

Ref: 9783

September 13, 2023

Mr. Paul Oliveira
Haynes Group, Inc.
385 West Street
West Bridgewater, MA 02379

Re: Traffic and Parking Management Plan
OnTrac Package Delivery Station – 10 Kenwood Circle
Franklin, Massachusetts

Dear Paul:

Vanasse & Associates, Inc. (VAI) has completed an observation of vehicle parking and queuing at the existing OnTrac Package Delivery Station located at 10 Kenwood Circle in Franklin, Massachusetts (hereafter referred to as the “Project”). These observations were performed in response to concerns raised by the Town of Franklin regarding excessive vehicle queuing and staging from the Project site onto Kenwood Circle that limited access to abutting properties and restricted emergency vehicle access and circulation within the Project site.

The Project site encompasses approximately 11.59 acres of land that is bound by areas of open and wooded space to the north, east and west, and Kenwood Circle to the south. The Project site contains a 154,000± square foot (sf) commercial warehouse building that is tenanted by OnTrac and a separate automobile parts distribution company (KSI Auto Parts). Access to the Project site is provided by way of two full-access driveways that intersect the north side of Kenwood Circle, approximately 510 feet and 1,160 feet east of Grove Street. On-site parking is provided for 124 vehicles, with 16 loading bays that can accommodate a similar number of tractor semi-trailer combinations or trailers without tractors.



Imagery ©2023 Google

A comprehensive field inventory of on-street parking along Kenwood Circle was performed on Tuesday, August 1, 2023, between 7:30 AM and 11:00 AM. This time period was selected for observation purposes as it coincides with the peak-traffic-volume hours of the uses that operate from within the Project site. For context, OnTrac uses contract delivery drivers that use their personal vehicle to perform “last-mile” delivery of parcels.

In a pro-active response to the concerns that were raised by the Town, OnTrac implemented an active traffic and parking management plan that entails the use of parking attendants (referred to as “Parking Ambassadors”). The Parking Ambassadors were stationed at the entrance to the Project site and direct arriving contract delivery drivers into a managed parking area where vehicles are staged in up to three (3) orderly queues adjacent to the building along the south side. During the observations with the Parking Ambassadors in place, on-street parking observed along observed Kenwood Circle was found to be limited in number and duration, with no (0) passenger vehicles observed to be staged on-street until 9:45 AM, with a maximum of three (3) vehicles observed to be parked along the roadway between 10:20 and 10:25 AM.

Prior to the observation period, a two (2) tractor semi-trailers were parked along the north side of Kenwood Circle to the west of the Project site; however, neither of the tractor trailers appeared to be waiting to load or unload cargo, with one (1) of the tractor trailers departing at 10:15 AM without visiting an adjacent property. Two-way access was maintained within the Project site at all times during the observation period. Table 1 summarizes the number of vehicles observed to be staged (parked) along Kenwood Circle during the observation period.

Table 1
PARKING DEMAND OBSERVATIONS
AUGUST 1, 2023^a

| Time | No. of Passenger Vehicles Staged on Kenwood Circle |
|-----------------|--|
| 9:45 AM | 1 |
| 9:50 AM | 2 |
| 9:55 AM | 2 |
| 10:00 AM | 2 |
| 10:05 AM | 2 |
| 10:10 AM | 2 |
| 10:15 AM | 2 |
| 10:20 AM | 3 |
| 10:25 AM | 3 |
| 10:30 AM | 2 |
| 10:35 AM | 2 |
| 10:40 AM | 2 |
| 10:45 AM | 2 |
| 10:50 AM | 2 |
| 10:55 AM | 1 |
| 11:00 AM | 1 |

^aNo passenger vehicles were observed between 7:30 AM and 9:40 AM.



Based on these observations, we have concluded that the attended parking system that has been implemented by OnTrac has been effective at reducing instances of vehicle staging along Kenwood Circle, and should continue to be implemented to manage the arrival and staging of contract delivery vehicles. We offer the following suggested refinements to the current Parking Ambassador program that are intended to enhance and expand the current management plan, which are depicted graphically on Figure 1:

- Consideration should be given to assigning up to two (2) Parking ambassadors at the east and west Project site driveways to direct delivery drivers into the Project site and to vehicle staging area.
- The on-site Parking Ambassador should establish a 24-foot wide (minimum) traveled way south of the vehicle storage area to ensure that two-way circulation is maintained within the Project site. This can be accomplished by placing traffic cones to establish the clear traveled-way.
- The ten parking spaces adjacent to the building and north of the vehicle staging area should be designated for use by OnTrac employees only. Contract delivery drivers should be directed to use unoccupied parking spaces before using the vehicle staging area.
- All tractors should be removed from the trailers in the east loading bays prior to 7:30 AM so as to not encroach into the vehicle staging area.
- Tractor semi-trailer deliveries to the east loading bay should not occur between 7:30 AM and 11:00 AM.

Assuming a parked vehicle width of 8 feet, the recommended parking area as depicted on Figure 1 could accommodate 34 to 39 passenger vehicles, depending on vehicle length. If additional vehicle staging is required, the tractor semi-trailer buffer area opposite the east loading bays should be used as a temporary vehicle staging area, or OnTrac should work with an abutting property owner to lease excess parking spaces for use as a short-term vehicle staging area.

If you should have any questions regarding our observations of vehicle parking and queuing at the existing OnTrac Package Delivery Station, or our suggestions to improve the current Parking Ambassador program, please feel free to contact me.

Sincerely,

VANASSE & ASSOCIATES, INC.



Jeffrey S. Dirk, P.E., PTOE, FITE
Managing Partner

Professional Engineer in CT, MA, ME, NH, RI and VA

Attachments

cc: D. Kelly, P.E. – Kelly Engineering Group (via email)
G. Horsfall – Kelly Engineering Group (via email)



Legend:
X Potential Parking Ambassador

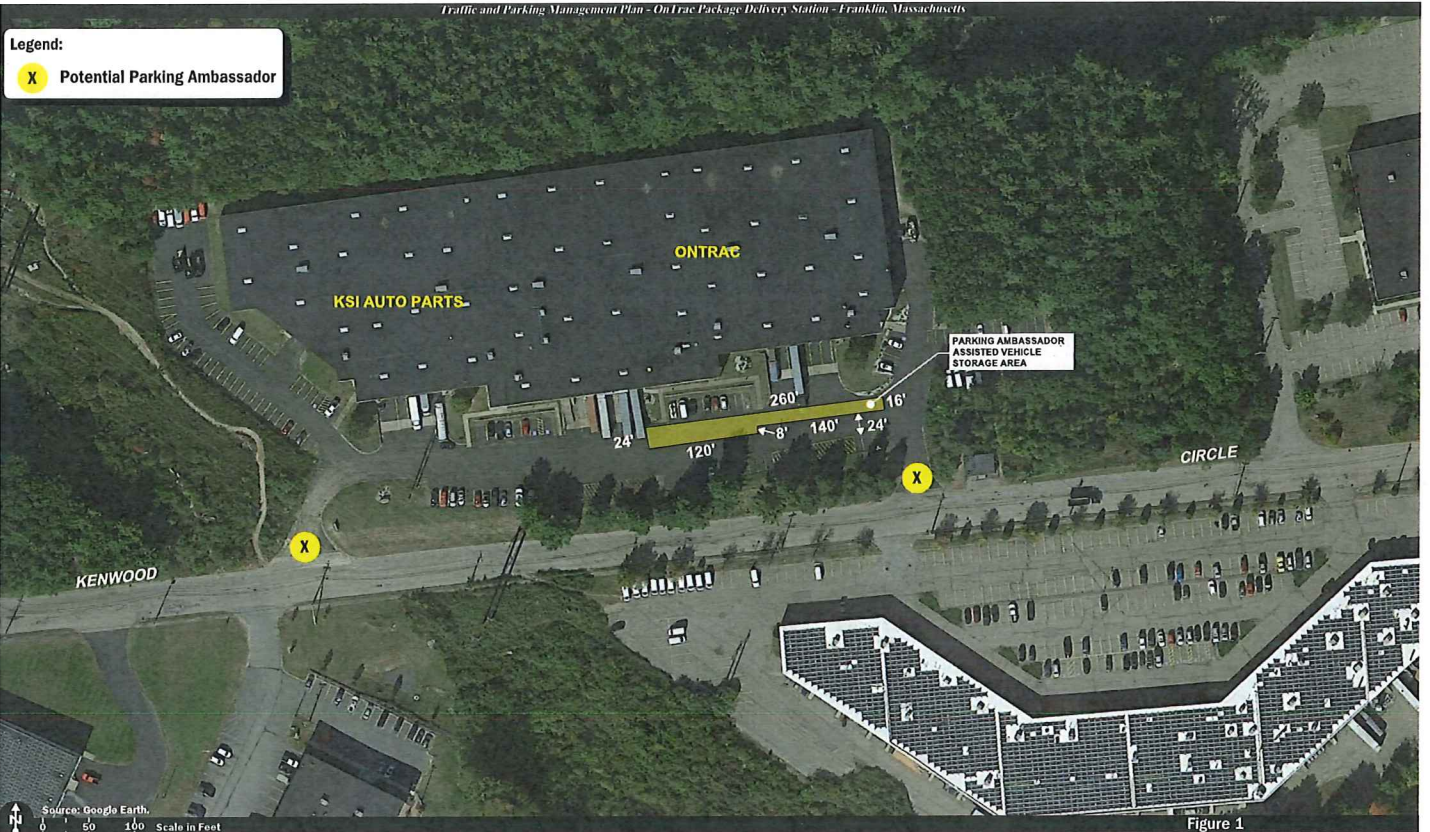


Figure 1

Attended Parking Plan

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: October 19, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 10 Kenwood Circle
Site Plan Modification

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, October 23, 2023 Planning Board meeting and offers the following commentary:

General:

1. The site is located at 10 Kenwood Circle, in the Industrial Zoning District.
2. The proposed application is for the circulation of the traffic at the site, that is also a change in use.
3. Review letters will be provided from DPW and Fire.

Comments:

1. The Building Commissioner required that a Site Plan be filed for the change in use and concerns with the traffic at the site.
2. Fire has submitted a letter with concerns..
3. BETA was not asked to review the Site at this time.



FRANKLIN FIRE DEPARTMENT

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 22 SEPTEMBER 2023

RE : SITE PLAN – 10 KENWOOD CIRCLE

Thank you for the opportunity to review the above referenced plan.

We met with the property manager and tenant back in June regarding the traffic circulation issues on the present site and the overflow concerns onto Kenwood Circle. The tenant made efforts to mitigate the traffic and had some impact with the improvement. Unfortunately, as of today's letter there are still issues raised by the submitted plan and what is observed on site.

Vehicles can be seen parked along the South East entrance to the property on both sides. If an emergency occurs at the facility then the Fire Department access would be an issue.

Signage and/or stripping should be added to indicate no parking. Management is also aware that in the event of an incident the assisted vehicle storage area marked on the plan would need to be cleared out.

The far East parking lot should be examined for the feasibility of a traffic loop extension. This may move the parked cars from the assisted vehicle storage area out of the main parking lot and away from the building as well as the South East entrance.

Lastly, the plan does not indicate the dumpsters on the East side of the building.

Please contact me should you have any question or require any additional information.

cc: file

FORM P

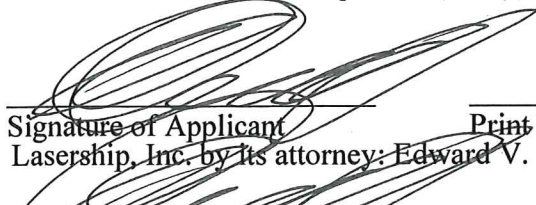
APPLICATION FOR APPROVAL OF A SITE PLAN MODIFICATION


To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan Modification entitled " Proposed Traffic Plan " for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

- 1. Name of Applicant: Lasership, Inc.
 Address of Applicant: 8401 Greensboro Dr., 7th Fl, McLean, VA 22102
 Phone No.: 508 637-5144 Email: evc@ddcrwlaw.com
- 2. Name of Owner (if not the Applicant): Astro Investment LLC
 Address of Owner: 10 Kenwood Cir., Franklin, MA 02038
 Phone No.: 508 637-5144 Email: evc@ddcrwlaw.com
- 3. Name of Engineer: David Kelly - Kelly Engineering Group
 Address of Engineer: 0 Campanelli Dr., Braintree, MA 02184
 Phone No.: 781 843-4333 Email: dkelly@kellyengineeringgroup.com
- 4. Deed of Property recorded with Norfolk Registry of Deeds in Book 27251, Page 295, (or Certificate of Title No. _____)
- 5. Location and Description of Property:
10 Kenwood Cir., Franklin, MA 02038
Industrial Warehouse
 Square Footage of Building(s) 152,472 sf
 Assessor's Map 295 Lot 007
- 6. Purpose of Site Plan: Update original site plan and implement traffic and parking mitigation measures.
- 7. List of Waivers Requested (if any): Attach Form R for each waiver

RECEIVED
023 SEP 14 A 8:51
TOWN OF FRANKLIN
TOWN CLERK


 Signature of Applicant _____ Print Name of Applicant
 Lasership, Inc. by its attorney: Edward V. Cannon, Jr.


 Signature of Owner _____ Print Name of Owner
 Astro Investment LLC by its attorney: Edward V. Cannon, Jr.

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: Proposed Traffic Plan

Date of Plan: 08/31/2023 Assessor's Information: 295-007

Prepared by: Haynes Group, Inc.

Applicant Name & Address: Lasership, Inc., 8401 Greensboro Dr., 7th Fl, McLean, VA 22102

SECTION B:

Name of Record Owner(s): Astro Investment LLC

Address of Record Owner(s): 10 Kenwood Circle
Franklin, MA 02038

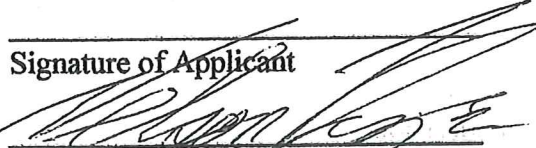
****Attach Property Deed matching the owner name's listed above.**

*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):
Wayne Yeewen Jan, Nelson Roger

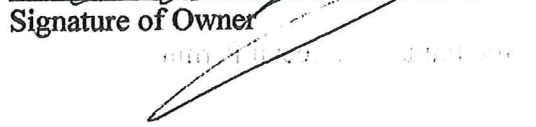
*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation:
Wayne Yeewen Jan, Nelson Roger

*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 - 08/26/2009

Executed as a sealed instrument this 17th day of Aug. 2023

Signature of Applicant


Print name of Applicant
Nelson Roger

Signature of Owner


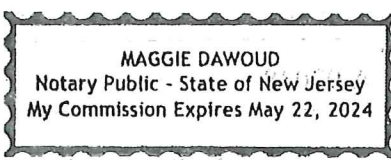
Print name of Owner
Nelson Roger


State of New Jersey
COMMONWEALTH OF MASSACHUSETTS

New Jersey ss.

2023

On this 17th day of August 2023, before me, the undersigned notary public, personally appeared Nelson Roger (name of owner), proved to me through satisfactory evidence of identification, which were D.I. to be the person whose name is signed on the preceding document in my presence.




(Official signature and seal of notary)
Notary Public:
My Commission Expires: 5/22/2024



126273

Abutter's List Request Form

Status: Active

Submitted On: 8/31/2023

Primary Location

10 KENWOOD CIR

FRANKLIN, MA 02038

Owner

ASTRO INVESTMENT LLC
C/O KSI TRADING CORP
6 BARBARA PLACE EDISON,
NJ 08817

Applicant

Kevin Sullivan
 508-541-3000
 kfs@ddcrwlaw.com
 124 Grove Street, Suite 220
Franklin, Massachusetts 02038

Abutter's List Request Form

Which Board/Commission is requiring this list?*

Planning Board

What is the purpose for the request?*

Site Plan

How would you like to receive this abutters list?*

Emailed

What email address should we use to send you the abutters list?*

evc@ddcrwlaw.com

General Parcel Information

| | |
|-----------------------|--------------------------|
| Assessor's Parcel ID* | Property Street Address* |
| 295-007-000-000 | 10 Kenwood Circle |



10 KENWOOD CIR - 300' ABUTTERS

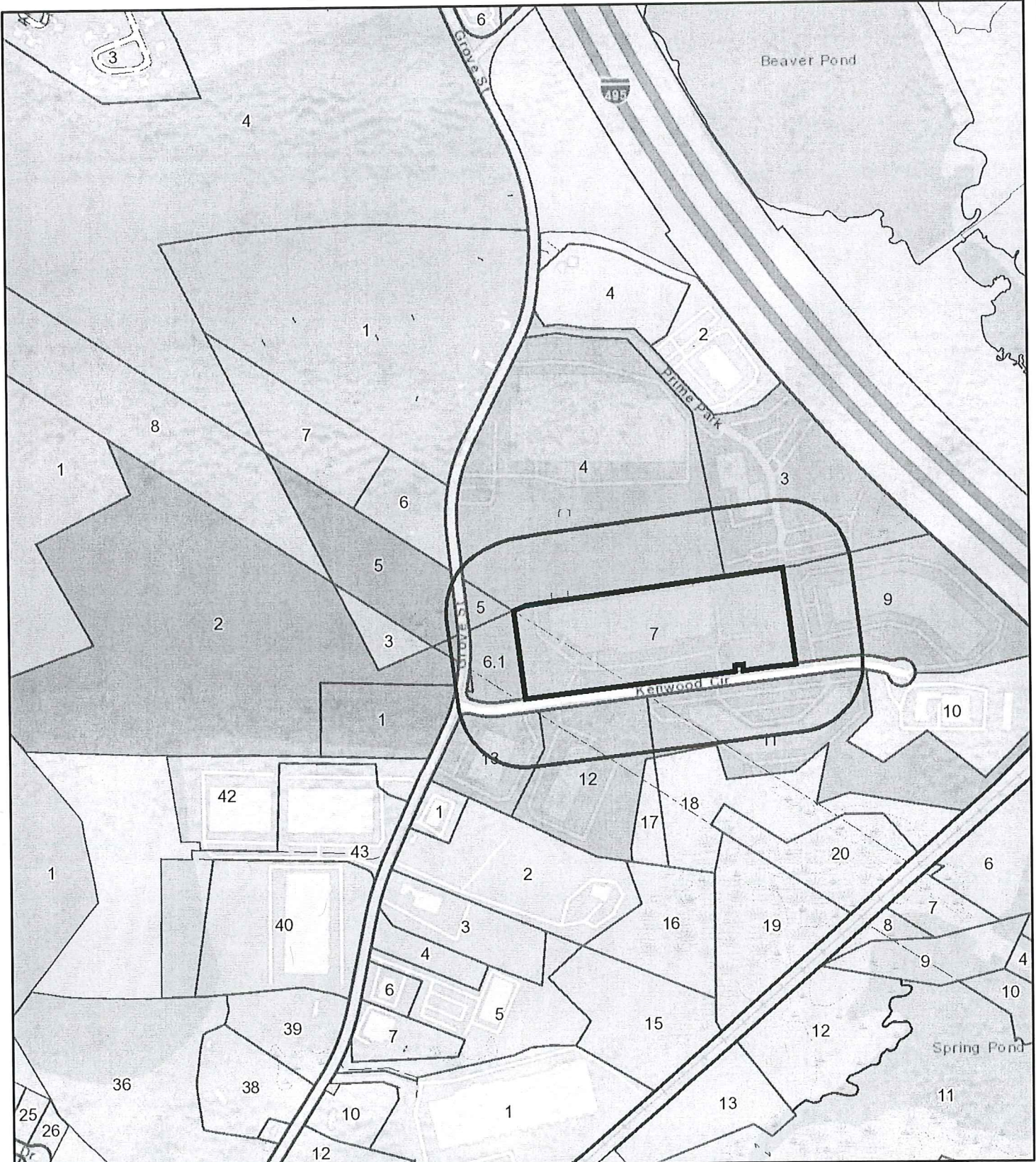
Franklin, MA



September 3, 2023

1 inch = 600 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
September 03, 2023

Subject Property:

Parcel Number: 295-007-000
CAMA Number: 295-007-000-000
Property Address: 10 KENWOOD CIR

Mailing Address: ASTRO INVESTMENT LLC C/O KSI
TRADING CORP
6 BARBARA PLACE
EDISON, NJ 08817

Abutters:

Parcel Number: 294-001-000
CAMA Number: 294-001-000-000
Property Address: 151 GROVE ST

Mailing Address: M S S 151 GROVE ST LLC
958 OCEAN BOULEVARD - UNIT 1
HAMPTON, NH 03842

Parcel Number: 294-002-000
CAMA Number: 294-002-000-000
Property Address: GROVE ST

Mailing Address: COMMONWEALTH OF
MASSACHUSETTS DIVISION OF STATE
PARKS AND RE
251 CAUSEWAY STREET - SUITE 600
BOSTON, MA 02114-2104

Parcel Number: 294-004-000
CAMA Number: 294-004-000-000
Property Address: GROVE ST

Mailing Address: HUGHES STEPHEN V JR NEW
ENGLAND POWER CO PROPERTY TAX
DEPT
40 SYLVAN RD
WALTHAM, MA 02451-2286

Parcel Number: 294-005-000
CAMA Number: 294-005-000-000
Property Address: GROVE ST

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

Parcel Number: 295-003-000
CAMA Number: 295-003-000-000
Property Address: 124 GROVE ST

Mailing Address: FRANKLIN OAKS EQUITY PARTNERS,
C/O AEGEAN CAPITAL LLC
150 EAST 58TH ST - 23RD FLOOR
NEW YORK, NY 10155

Parcel Number: 295-004-000
CAMA Number: 295-004-000-000
Property Address: 126 GROVE ST

Mailing Address: KEY BOSTON INC
126 GROVE ST BOX 247
FRANKLIN, MA 02038

Parcel Number: 295-005-000
CAMA Number: 295-005-000-000
Property Address: GROVE ST

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

Parcel Number: 295-006-000
CAMA Number: 295-006-000-000
Property Address: GROVE ST

Mailing Address: FRENCH SHIRLEY FRENCH REALTY
TRUST FRENCH, LEONARD TR
486 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 295-006-001
CAMA Number: 295-006-001-000
Property Address: GROVE ST

Mailing Address: NEW ENGLAND POWER CO
40 SYLVAN RD
WALTHAM, MA 02451-2286



www.cai-tech.com

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



300 foot Abutters List Report

Franklin, MA
September 03, 2023

Parcel Number: 295-007-000
CAMA Number: 295-007-000-000
Property Address: 10 KENWOOD CIR

Mailing Address: ASTRO INVESTMENT LLC C/O KSI
TRADING CORP
6 BARBARA PLACE
EDISON, NJ 08817

Parcel Number: 295-008-000
CAMA Number: 295-008-000-000
Property Address: 18 KENWOOD CIR

Mailing Address: FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

Parcel Number: 295-009-000
CAMA Number: 295-009-000-000
Property Address: 40 KENWOOD CIR

Mailing Address: BOSTON INFILL LL LLC C/O
INVESTCORP
280 PARK AVENUE - 36W
NEW YORK, NY 10017

Parcel Number: 295-011-000
CAMA Number: 295-011-000-000
Property Address: 25 KENWOOD CIR

Mailing Address: BOSTON INFILL LL LLC C/O
INVESTCORP
280 PARK AVENUE - 36W
NEW YORK, NY 10017

Parcel Number: 295-012-000
CAMA Number: 295-012-000-000
Property Address: 5 KENWOOD CIR

Mailing Address: RCG KENWOOD LLC C/O REGENCY
WAREHOUSE
5 KENWOOD CIR
FRANKLIN, MA 02038

Parcel Number: 295-013-000
CAMA Number: 295-013-000-000
Property Address: 1-3 KENWOOD CIR

Mailing Address: KENWOOD PROPERTIES LLC
63 CENTRE ST
DOVER, MA 02030

Kevin W. Doyle, 9-3-23



www.cai-tech.com

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

ASTRO INVESTMENT LLC
C/O KSI TRADING CORP
6 BARBARA PLACE
EDISON, NJ 08817

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

BOSTON INFILL LL LLC
C/O INVESTCORP
280 PARK AVENUE - 36W
NEW YORK, NY 10017

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

COMMONWEALTH OF
MASSACHUS
DIVISION OF STATE PARKS A
251 CAUSEWAY STREET - SUITE
600
BOSTON, MA 02114-2104

RCG KENWOOD LLC
C/O REGENCY WAREHOUSE
5 KENWOOD CIR
FRANKLIN, MA 02038

FRANKLIN OAKS EQUITY PART
C/O AEGEAN CAPITAL LLC
150 EAST 58TH ST - 23RD FLOOR
NEW YORK, NY 10155

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

FRENCH SHIRLEY
FRENCH REALTY TRUST FRENC
486 SUMMER ST
FRANKLIN, MA 02038

HUGHES STEPHEN V JR
NEW ENGLAND POWER CO PROP
40 SYLVAN RD
WALTHAM, MA 02451-2286

KENWOOD PROPERTIES LLC
63 CENTRE ST
DOVER, MA 02030

KEY BOSTON INC
126 GROVE ST BOX 247
FRANKLIN, MA 02038

M S S 151 GROVE ST LLC
958 OCEAN BOULEVARD - UNIT 1
HAMPTON, NH 03842

Bk 27251 P295 #130291
11-25-2009 @ 10:59a

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

N O T
A N

O F F I C I A L

O F F I C I A L

Phillips Lytle LLP COPY
1400 First Federal Plaza
Rochester, NY 14614
Attention: Raymond L. Ruff, Esq.

C O P Y

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 11-25-2009 @ 10:59am
Ct1#: 636 Doc#: 130291
Fee: \$29,640.00 Cons: \$6,500,000.00

Property Address:
10 Kenwood Circle
Franklin, Massachusetts

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

SPECIAL WARRANTY DEED

CLP INDUSTRIAL PROPERTIES, LLC, a Delaware limited liability company having an address at c/o RREEF America L.L.C., 875 North Michigan Avenue, 41st Floor, Chicago, Illinois 60611 ("Grantor"), for good and valuable consideration of Six Million Five Hundred Thousand and 00/100 Dollars (\$6,500,000.00) paid grants to ASTRO INVESTMENT LLC, a Massachusetts limited liability company, having an address at c/o KSI Trading Corp., 100-A Wade Avenue, South Plainfield, NJ 07080 ("Grantee") with special warranty covenants the land, and the improvements thereon, situated in Franklin, County of Norfolk, and Commonwealth of Massachusetts, more particularly described in Exhibit A attached hereto and made a part hereof (collectively, the "Property"), subject, however, to those matters more particularly described in Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property, Grantor's warranties subject to the Permitted Exceptions, unto Grantee, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

For CLP INDUSTRIAL PROPERTIES, LLC's title see a deed filed with the Norfolk County Registry of Deeds as Document No. 154705 in Book 21513, Page 413.

Executed as a sealed instrument as of the 20th day of November, 2009.

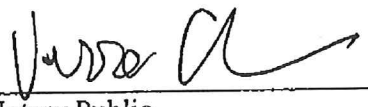
GRANTOR:

CLP INDUSTRIAL PROPERTIES, LLC, a
Delaware limited liability company

By: *James E. Toney*
James E. Toney, its Investment Manager

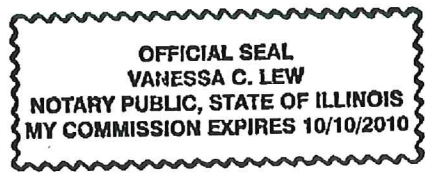
State of Illinois N O T N O T
 A N A N
County of Cook O F F I C I A L O F F I C I A L
 C O P Y C O P Y

On this 11th day of November, 2009, before me, the undersigned notary public, personally appeared James E. Toney, the Investment Manager of **CLP INDUSTRIAL PROPERTIES, LLC**, a Delaware limited liability company, proved to me through satisfactory evidence of identification, which were personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and acknowledged it to be his free act and deed and the free act and deed of said limited liability company.



Notary Public

My commission expires: 10-10-10



NOT EXHIBIT B NOT
AN AN
OFFICIAL PERMITTED EXCEPTIONS IAL
COPY COPY

1. Building, zoning and subdivision of ordinances, and other state, federal, and local regulations and requirements relating to use, occupancy, subdivision, construction, or improvement.
2. Three hundred twenty five foot wide easement to the New England Power Company dated May 27, 1959 recorded in Book 3758, Page 518.
3. Agreement by and between the Town of Franklin and Principal Mutual Life Insurance Company, dated April 6, 1994 recorded in Book 10501, Page 398.
4. Taking for the layout of Kenwood Circle, dated June 5, 1996 recorded in Book 11426, Page 227.
5. Easement Agreement by and between Principal Mutual Life Insurance Company, RSI-Franklin, L.L.C. and Marie-Franklin, L.L.C., dated January 22, 1997 recorded in Book 11744, Page 451.
6. Real estate taxes and municipal charges for the third and fourth quarters for the fiscal year 2010, and subsequent years, which constitute liens but which are not yet due or payable.
7. Those matters shown on plan of land prepared by Merrimack Engineering Services dated October 14, 2009, revised 11/13, 2009 as follows:
 - a. Overhead wires crossing northwesterly, southerly and northeasterly over lot lines.
 - b. Concrete block building located within 25' wide utility easement.

NOT EXHIBIT A NOT
AN AN
OFFICIAL LEGAL DESCRIPTION OFFICIAL
COPY COPY

THE LAND IN FRANKLIN, NORFOLK COUNTY, MASSACHUSETTS, SITUATED ON THE NORTHERLY SIDE OF KENWOOD CIRCLE AND MORE SPECIFICALLY BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL 1

THE LAND SHOWN ON LOT 7 ON A PLAN ENTITLED "PLAN C" LAND IN FRANKLIN, MASS.: DATED DECEMBER 22, 1980, BY NORWOOD ENGINEERING COMPANY, INC., CIVIL ENGINEERS AND LAND SURVEYORS, RECORDED WITH NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 286, PLAN 90, REFERENCE TO WHICH MAY BE HAD FOR A MORE PARTICULAR DESCRIPTION.

TOGETHER WITH THE RIGHT TO USE KENWOOD CIRCLE AS SHOWN ON SAID PLAN FOR ALL PURPOSES FOR WHICH PUBLIC WAYS ARE COMMONLY USED IN THE TOWN OF FRANKLIN.

TOGETHER WITH THE FEE TO THE CENTER LINE OF KENWOOD CIRCLE FRONTING SAID LOT 7 AS SHOWN ON SAID PLAN.

THERE IS EXCLUDED FROM THE ABOVE THAT PORTION OF THE PREMISES THAT IS SHOWN AS PARCEL "A" ON A "PLAN OF LAND IN FRANKLIN, MASS." DATED JUNE 14, 1985 BY GUIRRIERE & HALNON, INC., WHICH IS RECORDED WITH NORFOLK DISTRICT REGISTRY OF DEEDS, PLAN BOOK 330, PLAN 1655 OF 1985.

PARCEL 2

THE LAND SHOWN ON LOT 8 ON A PLAN ENTITLED "PLAN OF LAND IN FRANKLIN, MASS." DATED JULY 2, 1981, BY NORWOOD ENGINEERING COMPANY, INC., CIVIL ENGINEERS, LAND SURVEYORS, RECORDED WITH NORFOLK COUNTY REGISTRY OF DEEDS, PLAN BOOK 290, PLAN 712, REFERENCE TO WHICH MAY BE HAD FOR A MORE PARTICULAR DESCRIPTION.

TOGETHER WITH THE RIGHT TO USE KENWOOD CIRCLE AS SHOWN ON SAID PLAN FOR ALL PURPOSES FOR WHICH PUBLIC WAYS ARE COMMONLY USED IN THE TOWN OF FRANKLIN.

TOGETHER WITH THE FEE TO THE CENTER LINE OF KENWOOD CIRCLE FRONTING SAID LOT 8 AS SHOWN ON SAID PLAN.

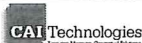
LESS AND EXCEPT LOT 8B WHICH IS SHOWN ON A "PLAN OF LAND IN FRANKLIN, MASS.", PREPARED BY GUIRRIERE & HALNON, INC., DATED FEBRUARY 24, 1994, FILED AS NO. 267 OF 1994 IN PLBK 421, SEE DEED TO THE TOWN OF FRANKLIN OF SAID LOT 8B RECORDED AT BOOK 10501, PAGE 400, RECORDED MAY 4, 1994.

CAI Property Card

Town of Franklin, Massachusetts



| GENERAL PROPERTY INFORMATION | BUILDING EXTERIOR |
|---|---|
| LOCATION: 10 KENWOOD CIR ACRES: 11.591 PARCEL ID: 295-007-000-000 LAND USE CODE: 401 - IND WAREHSE CONDO COMPLEX: OWNER: ASTRO INVESTMENT LLC CO - OWNER: C/O KSI TRADING CORP MAILING ADDRESS: 6 BARBARA PLACE EDISON, NJ 08817 ZONING: MassGIS LocID #: M_206601_869180 | BUILDING STYLE: WAREHOUSE YEAR BUILT: 1987 FRAME: STEEL EXTERIOR WALL COVER: STEEL ROOF STYLE: FLAT ROOF COVER: MEMBRANE |
| | BUILDING INTERIOR |
| SALE INFORMATION SALE DATE: 11/25/2009 BOOK & PAGE: 27251-295 SALE PRICE: \$6,500,000 SALE DESCRIPTION: SELLER: CLP INDUSTRIAL PROPERTIES LLC | INTERIOR WALL: MINIMUM FLOOR COVER: CONCRETE HEAT TYPE: UNIT HEATERS FUEL TYPE: GAS PERCENT A/C: 5 SOLAR HOT WATER: NO CENTRAL VACUUM: NO # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 12 # OF ADDITIONAL FIXTURES: 6 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF WOOD STOVE FLUES: 0 |
| PRINCIPAL BUILDING AREAS | |
| GROSS BUILDING AREA: 154,172 FINISHED BUILDING AREA: 152,472 BASEMENT AREA: 0 # OF PRINCIPAL BUILDINGS: 1 | OTHER FEATURES ATTACHED GARAGE: 0 # OF BASEMENT GARAGES: 0 DETACHED GARAGE: POOL: NO |
| SKETCH | PHOTO |
| | |



www.cai-tech.com

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

F
FPC

The Commonwealth of Massachusetts

William Francis Galvin

Secretary of the Commonwealth

One Ashburton Place, Boston, Massachusetts 02108-1512

FORM MUST BE TYPED

Certificate of Amendment

FORM MUST BE TYPED

(General Laws Chapter 156D, Section 15.04; 950 CMR 113.49)

(1) Exact name of corporation: Lasership, Inc.
(as contained in the Division's records)

(2) Registered office address: 84 State Street Boston, MA 02109
(number, street, city or town, state, zip code)

(3) This amendment shall change:

(check appropriate box(es))

the corporation's name to*: _____

the period of the corporation's duration to: _____

the state or country of its incorporation to*: _____

the street address of its principal office to: 8401 Greensboro Drive, 7th Floor McLean, VA 22102

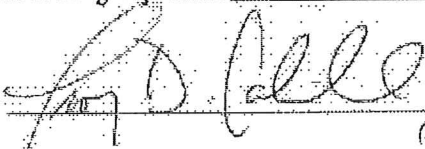
the fiscal year end to: _____

the activities conducted by the foreign corporation in the commonwealth: _____

its officers and directors: _____

other _____

This certificate is effective at the time and on the date approved by the Division, unless a later effective date not more than 90 days from the date of filing is specified: _____

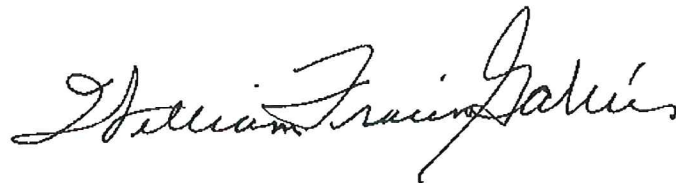
Signed by: 
(signature of authorized individual)

- Chairman of the board of directors,
- President,
- Other officer,
- Court-appointed fiduciary,

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 21, 2023 10:39 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

FILED

JUN 09 2021

D

The Commonwealth of Massachusetts

William Francis Galvin

Secretary of the Commonwealth

Ashburton Place, Room 1717, Boston, Massachusetts 02108-1512

SECRETARY OF THE COMMONWEALTH
CORPORATIONS DIVISION

2021010764

Limited Liability Company Annual Report

(General Laws Chapter 156C, Section 12)

Federal Identification No.: 27 101 7614

Year: 2021

(1a) The exact name of the limited liability company:

Astro Investment LLC

(1b) The exact name of the limited liability company as amended:

(2a) Location of its principal office:

10 Kenwood Circle Franklin, MA 02038

(2b) The street address of the office in the commonwealth at which its records will be maintained:

(3) The general character of the business:

Real Estate

(4) Latest date of dissolution, if specified:

(5) The name and street address of the resident agent in the commonwealth:

The name and address of the Resident Agent:

Name: K.S.I. TRADING CORP. Leo Maiorana

Address: 10 KENWOOD CIRCLE

City or town, State, Zip code, Country: FRANKLIN, MA 02038 USA

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

The name and business address of each Manager:

| Title | Individual name | Address |
|---------|------------------|--|
| MANAGER | WAYNE YEEWEN JAN | 10 KENWOOD CIRCLE FRANKLIN, MA 02038 USA |
| MANAGER | NELSON ROGER | 10 KENWOOD CIRCLE FRANKLIN, MA 02038 USA |

- (7) The name and business address of the person(s) in addition to manager(s) authorized to execute documents filed with the Corporations Division, and at least one person shall be named if there are no managers:

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

| Title | Individual name | Address |
|---------------|-----------------|--|
| SOC SIGNATORY | WAYNE JAN | 10 KENWOOD CIRCLE FRANKLIN, MA 02038 USA |
| SOC SIGNATORY | NELSON ROGER | 10 KENWOOD CIRCLE FRANKLIN, MA 02038 USA |

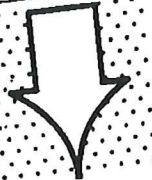
- (8) The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property.

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

| Title | Individual name | Address |
|-------------|-----------------|--|
| REAL Estate | NELSON ROGER | 10 KENWOOD CIRCLE FRANKLIN, MA 02038 USA |
| REAL Estate | WAYNE JAN | 10 KENWOOD CIRCLE FRANKLIN, MA 02038 USA |

- (9) Additional matters:

**SIGN
HERE**



Signed by (by at least one authorized signatory):

Lee M...

COMMONWEALTH OF MASSACHUSETTS

William Francis Galvin
Secretary of the Commonwealth
One Ashburton Place, Boston, Massachusetts 02108-1512

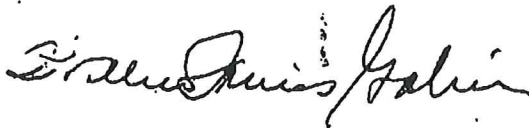
Limited Liability Company Annual Report
(General Laws Chapter 156C, Section 12)

I hereby certify that upon examination of this limited liability company annual report, duly submitted to me, it appears that the provisions of the General Laws relative thereto have been complied with, and I hereby approve said application; and the filing fee in the amount of \$ 500.⁰⁰ having been paid, said application is deemed to have been filed with me this

CK2340

9 day of June, 20 21, at (a.m./p.m.)
time

Effective date: _____



WILLIAM FRANCIS GALVIN
Secretary of the Commonwealth

Filing fee: \$500

TO BE FILLED IN BY LIMITED LIABILITY COMPANY
Contact Information:

Wayne Keenan Jan

Nelson Roger

Telephone: 732-819-8883

Email: innova1681@gmail.com

Upon filing, a copy of this filing will be available at www.sec.state.ma.us/cor.
If the document is rejected, a copy of the rejection sheet and rejected document will be available in the rejected queue.

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

PLANNING BOARD

The following notice will be published in the Milford Daily Newspaper once on Sunday, October 8, 2023 and again on Monday, October 16, 2023

FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a public hearing at the Town Hall (and can also be attended remotely) on **Monday, October 23, 2023 at 7:00 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Site Plan Modification titled “Proposed Traffic Plan” prepared by David Kelly, Kelly Engineering Group, Braintree, MA, and submitted to the Department of Planning & Community Development on September 13, 2023, by Lasership, Inc., Franklin, MA.

The property is located at 10 Kenwood Circle in the Industrial District, Assessors Map 295, Lot 7. The applicant is proposing to modify an existing site plan with traffic and parking mitigation measures.

Please note: This will be your only written notice of this public hearing. Should the Planning Board vote to continue this Public Hearing, the date and time will be posted on the Planning Board’s website under Agendas.

Please contact the Department of Planning & Community Development at (508) 520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired, or for persons with language barriers.

Copies of the plan and supporting documentation may be reviewed in the Department of Planning & Community Development during regular office hours.

Greg Rondeau, Chairman