

**505 West Central Street Property Owners Trust**

505 West Central Street  
Franklin, Massachusetts 02038

March 22, 2021

Planning Board  
Town of Franklin  
355 East Central Street  
Franklin, MA 02038

Re: Parcel A – Private Way  
505 West Central Street, Franklin, MA

Dear Board:

We the undersigned are the current trustees and beneficiaries of the 505 West Central Street Property Owners Trust u/d/t dated June 22, 2015 and recorded with the Norfolk County Registry of Deeds in Book 33239, Page 222.

We are familiar with the site plan application of Milford Learning LLC to construct a Child Care Facility on Lot 3 of the private subdivision located at 505 West Central Street, Franklin, MA. Specifically, we have reviewed the plan set with revisions through December 22, 2020, and the concept plan presented to the Board at its meeting on March 8, 2021. Both plans show sidewalk, curbing, and parking improvements within the Private Way shown as Parcel A of said subdivision.

The plans we have reviewed show no negative impact to the access and egress for both the Wendy's and Midas properties, and no existing cul de sac pavement will be lost.

Please be advised that we fully support the site plan application of Milford Learning LLC to construct and operate the proposed Child Care Facility on Lot 3, and hereby approve of said proposed improvements, located within said Private Way, for the benefit of Lot 3.

Sincerely,

L&X Group LLC

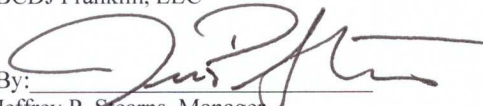
By: \_\_\_\_\_  
Lei Wang, Manager  
As Owner Lot 2

\_\_\_\_\_  
Lei Wang, Trustee

Norfolk County Development LLC

By: \_\_\_\_\_  
Lei Wang, Manager  
As Owner Lot 3

BCDJ Franklin, LLC

By:   
Jeffrey P. Stearns, Manager  
As Owner Lot 1

\_\_\_\_\_  
Jeffrey P. Stearns, Trustee

**505 West Central Street Property Owners Trust**

505 West Central Street  
Franklin, Massachusetts 02038

March 22, 2021

Planning Board  
Town of Franklin  
355 East Central Street  
Franklin, MA 02038

Re: Parcel A – Private Way  
505 West Central Street, Franklin, MA

Dear Board:

We the undersigned are the current trustees and beneficiaries of the 505 West Central Street Property Owners Trust u/d/t dated June 22, 2015 and recorded with the Norfolk County Registry of Deeds in Book 33239, Page 222.


We are familiar with the site plan application of Milford Learning LLC to construct a Child Care Facility on Lot 3 of the private subdivision located at 505 West Central Street, Franklin, MA. Specifically, we have reviewed the plan set with revisions through December 22, 2020, and the concept plan presented to the Board at its meeting on March 8, 2021. Both plans show sidewalk, curbing, and parking improvements within the Private Way shown as Parcel A of said subdivision.

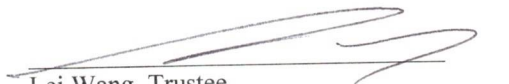
The plans we have reviewed show no negative impact to the access and egress for both the Wendy's and Midas properties, and no existing cul de sac pavement will be lost.

Please be advised that we fully support the site plan application of Milford Learning LLC to construct and operate the proposed Child Care Facility on Lot 3, and hereby approve of said proposed improvements, located within said Private Way, for the benefit of Lot 3.


Sincerely,

L&X Group LLC

By:   
Lei Wang, Manager  
As Owner Lot 2

  
Lei Wang, Trustee

Norfolk County Development LLC

By:   
Lei Wang, Manager

BCDJ Franklin, LLC

By: \_\_\_\_\_  
Jeffrey P. Stearns, Manager  
As Owner Lot 1

\_\_\_\_\_  
Jeffrey P. Stearns, Trustee



**APPOINTMENT AND ACCEPTANCE OF TRUSTEE**  
A N A N

WHEREAS, the 505 West Central Street Property Owners Trust was created by a Declaration of Trust dated June 22, 2015 and recorded with the Norfolk County Registry of Deeds at Book 33239, Page 222, as amended by First Amendment to the 505 West Central Street Property Owners Trust dated August 4, 2015 and recorded with the Norfolk County Registry of Deeds at Book 33371, Page 383 (the "Trust");


WHEREAS the undersigned L & X Group LLC is the owner of Lot 2, which is a Completed Lot, as defined in Article VI of the Trust;

WHEREAS all three (3) lots subject to the Trust have been sold to Lot Owners, as defined in Article IV of the Trust, and two (2) of the lots are now Completed Lots.

NOW THEREFORE, pursuant to Article VIII.1 of the Trust, the undersigned hereby appoints Lei Wang as Trustee of the Trust.

EXECUTED as a sealed instrument this 15 day of April, 2016.

L & X GROUP LLC

By:   
Lei Wang, Manager

I, Lei Wang, hereby accept appointment as Trustee of the 505 West Central Street Property Owners Trust.

EXECUTED as a sealed instrument this 15 day of April, 2016.

  
Lei Wang

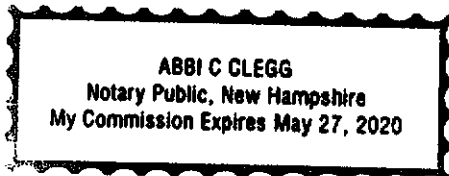
COMMONWEALTH OF MASSACHUSETTS


Rockingham  
Norfolk, ss.

State of New Hampshire

April 15<sup>th</sup>, 2016

On this 15<sup>th</sup> day of April, 2016, before me, the undersigned notary public, personally appeared Lei Wang, proved to me through satisfactory evidence of identification, which was NHD201WGL79031 Exp:1/3/18 to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Manager of L & X Group LLC, a Massachusetts limited liability company.



  
Notary Public:  
My Comm. Exp.: May 27, 2020

WILLIAM P. O'DONNELL, REGISTER  
NORFOLK COUNTY REGISTRY OF DEEDS  
RECEIVED & RECORDED ELECTRONICALLY

Property address: 505 West Central St., Lot 2, Franklin, MA

270-029-000-000  
270-029-001-000  
270-029-002-000  
270-029-003-000

RECEIVED AND RECORDED  
NORFOLK COUNTY  
REGISTRY OF DEEDS  
DEDHAM, MA

CERTIFY

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

**QUITCLAIM DEED**

J & J WEST CENTRAL REALTY LLC, a Massachusetts limited liability company, having an address of 46 Marvin Avenue, Franklin, Massachusetts 02038 for consideration paid and in full consideration of ONE DOLLAR (\$1.00) PAID grants to JAMES F. DADDARIO, SR., TRUSTEE of the 505 WEST CENTRAL STREET PROPERTY OWNERS TRUST under declaration of trust of even date and recorded herewith, of 46 Marvin Avenue, Franklin, Massachusetts 02038 with **QUITCLAIM COVENANTS:**

That certain parcel of real estate situated on the Northerly side of West Central Street in Franklin, Norfolk County, Massachusetts and being shown as Parcel A (40' Wide - Private Way) on a plan of land entitled "Private Definitive Subdivision 505 West Central Street Franklin Massachusetts" prepared for J & J West Central Realty LLC, Scale 1" = 30', dated August 7, 2013, prepared by Guerriere & Halnon, Inc., Registered Land Surveyors and Registered Professional Engineers, 55 West Central Street, Franklin, Massachusetts, which plan is filed with the Norfolk County Deeds in Plan Book 628 as Plan No. 40 of 2014, to which plan reference is made for a more particular description.

Said Parcel A contains 16,552 +/- square feet, according to said plan.

The grantor hereby reserves, for the benefit of Lots 1, 2 and 3 as shown on said plan, the right to use Parcel A for all purposes for which streets and ways are used in the Town of Franklin, including but not limited to the right to install and maintain utilities thereunder.

Parcel A is conveyed with the benefit of the easements shown on said plan as "E-1' Drain Easement 7,265± SF", "E-3' Drain Easement 240± SF", and "E-4' Utility Easement 10,925± SF". The rights in the drain easements include, but are not limited to, the right to install and maintain drainage infrastructure thereon and thereunder. The rights in the utility easement include, but are not limited to, the right to install and maintain utilities thereunder. Parcel A is further conveyed with the benefit of the easements on Lots 1 and 2 shown as "E-6' Electric Easement 141± SF" and as "E-7'" Electric Easement 435± SF" on Exhibit "A" attached hereto, for purposes of installing and maintaining utilities to provide electricity to said Parcel A. In the exercise of the above easement rights, the grantee and its successors and/or assigns shall immediately restore all disturbed areas in a good and workmanlike manner to a state substantially similar to the state the area was in prior to such disturbance.

Subject to easements and restrictions of record, if any, insofar as the same are now in force and applicable.

Property Address: Off West Central Street, Franklin, MA

Meaning and intending to convey a portion of the premises as set forth in a deed recorded in the Norfolk County Registry of Deeds in Book 26599, Page 330.

The consideration for this conveyance is such that no deed stamps are required.

The Grantor has not elected to be treated as a corporation for federal tax purposes.

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Executed as a sealed instrument this 22<sup>nd</sup> day of JUNE, 2015.

J & J WEST CENTRAL REALTY LLC

By: James F. Daddario, Sr.  
James F. Daddario, Sr., Manager

*The Commonwealth of Massachusetts*

~~Norfolk~~, ss.  
Bristol

On this 22<sup>nd</sup> day of JUNE, 2015, before me, the undersigned notary public, personally appeared James F. Daddario, Sr., Manager as aforesaid, proved to me through satisfactory evidence of identification, which was his Mass. Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily as Manager of J & J West Central Realty LLC for its stated purpose.

[Signature]  
Notary Public:  
My Comm. Exp.:

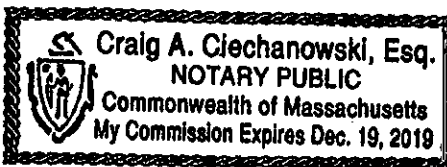
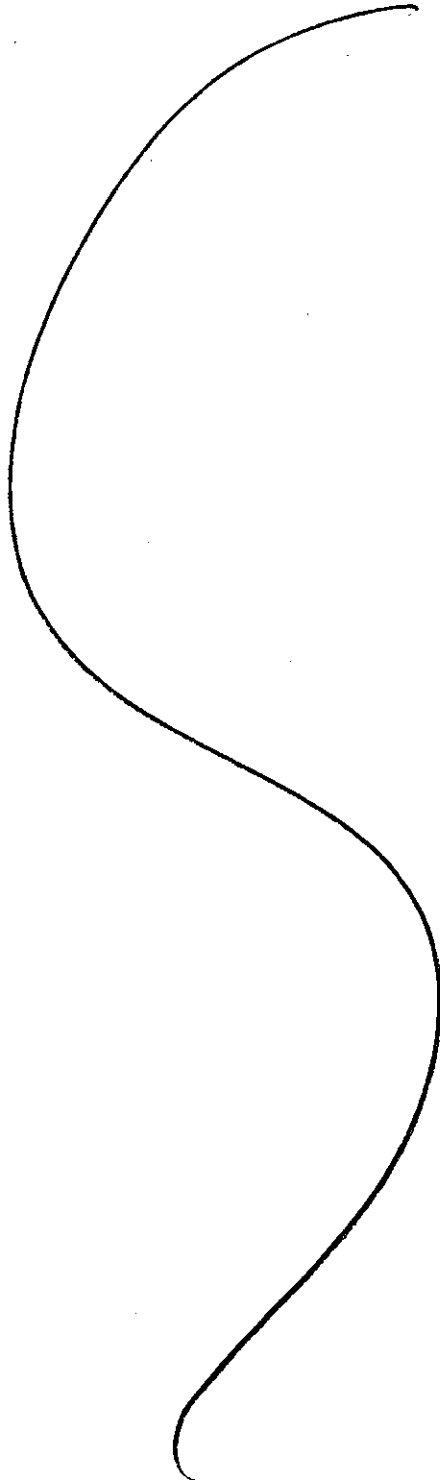
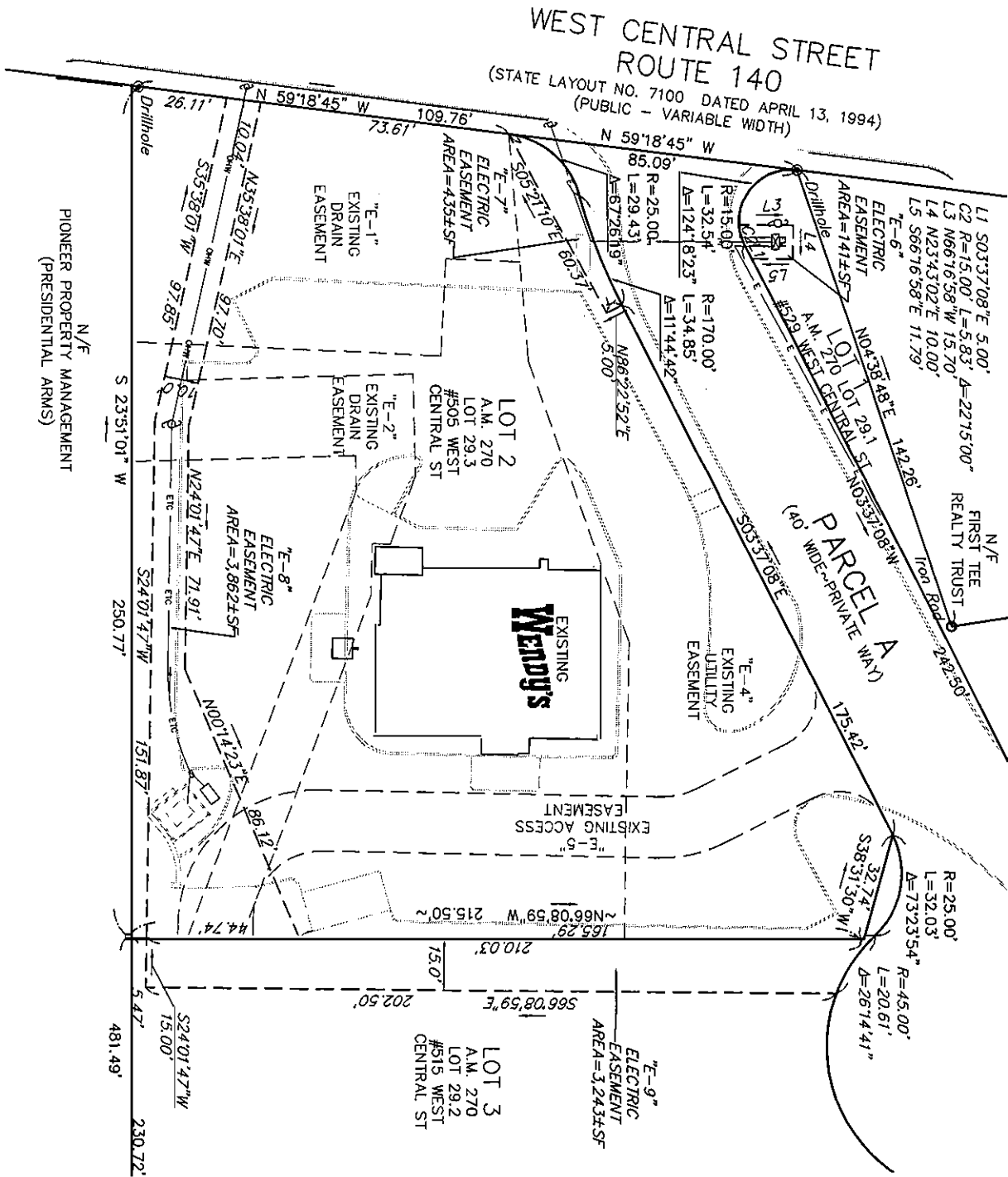


EXHIBIT "A"





EXHIBIT



N/F  
PIONEER PROPERTY MANAGEMENT  
(PRESIDENTIAL ARMS)

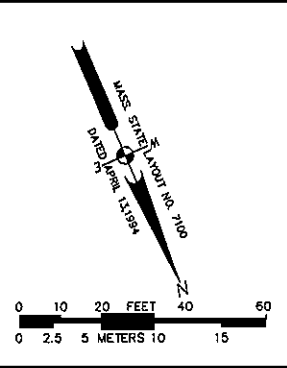
N/F  
FIRST TEE  
REALTY TRUST



PARCEL A  
(40' WIDE PRIVATE WAY)

LOT 3  
A.M. 270  
LOT 29.2  
CENTRAL ST

LOT 2  
A.M. 270  
LOT 29.3  
CENTRAL ST



CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.



**Guerriere & Halnon, Inc.**  
Engineering & Land Surveying  
55 WEST CENTRAL STREET  
FRANKLIN, MA 02038  
www.guerriereandhalnon.com

DATE JUNE 17, 2015	SCALE N.T.S.
SHEET 1 OF 1	JOB NO. F3513

**LEGAL REFERENCES:**  
A.M. 270 LOTS 29-1, 2 & 3.  
PLAN NO 160 OF 2000;  
PLAN BOOK 473.  
DEED BOOK 26599 PG. 330.

**OWNER:**  
J&J WEST CENTRAL  
REALTY, LLC  
46 MARVIN AVENUE  
FRANKLIN, MA 02038

**ELECTRIC EASEMENTS**  
505-529 WEST CENTRAL STREET  
FRANKLIN MASSACHUSETTS

EXHIBIT

RECEIVED AND RECORDED  
NORFOLK COUNTY  
REGISTRY OF DEEDS  
DEDHAM, MA

MASSACHUSETTS STATE EXCISE TAX  
Norfolk Registry of Deeds  
Date: 06-23-2015 @ 11:41am  
Ct1#: 641 Doc#: 56615  
Fee: \$1,938.00 Cons: \$425,000.00

CERTIFY

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

**QUITCLAIM DEED**

J & J WEST CENTRAL REALTY LLC, a Massachusetts limited liability company, having an address of 46 Marvin Avenue, Franklin, Massachusetts 02038 for consideration paid and in full consideration of Four Hundred Twenty-five Thousand Dollars (\$425,000.00) PAID grants to BCDJ FRANKLIN, LLC, a Massachusetts limited liability company with a principal place of business at 23 Bounty Lane, Falmouth, Massachusetts 02540 with **QUITCLAIM COVENANTS:**

That certain parcel of real estate situated on the Northerly side of West Central Street in Franklin, Norfolk County, Massachusetts and being shown as Lot 1 on a plan of land entitled "Private Definitive Subdivision 505 West Central Street Franklin Massachusetts" prepared for J & J West Central Realty LLC, Scale 1" = 30', dated August 7, 2013, prepared by Guerriere & Halnon, Inc., Registered Land Surveyors and Registered Professional Engineers, 55 West Central Street, Franklin, Massachusetts, which plan is filed with the Norfolk County Deeds in Plan Book 628 as Plan No. 40 of 2014, to which plan reference is made for a more particular description.

Said Lot 1 contains 53,820 +/- square feet, according to said plan.

Said Lot 1 is conveyed together with the right to use Parcel A as shown on said plan for all purposes for which streets and ways are used in the Town of Franklin, including but not limited to the right to install and maintain utilities thereunder.

Lot 1 is conveyed with the benefit of the easements shown on said plan as "E-1' Drain Easement 7,265± SF" and "E-4' Utility Easement 10,925± SF". The rights in the drain easement include, but are not limited to, the right to install and maintain drainage infrastructure thereon and thereunder. The rights in the utility easement include, but are not limited to, the right to install and maintain utilities thereunder. Lot 1 is further conveyed with the benefit of the easements on Lots 2 and 3 as shown as "E-8' Electric Easement 3,862± SF" and "E-9' Electric Easement 3,243± SF" on Exhibit "A" attached hereto and the easement on Lot 2 shown as "E-7' Electric Easement 435± SF" shown on said Exhibit "A" for purposes of installing and maintaining all utilities, including electricity, to Lot 1. In the exercise of the above easement rights, the grantee and its successors and/or assigns shall immediately restore all disturbed areas in a good and workmanlike manner to a state substantially similar to the state the area was in prior to such disturbance.

Lot 1 is further conveyed subject to the easements for the benefit of Lot 2 and Parcel A shown as "E-6' Electric Easement 141± SF" on said Exhibit "A" for purposes of installing and maintaining utilities to provide electricity to Lot 2 and Parcel A.

Property Address: 529 West Central Street, Franklin, MA

Lot 1 is further conveyed subject to the restriction, for the benefit of Lot 3 as shown on said plan, that no restaurant use shall be permitted on said Lot 1 until the earlier of (i) ten years from the recording of a deed to said Lot 3 to Lei Wang and Xiao Zhu Li (or their nominee (collectively, the "Lot 3 Purchaser"), (ii) the Lot 3 Purchaser uses Lot 3 for any use or (iii) Lot 1 is used for any automotive repair use.

Subject to easements and restrictions of record, if any, insofar as the same are now in force and applicable.

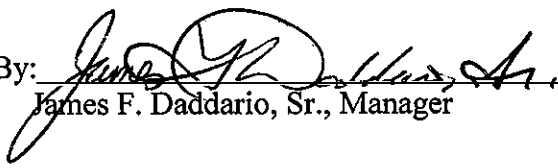
Meaning and intending to convey a portion of the premises as set forth in a deed recorded in the Norfolk County Registry of Deeds in Book 26599, Page 330.

The Grantor has not elected to be treated as a corporation for federal tax purposes.

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Executed as a sealed instrument this 22nd day of June, 2015.

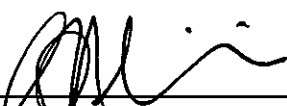
J & J WEST CENTRAL REALTY LLC

By:   
James F. Daddario, Sr., Manager

*The Commonwealth of Massachusetts*

~~Bristol~~  
~~Norfolk~~, ss.

On this 22nd day of June, 2015, before me, the undersigned notary public, personally appeared James F. Daddario, Sr., Manager as aforesaid, proved to me through satisfactory evidence of identification, which was his Mass. Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily as Manager of J & J West Central Realty LLC for its stated purpose.

  
Notary Public:  
My Comm. Exp.:

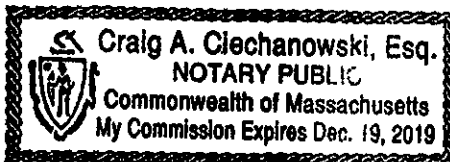
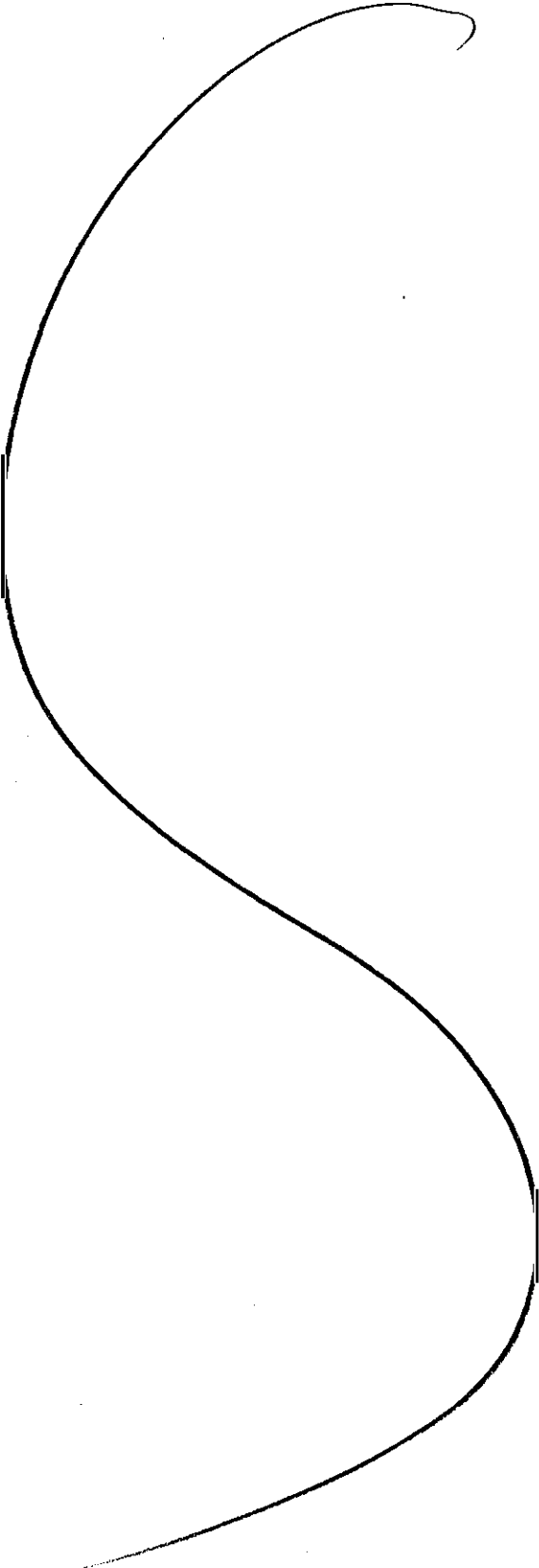
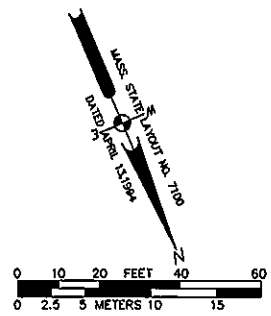
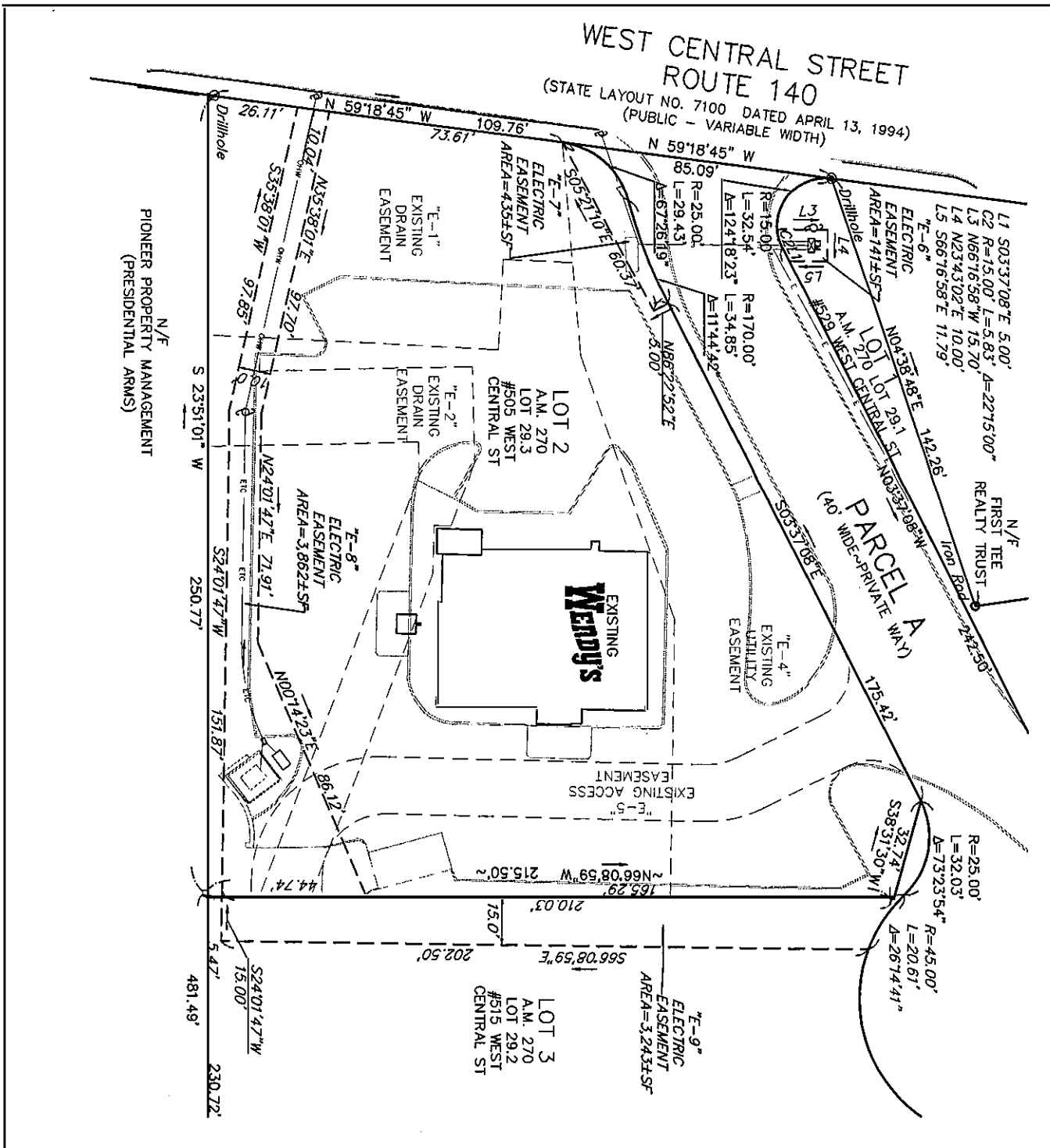


EXHIBIT "A"



EXHIBIT



CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

**Guerriere & Halnon, Inc.**  
Engineering & Land Surveying  
55 WEST CENTRAL STREET  
FRANKLIN, MA 02038  
Ph. (508) 528-3221  
Fx. (508) 528-7921  
www.guerriereandhalnon.com

DATE	JUNE 17, 2015	SCALE	N.T.S.
SHEET	1 OF 1	JOB NO.	F3513

**LEGAL REFERENCES:**  
 A.M. 270 LOTS 29-1,2 & 3.  
 PLAN NO 160 OF 2000;  
 PLAN BOOK 473.  
 DEED BOOK 26599 PG. 330.

**OWNER:**  
 J&J WEST CENTRAL REALTY, LLC  
 46 MARVIN AVENUE  
 FRANKLIN, MA 02038

**ELECTRIC EASEMENTS**  
 505-529 WEST CENTRAL STREET  
 FRANKLIN MASSACHUSETTS

**EXHIBIT**

MASSACHUSETTS STATE EXCISE TAX  
Norfolk Registry of Deeds  
Date: 07-10-2015 @ 03:32pm  
Ct1#: 1753 Doc#: 65196  
Fee: \$6,954.00 Cons: \$1,525,000.00

RECEIVED AND RECORDED  
NORFOLK COUNTY  
REGISTRY OF DEEDS  
DEDHAM, MA

CERTIFY

QUITCLAIM DEED

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

J & J WEST CENTRAL REALTY LLC, a Massachusetts limited liability company, having an address of 46 Marvin Avenue, Franklin, Massachusetts 02038 for consideration paid and in full consideration of One Million Five Hundred Twenty-five Thousand Dollars (\$1,525,000.00) PAID grants to L&X GROUP LLC, a Massachusetts limited liability company with a principal place of business at 15 Quincy Shore Drive, #26, Quincy, Massachusetts 02171 with **QUITCLAIM COVENANTS:**

That certain parcel of real estate situated on the Northerly side of West Central Street in Franklin, Norfolk County, Massachusetts and being shown as Lot 2 on a plan of land entitled "Private Definitive Subdivision 505 West Central Street Franklin Massachusetts" prepared for J & J West Central Realty LLC, Scale 1" = 30', dated August 7, 2013, prepared by Guerriere & Halnon, Inc., Registered Land Surveyors and Registered Professional Engineers, 55 West Central Street, Franklin, Massachusetts, which plan is filed with the Norfolk County Deeds in Plan Book 628 as Plan No. 40 of 2014, to which plan reference is made for a more particular description.

Said Lot 2 contains 42,832 +/- square feet, according to said plan.

Said Lot 2 is conveyed together with the right to use Parcel A as shown on said plan for all purposes for which streets and ways are used in the Town of Franklin, including but not limited to the right to install and maintain utilities thereunder.

Lot 2 is conveyed subject to the easements shown on said plan as "E-1' Drain Easement 7,265± SF", "E-2' Drain Easement 4,351± SF", "E4 ' Utility Easement 10,925± SF" and "E-5' Access Easement 4,025± SF" and to the easement shown as "E-7' Electrical Easement 3,862± SF" on Exhibit "A" attached hereto. Lot 2 is further conveyed with the benefit of the easement on Lot 1 shown as "E-6' Electrical Easement 141± SF" on said Exhibit "A" for the purposes of providing electricity to the pylon sign presently located on Lot 2. In the exercise of the above easement rights, the grantee and its successors and/or assigns shall immediately restore all disturbed areas in a good and workmanlike manner to a state substantially similar to the state the area was in prior to such disturbance.

Subject to easements and restrictions of record, if any, insofar as the same are now in force and applicable.

Meaning and intending to convey a portion of the premises as set forth in a deed recorded in the Norfolk County Registry of Deeds in Book 26599, Page 330.

The Grantor has not elected to be treated as a corporation for federal tax purposes.

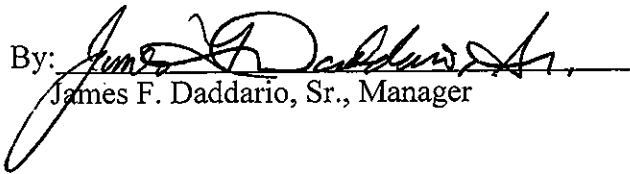
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Property Address: 505 West Central Street, Franklin, MA

4

Executed as a sealed instrument this 9<sup>th</sup> day of JULY, 2015.

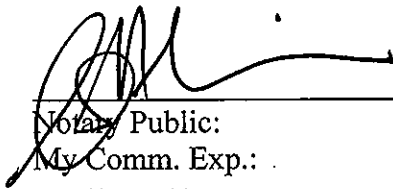
J & J WEST CENTRAL REALTY LLC

By:   
James F. Daddario, Sr., Manager

*The Commonwealth of Massachusetts*

Norfolk, ss.

On this 9<sup>th</sup> day of JULY, 2015, before me, the undersigned notary public, personally appeared James F. Daddario, Sr., Manager as aforesaid, proved to me through satisfactory evidence of identification, which was his Mass. Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily as Manager of J & J West Central Realty LLC for its stated purpose.

  
\_\_\_\_\_  
Notary Public:  
My Comm. Exp.: .

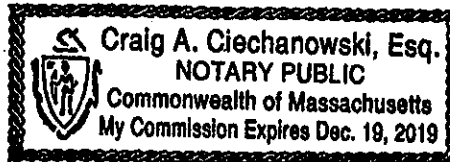
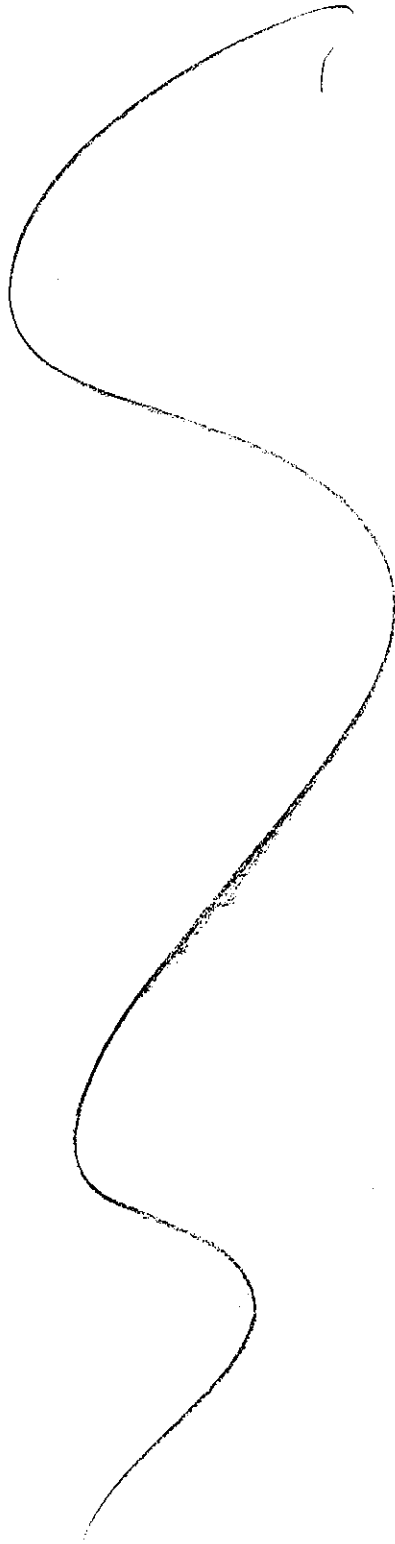
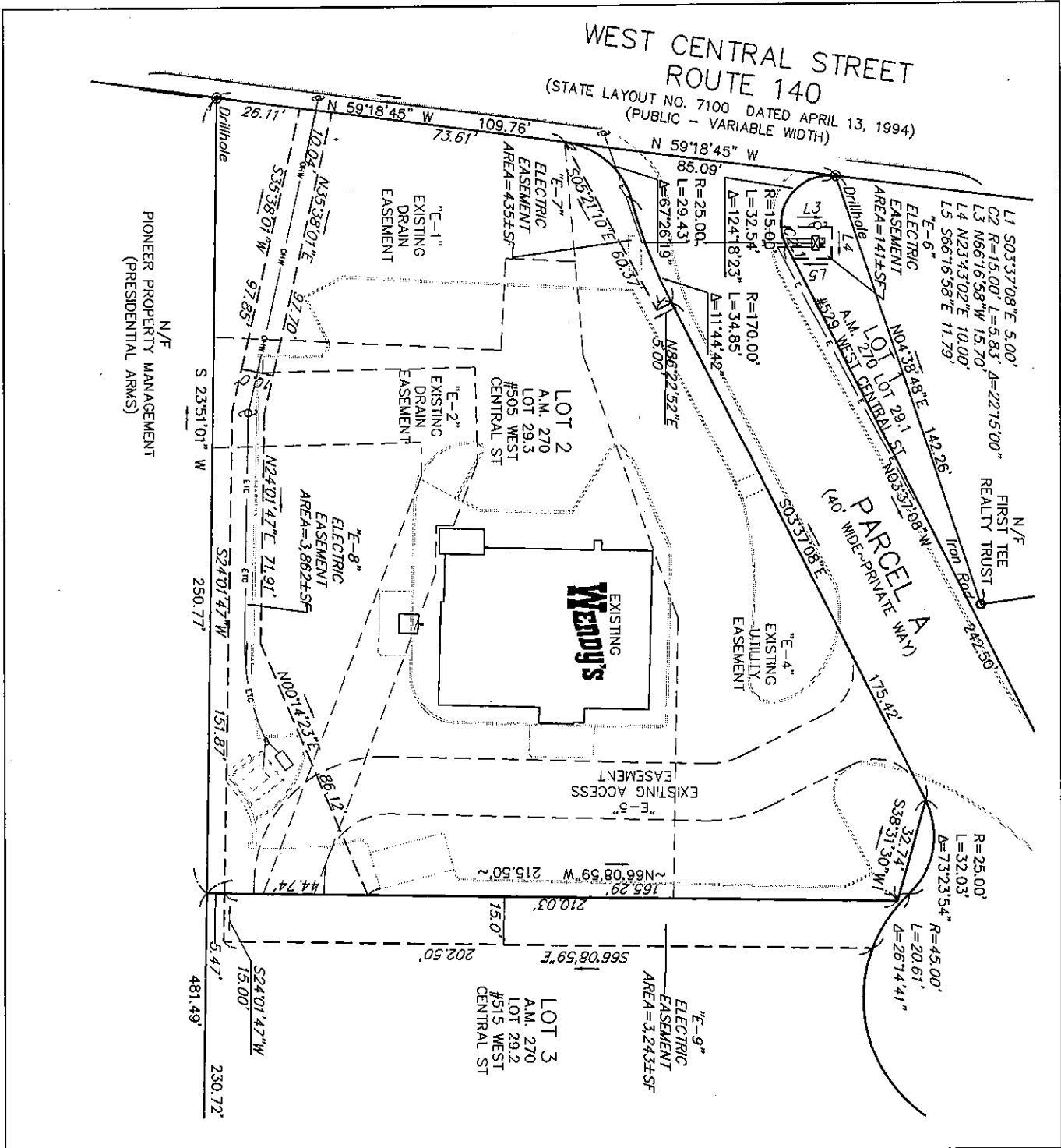




EXHIBIT "A"



EXHIBIT



CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.



**Guerriere & Halnon, Inc.**  
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**LEGAL REFERENCES:**  
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PLAN NO 160 OF 2000;  
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**OWNER:**  
J&J WEST CENTRAL  
REALTY, LLC  
46 MARVIN AVENUE  
FRANKLIN, MA 02038

**ELECTRIC EASEMENTS**  
505-529 WEST  
CENTRAL STREET  
FRANKLIN  
MASSACHUSETTS

**EXHIBIT**

DATE JUNE 17, 2015	SCALE N.T.S.
SHEET 1 OF 1	JOB NO. F3513

