

## 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: "Olam Estates" A Definitive Subdivision

Date of Plan: 12/28/2020    Assessor's Information: Map 340, Parcel 006

Prepared by: Andrews Survey & Engineering, Inc.

Applicant Name & Address: Temple Etz Chaim, 900 Washington St, Franklin, MA 02038

### SECTION B:

Name of Record Owner(s): Temple Etz Chaim

Address of Record Owner(s): 900 Washington St

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):  
**See attached Articles of Organization**

\*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation: **Richard Shulman - President, 23B Hawthorne Village, Franklin, MA, Andrews Rubenstein - Vice President, 31 Elm St, Franklin, MA, Jodi Rutkowski, 19 Wampanoag Dr, Franklin, MA, Stacy Bushey - Vice President, 210 Purchase St, Milford, MA,**

\*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:

August 18, 1992, State of Massachusetts

Executed as a sealed instrument this 14 day of Dec 2020

[Signature]  
Signature of Applicant

Andrew Rhoads, VP  
Print name of Applicant

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Middlesex ss.

2020

On this 18<sup>th</sup> day of December 2020, before me, the undersigned notary public, personally appeared Andrew Rubenstein (name of owner), proved to me through satisfactory evidence of identification, which were personal knowledge 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: \_\_\_\_\_



**KATELIN JADE ROCHE**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
November 18, 2022

# The Commonwealth of Massachusetts

OFFICE OF THE MASSACHUSETTS SECRETARY OF STATE  
MICHAEL JOSEPH CONNOLLY, Secretary  
ONE ASHBURTON PLACE, BOSTON, MASSACHUSETTS 02108

## ARTICLES OF ORGANIZATION

(Under G.L. Ch. 180)

### ARTICLE I

The name of the corporation is:

Temple Etz Chaim

### ARTICLE II

The purpose of the corporation is to engage in the following activities:

To establish and maintain in the Town of Franklin, Massachusetts a Synagogue of Reform Jewish Worship; to conduct spiritual, educational, cultural, and social activities for its members and the Jewish community of Franklin and area towns; to provide for the education of its Jewish youth; and to conduct all other lawful activities, including fund raising, necessary to sustain the Jewish faith of the members and the community, all in conformance with the requirements of Internal Revenue Code Sections 170(b)(1)(A) and 501(c).

92-231039

C ☐  
P ☐  
M ☐  
R.A. ☐

Note: If the space provided under any article or item on this form is insufficient, additions shall be set forth on separate 8 1/2 x 11 sheets of paper

### **ARTICLE III**

If the corporation has one or more classes of members, the designation of such classes, the manner of election or appointments, the duration of membership and the qualification and rights, including voting rights, of the members of each class, may be set forth in the by-laws of the corporation or may be set forth below:

Not Applicable

### **ARTICLE IV**

\* Other lawful provisions, if any, for the conduct and regulation of the business and affairs of the corporation, for its voluntary dissolution, or for limiting, defining, or regulating the powers of the corporation, or of its directors or members, or of any class of members, are as follows:

See Attached

\* If there are no provisions, state "None".

Note: The preceding four (4) articles are considered to be permanent and may ONLY be changed by filing amendments: Articles of Amendment.

#### **Articles of Organization-Temple Ezz Chain- QUESTION 4:**

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, directors, officers or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article 2 hereof. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these Articles, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code or corresponding section of any future federal tax code. Upon dissolution of the Corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government for a public purpose.

No Director or officer of the Corporation shall be personally liable to the Corporation or its members for monetary damages for breach of fiduciary duty as a director or officer; provided, however, that the foregoing shall not eliminate or limit the liability of a Director or officer of the Corporation (i) for any breach of the Director's or officer's duty of loyalty to the Corporation or its members, (ii) for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, or (iii) for any transaction from which the Director or officer derived an improper personal benefit. No amendment, modification or repeal of the previous sentence shall apply to or have any effect on the liability or alleged liability of any Director or officer of the Corporation for or with respect to any acts or omissions of such Director or officer occurring prior to such amendment, modification or repeal.

**TEMPLE ETZ CHAIM-ARTICLES OF ORGANIZATION**  
**LIST OF DIRECTORS**

1. Richard G. Shulman, 23B Hawthorne Village, Franklin, MA
2. Gary M. Mirliss, 3 Longmeadow Road, Norfolk, MA
3. Dorothy G. Mirliss, 3 Longmeadow Road, Norfolk, MA
4. Audrey R. Nathan, 370 Pleasant Street, Franklin, MA
5. Alan Goldstein, 3A Mary Anne Dr., Franklin, MA
6. Cindy Ruby-Brown, 11 Longfellow Dr., Franklin, MA
7. Dr. David Hirshfield, 409 Coronation Dr., Franklin, MA
8. Maria R. Brown, 110 Maplebrook Road, Bellingham, MA
9. Judy LeWinter, 13 Haverstock Road, Franklin, MA
10. Annette Lawson, 366 West St., Hopedale, MA
11. Constance Shulman, 23 B Hawthorne Village, Franklin, MA

**TEMPLE ETZ CHAIM-ARTICLES OF ORGANIZATION**

**LIST OF INCORPORATORS**

(numbers refer to signatures on form)

1. Richard G. Shulman, 23B Hawthorne Village, Franklin, MA
2. Gary M. Mirliss, 3 Longmeadow Road, Norfolk, MA
3. Dorothy G. Mirliss, 3 Longmeadow Road, Norfolk, MA
4. Audrey R. Nathan, 370 Pleasant Street, Franklin, MA
5. Alan Goldstein, 3A Mary Anne Dr., Franklin, MA
6. Cindy Ruby-Brown, 11 Longfellow Dr., Franklin, MA
7. Dr. David Hirshfield, 409 Coronation Dr., Franklin, MA
8. Maria R. Brown, 110 Maplebrook Road, Bellingham, MA
9. Judy LeWinter, 13 Haverstock Road, Franklin, MA
10. Annette Lawson, 366 West St., Hopedale, MA

## ARTICLE V

By-laws of the corporation have been duly adopted and the initial directors, president, treasurer and clerk or other presiding, financial or recording officers, whose names are set out below, have been duly elected.

## ARTICLE VI

The effective date of organization of the corporation shall be the date of filing with the Secretary of the Commonwealth or if a later date is desired, specify date, (not more than 30 days after date of filing).

The information contained in ARTICLE VII is NOT a PERMANENT part of the Articles of Organization and may be changed ONLY by filing the appropriate form provided therefor.

## ARTICLE VII

a. The post office address of the initial principal office of the corporation IN MASSACHUSETTS is:

23B Hawthorne P.O. Box 110 Franklin, MA 02038

b. The name, residence and post office address of each of the initial directors and following officers of the corporation are as follows:

	NAME	RESIDENCE	POST OFFICE ADDRESS
President:	Richard Shulman	23B Hawthorne Village Franklin, MA	same
Treasurer:	Audrey Nathan	370 Pleasant Street Franklin, MA	same
Clerk:	Constance Shulman	23B Hawthorne Village Franklin, MA	same
Directors:	(or officers having the powers of directors).		

NAME	RESIDENCE	POST OFFICE ADDRESS
see attached list of Directors		

c. The fiscal year of the corporation shall end on the last day of the month of:

June

d. The name and BUSINESS address of the RESIDENT AGENT of the corporation, if any, is:

n/a

I/We the below-signed INCORPORATORS do hereby certify under the pains and penalties of perjury that I/We have not been convicted of any crimes relating to alcohol or gaming within the past ten years. I/We do hereby further certify that to the best of my/our knowledge the above-named principal officers have not been similarly convicted. If so convicted, explain.

IN WITNESS WHEREOF and under the pains and penalties of perjury, I/WE, whose signature(s) appear below as incorporator(s) and whose names and business or residential address(es) ARE CLEARLY TYPED OR PRINTED beneath each signature do hereby associate with the intention of forming this corporation under the provisions of General Laws Chapter 180 and do hereby sign these Articles of Organization at incorporator(s) this 15th day of July 19 92 see attached list of incorporators for names and addresses

1	Richard Shulman	4	Audrey Nathan	2	Constance Shulman
2	Gary M. Miller	5	Shirley L. Miller	8	Mark R. Brown
3	Deborah L. Miller	6	Richard L. Brown		Judith L. Miller



403831

SECRETARY OF STATE  
RECEIVED

1992 AUG 18 AM 10:28

CORPORATION DIVISION

THE COMMONWEALTH OF MASSACHUSETTS

ARTICLES OF ORGANIZATION

GENERAL LAWS, CHAPTER 180

I hereby certify that, upon an examination of the within-written articles of organization, duly submitted to me, it appears that the provisions of the General Laws relative to the organization of corporations have been complied with, and I hereby approve said articles; and the filing fee in the amount of \$35.00 having been paid, said articles are deemed to have been filed with me this 18th day of AUGUST 1992

Effective date

*Michael Joseph Connolly*

MICHAEL JOSEPH CONNOLLY

Secretary of State

A PHOTOCOPY OF THESE ARTICLES OF ORGANIZATION SHALL BE RETURNED

TO: Annette Lawson

366 West St.

Hopedale, MA 01747

Telephone: (508)473-3400

MASSACHUSETTS  
Statute Form of

**Quitclaim Deed**

(INDIVIDUAL)

Robert A. Lynch, and  
Doris E. Lynch

Temple Ktz Chaim

834093

110

Worcester County Registry Office  
RECEIVED FOR REGISTRATION

JUL 13 1999

12:00 PM 15 m  
NOTED ON CERTIFICATE NO. 105247  
IN REGISTRATION BOOK 2777

at \_\_\_\_\_ o'clock and \_\_\_\_\_ minutes \_\_\_\_\_ a.m.  
Received and entered with \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_  
Deeds \_\_\_\_\_  
Attest: \_\_\_\_\_  
Register \_\_\_\_\_

FROM THE OFFICE OF

R.D. Malcolek, Esq.  
Kenney & Maciolek  
181 Village Street  
Medway, MA 02053

(Please print or type)

Box 21

RETURN TO →

Form 681

REVISED CHAPTER 487-1003 - 7-27-1990

MASSACHUSETTS  
NOTES & WARNINGS

We, Robert A. Lynch and Doris E. Lynch, both of

of Franklin, Norfolk

County, Massachusetts,

being ~~unmarried~~, for consideration paid, and in full consideration of \$448,200.00

grant to Temple Ets Chaim, a religious corporation duly organized and existing under ~~the laws of the Commonwealth of Massachusetts~~ with quitclaim covenants of 900 Washington Street, Franklin, Norfolk County, Mass.

~~Quitclaim~~ A certain parcel of land situated in said Franklin, together with the buildings thereon, bounded and described as follows:

~~Bound on the north by~~

Northwesterly by Washington Street, two hundred seventy six and 63/100 (276.63) feet;

Easterly and Northeasterly by lands now or formerly of Mehran Hagopian and of Ellsworth Crooks et al, sixteen hundred thirteen and 33/100 (1613.33) feet;

Southeasterly by lands now or formerly of said Ellsworth Crooks and of Ernest W. Cook et al, four hundred sixty-five and 30/100 (465.30) feet;

Southwesterly by lands now or formerly of Harold Hogarth et al and by lot numbered 2, shown on the plan hereinafter referred to, eleven hundred sixty-five and 85/100 (1165.85) feet; and

Westerly by land now or formerly of Stanley Marszalkowski, seven hundred sixty-three and 74/100 (763.74) feet.

Said parcel is shown as lot numbered 1 on a plan drawn by Ellsworth and Holman Engineering Associates Inc., Surveyors, dated August 22, 1968, as approved by the Land Court filed in the Land Registration Office as No. 348578, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 85996, Book 430.

The above described land is subject to the flow of a natural water course running through said land and shown on said plan as a Brook.

The said land is also subject to an easement granted to the United States of America for flood management purposes as set forth in Document No. 406464, dated October 6, 1980, filed with Norfolk Land Registry District with Certificate No. 108495, Book 543.

For grantors' title see Certificate No. 108495, in Book 543, Page 95 of the Norfolk Land Registry District.

Property address: 900 Washington Street Franklin, MA 02038

We, our hands and seals this 13th day of July, 19 99

*Robert A. Lynch*  
*Doris E. Lynch*

### The Commonwealth of Massachusetts

Norfolk ss.

July 13, 19 99

Then personally appeared the above named Robert A. Lynch and Doris E. Lynch and acknowledged the foregoing instrument to be their free act and deed before me

*Robert W. Simmler*  
Robert W. Simmler Notary Public — Justice of the Peace

My commission expires January 31, 2003

(and — Tenants in Common.)

ENDED BY CHAPTER 497 of 1969  
if upon is the full name, residence and post office address of the grantor and of the nature of the other consideration therefor, if not delivered for a price for the conveyance without deduction for any liens or encumbrances and recitals shall be recorded as part of the deed. Failure to comply or of deeds shall accept a deed for recording unless it is in compliance with

Every deed and a recital of specific money assumed by the with this section 88B1 not necessary

CANCELLED  
DEEDS  
RECORDED  
NORFOLK  
07/13/99 12:05PM  
000000 46063  
FEE \$2745.16  
CASH \$2045.16