4 shows a history of the shifts since the town first started classification in Fiscal 1984. It also explains a revaluation update and an interim year adjustment and identifies the years in which they occurred.

Page 5 shows the history of New Growth and the total new growth in dollars for the current year and the past several years for the four classes of property.

Page 6 contains a listing of substantial commercial and industrial building activity for the current year and several past years.

Page 7, Section A shows the new growth figures by class for this year and last year. Section B shows the Levy Limit for both years.

Page 8 shows the history of values within the town by class.

Page 9 gives examples of the value and tax differences for various styles of residential houses.

Page 10 gives the Fiscal 2014 tax rates for surrounding communities.

The number of communities with a split tax rate is shown of page 11.

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FISCAL 2015 CLASSIFICATION

FY2014 Levy Limit	$	34,276,205
Amended NG	$	-
Prop 2 1/2	$	856,905
New Growth	$	452,079
FY2015 Levy Limit	**$**	**35,585,189**
DEBT EXCLUSION	$	208,751
	$	35,793,940

TAX RATES IN 1 1/4% INCREMENTS

SHIFT	2014 TAX RATES RESIDENTIAL	2014 TAX RATES COMMERCIAL	2015 TAX RATES RESIDENTIAL	2015 TAX RATES COMMERCIAL
0.00%	15.80	15.80	15.98	15.98
1.25%	15.75	16.00	15.93	16.18
2.50%	15.70	16.20	15.88	16.38
3.75%	15.65	16.39	15.83	16.58
5.00%	15.60	16.59	15.79	16.78
6.25%	15.55	16.79	15.74	16.98
7.50%	15.50	16.99	15.69	17.18
8.75%	15.45	17.18	15.64	17.38
10.00%	15.40	17.38	15.59	17.58
11.25%	15.35	17.58	15.54	17.78
12.50%	15.30	17.78	15.49	17.98
13.75%	15.25	17.97	15.44	18.18
15.00%	15.20	18.17	15.40	18.38
16.25%	15.15	18.37	15.35	18.58
17.50%	15.10	18.57	15.30	18.78
18.75%	15.05	18.76	15.25	18.98
20.00%	15.00	18.96	15.20	19.18
21.25%	14.95	19.16	15.15	19.38
22.50%	14.89	19.36	15.10	19.58
23.75%	14.84	19.55	15.05	19.78
25.00%	14.79	19.75	15.01	19.98
26.25%	14.74	19.95	14.96	20.18
27.50%	14.69	20.15	14.91	20.38
28.75%	14.64	20.35	14.86	20.58
30.00%	14.59	20.54	14.81	20.77
31.25%	14.54	20.74	14.76	20.97
32.50%	14.49	20.94	14.71	21.17
33.75%	14.44	21.14	14.66	21.37
35.00%	14.39	21.33	14.62	21.57
36.25%	14.34	21.53	14.57	21.77
37.50%	14.29	21.73	14.52	21.97
38.75%	14.24	21.93	14.47	22.17
40.00%	14.19	22.12	14.42	22.37
41.25%	14.14	22.32	14.37	22.57
42.50%	14.09	22.52	14.32	22.77
43.75%	14.04	22.72	14.28	22.97
45.00%	13.99	22.91	14.23	23.17
46.25%	13.94	23.11	14.18	23.37
47.50%	13.89	23.31	14.13	23.57
48.75%	13.84	23.51	14.08	23.77
50.00%	13.79	23.70	14.03	23.97

FISCAL 2015 CLASSIFICATION

RESIDENTIAL	FISCAL 2014 AVERAGE	FISCAL 2015 AVERAGE	PERCENTAGE CHANGE	*FY 2014 Ave Tax Bill @ 5% Shift*	*FY 2015 Ave Tax Bill @ 5% Shift*	*Tax Difference*
1 Family Dwelling	$254,600	$261,500	2.64%	*$3,971.76*	*$4,129.09*	*$157.33*
Condominiums	$178,700	$181,700	1.65%	*$2,787.72*	*$2,869.04*	*$81.32*
2 Family Dwellings	$234,000	$224,500	-4.23%	*$3,650.40*	*$3,544.86*	*($105.55)*
3 Family Dwellings	$229,400	$255,300	10.14%	*$3,578.64*	*$4,031.19*	*$452.55*
Apartments 4 Unit & Up	$606,100	$623,500	2.79%	*$9,455.16*	*$9,845.07*	*$389.91*
COMMERCIAL						
Parcels w/bldgs	$667,000	$676,000	1.33%	*$11,065.53*	*$11,343.28*	*$277.75*
Vacant Land and Parking Lots	$115,100	$102,000	-12.84%	*$1,909.51*	*$1,711.56*	*($197.95)*
INDUSTRIAL						
All Parcels	$976,100	$953,100	-2.41%	*$16,193.50*	*$15,993.02*	*($200.48)*
PERSONAL PROPERTY						
This average includes both businesses & second homes Excludes Utilities	$39,200	$38,000	-3.16%	*$650.33*	*$637.64*	*($12.69)*

	FISCAL 2014	FISCAL 2015
TOTAL # OF RESIDENTIAL PARCELS	7,823	7,867
TOTAL # OF MIXED USE PARCELS	168	175
TOTAL # OF COMMERCIAL PARCELS	421	430
TOTAL # OF CHAPTER LAND PARCELS (Forestry, Farmland, Recreational)	425	402
TOTAL # OF INDUSTRIAL PARCELS	64	65

FISCAL 2015 CLASSIFICATION

VALUE	RESIDENTIAL FISCAL 2014 TAXES @ 5.00% SHIFT	RESIDENTIAL FISCAL 2015 TAXES @ 5.00% SHIFT	COMMERCIAL FISCAL 2014 TAXES @ 5.00% SHIFT	COMMERCIAL FISCAL 2015 TAXES @ 5.00% SHIFT
	$ 15.60	**$ 15.79**	**$ 16.59**	**$ 16.78**
150,000	$ 2,340.00	$ 2,368.50	$ 2,488.50	$ 2,517.00
200,000	$ 3,120.00	$ 3,158.00	$ 3,318.00	$ 3,356.00
250,000	$ 3,900.00	$ 3,947.50	$ 4,147.50	$ 4,195.00
300,000	$ 4,680.00	$ 4,737.00	$ 4,977.00	$ 5,034.00
350,000	$ 5,460.00	$ 5,526.50	$ 5,806.50	$ 5,873.00
400,000	$ 6,240.00	$ 6,316.00	$ 6,636.00	$ 6,712.00
450,000	$ 7,020.00	$ 7,105.50	$ 7,465.50	$ 7,551.00
500,000	$ 7,800.00	$ 7,895.00	$ 8,295.00	$ 8,390.00

HISTORY OF SHIFTS

FISCAL*1984	Residential	30.00%	$ 19.13	FISCAL *2004	Residential	8.75%	$ 11.67
	Commercial		$ 23.43		Commercial		$ 12.90
FISCAL 1985	Residential	40.00%	$ 19.32	FISCAL **2005	Residential	10.00%	$ 10.85
	Commercial		$ 24.81		Commercial		$ 12.14
FISCAL 1986	Residential	25.00%	$ 19.36	FISCAL**2006	Residential	7.50%	$ 9.83
	Commercial		$ 26.52		Commercial		$ 10.69
FISCAL*1987	Residential	40.00%	$ 11.18	FISCAL *2007	Residential	5.00%	$ 9.28
	Commercial		$ 18.06		Commercial		$ 9.83
FISCAL 1988	Residential	35.00%	$ 11.81	FISCAL **2008	Residential	5.00%	$ 10.10
	Commercial		$ 18.17		Commercial		$ 10.70
FISCAL 1989	Residential	40.00%	$ 11.93	FISCAL **2009	Residential	5.00%	$ 10.93
	Commercial		$ 19.38		Commercial		$ 11.59
FISCAL *1990	Residential	30.00%	$ 8.37	FISCAL *2010	Residential	5.00%	$ 11.83
	Commercial		$ 11.97		Commercial		$ 12.55
FISCAL 1991	Residential	30.00%	$ 9.44	FISCAL **2011	Residential	5.00%	$ 13.05
	Commercial		$ 13.72		Commercial		$ 13.86
FISCAL *1992	Residential	27.50%	$ 11.28	FISCAL **2012	Residential	5.00%	$ 13.74
	Commercial		$ 15.67		Commercial		$ 14.61
FISCAL 1993	Residential	22.50%	$ 12.05	FISCAL **2013	Residential	5.00%	$ 14.89
	Commercial		$ 15.80		Commercial		$ 15.84
FISCAL 1994	Residential	20.00%	$ 12.62	FISCAL **2014	Residential	5.00%	$ 15.60
	Commercial		$ 16.04		Commercial		$ 16.59
FISCAL *1995	Residential	20.00%	$ 14.39				
	Commercial		$ 18.19				
FISCAL 1996	Residential	17.50%	$ 14.97				
	Commercial		$ 18.42				
FISCAL 1997	Residential	15.00%	$ 15.57				
	Commercial		$ 18.64				
FISCAL *1998	Residential	12.50%	$ 16.67				
	Commercial		$ 19.43				
FISCAL1999	Residential	10.00%	$ 17.46				
	Commercial		$ 19.74				
FISCAL 2000	Residential	10.00%	$ 17.02				
	Commercial		$ 19.23				
FISCAL *2001	Residential	10.00%	$ 14.98				
	Commercial		$ 16.89				
FISCAL 2002	Residential	10.00%	$ 14.76				
	Commercial		$ 16.61				
FISCAL 2003	Residential	8.75%	$ 15.29				
	Commercial		$ 16.99				

*Revaluation Update

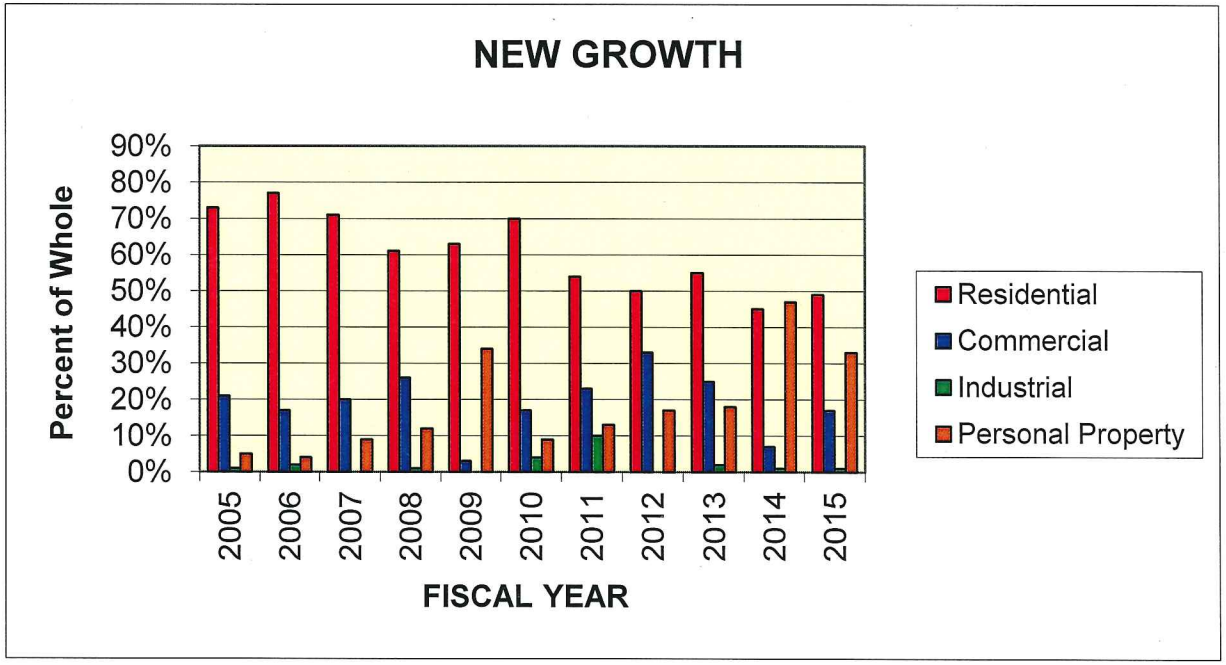
A "revaluation update" revalues ALL property within the town. The DOR certifies the values prior to setting a tax rate.

**Interim Year Adj

An "interim year adjustment" is an adjustment in values between certification years. Values are only adjusted when the market indicates substantial changes within a particular class.

FISCAL 2015 CLASSIFICATION

FISCAL YEAR	NEW GROWTH	Residential	Commercial	Industrial	Personal Property
2005	$757,146	73%	21%	1%	5%
2006	$482,652	77%	17%	2%	4%
2007	$861,643	71%	20%	0%	9%
2008	$629,415	61%	26%	1%	12%
2009	$801,148	63%	3%	0%	34%
2010	$658,199	70%	17%	4%	9%
2011	$488,992	54%	23%	10%	13%
2012	$383,461	50%	33%	0%	17%
2013	$350,426	55%	25%	2%	18%
2014	$608,939	45%	7%	1%	47%
2015	$452,079	49%	17%	1%	33%



FISCAL 2015 CLASSIFICATION

FISCAL YEAR	SUBSTANTIAL COMMERCIAL / INDUSTRIAL BUILDING ACTIVITY
2005	Cirelli Distribution Center (Commerce Blvd) Oak Point Associates (Oak Point Dr) Clubhouse, Fitness Ctr Ocean Spray Cranberry Co. (Bridge St) Interior Renovations Plymouth Savings Bank (Campanelli Dr) Addition Rockland Trust Co (South Main St) Renovation/Addition Faietti Building (South Main St) Affordable Housing Units
2006	Christmas Tree Shop (Leona Drive) Phase Ili Addition (30% Complete) Holiday Inn Express (Harding Street) (30% Complete) Crossroads RV Center (3 Chalet Rd)
2007	Christmas Tree Shop (Leona Drive) Phase Ili Addition (100% Complete) Holiday Inn Express (Harding Street) (100% Complete) Added inground pool Storage Building France Street, Vine Street, Maple Road Office/Garage Building 155 East Grove Street Oak Point 3rd Club House (50% Complete) Office Building 4 Abbey Ln
2008	Berkshire-Middleboro LLC (Fedex Ground) Oak Point 3rd Club House (100% Complete) Sager Electronics Addition Hannaford (remodel) Memorial Early Childhood Center (Old Junior High School)
2009	Wareham Street New Steel Bldg - Bay State Construction Wareham Street New Steel Bldg - New England Bldg & Desroche Electric
2010	Old Colony Y, Inc- Addition (10% Complete) 61 East Grove Street Cowan Drive Realty LLC -Malden International Designs Inc (5% Complete) 19 Cowen Dr Christmas Tree Shops Inc- Addition 64 Leona Drive CD, LLP New Steel Bldg -Costello Dismantling 705 Wareham Street
2011	Old Colony Y, Inc- Addition (100% Complete) 61 East Grove Street Cowan Drive Realty LLC -Malden International Designs Inc (100% Complete) 19 Cowen Dr Campanelli Middleborough V LLC Bimbo Bakeries Distribution (5% Complete) 45 Leona Dr Giacomo LLC Shooters Restaurant & Sports Bar (Renovations) 360 Wareham St Campanelli Middleborough IV LLC Idex Healh & Science (100% Complete) 16 Leona Dr
2012	Compass Medical 8 Commerce Blvd (Foundation Only) Campanelli Middleborough V LLC Bimbo Bakeries Distribution (completed bldg) 45 Leona Dr
2013	Compass Medical 8 Commerce Blvd Champion Exposition Expired TIF Agreement Office Building @16 Commerce Blvd
2014	Star Mill Loft Apartments (50% Complete) 31-33 East Main Street
2015	Star Mill Loft Apartments 31-33 East Main Street McLean Hospital 23 Isaac Street The Arc 5 Mill Street Chamberlain International School 225 Bedford Street Hannah B Shaw Home for Aged 299 Wareham St

FISCAL 2015 CLASSIFICATION

Section A

FISCAL 2014 NEW GROWTH

	Value	New Growth	% of Total Value
*Class 1 (Res)	18,319,104	$ 272,771	45%
*Class 3 (Comm)	2,717,153	$ 43,040	7%
*Class 4 (Ind)	255,300	$ 4,044	1%
*Class 5 (P.P.)	18,250,250	$ 289,084	47%
	$ 39,541,807	$ 608,939	100%

FISCAL 2015 NEW GROWTH

	Value	New Growth	% of Total Value
*Class 1 (Res)	14,018,453	$ 218,688	49%
*Class 3 (Comm)	4,650,590	$ 77,153	17%
*Class 4 (Ind)	399,600	$ 6,629	1%
*Class 5 (P.P.)	9,018,020	$ 149,609	33%
	$ 28,086,663	$ 452,079	100%

Section B

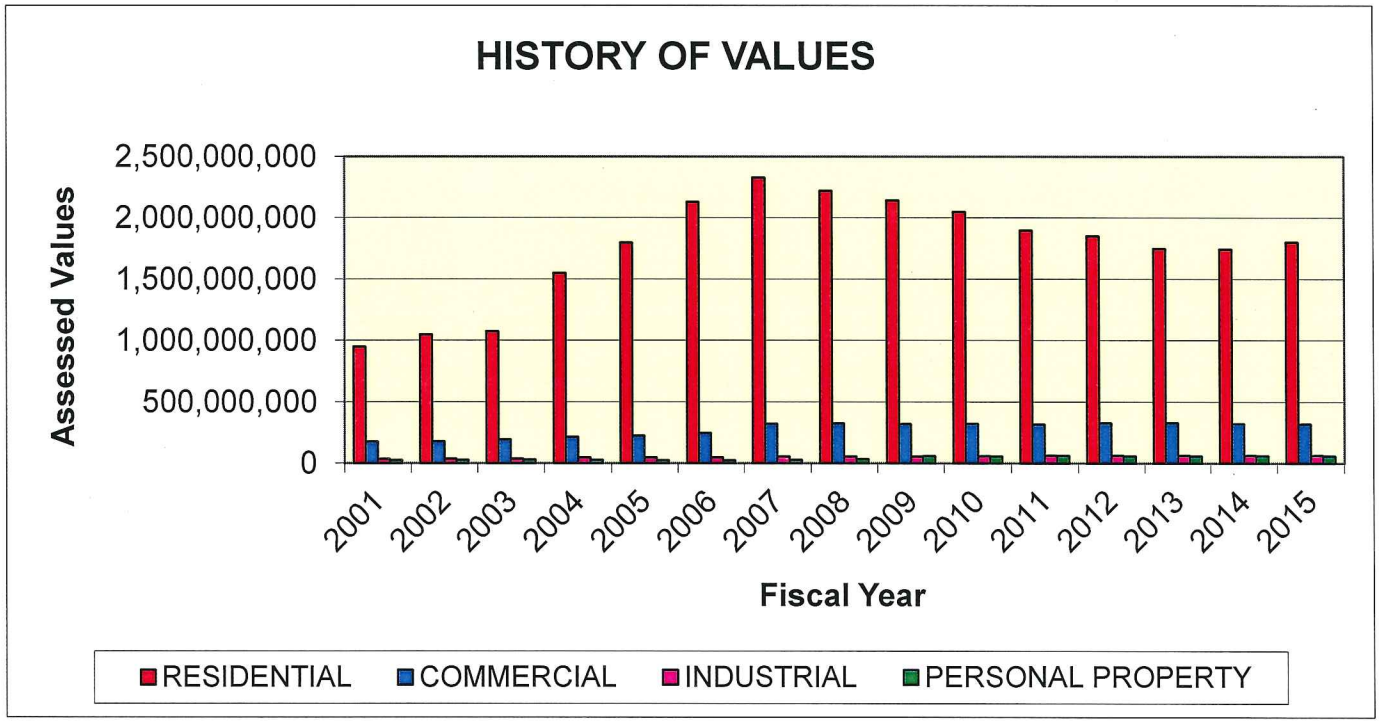
FY2013 Levy Limit	$	32,846,113
Amended NG		
Prop 2 1/2	$	821,153
New Growth	$	608,939
FY2014 Levy Limit	**$**	**34,276,205**
DEBT EXCLUSION	$	283,905
	$	34,560,110

FY2014 Levy Limit	$	34,276,205
Amended NG		
Prop 2 1/2	$	856,905
New Growth	$	452,079
FY2015 Levy Limit	**$**	**35,585,189**
DEBT EXCLUSION	$	208,751
	$	35,793,940

*Class 1 (Res) = Residential
*Class 3 (Comm) = Commercial
*Class 4 (Ind) = Industrial
*Class 5 (P.P.) = Personal Property

FISCAL 2015 CLASSIFICATION

FISCAL YEAR	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PERSONAL PROPERTY
2001	947,621,099	174,947,701	35,616,030	22,924,263
2002	1,048,166,981	176,729,506	36,110,584	25,268,617
2003	1,074,256,244	192,740,471	37,249,649	28,716,142
2004	1,549,405,274	214,275,417	47,706,648	26,148,754
2005	1,795,949,213	225,506,200	46,762,047	23,189,931
2006	2,128,116,098	246,313,443	48,184,909	23,768,176
2007	2,327,539,460	321,975,413	56,111,123	27,623,840
2008	2,221,001,922	323,490,748	55,906,020	34,186,910
2009	2,141,888,417	317,863,474	56,126,225	57,358,340
2010	2,046,850,213	321,309,366	58,978,100	53,967,780
2011	1,895,973,311	316,488,836	63,028,195	59,860,820
2012	1,848,672,005	326,079,453	63,888,807	58,232,590
2013	1,746,770,784	330,531,911	63,106,666	58,447,700
2014	1,742,515,366	320,581,924	62,922,928	61,051,000
2015	1,800,567,139	317,903,457	62,529,947	58,818,230



FISCAL 2015 TAX CLASSIFICATION

	TAX RATE	$15.60	$15.79	VALUE	%
WILLOWTREE LN		**FY 2014**	**FY 2015**	**DIFFERENCE**	**DIFFERENCE**
COLONIAL	**VALUE**	325,900	335,900	10,000	3%
	TAX	5,084.04	5,303.86	219.82	4%
PLYMOUTH ST		**FY 2014**	**FY 2015**	**DIFFERENCE**	**DIFFERENCE**
RANCH	**VALUE**	335,700	338,500	2,800	1%
	TAX	5,236.92	5,344.92	108.00	2%
EVERETT ST		**FY 2014**	**FY 2015**	**DIFFERENCE**	**DIFFERENCE**
MODERN CONTEMP	**VALUE**	227,300	212,300	-15,000	-7%
	TAX	3,545.88	3,352.22	-193.66	-6%
RIVER ST		**FY 2014**	**FY 2015**	**DIFFERENCE**	**DIFFERENCE**
RAISED RANCH	**VALUE**	308,400	304,000	-4,400	-1%
	TAX	4,811.04	4,800.16	-10.88	<1%
THOMAS ST		**FY 2014**	**FY 2015**	**DIFFERENCE**	**DIFFERENCE**
CAPE	**VALUE**	209,900	220,300	10,400	5%
	TAX	3,274.44	3,478.54	204.10	6%
SCHOOL ST		**FY 2014**	**FY 2015**	**DIFFERENCE**	**DIFFERENCE**
NEW ENGLAND COLONIAL	**VALUE**	202,100	219,200	17,100	8%
	TAX	3,152.76	3,461.17	308.41	9%
PLYMOUTH ST		**FY 2014**	**FY 2015**	**DIFFERENCE**	**DIFFERENCE**
ANTIQUE	**VALUE**	627,200	613,300	-13,900	-2%
	TAX	9,784.32	9,684.01	-100.31	-1%
CLAYTON RD		**FY 2014**	**FY 2015**	**DIFFERENCE**	**DIFFERENCE**
CONVENTIONAL	**VALUE**	215,600	209,500	-6,100	-3%
	TAX	3,363.36	3,308.01	-55.36	-2%

Massacusetts Department of Revenue

Division of Local Services

FY 2014 Tax Rates for Surrounding Communities

Community Name	Residential Tax Rate	Commercial Tax Rate	Industrial Tax Rate	Personal Property Tax Rate
Acushnet	13.95	17.85	17.85	17.85
Berkley	12.81	12.81	12.81	12.81
Bridgewater	16.25	16.25	16.25	16.25
Carver	17.01	23.64	23.64	23.64
East Bridgewtaer	17.37	17.37	17.37	17.37
Freetown	12.61	19.91	19.91	19.91
Halifax	18.67	18.67	18.67	18.67
Hanson	15.47	15.47	15.47	15.47
Kingston	16.68	16.68	16.68	16.68
Lakeville	14.20	14.20	14.20	14.20
Middleboro	15.60	16.59	16.59	16.59
Pembroke	14.69	14.69	14.69	14.69
Plymouth	15.13	15.13	15.13	15.13
Plympton	16.97	16.97	16.97	16.97
Raynham	15.42	21.63	21.63	21.63
Rochester	13.85	13.85	13.85	13.85
Taunton	14.61	31.19	31.19	31.19
Wareham	10.77	10.77	10.77	10.77
West Bridgewater	16.49	26.57	26.57	26.57

Massachusetts Department of Revenue
Division of Local Services
Municipal Databank/Local Aid Section

Number of Communities With Split Tax Rates

Fiscal Year	Number of Communities
1992	103
1993	105
1994	104
1995	104
1996	103
1997	102
1998	102
1999	101
2000	100
2001	101
2002	100
2003	99
2004	104
2005	107
2006	108
2007	108
2008	108
2009	107
2010	106
2011	107
2012	108
2013	116
2014	110

Assessor's Office

10 Nickerson Avenue
Middleborough, Massachusetts 02346

Telephone (508) 946-2410
Fax (508) 946-4430

October 17, 2014

Board of Selectmen
10 Nickerson Avenue
Middleboro, MA 02346

Honorable Members,

I am writing in regard to the Notice of Intent to sell or convert land classified under Chapter 61A that was sent by Carol Wheeler, Trustee. Mrs. Wheeler is the current owner of the property located on Purchase Street in Middleboro and has enclosed an offer to purchase the parcels from a buyer who does not intend to maintain the current classification as Agricultural/Horticultural Land under the statute.

The land being removed from classification is a portion of Map 62, Lot 4692 and is shown as Parcel C, Parcel A and Lot 1A on a plan of land dated June 9, 2014 and recorded at the Plymouth County Registry of Deeds in Plan Book 58, Page 901. The land also includes a portion of Map 62, Lot 6254 and is shown as Lots 2 and 3 on a plan of land dated August 12, 2013 and recorded at the Plymouth County Registry of Deeds in Plan Book 58, Page 709.

The Board of Assessors will not be meeting again until November 13, 2014 but historically the Board has had no objections to the removal of land from Chapter 61/61A/61B Forestry/Recreational/Agricultural/Horticultural classification.

Sincerely,

Barbara Erickson

Barbara Erickson, M.A.A.
Assessor/Appraiser for the
Middleborough Board of Assessors

Cc: Board of Assessors

Town of Middleborough

Massachusetts

PLANNING DIRECTOR
Ruth McCawley Geoffroy

Planning Board

Telephone (508) 946-2425
Fax (508) 946-1991

October 14, 2014

Board of Selectmen
Town Office Building
20 Center Street, Third Floor
Middleborough, MA 02346

Re: Carol J. Wheeler, Trustee of Cranberry Acres Realty Trust
Purchase St, Chapter 61A
Assessors Map 62, Lot 4692 (Parcel A & C)

Honorable Board:

The Planning Board voted at their meeting of October 14, 2014, to recommend that the Town not exercise the Chapter 61A Agricultural Tax Program Option for the above referenced Carol J. Wheeler, Trustee of Cranberry Acres Realty Trust property located on Purchase Street. The 61A Notice was sent to the Town Boards dated September 26, 2014.

If you have any questions, or wish to discuss this further, please do not hesitate to contact me.

Sincerely,

Michael J. Labonte, Chairman
for the Middleborough Planning Board

CC: Conservation Commission
Board of Assessors

Town of Middleborough

Massachusetts

PLANNING DIRECTOR
Ruth McCawley Geoffroy

Planning Board

Telephone (508) 946-2425
Fax (508) 946-1991

October 14, 2014

Board of Selectmen
Town Office Building
20 Center Street, Third Floor
Middleborough, MA 02346

Re: Carol J. Wheeler, Trustee of Cranberry Acres Realty Trust
Purchase St, Chapter 61A
Assessors Map 62, Lot 4692 (Lot 1A)

Honorable Board:

The Planning Board voted at their meeting of October 14, 2014, to recommend that the Town not exercise the Chapter 61A Agricultural Tax Program Option for the above referenced Carol J. Wheeler, Trustee of Cranberry Acres Realty Trust property located on Purchase Street. The 61A Notice was sent to the Town Boards dated September 12, 2014.

If you have any questions, or wish to discuss this further, please do not hesitate to contact me.

Sincerely,

Michael J. Labonte, Chairman
for the Middleborough Planning Board

CC: Conservation Commission
Board of Assessors

Town of Middleborough

CONSERVATION COMMISSION

20 CENTRE STREET
MIDDLEBOROUGH, MASSACHUSETTS 02346

PHONE: 1-508-946-2406
FAX: 1-508-946-2309

MEMORANDUM

TO: Board of Selectmen

FROM: Patricia J. Cassady, Conservation Agent

DATE: October 3, 2014

RE: Town's Option to Buy Chapter Land – Notice to Convert & Sell, **Purchase Street (M62, L4692; PCL "A" & PCL "C"; Lots 2 & 3) The Cranberry Acres Realty Trust.**

The Conservation Commission reviewed the documents from Attorney Robert Mather regarding the above-mentioned properties at their October 2, 2014 meeting.

The Conservation Commission has *no interest* in seeking purchase of any of these parcels of land.

If you have any questions regarding this matter don't hesitate to contact the Conservation Department at 508-946-2406.

Thank you

pjc

-0066
9416 ~~4474~~
R. Mather

September 26, 2014

Board of Selectmen
c/o Middleborough Town Clerk
Bank Building
20 Centre Street – 1st Floor
Middleborough, MA 02346

Board of Assessors
Middleborough Town Hall
10 Nickerson Avenue
Middleborough, MA 02346

Planning Board
Bank Building
20 Centre Street – 2nd Floor
Middleborough, MA 02346

Conservation Commission
Bank Building
20 Centre Street – 2nd Floor
Middleborough, MA 02346

Department of Conservation and Recreation
251 Causeway Street, Suite 900
Boston, MA 02114-2104
Attention: Commissioner

RE: Notice of Intent to Sell for residential use a portion of land which is or was taxed and classified as agricultural/ horticultural land under Chapter 61A of Massachusetts General Laws.

Dear Sir or Madam:

I am writing on behalf of and as attorney for Carol J. Wheeler as Trustee of The Cranberry Acres Realty Trust. This notice is being provided to you pursuant to the applicable provisions of Section 14 of Chapter 61A of the Massachusetts General Laws.

The property in question is located off Purchase Street and consists of two vacant parcels of land shown as **PCL "C" and PCL "A"** on a plan of land dated June 9, 2014 and recorded at the Plymouth County Registry of Deeds in Plan Book 58, Page 901, a copy of which is enclosed herewith and marked as "Plan A". PCL "C" contains 47,793 square feet and PCL "A" contains 33,548 square feet. Said two parcels are a portion of the property shown on Middleborough Assessors Map 62 as Lot 4692.

The property in question is included in several Agricultural or Horticultural Land Tax Liens as I have listed in Exhibit "A" enclosed herewith.

This is notice to you of the intention of the owner to convert this land to residential use to be attached to Lot 6296 – A as shown on said referenced plan and will be used with Lot 6296-A (which contains a single family dwelling) for residential purposes. A bona fide offer to purchase this land has been received in the amount of $10,000.00 from Dawn Borges and Clayton Dutcher. Enclosed please find a certified copy of the Purchase and Sale Agreement for your reference. Also please find a Statement of Intent to Sell. As a result, the Town of Middleborough has a first refusal option to meet this offer to purchase the land.

Although your town is entitled to a one hundred twenty (120) day period to exercise its option to purchase this land for that same price, it would be greatly appreciated if the matter could be expedited sooner. Any notification to the owner of this property that the option will not be exercised must be made in writing signed by the Board of Selectmen, and should be mailed to :

Carol J. Wheeler as Trustee of The Cranberry Acres Realty Trust
c/o Robert J. Mather
P.O. Box 688
Middleborough, MA 02346

I have prepared a form for you to use to release your option to purchase, if the Board should make that decision. You may, of course use your own form for this release. I am sending my form as a convenience only for you. If you have any questions, please do not hesitate to contact the undersigned.

Thank you.

Carol J. Wheeler as Trustee of The Cranberry Acres Realty Trust

BY:_____
Carol J. Wheeler, Trustee by Robert J. Mather, Esq. as her Attorney

EXHIBIT "A"

The following is a list of all of the Chapter 61A Agricultural or Horticultural Land Tax Liens that need to be released as they are recorded at the Plymouth County Registry of Deeds:

1. Book 4027, Page 415
2. Book 4027, Page 416
3. Book 4765, Page 316
4. Book 4765, Page 318
5. Book 5180, Page 215
6. Book 5939, Page 342
7. Book 6227, Page 258
8. Book 6421, Page 126
9. Book 6421, Page 127
10. Book 14545, Page 56
11. Book 1567, Page 95
12. Book 17870, Page 321
13. Book 38157, Page 168

(45)

MF 4027 pg 415

THIS INSTRUMENT MUST BE DULY FILED FOR RECORD OR REGISTRATION

State Tax Form A/E 1

MIDDLEBOROUGH
Name of City or Town

OFFICE OF THE BOARD OF ASSESSORS

AGRICULTURAL OR HORTICULTURAL LAND TAX LIEN

The Board of Assessors of the Kitchen of MIDDLEBOROUGH hereby state that it has accepted and approved the application of DONALD G. & CAROL J. WHEELER E/W

owner or owners of the hereinafter described land for valuation, assessment and taxation of such land under the provisions of General Laws, Chapter 61A for the fiscal year ending June 30, 1972.

DESCRIPTION OF LAND

LAND LOCATED ON PURCHASE STREET, MIDDLEBOROUGH, MASS. AND RECORDED AT PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 3521, PAGE 499.

Statement made this Fifth day of September 19 74.

Allen J. Demers
W D L
[signature]
BOARD OF ASSESSORS

COMMONWEALTH OF MASSACHUSETTS

Plymouth ss. September 5 19 74

Then personally appeared Allen J. Demers a member of the Board of Assessors of the Kitchen of Middleborough and acknowledged the foregoing instrument to be the free act and deed of the Board of Assessors of Middleborough before me.

[signature]
Notary Public
Justice of the Peace

THIS FORM APPROVED BY COMMISSIONER OF CORPORATIONS AND TAXATION

FORM 600 MOODS & MARTIN, INC., BOSTON, MASS.

REC'D OCT 23 1974 AT 1- 25 PM AND RECORDED

(89)

BOOK 4027 PAGE 416

THIS DISTRIBUTION MUST BE DULY FILED FOR RECORD OR REGISTRATION

State Tax Form A/R 2

MIDDLEBOROUGH
Name of City or Town

OFFICE OF THE BOARD OF ASSESSORS

AGRICULTURAL OR HORTICULTURAL LAND TAX LAW

The Board of Assessors of the XXX Town of MIDDLEBOROUGH hereby state that it has accepted and approved the application of DONALD G. & CAROL J. [illegible] H/W

owner or owners of the hereinafter described land for valuation, assessment and taxation of such land under the provisions of General Laws, Chapter 61A for the fiscal year ending June 30, 19 75.

DESCRIPTION OF LAND

LAND LOCATED ON PURCHASE STREET, MIDDLEBOROUGH, MASS., AND RECORDED AT PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 3225 PAGE 91.

Statement made this Fifth day of September 19 74

Allen D. Demers
[illegible]
[illegible]
BOARD OF ASSESSORS

COMMONWEALTH OF MASSACHUSETTS

Plymouth ss. September 5 19 74.

Then personally appeared Allen D. Demers a member of the Board of Assessors of the XXX Town of Middleborough and acknowledged the foregoing instrument to be the free [illegible] Board of Assessors of Middleborough before me.

[illegible]
Justice of the Peace

THIS FORM APPROVED BY COMMISSIONER OF CORPORATIONS AND TAXATION

FORM 200 HOGAN & HARTIGAN INC., BOSTON, MASS.

REC'D OCT 23 1974 AT 1. 25 AND RECORDED

THIS INSTRUMENT MUST BE DULY FILED FOR RECORD OR REGISTRATION

State Tax Form 17D

PAGE 316 BOOK 4765

MIDDLEBOROUGH
Name of City or Town

OFFICE OF THE BOARD OF ASSESSORS
FOREST LAND TAX LIEN

The Board of Assessors of the ~~city~~/town of MIDDLEBOROUGH hereby state that it has accepted and approved the application of WILLIAM L. BYRNE owner or owners of the hereinafter described land for valuation, assessment and taxation of such land under the provisions of General Laws, Chapter 61 for the fiscal year ending June 30, 19.....

DESCRIPTION OF LAND

109.2 ACRES OF LAND LOCATED ON ROCKY MEADOW STREET, MIDDLEBOROUGH, MASS., SHOWN AS LOT 28 ON ASSESSORS MAP R37, AND RECORDED IN PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 3992, PAGE 226.

Statement made this 5TH day of NOVEMBER, 19 79.

BOARD OF ASSESSORS

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH ss. NOVEMBER 5, 19 79.

Then personally appeared ALLEN D. DEMERS a member of the Board of Assessors of the ~~city~~/town of MIDDLEBOROUGH and acknowledged the foregoing instrument to be the free act and deed of the Board of Assessors of MIDDLEBOROUGH before me, Dorothy Michaud.
Notary Public ~~Justice of the Peace~~

, 19 , at o'clock and minutes M.

Received and entered with Registry of Deeds Registry District

Book, Page, Document No. Certificate of Title No.

Attest: Register

THIS FORM APPROVED BY COMMISSIONER OF CORPORATIONS AND TAXATION

FORM 690 HOBBS & WARREN, INC., BOSTON, MASS. REVISED 1974

REC'D DEC 7 1979 AT 11-59 AM AND RECORDED

PAGE 318 BOOK 4765

THIS INSTRUMENT MUST BE DULY FILED FOR RECORD OR REGISTRATION

State Tax Form 17D

MIDDLEBOROUGH
Name of City or Town

OFFICE OF THE BOARD OF ASSESSORS
FOREST LAND TAX LIEN

The Board of Assessors of the ~~city~~/town of MIDDLEBOROUGH hereby state that it has accepted and approved the application of WILLIAM L. BYRNE owner or owners of the hereinafter described land for valuation, assessment and taxation of such land under the provisions of General Laws, Chapter 61 for the fiscal year ending June 30, 19.....

DESCRIPTION OF LAND

104.0 ACRES OF LAND LOCATED ON ROCKY MEADOW STREET, MIDDLEBOROUGH, MASS., SHOWN AS LOT 35 ON ASSESSORS MAP R29, AND RECORDED IN PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 4114, PAGE 710.

Statement made this 5TH day of NOVEMBER, 19 79.

Allen D. Demers
[illegible]
[illegible]
BOARD OF ASSESSORS

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH ss. NOVEMBER 5, 19 79.

Then personally appeared ALLEN D. DEMERS a member of the Board of Assessors of the ~~city~~/town of MIDDLEBOROUGH and acknowledged the foregoing instrument to be the free act and deed of the Board of Assessors of MIDDLEBOROUGH

Dorothy Michael
Notary Public ~~Justice of the Peace~~

, 19 , at o'clock and minutes M.

Received and entered with Registry of Deeds / Registry District

Book , Page , Document No. Certificate of Title No.

Attest: Register

THIS FORM APPROVED BY COMMISSIONER OF CORPORATIONS AND TAXATION

FORM 890 HOBBS & WARREN, INC., BOSTON, MASS. REVISED 1974

REC'D DEC 7 1979 AT 11-59 AM AND RECORD

(46)

THIS INSTRUMENT MUST BE DULY FILED FOR RECORD OR REGISTRATION PAGE 215 BOOK 5180

State Tax Form A/H 2

MIDDLEBORO
Name of City or Town

OFFICE OF THE BOARD OF ASSESSORS

AGRICULTURAL OR HORTICULTURAL LAND TAX LIEN

The Board of Assessors of the ~~city~~/town of MIDDLEBORO hereby state that it has accepted and approved the application of DONALD C. & CAROL J. WHEELER H/W

owner or owners of the hereinafter described land for valuation, assessment and taxation of such land under the provisions of General Laws, Chapter 61A for the fiscal year ending June 30, 19 82.

DESCRIPTION OF LAND

LAND LOCATED ON PURCHASE STREET IN THE TOWN OF MIDDLEBORO SHOWN AS LOT 20 ON ASSESSORS MAP R43 AND RECORDED AT PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 3521, PAGE 499.

Statement made this 30TH day of SEPTEMBER, 19 81

BOARD OF ASSESSORS

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH ss. SEPTEMBER 30, 19 81

Then personally appeared ALLEN D. DEMERS a member of the Board of Assessors of the ~~city~~/town of MIDDLEBORO and acknowledged the foregoing instrument to be the free act and deed of the Board of Assessors of MIDDLEBORO before me

Notary Public.
~~Justice of the Peace~~ MY COMMISSION EXPIRES OCTOBER 29, 1987

NOTARY PUBLIC

THIS FORM APPROVED BY COMMISSIONER OF CORPORATIONS AND TAXATION

FORM 890 HOBBS & WARREN, INC. BOSTON MASS

REC'D JUL 23 1982 AT 2-05 PM AND RECORDED

(90)

BOOK 5939 PAGE 342

THIS INSTRUMENT MUST BE DULY FILED FOR RECORD OR REGISTRATION

State Tax Form A/R 1

MIDDLEBOROUGH
Name of City or Town

OFFICE OF THE BOARD OF ASSESSORS

AGRICULTURAL OR HORTICULTURAL LAND TAX LIEN

The Board of Assessors of the ~~City~~/town of MIDDLEBOROUGH hereby state that it has accepted and approved the application of DONALD & CAROL WHEELER owner or owners of the hereinafter described land for valuation, assessment and taxation of such land under the provisions of General Laws, Chapter 61A for the fiscal year ending June 30, 19 85 .

DESCRIPTION OF LAND

24.00 ACRES OF LAND LOCATED ON PURCHASE STREET IN THE TOWN OF MIDDLEBOROUGH SHOWN AS LOT 23 ON ASSESSORS MAP R43 AND RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 3225 PAGE 91.

6254

Statement made this 20TH day of DECEMBER , 19 84 .

Robert Keith
Mark A. Dawes
BOARD OF ASSESSORS

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH ss. DECEMBER 20 , 19 84 .

Then personally appeared ROBERT KEITH a member of the Board of Assessors of the ~~city~~/town of MIDDLEBOROUGH and acknowledged the foregoing instrument to be the free act and deed of the Board of Assessors of MIDDLEBOROUGH before me.

Dorothy Michael
Notary Public

DOROTHY MICHAEL COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES OCTOBER 22, 1987 NOTARY PUBLIC

, 19 , at o'clock and minutes M.

Received and entered with Registry of Deeds Registry District

Book , Page , Document No. Certificate of Title No.

Attest: Register

THIS FORM APPROVED BY COMMISSIONER OF REVENUE.

FORM 8204 MOORE & WARREN, INC., BOSTON, MASS. REVISED 1974

REC'D JAN 17 1985 AT 2-39 PM AND RECORDED

BOOK 6227 PAGE 258

THIS INSTRUMENT MUST BE DULY FILED FOR RECORD OR REGISTRATION

State Tax Form 17D

MIDDLEBOROUGH
Name of City or Town

OFFICE OF THE BOARD OF ASSESSORS

FOREST LAND TAX LIEN

The Board of Assessors of the city/town of MIDDLEBOROUGH hereby states that it has accepted and approved the application of JAMES B. BARRON & PATRICK F. O'CONNOR, TRUSTEES ROCKY GUTTER REALTY TRUST owner or owners of the hereinafter described land for valuation, assessment and taxation of such land under the provisions of General Laws, Chapter 61 commencing on January 1, 1985.

This said land, of 109.20 acres, being managed under an approved Forest Management Plan as shown by State Forester's certificate # 85-034-2.

DESCRIPTION OF LAND

LAND LOCATED ON ROCKY MEADOW STREET IN THE TOWN OF MIDDLEBOROUGH, SHOWN AS LOT 28 ON ASSESSORS MAP R37 AND RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 4997, PAGE 500.

Statement made this 2ND day of JULY, 19 85.

DOROTHY MICHAEL
COMMONWEALTH OF MASSACHUSETTS
-MY-
COMMISSION
EXPIRES
OCTOBER 29,
1987
NOTARY PUBLIC

BOARD OF ASSESSORS

COMMONWEALTH OF MASSACHUSETTS

Plymouth ss. JULY 2, 1985.

Then personally appeared ROBERT KEITH, a member of the Board of Assessors of the city/town of MIDDLEBOROUGH, and acknowledged the foregoing instrument to be the free act and deed of the Board of Assessors of MIDDLEBOROUGH before me, Dorothy Michael.
Notary Public ~~Justice of the Peace~~

_____, 19_____, at _____ o'clock and _____ minutes _____ M.

Received and entered with _____ Registry of Deeds / Registry District

Book _____, Page _____, Document No. _____ Certificate of Title No. _____

Attest: _____ Register

THIS FORM APPROVED BY COMMISSIONER OF REVENUE

FORM 890 HOBBS & WARREN, INC., BOSTON, MASS. REVISED 1981

REC'D AUG 1 1985 AT 9-00 AM AND RECORDED

BK 14545 PG 056

THIS INSTRUMENT MUST BE FILED FOR RECORD OR REGISTRATION

75895
Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
29 Jul 1996 04:00PM
JOHN D.RIORDAN
REGISTER
Bk 14545 Pg 56

STATE TAX FORM CL-3
(REV. 10/93)

THE COMMONWEALTH OF MASSACHUSETTS

MIDDLEBOROUGH
NAME OF CITY OR TOWN

OFFICE OF THE BOARD OF ASSESSORS

CLASSIFIED FOREST - AGRICULTURAL OR HORTICULTURAL - RECREATIONAL LAND TAX LIEN

The Board of Assessors of the ~~city~~/town of MIDDLEBOROUGH hereby states it has accepted and approved the application of W.L. BYRNE, INC.,

owner(s) of the real property described below, for the valuation, assessment and taxation of that property as classified forest ☐ agricultural or horticultural ☒ recreational ☐ land under the provisions of General Laws Chapter 61 ☐ 61A ☒ 61B ☐. This classification is effective as of January 1, 1996 for the fiscal year beginning July 1, 1996.

DESCRIPTION OF PROPERTY

(The description must be sufficiently accurate to identify the property. In the case of registered land, the Certificate of Title Number and the Registry Volume and Page must be given.)

109.20 ACRES OF LAND LOCATED ON ROCKY MEADOW STREET IN THE TOWN OF MIDDLEBOROUGH SHOWN AS LOT 28 ON ASSESSORS MAP R37 AND RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 11302 PAGE 334.

This statement made on the 10th day of JULY, 1996 constitutes a lien upon the property as provided in General Laws Chapter 61 §2 ☐ 61A §9 ☒ 61B §6 ☐.

Jacob Kulian
William L. Sutherland
Kathleen Zakarian
BOARD OF ASSESSORS

SEND TO:
ASSESSOR'S OFFICE
TOWN HALL
MIDDLEBOROUGH, MA 02346

THE COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH ss. JULY 10, 1996

Then personally appeared the above named JACOB KULIAN, Board of Assessors for the ~~city~~/town of MIDDLEBOROUGH and acknowledged the foregoing instrument to be their free act and deed, before me.

Barbara M. Brown
NOTARY PUBLIC/JUSTICE OF THE PEACE

My commission expires November 27, 1997

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

FORM 890 REV. 10/93 A.M. SULKIN CO., BOSTON, MA

← END OF INSTRUMENT →

108929

BK 15567 PG 095

THIS INSTRUMENT MUST BE FILED FOR RECORD OR REGISTRATION

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
20 OCT 1997 09:00AM
JOHN D. RIORDAN
REGISTER
Bk 15567 Pg 95

STATE TAX FORM CL-3
(REV. 10/93)

THE COMMONWEALTH OF MASSACHUSETTS

Middleborough
NAME OF CITY OR TOWN

OFFICE OF THE BOARD OF ASSESSORS

CLASSIFIED FOREST - AGRICULTURAL OR HORTICULTURAL - RECREATIONAL LAND TAX LIEN

The Board of Assessors of the ~~city~~/town of Middleborough hereby states it has accepted and approved the application of Carol J. Wheeler Trustee Cranberry Acres Realty Trust, owner(s) of the real property described below, for the valuation, assessment and taxation of that property as classified forest ☐ agricultural or horticultural ☒ recreational ☐ land under the provisions of General Laws Chapter 61 ☐ 61A ☒ 61B ☐. This classification is effective as of January 1, 1997 for the fiscal year beginning July 1, 1997

DESCRIPTION OF PROPERTY

(The description must be sufficiently accurate to identify the property. In the case of registered land, the Certificate of Title Number and the Registry Volume and Page must be given.)

15.70 ACRES OF LAND LOCATED ON PURCHASE STREET IN THE TOWN OF MIDDLEBOROUGH SHOWN AS LOT 23 ON ASSESSORS MAP R43 A/K/A LOT 6254 ON MAP 062 AND RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 12122 PAGE 7.

This statement made on the 24th day of September, 1997 constitutes a lien upon the property as provided in General Laws Chapter 61 §2 ☐ 61A §9 ☒ 61B §6 ☐.

Jacob Kulian

William C. Chatfield

BOARD OF ASSESSORS

ASSESSOR'S OFFICE
TOWN HALL
MIDDLEBOROUGH, MA 02346

SEND TO:

THE COMMONWEALTH OF MASSACHUSETTS

September 24, 1997

Plymouth ss.

Then personally appeared the above named Jacob Kulian, Board of Assessors for the ~~city~~/town of Middleborough and acknowledged the foregoing instrument to be their free act and deed, before me.

Barbara M. Brown
NOTARY PUBLIC/JUSTICE OF THE PEACE

My commission expires Nov. 21, 1997

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

END OF INSTRUMENT

FORM 860 REV. 10/93 A.M. SULKIN CO., BOSTON, MA

126808

THIS INSTRUMENT MUST BE FILED FOR RECORD OR REGISTRATION

STATE TAX FORM CL-3
(REV. 10/93)

THE COMMONWEALTH OF MASSACHUSETTS

MIDDLEBOROUGH
NAME OF CITY OR TOWN

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
16 SEP 1999 03:51PM
RICHARD C.SEIBERT
REGISTER
Bk 17870 Pg 321

OFFICE OF THE BOARD OF ASSESSORS

CLASSIFIED FOREST - AGRICULTURAL OR HORTICULTURAL - RECREATIONAL LAND TAX LIEN

The Board of Assessors of the ~~city~~ town of MIDDLEBOROUGH hereby states it has accepted and approved the application of CAROL J. WHEELER, TRUSTEE CRANBERRY ACRES REALTY TRUST, owner(s) of the real property described below, for the valuation, assessment and taxation of that property as classified forest ☐ agricultural or horticultural ☒ recreational ☐ land under the provisions of General Laws Chapter 61 ☐ 61A ☒ 61B ☐. This classification is effective as of January 1, 19 99 for the fiscal year beginning July 1, 19 99.

DESCRIPTION OF PROPERTY

(The description must be sufficiently accurate to identify the property. In the case of registered land, the Certificate of Title Number and the Registry Volume and Page must be given.)

32.40 ACRES OF LAND LOCATED OFF PURCHASE STREET IN THE TOWN OF MIDDLEBOROUGH SHOWN AS LOT 4692 ON ASSESSORS MAP 062 A/K/A R43-20 AND RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 12122 PAGE 10.

This statement made on the 18th day of August, 1999 constitutes a lien upon the property as provided in General Laws Chapter 61 §2 ☐ 61A §9 ☒ 61B §6 ☐.

Jacob S. Kulian
William L. Lubford
Kathleen Zabawski
BOARD OF ASSESSORS

Return to: ASSESSORS' OFFICE
TOWN HALL
10 NICKERSON AVENUE
MIDDLEBOROUGH, MA 02346

THE COMMONWEALTH OF MASSACHUSETTS

August 18, 19 99

PLYMOUTH ss.

Then personally appeared the above named JACOB KULIAN, Board of Assessors for the ~~city~~ town of MIDDLEBOROUGH and acknowledged the foregoing instrument to be their free act and deed, before me.

Barbara M. Brown
NOTARY PUBLIC/JUSTICE OF THE PEACE
BARBARA M. BROWN

My commission expires October 29, ~~19~~ 2004

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

FORM 880 REV. 10/93 A.M. SULKIN CO., BOSTON, MA

END OF INSTRUMENT

2

Bk: 38157 Pg: 168

THIS INSTRUMENT MUST BE FILED
FOR RECORD OR REGISTRATION

2010 00005350
Bk: 38157Pg: 168 Page: 1 of 1
Recorded: 01/21/2010 10:57 AM

STATE TAX FORM CL-3
(REV. 10/93)

Mail to: Assessors Office
10 Nickerson Avenue
Middleborough, MA 02346

Accus: 186 Purchase St. Middleboro. mail Town of Middleborough.

Property: Assessors Map 062 Lot 5966 Unit

THE COMMONWEALTH
OF
MASSACHUSETTS

MIDDLEBOROUGH

OFFICE OF THE BOARD OF ASSESSORS

CLASSIFIED FOREST – AGRICULTURAL OR HORTICULTURAL – RECREATIONAL LAND TAX LIEN

The Board of Assessors of the Town of Middleborough hereby states it has accepted and approved the application of CAROL J. WHEELER Owner(s) of the real property described below, for the valuation, assessment and taxation of that property as classified agricultural or horticultural land under the provisions of General Laws Chapter 61A. This classification is effective as of January 1, 2009 for the fiscal year beginning July 1, 2009.

DESCRIPTION OF PROPERTY

(The description must be sufficiently accurate to identify the property. In the case of registered land, the Certificate of Title Number and the Registry Volume and Page must be given.)

LAND SHOWN AS LOT 5966 ON ASSESSOR'S MAP 062 LOCATED AT 186 PURCHASE STREET IN THE TOWN OF MIDDLEBOROUGH AND RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 17974 PAGE 36.

This statement made on the 13th day of January, 2010 constitutes a lien upon the property as provided in General Laws Chapter 61A § 9.

Anthony Freitas
Paula Burdick
Denis R. Maddigan
BOARD OF ASSESSORS

Commonwealth of Massachusetts
County of Plymouth
On this 13th day of January, 2010, before me the undersigned Notary Public, personally appeared Anthony F. Freitas, proved to me through satisfactory evidence of identification which was/were personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose(s).

Barbara J. Erickson
Signature of Notary

(Seal) 7/20/2011
My Commission Expires

BARBARA J. ERICKSON
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires July 28, 2011

7659

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE
FORM 890 REV. 10/93 A.M. SULKIN CO. BOSTON, MA

24

STATEMENT OF INTENT TO SELL PURSUANT TO MGL CHAPTER 61A, SECTION 14

The undersigned hereby states as follows:

1. It is the intent of the landowner, Carol J. Wheeler as Trustee of The Cranberry Acres Realty Trust to sell the following described property:

   The vacant land located on Purchase Street, Middleborough, Massachusetts described as follows:

   Two parcels of land shown as **PCL "C" and PCL "A"** on a plan of land dated June 9, 2014 and recorded at the Plymouth County Registry of Deeds in Plan Book 58, Page 901, a copy of which is enclosed herewith and marked as "Plan A". PCL "C" contains 47,793 square feet and PCL "A" contains 33,548 square feet. Said two parcels are a portion of the property shown on Middleborough Assessors Map 62 as Lot 4692.

2. The proposed use of the land is to be attached to Lot 6296 – A as shown on said referenced plan and used with Lot 6296-A (which contains a single family dwelling) for residential purposes.

3. The name and address of the landowner is as follows:

   Carol J. Wheeler as Trustee of The Cranberry Acres Realty Trust
   c/o Robert J. Mather
   P.O. Box 688
   Middleborough, MA 02346

4. A bona fide offer to purchase this land has been received in the amount of $10,000.00 from Dawn Borges and Clayton Dutcher. Attached herewith is a certified copy of the Purchase and Sale Agreement for your reference.

Carol J. Wheeler as Trustee of The Cranberry Acres Realty Trust

BY:_____
Carol J. Wheeler, trustee by Robert J. Mather, Esq. as her Attorney

PURCHASE AND SALE AND ESCROW HOLDBACK AGREEMENT

Re: 214 Purchase St., including Lot 6296 – A , Parcel "A", and Parcel "C" (the Premises).

Agreement made this 24th day of July, 2014, between Donald S Wheeler and Barbara Wheeler and Carol J Wheeler as trustee of the Cranberry Acres Realty Trust (hereinafter collectively referred to as the "Sellers"); and Dawn Borges and Clayton Dutcher (hereinafter referred to as the "Buyers"); and Jeffrey Sanders, Esquire, (hereinafter referred to as the "Escrow Agent").

1. Donald S Wheeler and Barbara Wheeler have on this date conveyed Lot 6296 to the Buyers for the sale price of $416,000.00.

2. Carol J Wheeler, trustee of the Cranberry Acres Realty Trust aggress to sell to Buyers and has on this date executed a deed of Parcel "A" and Parcel "C" to the Buyers and delivered said deed to the Escrow Agent to be held in escrow.

3. The parties acknowledge that Parcel "A" and Parcel "C" (hereinafter referred to as the 61A parcels") are subject to liens pursuant to MGL Chapter 61A, and are subject to a right of first refusal by the town of Middleborough. The parties agree that the sale price of the 61A parcels is $10,000.00.

4. The Sellers agree to take all steps and bear all cost and expense necessary to obtain a release from the town of Middleborough from Chapter 61A, including obtaining a release from the town of its right of first refusal and the payment of any rollback taxes that are due to the town.

5. The parties acknowledge that they have received an estimate from the Town of Middleborough of the rollback taxes in the amount of $712.30, a copy of which estimate is attached hereto as Exhibit "A".

6. The Sellers agree that the amount of the rollback taxes will be held in escrow from the sale proceeds by Attorney Jeffrey Sanders, Esquire, and such amount shall be used to pay the rollback taxes to the town. In the event that the amount of rollback taxes that will be due exceeds the estimate of $712.30, then the extra amount shall be paid from the escrowed proceeds of $10,000.00 referred to below.

7. In addition, the Sellers agree that the amount of $10,000.00 from the sale proceeds shall also be held in escrow by Attorney Jeffrey Sanders. In the event that the town of Middleborough exercises its right of first refusal to purchase the 61A parcels and completes the purchase of the 61A parcels, then the full amount of $10,000.00 shall be paid to the Buyers as compensation for the loss of the 61A parcels.

THIS IS TO CERTIFY THAT THE FOREGOING INSTRUMENT IS A TRUE AND EXACT COPY OF THE ORIGINAL.

BY

ROBERT J. MATHER
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires Jan. 19, 2018

8. At such time as the Sellers have obtained a release from the town of Middleborough of its right of first refusal, a release from Chapter 61A, and all rollback taxes have been paid, then the balance of the escrowed proceeds shall be returned to Robert J Mather, Esquire as attorney for the Sellers.

Witness our hands and seals this 24th day of July, 2012.

Donald S Wheeler - Seller

Barbara Wheeler - Seller

Cranberry Acres Realty Trust - Seller

by

Carol J Wheeler

Dawn Borges – Buyer

Clayton Dutcher – Buyer

Jeffrey Sanders, Esq. – Escrow Agent

THIS IS TO CERTIFY THAT THE FOREGOING INSTRUMENT IS A TRUE AND EXACT COPY OF THE ORIGINAL.

BY

ROBERT J. MATHER
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires Jan. 19, 2018

Exhibit "A"

Middleborough Board of Assessors

Certificate of Amount Due for penalty tax prior to releasing land classified under MGL Chapter 61, 61A or 61B.

OWNER NAME: Wheeler, Carol J Trustee
PARCEL LOCATION: Purchase St
PARCEL ID: MAP 062 PARCEL 4692 n/k/a Parcel A on Plan 14-23 & Parcel C on Plan 14-334

TOTAL ACRES: 32.40
TOTAL FORMERLY UNDER 61A: 32.40
TOTAL BEING CALCULATED: 1.87

The Board of Assessors hereby certifies the applicable tax for removing the real property described below from classification is as follows:

Today's Date
24-Jul-14

FISCAL YEAR	FULL VALUATION	RESIDENTIAL TAX RATE	RESIDENTIAL TAX	ASSESSED VALUATION	COMMERCIAL TAX RATE	CHAPTER LAND TAXES	TAXES SAVED	FISCAL YEAR BEGINNING DATE	PAYOFF DATE	# OF DAYS	INTEREST RATE***	ACCRUED INTEREST	PRINCIPAL PLUS INTEREST
FY 2015*	-	N/A	$0.00	$0	$17.59	$0.00	$0.00	1-Jul-14	23-Aug-14	53	0.00%	$0.0000	$0.00
FY 2014	14,960	N/A	$248.19	$75	$16.59	$1.24	$246.95	1-Jul-13	21-Aug-14	416	0.00%	$0.0000	$246.95
FY 2013	10,285	N/A	$162.91	$75	$15.84	$1.19	$161.72	1-Jul-12	21-Aug-14	781	0.00%	$0.0000	$161.72
FY 2012**	10,285	N/A	$150.26	$75	$14.61	$1.10	$149.16	1-Jul-11	21-Aug-14	1147	0.00%	$0.0000	$149.16
FY 2011	11,220	N/A	$155.51	$75	$13.86	$1.04	$154.47	1-Jul-10	21-Aug-14	1512	0.00%	$0.0000	$154.47

Figures are valid through: 23-Aug-14

Interest Total	$0.00
Principal Total	$712.30

Total Rollback
$712.30

The Tax savings are calculated by taking the taxes actually assessed and subtracting them from the full tax amount had the parcel not been classified.
*FY 2015: The 61A application was withdrawn due to a Natural Resources Conservation Restriction. See Plan 14-128.
**FY 2012 is a leap year.
*** No interest because ownership has not changed since 7/1/2006. (MGL Ch. 61A § 13)

Chapter 61A

DECISION OF TOWN OPTION

CHANGE IN USE OF CLASSIFIED LAND

Carol J. Wheeler as Trustee of The Cranberry Acres Realty Trust
c/o Robert J. Mather
P.O. Box 688
Middleborough, MA 02346

The Board of Selectmen of the Town of Middleborough, Massachusetts, has received a "Notice of Intent" to sell and/or convert to some other use land classified as Agricultural and taxed under the provisions of Chapter 61A of the General Laws of the Commonwealth of Massachusetts.

Description of the land pertaining to this notice:

> Two parcels of vacant land in Middleborough, Massachusetts shown as **PCL "C" and PCL "A"** on a plan of land dated June 9, 2014 and recorded at the Plymouth County Registry of Deeds in Plan Book 58, Page 901, a copy of which is enclosed herewith and marked as "Plan A". PCL "C" contains 47,793 square feet and PCL "A" contains 33,548 square feet. Said two parcels are a portion of the property shown on Middleborough Assessors Map 62 as Lot 4692.

The above described property is included in the Agricultural or Horticultural Land Tax Liens listed in Exhibit "A" attached hereto

Owner of Record: **Carol J. Wheeler as Trustee of The Cranberry Acres Realty Trust** under a Declaration of Trust dated August 9, 1993 and recorded at the Plymouth County Registry of Deeds in Book 12122, Page 6

Under Chapter 61A, Section 14 of the General Laws of the Commonwealth of Massachusetts, the Town of Middleborough has the first refusal option to purchase said land intended for sale or conversion to another use and being withdrawn from Chapter 61A. This notice is to inform you that the Middleborough Board of Selectmen have voted not to exercise said option.

Middleborough Board of Selectmen

_____

_____

_____

_____

_____

THE COMMONWEALTH OF MASSACHUSETTS

Plymouth: ss

On this day of , 2014, before me, the undersigned notary public, personally appeared
proved to me through satisfactory evidence of identification, which identification was

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as Selectman of the Town of Middleborough.

_____

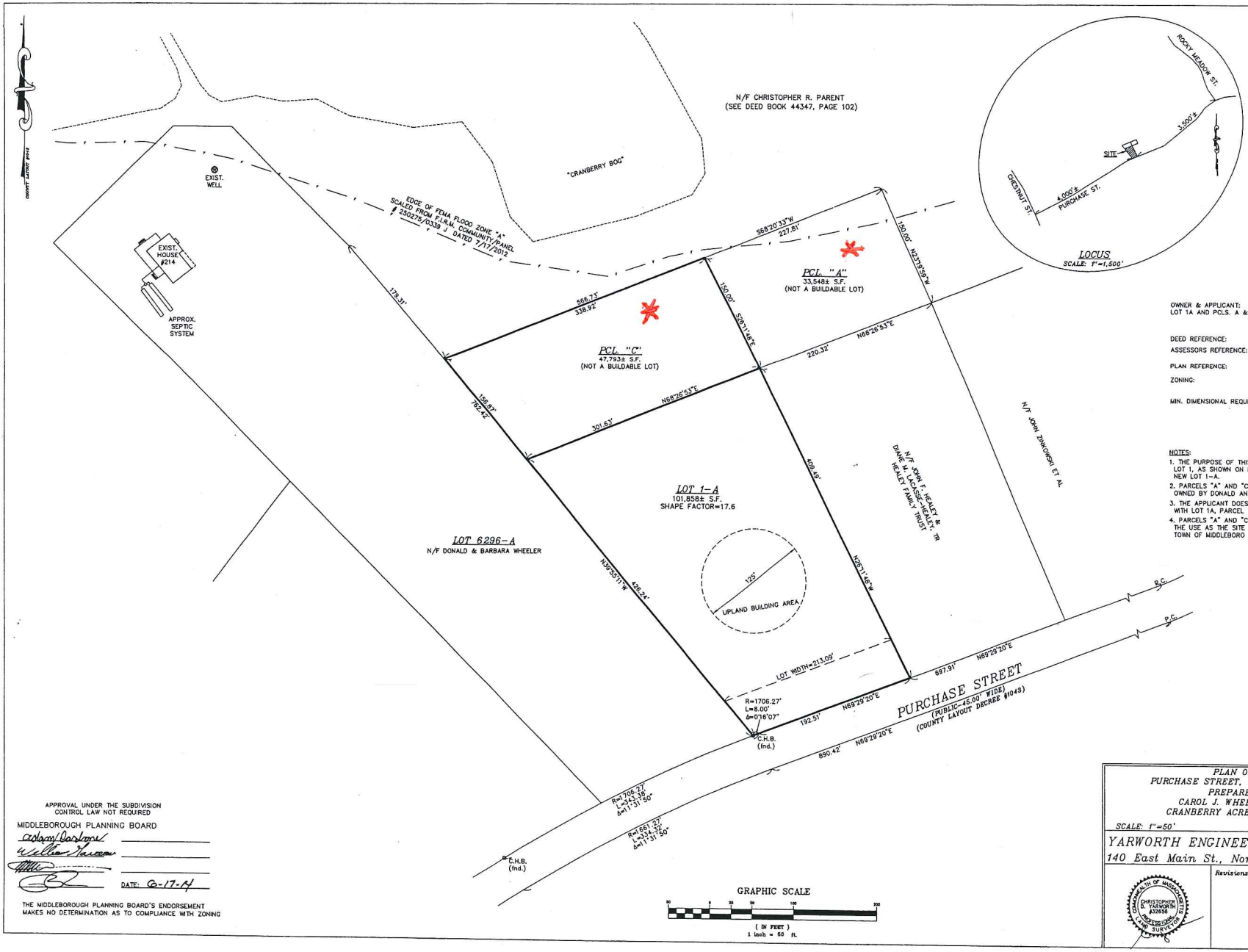
Notary Public -

My commission expires:

Plan "A"

6-9-14 Plan

PLAN BOOK 58 PAGE 901



PLYMOUTH CO. REG. OF DEEDS
JUL 02 2014
7-2-14
RECORDED

'14-334

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

2014 00060234
Bk: 58 Pg: 901 Page: 1 of 1
Recorded: 07/02/2014 09:51 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

Plymouth County Registry of Deeds
PLAN BOOK 58 PAGE 901

OWNER & APPLICANT: LOT 1A AND PCLS. A & C	CAROL J. WHEELER, TR CRANBERRY ACRES REALTY TRUST 186 PURCHASE STREET MIDDLEBOROUGH, MA 02346
DEED REFERENCE:	BOOK 12122 PAGE 10
ASSESSORS REFERENCE:	MAP 62 PARCEL 4692
PLAN REFERENCE:	BOOK 58 PAGE 709
ZONING:	RESIDENCE R (RURAL) W.R.P.D. ZONE 4
MIN. DIMENSIONAL REQUIREMENTS:	LOT AREA=80,000 S.F. FRONTAGE=200' LOT WIDTH=180' UPLAND CIRCLE=12,000S.F. SETBACKS (F/S/R)=50/10/10

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO REMOVE PARCEL "C" FROM LOT 1, AS SHOWN ON PLAN BOOK 58 PAGE 709, TO CREATE A NEW LOT 1-A.
2. PARCELS "A" AND "C" ARE TO BE COMBINED WITH LOT 6296-A OWNED BY DONALD AND BARBARA WHEELER.
3. THE APPLICANT DOES NOT OWN OTHER LAND IN CONTIGUITY WITH LOT 1A, PARCEL "A" OR PARCEL "C".
4. PARCELS "A" AND "C" SHALL NOT BE USED OR AVAILABLE FOR THE USE AS THE SITE OF ONE OR MORE BUILDINGS UNDER THE TOWN OF MIDDLEBORO ZONING BY-LAWS.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

MIDDLEBOROUGH PLANNING BOARD

DATE: 6-17-14

THE MIDDLEBOROUGH PLANNING BOARD'S ENDORSEMENT MAKES NO DETERMINATION AS TO COMPLIANCE WITH ZONING

PLAN OF LAND
PURCHASE STREET, MIDDLEBOROUGH, MA
PREPARED FOR:
CAROL J. WHEELER, TRUSTEE
CRANBERRY ACRES REALTY TRUST

SCALE: 1"=50' JUNE 9, 2014

YARWORTH ENGINEERING COMPANY, INC.
140 East Main St., Norton, MA 02766

COMMONWEALTH OF MASSACHUSETTS CHRISTOPHER D. YARWORTH #32656 PROFESSIONAL LAND SURVEYOR

Revisions:

RECEIVED JUN 13 2014 MIDDLEBOROUGH PLANNING BOARD

'14-334

Other CK 75-

'14-334

September 12, 2014

Board of Selectmen
c/o Middleborough Town Clerk
Bank Building
20 Centre Street – 1st Floor
Middleborough, MA 02346

Board of Assessors
Middleborough Town Hall
10 Nickerson Avenue
Middleborough, MA 02346

Planning Board
Bank Building
20 Centre Street – 2nd Floor
Middleborough, MA 02346

Conservation Commission
Bank Building
20 Centre Street – 2nd Floor
Middleborough, MA 02346

Department of Conservation and Recreation
251 Causeway Street, Suite 900
Boston, MA 02114-2104
Attention: Commissioner

RE: Notice of Intent to Sell for residential use a portion of land which is or was taxed and classified as agricultural/ horticultural land under Chapter 61A of Massachusetts General Laws.

Dear Sir or Madam:

I am writing on behalf of and as attorney for Carol J. Wheeler as Trustee of The Cranberry Acres Realty Trust. This notice is being provided to you pursuant to the applicable provisions of Section 14 of Chapter 61A of the Massachusetts General Laws.

The property in question is located on Purchase Street and consists of three buildable lots as follows:

1. **Lot 1-A**, a vacant parcel of land containing 101,858 square feet as shown on a plan of land dated June 9, 2014 and recorded at the Plymouth County Registry of Deeds in Plan Book 58, Page 901, a copy of which is enclosed herewith and marked as "Plan A". Said Lot 1-A is a portion of the property shown on Middleborough Assessors Map 62 as Lot 4692.

2. **Lot 2 and Lot 3**, containing 89,681 square feet and 81,294 square feet respectively as shown on a plan of land dated August 12, 2013 and recorded at the Plymouth County Registry of Deeds in Plan Book 58, Page 709, a copy of which is enclosed herewith and marked as "Plan B". Said Lot 2 and Lot 3 are portions of the property shown on Middleborough Assessors Map 62 as Lot 6254.

These lots are included in several Agricultural or Horticultural Land Tax Liens as I have listed in Exhibit "A" enclosed herewith.

This is notice to you of the intention of the owner to convert this land to residential use for the construction of three single family dwellings. A bona fide offer to purchase this land has been received in the amount of $288,000.00 from TB Development, LLC. Enclosed please find a certified copy of the Purchase and Sale Agreement for your reference. Also please find a Statement of Intent to Sell. As a result, the Town of Middleborough has a first refusal option to meet this offer to purchase the land.

Although your town is entitled to a one hundred twenty (120) day period to exercise its option to purchase this land for that same price, it would be greatly appreciated if the matter could be expedited sooner. Any notification to the owner of this property that the option will not be exercised must be made in writing signed by the Board of Selectmen, and should be mailed to:

Carol J. Wheeler as Trustee of The Cranberry Acres Realty Trust
c/o Robert J. Mather
P.O. Box 688
Middleborough, MA 02346

I have prepared a form for you to use to release your option to purchase, if the Board should make that decision. You may, of course use your own form for this release. I am sending my form as a convenience only for you. If you have any questions, please do not hesitate to contact the undersigned.

Thank you.

Carol J. Wheeler as Trustee of The Cranberry Acres Realty Trust

BY: _____
Carol J. Wheeler, trustee by Robert J. Mather, Esq., as her Attorney

EXHIBIT "A"

The following is a list of all of the Chapter 61A Agricultural or Horticultural Land Tax Liens that need to be released as they are recorded at the Plymouth County Registry of Deeds:

1. Book 4027, Page 415
2. Book 4027, Page 416
3. Book 4765, Page 316
4. Book 4765, Page 318
5. Book 5180, Page 215
6. Book 5939, Page 342
7. Book 6227, Page 258
8. Book 6421, Page 126
9. Book 6421, Page 127
10. Book 14545, Page 56
11. Book 1567, Page 95
12. Book 17870, Page 321
13. Book 38157, Page 168

(45)

BCP 4027 PAGE 415

THIS INSTRUMENT MUST BE DULY FILED FOR RECORD OR REGISTRATION

State Tax Form A/E 2

MIDDLEBOROUGH
Name of City or Town

OFFICE OF THE BOARD OF ASSESSORS

AGRICULTURAL OR HORTICULTURAL LAND TAX LIEN

The Board of Assessors of the Town of MIDDLEBOROUGH hereby state that it has accepted and approved the application of DONALD G. & CAROL J. WEEKLES E/W

owner or owners of the hereinafter described land for valuation, assessment and taxation of such land under the provisions of General Laws, Chapter 61A for the fiscal year ending June 30, 1975.

32282

DESCRIPTION OF LAND

LAND LOCATED ON PURCHASE STREET, MIDDLEBOROUGH, MASS. AND RECORDED AT PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 3521, PAGE 495.

Statement made this Fifth day of September 19 74.

Allen J. Demers
W D L
[signature]
BOARD OF ASSESSORS

COMMONWEALTH OF MASSACHUSETTS

Plymouth ss. September 5 19 74

Then personally appeared Allen J. Demers a member of the Board of Assessors of the Town of Middleborough and acknowledged the foregoing instrument to be the free act and deed of the Board of Assessors of Middleborough before me.

[signature]
Notary Public
Justice of the Peace

THIS FORM APPROVED BY COMMISSIONER OF CORPORATIONS AND TAXATION
FORM 000 MOORE & WARREN, INC., BOSTON, MASS.

REC'D OCT 23 1974 AT 1- 25 PM AND RECORDED

(89)

BOOK 4027 PAGE 416

THIS DOCUMENT MUST BE DULY FILED FOR RECORD OR REGISTRATION

State Tax Form A/R 2

MIDDLEBOROUGH
Name of City or Town

OFFICE OF THE BOARD OF ASSESSORS

AGRICULTURAL OR HORTICULTURAL LAND TAX LIEN

The Board of Assessors of the XXX town of MIDDLEBOROUGH hereby state that it has accepted and approved the application of DONALD C. & CAROL J. [illegible] H/W

owner or owners of the hereinafter described land for valuation, assessment and taxation of such land under the provisions of General Laws, Chapter 61A for the fiscal year ending June 30, 19 75.

DESCRIPTION OF LAND

LAND LOCATED ON PURCHASE STREET, MIDDLEBOROUGH, MASS., AND RECORDED AT PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 3225 PAGE 91.

Statement made this Fifth day of September 19 74

Allen D. Demers
W.D.S.
[illegible]
BOARD OF ASSESSORS

COMMONWEALTH OF MASSACHUSETTS

Plymouth ss. September 5 19 74.

Then personally appeared Allen D. Demers a member of the Board of Assessors of the XXX town of Middleborough and acknowledged the foregoing instrument to be the free [illegible] Board of Assessors of Middleborough before me. [illegible]

THIS FORM APPROVED BY COMMISSIONER OF CORPORATIONS AND TAXATION

FORM 200 MOORE & WARREN INC., BOSTON, MASS.

REC'D OCT 23 1974 AT 1. 25 AND RECORDED

THIS INSTRUMENT MUST BE DULY FILED FOR RECORD OR REGISTRATION

State Tax Form 17D

PAGE 316 BOOK 4765

MIDDLEBOROUGH
Name of City or Town

OFFICE OF THE BOARD OF ASSESSORS
FOREST LAND TAX LIEN

The Board of Assessors of the ~~city~~/town of MIDDLEBOROUGH hereby state that it has accepted and approved the application of WILLIAM L. BYRNE owner or owners of the hereinafter described land for valuation, assessment and taxation of such land under the provisions of General Laws, Chapter 61 for the fiscal year ending June 30, 19.....

DESCRIPTION OF LAND

109.2 ACRES OF LAND LOCATED ON ROCKY MEADOW STREET, MIDDLEBOROUGH, MASS., SHOWN AS LOT 28 ON ASSESSORS MAP R37, AND RECORDED IN PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 3992, PAGE 226.

Statement made this 5TH day of NOVEMBER, 19 79.

BOARD OF ASSESSORS

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH ss. NOVEMBER 5, 19 79.

Then personally appeared ALLEN D. DEMERS a member of the Board of Assessors of the ~~city~~/town of MIDDLEBOROUGH and acknowledged the foregoing instrument to be the free act and deed of the Board of Assessors of MIDDLEBOROUGH before me, Dorothy Michael
Notary Public ~~Justice of the Peace~~

, 19 , at o'clock and minutes M.

Received and entered with Registry of Deeds Registry District

Book , Page , Document No. Certificate of Title No.

Attest: Register

THIS FORM APPROVED BY COMMISSIONER OF CORPORATIONS AND TAXATION

FORM 690 HOBBS & WARREN, INC., BOSTON, MASS. REVISED 1974

REC'D DEC 7 1979 AT 11-59 AM AND RECORDED

(46)

THIS INSTRUMENT MUST BE DULY FILED FOR RECORD OR REGISTRATION LAND 215 BOOK 5180

State Tax Form A/H 2

MIDDLEBORO
Name of City or Town

OFFICE OF THE BOARD OF ASSESSORS

AGRICULTURAL OR HORTICULTURAL LAND TAX LIEN

The Board of Assessors of the ~~city~~/town of MIDDLEBORO hereby state that it has accepted and approved the application of DONALD C. & CAROL J. WHEELER H/W

owner or owners of the hereinafter described land for valuation, assessment and taxation of such land under the provisions of General Laws, Chapter 61A for the fiscal year ending June 30, 19 82.

DESCRIPTION OF LAND

LAND LOCATED ON PURCHASE STREET IN THE TOWN OF MIDDLEBORO SHOWN AS LOT 20 ON ASSESSORS MAP R43 AND RECORDED AT PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 3521, PAGE 499.

Statement made this 30TH day of SEPTEMBER 19 81

BOARD OF ASSESSORS

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH ss. SEPTEMBER 30, 19 81

Then personally appeared ALLEN D. DEMERS a member of the Board of Assessors of the ~~city~~/town of MIDDLEBORO and acknowledged the foregoing instrument to be the free act and deed of the Board of Assessors of MIDDLEBORO before me

Notary Public
~~Justice of the Peace~~ MY COMMISSION EXPIRES OCTOBER 29, 1987

NOTARY PUBLIC

THIS FORM APPROVED BY COMMISSIONER OF CORPORATIONS AND TAXATION

FORM 899 HOBBS & WARREN, INC. BOSTON MASS

REC'D JUL 23 1982 AT 2-05 PM AND RECORDED

(90)

BOOK 5939 PAGE 342

THIS INSTRUMENT MUST BE DULY FILED FOR RECORD OR REGISTRATION

State Tax Form A/H 2

MIDDLEBOROUGH
Name of City or Town

OFFICE OF THE BOARD OF ASSESSORS

AGRICULTURAL OR HORTICULTURAL LAND TAX LIEN

The Board of Assessors of the ~~city~~/town of MIDDLEBOROUGH hereby state that it has accepted and approved the application of DONALD & CAROL WHEELER owner or owners of the hereinafter described land for valuation, assessment and taxation of such land under the provisions of General Laws, Chapter 61A for the fiscal year ending June 30, 19 85.

DESCRIPTION OF LAND

24.00 ACRES OF LAND LOCATED ON PURCHASE STREET IN THE TOWN OF MIDDLEBOROUGH SHOWN AS LOT 23 ON ASSESSORS MAP R43 AND RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 3225 PAGE 91.

6254

Statement made this 20TH day of DECEMBER, 19 84.

Robert Keith
Mark A. Dawes
BOARD OF ASSESSORS

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH ss. DECEMBER 20, 19 84.

Then personally appeared ROBERT KEITH a member of the Board of Assessors of the ~~city~~/town of MIDDLEBOROUGH and acknowledged the foregoing instrument to be the free act and deed of the Board of Assessors of MIDDLEBOROUGH before me, Dorothy Michael
Notary Public ~~[illegible]~~

DOROTHY MICHAEL
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES OCTOBER 28, 1987
NOTARY PUBLIC

, 19 , at o'clock and minutes M.

Received and entered with Registry of Deeds Registry District

Book , Page , Document No. Certificate of Title No.

Attest: Register

THIS FORM APPROVED BY COMMISSIONER OF REVENUE.
FORM BBOA MOORE & WARREN, INC., BOSTON, MASS. REVISED 1974 REC'D JAN 17 1985 AT 2-39 PM AND RECORDED

BOOK 6227 PAGE 258

THIS INSTRUMENT MUST BE DULY FILED FOR RECORD OR REGISTRATION

State Tax Form 17D

MIDDLEBOROUGH
Name of City or Town

OFFICE OF THE BOARD OF ASSESSORS

FOREST LAND TAX LIEN

The Board of Assessors of the ~~city~~/town of MIDDLEBOROUGH hereby states that it has accepted and approved the application of JAMES B. BARRON & PATRICK F. O'CONNOR, TRUSTEES ROCKY GUTTER REALTY TRUST owner or owners of the hereinafter described land for valuation, assessment and taxation of such land under the provisions of General Laws, Chapter 61 commencing on January 1, 1985.

This said land, of 109.20 acres, being managed under an approved Forest Management Plan as shown by State Forester's certificate # 85-034-2.

DESCRIPTION OF LAND

LAND LOCATED ON ROCKY MEADOW STREET IN THE TOWN OF MIDDLEBOROUGH, SHOWN AS LOT 28 ON ASSESSORS MAP R37 AND RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 4997, PAGE 300.

Statement made this 2ND day of JULY, 19 85.

DOROTHY MICHAEL
COMMONWEALTH OF MASSACHUSETTS
-MY- COMMISSION EXPIRES OCTOBER 20, 1987
NOTARY PUBLIC

BOARD OF ASSESSORS

COMMONWEALTH OF MASSACHUSETTS

Plymouth ss. JULY 2, 1985.

Then personally appeared ROBERT KEITH, a member of the Board of Assessors of the ~~city~~/town of MIDDLEBOROUGH, and acknowledged the foregoing instrument to be the free act and deed of the Board of Assessors of MIDDLEBOROUGH before me, Dorothy Michael.
Notary Public ~~Justice of the Peace~~

_____, 19____, at _____ o'clock and _____ minutes _____ M.

Received and entered with _____ Registry of Deeds / Registry District

Book _____, Page _____, Document No. _____ Certificate of Title No. _____

Attest: _____ Register

THIS FORM APPROVED BY COMMISSIONER OF REVENUE

FORM 890 HOBBS & WARREN, INC., BOSTON, MASS. REVISED 1961

REC'D AUG 1 1985 AT 9-00 AM AND RECORDED

BK 14545 PG 056

THIS INSTRUMENT MUST BE FILED FOR RECORD OR REGISTRATION

75895
Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
29 Jul 1996 04:00PM
JOHN D.RIORDAN
REGISTER
Bk 14545 Pg 56

STATE TAX FORM CL-3
(REV. 10/93)

THE COMMONWEALTH OF MASSACHUSETTS

MIDDLEBOROUGH
NAME OF CITY OR TOWN

OFFICE OF THE BOARD OF ASSESSORS

CLASSIFIED FOREST - AGRICULTURAL OR HORTICULTURAL - RECREATIONAL LAND TAX LIEN

The Board of Assessors of the ~~city~~/town of MIDDLEBOROUGH hereby states it has accepted and approved the application of W.L. BYRNE, INC.

owner(s) of the real property described below, for the valuation, assessment and taxation of that property as classified forest ☐ agricultural or horticultural ☒ recreational ☐ land under the provisions of General Laws Chapter 61 ☐ 61A ☒ 61B ☐. This classification is effective as of January 1, 1996 for the fiscal year beginning July 1, 1996.

DESCRIPTION OF PROPERTY

(The description must be sufficiently accurate to identify the property. In the case of registered land, the Certificate of Title Number and the Registry Volume and Page must be given.)

109.20 ACRES OF LAND LOCATED ON ROCKY MEADOW STREET IN THE TOWN OF MIDDLEBOROUGH SHOWN AS LOT 28 ON ASSESSORS MAP R37 AND RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 11302 PAGE 334.

This statement made on the 10th day of JULY, 1996 constitutes a lien upon the property as provided in General Laws Chapter 61 §2 ☐ 61A §9 ☒ 61B §6 ☐.

Jacob Kulian
William L. Seelenfreund
Kathleen Zakarian
BOARD OF ASSESSORS

SEND TO:
ASSESSOR'S OFFICE
TOWN HALL
MIDDLEBOROUGH, MA 02346

THE COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH ss. JULY 10, 1996

Then personally appeared the above named JACOB KULIAN, Board of Assessors for the ~~city~~/town of MIDDLEBOROUGH and acknowledged the foregoing instrument to be their free act and deed, before me.

Barbara M. Brown
NOTARY PUBLIC/JUSTICE OF THE PEACE

My commission expires November 27, 1997

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

FORM 890 REV. 10/93 A.M. SULKIN CO., BOSTON, MA

← END OF INSTRUMENT →

108929

BK 15567 PG 095

THIS INSTRUMENT MUST BE FILED FOR RECORD OR REGISTRATION

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
20 OCT 1997 09:00AM
JOHN D.RIORDAN
REGISTER
Bk 15567 Pg 95

STATE TAX FORM CL-3
(REV. 10/93)

THE COMMONWEALTH OF MASSACHUSETTS

Middleborough
NAME OF CITY OR TOWN

OFFICE OF THE BOARD OF ASSESSORS

CLASSIFIED FOREST - AGRICULTURAL OR HORTICULTURAL - RECREATIONAL LAND TAX LIEN

The Board of Assessors of the ~~city~~/town of Middleborough hereby states it has accepted and approved the application of Carol J. Wheeler Trustee, Cranberry Acres Realty Trust, owner(s) of the real property described below, for the valuation, assessment and taxation of that property as classified forest ☐ agricultural or horticultural ☒ recreational ☐ land under the provisions of General Laws Chapter 61 ☐ 61A ☒ 61B ☐. This classification is effective as of January 1, 1997 for the fiscal year beginning July 1, 1997

DESCRIPTION OF PROPERTY

(The description must be sufficiently accurate to identify the property. In the case of registered land, the Certificate of Title Number and the Registry Volume and Page must be given.)

15.70 ACRES OF LAND LOCATED ON PURCHASE STREET IN THE TOWN OF MIDDLEBOROUGH SHOWN AS LOT 23 ON ASSESSORS MAP R43 A/K/A LOT 6254 ON MAP 062 AND RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 12122 PAGE 7.

This statement made on the 24th day of September, 1997 constitutes a lien upon the property as provided in General Laws Chapter 61 §2 ☐ 61A §9 ☒ 61B §6 ☐.

Jacob Kulian
William Lindquist

BOARD OF ASSESSORS

ASSESSOR'S OFFICE
TOWN HALL
MIDDLEBOROUGH, MA 02346

Send To:

THE COMMONWEALTH OF MASSACHUSETTS

September 24, 1997

Plymouth ss.

Then personally appeared the above named Jacob Kulian, Board of Assessors for the ~~city~~/town of Middleborough and acknowledged the foregoing instrument to be their free act and deed, before me.

Barbara M. Brown
NOTARY PUBLIC/JUSTICE OF THE PEACE

My commission expires Nov. 21, 1997

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

END OF INSTRUMENT

FORM 800 REV. 10/93 A.M. SULLIVAN CO., BOSTON, MA

1

126808

THIS INSTRUMENT MUST BE FILED FOR RECORD OR REGISTRATION

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
16 SEP 1999 03:51PM
RICHARD C. SEIBERT
REGISTER
Bk 17870 Pg 321

STATE TAX FORM CL-3
(REV. 10/93)

THE COMMONWEALTH OF MASSACHUSETTS

MIDDLEBOROUGH
NAME OF CITY OR TOWN

OFFICE OF THE BOARD OF ASSESSORS

CLASSIFIED FOREST - AGRICULTURAL OR HORTICULTURAL - RECREATIONAL LAND TAX LIEN

The Board of Assessors of the ~~city~~ town of MIDDLEBOROUGH hereby states it has accepted and approved the application of CAROL J. WHEELER, TRUSTEE CRANBERRY ACRES REALTY TRUST, owner(s) of the real property described below, for the valuation, assessment and taxation of that property as classified forest ☐ agricultural or horticultural ☒ recreational ☐ land under the provisions of General Laws Chapter 61 ☐ 61A ☒ 61B ☐. This classification is effective as of January 1, 19 99 for the fiscal year beginning July 1, 19 99.

DESCRIPTION OF PROPERTY

(The description must be sufficiently accurate to identify the property. In the case of registered land, the Certificate of Title Number and the Registry Volume and Page must be given.)

32.40 ACRES OF LAND LOCATED OFF PURCHASE STREET IN THE TOWN OF MIDDLEBOROUGH SHOWN AS LOT 4692 ON ASSESSORS MAP 062 A/K/A R43-20 AND RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 12122 PAGE 10.

This statement made on the 18th day of August, 1999 constitutes a lien upon the property as provided in General Laws Chapter 61 §2 ☐ 61A §9 ☒ 61B §6 ☐.

Jacob G. Kulian
Wheeler L. Lutherford
Kathleen Zakarian
BOARD OF ASSESSORS

Return to: ASSESSORS' OFFICE
TOWN HALL
10 NICKERSON AVENUE
MIDDLEBOROUGH, MA 02346

THE COMMONWEALTH OF MASSACHUSETTS

August 18, 19 99

PLYMOUTH ss.

Then personally appeared the above named JACOB KULIAN, Board of Assessors for the ~~city~~ town of MIDDLEBOROUGH and acknowledged the foregoing instrument to be their free act and deed, before me.

Barbara M. Brown
NOTARY PUBLIC/JUSTICE OF THE PEACE
BARBARA M. BROWN

My commission expires October 29, ~~19~~ 2004

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

FORM 880 REV. 10/93 A.M. SULKIN CO., BOSTON, MA

END OF INSTRUMENT

Bk: 38157 Pg: 168

THIS INSTRUMENT MUST BE FILED
FOR RECORD OR REGISTRATION

2010 00005350
Bk: 38157Pg: 168 Page: 1 of 1
Recorded: 01/21/2010 10:57 AM

STATE TAX FORM CL-3
(REV. 10/93)

Mail to: Assessors Office
10 Nickerson Avenue
Middleborough, MA 02346

Mail Town of Middleborough

Property: Assessors Map 062 Lot 5966 Unit

Focus: 186 Purchase St. Middleboro.

THE COMMONWEALTH
OF
MASSACHUSETTS

MIDDLEBOROUGH

OFFICE OF THE BOARD OF ASSESSORS

CLASSIFIED FOREST – AGRICULTURAL OR HORTICULTURAL – RECREATIONAL LAND TAX LIEN

The Board of Assessors of the Town of Middleborough hereby states it has accepted and approved the application of CAROL J. WHEELER Owner(s) of the real property described below, for the valuation, assessment and taxation of that property as classified agricultural or horticultural land under the provisions of General Laws Chapter 61A. This classification is effective as of January 1, 2009 for the fiscal year beginning July 1, 2009.

DESCRIPTION OF PROPERTY

(The description must be sufficiently accurate to identify the property. In the case of registered land, the Certificate of Title Number and the Registry Volume and Page must be given.)

LAND SHOWN AS LOT 5966 ON ASSESSOR'S MAP 062 LOCATED AT 186 PURCHASE STREET IN THE TOWN OF MIDDLEBOROUGH AND RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 17974 PAGE 36.

This statement made on the 13th day of January, 2010 constitutes a lien upon the property as provided in General Laws Chapter 61A § 9.

[signature]
[signature]
[signature]
BOARD OF ASSESSORS

Commonwealth of Massachusetts
County of Plymouth
On this 13th day of January, 2010, before me the undersigned Notary Public, personally appeared Anthony F. Freitas, proved to me through satisfactory evidence of identification which was/were personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose(s).

Barbara J. Erickson
Signature of Notary

(Seal) 7/20/2011
My Commission Expires

BARBARA J. ERICKSON
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires July 28, 2011

7659

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE
FORM 890 REV. 10/93 A.M. SULKIN CO. BOSTON, MA

STATEMENT OF INTENT TO SELL PURSUANT TO MGL CHAPTER 61A, SECTION 14

The undersigned hereby states as follows:

1. It is the intent of the landowner, Carol J. Wheeler as Trustee of The Cranberry Acres Realty Trust to sell the following described property:

   The vacant land located on Purchase Street, Middleborough, Massachusetts described as follows:

   a. **Lot 1-A**, a vacant parcel of land containing 101,858 square feet as shown on a plan of land dated June 9, 2014 and recorded at the Plymouth County Registry of Deeds in Plan Book 58, Page 901, a copy of which is attached hereto and marked as "Plan A". Said Lot 1-A is a portion of the property shown on Middleborough Assessors Map 62 as Lot 4692.

   b. **Lot 2 and Lot 3**, containing 89,681 square feet and 81,294 square feet respectively as shown on a plan of land dated August 12, 2013 and recorded at the Plymouth County Registry of Deeds in Plan Book 58, Page 709, a copy of which is attached hereto and marked as "Plan B". Said Lot 2 and Lot 3 are portions of the property shown on Middleborough Assessors Map 62 as Lot 6254.

2. The proposed use of the land is for the construction of a single-family dwelling on each of the three lots.

3. The name and address of the landowner is as follows:

   Carol J. Wheeler as Trustee of The Cranberry Acres Realty Trust
   c/o Robert J. Mather
   P.O. Box 688
   Middleborough, MA 02346

4. A bona fide offer to purchase this land has been received in the amount of $288,000.00 from TB Development, LLC. Attached her with is a certified copy of the Purchase and Sale Agreement for your reference.

Carol J. Wheeler as Trustee of The Cranberry Acres Realty Trust

BY:_____
Carol J. Wheeler, Trustee by Robert J. Mather, Esq., as her Attorney

Plan "B"

8-12-13 Plan

Pl. Bk 58 Pg 709

#216 5/15

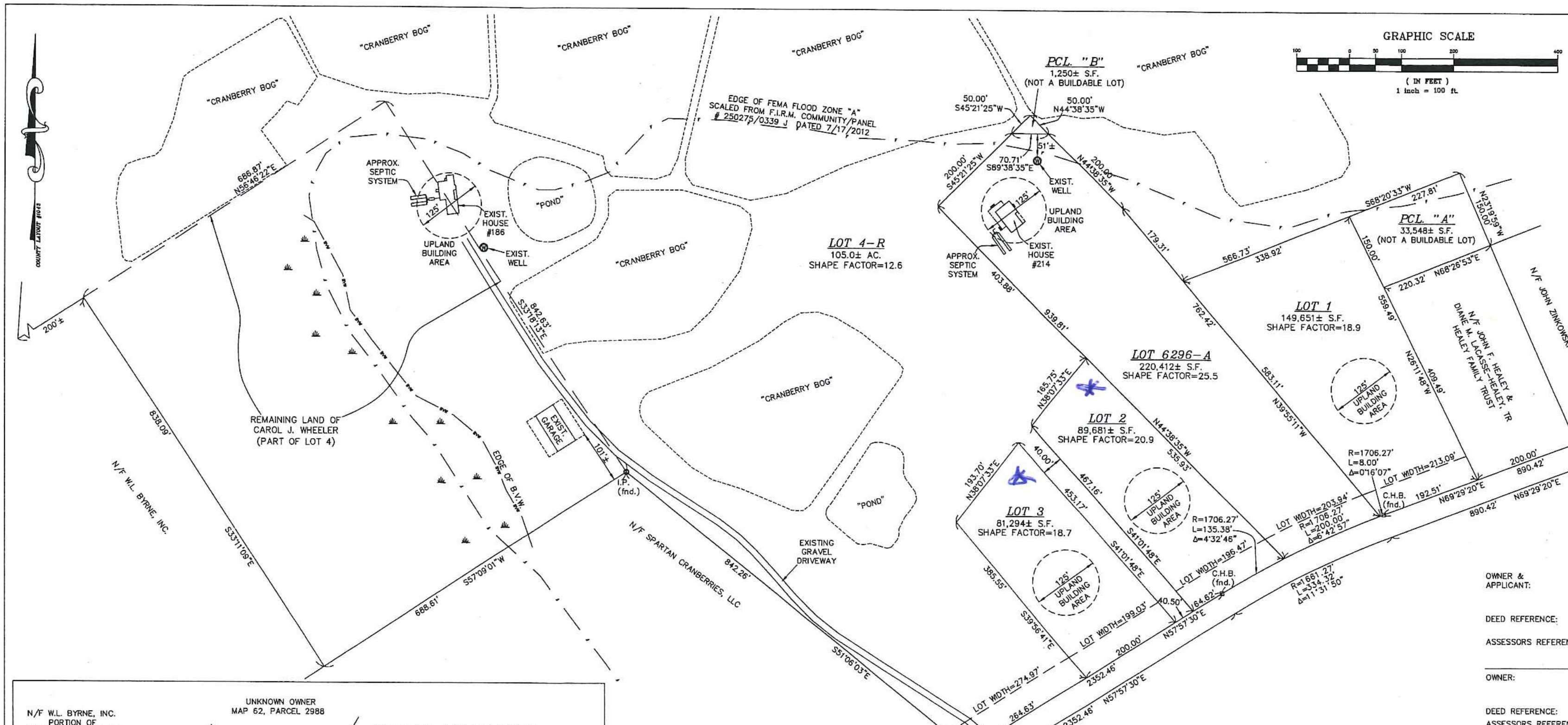
PLYMOUTH CO. REG. OF DEEDS MAY 15 2014 5-15-14 RECORDED

'14-216

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

2014 00000216
Bk: 58 Pg: 709 Page: 1 of 1
Recorded: 05/15/2014 11:33 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

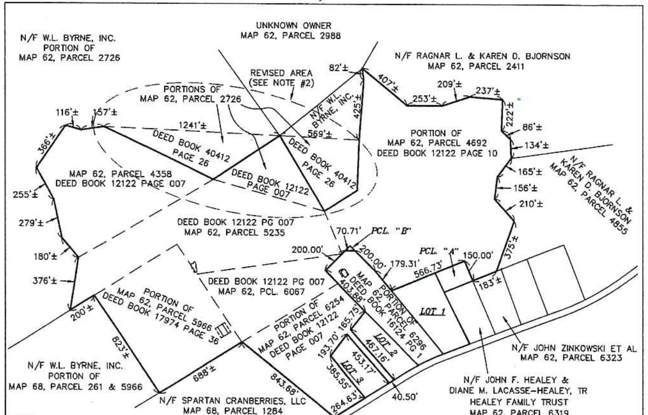
Plymouth County Registry of Deeds
PLAN BOOK 58 PAGE 709



PARCEL NOTES:

1. PARCEL "A" IS TO BE COMBINED WITH LAND OF HEALEY FAMILY TRUST
2. PARCEL "B" IS TO BE COMBINED WITH LOT 4-R.
3. THESE PARCELS BY THEMSELVES SHALL NOT BE USED OR AVAILABLE FOR THE USE AS THE SITE OF ONE OR MORE BUILDINGS UNDER THE TOWN OF MIDDLEBOROUGH ZONING BY-LAWS.

OWNER & APPLICANT:	CAROL J. WHEELER, TR CRANBERRY ACRES REALTY TRUST 186 PURCHASE STREET MIDDLEBOROUGH, MA 02346
DEED REFERENCE:	BOOK 12122 PAGE 7 BOOK 12122 PAGE 10
ASSESSORS REFERENCE:	MAP 62, PARCELS 4358, 4692, 5235, 6067, 6254 & PORTION OF 2726
OWNER:	CAROL J. WHEELER 186 PURCHASE STREET MIDDLEBOROUGH, MA 02346
DEED REFERENCE:	BOOK 17974 PAGE 36
ASSESSORS REFERENCE:	MAP 62, PORTION OF 5966
OWNER:	DONALD & BARBARA WHEELER 214 PURCHASE STREET MIDDLEBOROUGH, MA 02346
DEED REFERENCE:	BOOK 16124 PAGE 1
ASSESSORS REFERENCE:	MAP 62, PARCEL 6296
PLAN REFERENCE:	BOOK 28 PAGE 527 BOOK 38 PAGE 845 BOOK 44 PAGE 158 BOOK 51 PAGE 725 BOOK 57 PAGE 437 BOOK 58 PAGE 477
ZONING:	RESIDENCE R (RURAL) W.R.P.D. ZONE 4
MIN. DIMENSIONAL REQUIREMENTS:	LOT AREA=80,000 S.F. FRONTAGE=200' LOT WIDTH=180' UPLAND CIRCLE=12,000S.F. SETBACKS (F/S/R)=50/10/10



NOTES:
1. THE LOT 4-R BOUNDARIES ARE APPROXIMATE ONLY AND NOT THE RESULT OF AN ON GROUND SURVEY. THE LOT 4-R BOUNDARIES ARE COMPILED FROM DEED, ASSESSORS AND OTHER UNRECORDED INFORMATION AND ARE NOT TO BE CONSIDERED DEFINITIVE. LOT 4-R INCLUDES ALL REMAINING LAND OWNED BY CRANBERRY ACRES REALTY TRUST AND CAROL J. WHEELER AND PARCEL "B".
2. THE PURPOSE OF THIS PLAN IS TO REVISE LOT 4 AS SHOWN ON THE INSET TO THE PLAN OF LAND DATED AUGUST 12, 2013, WHICH PLAN WAS ENDORSED BY THE PLANNING BOARD ON DECEMBER 3, 2013 AND RECORDED IN PLAN BOOK 58, PAGE 477. THE PORTION OF LOT 4 THAT WAS REVISED IS ENCOMPASSED WITHIN THE CIRCLED AREA IN THE INSET. THE PORTIONS OF LOT 4 SHOWN AS "DEED BOOK 40412, PAGE 26" HAVE BEEN EXCLUDED FROM THE DESCRIPTION OF LOT 4-R.

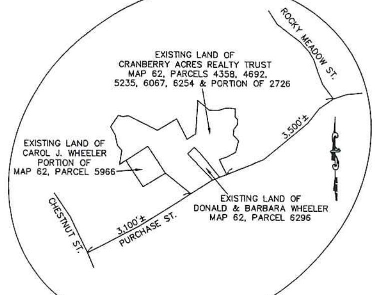
LOT 4-R
SCALE: 1"=400'

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
MIDDLEBOROUGH PLANNING BOARD

Adam Bergeron

William Moreau DATE: 5-13-14

THE MIDDLEBOROUGH PLANNING BOARD'S ENDORSEMENT MAKES NO DETERMINATION AS TO COMPLIANCE WITH ZONING



LOCUS
SCALE: 1"=1,500'

PLAN OF LAND
PURCHASE STREET, MIDDLEBOROUGH, MA
PREPARED FOR: CAROL J. WHEELER,
DONALD & BARBARA WHEELER AND
CRANBERRY ACRES REALTY TRUST

SCALE: 1"=100' AUGUST 12, 2013

YARWORTH ENGINEERING COMPANY, INC.
140 East Main St., Norton, MA 02766

Revisions:
APRIL 4, 2014

COMMONWEALTH OF MASSACHUSETTS CHRISTOPHER B. YARWORTH #32656 PROFESSIONAL LAND SURVEYOR

'14-216

PLAN "A"

6-9-14 Pen

Pl. Bk 58 Pg 901

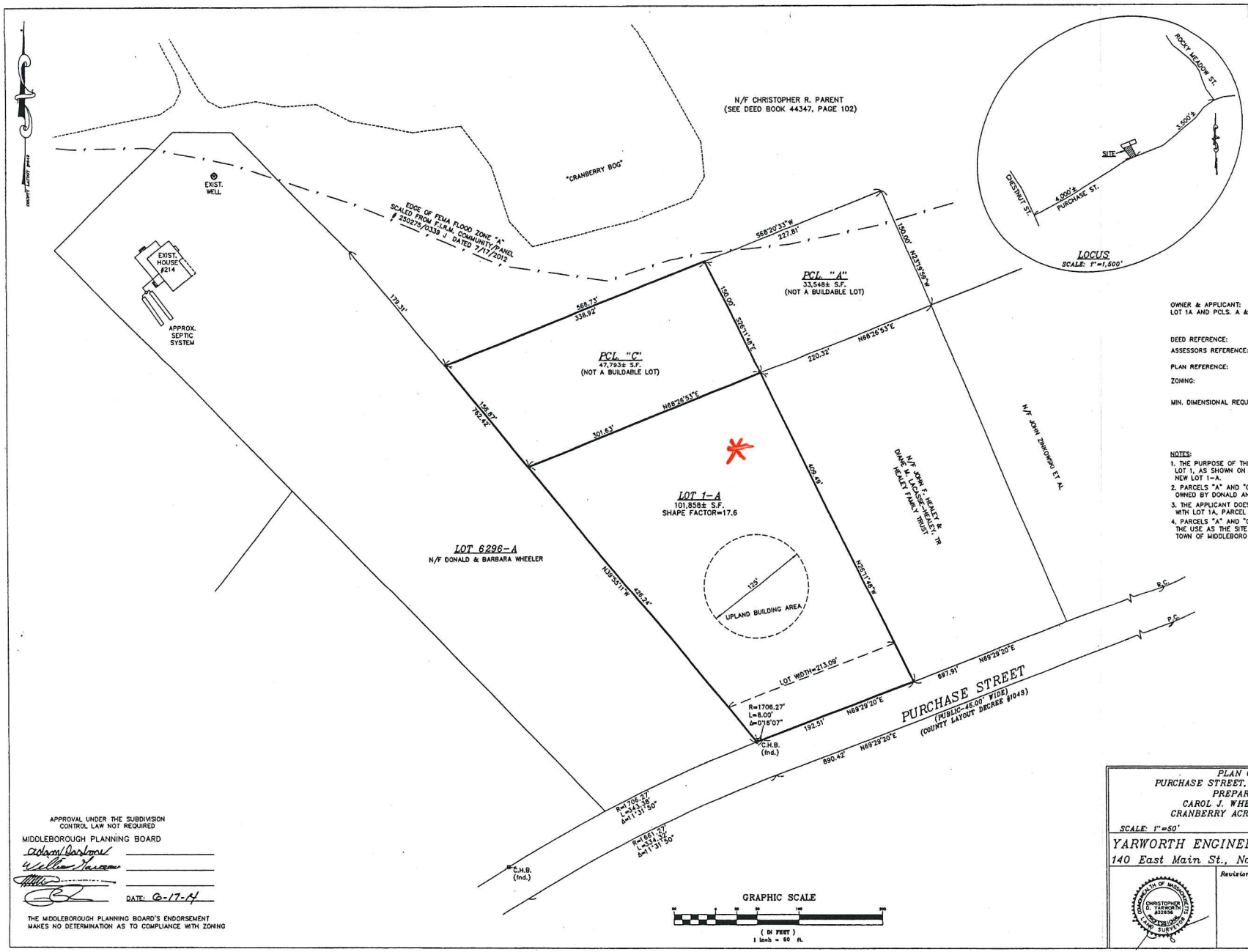
PLYMOUTH CO. REG. OF DEEDS
JUL 0 2 2014
7-2-14
RECORDED

'14-334

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

2014 00065321
Bk: 58 Pg: 901 Page: 1 of 1
Recorded: 07/02/2014 08:51 AM
ATTEST: John R. Buckley, Jr., Register
Plymouth County Registry of Deeds

Plymouth County Registry of Deeds
PLAN BOOK 58 PAGE 901



OWNER & APPLICANT: LOT 1A AND PCLS. A & C	CAROL J. WHEELER, TR CRANBERRY ACRES REALTY TRUST 186 PURCHASE STREET MIDDLEBOROUGH, MA 02346
DEED REFERENCE:	BOOK 12122 PAGE 10
ASSESSORS REFERENCE:	MAP 62 PARCEL 4692
PLAN REFERENCE:	BOOK 58 PAGE 709
ZONING:	RESIDENCE R (RURAL) W.R.P.D. ZONE 4
MIN. DIMENSIONAL REQUIREMENTS:	LOT AREA=80,000 S.F. FRONTAGE=200' LOT WIDTH=180' UPLAND CIRCLE=12,000S.F. SETBACKS (F/S/R)=50/10/10

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO REMOVE PARCEL "C" FROM LOT 1, AS SHOWN ON PLAN BOOK 58 PAGE 709, TO CREATE A NEW LOT 1-A.
2. PARCELS "A" AND "C" ARE TO BE COMBINED WITH LOT 6296-A OWNED BY DONALD AND BARBARA WHEELER.
3. THE APPLICANT DOES NOT OWN OTHER LAND IN CONTIGUITY WITH LOT 1A, PARCEL "A" OR PARCEL "C".
4. PARCELS "A" AND "C" SHALL NOT BE USED OR AVAILABLE FOR THE USE AS THE SITE OF ONE OR MORE BUILDINGS UNDER THE TOWN OF MIDDLEBORO ZONING BY-LAWS.

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

MIDDLEBOROUGH PLANNING BOARD

Adam Dashow
William Tarcon

DATE: 6-17-14

THE MIDDLEBOROUGH PLANNING BOARD'S ENDORSEMENT MAKES NO DETERMINATION AS TO COMPLIANCE WITH ZONING

PLAN OF LAND
PURCHASE STREET, MIDDLEBOROUGH, MA
PREPARED FOR:
CAROL J. WHEELER, TRUSTEE
CRANBERRY ACRES REALTY TRUST

SCALE: 1"=50' JUNE 9, 2014

YARWORTH ENGINEERING COMPANY, INC.
140 East Main St., Norton, MA 02766

COMMONWEALTH OF MASSACHUSETTS CHRISTOPHER D. YARWORTH 33293 LICENSED LAND SURVEYOR

Revisions:

RECEIVED
JUN 13 2014
MIDDLEBOROUGH PLANNING BOARD

Other Ck. 75.

'14-334

MAR
MASSACHUSETTS ASSOCIATION of REALTORS

STANDARD LAND
PURCHASE AND SALE AGREEMENT [#505]
(With Contingencies)

The parties make this Agreement this 22d day of May, 2014. This Agreement supersedes and replaces all obligations made in any prior Contract To Purchase or agreement for sale entered into by the parties.

1. **Parties:** Cranberry Acres Realty Trust, Carol J. Wheeler, Trustee *[insert name]*, the "SELLER," agrees to sell and TB Development, or Nominee *[insert name]*, the "BUYER," agrees to buy, the premises described in paragraph 2 on the terms set forth below. BUYER may require the conveyance to be made to another person or entity ("Nominee") upon notification in writing to SELLER at least five business days prior to the date for performance set forth in paragraph 5. Designation of a Nominee shall not discharge the BUYER from any obligation under this Agreement and BUYER hereby agrees to guarantee performance by the Nominee.

2. **Description Of Premises.** The premises ("the Premises") consist of land containing approximately 6 acres, more or less, described as Lot 1A on the plan of land recorded in the Plymouth County Registry of Deeds in Plan Book 58, Page 901; and Lots 2 and 3 on the plan recorded in Plan Book 58, Page 709, as more specifically described in a deed recorded in the Plymouth County Registry of Deeds at Book 12122, Page 7 & 10, [Certificate No. n/a], a copy of which is not attached.

3. **Purchase Price:** The purchase price for the Premises is $ 288000.00 dollars of which

$ _____ were paid as a deposit with Contract To Purchase; and
$ 1,500.00 are paid with this Agreement; and
$ 286,500.00 are to be paid at the time for performance by bank, cashier's or certified check or by wire.
$ 288,000.00 Total

4. **Escrow.** All funds deposited or paid by the BUYER shall be held in a ~~non-~~interest bearing escrow account, by Uptown Realtors, LLC w/int to UR to defray cost of acct., as agent for the SELLER, subject to the terms of this Agreement and shall be paid or otherwise duly accounted for at the time for performance. If a dispute arises between the BUYER and SELLER concerning to whom escrowed funds should be paid, the escrow agent may retain all escrowed funds pending written instructions mutually given by the BUYER and the SELLER. The escrow agent shall abide by any Court decision concerning to whom the funds shall be paid and shall not be made a party to a lawsuit solely as a result of holding escrowed funds. Should the escrow agent be made a party in violation of this paragraph, the escrow agent shall be dismissed and the party asserting a claim against the escrow agent shall pay the agent's reasonable attorneys' fees and costs.

5. **Time For Performance.** The SELLER shall deliver the deed and the BUYER shall pay the balance of the purchase price at 2:00 o'clock P. m. on the 25th day of Oct, 2014, at the Plymouth County Registry of Deeds, or at such other time and place as is mutually agreed. TIME IS OF THE ESSENCE AS TO EACH PROVISION OF THIS AGREEMENT. Unless the deed and other documents required by this Agreement are recorded at the time for performance, all documents and funds are to be held in escrow, pending prompt rundown of the title and recording (or registration in the case of registered land). SELLER'S attorney or other escrow agent may disburse funds after 5:00 p.m. of the next business day

T.W. _____ _____ JW _____ CSW _____
BUYER'S Initials BUYER'S Initials SELLER'S Initials SELLER'S Initials

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ROBERT J. MATHER
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires Jan. 19, 2018

THIS IS TO CERTIFY THAT THE FOREGOING INSTRUMENT IS A TRUE AND EXACT COPY OF THE ORIGINAL.
BY _____

following the date for performance, provided that the recording attorney has not reported a problem outside the recording attorney's control.

6. **Title/Plans**. The SELLER shall convey the Premises by a good and sufficient quitclaim deed running to the BUYER or to the BUYER'S nominee, conveying good and clear record and marketable title to the Premises, free from liens and encumbrances, except:
(a) Real estate taxes assessed on the Premises which are not yet due and payable;
(b) Betterment assessments, if any, which are not a recorded lien on the date of this Agreement;
(c) Federal, state and local laws, ordinances, bylaws, rules and regulations regulating use of land, including building codes, zoning bylaws, health and environmental laws;
(d) Any easement, restriction or agreement of record presently in force which does not interfere with the reasonable use of the Premises for _____;
(e) Utility easements in the adjoining ways;
(f) Matters that would be disclosed by an accurate survey of the Premises; and
(g) _____
[insert in (g) references to any other easement, restriction, lease or encumbrance which may continue after title is transferred]
If the deed refers to a plan needed to be recorded with it, at the time for performance the SELLER shall deliver the plan with the deed in proper form for recording or registration.

7. **Title Insurance**. BUYER'S obligations are contingent upon the availability (at normal premium rates) of an owner's title insurance policy insuring BUYER'S title to the premises without exceptions other than the standard exclusions from coverage printed in the current American Land Title Association ("ALTA") policy cover, the standard printed exceptions contained in the ALTA form currently in use for survey matters and real estate taxes (which shall only except real estate taxes not yet due and payable) and those exceptions permitted by paragraph 6 of this Agreement.

8. **Closing Certifications and Documents**. The SELLER shall execute and deliver simultaneously with the delivery of the deed such certifications and documents as may customarily and reasonably be required by the BUYER'S attorney, BUYER'S lender, BUYER'S lender's attorney or any title insurance company insuring the BUYER'S title to the Premises, including, without limitation, certifications and documents relating to: (a) parties in possession of the Premises; (b) the creation of mechanics' or materialmen's liens; (c) the underlying financial terms of the purchase and sale; (d) the citizenship and residency of SELLER; and (e) information required to permit the closing agent to report the transaction to the Internal Revenue Service. At the time of delivery of the deed, the SELLER may use monies from the purchase to clear the title, provided that all documents related thereto are recorded with the deed or within a reasonable time thereafter acceptable to the BUYER and, provided further, that discharges of mortgages from banks, credit unions, insurance companies and other institutional lenders may be recorded within a reasonable time after recording of the deed in accordance with usual conveyancing practices. The SELLER'S spouse hereby agrees to release all statutory, common law or other rights or interest in the Premises and to execute the deed, if necessary.

9. **Possession And Condition Of Premises**. At the time for performance the Premises also shall comply with the requirements of paragraph 6 and there shall be no outstanding notices of violation of any zoning, health, environmental or other law, bylaw, code or regulation, except as agreed. The BUYER shall have the right to examine the Premises within forty-eight (48) hours prior to the time for performance or such other time as may be agreed and upon reasonable notice to SELLER for the purpose of determining compliance with this paragraph.

T.H. _____ _____ DW _____ CSW _____
BUYER'S Initials BUYER'S Initials SELLER'S Initials SELLER'S Initials

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NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires Jan. 19, 2018
THIS IS TO CERTIFY THAT THE FOREGOING INSTRUMENT IS A TRUE AND EXACT COPY OF THE ORIGINAL.
BY
Form No. 505

10. **Extension Of Time For Performance.** If the SELLER cannot convey title as required by this Agreement or cannot deliver possession of the Premises as agreed, or if at the time of the delivery of the deed the Premises do not conform with the requirements set forth in this Agreement, upon written notice given no later than the time for performance from either party to the other, the time for performance shall be automatically extended for thirty (30) days, except that if BUYER'S mortgage commitment expires or the terms will materially and adversely change in fewer than thirty (30) days, the time for performance set forth in paragraph 5 shall be extended to one business day before expiration of the mortgage commitment. SELLER shall use reasonable efforts to make title conform or to deliver possession as agreed, or to make the Premises conform to the requirements of this Agreement. Excluding discharge of mortgages and liens, about which the SELLER has actual knowledge at the time of signing this Agreement, the SELLER shall not be required to incur costs or expenses totaling in excess of Two Thousand Dollars ($ 2,000.00)to make the title or the Premises conform or to deliver possession as agreed. If at the expiration of the time for performance, or if there has been an extension, at the expiration of the time for performance as extended, the SELLER, despite reasonable efforts, cannot make the title or Premises conform, as agreed, or cannot deliver possession, as agreed, then, at the BUYER'S election, any payments made by the BUYER pursuant to this Agreement shall be immediately returned. Upon return of all such funds, all obligations of the BUYER and SELLER shall terminate and this Agreement shall automatically become void and neither the BUYER nor SELLER shall have further recourse or remedy against the other.

11. **Acceptance Of Deed.** The BUYER shall have the right to accept such title to the Premises as the SELLER can deliver at the time for performance and if extended, shall have such right at the time for performance, as extended. The BUYER shall also have the right to accept the Premises in the then current condition and to pay the purchase price without reduction of price. Upon notice in writing of BUYER'S decision to accept the Premises and title, the SELLER shall convey title and deliver possession. Acceptance of a deed by the BUYER or BUYER'S nominee, if any, shall constitute full performance by the SELLER and shall be deemed to release and discharge the SELLER from every duty and obligation set forth in this Agreement, except any duty or obligation of the SELLER that the SELLER has agreed to perform after the time for performance. Notwithstanding the foregoing, all warranties made by the SELLER shall survive delivery of the deed.

12. **Adjustments.** At the time for performance of this Agreement adjustments shall be made as of the date of performance for current real estate taxes. The net total of such adjustments shall be added to or deducted from the purchase price payable by the BUYER at the time for performance. If the real estate tax rate or assessment has not been established at the time for performance, apportionment of real estate taxes shall be made on the basis of the tax for the most recent tax year with either party having the right to request apportionment within twelve months of the date that the amount of the current year's tax is established.

13. **Acknowledgment Of Fee Due Broker.** The SELLER and BUYER acknowledge that a fee of Four Thousand Five Hundred ($ 4,500.00) for professional services shall be paid by the SELLER to Uptown Realtors, LLC as facilitator , the "BROKER", at the time for performance. In the event of a conflict between the terms of this Agreement and a prior fee agreement with BROKER, the terms of the prior fee agreement shall control unless BROKER has expressly agreed to a change in writing. The BUYER and SELLER acknowledge receipt of a notice from BROKER, pursuant to 254 of the Code of Massachusetts Regulations Section 3.0 (13), regarding any agency relationship of the BROKER with the BUYER and/or the SELLER. The BUYER and SELLER understand that n/a , *[insert name]* a real estate agent, is seeking a fee from n/a *[name of listing broker, seller or buyer, if applicable]* for services rendered as a ☐ seller's subagent ☐ buyer's agent *[choose one]*. The BUYER further represents and warrants that there is no other broker with whom BUYER has dealt in connection with the purchase of the Premises.

BUYER'S Initials BUYER'S Initials SELLER'S Initials SELLER'S Initials

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Form No. 505

ROBERT J. MATHER
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires Jan. 19, 2018

THIS IS TO CERTIFY THAT THE FOREGOING INSTRUMENT IS A TRUE AND EXACT COPY OF THE ORIGINAL.
BY

14. **Buyer's Default**. If the BUYER or BUYER'S nominee breaches this Agreement, all escrowed funds paid or deposited by the BUYER shall be paid to the SELLER as liquidated damages. Receipt of such payment shall constitute the SELLER'S sole remedy, at law, in equity or otherwise, for BUYER'S default. The BUYER and SELLER agree that in the event of default by the BUYER the amount of damages suffered by the SELLER will not be easy to ascertain with certainty and, therefore, BUYER and SELLER agree that the amount of the BUYER'S deposit represents a reasonable estimate of the damages likely to be suffered.

15. **Buyer's Financing**. *(Delete If Waived)* ~~The BUYER'S obligation to purchase is conditioned upon obtaining mortgage financing in the amount of $ _____ at prevailing rates and terms by _____. If, despite reasonable efforts, the BUYER has been unable to obtain such financing the BUYER may terminate this Agreement by giving written notice that is received by SELLER or SELLER'S agent by 5:00 p.m. on the calendar day after the date set forth above. In the event that notice has not been actually or constructively received, this condition is deemed waived. In the event that due notice has been received, all monies deposited or paid by the BUYER shall be returned and all obligations of the BUYER and SELLER pursuant to this Agreement shall cease and this Agreement shall become void. In no event shall the BUYER be deemed to have used reasonable efforts to obtain financing unless the BUYER has submitted at least one (1) application to a licensed mortgage lender by _____ and acted reasonably promptly in providing any additional information requested by the mortgage lender.~~

16. **Tests/Survey**. *(Delete If Waived)* The BUYER'S obligations under this Agreement are subject to BUYER'S right to obtain test(s), inspection(s) and a survey of the Premises or any aspect thereof, including, but not limited to, percolation, deep hole, septic/sewer, water quality, and water drainage by consultant(s) regularly in the business of conducting said test(s), inspections and surveys, of BUYER'S own choosing, and at BUYER'S sole cost within 45 days after SELLER'S acceptance of this agreement. If the results are not satisfactory to BUYER, in BUYER'S sole discretion, BUYER shall have the right to give written notice received by the SELLER or SELLER'S agent by 5:00 p.m. on the calendar day after the date set forth above, terminating this agreement. Upon receipt of such notice this agreement shall be void and all monies deposited by the BUYER shall be returned. Failure to provide timely notice of termination shall constitute a waiver. In the event that the BUYER does not exercise the right to have such test(s), inspection(s) and survey or to so terminate, the SELLER and the listing broker are each released from claims relating to the size suitability or condition of the Premises that the BUYER or the BUYER'S consultants could reasonably have discovered.

17. **Warranties And Representations.** The SELLER further represents and warrants that SELLER has full authority to enter into this Agreement. The BUYER acknowledges that BUYER has not relied upon any warranties or representations other than those incorporated in this Agreement, except for the following additional warranties and representations, if any, made by either the SELLER or any real estate agent

None.

[If none, state "none"; if any listed, indicate by whom the warranty or representation was made.]

18. **Notices.** All notices required or permitted to be made under this Agreement shall be in writing and delivered in hand, sent by certified mail, return receipt requested or sent by United States Postal Service overnight Express Mail or other overnight delivery service, addressed to the BUYER or SELLER or their authorized representative at the address set forth in this paragraph. Such notice shall be deemed to have been given upon delivery or, if sent by certified mail on the date of delivery set forth in the receipt or in the absence of a receipt three business days after deposited or, if sent by overnight mail or delivery, the next business day after deposit with the

BUYER'S Initials BUYER'S Initials SELLER'S Initials SELLER'S Initials

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Form No. 505

ROBERT J. MATHER
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires Jan. 19, 2018

THIS IS TO CERTIFY THAT THE FOREGOING INSTRUMENT IS A TRUE AND EXACT COPY OF THE ORIGINAL.
BY

overnight mail or delivery service, whether or not a signature is required. Acceptance of any notice, whether by delivery or mail, shall be sufficient if accepted or signed by a person having express or implied authority to receive same. Notice shall also be deemed adequate if given in any other form permitted by law.

BUYER:	SELLER:
TB Development	Donald Wheeler
Tim Hasshem, or Nominee	~~Barbara Wheeler~~ Bea Carol Wheeler TRUSTEE
West Grove St	381 East Darling Hill Road
Middleboro, MA 02346	East Burke, VT 05832

19. **Counterparts / Electronic Delivery / Construction Of Agreement.** All documents related to this transaction may be delivered electronically, including by encrypted email or facsimile, and shall have the same effect as delivery of an original. This Agreement shall be construed as a Massachusetts contract; is to take effect as a sealed instrument; sets forth the entire agreement between the parties; is binding upon and is intended to benefit the BUYER and SELLER and each of their respective heirs, devisees, executors, administrators, successors and assigns; and may be canceled, modified or amended only by a written agreement executed by both the SELLER and the BUYER. If two or more persons are named as BUYER their obligations are joint and several. If the SELLER or BUYER is a trust, corporation, limited liability company or entity whose representative executes this Agreement in a representative or fiduciary capacity, only the principal or the trust or estate represented shall be bound, and neither the trustee, officer, shareholder or beneficiary shall be personally liable for any obligation, express or implied. The captions and any notes are used only as a matter of convenience and are not to be considered a part of this Agreement and are not to be used in determining the intent of the parties. Any matter or practice which has not been addressed in this Agreement and which is the subject of a Title Standard or Practice Standard of the Massachusetts Conveyancers Association at the time for performance shall be governed by the Standards and Practices of the Massachusetts Conveyancers Association.

20. **Additional Provisions.**
1. It is mutually agreed that Lot 1 on said plan, see attached, shall be re-engineered to reduce the existing lot size to contain a minimum of 1.8 acres to remain a buildable lot, but all remaining acreage on Lot 1 to remain the property of the Seller, or Seller's Nominee. Seller to absorb all associated costs to engineer said lot.
See addendum 1 - Additional Provisions (continued)

UPON SIGNING, THIS DOCUMENT WILL BECOME A LEGALLY BINDING AGREEMENT. IF NOT UNDERSTOOD, SEEK ADVICE FROM AN ATTORNEY.

[signature]	5/22/14	Carol J Wheeler	
BUYER TB Development or Nominee	Date	SELLER Cranberry Acres Realty Trust	Date
		[signature]	
BUYER	Date	SELLER, or spouse	Date
BUYER	Date	SELLER	Date

Escrow Agent. By signing below, the escrow agent agrees to perform in accordance with paragraph 4, but does not otherwise become a party to this Agreement.

Madelyn J. Maksy, Uptown Realtors Date

[initials]		[initials]	CJW
BUYER'S Initials	BUYER'S Initials	SELLER'S Initials	SELLER'S Initials

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ROBERT J. MATHEN NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS My Comm. Expires Jan. 19, 2018
THIS IS TO CERTIFY THAT THE FOREGOING INSTRUMENT IS A TRUE AND EXACT COPY OF THE ORIGINAL.
BY [signature]

ADDENDUM

1) Additional Provisions (continued)

2. Subject to Buyer obtaining building permits on Lot 1, Lot 2, and Lot 3. Seller agrees to sign any documents needed for Buyer to obtain building permits. All work, engineering, etc related to obtaining building permits will remain the property of the Buyer and Buyer will absorb all associated costs.
3. See Attached Addendum (Hold Harmless) which will become an integral part of this agreement.
4. It is agreed Time is of the Essence. Buyer shall use diligent efforts to meet the closing date identified herein.

ROBERT J. MATHER
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires Jan. 19, 20[illegible]

THIS IS TO CERTIFY THAT THE FOREGOING INSTRUMENT IS A TRUE AND EXACT COPY OF THE ORIGINAL.

BY [illegible]

ADDENDUM TO OFFER TO PURCHASE / PURCHASE AND SALES AGREEMENT
BY AND BETWEEN

Cranberry Acres Realty Trust (SELLER/S)

TB Development or Nominee (BUYER/S)

FOR THE PROPERTY KNOWN AS LOTS 1, 2, 3 PURCHASE STREET, MIDDLEBORO, SHOWN ON A PLAN PREPARED FOR CRANBERRY ACRES REALTY TRUST / WHEELER'S DRAWN BY YARWORTH ENGINEERING COMPANY INC AND DATED 4/4/14.

A. Buyer agrees to use diligent efforts to obtain a scheduled perk with the Town of Middleboro in a timely fashion. Buyer shall notify Seller or Agent, when perk tests and well installations are scheduled. All costs associated with such permitting and work shall be borne by the Buyer. If Buyer is unable to obtain building permits for single family dwellings, then this P&S shall become null and void and any payments made under this agreement shall be forthwith refunded to the Buyer without further recourse to either party.

B. Buyer agrees to indemnify and hold Seller harmless from any damages or loss including costs and expenses which result from Buyer (or their agents) performing any tests, inspections or work on the property, including but not limited to well work and perk tests.

C. Buyer agrees that any betterments done to the property shall become the property of the Seller if the Buyer does not complete the transaction.

D. Property is being sold as is, with the sole determination as to the feasibility and suitability of developing the property for the Buyer's intended use.

SELLER

SELLER

BUYER

BUYER

5/22/14

DATE

THIS IS TO CERTIFY THAT THE FOREGOING INSTRUMENT IS A TRUE AND EXACT COPY OF THE ORIGINAL.

BY

ROBERT J. MATHER
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires Jan. 19, 2018

Chapter 61A

DECISION OF TOWN OPTION
CHANGE IN USE OF CLASSIFIED LAND

Carol J. Wheeler as Trustee of The Cranberry Acres Realty Trust
c/o Robert J. Mather
P.O. Box 688
Middleborough, MA 02346

The Board of Selectmen of the Town of Middleborough, Massachusetts, has received a "Notice of Intent" to sell and/or convert to some other use land classified as Agricultural and taxed under the provisions of Chapter 61A of the General Laws of the Commonwealth of Massachusetts.

Description of the land pertaining to this notice:

1. **Lot 1-A** on a plan of land dated June 9, 2014 and recorded at the Plymouth County Registry of Deeds in Plan Book 58, Page 901. Said Lot 1-A is a portion of the property shown on Middleborough Assessors Map 62 as Lot 4692.

2. **Lot 2 and Lot 3** on a plan of land dated August 12, 2013 and recorded at the Plymouth County Registry of Deeds in Plan Book 58, Page 709. Said Lot 2 and Lot 3 are portions of the property shown on Middleborough Assessors Map 62 as Lot 6254.

The above described property is included in the Agricultural or Horticultural Land Tax Liens listed in Exhibit "A" attached hereto

Owner of Record: **Carol J. Wheeler as Trustee of The Cranberry Acres Realty Trust** under a Declaration of Trust dated August 9, 1993 and recorded at the Plymouth County Registry of Deeds in Book 12122, Page 6

Under Chapter 61A, Section 14 of the General Laws of the Commonwealth of Massachusetts, the Town of Middleborough has the first refusal option to purchase said land intended for sale or conversion to another use and being withdrawn from Chapter 61A. This notice is to inform you that the Middleborough Board of Selectmen have voted not to exercise said option.

Middleborough Board of Selectmen

_____

_____

_____

_____

_____

THE COMMONWEALTH OF MASSACHUSETTS

Plymouth: ss

On this day of , 2014, before me, the undersigned notary public, personally appeared
proved to me through satisfactory evidence of identification, which identification was

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as Selectman of the Town of Middleborough.

_____

Notary Public -

My commission expires:

Jacqueline Shanley

From: Nyles Zager <nzager@outback-eng.com>
Sent: Friday, October 17, 2014 11:43 AM
To: Jacqueline Shanley
Subject: Plympton Street - Earth Removal Hearing

Good Morning Jackie,

On behalf of Robert Thomas, I am requesting a continuance of the public hearing scheduled for Monday October 20, 2014. We kindly request the hearing be continued until the next available hearing in November.

Thanks and have a great day,

Outback Engineering Incorporated

CIVIL ENGINEERS
LAND SURVEYORS
WETLAND SCIENTISTS
SOILS LABORATORY

Nyles C. Zager, P.E.
Project Manager/Engineer
165 East Grove Street
Middleborough MA 02346
tel: 508-946-9231 ext: 211
fax: 508-947-8873
email:
nzager@outback-eng.com
www.outback-eng.com

A hearing will be held in the Selectmen's Meeting Room at the Town Hall, 10 Nickerson Avenue, Middleborough, MA on Monday, September 15, 2014 at 7:30 PM, for the purpose of discussing an application filed by Outback Engineering, Inc. on behalf of RM Thomas Excavating for an Earth Removal Permit for property located at 182 Plympton Street, Middleborough, Assessors Map 026, Lot 5074. Anyone desiring to be heard on this matter should appear at the time and place designated.

Allin Frawley
Leilani Dalpe
John M. Knowlton
Diane Stewart
Stephen J. McKinnon
BOARD OF SELECTMEN

Publish: 9/4/14

■ **Private party responsible for payment**

☐ **Town responsible for payment**

Please provide Selectmen's office with amount due.

Advertiser #300074

The Middleborough Board of Selectmen will hold a public hearing on Monday, October 20, 2014 at 8:00 PM in the Selectmen's Meeting Room at the Town Hall, 10 Nickerson Avenue, for the purpose of discussing an application filed by South Shore Tent Trailers, LLC. for a Class I Automobile Dealer's (Internet Sales Only) License for the premises located at 899 Plymouth Street, Middleboro, MA, Assessors Map 35, L3948. Anyone desiring to be heard on this matter should appear at the time and place designated.

Allin Frawley
Leilani Dalpe
John M. Knowlton
Diane Stewart
Stephen J. McKinnon
BOARD OF SELECTMEN

Publish: October 9, 2014

■ **Private party responsible for payment**

☐ **Town responsible for payment**

Please provide Selectmen's office with amount due.

LAW OFFICES OF JOSEPH BOGNANNO
WWW.BOGNANNO-LAW.COM
295 TURNPIKE STREET, SUITE 2R
CANTON, MA 02021
PHONE (339) 235-8793
Fax: (888) 204-8980

August 22, 2014

Middleborough Board of Selectmen
10 Nickerson Avenue
Middleborough, MA 02346

RE: South Shore Tent Trailers- Dealership License

Dear Clerk,

I am representing Edward Connor and Robert Barnaby in their capacity as managing partners of South Shore Tent Trailers, LLC. They would like to set up their business in your town and would like some clarification on their dealership license.

My clients business is the manufacture and selling of tent trailers. As such they will require a Class I license. As a startup they intended to only make sales via the internet and trades shows, and not maintain a physical store which customers would visit. Their business model does involve them setting up a physical shop, but only after the business has become more established. It appears that they cannot sell their product without this license however.

As you know Middleborough does issue internet only Class II licenses, however my clients business does not classify as a Class II dealership. My clients inquiry involves whether it would be possible to obtain an internet only Class I license or if there is any alternative that would grant them any dealership license without having to first establish a physical store location.

If there are any questions or you require further information please do not hesitate to contact me at 295 Turnpike Street, Suite 2R, Canton, MA or 339-235-8793. Thank you.

Sincerely,

Joseph Bognanno, Esq
BBO: 677677
295 Turnpike Street, Suite 2R
Canton, MA 02021

CRANBERRY CAPITAL
OF THE WORLD

Phone: 508-946-2405
Fax: 508-946-0058

Town of Middleborough

Massachusetts

Board of Selectmen

APPLICATION FOR LICENSE
(PLEASE TYPE OR PRINT CLEARLY)

DATE 9.15.14 RJT + Dawn
NAME OF APPLICANT Robert Barnaby - Edward Connor
ADDRESS OF APPLICANT 899 Plymouth St
ASSESSORS MAP & LOT 35 3948
DAYTIME TELEPHONE

NAME OF BUSINESS South Shore Tent Trailer LLC.
OWNER OF PROPERTY TO BE LICENSED Robert Barnaby
ADDRESS OF PROPERTY TO BE LICENSED 899 Plymouth St
ASSESSORS MAP & LOT 35 3948

3 Outstanding Excise Tax bills due Total: $336.59 as of 10/17/14. As of 10/20/14, there will be additional fees.

TYPE OF LICENSE REQUESTED (Check One)

2nd Hand ___ WRPD ___
Class I License ✓ Earth Removal Permit ___
Class III License ___ Liquor License ___
Class II License ___ Junk Dealer ___
Entertainment ___ Other ___

Internet only

Anticipated Start Date for Business: October 6th 2014
Days & Hours of Operation: 9:00am - 9:00pm

Has the applicant previously held a similar license in the Town of Middleborough or elsewhere?
If yes, explain:
no

Signature Robert Barnaby, Edward Connor

DATE OF HEARING: 10/20/14 APPROVED/DENIED

Do not write below line: To be Completed by Treasurer/Collector:

Please inform this department as to whether or not the above listed property owner/applicant/petitioner owes the Town of Middleborough any outstanding taxes and/or municipal charges that remain unpaid for more than one year.

Does Property Owner/Applicant/Petitioner owe Taxes/Municipal Charges? yes

[signature]

Town of Middleborough
20 Centre Street, Second Floor
Middleborough, Massachusetts 02346

Robert J. Whalen
Building Commissioner
Tel. 508-946-2426
Fax 508-946-2305

October 17, 2014

Middleborough Board of Selectmen
Middleborough Town Offices
10 Nickerson Ave
Middleborough, MA 02346

RE: Class I License 899 Plymouth Street, Assessors Map: 035 Lot: 3948

Dear Honorable Board,

I have reviewed the application filed by South Shore Tent Trailers, LLC for a Class I License for internet sales only for the property located at 899 Plymouth Street. I have spoken with Mr. Barnaby and informed him that because his property is located in the Residential Rural District the use of this location for storage or assembly of these trailers would require approval from the Middleborough Zoning Board of Appeals. I would support this request for internet sales only.

Respectfully submitted,

Robert J. Whalen
Building Commissioner
Zoning Enforcement Officer

RJW/d

THE COMMONWEALTH OF MASSACHUSETTS

Town OF Middleborough

APPLICATION FOR A LICENSE TO BUY, SELL, EXCHANGE OR ASSEMBLE SECOND HAND MOTOR VEHICLES OR PARTS THEREOF

I, the undersigned, duly authorized by the concern herein mentioned, hereby apply for a Class 1 class license, to Buy, Sell, Exchange or Assemble second hand motor vehicles or parts thereof, in accordance with the provisions of Chapter 140 of the General Laws.

1. What is the name of the concern? South Shore Tent Trailer LLC.

Business address of concern. No. 899 Plymouth St., middleborough City — Town.

2. Is the above concern an individual, co-partnership, an association or a corporation? LLC

3. If an individual, state full name and residential address.

4. If a co-partnership, state full names and residential addresses of the persons composing it.

Robert Barnaby 899 plymouth St middleborough ma.
Ed Connor 11 pequot terrace plymouth ma.

5. If an association or a corporation, state full names and residential addresses of the principal officers.

President

Secretary

Treasurer

6. Are you engaged principally in the business of buying, selling or exchanging motor vehicles? yes, Tent Trailers

If so, is your principal business the sale of new motor vehicles? new Tent Trailers

Is your principal business the buying and selling of second hand motor vehicles? no

Is your principal business that of a motor vehicle junk dealer? no

7. Give a complete description of all the premises to be used for the purpose of carrying on the business.

Office to run web based business for remainder of this year - until warehouse is procured in 2015. area in office to store supplies and small products, area of yard to store Tent Trailer for use in displaying at product shows.

8. Are you a recognized agent of a motor vehicle manufacturer? ..... (Yes or No)

If so, state name of manufacturer .... Wright Trailer Sales

9. Have you a signed contract as required by Section 58, Class 1? ..... (Yes or No)

10. Have you ever applied for a license to deal in second hand motor vehicles or parts thereof? ..... (Yes or No)

If so, in what city — town .....

Did you receive a license? ..... (Yes or No) For what year? .....

11. Has any license issued to you in Massachusetts or any other state to deal in motor vehicles or parts thereof ever been suspended or revoked? ..... (Yes or No)

Sign your name in full. Robert Barnaby Eland Cross
(Duly authorized to represent the concern herein mentioned)

Residence 899 Plymouth St.

IMPORTANT

EVERY QUESTION MUST BE ANSWERED WITH FULL INFORMATION, AND FALSE STATEMENTS HEREIN MAY RESULT IN THE REJECTION OF YOUR APPLICATION OR THE SUBSEQUENT REVOCATION OF YOUR LICENSE IF ISSUED.

NOTE: If the applicant has not held a license in the year prior to this application, he must file a duplicate of the application with the registrar. (See Sec. 59)

Authorization to Sell Manufactured Products

*This Authorization to Sell Manufactured Products (this "Agreement") is made effective as of September 16, 2014 between Wright Trailers, Inc., of 1825 Fall River Avenue, Seekonk, Massachusetts 02771 and South Shore Tent Trailers, LLC., of 899 Plymouth st. Middleborough, Ma.02346.

In the Agreement, the party who is granting authorization to sell the property will be referred to as "Wright Trailers, Inc.", and the party who is receiving the right to market, use, and sell the licensed property will be referred to as "South Shore Tent Trailers, LLC.".

The parties agree as follows:

AUTHORIZATION TO SELL. Wright Trailers, Inc. Manufactures new trailers. In accordance with this Agreement, Wright Trailers, Inc. grants South Shore Tent Trailers, LLC. the authority to market, use, sell or otherwise distribute the aforementioned trailers.

QUALITY CONTROL AND APPROVAL. The manufactured products shall be of a high quality and in conformity with a standard sample approved by South Shore Tent Trailers, LLC. The parties shall negotiate in good faith to resolve any quality control issues of which South Shore Tent Trailers, LLC. may notify Manufacturer.

***RELATIONSHIP OF PARTIES.** The relationship between the parties hereto is solely that of Manufacturer and Seller, and nothing herein shall be deemed or construed to create any franchise, joint venture, partnership or any fiduciary relationship other than that of licensee and licensor. South Shore Tent Trailers, LLC. shall have no power to obligate or bind Wright Trailers, Inc. in any manner whatsoever or to make any contract, warranty, or representation on behalf of Wright Trailers, Inc. and shall not represent itself to the third parties as having such power.

WARRANTIES. Wright Trailers, Inc. Gives the following warranty:
The trailers as delivered shall conform with all federal, state, and local rules and regulations.

TERMINATION. This Agreement may be terminated by either party by providing 30 days written notice to the other party. Either party may immediately terminate this Agreement if the other party fails to perform any of the material obligations imposed upon it under the terms of this Agreement so as to be in default and fails to cure such default within thirty days after receiving written notice thereof.

ENTIRE AGREEMENT. This Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties.

SECTION HEADINGS. The section headings contained herein are for convenience in reference and are not intended to define or limit the scope of any provision of this Agreement.

AMENDMENT. This Agreement may be modified or amended, if the amendment is made in writing and is signed by both parties.

SEVERABILITY. If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid or enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

WAIVER OF CONTRACTUAL RIGHT. The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

NOTICE. All notices or payments required to be sent to either party shall be in writing at the above addresses and sent by Registered or Certified Mail. Notice shall not be deemed received or effective unless and until actually received. Either party may change their mailing address by written notice to the other.

APPLICABLE LAW. This Agreement shall be governed by the laws of the State of Massachusetts.

SIGNATURES. This Agreement shall be signed on behalf of Wright Trailers, Inc. by Jenn Conn, its Manager, and on behalf of South Shore Tent Trailers, LLC. by Edward Connor and Robert Barnaby

Manufacturer:
Wright Trailers, Inc.

By: _____
Jen Caron, Officer

September, 16, 2014

Licensee:
South Shore Tent Trailers, LLC.

By: _____
Edward Connor, Manager

September, 16, 2014

By: _____
Robert Barnaby, Manager

September, 16, 2014

Corporations Division

Business Entity Summary

ID Number: 001140656 Request certificate New search

Summary for: SOUTH SHORE TENT TRAILERS, LLC

The exact name of the Domestic Limited Liability Company (LLC): SOUTH SHORE TENT TRAILERS, LLC

Entity type: Domestic Limited Liability Company (LLC)

Identification Number: 001140656

Date of Organization in Massachusetts: 06-30-2014

Last date certain:

The location or address where the records are maintained (A PO box is not a valid location or address):

Address:

City or town, State, Zip code, Country:

The name and address of the Resident Agent:

Name: JOSEPH BOGNANNO, ESQ.

Address: 295 TURNPIKE ST. STE. 2R

City or town, State, Zip code, Country: CANTON, MA 02021 USA

The name and business address of each Manager:

Title	Individual name	Address
MANAGER	EDWARD CONNOR	899 PLYMOUTH STREET MIDDLEBORO, MA 02346 USA
MANAGER	ROBERT BARNABY	899 PLYMOUTH STREET MIDDLEBORO, MA 02346 MA

In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:

Title	Individual name	Address
SOC SIGNATORY	EDWARD CONNOR	899 PLYMOUTH STREET MIDDLEBORO, MA 02346 USA

SOC SIGNATORY	ROBERT BARNABY	899 PLYMOUTH STREET MIDDLEBORO, MA 02346 USA

The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:

Title	Individual name	Address
REAL PROPERTY	EDWARD CONNOR	899 PLYMOUTH STREET MIDDLEBORO, MA 02360 USA
REAL PROPERTY	ROBERT BARNABY	899 PLYMOUTH STREET MIDDLEBORO, MA 02360 USA

☐ **Consent** ☐ **Confidential Data** ☐ **Merger Allowed** ☐ **Manufacturing**

View filings for this business entity:

ALL FILINGS
Annual Report
Annual Report - Professional
Articles of Entity Conversion
Certificate of Amendment
Certificate of Cancellation

View filings

Comments or notes associated with this business entity:

New search

The Middleborough Board of Selectmen will hold a public hearing on Monday, October 20, 2014 at 8:15 PM in the Selectmen's Meeting Room at the Town Hall, 10 Nickerson Avenue, for the purpose of discussing an application filed by Priority Pre-Owned, LLC. for a Class II Automobile Dealer's License for the premises located at 161 Wareham Street, Middleboro, MA, Assessors Map 59, L5395. Anyone desiring to be heard on this matter should appear at the time and place designated.

Allin Frawley
Leilani Dalpe
John M. Knowlton
Diane Stewart
Stephen J. McKinnon
BOARD OF SELECTMEN

Publish: October 9, 2014

■ **Private party responsible for payment**

☐ **Town responsible for payment**

Please provide Selectmen's office with amount due.

September 8, 2014

Middleborough Board of Selectman
10 Nickerson Avenue
Middleborough, MA 02346

RE: Priority Pre-Owned, LLC
161 Wareham Street
Middleborough, MA 02346

Dear Sir and/or Madam:

Priority Pre-Owned, LLC is requesting a new 50 car Class 2 dealer license at 161 Wareham Street. Currently R & S Auto Sales is operating at the above location. We plan on running a professional and organized business with the town and neighbors being our number one priority. From our research we have come to the realization that R & S Auto (Bob Stoltz) has run a well maintained operation with no issues and we plan on continuing that model he has established. Our planned business hours of operation will be Monday through Friday 8:00 a.m. to 6:00 p.m., Saturday, 8:00 a.m. to 4:00 p.m., and Sunday 10:00 a.m. to 1:00 p.m. The majority of our ownership and management team are Middleborough residents and we will take pride on running a first class operation.

Thank you.

Sincerely,

Gerald M. Stein/Owner

R & S Auto Sales
161 Wareham Street
Middleborough, MA 02346

September 16, 2014

Town of Middleborough
Board of Selectmen
10 Nickerson Ave
Middleborough, MA 02346

To whom this may concern,

R & S Auto Sales agrees to surrender its class 2 used vehicle license at 161 Wareham Street when Priority Pre-Owned , LLC receives new license to operate at same location. I was made aware that this decision will possibly be made at the October 20th meeting of the board . If can be any assistance between now and that time please don not hesitate to contact me.

Sincerely,

Robert Stoltz
R & S Auto Sales

CRANBERRY CAPITAL
OF THE WORLD

Phone: 508-946-2405
Fax: 508-946-0058

Town of Middleborough

Massachusetts

BOARD OF SELECTMEN
Marsha L. Brunelle

Patrick B. Rogers
Wayne C. Perkins
Steven P. Spataro

APPLICATION FOR LICENSE
(PLEASE TYPE OR PRINT CLEARLY)

DATE 9/7/14
NAME OF APPLICANT Gerald M. Stein
ADDRESS OF APPLICANT 58 Pebble Brook Drive, Middleboro, MA 02346
ASSESSORS MAP & LOT 00037 0369
NAME OF BUSINESS Priority Pre-Owned, LLC
OWNER OF PROPERTY TO BE LICENSED Gerald M. Stein
ADDRESS OF PROPERTY TO BE LICENSED 161 Wareham St.
ASSESSORS MAP & LOT 00059 5395

Robert D Stoltz, Trustee

TYPE OF LICENSE REQUESTED (Check One)

2nd Hand Furniture ____
Class I License ____
Class III License ____
Common Victualler ____

2nd Hand Clothing ✓
Class II License ✓
Liquor License ____
Other ____

Anticipated Start Date for Business November 1, 2014
Hours requested: M-F 8am-6pm Sat 8am-4pm Sun 10am-1pm

Has the Applicant previously held a similar license in the Town of Middleborough or elsewhere? If yes, explain:
NO

Signature ____

DATE OF HEARING 10/20/14 APPROVED/DENIED

Do not write below line: To be Completed by Treasurer/Collector:

Please inform this department, as well as the Board of Selectmen, as to whether or not the above listed property owner/applicant/petitioner owes the Town of Middleborough any outstanding taxes and/or municipal charges that remain unpaid for more than one year.

Does Property Owner/Applicant/Petitioner owe Taxes/Municipal Charges? NO

Town of Middleborough

CONSERVATION COMMISSION

20 CENTRE STREET
MIDDLEBOROUGH, MASSACHUSETTS 02346

PHONE: 1-508-946-2406
FAX: 1-508-946-2309

MEMORANDUM

TO: Board of Selectmen
Ruth Geoffroy, Planning Director
Jeanne Spalding, Health Officer
Robert Whalen, Building Commissioner

FROM: Patricia J. Cassady, Conservation Agent

DATE: October 15, 2014

RE: Request for Class II Automobile Dealer's License Application – Priority Pre-Owned, LLC
161 Wareham Street, Map 59, Lot 5395

After reviewing the above-mentioned property I have a few comments:

1) There are *no* wetlands on or near the property
2) The property is *not* mapped under the Division of Fisheries & Wildlife Natural Heritage & Endangered Species Program.
3) The property is *not within* a floodplain or bordering land subject to flooding.
4) The property is *not within* a Water Resource Protection Area.

If you have any questions regarding this matter don't hesitate to contact me.

pjc

Town of Middleborough
20 Centre Street, Second Floor
Middleborough, Massachusetts 02346

Robert J. Whalen
Building Commissioner
Tel. 508-946-2426
Fax 508-946-2305

October 16, 2014

Middleborough Board of Selectmen
Middleborough Town Offices
10 Nickerson Ave
Middleborough, MA 02346

RE: Class II Automobile Dealers License for Priority Pre-Owned, LLC of 161 Wareham Street

Honorable Board,

I have reviewed the request of Priority Pre-Owned, LLC located at 161 Wareham Street, Assessors Map: 059 Lot: 5395 for a Class II Automobile Dealer's License for fifty (50) cars. In the past this property has always been owner occupied. I believe for this reason I have never had any complaints from the neighbors. I don't believe that the new owners will be living here so I hope they can continue with this success.
I would support this request.

Respectfully submitted,

Robert J. Whalen
Building Commissioner
Zoning Enforcement Officer

RJW/d

CRANBERRY CAPITAL
OF THE WORLD

Phone: 508-946-2405
Fax: 508-946-0058

Town of Middleborough

Massachusetts

BOARD OF SELECTMEN
Marsha L. Brunelle

Patrick E. Rogers
Wayne C. Perkins
Steven P. Spataro

APPLICATION FOR LICENSE
(PLEASE TYPE OR PRINT CLEARLY)

DATE 9/7/14
NAME OF APPLICANT Gerald M. Stein
ADDRESS OF APPLICANT 58 Pebble Brook Drive, Middleboro MA 02346
ASSESSORS MAP & LOT 00087 0364
NAME OF BUSINESS Priority Pre-Owned, LLC
OWNER OF PROPERTY TO BE LICENSED Gerald M Stein
ADDRESS OF PROPERTY TO BE LICENSED 161 Wareham St.
ASSESSORS MAP & LOT 00059 5395

TYPE OF LICENSE REQUESTED (Check One)

2nd Hand Furniture_____
Class I License_____
Class III License_____
Common Victualler_____

2nd Hand Clothing ✓
Class II License ✓
Liquor License_____
Other_____

Anticipated Start Date for Business November 1, 2014
Hours requested: M-F 8am-6pm Sat 8am-4pm Sun 10am-1pm

Has the Applicant previously held a similar license in the Town of Middleborough or elsewhere? If yes, explain:
NO

Signature_____

DATE OF HEARING 10/20/14 APPROVED/DENIED

Do not write below line: To be Completed by Treasurer/Collector:

Please inform this department, as well as the Board of Selectmen, as to whether or not the above listed property owner/applicant/petitioner owes the Town of Middleborough any outstanding taxes and/or municipal charges that remain unpaid for more than one year.

Does Property Owner/Applicant/Petitioner owe Taxes/Municipal Charges?_____

THE COMMONWEALTH OF MASSACHUSETTS

_____ OF _____

APPLICATION FOR A LICENSE TO BUY, SELL, EXCHANGE OR ASSEMBLE SECOND HAND MOTOR VEHICLES OR PARTS THEREOF

I, the undersigned, duly authorized by the concern herein mentioned, hereby apply for a..... class license, to Buy, Sell, Exchange or Assemble second hand motor vehicles or parts thereof, in accordance with the provisions of Chapter 140 of the General Laws.

1. What is the name of the concern? .....
Priority Pre-owned, LLC

Business address of concern. No. 161 Wareham St.,
Middleboro City — Town.

2. Is the above concern an individual, co-partnership, an association or a corporation? .....
LLC

3. If an individual, state full name and residential address.

.....

.....

4. If a co-partnership, state full names and residential addresses of the persons composing it.

.....

.....

.....

.....

.....

5. If an association or a corporation, state full names and residential addresses of the principal officers.

President Manager / Gerald M. Stein 58 Pebble Brook Dr. Middleboro, MA 02346

Secretary Manager / Richard Fornham 387 Oak St., Bridgewater, MA 02324

Treasurer .....

6. Are you engaged principally in the business of buying, selling or exchanging motor vehicles? YES.

If so, is your principal business the sale of new motor vehicles? NO

Is your principal business the buying and selling of second hand motor vehicles? YES

Is your principal business that of a motor vehicle junk dealer? NO

7. Give a complete description of all the premises to be used for the purpose of carrying on the business.

The location Described As 161 Wareham St. will Sell Used Vechicles only in Accordance with State and local guidlines. The Property Corners Wareham and Wood St, And will have Cars ~~Used~~ lined up in Row Behind existing Fence erected By Previous Owner. We are requesting Class II Dealer licence with Maximum of 50 cars.

8. Are you a recognized agent of a motor vehicle manufacturer? ..... NO (Yes or No)

If so, state name of manufacturer .....

.....

9. Have you a signed contract as required by Section 58, Class 1? ..... NO (Yes or No)

10. Have you ever applied for a license to deal in second hand motor vehicles or parts thereof? ..... NO (Yes or No)

If so, in what city — town .....

Did you receive a license? ..... NO (Yes or No) For what year? .....

11. Has any license issued to you in Massachusetts or any other state to deal in motor vehicles or parts thereof ever been suspended or revoked? ..... NO (Yes or No)

.....

.....

.....

.....

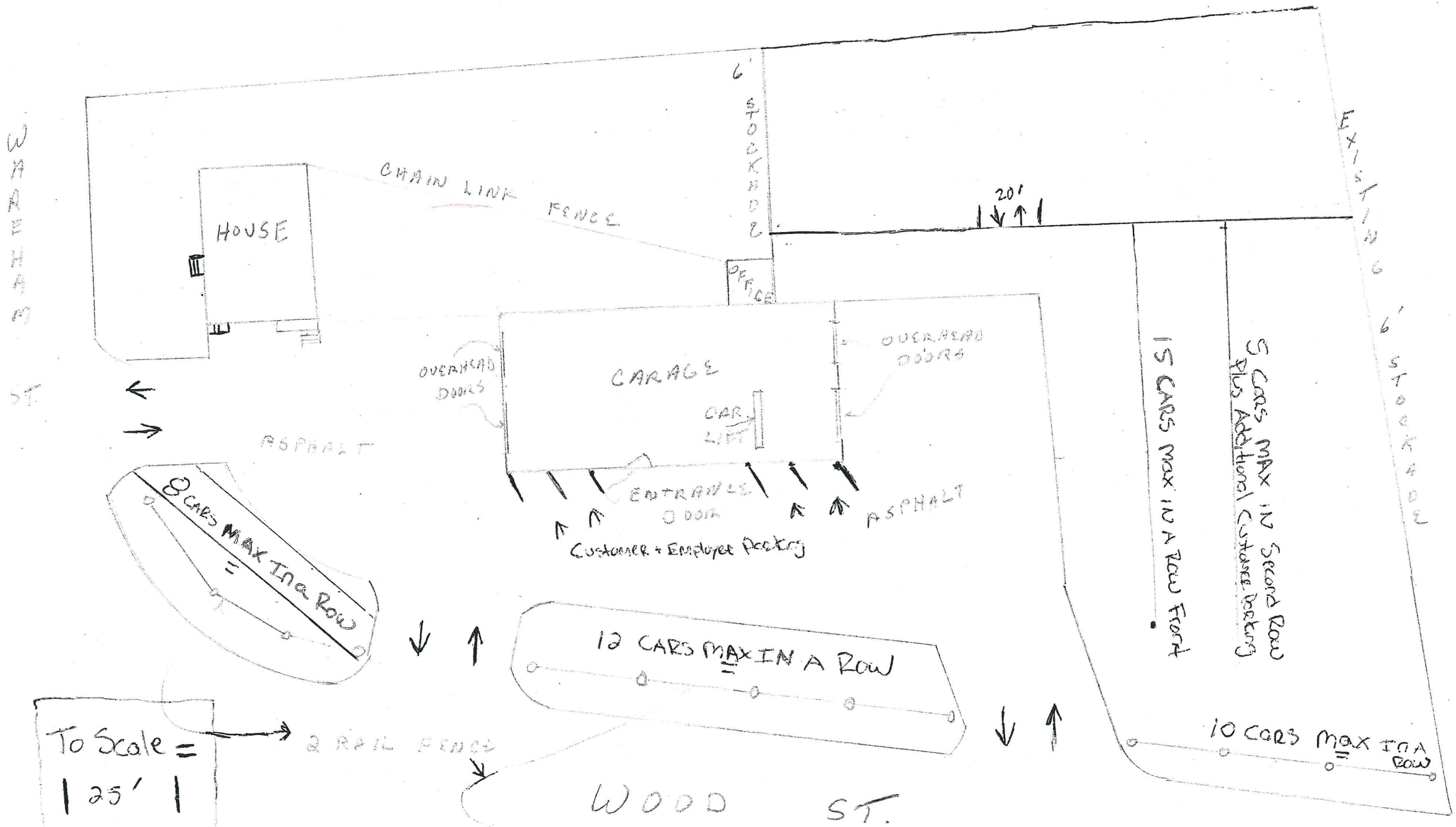
Sign your name in full ..... (*Duly authorized to represent the concern herein mentioned*)

Residence 58 Pebble Brook Drive Middleboro, MA 02346

IMPORTANT

EVERY QUESTION MUST BE ANSWERED WITH FULL INFORMATION, AND FALSE STATEMENTS HEREIN MAY RESULT IN THE REJECTION OF YOUR APPLICATION OR THE SUBSEQUENT REVOCATION OF YOUR LICENSE IF ISSUED.

NOTE: If the applicant has not held a license in the year prior to this application, he must file a duplicate of the application with the registrar. (See Sec. 59)


WAREHAM ST
HOUSE
CHAIN LINK FENCE
6' STOCKADE
OFFICE
20'
EXISTING 6' STOCKADE
OVERHEAD DOORS
GARAGE
CAR LIFT
OVERHEAD DOORS
ASPHALT
ENTRANCE DOOR
ASPHALT
Customer + Employee Parking
8 CARS MAX In a Row
12 CARS MAX IN A ROW
15 CARS MAX IN A ROW Front
5 CARS MAX IN Second Row Plus Additional Customer Parking
10 CARS max IN A ROW
To Scale = 25'
2 RAIL FENCE
WOOD ST.