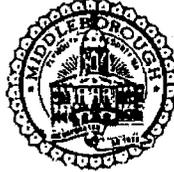


**HEARINGS, MEETINGS, LICENSES**

**12-17-12**

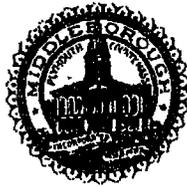


"a"  
A hearing will be held by the Board of Selectmen on Monday, December 17, 2012 at 7:30 PM in the Selectmen's Meeting Room at the Town Hall, located at 10 Nickerson Avenue, Middleborough, MA for the purpose of discussing application made by Rama Chunduru for a Transfer of a Wines & Malt Beverages Liquor license from The Convenience Store, Inc. to the Sunup Corporation, and approval of a Change in Manager from Joseph Sayah to Rama Chunduru, property located at 414 W. Grove Street, Middleboro, MA Assessors Map 48, Lot 3899, Middleborough, MA. Anyone desiring to be heard on this matter should appear at the time and place designated.

Alfred P. Rullo, Jr.  
Allin Frawley  
Steven P. Spataro  
Ben Quelle  
Stephen J. McKinnon

Publish: December 6, 2012

Payment forthcoming



Town of Middleborough  
Massachusetts

BOARD OF SELECTMEN  
APPLICATION FOR LICENSE (PLEASE TYPE OR PRINT CLEARLY)

DATE November 26, 2012  
NAME OF APPLICANT Sunup Corporation  
ADDRESS OF APPLICANT 414 West Grove Street  
ASSESSORS MAP & LOT 048-3899  
DAYTIME TELEPHONE 508-

NAME OF BUSINESS Sunup Corporation  
OWNER OF PROPERTY TO BE LICENSED Bourne, GARY J. and Irene E. (Trustees)  
ADDRESS OF PROPERTY TO BE LICENSED 414 West Grove Street  
ASSESSORS MAP & LOT 048-3899

TYPE OF LICENSE REQUESTED (Check One)

- |   |  |
|---|--|
| 2 <sup>nd</sup> Hand _____                | WRPD _____   |
| Class I Automobile Dealer License _____   | Earth Removal Permit _____                         |
| Class II Automobile Dealer License _____  | Liquor License <input checked="" type="checkbox"/> |
| Class III Automobile Dealer License _____ | Junk Dealer _____                                  |
| Entertainment _____                       | Other _____  |

Anticipated Start Date for Business: Convenience store is operating.  
Days & Hours of Operation: Monday - Saturday 6:00 A.M. to 11:00 P.M.  
Sunday 7:00 A.M. to 11:00 P.M.

Has the applicant previously held a similar license in the Town of Middleborough or elsewhere?  
If yes, explain:

No.

Signature \_\_\_\_\_

DATE OF HEARING: \_\_\_\_\_

Please bring to the Treasurer/Collector's office @ the Town Hall Annex, 20 Center Street,  
3<sup>rd</sup> floor to obtain confirmation/signature that no outstanding taxes/municipal charges exist.

Dear 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? NO

*[Handwritten Signature]*

**December 14, 2012**

**Board of Selectmen:**

**There is nothing in the CORI background records to cause concern in approving Rama Chunduru as a manager for this proposed liquor license transfer.**

**Jackie Shanley, Confidential Secretary**



**Town of Middleborough**

**Massachusetts**

**BOARD OF SELECTMEN**

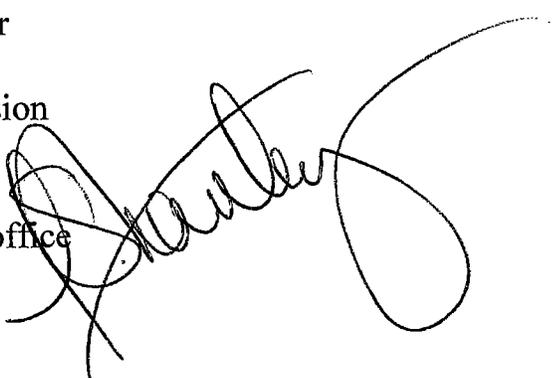
**MEMORANDUM**

TO: Building Commissioner  
Health Officer  
Conservation Commission  
Planning Board

FROM: Board of Selectmen's office

DATE: 12/11/12

RE: **Transfer of a liquor license from The Convenience Store, Inc. to Sunup Corporation and approval of a Change in Manager for 414 W. Grove Street**



Please be advised that the above referenced matter is scheduled before the Board of Selectmen on **12/17/12 at 7:30 PM.**

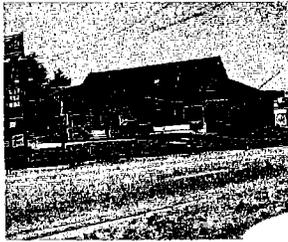
This notice has been delayed due to licensing renewal season related constraints. I apologize for any inconvenience.

Please provide this office with any concerns, objections, and/or requirements in approving this application.

Thank you.

Attachments

Powered by Vision Government Solutions, Inc.



**Map-Lot-Unit :** 048 / 3899 / 11  
**Location:** 414 WEST GROVE ST  
**Owner Name:** BOURNE, GARY J & IRENE E TRUSTEES  
**Account Number:** 048-3899

**Parcel Value**

Item	Appraised Value	Assessed Value
Buildings	648,900	648,900
Xtra Bldg Features	30,900	30,900
Outbuildings	44,300	44,300
Land	263,900	263,900
<b>Total:</b>	<b>988,000</b>	<b>988,000</b>

**Owner of Record**

BOURNE, GARY J & IRENE E TRUSTEES  
 C/O BOURNE FOOD MART  
 414 WEST GROVE ST  
 MIDDLEBORO, MA 02346

**Ownership History**

Owner Name	Book/Page	Sale Date	Sale Price
BOURNE, GARY J & IRENE E TRUSTEES	16904/ 236	12/7/1998	485,000
HOME LOAN AND INVESTMENT BANK	16904/ 236	12/6/1998	0
FLYNN, KEVIN TRUSTEE	11286/ 97	9/24/1992	350,000
FLYNN, KEVIN M TRUSTEE	7423/ 41	1/13/1987	1

**Land Use**

Land Use Code	Land Use Description
3110	RTL GAS ST

**Land Line Valuation**

Size	Zone	Appraised Value	Assessed Value
0.45 AC	GU	263,900	263,900

**Construction Detail**

<b>Building # 1</b>	<b>MODEL</b> Serv Station	<b>Grade Average</b>
<b>STYLE</b> Gas Mart	<b>Occupancy</b> 1	<b>Exterior Wall 1</b> Vinyl Siding
<b>Stories:</b> 1.5	<b>Roof Cover</b> Asph/F Gls/Cmp	<b>Interior Wall 1</b> Drywall/Sheet
<b>Roof Structure</b> Gable/Hip	<b>Heating Fuel</b> Gas	<b>Heating Type</b> Forced Air-Duc
<b>Interior Floor 1</b> Vinyl/Asphalt	<b>Bldg Use</b> RTL GAS ST	<b>Total Bedrms</b> 00
<b>AC Type</b> Central	<b>1st Floor Use:</b> 3341	<b>Heat/AC</b> HEAT/AC PKGS
<b>Total Baths</b> 2	<b>Baths/Plumbing</b> AVERAGE	<b>Ceiling/Wall</b> SUS-CEIL & WL
<b>Frame Type</b> WOOD FRAME	<b>Wall Height</b> 10	<b>% Conn Wall</b> 0
<b>Rooms/Prtns</b> AVERAGE		

**Building Valuation**

<b>Living Area:</b> 6,496 square feet	<b>Replacement Cost:</b> 606,452	<b>Year Built:</b> 1986
<b>Depreciation:</b> -7%	<b>Building Value:</b> 648,900	

**Extra Features**

Code	Description	Units	Appraised Value
LDL2	W/MAN FLIP OUT	1 UNITS	1500
CNP2	CANOPY GOOD	960 S.F.	29400

**Outbuildings**

Code	Description	Units	Appraised Value
TNK3	GT-10,000	12000 GALS	9000
TNK3	GT-10,000	12000 GALS	9000
PMP8	6 HOSE	2 UNITS	18000
PAV1	PAVING-ASPHALT	5000 S.F.	8300

**Building Sketch**



**Subarea Summary**

Code	Description	Gross Area	Living Area
BAS	First Floor	4096	4096
FEP	Porch, Enclosed	165	0
FHS	Half Story, Finished	3692	2400



**Commonwealth of Massachusetts  
Alcoholic Beverages Control Commission  
239 Causeway Street, First Floor  
Boston, MA 02114**

**PETITION FOR TRANSFER OF OWNERSHIP**

**0700000 48**  
ABCC License Number

Middleborough  
City/Town

The licensee **The Convenience Store, Inc.** and the proposed transferee **Sunup Corporation** respectfully petition the Licensing Authorities to approve the following transfer of ownership.

Is the PRESENT licensee a Corporation/LLC duly registered under the laws of the Commonwealth of Massachusetts?

Yes  No If YES, please list the officers, directors and stockholders, their residences, and shares owned by each.

Name	Title	Address	Stock or % Owned
Joseph Sayah	President, Treasurer	75 Forest Street, Rockland, MA 02370	100
	Secretary, Director		

Is the PROPOSED transferee a Corporation/LLC, duly registered under the laws of the Commonwealth of Massachusetts?

Yes  No If YES, please list the officers, directors and stockholders, their residences, and shares owned by each.

**TO:** (Place an \* before the name of each DIRECTOR/LLC Manager.)

Name	Title	Address	Stock or % Owned
Rama Chunduru	President, Treasurer	1196 Washington Street, Unit #B	100
	Secretary, Director	East Weymouth, MA 02189	

The above named proposed transferee hereby joins in this petition for transfer of said license.

**SIGNATURE OF LAST-APPROVED LICENSEE:**

*[Handwritten Signature]*  
\_\_\_\_\_  
(If a Corporation/LLC, by its authorized representative)

Date Signed **11/21/2012**

**SIGNATURE OF PROPOSED TRANSFEREE:**

*[Handwritten Signature]*  
\_\_\_\_\_

**BILL OF SALE**

The Convenience Store, Inc. a Massachusetts corporation, hereinafter known as the SELLER, in consideration of the sum of \$190,000.00, hereby bargains, sells and transfers unto Sunup Corporation, a Massachusetts corporation with its principal place of business at 1196 Washington Street, Apt #B, East Weymouth, Massachusetts 02189, hereinafter known as BUYER, its Assets located at 414 West Grove Street, Middleboro, Massachusetts 02346. The Assets to be purchased include, all of the equipment and fixtures located at the business premises as it exists at the business premises on the date of the closing, all inventory of the SELLER as it exists at the business premises on the date of the closing, all supplies of the SELLER as it exists at the business premises on the date of the closing; all licenses and permits, to the extent such are assignable by the SELLER to BUYER, including the SELLER's alcohol license, including without limitation all assets, in as is where is condition, as shown or reflected on Exhibit A attached hereto, and all of Seller's good will, other than those assets excluded below. The foregoing shall hereinafter collectively be referred to as the "Assets."

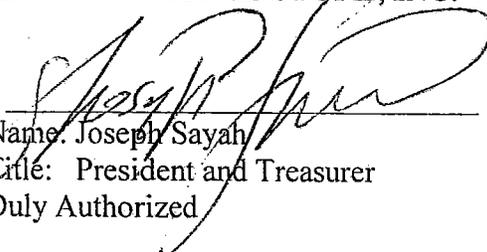
TO HAVE AND TO HOLD all and singular said assets to the said BUYER, its successors and assigns to its own use and behalf forever.

The following shall be excluded from the Assets: SELLER's accounts receivables, all business bank accounts and cash on hand; and all prepaid fees and deposits for utility services, insurance, licenses and other such fees and deposits, SELLER's corporate franchise, stock record books, corporate record books containing minutes of meetings of directors and stockholders, and such other records as have to do exclusively with Seller's organization or stock capitalization.

The Assets referenced in this Bill of Sale are sold after inspection of same, and due diligence by BUYER in an "AS IS," 'WHERE IS' CONDITION WITHOUT ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR ANY OTHER REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER.

IN WITNESS WHEREOF, The Convenience Store, Inc. has caused this Bill of Sale to be executed by its officer duly authorized this 23<sup>rd</sup> day of ~~June~~, 2012.

**THE CONVENIENCE STORE, INC.**

By: 

Name: Joseph Sayah

Title: President and Treasurer

Duly Authorized

August

AR 157

COMMONWEALTH OF MASSACHUSETTS

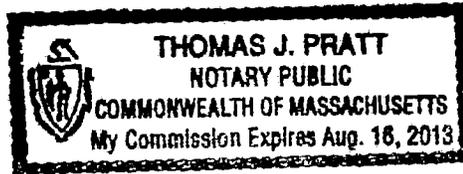
Plymouth ss.

AP 15  
August  
June 23, 2012

Then personally appeared the above-named Joseph Sayah, President and Treasurer as aforesaid and proved through satisfactory evidence of identification which was MA DL 506803631 to be the person named in the foregoing instrument and acknowledged his execution thereof to be his free act and deed in his capacity as Manager, before me.

*TJP*

Notary Public  
My Commission Expires:





**The Commonwealth of Massachusetts  
William Francis Galvin**

Minimum Fee: \$250.00

Secretary of the Commonwealth, Corporations Division  
One Ashburton Place, 17th floor  
Boston, MA 02108-1512  
Telephone: (617) 727-9640

**Articles of Organization**

(General Laws, Chapter 156D, Section 2.02; 950 CMR 113.16)

Federal Employer Identification Number: 001071732 (must be 9 digits)

**ARTICLE I**

The exact name of the corporation is:

SUNUP CORPORATION

**ARTICLE II**

Unless the articles of organization otherwise provide, all corporations formed pursuant to G.L. C156D have the purpose of engaging in any lawful business. Please specify if you want a more limited purpose:

**ARTICLE III**

State the total number of shares and par value, if any, of each class of stock that the corporation is authorized to issue. All corporations must authorize stock. If only one class or series is authorized, it is not necessary to specify any particular designation.

Class of Stock	Par Value Per Share Enter 0 if no Par	Total Authorized by Articles of Organization or Amendments		Total Issued and Outstanding Num of Shares
		Num of Shares	Total Par Value	
CNP	\$0.00000	300,000	\$0.00	100

G.L. C156D eliminates the concept of par value, however a corporation may specify par value in Article III. See G.L. C156D Section 6.21 and the comments thereto.

**ARTICLE IV**

If more than one class of stock is authorized, state a distinguishing designation for each class. Prior to the issuance of any shares of a class, if shares of another class are outstanding, the Business Entity must provide a description of the preferences, voting powers, qualifications, and special or relative rights or privileges of that class and of each other class of which shares are outstanding and of each series then established within any class.

NONE



STOCK BY TESTATE DIRECTION OR INTESTATE DISTRIBUTION AT THE TIME OF HIS DEATH TO OR FOR THE BENEFIT OF ANY PERSON OR PERSONS, OR BY GIFT TO, OR IN TRUST FOR THE BENEFIT OF, HIMSELF, HIS SPOUSE, HIS PARENT OR PARENTS, OR ANY DESCENDANT OR ESCENDANTS OF HIS. IN CASE OF ANY SUCH TRANSFER, THE LEGATEES, HEIRS, NEXT OF KIN, DONEES, OR OTHER TRANSFEREES SHALL RECEIVE AND HOLD SUCH STOCK SUBJECT TO THE RESTRICTIONS ON ENCUMBRANCES AND DISPOSITIONS SET FORTH IN THIS ARTICLE FIFTH OF THE ARTICLES OF ORGANIZATION. B) ANY STOCKHOLDER WHO DESIRES TO SELL ALL OR PART OF SUCH STOCK SHALL FIRST OFFER IN WRITING SUCH STOCK FOR SALE TO THE CORPORATION AT THE SAME PRICE AND UPON THE SAME TERMS OFFERED TO SUCH STOCKHOLDER BY A BONA FIDE PROSPECTIVE PURCHASER OF SUCH SHARES. THE CORPORATION SHALL HAVE THE OPTION FOR TEN (10) DAYS AFTER ITS RECEIPT OF SUCH WRITTEN OFFER TO ACCEPT SUCH OFFER. IF, WITHIN SUCH TEN-DAY PERIOD, THE CORPORATION SHALL FAIL TO ACCEPT SUCH OFFER IN ITS ENTIRETY, ITS OPTION HEREUNDER AS TO SUCH OFFER SHALL TERMINATE. THEREUPON, THE STOCKHOLDER SO DESIRING TO SELL ALL OR PART OF HIS STOCK SHALL MAKE THE SAME OFFER (BEING AN OFFER IN WRITING TO SELL SUCH STOCK AT THE SAME PRICE AND UPON THE SAME TERMS OFFERED TO SUCH STOCKHOLDERS BY A BONA FIDE PROSPECTIVE PURCHASER OF SUCH SHARES) TO ALL OF THE THEN STOCKHOLDERS OF THE CORPORATION (AS A GROUP), AND SHALL GIVE WRITTEN NOTICE OF SUCH OFFER TO ALL OF THE OTHER THEN STOCKHOLDERS. SUCH OTHER STOCKHOLDERS SHALL HAVE THE OPTION FOR THIRTY (30) DAYS AFTER THEIR RECEIPT OF SUCH WRITTEN OFFER TO ACCEPT SUCH OFFER IN SUCH PROPORTIONS AMONG THEMSELVES AS THEY MAY AGREE, AND IF THEY DO NOT AGREE, THEN EACH SUCH STOCKHOLDER WHO DESIRES TO ACCEPT SUCH OFFER SHALL HAVE THE RIGHT TO PURCHASE SUCH A FRACTION OF SUCH SHARES OF STOCK AS IS COMPUTED AS FOLLOWS: THE NUMERATOR OF THE FRACTION SHALL BE THE NUMBER CORRESPONDING TO THE NUMBER OF SHARES OF STOCK OF THE CORPORATION THEN OWNED BY SUCH STOCKHOLDER WHO DESIRES TO ACCEPT SUCH OFFER; THE DENOMINATOR OF SUCH FRACTION SHALL BE THE NUMBER CORRESPONDING TO THE SUM OF ALL OF THE SHARES OF STOCK THEN OWNED BY ALL OF THE THEN STOCKHOLDERS WHO DESIRE TO ACCEPT SUCH OFFER; PROVIDED, HOWEVER, THAT NO STOCKHOLDER SHALL HAVE THE RIGHT TO PURCHASE ANY PART OF THE SHARES SO OFFERED FOR SALE UNLESS ALL OF SUCH SHARES SO OFFERED FOR SALE ARE PURCHASED, PURSUANT TO SUCH OFFER, BY ONE OR MORE OF SUCH OFFEREE STOCKHOLDERS. IF NO STOCKHOLDER OR STOCKHOLDERS EXERCISE SUCH OPTION WITHIN THE AFORESAID THIRTY-DAY PERIOD, THEN THE STOCKHOLDER SO DESIRING TO SELL PART OR ALL OF HIS STOCK SHALL HAVE THE RIGHT FOR A PERIOD ENDING ON THE SIXTIETH (60TH) DAY AFTER THE EXPIRATION OF THE AFORESAID THIRTY-DAY PERIOD TO SELL SUCH STOCK TO, AND ONLY TO, THE AFORESAID BONA FIDE PROSPECTIVE PURCHASER IN THE SAME QUANTITY, AT THE SAME PRICE, AND UPON THE SAME TERMS AS WERE OFFERED TO THE OTHER STOCKHOLDERS AND/OR CORPORATION. UPON THE EXPIRATION OF SUCH 60-DAY PERIOD, IF SUCH STOCKHOLDER DOES NOT SELL SUCH STOCK, ALL OF THE RESTRICTION IMPOSED BY THIS ARTICLE FIFTH OF THE ARTICLES OF ORGANIZATION SHALL APPLY TO ALL OF THE STOCK OWNED BY SUCH STOCKHOLDER.

#### ARTICLE VI

Other lawful provisions, and if there are no provisions, this article may be left blank.

UNITED STATES. C) THE CORPORATION MAY BE A PARTNER IN ANY BUSINESS ENTERPRISE IT WOULD HAVE POWER TO CONDUCT BY ITSELF. D) THE DIRECTORS SHALL HAVE THE POWER TO FIX FROM TIME TO TIME THEIR COMPENSATION. NO PERSON SHALL BE DISQUALIFIED FROM HOLDING ANY OFFICE BY REASON OF ANY INTEREST. IN THE ABSENCE OF FRAUD, ANY DIRECTOR, OFFICER, OR STOCKHOLDER OF THIS CORPORATION, OR ANY CONCERN IN WHICH ANY SUCH DIRECTORS, OFFICERS, STOCKHOLDERS OR INDIVIDUALS HAVE ANY INTEREST, MAY BE A PARTY TO, OR MAY BE PECUNIARILY, OR OTHERWISE INTERESTED IN, ANY CONTRACT, TRANSACTION, OR OTHER ACT OF THIS CORPORATION, AND (I) SUCH CONTRACT, TRANSACTIONS, OR ACT SHALL NOT BE IN ANY WAY INVALIDATED OR OTHERWISE AFFECTED BY THAT FACT; (II) NO SUCH DIRECTOR, OFFICER, STOCKHOLDER, OR INDIVIDUAL SHALL BE LIABLE TO ACCOUNT TO THIS CORPORATION FOR ANY PROFIT OR BENEFIT REALIZED THROUGH ANY SUCH CONTRACT, TRANSACTION, OR ACT; AND (III) NO SUCH DIRECTOR OF THIS CORPORATION MAY BE COUNTED IN DETERMINING THE EXISTENCE OF A QUORUM AT ANY MEETING OF THE DIRECTORS OR OF ANY COMMITTEE THEREOF WHICH SHALL AUTHORIZE ANY SUCH CONTRACT, TRANSACTION, OR ACT, AND MAY VOTE TO AUTHORIZE THE SAME; THE TERM "INTEREST" INCLUDES PERSONAL INTEREST AND INTEREST AS A DIRECTOR, OFFICER, STOCKHOLDER, TRUSTEE MEMBER OR BENEFICIARY OF ANY CONCERN; AND THE TERM "CONCERN" MEANS ANY CORPORATION, ASSOCIATION, TRUST, PARTNERSHIP, FIRM, PERSON, OR OTHER ENTITY OTHER THAN THIS CORPORATION.

**Note: The preceding six (6) articles are considered to be permanent and may be changed only by filing appropriate articles of amendment.**

#### ARTICLE VII

The effective date of organization and time the articles were received for filing if the articles are not rejected within the time prescribed by law. If a *later* effective date is desired, specify such date, which may not be later than the *90th day* after the articles are received for filing.

**Later Effective Date: Time:**

#### ARTICLE VIII

The information contained in Article VIII is not a permanent part of the Articles of Organization.

**a,b. The street address of the initial registered office of the corporation in the commonwealth and the name of the initial registered agent at the registered office:**

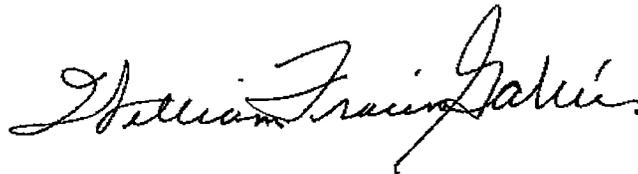
Name: RAMA CHUNDURU  
No. and Street: 1196 WASHINGTON ST, APT # B  
City or Town: EAST WEYMOUTH State: MA Zip: 02189 Country: USA

**c. The names and street addresses of the individuals who will serve as the initial directors, president, treasurer and secretary of the corporation (an address need not be specified if the business address of the officer or director is the same as the principal office location):**

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

February 09, 2012 11:44 AM

A handwritten signature in cursive script that reads "William Francis Galvin". The signature is written in black ink and is centered on the page.

WILLIAM FRANCIS GALVIN

*Secretary of the Commonwealth*



**The Commonwealth of Massachusetts**  
**William Francis Galvin**

Minimum Fee: \$250.00

Secretary of the Commonwealth  
 One Ashburton Place, Boston, Massachusetts 02108-1512  
 Telephone: (617) 727-9640

**Articles of Organization**

(General Laws, Chapter 156D, Section 2.02; 950 CMR 113.16)

Federal Employer Identification Number: 000954177 (must be 9 digits)

**ARTICLE I**

The exact name of the corporation is:

THE CONVENIENCE STORE, INC.

**ARTICLE II**

Unless the articles of organization otherwise provide, all corporations formed pursuant to G.L. C156D have the purpose of engaging in any lawful business. Please specify if you want a more limited purpose:

**ARTICLE III**

State the total number of shares and par value, if any, of each class of stock that the corporation is authorized to issue. All corporations must authorize stock. If only one class or series is authorized, it is not necessary to specify any particular designation.

Class of Stock	Par Value Per Share Enter 0 if no Par	Total Authorized by Articles of Organization or Amendments		Total Issued and Outstanding Num of Shares
		Num of Shares	Total Par Value	
CNP	\$0.00000	20,000	\$0.00	20,000

G.L. C156D eliminates the concept of par value, however a corporation may specify par value in Article III. See G.L. C156D Section 6.21 and the comments thereto.

**ARTICLE IV**

Prior to the issuance of shares of any class or series, the articles of organization must set forth the preferences, limitations and relative rights of that class or series. The articles may also limit the type or specify the minimum amount of consideration for which shares of any class or series may be issued. Please set forth the preferences, limitations and relative rights of each class or series and, if desired, the required type and minimum amount of consideration to be received.

NONE

**ARTICLE V**

The restrictions, if any, imposed by the Articles of Organization upon the transfer of shares of any class or series of stock are:

NONE

**ARTICLE VI**

Other lawful provisions, and if there are no provisions, this article may be left blank.

NONE

**Note: The preceding six (6) articles are considered to be permanent and may be changed only by filing appropriate articles of amendment.**

**ARTICLE VII**

The effective date of organization and time the articles were received for filing if the articles are not rejected within the time prescribed by law. If a *later* effective date is desired, specify such date, which may not be later than the *90th day* after the articles are received for filing.

**Later Effective Date:** 6/20/2007 **Time:** 10:00 AM

**ARTICLE VIII**

The information contained in Article VIII is not a permanent part of the Articles of Organization.

**a,b. The street address of the initial registered office of the corporation in the commonwealth and the name of the initial registered agent at the registered office:**

Name: JOSEPH SAYAH  
No. and Street: 414 WEST GROVE STREET  
City or Town: MIDDLEBORO State: MA Zip: 02346 Country: USA

**c. The names and street addresses of the individuals who will serve as the initial directors, president, treasurer and secretary of the corporation (an address need not be specified if the business address of the officer or director is the same as the principal office location):**

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
PRESIDENT	JOSEPH SAYAH	75 FOREST STREET ROCKLAND, MA 02370 USA
TREASURER	JOSEPH SAYAH	75 FOREST STREET ROCKLAND, MA 02370 USA
SECRETARY	JOSEPH SAYAH	75 FOREST STREET ROCKLAND, MA 02370 USA
DIRECTOR	JOSEPH SAYAH	75 FOREST STREET ROCKLAND, MA 02370 USA

**d. The fiscal year (i.e., tax year) of the corporation:**  
December

**e. A brief description of the type of business in which the corporation intends to engage:**

CONVENIENCE STORE AND FILLING STATION

**f. The street address (post office boxes are not acceptable) of the principal office of the corporation:**

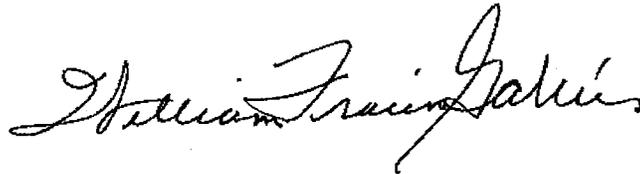


THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

June 20, 2007 9:36 AM

A handwritten signature in cursive script, reading "William Francis Galvin". The signature is written in black ink and is centered on the page.

WILLIAM FRANCIS GALVIN

*Secretary of the Commonwealth*

## Jacqueline Shanley

---

**From:** Charles Cristello  
**Sent:** Wednesday, December 05, 2012 5:34 PM  
**To:** Jacqueline Shanley  
**Subject:** FW: Freetown Agreement  
**Attachments:** 2012FreetownAgreement-rws.doc

For the 17th

---

**From:** [Bo633@aol.com](mailto:Bo633@aol.com) [<mailto:Bo633@aol.com>]  
**Sent:** Wednesday, December 05, 2012 5:27 PM  
**To:** Charles Cristello  
**Cc:** Bob Silva  
**Subject:** Freetown Agreement

Attached is the agreement with Freetown with all the changes requested by Dan Murray. Any questions let me know.

Thanks

Bob

**PEG Access Inter-Municipal Agreement**  
**Between the Towns of Middleborough and Freetown**

Administered by the Middleborough Permanent Cable Committee (MPCC)  
and the Town of Freetown respectively.

The Town of Middleborough (Middleborough) acting by and through the Middleborough Permanent Cable Committee (MPCC) agrees to assist the Town of Freetown (Freetown) by cable casting specific local cable television programs on Comcast's cable system which serves Freetown residents. Freetown and MPCC will inform Comcast that both parties wish to have Middleborough PEG channel 9 currently programmed by Middleborough Community Cable Access Media (MCCAM) in Middleborough be simulcast on Freetown's PEG channel 9. The Freetown PEG channel 9 will remain under the control of the Freetown as per its agreement with Comcast.

MPCC shall coordinate and cablecast 26 (twenty six) bi-weekly Freetown Selectmen's meetings and two Freetown town meetings during each year of the term of this agreement. These programs will be cablecast on Middleborough Channel 9 on Comcast Cable, which will also be simulcast in Freetown, at a time which is mutually agreeable to both parties, not to exceed three (3) airings per program. Freetown residents may also submit Public Service Announcements to air on the MCCAM bulletin board.

Freetown agrees to pay to the Middleborough, Five Thousand Dollars (\$5000) per year, for each year of the term, in two payments of \$2500, with one due on January 1st of each year of this agreement and a second payment of \$2500 due on July 1st of each year of the term of this agreement. This annual payment is to be considered strictly as a reimbursement to Middleborough for personnel costs and efforts on behalf of Freetown. The actual cablecast of Freetown programming by MCCAM will be at no cost to the Freetown.

Freetown shall purchase new camera and edit equipment in order to supply MCCAM with compatible format files for playback. Acceptable format for submission for playback includes either a DVD or MPEG2 file. All submissions to MCCAM are the responsibility of Freetown or their designee. Camera equipment for recording is to be housed on location in Freetown (where the meetings are held) and is the responsibility of Freetown. Edit equipment will be housed at MCCAM and can be used by Freetown volunteers during regular office hours. Edit and camera equipment remains property of Freetown. Purchasing of expendable items such as batteries for microphones, DVDs, upgrading of equipment and software, and equipment maintenance is the responsibility of Freetown. Middleborough shall provide to Freetown upon request a list of equipment required to be purchased by Freetown as aforesaid.

Upon proper execution by both parties, this agreement will run for a term of five years commencing on January 1, 2013 and ending on December 31, 2017 with the annual cost of payments to Middleborough required above to be increased each year by an amount equal to the Cost-of-Living Index for the Boston area on the agreement's anniversary date. Either party may cancel this agreement with a one year written notice to the other. The two yearly payments shall be made directly to: Town of Middleborough, 10 Nickerson Avenue, Middleborough, MA, 02346, Attention: Town Manager and cc to MCCAM 10 Nickerson Avenue, Middleborough, MA 02346, Attention: Karen Foye. These payments shall be deposited as Middleborough General Funds. This agreement is made pursuant to and subject to the requirements of General Laws Chapter 40, Section 4A.

\_\_\_\_\_  
Chair, Middleborough Board of Selectmen

Date: \_\_\_\_\_

\_\_\_\_\_  
Chair, Freetown Board of Selectmen

Date: \_\_\_\_\_

Equipment Required for Compatibility with MCCAM playback  
(to be purchased by the Town of Freetown)

**Recording Equipment:**

- 1 JVC - GY-HM150U Compact Handheld 3-CCD Camcorder
- 1 Porta Brace - DVO-2 DV Organizer Camera Case (Signature Blue)
- 1 JVC - BN-VF823 Lithium-Ion Battery Pack - 7.2V, 2190mAh
- 1 Manfrotto 701HDV Head w/755XB Tripod & Bag
- 2 Kopul - Studio Elite 4000 Series XLR M to XLR F Microphone Cable - 20'
- 2 Audio-Technica - U841A - Unipoint Boundary Condenser Microphone
- 4 SanDisk - 32 GB SDHC Memory Card Extreme Pro Class 10 UHS-I

**Edit and Conversion Equipment:**

- 1 Apple - Mac Pro Intel Xeon 12-Core Desktop computer
- 1 Apple - 27" LED Cinema Display
- 1 Sorenson Media - Squeeze 8.5 Pro Video Encoder (software)
- 1 Final Cut Pro X (software)

# Town of Middleborough Permanent Cable Committee

Board of Selectmen

December 5, 2012

Town Hall

Nickerson Ave

Middleboro, MA 02346

Re:           Accepting Comcast Property per Renewal License

Dear Board of Selectmen:

I am requesting that the Board of Selectmen accept the following equipment on the attached lists from Comcast of Massachusetts, Inc., per the Renewal Cable License signed in 2010.

I have attach the section of that agreement, "Section 6.5 - PEG Access Equipment - sub section (b) An inventory of all studio, production and cable casting equipment as of the Effective Date of this Renewal License, located at the Licensee's studio at 163 East Grove Street, Middleborough is attached hereto as **Exhibit D**. The Issuing Authority acknowledges that said equipment is currently shared between the towns of Middleborough and Lakeville. The existing equipment shall be divided between Middleborough and the Town of Lakeville as follows: Middleborough's proportionate share (sixty-four percent (64%)) and the Town of Lakeville's proportionate share (thirty-six percent (36%)). The Licensee shall insure that said equipment is currently available to the Town, subject to the proportional sharing as referenced above. The specifics of the equipment per town shall be jointly determined by the towns of Middleborough and Lakeville's designee(s)".

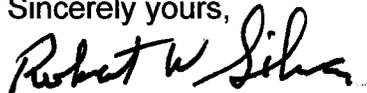
The equipment was delivered to MCCAM at Town Hall, after Lakeville Cable signed their Comcast Renewal License and started their own broadcast studio. This

equipment was purchased in 2001 with funds given to Town in a Special Grant - "Town Special Revenue Fund (Media) for Municipal Cable Access.

Some of this equipment will be used by MCCAM (Town) and the School Cable Studio, but due to both MCCAM and the School systems being digital, the majority of this equipment is obsolete to both entities.

The Permanent Cable Committee will attend the Selectmen's meeting to answer any question pertaining to this letter. Please notify me so that I may post for this meeting for the committee. I may be contacted at 508-726-5185 or at [bo633@aol.com](mailto:bo633@aol.com).

Sincerely yours,



Robert W. Silva

Permanent Cable Committee Chairman

cc: Town Manager  
file

# Inventory from Comcast

Quantity	Manufacturer	Model	Description
1	EchoLab	MVS5	Switcher
1	Mackie	1604VLZ	16 Input Audio Mixer
1	Compix	LCG4000RS	CG System Windows 2000
1	NEC	FE700	Computer Monitor 17"
2	Sony	PMV14M2U	14" Video Monitor
2	Panasonic	WVBM990	2-Bay BW Video Monitor
1	Panasonic	WVBM503	Triple Bank Monitor B&W
3	Panasonic	AGDS555	SVHS VCR
1	Panasonic	AGA850	A/B Edit Controller
1	Optimus	CD1750	CD Player
1	Panasonic	CT1386Y	13" Color Monitor
1	BGW Systems	85E	Amplifier
1	ForA	FA300	TBC
2	Panasonic	BTS901Y	Color Video Monitor
1	Sony	CCUM5	Camera Control Unit
2	Sony	CCUM5A	Camera Control Unit
1	MagicBox	VIP3	Character Generator
1	Compaq	Deskpro866/128	For CG/Leightronix
1	NEC	FE700	Computer Monitor 17"
10	Panasonic	AG1330	VCR w/interface
1	Panasonic	CT1387VY	Monitor/Receiver
1	Sony	DVPNS57P	DVD Player
1	Technics	SAEX140	stereo/receiver
1	FM Systems	ALM771	Audio Level Control
1	FM Systems	ALM771	Audio Level Control
1	FM Systems	VM771	Video Level Control
1	FM Systems	VM771	Video Level Control
1	Sony	VP7000	3/4" deck
1	Leitch	DPS235	Time Base Corrector
1	Leitch	DPS235	Time Base Corrector
1	Leightronix	Pro16	Playback System
1	Panasonic	DVDS29	DVD Player
1	Panasonic	DVDS29	DVD Player
1	Sony	DXC327	Camera with CCUM5
1	Sony	DXC327	Camera with CCUM5
1	Sony	DXC327A	Camera with CCUM5
1	Fujinon	SRD92B	Zoom/Focus control kit
2	Canon	01408A	Zoom/Focus control kit
2	Bogen	3068	Studio Tripod
1	Bogen	3068	Studio Tripod
2	Bogen	3198	Dolly
1	Bogen	3067	Dolly
3	Arri	531600	650WPlus Fresnel

1	ClearCom	565010	Headset
1	ClearCom	565009	Headset
1	ClearCom	565005	Headset
1	ClearCom	565004	Headset
3	Strand Century	TBD	1 KW Floodlamp
5	Fresnelite	TBD	2 KW floodlamps
2	Bogen	3063/3046	Tripod
2	Atlas Sound	FloorStand	Floor Mic Stands
2	Sony	DXF41	Electronic Viewfinder
1	Sony	DXF50B	Electronic Viewfinder
1	Panasonic	BTS1300	Color Video Monitor
1	Media100	100iLXDV	Nonlinear w/DV (software)
1	Apple	M8360LLA	G4 computer
2	LaCie	104024	19" Electron Blue Monitors
1	Roland	MA8	Speakers
1	Panasonic	AGDS555	SVHS Edit Recorder
1	Sony	PMV14M2U	14" Video Monitor
1	Canon	F917000	Flatbed Scanner
2	LaCie	300791U	300GB External HD
1	LaCie	301442U	1 TB External Hard Drive
1	Plextor	PX708UF	DVD/CD Rewritable Drive
1	APC	SU1000RM2U	Smart Ups 1000
1	Panasonic	AGA850	A/B Edit Controller
3	Panasonic	AGDS555	SVHS VCR
1	AVS	Manuscript	CG Computer
1	Tascam	106	Audio Mixer
1	Panasonic	WS5500B	Special Effects Generator
2	Sony	PVM8042Q	Color Video Monitor
1	Sony	PVM97	B&W Monitor
1	Sony	PVM1341	Color Video Monitor
8	Panasonic	AG456U	SVHS Camcorder w/case
2	Bogen	3063	Tripod
2	Bogen	3063	Tripod
2	BeachTek	DXA4P	Audio XLR input for camcorder
1	BeachTek	DXA4P	Audio XLR input for camcorder
2	Samson	SW8-SL3	Wireless Mic
1	Canon	ZR1000	Zoom Remote Control
1	Shure	FP33	Portable Audio Mixer
1	Sony	CZ200AUTO	Snpak Video Light
1	Sennheiser	K6/ME66/ME80	Shotgun Mic
1	Sennheiser	K6/ME66/ME80	Shotgun Mic
1	Shure	MX412D/C	Desktop Mic
1	Vari Zoom	UltimateTFTkit	Oncamera LCD Monitor Kit
1	TFT	CSM5634A	Oncamera LCD Monitor Kit
2	Shure	635A	Handheld Microphone
3	Sony	ECM44B	Lavalere Mics
2	Sony	ECM30	Lavalere Mics

1	Sony	ECM-150	Lavaliere Mic
3	Panasonic	AG450	Camcorder w/case
1	Cable	XLR	25' XLR cable
2	Cable	XLR	12' XLR cable
2	Cable	XLR	50' XLR cable
1	Shure	SM58	Handheld Microphone
2	NA	NA	Mic Stands
1	NA	NA	Table Mic Stand
2	PortaBrace	TBD	Nylon Bags for monitors
1	Shure	MX1BP	Preamplifier
1	Shure	MX391C	Boundary Mic
1	Optimus	333022	Boundary Mic
4	Panasonic	TBD	Battery Packs for AG456
2	TBD	WP1223A	Battery Packs for AG450
1	Panasonic	BTS1300	Color Video Monitor
1	Envision	L19W661	Color Video Monitor
1	JVC	C14830	13" Color Television

# Town of Middleborough Permanent Cable Committee

Board of Selectmen  
Town Hall  
Nickerson Ave  
Middleboro, MA 02346

December 5, 2012

Re: Declaring Surplus Property

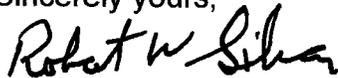
Dear Board of Selectmen:

I am requesting that the Board of Selectmen declare the attached lists, which is equipment items from Comcast of Massachusetts, per the license agreement between the Town and Comcast signed in 2010. The division was available after Town of Lakeville signed their agreement and Lakeville Cable was ready to start their own broadcast studio.

This request and action by the Board of Selectmen would follow Procurement Laws Chapter 30B Chapter 7-Disposal of Surplus Property. When the Selectmen declare the cable equipment as surplus equipment, all Town Departments should be notified to view this surplus equipment, prior to being offered to other cable entities as usable surplus property.

The Permanent Cable Committee will attend the Selectmen's meeting to answer any question pertaining to this letter. Please notify me so that I may post for this meeting for the committee. I may be contacted at 508-726-5185 or at bo633@aol.com.

Sincerely yours,



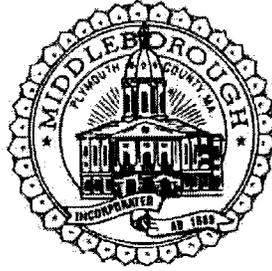
Robert W. Silva

Permanent Cable Committee Chairman

cc: Town Manager  
file

# Surplus Inventory from Comcast

Quantity	Manufacturer	Model	Description
1	EchoLab	MVS5	Switcher
1	Compix	LCG4000RS	CG System Windows 2000
1	NEC	FE700	Computer Monitor 17"
2	Sony	PMV14M2U	14" Video Monitor
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1	Tascam	106	Audio Mixer
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1	Sony	ECM-150	Lavaliere Mic
3	Panasonic	AG450	Camcorder w/case
4	Panasonic	TBD	Battery Packs for AG456
2	TBD	WP1223A	Battery Packs for AG450
1	Panasonic	BTS1300	Color Video Monitor
1	JVC	C14830	13" Color Television
1	Toshiba		VHS Player
1	RCA		monitor
2	Lowel		Omni lights



**TOWN OF MIDDLEBOROUGH  
HEALTH DEPARTMENT**

Jeanne Spalding  
Health Officer

PH: 508-946-2408  
FX: 508-946-2321

**MEMO**

**TO: Board of Selectmen**

**FROM: Jeanne Spalding, Health Officer**

**DATE: December 12, 2012**

**RE: Edgeway Mobile Home Park**

In July of 2011 the Health Dept. received the requested Title 5 reports indicating that 13 systems of the 17 systems, serving 42 units are in failure for Title 5 and with only 4 passing. This department along with the Planning Dept. and Building Dept. worked with Edgeway to re-prioritize the outstanding issues relative to the buffer, drainage and septic. Due to the increasing problems with the water supply quality and the septic failures, the water supply agreement with Lakeville became a priority so the onsite public water supply wells could be abandoned and the septic repairs could go forward.

Since the court appointed a receiver, there has been no progress made to bring this park into compliance for water connection, septic repairs, final drainage, road repair, and buffer zone.

It is the Health Department's recommendation that the Board not renew the mobile park license for Edgeway Mobile Home Park for 2013. The Health Department will reconsider its position if there is measurable progress in compliance with the outstanding prioritized issues.