

**APPLICATION FOR APPROVAL OF A SITE PLAN
AND SPECIAL PERMIT(S)**

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled "Preliminary Major Site Plan for Marcus Partners" and Special Permit(s) for Warehouse, Distribution Facility and requests approval for under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and Special Permits.

1. Name of Applicant: M7 Properties III, LLC
Address of Applicant: c/o Marcus Partners
260 Franklin St., Boston, MA 02110
Phone No.: (207) 712-4216 Email: jberman@marcuspartners.com

2. Name of Owner (if not the Applicant): c/o Margaret C. Ranieri, Trustee
Address of Owner: P.O. Box Q, Franklin, MA 02038
Phone No.: 508 528-0930 Email: mranielieranieri@com

3. Name of Engineer: John A. Kucich - Bohler Engineering
Address of Engineer: 352 Turnpike Rd., Southboro, MA 01772
Phone No.: 508 480-9900 Email: jkucich@bohlereng.com

1. Deed of Property recorded with Norfolk Registry of Deeds in * Multiple Deeds
Book *, Page _____, (or Certificate of Title No. _____) all attached

2. Location and Description of Property:
Approx 28.76 acres off of King St. at the intersection
of Rte 495
Zoning District: B
Assessor's Map: _____ Lot: _____ - see attached
Square Footage of Building(s): Currently vacant / Proposed = 293,600 SF ±
Impervious Coverage of Existing Upland: vacant

3. Purpose of Site Plan:
Construction of new Warehouse / Distribution Facility

4. Special Permit(s) Requested:
Warehouse / Distribution Facility Use

5. Special Permit Criteria: please provide on a separate document, written findings for special permit criteria a-g for each special permit being requested. Criteria are listed below. Applications will not be accepted until findings are submitted.

Chapter 185, Section 45.E

(3). Findings. Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site. This determination shall be in addition to the following specific findings:

- (a) Proposed project addresses or is consistent with neighborhood or Town need.
 - (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
 - (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
 - (d) Neighborhood character and social structure will not be negatively impacted.
 - (e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.
 - (f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
 - (g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.
6. Other issues requiring Planning Board Consideration: _____

7. A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also submitted with the application.

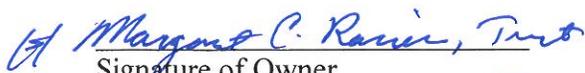
8. Certificate of Ownership.



Signature of Applicant

MP Properties III, LLC
by its atty: Edward V. Cannon, Jr.

Print Name of Applicant



Signature of Owner

Margaret C. Ranieri, Trustee

Print Name of Owner

**MP PROPERTIES III, LLC
APPLICATION FOR APPROVAL OF
SITE PLAN & SPECIAL PERMIT**

FINDINGS

a. The proposed project addresses or is consistent with neighborhood or Town need.

MP Properties III, LLC's ("MP") proposed Warehouse/Distribution Facility is consistent with the neighborhood and Town need because it is located in the Business zoning district where such a use is allowed by special permit from the Planning Board.

Access to locus will be via King Street just south of Route 495 and is located in an area where there is a lot of commercial and industrial activity. The closest residential homes are hundreds of feet away from the proposed building. The proposed Warehouse use will fit in seamlessly with the other surrounding commercial and industrial uses.

The proposed use will address town need because it will turn close to 30 acres into revenue producing valuable commercial property and the operation itself will generate new employment opportunities for the community.

b. Vehicular traffic flow, access, parking, and pedestrian safety are property addressed.

Traffic flow from locus will blend in nicely with King Street traffic because the access drive will align with Constitution Boulevard and will be integrated into the traffic signal at King Street which will be upgraded and replaced as a part of the project and expanded to include the King Street driveway serving Fire Station No. 2. Also, the bulk of the traffic coming to and leaving the facility will be directly from and on to Route 495.

The applicant will be providing more than the required parking by the zoning bylaw. The applicant is proposing 298 parking spaces while the zoning bylaw calls for only 294 spaces.

Although there is little pedestrian activity on this section of King Street at the intersection of Route 495, the fact that the access drive meets King Street at a signalized intersection will lead to better pedestrian safety. A sidewalk will be provided along the project site driveway that will extend to and connect with the existing sidewalk along King Street and the crosswalk across King Street at the signalized intersection of King Street at Constitution Boulevard that includes pedestrian pushbuttons and phasing, all of which will be upgrade and improved as a part of the project.

c. Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.

1. Public Roadways

Access from and to locus for the vast majority of traffic will be via Route 495 and King Street, both of which are more than sufficient to support the proposed Warehouse. In addition, the traffic signal at the King Street/Constitution Boulevard will be upgraded and replaced, and will be expanded to include the King Street driveway to Fire Station No. 2 in order to reduce the potential for the driveway to be blocked and to clear the driveway for responding emergency vehicles.

2. Drainage

The applicant will install an on-site drainage system that must be approved by the Board with the help of the Board's expert consultant, and the applicant will be constructing a new septic system to handle all effluent and waste water. However, the proposed Warehouse use does not generate much need for water use.

3. Utilities & Other Infrastructure

The applicant will be providing all new utility service to the site as well as constructing a new Warehouse and associated parking and other site improvements, all which will be adequate to accommodate the proposed Warehouse use.

d. Neighborhood character and social structure will not be negatively impacted.

The proposed Warehouse will be nestled right next to Route 495. The majority of vehicular traffic will come and go directly from and on to Route 495. The Warehouse will fit in well with the other surrounding commercial and industrial uses, while keeping several hundred feet away from the nearest homes. Accordingly, the proposed use will have no negative impact on the neighborhood character and social structure. The proposed use will actually be a benefit for the community by generating increased municipal tax revenue and providing new employment opportunities. In addition, the new and expanded traffic signal system that is to be installed at the King Street/Constitution Boulevard intersection will improve safe and efficient emergency response from Fire Station No. 2.

e. Project will not destroy or cause substantial damage to any environmentally significant natural resources, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.

The Warehouse will not destroy or cause substantial damage to any environmentally significant natural resource, habitat or feature. There is no environmentally sensitive area on locus. The Warehouse operation will not excrete contaminants into the air, ground, or wastewater systems.

- f. Number, height, bulk, location, and siting of buildings and structures will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.**

MP proposes to construct a new warehouse and parking area on what is now vacant land. Locus is in the Business zoning district surrounded mostly by other commercial and industrial uses and it abuts Route 495. The closest homes are several hundred feet away from the proposed building. Accordingly, abutting properties will not be deprived of light or fresh air circulation or be exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.

1. No Deprivation of Light

The proposed building is not close enough to any other structures to deprive them of light.

2. No Deprivation of Fresh Air Circulation

The proposed building is not close enough to any other structures such that fumes, odors, or airborne particulates generated on locus will not adversely impact the fresh air circulation of abutting properties.

3. Flood Exposure

All improvements to locus will be subject to Site Plan Approval such that all drainage will be newly constructed and forced to comply with up-to-date stormwater management requirements. In addition, given the distance that the improvements will be from other properties, no flooding risk will be created for any abutting properties.

4. Excessive Noise, Odor, Light, Vibrations, or Airborne Particulates

The proposed Warehouse will utilize state of the art lighting to reduce impacts on abutting properties, and while it will generate some noise, odor, and vibrations, they will be minor compared to what is generated on a daily basis a few feet away on Route 495. Plus the distance between the proposed Warehouse and other building in the neighborhood is so great that they will be exposed to very little additional noise, odor, light, vibrations, or airborne particulates.

- g. Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.**

The Warehouse will be connected to the municipal water system and will utilize a private septic system. Typically a Warehouse use generates comparatively small demand for town water, and the private septic system means that there will be no impact on the town's sewer capacity.

CERTIFICATE OF OWNERSHIP

I the undersigned Applicant, do hereby certify to the Town of Franklin, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below,

SECTION A:

Type of Plan (circle one) ANR 81-P; Preliminary Subdivision

Definitive Subdivision.; Site Plan; Special Permit

Title of Plan: Preliminary Major Site Plan for Marcus Partners

Date of Plan: Oct. 8, 2021 Assessor's Information: 313-053-000-000
313-007-000-000
313-055-000-000

Prepared by: Bohler Engineering

Applicant Name & Address: _____

SECTION B:

Name of Record Owner(s): Ranieri Trust

Address of Record Owner(s): P.O. Box Q
Franklin, MA 02038

****Attach Property Deed matching the owner name's listed above.**

*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):

Margaret C. Ranieri, Trustee ; Catherine R. Miller, Trustee

*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation:

The issue of Donald G. ; Mary E. Ranieri

*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation:

Jan. 23, 1995 - Norfolk County Land Court Doc No. 708647

Executed as a sealed instrument this 13th day of Oct. 20 21
[Signature]
Signature of Applicant

day of Oct. 20 21
MP Properties III, LLC
by its atty: Edward V. Cannon, Jr.
Print name of Applicant

x Margaret C. Ranieri
Signature of Owner

Margaret C. Ranieri, Trustee
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

20 21

On this 13th day of Oct. 20 21, before me, the undersigned notary public, personally appeared Margaret C. Ranieri, Tr. (name of owner), proved to me through satisfactory evidence of identification, which were MA License to be the person whose name is signed on the preceding document in my presence.

[Signature]
(Official signature and seal of notary)

Notary Public:
My Commission Expires: March 28, 2025

 **DENISE A. FICCO**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 28, 2025

CERTIFICATE OF OWNERSHIP

I the undersigned Applicant, do hereby certify to the Town of Franklin, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below,

SECTION A:

Type of Plan (circle one) ANR 81-P; Preliminary Subdivision

Definitive Subdivision.; Site Plan; Special Permit

Title of Plan: Preliminary Major Site Plan for Marcus Partners

Date of Plan: Oct. 8, 2021 Assessor's Information: 313-054-000-000

Prepared by: Buhler Engineering

Applicant Name & Address: _____

SECTION B:

Name of Record Owner(s): Mine Brook Corporation

Address of Record Owner(s): P.O. Box 2
Franklin, MA 02038

****Attach Property Deed matching the owner name's listed above.**

*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):

Margaret C. Ranieri, Officer

*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation:

Mary E. Ranieri

*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation:

MA Aug. 15, 1986

Executed as a sealed instrument this

13th

day of Oct. 20 21

MP Properties III, LLC

by its atty: Edward V. Cannon, Jr.

[Signature]
Signature of Applicant

Print name of Applicant

Margaret Chanieri
Signature of Owner

Margaret C. Ranieri, President
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

20 21

On this 13th day of Oct. 2021, before me, the undersigned notary public, personally appeared Margaret C. Ranieri, President (name of owner), proved to me through satisfactory evidence of identification, which were MA License to be the person whose name is signed on the preceding document in my presence.

Denise A. Ficco
(Official signature and seal of notary)

Notary Public:

My Commission Expires: March 28, 2025

 **DENISE A. FICCO**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 28, 2025

Town of Franklin – Board of Assessors
355 East Central St
Franklin, MA 02038
Tel # 508-520-4920
Fax # 508-520-4923

Will pick up

*CALL ATTORNEY
NICHOLAS ROSSINI
(508) 541-3000*

Abutters List Request Form

Please Note: A \$25.00 Fee PER PARCEL is required to process your request. Payment is due at the time of submission of this form. Please allow 10 days from the date of payment and submission of the form for the Assessors office to complete the processing of your request.

Date of Request 10 / 08 / 2021

Assessors Parcel ID # (12 digits) 313 - 006 - 000 - 000

Property Street Address Washington St.

Distance Required From Parcel # listed above (Circle One) 500 300 100
(Note: if a distance is not circled, we cannot process your request)

Property Owner Eileen Metfooney

Property Owner's Mailing Address 110 Marlene Tavares
67 Farnham St.

Town/City Fall River State MA Zip Code 02720

Property Owner's Telephone # 508 - 541 - 3000 x 218

Requestor's Name (if different from Owner) Edward Cannon

Requestor's Address 124 Grove St., Ste 220
Franklin, MA 02038

Requestor's Telephone # 508 - 735 - 8852

Office Use Only: Date Fee Paid / / Paid in Cash \$.

Paid by Check \$ Check # Town Receipt #

RETURN TO LEEANNE

Town of Franklin – Board of Assessors
355 East Central St
Franklin, MA 02038
Tel # 508-520-4920
Fax # 508-520-4923

Will pick up

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Date of Request 10 / 08 / 2021

Assessors Parcel ID # (12 digits) 313 - 007 - 000 - 000

Property Street Address Washington St.

Distance Required From Parcel # listed above (Circle One) 500 **(300)** 100
(Note: if a distance is not circled, we cannot process your request)

Property Owner Margaret C. Ranieri, Trustee

Property Owner's Mailing Address P.O. Box Q

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 508 - 541 - 3000 x 218

Requestor's Name (if different from Owner) Edward Cannon

Requestor's Address 124 Grove St., Ste. 220
Franklin, MA 02038

Requestor's Telephone # 508 - 735 - 8852

Office Use Only: Date Fee Paid / / Paid in Cash \$.

Paid by Check \$. Check # Town Receipt #

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Date of Request 10 / 08 / 2021

Assessors Parcel ID # (12 digits) 313 - 008 - 000 - 000

Property Street Address Washington St.

Distance Required From Parcel # listed above (Circle One) 500 **(300)** 100
(Note: if a distance is not circled, we cannot process your request)

Property Owner Emma E. Ristaino

Property Owner's Mailing Address 220 Washington St.

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 508 - 541 - 3000 x218

Requestor's Name (if different from Owner) Edward Curran

Requestor's Address 124 Grove St., Ste. 220
Franklin, MA 02038

Requestor's Telephone # 508 - 735 - 8852

Office Use Only: Date Fee Paid / / Paid in Cash \$.

Paid by Check \$. Check # Town Receipt #

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Date of Request 10 / 08 / 2021

Assessors Parcel ID # (12 digits) 313 - 053- 000- 000

Property Street Address King St.

Distance Required From Parcel # listed above (Circle One) 500 **(300)** 100
(Note: if a distance is not circled, we cannot process your request)

Property Owner Margaret C. Rancieri, Trustee

Property Owner's Mailing Address 59 Pleasant St.

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 508 - 541 - 3000 x 218

Requestor's Name (if different from Owner) Edward Cannon

Requestor's Address 124 Grove St., Ste. 220
Franklin, MA 02038

Requestor's Telephone # 508 - 735 - 8852

Office Use Only: Date Fee Paid / / Paid in Cash \$.

Paid by Check \$. Check # Town Receipt #

RETURN TO LEEANNE

Town of Franklin – Board of Assessors
355 East Central St
Franklin, MA 02038
Tel # 508-520-4920
Fax # 508-520-4923

Will pick up

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Date of Request 10 / 08 / 2021

Assessors Parcel ID # (12 digits) 313 - 054 - 000 - 000

Property Street Address 585 King St.

Distance Required From Parcel # listed above (Circle One) 500 (300) 100
(Note: if a distance is not circled, we cannot process your request)

Property Owner Mine Brook Corporation

Property Owner's Mailing Address P.O. Box Q

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 508 - 541 - 3000 x 218

Requestor's Name (if different from Owner) Edward Cannon

Requestor's Address 124 Grove St., Ste. 220
Franklin, MA 02038

Requestor's Telephone # 508 - 735 - 8852

Office Use Only: Date Fee Paid / / Paid in Cash \$.

Paid by Check \$. Check # Town Receipt #

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Date of Request 10 / 08 / 2021

Assessors Parcel ID # (12 digits) 313 - 055 - 000 - 000

Property Street Address King St

Distance Required From Parcel # listed above (Circle One) 500 **300** 100
(Note: if a distance is not circled, we cannot process your request)

Property Owner Stanley J. Marszalkowski

Property Owner's Mailing Address 163 Burnt Swamp Rd.

Town/City Cumberland State RI Zip Code 02864

Property Owner's Telephone # 508 - 541 - 3000 x 218

Requestor's Name (if different from Owner) Edward Cannon

Requestor's Address 124 Grove St., Ste. 220
Franklin, MA 02038

Requestor's Telephone # 508 - 735 - 8852

Office Use Only: Date Fee Paid / / Paid in Cash \$.

Paid by Check \$. Check # Town Receipt #

RETURN TO LEEANNE



OFF KING & WASHINGTON ST [313-006,-007,-008,-053,-054 & -055] - 300' ABUTTERS

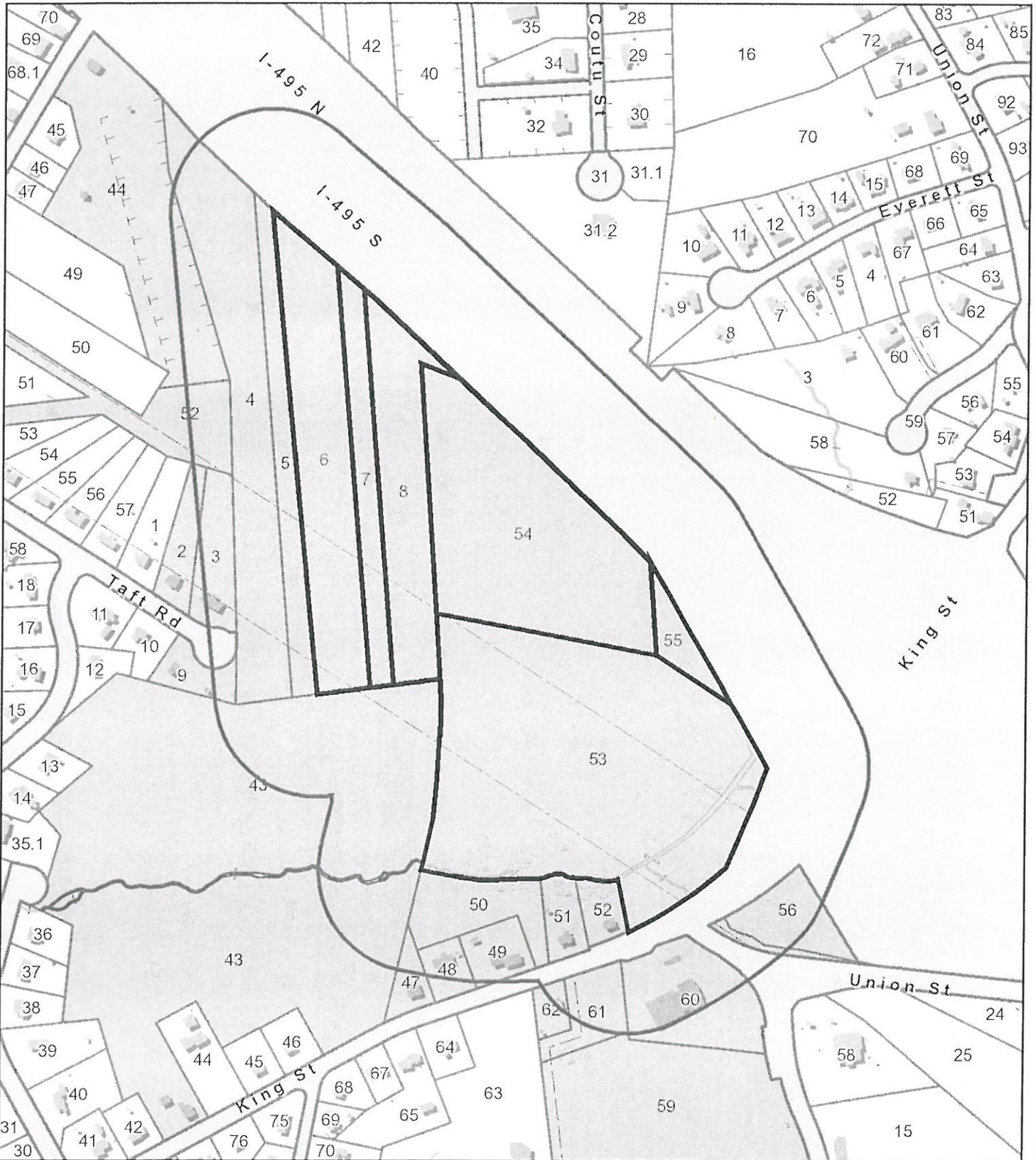
Franklin, MA



October 11, 2021

1 inch = 400 Feet

www.cai-tech.com



This information is believed to be correct but is subject to change and is not warranted.



300 foot Abutters List Report

Franklin, MA
October 11, 2021

Subject Properties:

Parcel Number: 313-006-000
CAMA Number: 313-006-000-000
Property Address: WASHINGTON ST

Mailing Address: METFOONEY EILEEN C/O MARLENE
TAVARES
67 FARNHAM ST
FALL RIVER, MA 02720

Parcel Number: 313-007-000
CAMA Number: 313-007-000-000
Property Address: WASHINGTON ST

Mailing Address: RANIERI MARGARET C TR RANIERI
TRUST MILLER, CATHERINE R TR
PO BOX Q
FRANKLIN, MA 02038

Parcel Number: 313-008-000
CAMA Number: 313-008-000-000
Property Address: WASHINGTON ST

Mailing Address: RISTAINO EMMA E RISTAINO PATRICIA
220 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 313-053-000
CAMA Number: 313-053-000-000
Property Address: KING ST

Mailing Address: RANIERI MARGARET C TR RANIERI
TRUST MILLER, CATHERINE R TR
59 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 313-054-000
CAMA Number: 313-054-000-000
Property Address: 585 KING ST

Mailing Address: MINE BROOK CORPORATION
P O BOX Q
FRANKLIN, MA 02038

Parcel Number: 313-055-000
CAMA Number: 313-055-000-000
Property Address: KING ST

Mailing Address: MARSZALKOWSKI STANLEY J
163 BURNT SWAMP RD
CUMBERLAND, RI 02864

Abutters:

Parcel Number: 304-044-000
CAMA Number: 304-044-000-000
Property Address: 202 WASHINGTON ST

Mailing Address: RISTAINO FLORENCE T RISTAINO
MARGARET
202 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 304-052-000
CAMA Number: 304-052-000-000
Property Address: 2 TAFT DR

Mailing Address: DANIELLO ALBERT A & THERESA M TRS
DANIELLO NOMINEE TRUST
372 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 313-002-000
CAMA Number: 313-002-000-000
Property Address: 16 TAFT DR

Mailing Address: PETERS BLAKE A PETERS LISA A
16 TAFT DR
FRANKLIN, MA 02038

Parcel Number: 313-003-000
CAMA Number: 313-003-000-000
Property Address: 18 TAFT DR

Mailing Address: GORHAM CHRISTOPHER J
18 TAFT DR
FRANKLIN, MA 02038



www.cai-tech.com

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300 foot Abutters List Report

Franklin, MA
October 11, 2021

Parcel Number: 313-004-000 CAMA Number: 313-004-000-000 Property Address: TAFT DR	Mailing Address: RISTAINO MARGARET RISTAINO FLORENCE 202 WASHINGTON ST FRANKLIN, MA 02038
Parcel Number: 313-005-000 CAMA Number: 313-005-000-000 Property Address: WASHINGTON ST	Mailing Address: RANIERI MARGARET C TR RANIERI TRUST MILLER, CATHERINE R TR P O BOX Q FRANKLIN, MA 02038
Parcel Number: 313-006-000 CAMA Number: 313-006-000-000 Property Address: WASHINGTON ST	Mailing Address: METFOONEY EILEEN C/O MARLENE TAVARES 67 FARNHAM ST FALL RIVER, MA 02720
Parcel Number: 313-007-000 CAMA Number: 313-007-000-000 Property Address: WASHINGTON ST	Mailing Address: RANIERI MARGARET C TR RANIERI TRUST MILLER, CATHERINE R TR PO BOX Q FRANKLIN, MA 02038
Parcel Number: 313-008-000 CAMA Number: 313-008-000-000 Property Address: WASHINGTON ST	Mailing Address: RISTAINO EMMA E RISTAINO PATRICIA 220 WASHINGTON ST FRANKLIN, MA 02038
Parcel Number: 313-009-000 CAMA Number: 313-009-000-000 Property Address: 17 TAFT DR	Mailing Address: MUSERLIAN JR RICHARD A COOPER KRISTI L 17 TAFT DR FRANKLIN, MA 02038
Parcel Number: 313-043-000 CAMA Number: 313-043-000-000 Property Address: 731 KING ST	Mailing Address: DELLORCO VIRGINIA M TR DELLORCO REALTY TRUST 731 KING ST FRANKLIN, MA 02038
Parcel Number: 313-047-000 CAMA Number: 313-047-000-000 Property Address: 665 KING ST	Mailing Address: SCHAAF ROBERT SCHAAF BARBARA 665 KING ST FRANKLIN, MA 02038
Parcel Number: 313-048-000 CAMA Number: 313-048-000-000 Property Address: 659 KING ST	Mailing Address: ALSTON JOSHUA J ALSTON MICHELLE L 659 KING ST FRANKLIN, MA 02038
Parcel Number: 313-049-000 CAMA Number: 313-049-000-000 Property Address: 651 KING ST	Mailing Address: RANIERI MARGARET C TR RANIERI TRUST MILLER, CATHERINE R TR P O BOX Q FRANKLIN, MA 02038
Parcel Number: 313-050-000 CAMA Number: 313-050-000-000 Property Address: KING ST	Mailing Address: RANIERI MARGARET C TR RANIERI TRUST MILLER, CATHERINE R TR 59 PLEASANT ST FRANKLIN, MA 02038
Parcel Number: 313-051-000 CAMA Number: 313-051-000-000 Property Address: 637 KING ST	Mailing Address: QUINN ANDREW D 637 KING ST FRANKLIN, MA 02038



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

10/11/2021

Page 2 of 3



300 foot Abutters List Report

Franklin, MA
October 11, 2021

Parcel Number: 313-052-000 CAMA Number: 313-052-000-000 Property Address: 627 KING ST	Mailing Address: CHESTERCOVE RICHARD P TR L/E CHESTERCOVE FAMILY REALTY TRST 627 KING ST FRANKLIN, MA 02038
Parcel Number: 313-053-000 CAMA Number: 313-053-000-000 Property Address: KING ST	Mailing Address: RANIERI MARGARET C TR RANIERI TRUST MILLER, CATHERINE R TR 59 PLEASANT ST FRANKLIN, MA 02038
Parcel Number: 313-054-000 CAMA Number: 313-054-000-000 Property Address: 585 KING ST	Mailing Address: MINE BROOK CORPORATION P O BOX Q FRANKLIN, MA 02038
Parcel Number: 313-055-000 CAMA Number: 313-055-000-000 Property Address: KING ST	Mailing Address: MARSZALKOWSKI STANLEY J 163 BURNT SWAMP RD CUMBERLAND, RI 02864
Parcel Number: 313-056-000 CAMA Number: 313-056-000-000 Property Address: UPPER UNION ST	Mailing Address: NEW ENGLAND POWER CO PROPERTY TAX DEPT 40 SYLVAN RD WALTHAM, MA 02451-2286
Parcel Number: 313-057-000 CAMA Number: 313-057-000-000 Property Address: UPPER UNION ST	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 313-059-000 CAMA Number: 313-059-000-000 Property Address: 55 CONSTITUTION BLVD	Mailing Address: EMC CORPORATION 171 SOUTH ST HOPKINTON, MA 01748
Parcel Number: 313-060-000 CAMA Number: 313-060-000-000 Property Address: 600 KING ST	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: 313-061-000 CAMA Number: 313-061-000-000 Property Address: 634 KING ST	Mailing Address: CUMBERLAND FARMS INC 165 FLANDERS RD WESTBOROUGH, MA 01581
Parcel Number: 313-062-000 CAMA Number: 313-062-000-000 Property Address: 648 KING ST	Mailing Address: NASUTI THOMAS P 648 KING ST FRANKLIN, MA 02038

Kevin M. Doyle, 10-11-2021



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

10/11/2021

Page 3 of 3

ALSTON JOSHUA J
ALSTON MICHELLE L
659 KING ST
FRANKLIN, MA 02038

METFOONEY EILEEN
C/O MARLENE TAVARES
67 FARNHAM ST
FALL RIVER, MA 02720

RANIERI MARGARET C TR
RANIERI TRUST MILLER, CAT
PO BOX Q
FRANKLIN, MA 02038

CHESTERCOVE RICHARD P TR
CHESTERCOVE FAMILY REALTY
627 KING ST
FRANKLIN, MA 02038

MINE BROOK CORPORATION
P O BOX Q
FRANKLIN, MA 02038

RANIERI MARGARET C TR
RANIERI TRUST MILLER, CAT
P O BOX Q
FRANKLIN, MA 02038

CUMBERLAND FARMS INC
165 FLANDERS RD
WESTBOROUGH, MA 01581

MUSERLIAN JR RICHARD A
COOPER KRISTI L
17 TAFT DR
FRANKLIN, MA 02038

RISTAINO EMMA E
RISTAINO PATRICIA
220 WASHINGTON ST
FRANKLIN, MA 02038

DANIELLO ALBERT A & THERE
DANIELLO NOMINEE TRUST
372 WASHINGTON ST
FRANKLIN, MA 02038

NASUTI THOMAS P
648 KING ST
FRANKLIN, MA 02038

RISTAINO FLORENCE T
RISTAINO MARGARET
202 WASHINGTON ST
FRANKLIN, MA 02038

DELLORCO VIRGINIA M TR
DELLORCO REALTY TRUST
731 KING ST
FRANKLIN, MA 02038

NEW ENGLAND POWER CO
PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451-2286

RISTAINO MARGARET
RISTAINO FLORENCE
202 WASHINGTON ST
FRANKLIN, MA 02038

EMC CORPORATION
171 SOUTH ST
HOPKINTON, MA 01748

PETERS BLAKE A
PETERS LISA A
16 TAFT DR
FRANKLIN, MA 02038

SCHAAF ROBERT
SCHAAF BARBARA
665 KING ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL ST
FRANKLIN, MA 02038

QUINN ANDREW D
637 KING ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

RANIERI MARGARET C TR
RANIERI TRUST MILLER, CA
P O BOX Q
FRANKLIN, MA 02038

GORHAM CHRISTOPHER J
18 TAFT DR
FRANKLIN, MA 02038

RANIERI MARGARET C TR
RANIERI TRUST MILLER, CAT
59 PLEASANT ST
FRANKLIN, MA 02038

MARSZALKOWSKI STANLEY J
163 BURNT SWAMP RD
CUMBERLAND, RI 02864

RANIERI MARGARET C TR
RANIERI TRUST MILLER, CA
59 PLEASANT ST
FRANKLIN, MA 02038



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

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

Annual Report

(General Laws, Chapter)

Identification Number: 001407663

Annual Report Filing Year: 2021

1.a. Exact name of the limited liability company: MP PROPERTIES III, LLC

1.b. If different, the name under which it does business in the Commonwealth:

2. The Limited Liability Company is organized under the laws of: State: DE Country: USA
 The date of its organization is: 09/05/2019

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:
THE GENERAL CHARACTER OF THE BUSINESS IS THE ACQUISITION, MANAGEMENT, OWNERSHIP, SALE, LEASING, DEVELOPMENT, REDEVELOPMENT, FINANCING AND REFINANCING OF REAL ESTATE.

4. Location of its principal office:

No. and Street: C/O MARCUS PARTNERS
260 FRANKLIN STREET
 City or Town: BOSTON State: MA Zip: 02110 Country: USA

5. The business address of its principal office in the Commonwealth, if any:

No. and Street: C/O MARCUS PARTNERS
260 FRANKLIN STREET
 City or Town: BOSTON State: MA Zip: 02110 Country: USA

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	MARCUS CAPITAL PARTNERS FUND II, L.P.	C/O MARCUS PARTNERS, 260 FRANKLIN STREET BOSTON, MA 02110 USA

7. 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 First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	PAUL R. MARCUS	260 FRANKLIN ST., SUITE 620 BOSTON, MA 02110 USA

REAL PROPERTY	WILLIAM MCAVOY	260 FRANKLIN ST., SUITE 620 BOSTON, MA 02110 USA
REAL PROPERTY	DAVID R. HOOKE	260 FRANKLIN ST., SUITE 620 BOSTON, MA 02110 USA
REAL PROPERTY	RICHARD D. RUDMAN	33 ARCH ST., 26TH FLOOR BOSTON, MA 02110 USA

8. Name and address of the Resident Agent:

Name: C T CORPORATION SYSTEM
No. and Street: 155 FEDERAL ST., SUITE 700
City or Town: BOSTON State: MA Zip: 02110 Country: USA

9. If the foreign limited liability company has a specific date of dissolution, the latest date on which the limited liability company is to dissolve:

10. Additional matters:

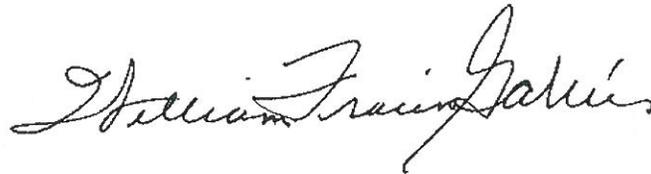
**SIGNED UNDER THE PENALTIES OF PERJURY, this 21 Day of September, 2021,
MARCUS CAPITAL PARTNERS FUND II, L.P. , Signature of Authorized Signatory.**

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:

September 21, 2021 09:26 AM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, prominent initial "W".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

(Page 1 of 3)

Return to:

Gilmore, Rees & Carlson PC
1000 Franklin Village Drive
Franklin, MA 02038

N O T
A N
C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

MASSACHUSETTS QUITCLAIM DEED

I, JANET M. MAGUIRE, as sole Trustee of the CLEMENTINA REALTY TRUST w/d/t dated November 12, 2008 (See Certificate of Trust Pursuant to M.G.L. c. 184, Section 35 dated September 1, 2020 and recorded herewith), of 175 Cordaville Road, Southboro, Massachusetts 01772,

For consideration paid and in full consideration of ONE HUNDRED TWENTY THOUSAND (\$120,000.00) DOLLARS,

Grant to MARGARET C. RANIERI and CATHERINE R. MILLER, as Trustees of the RANIERI TRUST under instrument dated December 30, 1994 and filed with the Land Registration Office for the Norfolk County Registry of Deeds as Document No. 708647 with a mailing address of P.O. Box Q, Franklin, Norfolk County, Massachusetts 02038,

With QUITCLAIM COVENANTS:

A vacant parcel of land situated on the Southerly side of Washington Street in Franklin, Norfolk County, Massachusetts, being shown as the lot marked "Letigia Ristaino" on a plan entitled "Plan of Ristaino Lots", drawn by D.L. Chilson, Engineer, dated April 7, 1906 and recorded with the Norfolk County Registry of Deeds in Plan Book 52, Plan 2483, bounded and described as follows:

- NORTHWESTERLY by said lot marked "Raphael Ristaino" on said Plan, 71.80 feet and by said lot marked "Felix Cataldo" on said Plan, 32.20 feet;
- NORTHEASTERLY by said lot marked "Michael Ristaino" on said Plan, 2190 feet;
- SOUTHEASTERLY by land now or formerly of Lucy Tyler as shown on said Plan, 72.5 feet; and
- SOUTHWESTERLY by another lot marked "Raphael Ristaino" on said Plan, 2120 feet.

LOCUS: Vacant land Off Washington Street, Franklin, MA 02038

^{N O T}
EXCEPTING THEREFROM the land taken by the ^{N O T} Commonwealth of Massachusetts to layout and establish a State highway location for a portion of Interstate Route 495 as described in ^{O F F I C I A L} Layout and Order of Taking dated September 29, 1965 and recorded with the ^{C O U N T Y} Norfolk County Registry of Deeds in Book 4295, Page 405. Further reference is made to the Town of Franklin Assessor Map, Parcel ID: 313-007-000-000.

The Premises are conveyed subject to an Easement in favor of New England Power Company dated April 9, 1962 and recorded with the Norfolk County Registry of Deeds in Book 5352, Page 742.

The Premises are conveyed subject to and with the benefit of any and all restrictions and easements of record, insofar as the same are in force and applicable.

The Grantor certifies under the pains and penalties of perjury that the within conveyed premises do not constitute homestead property and no one is entitled to an estate of homestead therein.

For Grantor's title see Deed of Herbert R. DeNapoli to Herbert R. DeNapoli, Trustee of the Clementina Realty Trust dated November 12, 2008 and recorded with the Norfolk Registry of Deeds at Book 26150, Page 306. See also Death Certificate of Herbert R. DeNapoli recorded with said Registry in Book 28459, Page 54 and Acceptance of Janet M. Maguire as Successor Trustee recorded with said Registry in Book 28774, Page 467.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

WITNESS my hand and seal this ^{N O T} ~~15~~¹⁶ day of September, ^{N O T} ~~2020~~.

O F F I C I A L O F F I C I A L
C O P Y C O P Y
CLEMENTINA REALTY TRUST

By: *Janet Maguire*
JANET M. MAGUIRE, sole Trustee

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

On this 15th day of September, 2020, before me, the undersigned notary public, personally appeared JANET M. MAGUIRE, as Trustee aforesaid, proved to me through satisfactory evidence of identification, which was her Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his or her knowledge and belief on behalf of the CLEMENTINA REALTY TRUST.

Christine H. Burke
CHRISTINE H. BURKE, Esquire

Notary Public
My Commission Expires:
January 22, 2021

 CHRISTINE H. BURKE, ESQ
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
January 22, 2021



CAI Property Card

Town of Franklin, Massachusetts

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: WASHINGTON ST ACRES: 1.943 PARCEL ID: 313-007-000-000 LAND USE CODE: CONDO COMPLEX: OWNER: RANIERI MARGARET C TR CO - OWNER: RANIERI TRUST MILLER, CATHERINE R TR MAILING ADDRESS: PO BOX Q FRANKLIN, MA 02038 ZONING: MassGIS LocID #: M_207710_868447	BUILDING STYLE: YEAR BUILT: 0 FRAME: EXTERIOR WALL COVER: ROOF STYLE: NA ROOF COVER: NA
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 9/3/2020 BOOK & PAGE: 38298-242 SALE PRICE: \$120,000 SALE DESCRIPTION: ABUTTER SALE SELLER: MAGURE, JANET M TR	INTERIOR WALL: FLOOR COVER: HEAT TYPE: FUEL TYPE: PERCENT A/C: 0 SOLAR HOT WATER: NO CENTRAL VACUUM: NO # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF WOOD STOVE FLUES: 0
PRINCIPAL BUILDING AREAS	OTHER FEATURES
GROSS BUILDING AREA: 0 FINISHED BUILDING AREA: 0 BASEMENT AREA: 0 # OF PRINCIPAL BUILDINGS: 0	ATTACHED GARAGE: 0 # OF BASEMENT GARAGES: 0 DETACHED GARAGE: POOL: NO
SKETCH	PHOTO
<p>NO SKETCH AVAILABLE</p>	



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

4702

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

We, Charles A. Ristaino and Patrick M. Ristaino, of Franklin, Norfolk County, Massachusetts

for consideration paid ~~XXXX~~ in the amount of \$5,000.00, grant to Patrick M. Ristaino of 220 Washington Street, Franklin, Norfolk County, Massachusetts

with quitclaim covenants the land in said Franklin with the buildings thereon situated on the southeasterly side of Washington Street and being a portion of the lot of Michael Ristaino shown ~~XXXXXXXXXXXXXXXXXXXX~~ on "Plan of Ristaino Lots, Washington Street, Franklin, Mass., April 7, 1906, D. L. Chilson, Engineer", recorded with Norfolk Deeds, Plan Book 52 Plan 2483, bounded and described as follows:

Beginning on the northeasterly side of said Washington Street at other land of Raymond L. Ristaino et ux and situated twenty (20) feet northeasterly from a highway stone bound, which point is shown on "Plan of Land in Franklin, Mass., Sampson and Publicover, C. E., October 24, 1956", which plan is duly recorded; thence

- SOUTH 42° 40' 05" East by other land of said grantors, one hundred twenty-nine and 10/100 (129.10) feet to a stake for a corner; thence
- NORTH 47° 19' 55" East by land of Raymond L. Ristaino et ux, seventy-nine and 34/100 (79.34) feet to land of Michael J. Marguerite et ux; thence
- SOUTH 38° 43' 24" East by land of said Marguerite et ux, two hundred eight and 18/100 (208.18) feet, more or less, to land now or formerly of Davis Thayer; thence
- SOUTH 81° 22' 00" West forty-one and 30/100 (41.30) feet, more or less, to a corner of a stone wall; thence by land of Davis Thayer Estate, F. Coutu or Huse,
- SOUTH 8° 18' 00" West four hundred fifteen and 50/100 (415.50) feet;
- SOUTH 6° 49' 00" West four hundred eighty-six and 30/100 (486.30) feet;
- SOUTH 6° 07' 00" West five hundred eighty-three and 20/100 (583.20) feet;
- SOUTH 7° 00' 00" West nine hundred thirty-two (932) feet to land of Lydia Tyler; thence
- NORTH 85° 00' 00" West by land of said Tyler, one hundred thirty (130) feet to land now or formerly of Letigia Ristaino; thence
- NORTH 6° 30' 00" East by land of said Letigia Ristaino, twenty-one hundred ninety (2190) feet to land formerly of Felix Cataldo, now of one DeNapoli; thence
- NORTH 52° 00' 00" East by land formerly of said Cataldo, now of DeNapoli, one hundred five and 30/100 (105.30) feet; thence
- NORTHWESTERLY: by land formerly of said Cataldo now of DeNapoli, four hundred six (406) feet, more or less, to said Washington Street; thence

Crit. vol. 9953 p 397

NOT 4702 NOT

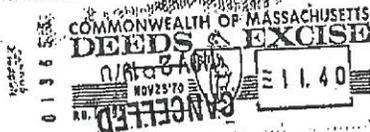
AN AN
OFFICIAL OFFICIAL
COPY COPY

NORTHEASTERLY: by said Washington Street to point of beginning. 409

This conveyance is made subject to such taking or takings for high-way purposes by the County of Norfolk and or Town of Franklin,

Granting the right also to pass and repass on grantors' land by a motor vehicle or otherwise for the purpose of ingress and egress into the garage situated on the easterly side of the buildings of the granted premises.

Being the same premises conveyed to grantor and grantee by deed of Raymond L. Ristaino, dated December 31, 1957, recorded with Norfolk Deeds in Book 3611, Page 441.



Witness my hand and seal of the said Commonwealth of Massachusetts this 21st day of July 1970.

Witness my hand and seal of this 21st day of July 1970.
Charles A. Ristaino
Patrick M. Ristaino

The Commonwealth of Massachusetts
Norfolk, July 21, 1970

Then personally appeared the above-named Charles A. Ristaino

and acknowledged the foregoing instrument to be his free act and deed, before me
Anthony V. Vignone
Notary Public

My commission expires January 30, 1971
Recorded Nov. 25, 1970 at 10h.19m.A.M.



CAI Property Card

Town of Franklin, Massachusetts

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: WASHINGTON ST ACRES: 3.706 PARCEL ID: 313-008-000-000 LAND USE CODE: CONDO COMPLEX: OWNER: RISTAINO EMMA E CO - OWNER: RISTAINO PATRICIA MAILING ADDRESS: 220 WASHINGTON ST FRANKLIN, MA 02038 ZONING: MassGIS LocID #: M_207745_868436	BUILDING STYLE: YEAR BUILT: 0 FRAME: EXTERIOR WALL COVER: ROOF STYLE: NA ROOF COVER: NA
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 11/25/1970 BOOK & PAGE: 4702-408 SALE PRICE: SALE DESCRIPTION: SELLER:	INTERIOR WALL: FLOOR COVER: HEAT TYPE: FUEL TYPE: PERCENT A/C: 0 SOLAR HOT WATER: NO CENTRAL VACUUM: NO # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF WOOD STOVE FLUES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 0 FINISHED BUILDING AREA: 0 BASEMENT AREA: 0 # OF PRINCIPAL BUILDINGS: 0	
SKETCH	OTHER FEATURES
<p style="text-align: center; font-size: 2em; opacity: 0.5;">NO SKETCH AVAILABLE</p>	ATTACHED GARAGE: 0 # OF BASEMENT GARAGES: 0 DETACHED GARAGE: POOL: NO
	PHOTO
	<p style="text-align: center; font-size: 2em; opacity: 0.5;">NO PHOTO AVAILABLE</p>



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

Bk 30861 P148 #161932
12-28-2012 @ 11:53a

NOT
A N
O F F I C I A L
Please return to:
Glimore, Rees & Carlson, P.C. P Y
1000 Franklin Village Drive
Franklin, MA 02038

NOT
A N
O F F I C I A L
C O P Y
RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY
William P O'Donnell
WILLIAM P. O'DONNELL, REGISTER

QUITCLAIM DEED

We, DONALD G. RANIERI and MARY E. RANIERI, husband and wife,
both of Franklin, Massachusetts,

For consideration paid of less than One Hundred (\$100.00) Dollars,

Grant to MARGARET C. RANIERI and CATHERINE R. MILLER, as Trustees
of the RANIERI TRUST under instrument dated December 30, 1994 and filed
with the Land Registration Office of the Norfolk County Registry of Deeds as
Document No. 708647, of 59 Pleasant Street, Franklin, Massachusetts 02038,

WITH QUITCLAIM COVENANTS:

A certain parcel of land situated in Franklin, County of Norfolk and
Commonwealth of Massachusetts, bounded and described as follows, to wit:

Situated on the westerly side of King Street bounded and described as
follows:

Beginning on the west side of King Street at a corner of the schoolhouse
lot-so-called; thence running northerly on said lot and on land formerly of A.G.
Pike, thirty-six (36) rods and twelve (12) links to a curve in the wall; thence on
said wall 14° east twenty (20) rods to a curve in the wall; thence north 6° east
seventeen (17) rods and ten (10) links to a stake and stones at a corner of
woodland formerly of C. M. Nason; thence easterly on land of said Nason to land
formerly of C.W. Clark to stake and stones; thence south 46° east forty-two (42)
rods to said King Street running on land of said Clark; thence on said street to a
stone wall on the northeast side of the blacksmith's shop lot so-called; thence
turning and running westerly on said wall fifty (50) feet to a corner; thence turning
and running southerly in a straight line to the lane; thence running on said lane to

Property address: King Street, Franklin, Massachusetts 02038

NOT NOT
said King Street; the line on said street to the schoolhouse lot and the point of
beginning. OFFICIAL OFFICIAL

Said parcel containing twenty-two and one-fourth (22¼) acres, more or
less.

Excepting therefrom portions of the Premises previously conveyed out by
the Grantors' predecessors in title.

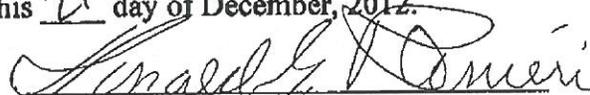
Meaning and intending to convey two parcels shown as Lots 50 and 53 on
the Town of Franklin Assessors' Map 313.

The Premises are conveyed subject to and with the benefit of all easements,
restrictions, rights of way, takings, reservations, exceptions and covenants and all
other instruments of record, to the extent now in force and applicable, but not
intending hereby to recreate or extend restrictions, reservations, exceptions and
covenants previously terminated or expired.

NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THIS
TRANSFER.

For Grantors' title see Deed of Alan A. Jarret, Trustee of Jarret Realty Trust
dated September 29, 2006 and recorded with the Norfolk County Registry of
Deeds in Book 24136, Page 353.

WITNESS our hands and seals this 21st day of December, 2012.


DONALD G. RANIERI


MARY E. RANIERI

NOT AN OFFICIAL COMMONWEALTH OF MASSACHUSETTS
NOT AN OFFICIAL COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 27th day of December, 2012, before me, the undersigned notary public, personally appeared DONALD G. RANIERI and MARY E. RANIERI, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the within document, and acknowledged that they signed it voluntarily for its stated purpose.



Deborah E. Batog, Notary Public
My Commission Expires: June 30, 2017

543419.1





CAI Property Card

Town of Franklin, Massachusetts

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: KING ST ACRES: 14.66 PARCEL ID: 313-053-000-000 LAND USE CODE: CONDO COMPLEX: OWNER: RANIERI MARGARET C TR CO - OWNER: RANIERI TRUST MILLER, CATHERINE R TR MAILING ADDRESS: 59 PLEASANT ST FRANKLIN, MA 02038 ZONING: MassGIS LocID #: M_207908_868190	BUILDING STYLE: YEAR BUILT: 0 FRAME: EXTERIOR WALL COVER: ROOF STYLE: NA ROOF COVER: NA
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 12/28/2012 BOOK & PAGE: 30861-148 SALE PRICE: \$100 SALE DESCRIPTION: CONVENIENCE SELLER: RANIERI, DONALD G & MARY E	INTERIOR WALL: FLOOR COVER: HEAT TYPE: FUEL TYPE: PERCENT A/C: 0 SOLAR HOT WATER: NO CENTRAL VACUUM: NO # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF WOOD STOVE FLUES: 0
PRINCIPAL BUILDING AREAS	OTHER FEATURES
GROSS BUILDING AREA: 0 FINISHED BUILDING AREA: 0 BASEMENT AREA: 0 # OF PRINCIPAL BUILDINGS: 0	ATTACHED GARAGE: 0 # OF BASEMENT GARAGES: 0 DETACHED GARAGE: POOL: NO
SKETCH	PHOTO
<p>NO SKETCH AVAILABLE</p>	<p>NO PHOTO AVAILABLE</p>

133122

BK 10735PG671

N O T FOXBOROUGH SAVINGS BANK, a Massachusetts banking corporation with a principal place of business at 14 Central Street, Foxboro, MA 01935 N O T F O R M A L C O P Y C O P Y

XX _____ Norfolk County, Massachusetts.

indorsed, for consideration paid \$ 156,000.00 (ONE HUNDRED FIFTY SIX THOUSAND and 00/100 DOLLARS) MINE BROOK CORPORATION, a Massachusetts corporation with grant to _____ a principal place of business at _____

XX 438 West Central Street, Box Q, Franklin, MA _____ with quitclaim covenants

the land in Franklin, Norfolk County, Massachusetts, being described as follows:

(Description and encumbrances, if any)

SEE DESCRIPTION ATTACHED

RECEIVED
NORFOLK COUNTY
94 NOV 22 AM 10:15

Property: 585 King Street, Franklin, MA

CANCELLED
DEEDS DEPT
NORFOLK
NOV 22 1994
11/22/94

NORFOLK COUNTY CLERK OF COURTS
DEEDS DIVISION
CERTIFY
Barry J. Sullivan
BARRETT HANCOCK REGISTER

TAX 711.36
CHCK 711.36

5980A017 10:10
EXCISE TAX

Witness its hand and seal this 21st day of November 19 94

FOXBOROUGH SAVINGS BANK
by: James V. Migliorini, Senior Vice President and Treasurer

The Commonwealth of Massachusetts

Norfolk ss. November 21 19 94

Then personally appeared the above named JAMES V. MIGLIORINI, SENIOR VICE PRESIDENT & TREASURER of Foxborough Savings Bank

and acknowledged the foregoing instrument to be the free act and deed, before me, of the Bank

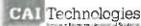
Barry J. Sullivan Notary Public - Notary in the State
My commission expires April 21 2000



CAI Property Card

Town of Franklin, Massachusetts

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 585 KING ST ACRES: 7.787 PARCEL ID: 313-054-000-000 LAND USE CODE: CONDO COMPLEX: OWNER: MINE BROOK CORPORATION CO - OWNER: MAILING ADDRESS: P O BOX Q FRANKLIN, MA 02038 ZONING: MassGIS LocID #: M_207851_868399	BUILDING STYLE: YEAR BUILT: 0 FRAME: EXTERIOR WALL COVER: ROOF STYLE: NA ROOF COVER: NA
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 11/22/1994 BOOK & PAGE: 10735-671 SALE PRICE: \$156,000 SALE DESCRIPTION: FORECLOSURE SELLER: FOXBOROUGH SAVINGS BANK	INTERIOR WALL: FLOOR COVER: HEAT TYPE: FUEL TYPE: PERCENT A/C: 0 SOLAR HOT WATER: NO CENTRAL VACUUM: NO # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF WOOD STOVE FLUES: 0
	OTHER FEATURES
PRINCIPAL BUILDING AREAS GROSS BUILDING AREA: 0 FINISHED BUILDING AREA: 0 BASEMENT AREA: 0 # OF PRINCIPAL BUILDINGS: 0	ATTACHED GARAGE: 0 # OF BASEMENT GARAGES: 0 DETACHED GARAGE: POOL: NO
	PHOTO
<p>NO SKETCH AVAILABLE</p>	<p>NO PHOTO AVAILABLE</p>



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This information is believed to be correct but is subject to change and is not warranted.

THENCE southeasterly ~~to~~ King Street to the point of beginning with all rights appurtenant thereto.

A N A N
O F F I C I A L O F F I C I A L

The premises are conveyed subject to such rights therein as may have been acquired by the County of Norfolk and/or Town of Franklin by any taking or takings for the relocation of King Street.

The premises are conveyed subject to the easement taken by the Commonwealth of Massachusetts under instrument dated January 12, 1966 and recorded with the Norfolk County Registry of Deeds in Book 4328, Page 491.

EXCEPTING THEREFROM: (i) the land taken by the Commonwealth of Massachusetts for the layout and location of State highway location for a portion of Interstate Route 495 as described in Layout and Order of Taking dated September 29, 1965 and recorded with the Norfolk County Registry of Deeds in Book 4295, Page 405; and (ii) the portion of the premises situated on the easterly side of Interstate Route 495 being identified as Parcel ID: 303-052-000-000 on the Town of Franklin Assessor's Map.

Further reference for description purposes is made to the Town of Franklin Assessor Map, Parcel ID: 313-055-000-000.

The Grantors certify under the pains and penalties of perjury that the within conveyed premises do not constitute homestead property and no one is entitled to an estate of homestead therein.

For Grantors' title see Deed of Agnes I. Proulx dated December 17, 1987 and recorded with the Norfolk County Registry of Deeds in Book 7865, Page 222. See Estate of Stanley Joseph Marszalkowski (Norfolk County Probate Court Docket No. NO21P1245EA).

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

NOT
WITNESS my hand and seal this 10th day of September 2021.
OFFICIAL COPY

Mildred A. Marszalkowski
MILDRED A. MARSZALKOWSKI,
Individually, as Personal Representative
of the ESTATE OF STANLEY JOSEPH
MARSZALKOWSKI A/K/A STANLEY
J. MARSZALKOWSKI and as sole
Trustee of THE STANLEY J.
MARSZALKOWSKI TRUST-1996

STATE OF RHODE ISLAND
PROVIDENCE, ss.

On this 10th day of SEPTEMBER 2021, before me, the undersigned notary public, personally appeared MILDRED A. MARSZALKOWSKI, Individually, Personal Representative and sole Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was RI license, to be the person whose name is signed on the within document, and acknowledged that she signed it voluntarily for its stated purpose on behalf of herself, the ESTATE OF STANLEY JOSEPH MARSZALKOWSKI A/K/A STANLEY J. MARSZALKOWSKI and THE STANLEY J. MARSZALKOWSKI TRUST- 1996.

Francis A. Gaschen
Notary Public
My Commission Expires: 7-10-25

FRANCIS A. GASCHEN
Notary Public
State of Rhode Island
My Commission Expires on
No. 55770

WITNESS my hand and seal this 10th day of ~~September~~ 2021.

A N
O F F I C I A L
C O P Y

A N
O F F I C I A L
C O P Y

Stanley J. Marszalkowski Jr
STANLEY J. MARSZALKOWSKI, JR.,
as Trustee of THE STANLEY J.
MARSZALKOWSKI TRUST-1996

STATE OF RHODE ISLAND
PROVIDENCE, ss.

On this 10th day of SEPTEMBER 2021, before me, the undersigned notary public, personally appeared STANLEY J. MARSZALKOWSKI, JR., as Trustee aforesaid, proved to me through satisfactory evidence of identification, which was RI license, to be the person whose name is signed on the within document, and acknowledged that he signed it voluntarily for its stated purpose on behalf of THE STANLEY J. MARSZALKOWSKI TRUST- 1996.

Francis A. Gaschen
Notary Public
Notary Public
My Commission Expires: 7-10-25

FRANCIS A. GASCHEN
Notary Public
State of Rhode Island
My Commission Expires on 7-10-25
No. 55770



CAI Property Card

Town of Franklin, Massachusetts

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: KING ST ACRES: 0.66256 PARCEL ID: 313-055-000-000 LAND USE CODE: CONDO COMPLEX: OWNER: MARSZALKOWSKI STANLEY J CO - OWNER: MAILING ADDRESS: 163 BURNT SWAMP RD CUMBERLAND, RI 02864 ZONING: MassGIS LocID #: M_207991_868304	BUILDING STYLE: YEAR BUILT: 0 FRAME: EXTERIOR WALL COVER: ROOF STYLE: NA ROOF COVER: NA
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 9/17/2021 BOOK & PAGE: 39862-407 SALE PRICE: \$60,000 SALE DESCRIPTION: SELLER: ESTATE OF STANLEY J MARSZALKOWSKI	INTERIOR WALL: FLOOR COVER: HEAT TYPE: FUEL TYPE: PERCENT A/C: 0 SOLAR HOT WATER: NO CENTRAL VACUUM: NO # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF WOOD STOVE FLUES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 0 FINISHED BUILDING AREA: 0 BASEMENT AREA: 0 # OF PRINCIPAL BUILDINGS: 0	
SKETCH	OTHER FEATURES
<p style="text-align: center; font-size: 2em; opacity: 0.5;">NO SKETCH AVAILABLE</p>	ATTACHED GARAGE: 0 # OF BASEMENT GARAGES: 0 DETACHED GARAGE: POOL: NO
	PHOTO
	<p style="text-align: center; font-size: 2em; opacity: 0.5;">NO PHOTO AVAILABLE</p>



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GUARDIAN
SELF-STORAGE

Imperial Dade

CHAMPAGNE
LOGISTICS

KWL
INC

Thermo Fisher
SCIENTIFIC

PLANSEE

DELL

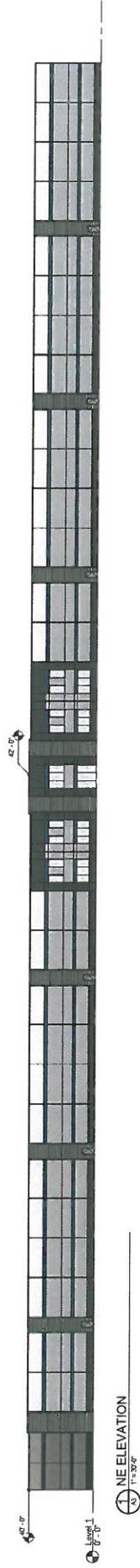
INETIQ

KING STREET
293,600 SF Development

INTERSTATE
495

KING STREET DEVELOPMENT | Franklin, MA 02038

PROJECT NUMBER: 2023-01 DATE: 08/14/23

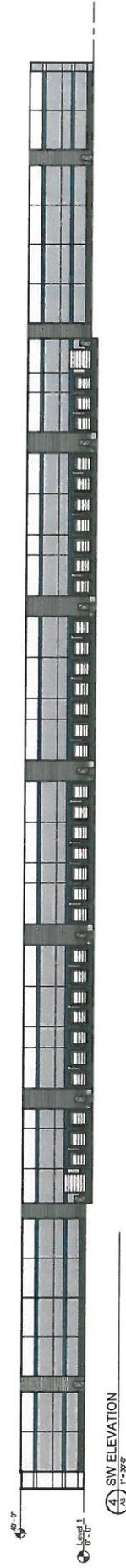


1 NE ELEVATION
1/8" = 1'-0"



2 SE ELEVATION
1/8" = 1'-0"

3 NW ELEVATION
1/8" = 1'-0"



4 SW ELEVATION
1/8" = 1'-0"

KING STREET DEVELOPMENT | Franklin, MA 02038

PROJECT NUMBER: 145374 DATE: 02E 04/18



ARCO
ARCHITECTURAL RENDERING

M
MARCUS PARTNERS

A4 | CONCEPT RENDERING
N.T.S.

GMA
ARCHITECTS