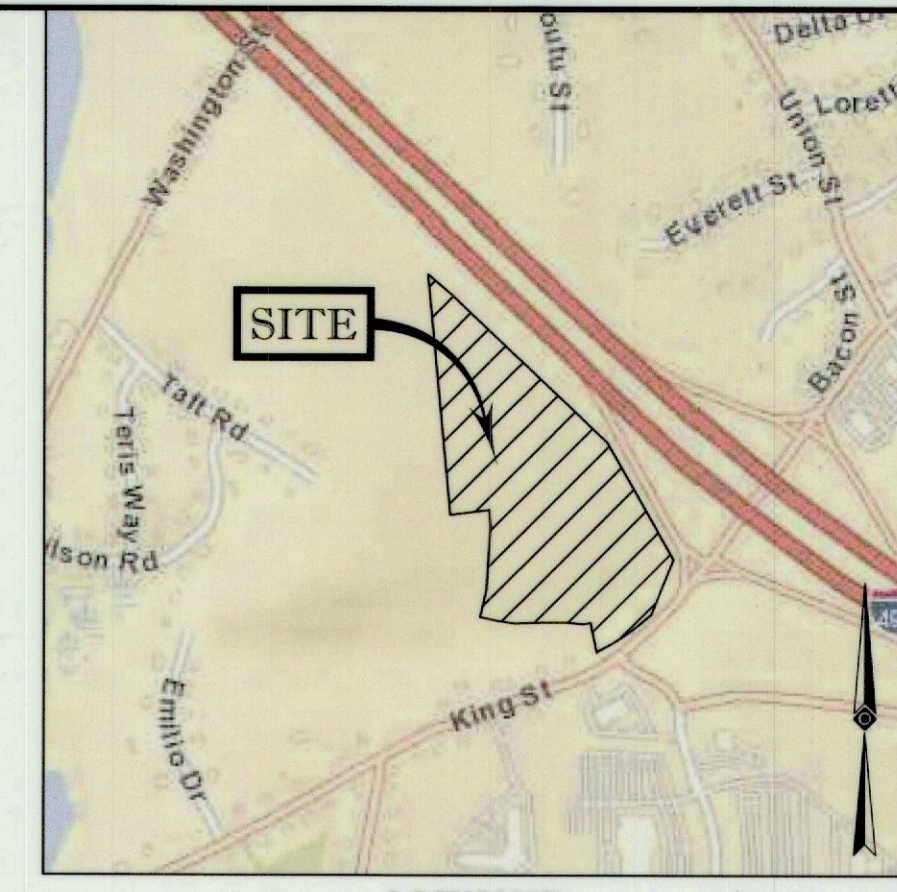


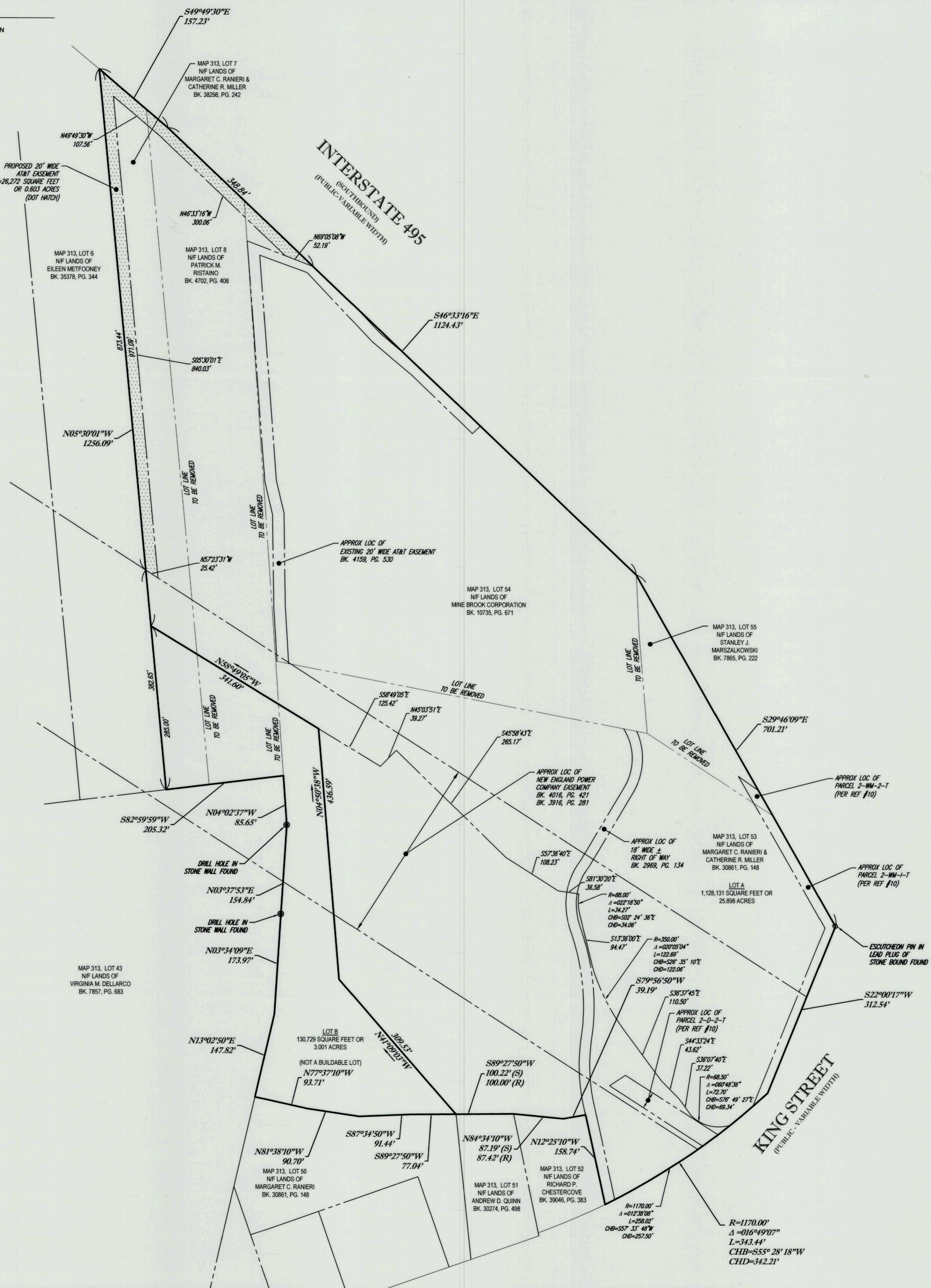
LEGEND
 (S) SURVEY DIMENSION
 (D) DEED DIMENSION



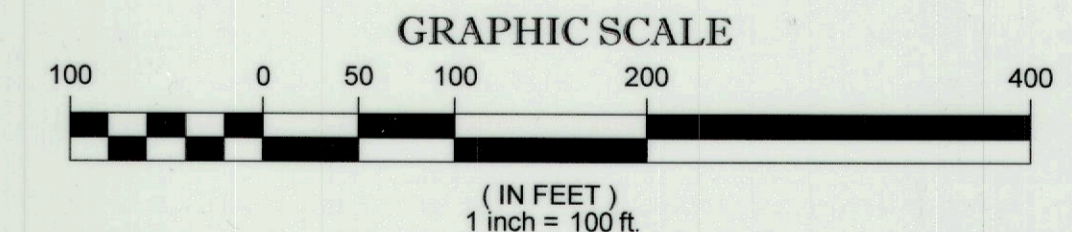
LOCUS MAP
 © 2013 ESRI WORLD STREET MAPS
 NOT TO SCALE

FOR REGISTRY USE ONLY

- REFERENCES:
- THE TAX ASSESSOR'S MAP OF FRANKLIN, NORFOLK COUNTY, MAP 313.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 308 OF 430," MAP NUMBER 2502C0308E, MAP EFFECTIVE DATE: JULY 17, 2012.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 309 OF 430," MAP NUMBER 2502C0309E, MAP EFFECTIVE DATE: JULY 17, 2012.
 - MAP ENTITLED "SPRING POND ESTATES PLAN OF LAND IN FRANKLIN, MASS.," PREPARED BY NORWOOD ENGINEERING CO., INC., DATED JULY 6, 1988, SHEETS 2 & 3 OF 13.
 - MAP ENTITLED "PLAN OF LAND IN FRANKLIN, MASS.," PREPARED BY NORWOOD ENGINEERING CO., INC., DATED JUNE 1, 1988.
 - MAP ENTITLED "LOT LAYOUT PLAN, SPRING POND ESTATES II, A DEFINITIVE SUBDIVISION PLAN OF LAND IN FRANKLIN, MASS.," PREPARED BY NORWOOD ENGINEERING CO., INC., DATED OCTOBER 27, 1989, SHEET 2 OF 5.
 - MAP ENTITLED "PLAN OF RISTAINO LOTS, WASHINGTON ST., FRANKLIN, MASS.," PREPARED BY D.L. CHILSON ENGINEERING, DATED APRIL 7, 1906.
 - MAP ENTITLED "PLAN OF LAND IN FRANKLIN, MASS.," PREPARED BY SALVETTI LAND CONSULTANTS, INC., DATED FEBRUARY 25, 2003. RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN 94 OF 2004.
 - MAP ENTITLED "PLAN OF LAND IN FRANKLIN, MASS.," PREPARED BY WILLIAM J. ROSSETTI, DATED AUGUST 23, 1985.
 - MAP ENTITLED "PLAN OF ROAD IN THE TOWN OF FRANKLIN, NORFOLK COUNTY, LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS," PREPARED BY THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS, DATED SEPTEMBER 29, 1965, LAYOUT NO. 5495, SHEETS 3 THROUGH 9 OF 16.
 - MAP ENTITLED "DEFINITIVE SUBDIVISION PLAN LOCATED IN FRANKLIN, MASSACHUSETTS, OWNED BY & PREPARED FOR BARBARA H. JARRET," PREPARED BY WILSON ASSOCIATES, ENGINEERING & SURVEY, INC., DATED FEBRUARY 12, 1997. RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN BOOK 446, PLAN 170.
 - MAP ENTITLED "COMPILED PLAN OF LAND IN FRANKLIN, MASS.," PREPARED BY WILLIAM J. ROSSETTI, DATED DECEMBER 9, 1987. RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN BOOK 363, PLAN 49.
 - MAP ENTITLED "COMPILED PLAN OF LAND IN FRANKLIN, MASS.," PREPARED BY BOWIE ENGINEERING COMPANY, DATED MAY 24, 1963. RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN 801 OF 1963.
 - MAP ENTITLED "EXISTING PLOT PLAN IN FRANKLIN, MASSACHUSETTS," PREPARED BY GUERRIERE & HALNON, INC., DATED JUNE 20, 2006.
 - MAP ENTITLED "PERIMETER PLAN OF LAND IN THE TOWN OF FRANKLIN, NORFOLK COUNTY, MASSACHUSETTS," PREPARED BY GUERRIERE & HALNON, INC., DATED JANUARY 31, 2003.
 - MAP ENTITLED "CONCEPT RETAIL COMPLEX, PROPOSED SITE PLAN IN FRANKLIN MASSACHUSETTS," PREPARED BY GUERRIERE & HALNON, INC., DATED MAY 9, 2013.
 - MAP ENTITLED "NEW ENGLAND POWER COMPANY PLAN SHOWING TRANSMISSION LINE RIGHT OF WAY ACROSS LAND OF CHARLES A. RISTAINO ET AL IN FRANKLIN, MASSACHUSETTS," PREPARED BY NEW ENGLAND POWER SERVICE COMPANY, DATED MAY 5, 1961. RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN 835 OF 1961.
 - REPORT ENTITLED "ZONING AND SITE REQUIREMENTS SUMMARY, PZR REPORT FOR 585 KING STREET, FRANKLIN, MASSACHUSETTS 02038," PREPARED BY THE PLANNING & ZONING RESOURCE COMPANY, PZR SITE NUMBER: 150140-1, DATE: DRAFT SEPTEMBER 10, 2021.
 - MAP ENTITLED "ALTANSPS LAND TITLE SURVEY, MARCUS PARTNERS, 585 KING STREET, MAP 313, LOTS 5, 6, 7, 8, 53, 54 & 55, TOWN OF FRANKLIN, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED AUGUST 3, 2021. LAST REVISED JANUARY 30, 2023. EIGHT SHEETS.
 - MAP ENTITLED "PSA AMENDMENT #3 EXHIBIT B, PRELIMINARY MAJOR SITE PLAN FOR PROPOSED DISTRIBUTION WAREHOUSE, MAP #313, LOTS 7, 8, 53, 54 & 55, KING STREET, TOWN OF FRANKLIN, NORFOLK COUNTY, MASSACHUSETTS," PREPARED BY BOHLER ENGINEERING, DATED OCTOBER, 2021. LAST REVISED MAY 10, 2022.



- NOTES:
- PROPERTY KNOWN AS LOTS 7, 8, 53, 54 & 55 AS SHOWN ON THE TOWN OF FRANKLIN, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 313.
 - AREA:
 - MAP 313, LOT 7 = 91,568 SQUARE FEET OR 2.102 ACRES
 - MAP 313, LOT 8 = 156,439 SQUARE FEET OR 3.591 ACRES
 - MAP 313, LOT 53 = 840,295 SQUARE FEET OR 19.169 ACRES
 - MAP 313, LOT 54 = 341,707 SQUARE FEET OR 7.845 ACRES
 - MAP 313, LOT 55 = 28,851 SQUARE FEET OR 0.662 ACRES
 - TOTAL = 1,258,860 SQUARE FEET OR 28.899 ACRES
 - UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2 & #3.
 - THE PURPOSE OF THIS PLAN IS TO CREATE LOTS A & B FROM EXISTING MAP 313, LOTS 7, 8, 53, 54 & 55, AND CREATE A 20' WIDE AT&T EASEMENT OVER LOT A.
 - LOTS A & B SHOWN HEREON PER REFERENCE #20.



THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS. NO NEW BOUNDARY LINES ARE BEING CREATED AND THOSE SHOWN ARE EXISTING AND ARE NOT BEING CHANGED OR ALTERED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.



GERRY L. HOLDRIGHT, PLS
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

3-8-2023 DATE

APPROVAL NOT REQUIRED PLAN OF LAND
MARCUS PARTNERS
 585 KING STREET
 MAP 313, LOTS 5, 6, 7, 8, 53, 54 & 55
 TOWN OF FRANKLIN, NORFOLK COUNTY
 COMMONWEALTH OF MASSACHUSETTS

FIELD DATE: 6-30-2021
 6-2-2022
 FIELD BOOK NO: 21-02 MA
 22-07 MA
 FIELD BOOK PG: 125
 64

FIELD CREW: B.S.B.
 C.W.
 DRAWN: R.J.K.

ALBANY, NY 518-217-5010
 CHALFONT, PA 215-712-9800
 HALYBURG, NY 613-580-2045
 MANHATTAN, NY 646-780-0411
 MT LAUREL, NJ 609-857-2099
 WARREN, NJ 908-668-0099

REVIEWED:	APPROVED:	DATE:	SCALE:	FILE NO.:	DWG. NO.:
G.L.H.	G.L.H.	3-8-2023	1"=100'	03-210242	1 OF 1

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. THE COPYING OR REUSE OF THIS DOCUMENT OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

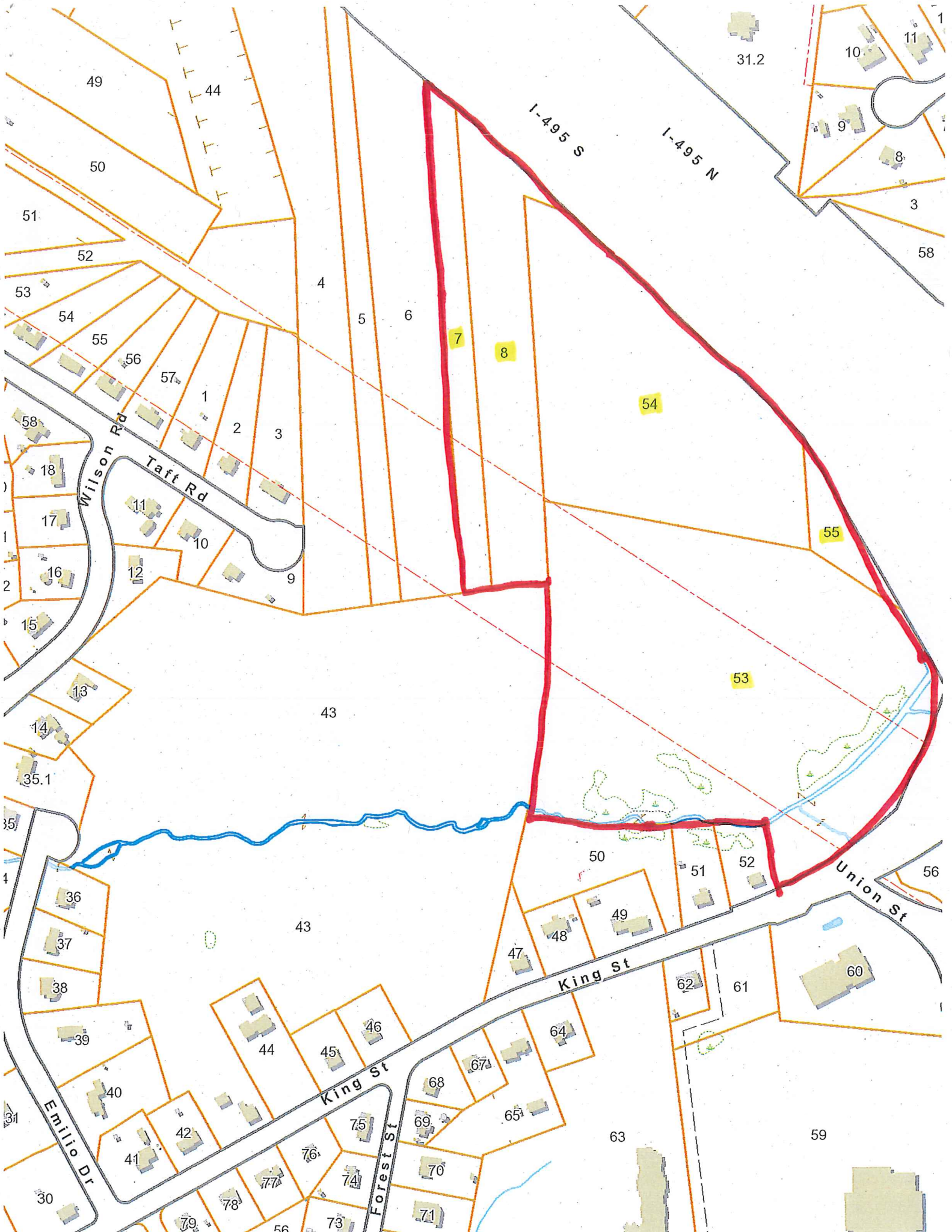
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

TOWN OF FRANKLIN PLANNING BOARD

CHAIRMAN _____

DATE _____

THE PLANNING BOARD'S ENDORSEMENT OF THE PLAN AS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT A DETERMINATION AS TO THE CONFORMANCE WITH THE TOWN OF FRANKLIN ZONING BYLAW AND REGULATIONS.



Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: March 22, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 81-P ANR – 585 King Street

General

1. The applicant has submitted a Form A application for 81-P Plan Review to accompany the plan of land for 585 King Street dated March 8, 2023 and submitted to DPCD on March 22, 2023.
2. The site is located in the Industrial Zoning District, requiring 40,000 sq/ft lot size and 175' frontage.
3. The Applicant is proposing to combine the following lots into 1 parcel:
 - Map 313, Lot 7
 - Map 313, Lot 8
 - Map 313, Lot 53
 - Map 313, Lot 54
 - Map 313, Lot 55

ANR Summary

- DPCD provided a map that outlines the parcels to be combined.
- Applicants meets all requirements for an 81-P Approval not required.

PLANNING BOARD
FRANKLIN, MASSACHUSETTS

FORM A
APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED
NOT TO REQUIRE APPROVAL (81-p)

TOWN OF FRANKLIN
TOWN CLERK

2023 MAR 22 A 8:51

March 8, 2023

RECEIVED

To the Planning Board of the Town of Franklin, Massachusetts:

The undersigned, believing that the accompanying plan of land in the Town of Franklin does not constitute a subdivision within the meaning of the Subdivision Control Law, for the reason outlined below, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant: Margaret C. Ranieri Trustee Ranieri Trst
 Address of Applicant: P.O. Box Q Franklin MA 02038
 Phone No.: 508 528-0930 Email: mranieri@ranieri RE.com
2. Name of Owner (if not the Applicant): _____
 Address of Owner: _____
 Phone No.: _____ Email: _____
3. Name of Engineer: Control Point Associates Inc.
4. Deed of Property recorded in _____ with Norfolk Registry, Book 30861, Page 148
5. Location and Description of Property: Vacant Land off King Street
6. Assessor's Map & Lot: 313-053-000-000
7. Reasons approval is not required (check as applicable):
 - a) Every lot shown has the area and frontage required by the Zoning By-Law on a way as defined by the Subdivision Regulations _____
 - b) a public way or way which the Town Clerk certifies is maintained and used as a public way, namely King St., or
 - c) a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____ on _____, and subject to the following conditions _____; or
 - d) a private way in existence on March 12, 1954, the date when the subdivision control law became effective in the Town of Franklin having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.
 - e) Other: _____

Margaret C. Ranieri TR Margaret C. Ranieri TR
Signature of Applicant Signature Owner

Margaret C. Ranieri TR Margaret C. Ranieri TR Ranieri Trst
Print Name of Applicant Print Name of Owner

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: ANR Plan of Land Marcus Partners

Date of Plan: 2.24.2023 Assessor's Information: Parcel ID# 313.053.000.000

Prepared by: Control Point Associates Inc.

Applicant Name & Address: Ranieri Trust PO Box Q Franklin MA

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 PO Box Q Franklin MA 02038

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

Issue, 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 8th day of March 2023

Margaret C. Ranieri
Signature of Applicant

Margaret C. Ranieri
Print name of Applicant

Margaret C. Ranieri
Signature of Owner TR.

Margaret C. Ranieri TR
Print name of Owner Ranieri Trust

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

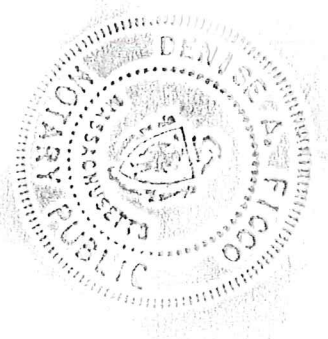
20

On this 8th day of March 2023, before me, the undersigned notary public, personally appeared Margaret C. Ranieri (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.

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

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: ANR Plan of Land Marcus Partners

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Prepared by: Control Point Associates Inc.

Applicant Name & Address: Ranieri Trust PO Box Q Franklin MA

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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 PO Box Q Franklin MA 02038
Catherine R. Miller Trustee PO Box Q Franklin MA 02038

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

issue, 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 9th day of March 2023

Signature of Applicant

Print name of Applicant

Catherine R. Miller
Signature of Owner TR.

Catherine R. Miller TR.
Print name of Owner Ranieri Trust

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

2023

On this 9th day of March 2023, before me, the undersigned notary public, personally appeared Catherine R. Miller (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.

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

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

(Page 1 of 3) NOT
A N
O F F I C I A L
Please return to: G I L M O R E , R E E S & C A R L S O N , 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 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





TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

Franklin Municipal Building
257 Fisher Street
Franklin, MA 02038-3026

March 20, 2023

Mr. Greg Rondeau, Chairman
Members of the Franklin Planning Board
355 East Central Street
Franklin, MA 02038

RE: Limited Site Plan – Three Restaurant, #461 West Central Street

Dear Mr. Chairman and Members:

We have reviewed the submitted materials for the subject project which involves additional lighting for safety and installation of a trench drain with berm to more effectively capture runoff from the existing parking area. We offer the following comments:

1. The proposed trench drain is shown connecting directly to a nearby existing manhole. We recommend installing a deep sump catch basin with hood after the proposed trench drain to provide water quality benefits prior to discharging to the existing manhole.
2. All proposed drain pipes should be reinforced concrete pipe. HDPE or PVC is typically allowed for some connections such as the trench drain to catch basin connection, but their use should be limited under paved areas.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Michael Maglio, P.E.
Town Engineer

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: March 21, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 461 West Central St
Limited Site Plan Modification

The DPCD has reviewed the above referenced Limited Site Plan Modification application for the Monday, March 27, 2023 Planning Board meeting and offers the following commentary:

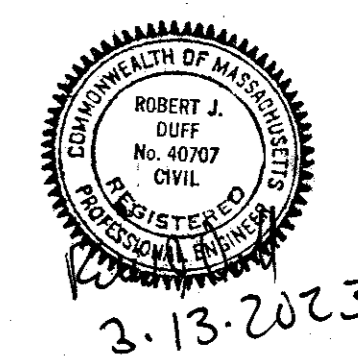
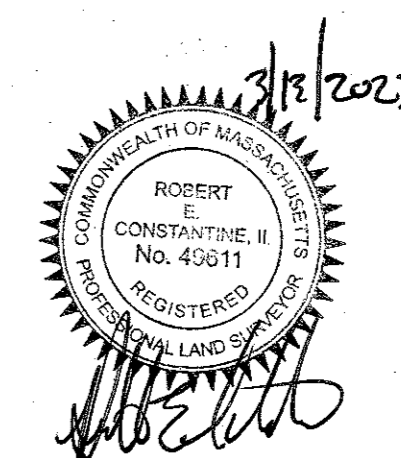
General:

1. The site is located at 461 West Central St located in the Commercial II Zoning District (Assessors Map 270 Lot 034).
2. The proposed project includes the construction of drainage improvements and add lighting throughout the parking area.
3. The Applicant is not required to file with the Conservation Commission.
4. Review letter has been received from DPW.
5. BETA was not asked to review the plan.

Comments:

1. There is light spillage onto the abutting property. DPCD recommends the Applicant request a waiver for the light spillage.

LIMITED SITE PLAN "THREE" RESTAURANT AT 461 WEST CENTRAL STREET FRANKLIN MASSACHUSETTS



F4495

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

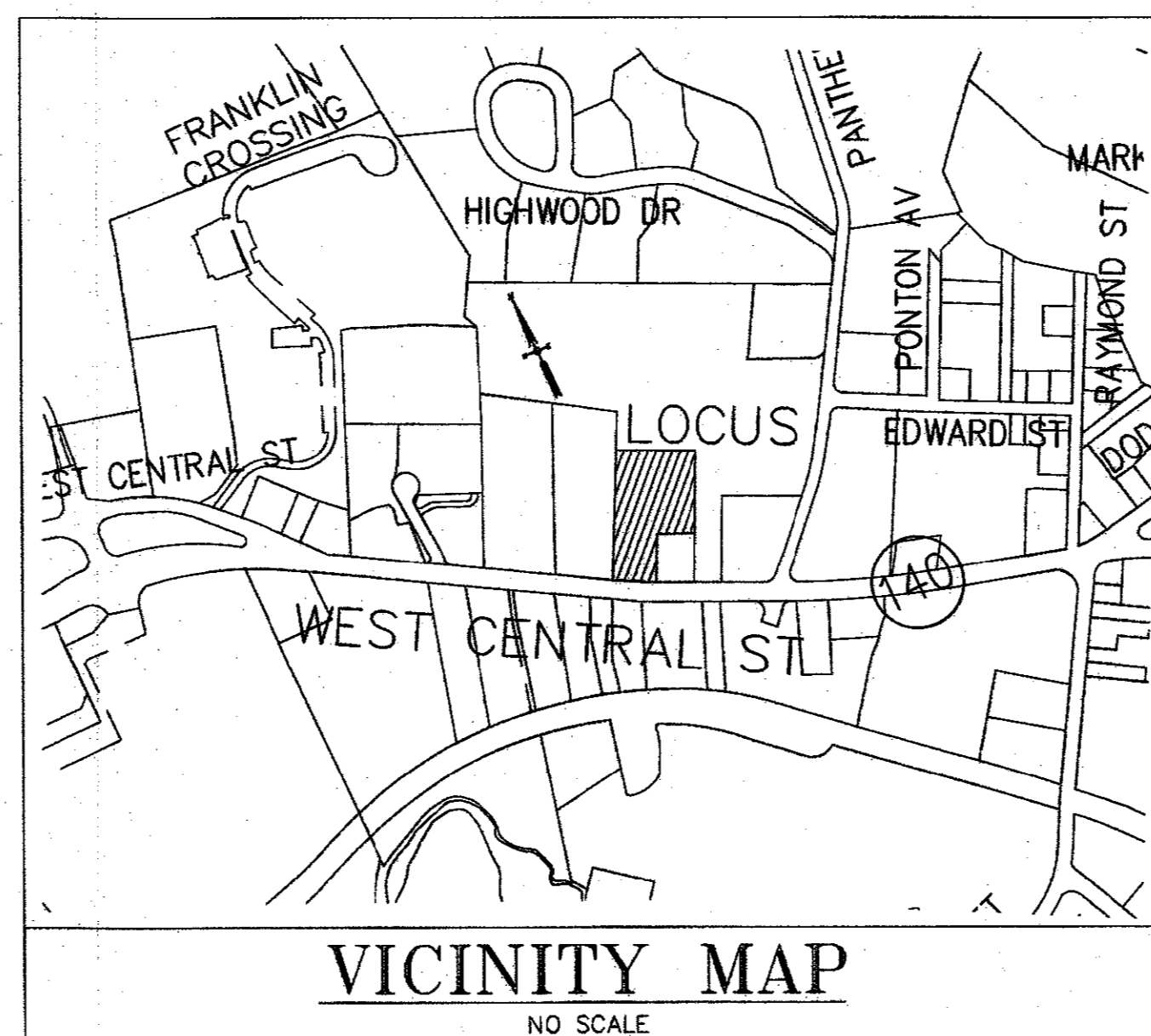
BEING A MAJORITY

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	EXISTING CONDITIONS AND OVERVIEW
SHEET 3	DRAINAGE IMPROVEMENTS
SHEET 4	PHOTOMETRIC PLAN

NOTES

1. THIS LAND IS ZONED COMMERCIAL II.
2. THIS PLAN REFERS TO FRANKLIN ASSESSORS MAP 270 LOTS 34 & 35.
3. THIS SITE IS NOT IN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY PANEL NO. 25021C0308E, EFFECTIVE JULY 17, 2012.
4. THIS SITE IS NOT IN A FRANKLIN WATER RESOURCE DISTRICT PER FRANKLIN WATER RESOURCE DISTRICTS PLAN AMENDED THROUGH MARCH 18, 2020.
5. ELEVATIONS REFER TO NAVD88. BENCHMARKS SHOWN ARE TO BE VERIFIED BEFORE USE.
6. BUILDING OFFSETS ARE NOT FOR THE REPRODUCTION OF PROPERTY LINES.



SEE SITE PLAN APPROVED 11/6/06 ENTITLED "EXISTING CONDITIONS SITE PLAN FOR "THREE" A RESTAURANT IN FRANKLIN MASSACHUSETTS, DATED OCTOBER 10, 2006, REVISED 10-17-06

SEE LIMITED SITE PLAN ENTITLED "LIMITED SITE PLAN "THREE" RESTAURANT AT 461 WEST CENTRAL STREET FRANKLIN MASSACHUSETTS," DATED FEBRUARY 16, 2022, REVISED 3/6/22, PLANNING BOARD APPROVED 2/28/2022.

PURPOSE OF PLAN:

REQUEST TO CONSTRUCT AND PERMIT MINOR DRAINAGE IMPROVEMENTS OUTSIDE THE SEATING/DINING AREA AS SHOWN ON SHEET 3 OF 4.

TO ADD LIGHTING WITHIN THE PARKING PERIMETER FOR PUBLIC SAFETY.

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. PRIOR TO EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

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.

OWNER

SNC (FRANKLIN) REALTY TRUST
STEPHEN T. & NANCY L. S. CORCORAN, TRS
461 WEST CENTRAL STREET
FRANKLIN, MA. 02038

DEED BK. 33526 PG. 533
PLAN NO. 565 OF 1970, PL. BK. 227
PLAN NO. 921 OF 1980, BK. 5804 PG. 316
1994 STATE HIGHWAY LAYOUT NO. 7100
A.M. 270 LOTS 34

APPLICANT

STEPHEN CORCORAN
461 WEST CENTRAL ST.
FRANKLIN, MA. 02038

COVER

LIMITED SITE PLAN
"THREE" RESTAURANT
AT
461 WEST CENTRAL STREET
FRANKLIN
MASSACHUSETTS

MARCH 13, 2023

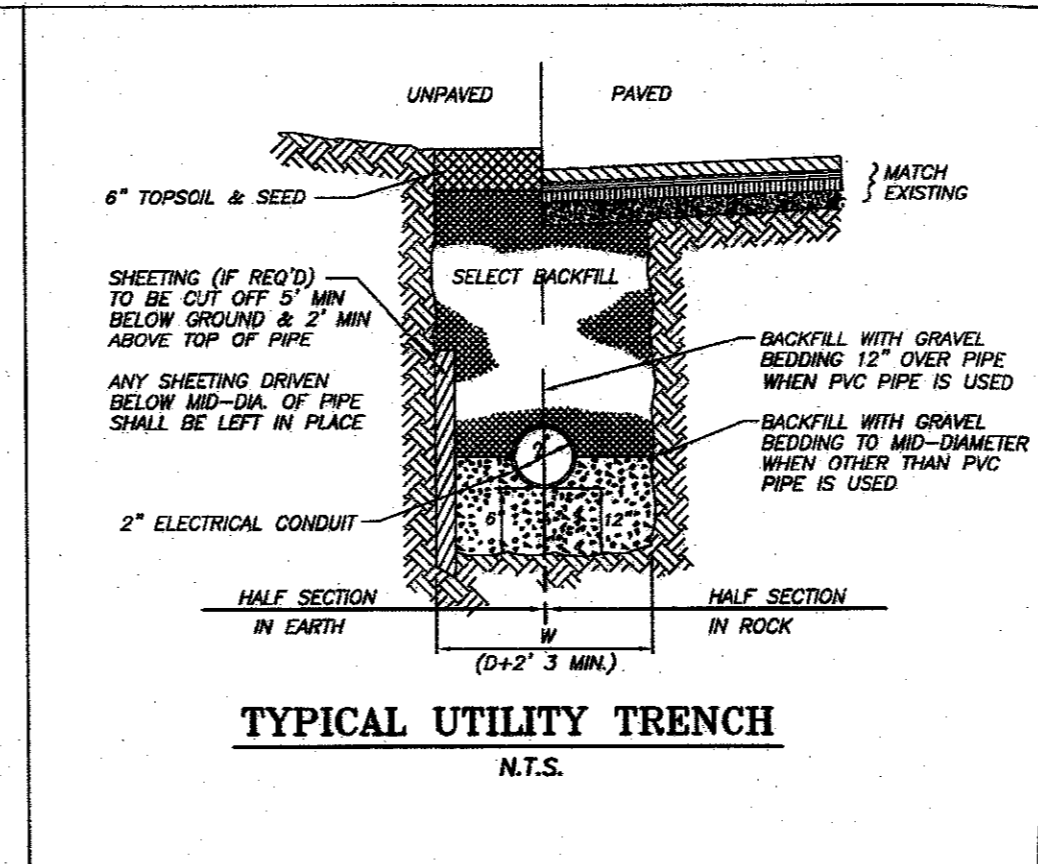
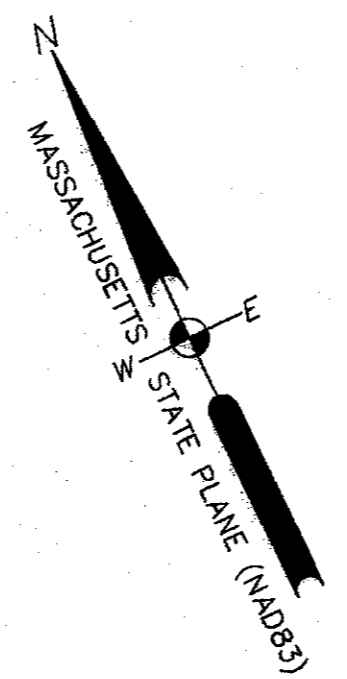
DATE	REVISION DESCRIPTION

Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

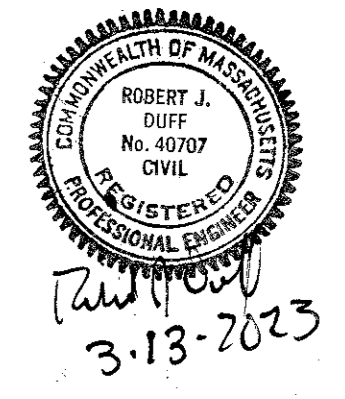
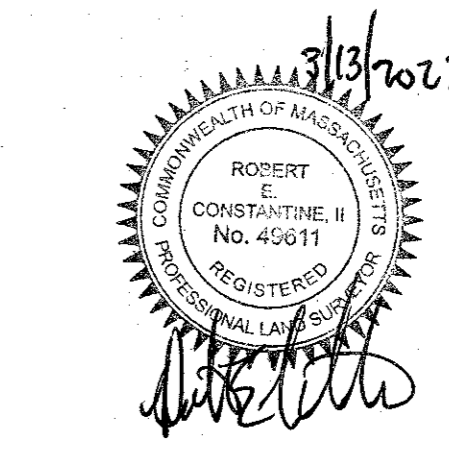
SHEET 1 OF 4 JOB NO. F4495

ZONE: COMMERCIAL II

	REQUIRED	AS-BUILT
MINIMUM LOT AREA	40,000 SF	94,308 SF
MINIMUM LOT FRONTAGE	175 FT	141.87 FT
MINIMUM LOT DEPTH	200 FT	433 FT
MINIMUM LOT CIRCLE	157.5 FT	70 FT
FRONT YARDS	40 FT	51.3 FT
SIDE YARDS	30 FT	25.9 FT
REAR YARDS	30 FT	298.1 FT
MAXIMUM BUILDING HEIGHT	3 STY	2 STY
% COVERAGE	70%	5.3%
STRUCTURES + PAVEMENT	80%	77.5%



PROPOSED LIGHT LOCATIONS (TYPICAL) SEE SHEET 4 OF 4 FOR PHOTOMETRICS



APPROVED DATE: _____
 FRANKLIN PLANNING BOARD

 BEING A MAJORITY

LEGAL NOTES
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 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.

OWNER
 SNC (FRANKLIN) REALTY TRUST
 STEPHEN T. & NANCY L. S. CORCORAN, TRS
 461 WEST CENTRAL STREET
 FRANKLIN, MA. 02038
 DEED BK. 33526 PG. 533
 PLAN NO. 565 OF 1970, PL. BK. 227
 PLAN NO. 921 OF 1980, BK. 5804 PG. 316
 1994 STATE HIGHWAY LAYOUT NO. 7100
 A.M. 270 LOTS 34

APPLICANT
 STEPHEN CORCORAN
 461 WEST CENTRAL ST.
 FRANKLIN, MA. 02038

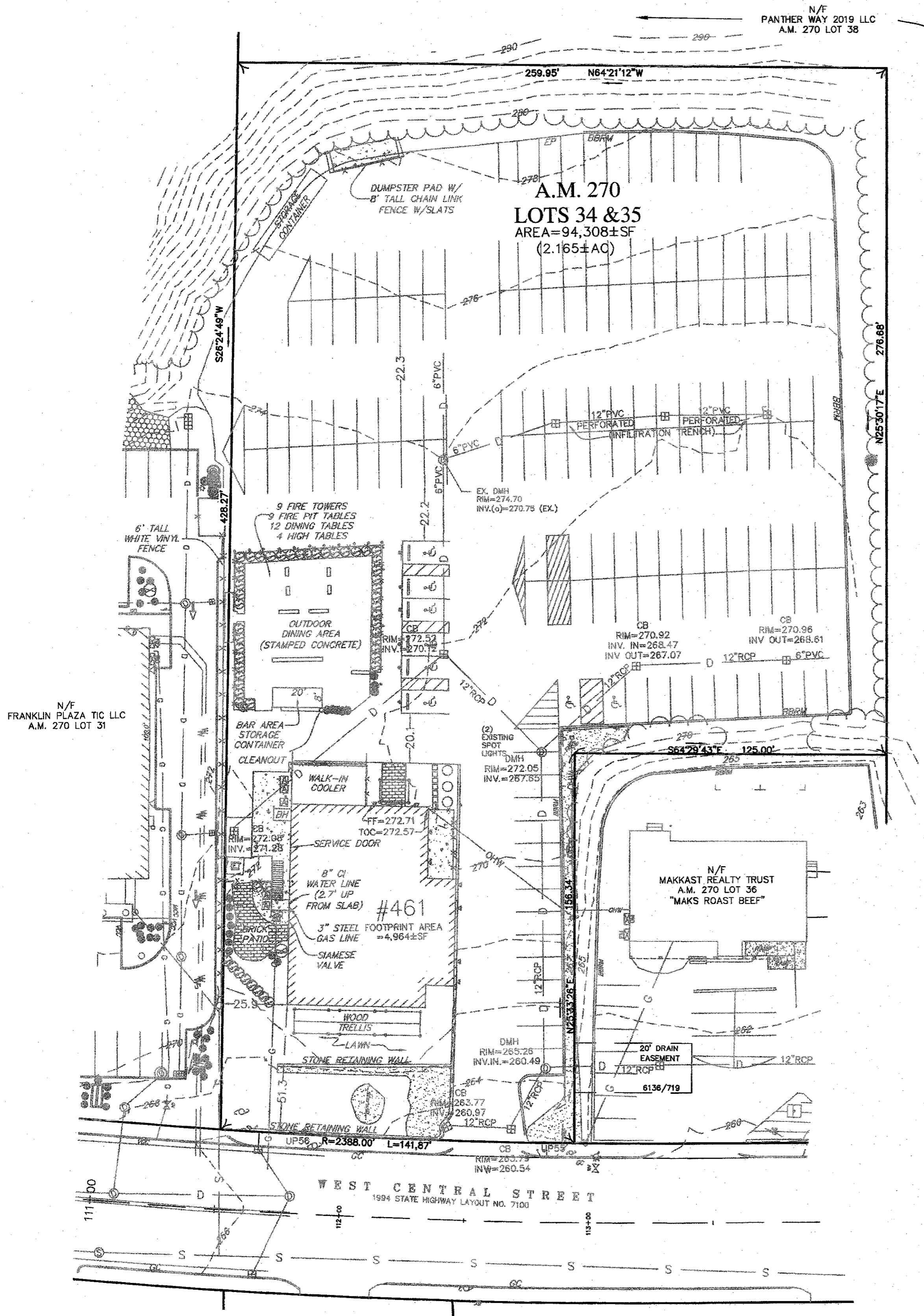
EXISTING CONDITIONS & PROPOSED OVERVIEW LIMITED SITE PLAN "THREE" RESTAURANT AT 461 WEST CENTRAL STREET FRANKLIN MASSACHUSETTS

MARCH 13, 2023

DATE	REVISION DESCRIPTION

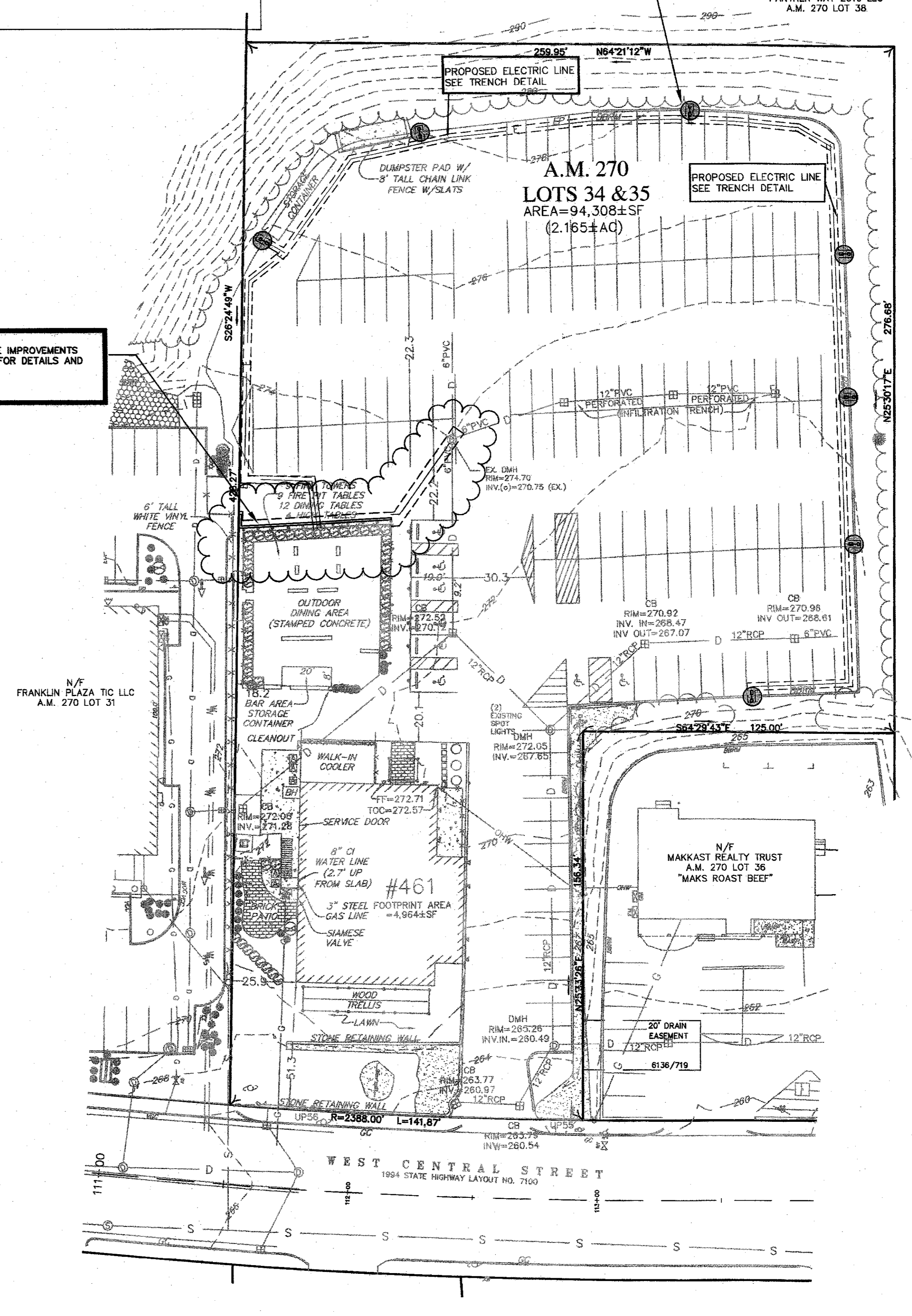
GRAPHIC SCALE: 1"=30'
 0 10 20 30 40 50 75 FEET
 0 5 10 15 20 25 METERS

55 WEST CENTRAL ST. PH. (508) 528-3221
 FRANKLIN, MA 02038 FX. (508) 528-7921
 www.gandhengineering.com



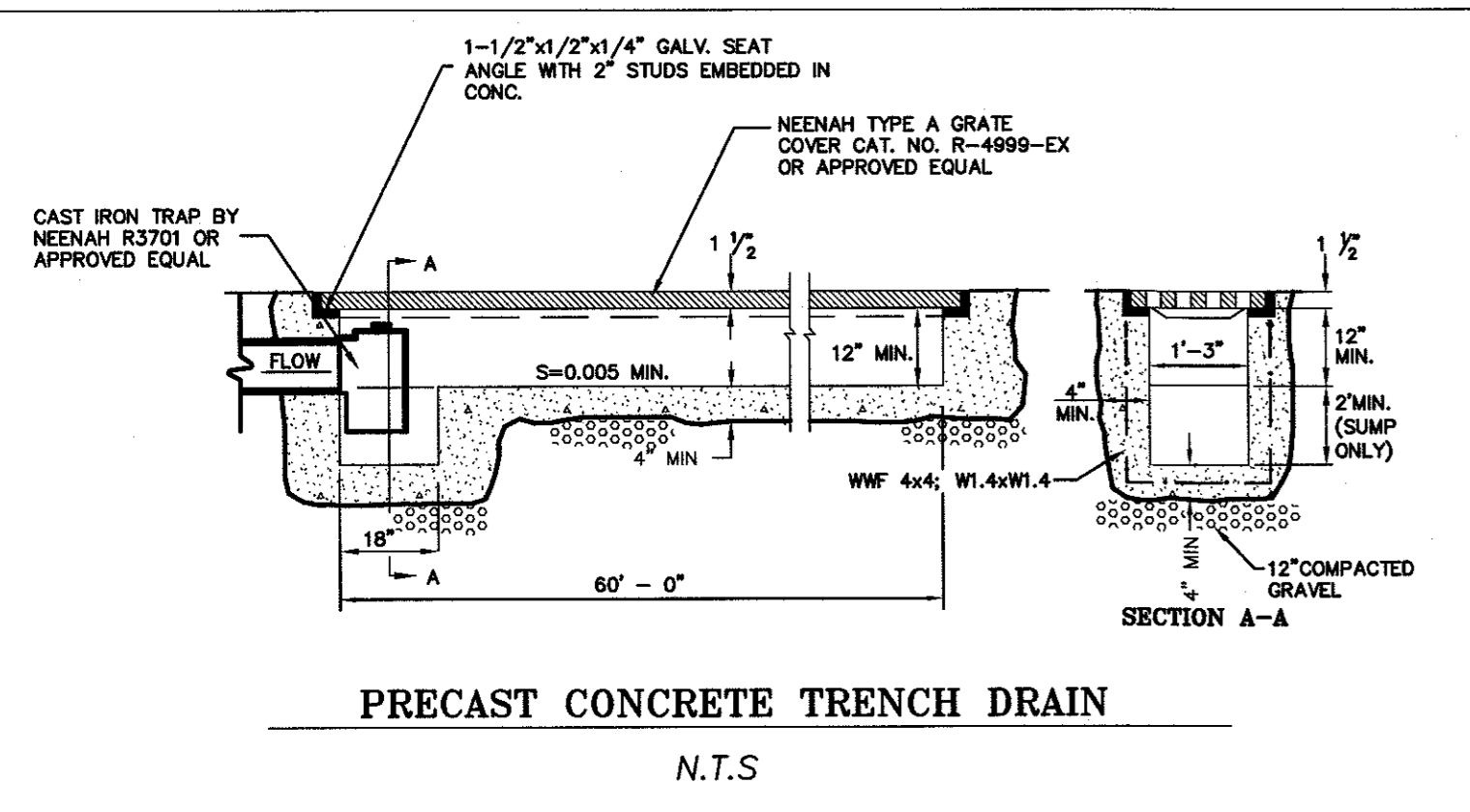
LEGEND

A.M.	ASSESSOR'S MAP
N/F	NEW OR FORMERLY
UP#	UTILITY POLE
⊙	EXISTING SEWER MANHOLE
⊕	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING UTILITY POLE
⊕	EXISTING AIR CONDITIONER/ REFRIGERATION UNIT
⊕	TRANSFORMER
●	BOLLARD
⊕	EXISTING ROUND CATCHBASIN
⊕	EXISTING CATCHBASIN
⊕	EXISTING DRAIN MANHOLE
⊕	EXISTING TREELINE
000.0x	EXISTING SPOT ELEVATION
---	EXISTING CONTOUR
S	EXISTING SEWERLINE
W	EXISTING WATERLINE
G	EXISTING GASLINE
OHW	EXISTING OVERHEAD WIRE
▨	EXISTING CONCRETE
▨	EXISTING LANDSCAPE AREA
♿	HANDICAP SPACE
(14)	EXISTING NUMBER OF SPACES
EP	EDGE OF PAVEMENT
GC	GRANITE CURB
BBRM	BITUMINOUS BERM

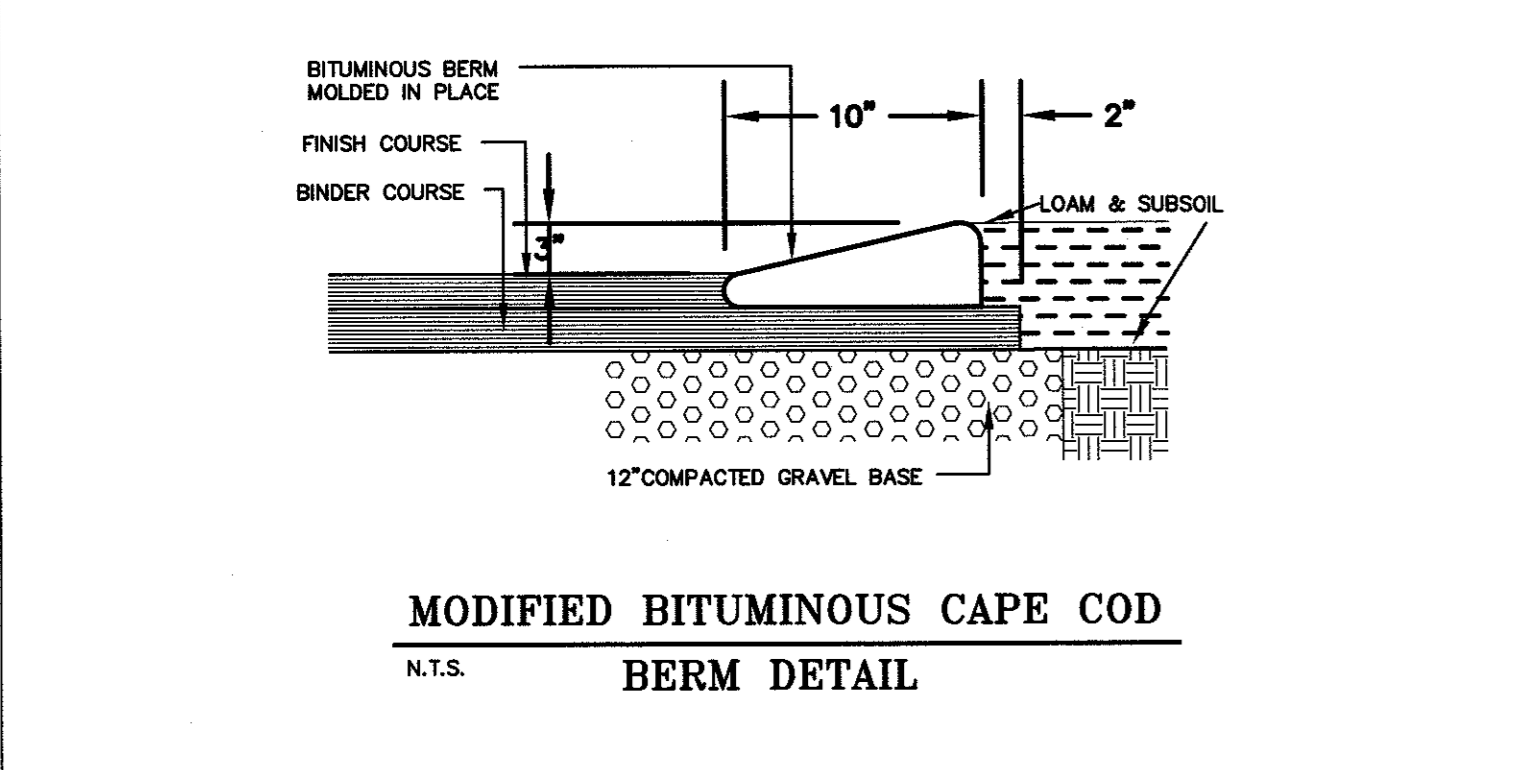


PROPOSED OVERVIEW

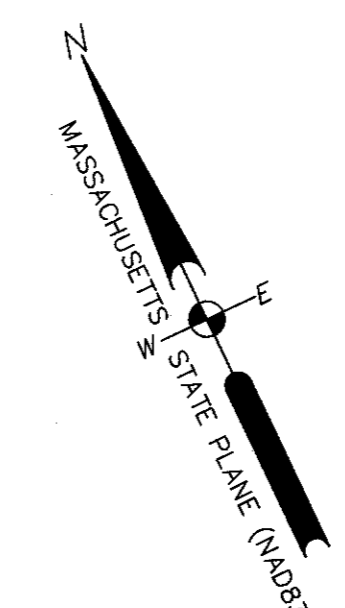
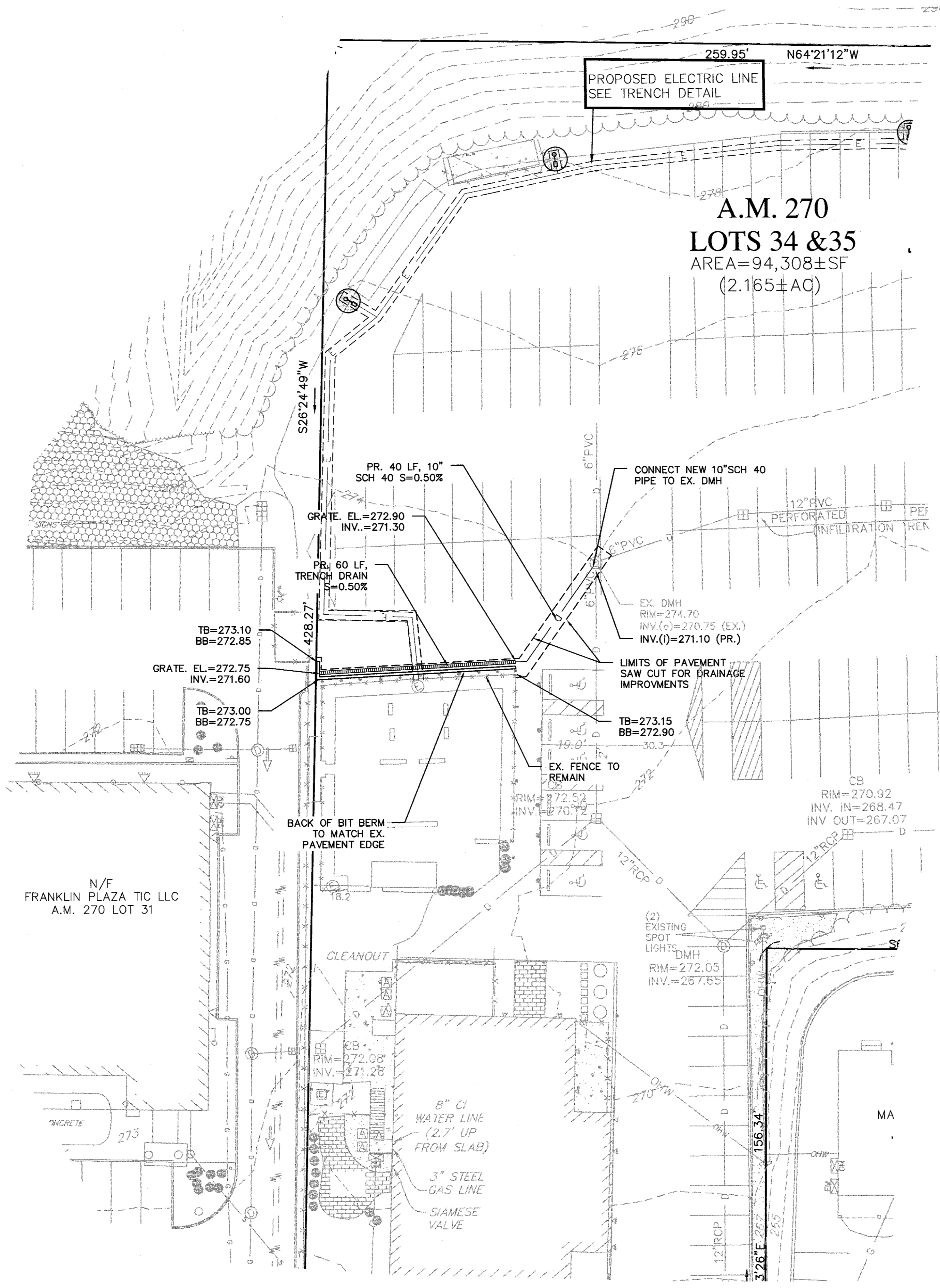
G:\CD\Franklin\4495\SURVEY AS-BUILT - LIGHT SITE PLAN.DWG, 3/13/2023 2:09:35 PM, (DWG)



PRECAST CONCRETE TRENCH DRAIN
N.T.S.



MODIFIED BITUMINOUS CAPE COD BERM DETAIL
N.T.S.



LEGEND

A.M.	ASSESSOR'S MAP
N/F	NOW OR FORMERLY
UP#	UTILITY POLE
⊙	EXISTING SEWER MANHOLE
⊕	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING UTILITY POLE
⊕	EXISTING AIR CONDITIONER/ REFRIGERATION UNIT
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⊕	EXISTING CATCHBASIN
⊕	EXISTING DRAIN MANHOLE
⊕	EXISTING DRAIN MANHOLE
⊕	EXISTING SPOT ELEVATION
⊕	EXISTING CONTOUR
—	EXISTING SEWERLINE
—	EXISTING WATERLINE
—	EXISTING GASLINE
—	EXISTING OVERHEAD WIRE
—	EXISTING CONCRETE
—	EXISTING LANDSCAPE AREA
⊕	HANDICAP SPACE
⊕	EXISTING NUMBER OF SPACES
EP	EDGE OF PAVEMENT
GC	GRANITE CURB
TB	TOP OF BERM ELEVATION
BB	BOTTOM OF BERM ELEVATION

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

BEING A MAJORITY

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OWNER

SNC (FRANKLIN) REALTY TRUST
STEPHEN T. & NANCY L. S. CORCORAN, TRS
461 WEST CENTRAL STREET
FRANKLIN, MA. 02038

DEED BK. 33526 PG. 533
PLAN NO. 565 OF 1970, PL. BK. 227
PLAN NO. 921 OF 1980, BK. 5804 PG. 316
1994 STATE HIGHWAY LAYOUT NO. 7100
A.M. 270 LOTS 34

APPLICANT

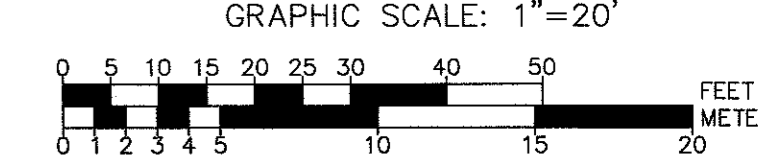
STEPHEN CORCORAN
461 WEST CENTRAL ST.
FRANKLIN, MA. 02038

DRAINAGE IMPROVEMENTS

LIMITED SITE PLAN
"THREE" RESTAURANT
AT
461 WEST CENTRAL STREET
FRANKLIN
MASSACHUSETTS

MARCH 13, 2023

DATE	REVISION DESCRIPTION



Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

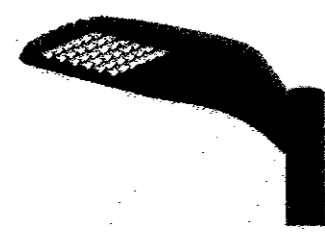
NOTES

- AREAS OUTSIDE THE LIMITS OF THE PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE
- THE OWNER/APPLICANT SHALL LIMIT CONSTRUCTION DEBRIS AND MATERIALS ON SITE. IN THE EVENT THAT DEBRIS IS CARRIED ONTO THE PUBLIC WAY, THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ALL CLEANUP OF THE ROADWAY.

DRAINAGE NOTES

- THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE PROJECT SURVEYOR AND ENGINEER.
- THE CONTRACTOR SHALL CONFIRM THE SIZE, DEPTH AND LOCATION OF THE EXISTING DRAINAGE TO BE EFFECTED AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- PROPOSED DRAINAGE PIPES ARE TO BE 10" SCH 40 PIPE, UNLESS OTHERWISE NOTED.
- EXISTING PAVEMENT SHALL BE SAW CUT AND NEW PAVEMENT SHALL BE BLENDED SMOOTHLY TO MEET EDGES.

Mirada Medium (MRM)
Outdoor LED Area Light

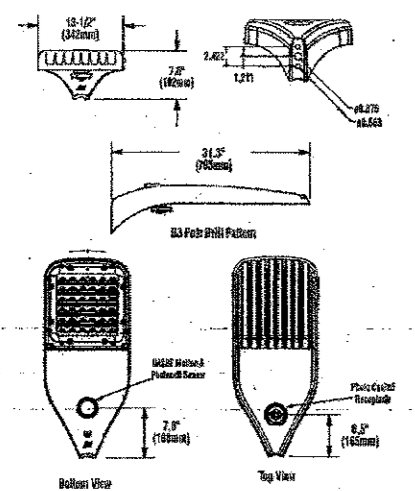


OVERVIEW

Model Number	3007-08000
Voltage Range	48-400
Efficiency Range (LPW)	117-160
Weight (lbs)	20 (18.5)

Mirada Medium Outdoor LED Area Light
© 2019 Lithonia Lighting

PRODUCT DIMENSIONS



LITHONIA LIGHTING MODEL MRM WITH IL SHIELD
MRM-LED-SIL-AM-30-70CRI-IL
MOUNTING HEIGHT 20 FT.
WATTS 176

PARKING LIGHTING
NOT TO SCALE

THIS PHOTOMETRIC PLAN IS BASED SOLELY UPON PROPRIETARY INFORMATION SUPPLIED BY THE LUMINAIRE MANUFACTURER AND CLIENT RECOMMENDATION.

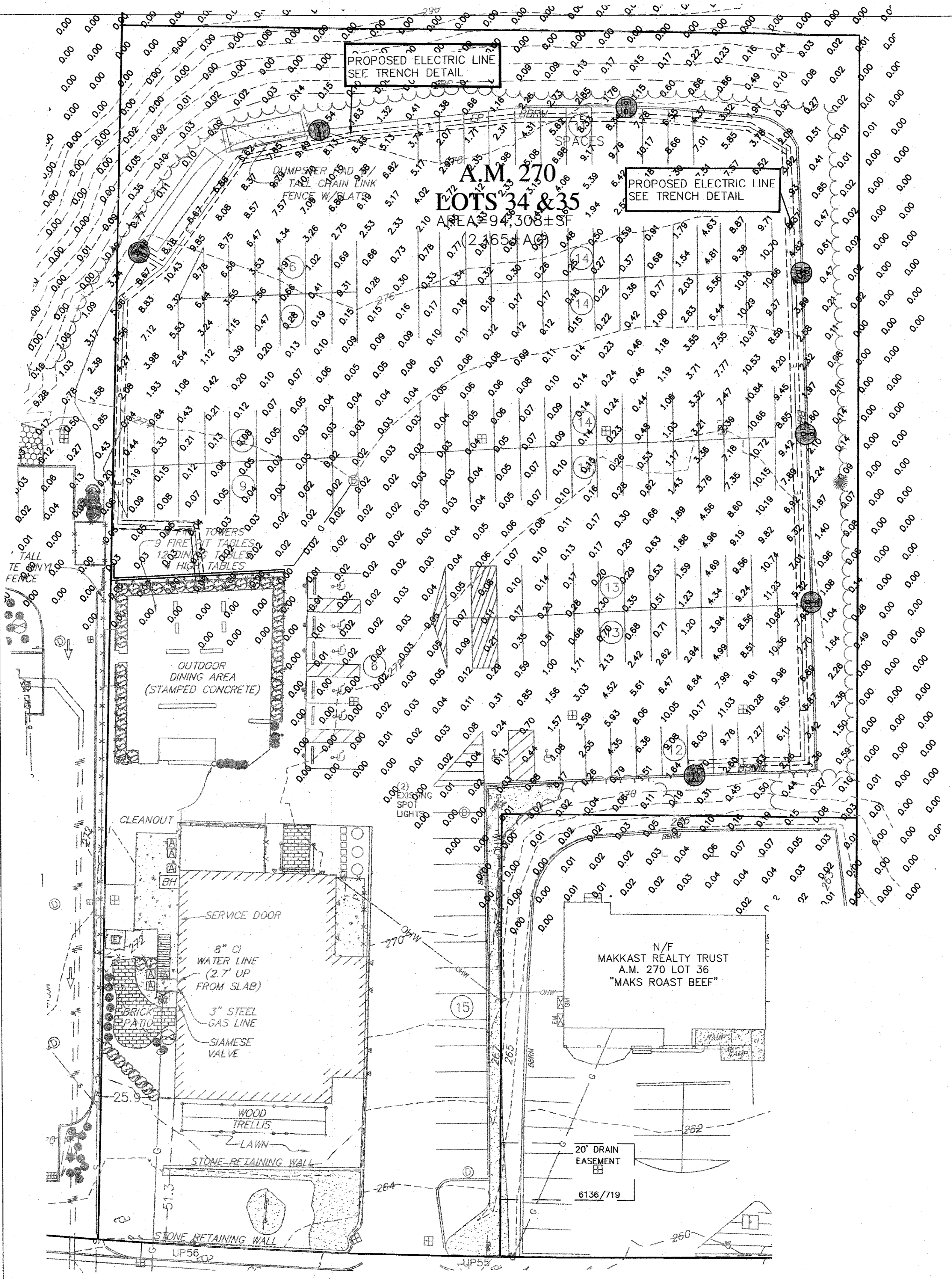
LUMINAIRE LOCATIONS, LIGHTING PATTERNS, AND ILLUMINATION LEVELS WERE PREPARED UTILIZING INFORMATION SUPPLIED BY THE LUMINAIRE MANUFACTURER AND THE SOFTWARE PACKAGE SIMPLY OUTDOOR. IT'S VALUES SHOULD BE CONSIDERED APPROXIMATE IN NATURE AND SHALL BE VERIFIED BY THE LUMIN MANUFACTURER PRIOR TO INSTALLATION.

ACTUAL PERFORMANCE OF LIGHTING PATTERNS AND/OR ILLUMINATION VALUES MAY VARY DUE TO VARIATIONS IN LIGHT HEIGHT, ELECTRICAL VOLTAGE, LAMP WATTAGE, AND OTHER VARIABLE FIELD CONDITIONS, OR USING A LUMINAIRE OTHER THAN SPECIFICALLY NOTED HEREON.

GUERRIERE & HALNON, INC ASSUMES NO RESPONSIBILITY FOR ANY SAFETY AND/OR SECURITY RISKS DUE TO INADEQUATE LIGHT LEVELS WHICH MAY OCCUR AFTER INSTALLATION.

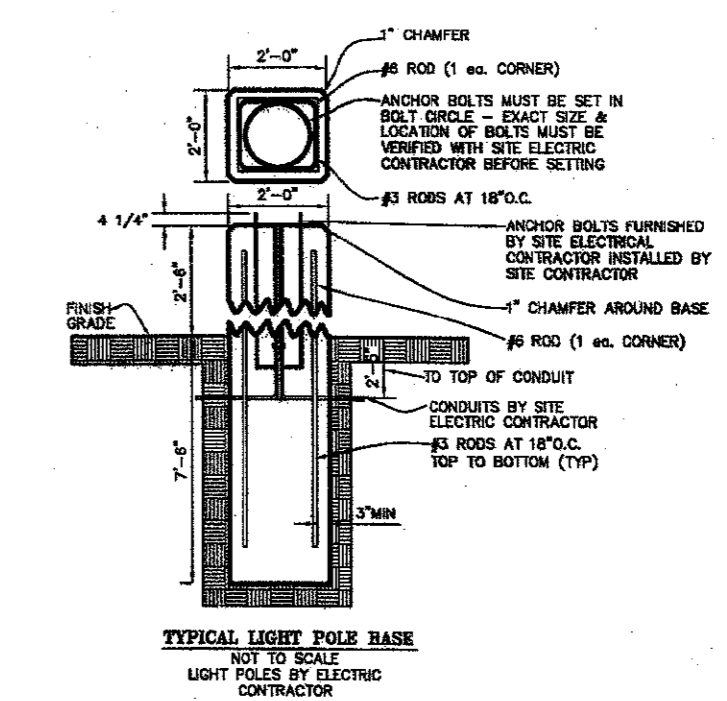
LEGEND

A.M.	ASSESSOR'S MAP
N/F	NOW OR FORMERLY
UP#	UTILITY POLE
⊙	EXISTING SEWER MANHOLE
⊗	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊖	EXISTING UTILITY POLE
⊘	EXISTING AIR CONDITIONER/ REFRIDGERATION UNIT
⊙	TRANSFORMER
●	BOLLARD
⊕	EXISTING ROUND CATCHBASIN
⊖	EXISTING CATCHBASIN
⊙	EXISTING DRAIN MANHOLE
⊕	EXISTING TREELINE
000.0x	EXISTING SPOT ELEVATION
—000—	EXISTING CONTOUR
—S—	EXISTING SEWERLINE
—W—	EXISTING WATERLINE
—G—	EXISTING GASLINE
—OHW—	EXISTING OVERHEAD WIRE
—	EXISTING CONCRETE
—	EXISTING LANDSCAPE AREA
♿	HANDICAP SPACE
(14)	EXISTING NUMBER OF SPACES
EP	EDGE OF PAVEMENT
GC	GRANITE CURB
BBRM	BITUMINOUS BERM



NOTE

THE PHOTOMETRICS SHOWN HEREON REPRESENTS THE AFFECTS OF THE PROPOSED NEW LIGHTING AND DOES NOT EVALUATE THE EXISTING LIGHTING ON SITE.



3/13/2023
ROBERT J. CORCORAN
REGISTERED PROFESSIONAL ENGINEER
No. 45811
3.13.2023

APPROVED DATE:
FRANKLIN PLANNING BOARD

BEING A MAJORITY

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STEPHEN T. & NANCY L. S. CORCORAN, TRS
461 WEST CENTRAL STREET
FRANKLIN, MA. 02038

DEED BK. 33526 PG. 533
PLAN NO. 565 OF 1970, PL. BK. 227
PLAN NO. 921 OF 1980, BK. 5804 PG. 316
1994 STATE HIGHWAY LAYOUT NO. 7100
A.M. 270 LOTS 34

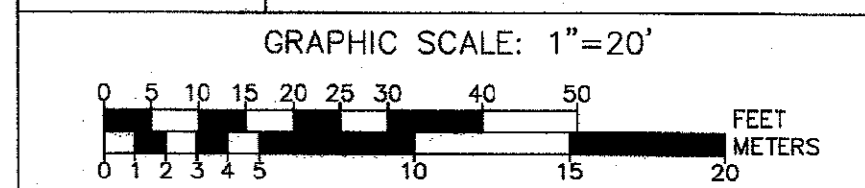
APPLICANT

STEPHEN CORCORAN
461 WEST CENTRAL ST.
FRANKLIN, MA. 02038

PHOTOMETRIC PLAN
LIMITED SITE PLAN
"THREE" RESTAURANT
AT
461 WEST CENTRAL STREET
FRANKLIN
MASSACHUSETTS

MARCH 13, 2023

DATE	REVISION DESCRIPTION



Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING

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FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

G:\CDP\m\m\1495\DWG\F4495-SURVEY AS-BUILT -LIGHT SITE PLAN.DWG, 3/13/2023 1:36:27 PM, [DMS]



**Guerriere &
Halnon, Inc.**
ENGINEERING & LAND SURVEYING

www.gandhengineering.com

Est. 1972

Whitinsville Office
1029 Providence Road
Whitinsville, MA 01588-2121
Phone: (508) 234-6834
Fax: (508) 234-6723

Milford Office
333 West Street
P.O. Box 235
Milford, MA 01757-0235
Phone: (508) 473-6630
Fax: (508) 473-8243

Franklin Office
55 West Central Street
Franklin, MA 02038-3807
Phone (508) 528-3221
Fax (508) 528-7921

F-4495

March 14, 2023

Town of Franklin Planning Board
Attn: Ms. Amy Love
355 East Central Street
Franklin, MA 02038

Re: **Limited Site Plan Modification – 461 West Central Street, “3” Restaurant**

Dear Planning Board Members:

As the applicant’s representative, Guerriere & Halnon, Inc. (G & H) hereby submits the Limited Site Plan Application in accordance with the Town of Franklin Submittal Requirements for Limited Site Plan Approval. We have provided one original and one copy of the application and the following supporting documentation for your review and approval.

As part of the submittal G & H has included the following:

- Form P – Limited Site Plan Permit Application;
- Certificate of Ownership;
- (6) Sets of 11”x17” prints of Limited Site Plan;
- (2) Sets of 24”x36” prints of Limited Site Plan;
- Limited Site Plan Filing Fee: \$500.00

We trust this meets with your requirements. Please contact us at our Franklin office at (508) 528-3221 if you have any questions or require additional information.

Sincerely,
Guerriere & Halnon, Inc.

Amanda Cavaliere

Amanda Cavaliere
Franklin Office Manager
Enclosures

FORM P

APPLICATION FOR APPROVAL OF A LIMITED SITE PLAN

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Limited Site Plan entitled " *** " for approval under the provisions of the Zoning By-Laws of the Town of Franklin Section §185-31.1.D covering Limited Site Plans.

***Limited Site Plan Modification "Three" Restaurant at 461 West Central Street, Franklin, Massachusetts

1. Name of Applicant: 3 Restaurant
Address of Applicant: 461 West Central Street Franklin, MA 02038
Phone No.: 978-852-9443 Email: stcorcoran@gmail.com

2. Name of Owner (if not the Applicant): 3 Restaurant
Address of Owner: 461 West Central Street Franklin, MA 02038
Phone No.: 978-852-9443 Email: stcorcoran@gmail.com

3. Name of Engineer: Guerriere & Halnon, Inc.
Address of Owner: 55 West Central Street, Franklin, MA 02038
Phone No.: 508-528-3221 Email: acavalieri@gandhengineering.com

4. Deed of Property recorded with Norfolk Registry of Deeds in Book 24246, Page 201, (or Certificate of Title No.)

5. Location and Description of Property:
The property is an existing restaurant located at 461 West Central Street.

Square Footage of Building(s) 4,964+/-SF
Assessor's Map 270 Lot 34 & 35

6. Purpose of Site Plan: Adding lighting in the parking lot area for safety
Revising drainage around the outdoor dining area

7. List of Waivers Requested (if any): Attach Form R for each waiver

Signature of Applicant

Stephen T. Corcoran
Print Name of Applicant

Signature of Owner

Stephen T. Corcoran, Trustee
Print Name of Owner

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:

Limited Site Plan Modification "Three" Restaurant at
Title of Plan: 461 West Central Street, Franklin, Massachusetts

Date of Plan: March 13, 2023 Assessor's Information: AM 270 LOT 34&35

Prepared by: Guerriere & Halnon, Inc.

Type of Plan: 81-P; Prelim.; Def.; Site Plan

SECTION B:

Name of Record Owner(s): 3 Restaurant
461 West Central Street
Address of Record Owner(s): Franklin, MA 02038

*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):

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

*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: _____

Executed as a sealed instrument this 14th day of March 2023

[Signature]

Signature of Applicant

John T. Corcoran

Print name of Applicant

[Signature]

Signature of Owner

John T. Corcoran, Trustee

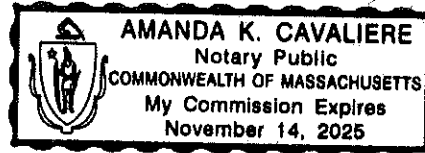
Print name of Owner

Norfolk ss.

2023

On this 14th day of March 2023, before me, the undersigned notary public, personally appeared Stephen Corcoran (name of Applicant), 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.

Amanda K. Cavaliere
(Official signature and seal of notary)
Notary Public:
My Commission Expires: Nov 14 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
Limited Site Plan Modification "Three" Restaurant at
Title of Plan: 461 West Central Street, Franklin, Massachusetts

Date of Plan: March 19, 2023 Assessor's Information: AM 270 LOT 34&35

Prepared by: Guerriere & Halnon, Inc.

3 Restaurant

Applicant Name & Address: 461 West Central Street
Franklin, MA 02038

SECTION B:

Name of Record Owner(s): 3 Restaurant
461 West Central Street

Address of Record Owner(s): 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):

Stephen T. and Nancy L.S Corcoran Trustees

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

Stephen T. and Holden S. Corcoran Beneficiaries

*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:

Norfolk County Registry of Deeds Book 24246 Page 201

Executed as a sealed instrument this ^{14th} ~~March~~ day of March 2023

[Signature]
Signature of Applicant

Stephen T. Corcoran
Print name of Applicant

[Signature]
Signature of Owner

Stephen T. Corcoran, Trustee
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

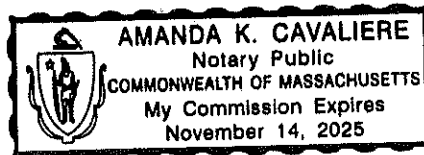
2023

On this 14th day of March 2023, before me, the undersigned notary public, personally appeared Stephen Corcoran (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.

Amanda K. Cavaliere
(Official signature and seal of notary)

Notary Public:

My Commission Expires: Nov 14, 2025



NOT QUITCLAIM DEED OF T
AN AN
OFFICIAL OFFICIAL

RONALD P. BUCCHIANO, TRUSTEE of the ALMERINDA REALTY TRUST u/d/t dated January 29, 1979 recorded in the Norfolk County Registry of Deeds in Book 5568 at Page 96 having a principal place of business at 461 West Central Street, Franklin, Massachusetts, for One Million Eight Hundred Fifty Thousand Dollars (\$1,850,000)] paid grants to STEPHEN T. CORCORAN and NANCY L.S. CORCORAN, TRUSTEES of the SNC (FRANKLIN) REALTY TRUST u/d/t dated September 1, 2006 recorded in the Norfolk County Registry of Deeds in Book 24156, Page 552 having a principal place of business at 1369 Providence Highway, Norfolk, Massachusetts 02062, with QUITCLAIM COVENANTS

That certain real property commonly known as 461 West Central Street, Franklin, Massachusetts as more particularly described on Exhibit A attached hereto and made a part hereof together with all buildings and improvements thereon.

Being the premises conveyed to the Trust by R.T. Holmes & Sons Leasing Co., Inc. by two (2) deeds dated January 29, 1979 and November 5, 1980, respectively, and recorded in the Norfolk Registry of Deeds in Book 5568 at Page 105 and in Book 5804 at Page 316, respectively.

[Signature page follows.]

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

CANCELLED
NOV 7 2006
DEDHAM
DEEDS REG #17
NORFOLK
11/07/06 11:28AM 01
00000 #7572
FEE \$8436.00
CASH \$8436.00

Property address: 461 West Central Street Franklin

After Recording Return to:

Louis A. Monti, Esq.
Sullivan & Worcester LLP
One Post Office Square
Boston, MA 02109

NOT AN
WITNESS my hand as of the 6th day of November, 2006. C I A L
C O P Y C O P Y
WITNESS: ALMERINDA REALTY TRUST

[Signature] By: Ronald P. Bucchanio
Ronald P. Bucchanio
Trustee

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 2nd day of November, 2006, before me, the undersigned notary public, personally appeared Ronald P. Bucchanio as Trustee for Almerinda Realty Trust, proved to me through satisfactory evidence of identification, which were Driver License, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

[Signature]
(official signature and seal of notary)

My commission expires
Feb 19, 2010

Paul A. Cataldo
NOTARY PUBLIC
My commission expires Feb. 19, 2010

NOT
AN
OFFICIAL Exhibit A OFFICIAL
COPY Legal Description COPY

[See attached.]

NOT AN OFFICIAL COPY

Exhibit "A"

NOT AN OFFICIAL COPY

461 West Central Street, Franklin

The land in Franklin, Norfolk County, Massachusetts, situated on the northeasterly side of West Central Street and being shown as Lot 1A and Lot 1B on a plan entitled "Plan of Land in Franklin, Mass." dated January 19, 1979, by William J. Rossetti, R.L.S., recorded with Norfolk Deeds as Plan No. 92 of 1979, Book 5568, Page 105, reference to which may be made for a more particular description of said Lots.

Also the land in Franklin, Norfolk County, Massachusetts, situated on the northeasterly side of West Central Street and being shown as Lot 1C on a plan entitled "Plan of Land in Franklin, Mass." dated September 2, 1980, by William J. Rossetti, R.L.S., recorded with Norfolk Deeds as Plan No. 921 of 1980, Book 5804, Page 316, reference to which may be made for a more particular description of said Lot.

Excepting from the above description the portion of the premises taken by the Commonwealth of Massachusetts for the widening of West Central Street as set forth in an instrument dated April 13, 1994, recorded with said Deeds in Book 10499, Page 680, shown as Plan No. 261 of 1994 in Plan Book 421.

Together with the right to maintain a storm drain on abutting premises now or formerly of David Varjian and more particularly described in a Deed of David Varjian to Ronald P. Bucchanio, Trustee of Almerinda Realty Trust, dated September 23, 1982, recorded with Norfolk County Registry of Deeds in Book 6136, Page 719. See also Plan No. 200 of 1983, recorded with said Deeds.