



**PLANNING BOARD
TOWN OF FREETOWN, MASSACHUSETTS
FORM SPR - APPLICATION FOR SITE PLAN REVIEW**

Checklist for Applicants:

The following must be included with all applications for site plan review:

- 1) Three copies of this form, a copy of the deed to the property, and if the application is submitted by anyone other than the owner, a letter signed in the presence of a notary public authorizing the applicant to act on their behalf.
- 2) 12 copies of the plan prepared in accordance with the Town of Freetown Subdivision Rules and Regulations and the Town of Freetown Site Plan Review Regulations. All plan copies must be folded.
- 3) An application fee according to the fee schedule payable to the Town of Freetown. Applicant shall also be responsible for costs associated with advertising and certified mailing of public hearing notices.
- 4) A PDF electronic file of the plan on a CD including any drainage calculations, Development Impact Statements, or Traffic Studies.
- 5) A Municipal Lien Certificate
- 6) A certified abutters list from the Town of Freetown Board of Assessors.
- 7) Engineering Review deposit
- 8) Zoning Determination from the Zoning Enforcement Officer/Building Commissioner

To the Town Clerk of the Town of Freetown Massachusetts:

The undersigned hereby submits the accompanying Special Permit Application and supporting documents for Special Permit Approval under the Rules and Regulations of the Planning Board adopted hereunder.

1. Applicant: V.M.D. Companies, LLC Tel:781-526-9259
Address:733 Turnpike St, Route 114, North Andover, MA 01845
2. Attorney: John R. Mitchell Tel:508-676-6000
Address: John R. Mitchell Law Office, 105 Bank Street, Fall River, MA
3. Owner: Fall River Redevelopment Authority Tel:

Address: 1 Government Center, Fall River, MA 02720

4. Designer: MBL Land Development Tel:508-297-2746

Address: 5 Bristol Drive, Suite 3A, South Easton, MA 02375

5. Plan Entitled: Site Plans - Proposed Warehouse Industrial Development

6. Plan Dated: July 25, 2022

7. Project Location: Innovation Way

Address:0 Innovation Way

8. Assessor Map/Parcel No.236-006.01 Zoning District: General Use

9. Lot Area: 16.0 Ac. Number of Lots Proposed: 0

Total Acreage of Tract 122.4 Ac. Total Percentage of Lot Coverage Proposed: 51.5 (both towns)

10. Total Square Footage of Existing Structures: 0

Total Square Footage of Proposed Structures: 203,397 s.f.

Combined Square Footage of Existing and Proposed Structures: 203,397 s.f.

11. Total Number of Parking Spaces (Existing): 0

Total Number of Regular Parking Spaces Proposed: 170

Total Number of Handicapped Parking Spaces Proposed: 8

Total Number of Spaces for Deliveries Proposed: 42

12. Detailed Description of Project (use additional pages as added)

Project consists of the construction of four industrial warehouse buildings with associated site access, parking, loading, grading, drainage & utilities. Three of the buildings and associated parking and loading areas are located in Fall River and one is located within Freetown.

13. Deed of Property Recorded in Bristol County - Fall River Registry of Deeds in Plan Book 7124
Page 95 Date Acquired 1/22/2009.

14. Estimated Cost of Construction: Type: new reconstruction alteration

15. Application Fee – based on fee schedule: \$500

To: Board of Health, Conservation Commission, Planning/Land Use Administrator, Building Inspector, Highway Department, Fire Department, and Police Department.

According to the Special Permit Regulations in the Town of Freetown Protective By-Laws, you have the option to examine and to make recommendations on this plan and to submit your report to the Planning Board office on or before _____ (35 days from date of transmittal by the Town Clerk). Recommendations may be indicated directly on the attached plan or on separate cover.

The property owner of record should be present when submitting plans for the Planning Board's consideration. If the owner is not present, he or she shall be represented by an authorized agent with a notarized letter of authorization. All plans must be prepared and endorsed by a Professional Land Surveyor, licensed in the Commonwealth of Massachusetts.

Owner's signature and address if not the applicant or applicant's authorization if not the owner

[Handwritten Signature]
Owner's Signature

One Government Center, Fall River, MA 02722
Owner's Address

Joseph A. Marshall
Owner's Printed Name

508-324-2662
Owner's Phone Number

[Handwritten Signature]
Applicant's Signature

133 Turnpike St Route 114, North Andover, MA
Applicant's Address

Kyle Raynor For VMD
Applicant's Printed Name

440-382-5335
Applicant's Phone Number

kRAYNOR@VMDCOMPANYS.COM
Applicant's E-Mail Address

spage@fallriverma.org
Owner's E-Mail Address

COMMONWEALTH OF MASSACHUSETTS

Bristol, SS _____, 20__

On this 27th day of July, 2022 before me, the undersigned Notary Public, personally appeared Joseph A Marshall and

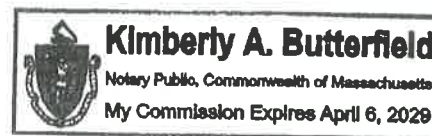
proved to me through satisfactory evidence of identification, which is Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

[Handwritten Signature]
Notary Public
My Commission Expires:

Date Received by Town Clerk:

RECEIVED BY TOWN CLERK	
DATE:	<u>July 28 2022</u>
TIME:	<u>8:50 AM</u>
SIGNATURE:	<u>[Handwritten Signature]</u>

RECEIVED
FREETOWN TOWN CLERK
2022 JUL 28 AM 8:50





2009 00003201

Bk: 7124 Pg: 95 Doc: DEED
Page: 1 of 12 03/04/2009 01:52 PM

RELEASE DEED

For the consideration described below in this deed, The **COMMONWEALTH OF MASSACHUSETTS**, acting by and through the Commissioner of its Division of Capital Asset Management and Maintenance ("DCAM"), on behalf of and consultation with its Department of Conservation and Recreation ("DCR") successor to its Department of Environmental Management, with a mailing address at One Ashburton Place, Boston, Massachusetts 02108, ("Grantor"), pursuant to Chapter 266 of the Acts of 2002 ("Act") and notwithstanding Massachusetts General Laws ("G.L.") Chapter 7, Sections 40E thru 40J, inclusive, hereby grants to the **FALL RIVER REDEVELOPMENT AUTHORITY**, established and acting in accordance with its authority under G.L. Chapter 121B, with a mailing address at One Government Center, Fall River, Bristol County, Massachusetts, 02722 ("Grantee"), which includes the Grantee's successors in title including without limitation transferees, lessees, legal representatives, agents, and assigns, subject to terms and conditions hereinafter set forth, all of its right, title and interest in the premises described below located in Town of Freetown and City of Fall River described below ("Premises").

I. The Premises. The Premises include the following parcels:

- 1) "LOT 1" and "LOT 2" located on the easterly and westerly sides of Route 24, a State Highway Layout #3881, and shown on a plan of land entitled "Plan of Land in The Town of Freetown Bristol County Owned By The Commonwealth of Massachusetts Prepared For: The Division of Capital Asset Management & Maintenance on Behalf of the Department of Conservation and Recreation", Scale 1" = 300 Feet, Date: August 1, 2007, Sheet 1 of 1 and prepared by Vanasse Hangen Brustlin, Inc., of Providence, Rhode Island ("Highway Plan"), which Highway Plan is recorded herewith, LOT 1 and LOT 2 being bounded and described in Exhibit A attached hereto and incorporated herein; and
- 2) "PARCEL B" and "PARCEL C" located on the easterly side of Route 24, a State Highway Layout #3881 and Layout #3882, and shown on a plan of land entitled "Plan of Land in The City of Fall River Bristol County Owned By The Commonwealth of Massachusetts Prepared For: The Division of Capital Asset Management &

Property Address: East Side Route 24; north of Riggenbach Road
Fall River and Freetown

Maintenance on Behalf of the Department of Conservation and Recreation", Scale 1" = 300 Feet, Date: June 11, 2008, Sheet 1 of 1 and prepared by Vanasse Hangen Brustlin, Inc., of Providence, Rhode Island ("Business Park Plan"), which Business Park Plan is recorded herewith, PARCEL B and PARCEL C being bounded and described in Exhibit B attached hereto and incorporated herein.

The Premises include 243.93 acres in the City of Fall River and 56.07 acres in the Town of Freetown.

The Premises shown on the Highway Plan consist of a portion of the land taken by the Commonwealth of Massachusetts, Department of Conservation, by Order of Taking dated October 23, 1934, recorded with the Bristol County Fall River District Registry of Deeds in Book 407, Page 234. The Premises shown on Business Park Plan consist of a portion of the land taken by the Commonwealth of Massachusetts, Department of Conservation, by Order of Taking dated October 23, 1934, recorded with the Bristol County Fall River District Registry of Deeds in Book 407, Page 234, and by Order of Taking dated June 20, 1935, recorded in said Registry in Book 411, Page 220.

II. Consideration. The consideration given by the Grantee in exchange for the grant herein consists of:

- 1) the execution and delivery by the City of Fall River of a Conservation Restriction and Conservation Easement to The Commonwealth of Massachusetts, by and through the Department of Conservation and Recreation ("DCR") and the Department of Fish and Game ("DFG") in accordance with G.L. Chapter 132A, Section 3, and G.L. Chapter 21A, Sections 2(26) and 8, on approximately 4,300 acres of land owned by the City of Fall River for water supply purposes, which Conservation Restriction and Conservation Easement is recorded herewith, the receipt and sufficiency of which is hereby acknowledged.
- 2) the Grantee's agreement to implement and monitor the required mitigation impacts on the Freetown-Fall River State Forest in accordance with Findings issued by DCR pursuant to G.L. Chapter 30, Section 61, as embodied in Restrictive Covenants recorded herewith, the receipt and sufficiency of which is hereby acknowledged;
- 3) the Grantee's creation and enforcement of a buffer zone between the proposed development on the Premises and the Freetown-Fall River State Forest, said buffer zone within the Premises as shown on the Business Park Plan, and subject to a Restriction recorded herewith, the receipt and sufficiency of which is hereby acknowledged;

4) the payment by Grantee of Two Million Four Hundred Fifty Thousand Dollars (\$2,450,000) to the Trustees of Reservations ("TTOR"), the use of which shall be at the direction of the Secretary of the Executive Office of Energy and Environmental Affairs for the purposes described in the Act, the receipt and sufficiency of which is hereby acknowledged;

III. Restrictions, Reservations, Conditions: This conveyance is made subject to and with the benefit of all rights, restrictions, easements, and encumbrances and other matters of record in the Registry, and additionally including but not limited to the following matters:

1. Use Restriction. As provided in the Act, Grantee may develop the Premises for commercial, industrial and other economic development purposes, without the necessity of adopting or adhering to an urban renewal plan as defined in Section 1 of Chapter 121B of the General Laws, but expressly excluding any use of the Premises for landfill or for casino or other gaming related purposes.

2. Buffer Zone Restriction. As required by the Act, the Grantee has established a buffer zone on the Premises, shown as "Proposed 51.8± Acre Buffer" on the Business Park Plan, to protect Rattlesnake Brook, its watershed and the Fall River Freetown State Forest as well as other sensitive resource areas on the Premises and subject to a Restriction held by The Trustees of Reservations and approved by DCR, which Restriction is recorded herewith.

3) Right of Reverter. In the event that the Premises cease to be used by the Grantee, its successors and assigns, for the purposes described in the Act and in accordance with subparagraph 1 above, then, at any time, upon notice by the Commissioner of DCAM, said Premises or portions thereof shall revert to the Grantor upon the terms and conditions provided herein, and shall be assigned to the care, custody and control of the DCR. This right of entry for condition broken shall be exercised only as to the subdivided parcel or parcels upon which the violation shall have occurred. The exercise of such right shall be subject to the following procedures. If the Grantor claims that the owner of the Premises or any portion of the Premises (the "Parcel") is using or has used the Premises for any purpose other than the purposes specified in the previous sentence, the Grantor, acting by and through the Commissioner of DCAM, after consulting with the Commissioner of DCR, shall provide written notice (the "First Reversion Notice") to the following: Grantee, its heirs, successor(s) or assigns in interest, the record owner of any parcel on which the alleged violation of this condition exists, and any mortgagee of record (collectively or individually "Party In Interest"), either by personal delivery, by U.S. registered or certified mail, postage prepaid with return receipt requested, or by express courier service providing receipt for delivery.

The First Reversion Notice shall state the facts upon which the Grantor claims improper use as well as a description of the affected Parcel. If any Party In Interest shall dispute the facts alleged in the First Reversion Notice, any such Party In Interest may, within the ninety (90) day period following the date of their respective receipt of such notice, respond with a written notice (the "Objection Notice") either explaining under the penalties of perjury why the facts recited in the First Reversion Notice are not accurate or do not justify reversion in accordance with this Deed or, in the alternative, asserting that the improper use complained of has been discontinued.

A Party In Interest shall give such Objection Notice in the same manner as the Commonwealth may give the First Reversion Notice, but such Party In Interest shall address the Objection Notice to the officer of the Commonwealth who issued the First Reversion Notice (or his or her successor, if such officer is no longer incumbent). If Party In Interest shall send to or serve said Objection Notice upon the Commonwealth within said ninety (90) day period, the Commonwealth may, within ten (10) business days following the date of receipt of the Objection Notice, either (a) accept such Objection Notice or (b) reject such Objection Notice and serve a Second Reversion Notice upon the Party in Interest in the same manner as the First Reversion Notice. Notwithstanding anything to the contrary contained in this Deed, if the Grantor fails to provide a Second Reversion Notice to the Party In Interest within the ten (10) business day period specified above, the Commonwealth shall be deemed to have accepted irrevocably the Objection Notice.

If the Grantor does not give an Objection Notice with respect to the Premises within the 90 day period specified above, or on a timely basis, but rejects it during the 10 day period specified above, and 60 days have elapsed since service of the Second Reversion Notice and the owner of the affected Parcel (the "Owner") has not discontinued the improper use complained of, then the Grantor may effect the reversion by filing and recording an affidavit with the said Registry. Such affidavit shall: (a) refer to this Deed, (b), declare that the Grantor has declared a reversion pursuant to the provisions hereof, (c) stipulate compliance with the First Reversion Notice provisions of this Deed stating whether or not Party In Interest timely filed an Objection Notice and, if so, stipulate compliance with the Second Reversion Notice provisions of this Deed, and (d) and declare that Owner shall forfeit title only to that portion of the Premises that is in violation of this condition for breach of condition and therefore shall revert to the Grantor.

In order to exercise the Grantor's right of entry for breach of the condition to use the Premises for any legally permissible use, the Grantor shall file with the affidavit a certificate of entry pursuant to G.L. Chapter 184, Section 19, as amended or superseded from time to time. Upon recording of the affidavit and the certificate of entry in conformity with the provisions of this Deed, all of Grantee's right, title and interest granted hereby in the Parcel or Parcels for which the reversion is effective shall be forfeited for breach of condition and thereupon revert to the Grantor.

The terms and conditions for such reversion as described by the Act are that said parcel or parcels shall revert to the Commonwealth upon such terms and conditions by the Commissioner of DCAM may determine, and said parcel or parcels shall be assigned to the care, custody and control of DCR. Should the Premises revert to the Commonwealth, any further disposition thereof shall be subject to the provisions of G.L. Chapter 7, Sections 40E to 40J, inclusive, and to the prior approval of the General Court.

Grantee shall have the right as well as the obligation, within the six (6) months following any such reversion, to remove any equipment and improvements installed or built on the Premises, provided that such removal shall be undertaken to cause a minimum amount of damage to the Premises or interference with the Commonwealth's use thereof, and that Grantee shall restore any of the land subject to the reversion as nearly as practical to its natural and undisturbed condition. If the Grantee fails to remove its equipment or improvements, or restore the Premises to its prior natural condition, within six (6) months following the reversion or any extension of time granted by the Grantor, then the Grantor may assume that the Grantee has abandoned the equipment or improvements and may remove and dispose of them at Grantor's sole discretion, and may restore the Premises to its prior natural condition as reasonably determined by the Grantor, and may charge any or all of the costs therefor to the Grantee.

It is the intent of the parties hereto that all agreements and covenants contained in this Deed shall run with the land.

The undersigned certifies under penalties of perjury that I have determined the Premises to be surplus pursuant to G.L. Chapter 7, Sections 40F and 40F1/2, as amended by Section 1 of the Act.

The undersigned further certifies that I have complied with all requirements of the Act for the conveyance of the Premises and the execution and delivery of this deed.

(Balance of page intentionally left blank)

IN WITNESS WHEREOF, the Commonwealth of Massachusetts has caused these presents to be signed, sealed, acknowledged and delivered in its name and on its behalf by David B. Perini, Commissioner, Division of Capital Asset Management and Maintenance, this 22nd day of January, 2009.

COMMONWEALTH OF MASSACHUSETTS, acting by and through the Commissioner of its Division of Capital Asset Management and Maintenance.

By: David B. Perini
David P. Perini, Commissioner,
Division of Capital Asset
Management and Maintenance

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 22nd day of January, 2009, before me, the undersigned notary public, personally appeared David B. Perini, who proved to me through satisfactory evidence of identification which is:

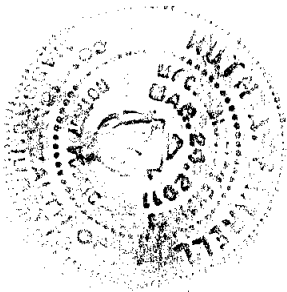
to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily in his capacity as Commissioner of the Division of Capital Asset Management and Maintenance, for its stated purpose.

Ruth A. Farrell
Notary Public
My Commission Expires:



RUTH A. FARRELL
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 24, 2011

SEAL



CERTIFICATION PURSUANT TO M.G.L. CH.7, S.40F1/2:

The undersigned certifies under penalties of perjury that I have fully complied with the provisions of Sections 40F1/2 and 40H of Chapter 7 of the General Laws in connection with the property described herein as modified by Chapter 266 of the Acts of 2002.

COMMONWEALTH OF MASSACHUSETTS,
THROUGH THE COMMISSIONER OF ITS
DIVISION OF CAPITAL ASSET MANAGEMENT
AND MAINTENANCE

By:



David B. Perini, Commissioner

Pursuant to the provisions of Section One of Chapter 64D of the Massachusetts General Laws (Ter. Ed.), as amended, by Chapter 198 of the Acts of 1978, and Chapter 133 of the Acts of 1992 no excise stamps are affixed.

EXHIBIT A

LOT 1

That certain parcel of land on the southeasterly side of Route 24 as shown on MHD Layout Number 3881 in Freetown, Massachusetts, beginning at the northwest corner of LOT 1 at a point located 150.00 feet southeasterly of Station 47+20.59, more or less, as shown on MHD Layout Number 3881;

Thence, by land now or formerly of Louis F. Eaton, S 76° 44' 08" E, a distance of one hundred nineteen and 58/100 feet (119.58') to a point;

Thence, by remaining land now or formerly of the Commonwealth of Massachusetts (Freetown State Forest), S 44° 12' 12" W, a distance of nine hundred ninety two and 93/100 feet (992.93') to a point;

Thence, by land now or formerly of Polaroid Corporation, N 77° 16' 11" W, a distance of one hundred twenty one and 34/100 feet (121.34') to a point in the easterly side of Route 24 as shown on MHD Layout Number 3881;

Thence, in the easterly layout line of Route 24 as shown on MHD Layout Number 3881, N 44° 15' 24" E, a distance of nine hundred ninety four and 81/100 feet (994.81') to the point of beginning;

Containing 102,366 square feet (2.35000 acres), more or less, shown on a plan of land entitled "Plan of Land in The Town of Freetown Bristol County Owned By The Commonwealth of Massachusetts Prepared For: The Division of Capital Asset Management and Maintenance on Behalf of the Department of Conservation and Recreation", Scale 1" = 300 Feet, Date: August 1, 2007, Sheet 1 of 1 and prepared by Vanasse Hangen Brustlin, Inc., of Providence, RI, said plan to be recorded herewith;
PLAN BOOK 147 PAGE 34

Being a portion of the land taken by the Commonwealth of Massachusetts by Order of Taking dated October 23, 1934, recorded with the Bristol County Fall River District Registry of Deeds in Book 407, Page 234;

LOT 2

That certain parcel of land on the northwesterly side of Route 24 as shown on MHD Layout Number 3881 in Freetown, Massachusetts, beginning at the southeast corner of LOT 2 at a point 150.00 feet northwesterly of Station 35+53.88, more or less, as shown on MHD Layout Number 3881;

Thence, in a stone wall by land now or formerly of Polaroid Corporation, N 75° 03' 11" W, a distance of three hundred forty seven and 97/100 feet (347.97') to a point;

Thence, by land now or formerly of the Commonwealth of Massachusetts (Freetown State Forest), N 54° 22' 45" E, a distance of one thousand one hundred eight and 92/100 feet (1108.92') to a point in a stone wall;

Thence, in a stone wall by land now or formerly of John P. & Nancy A. Brightman Jr., S 76° 44' 08" E, a distance of one hundred twenty six and 61/100 feet (126.61') to a point in the northwesterly line of Route 24 as shown on MHD Layout Number 3881;

Thence, in the northwesterly layout line of Route 24 as shown on MHD Layout Number 3881, S 44° 15' 24" W, a distance of nine hundred eighty six and 51/100 feet (986.51') to the point of beginning;

Containing 202,554 square feet (4.65000 acres), more or less, shown "Plan of Land in The Town of Freetown Bristol County Owned By The Commonwealth of Massachusetts Prepared For: The Division of Capital Asset Management and Maintenance on Behalf of the Department of Conservation and Recreation", Scale 1" = 300 Feet, Date: August 1, 2007, Sheet 1 of 1 and prepared by Vanasse Hangen Brustlin, Inc., of Providence, RI, said plan to be recorded herewith;

PLAN BOOK 147 PAGE 35

Being a portion of the land taken by the Commonwealth of Massachusetts by Order of Taking dated October 23, 1934, recorded with the Bristol County Fall River District Registry of Deeds in Book 407, Page 234.

EXHIBIT B**PARCEL B**

That certain parcel of land on the southeasterly side of Route 24 as shown on MHD Layout Number 3882 in Fall River, Massachusetts, beginning at the northwest corner of PARCEL B at a point 150.00 feet southeasterly of Station 12+31.01, more or less, as shown on MHD Layout Number 3882;

Thence, more or less in the Freetown/Fall River town line, S 76° 43' 21"E, a distance of three thousand one hundred twenty three and 14/100 feet (3123.14') to a point;

Thence, by remaining land now or formerly of the Commonwealth of Massachusetts (Freetown State Forest), S 37° 26' 49" E, a distance of one thousand fifty one and 77/100 feet (1051.77) to a point;

Thence, by remaining land now or formerly of the Commonwealth of Massachusetts (Freetown State Forest), S 13° 08' 36" W, a distance of two thousand eight hundred ninety three and 09/100 (2893.09') feet to a point;

Thence, by land now or formerly of the City of Fall River and YMCA of Greater Fall River, N 76° 51' 24" W, a distance of two thousand four hundred nineteen and 57/100 feet (2419.57') to a point marked by a stone bound found;

Thence, by land now or formerly of Browning Ferris Industries, Inc., N 24° 04' 50" E, a distance of seven hundred fifty eight and 03/100 feet (758.03') to a point marked by an iron pin found in a boulder;

Thence, by land now or formerly of Browning Ferris Industries, Inc., S 76° 44' 26" E, a distance of two hundred fifty four and 89/100 feet (254.89') to a point marked by a stone bound found;

Thence, by land now or formerly of Browning Ferris Industries, Inc., N 14° 07' 45" E, a distance of three hundred ninety six and 42/100 feet (396.42') to a point;

Thence, by land now or formerly of Browning Ferris Industries, Inc., N 13° 41' 37" E, a distance of four hundred twenty nine and 50/100 feet (429.50') to a point marked by a stone bound found;

Thence, by land now or formerly of Browning Ferris Industries, Inc., N 76° 38' 13" W, a distance of nine hundred seventy eight and 77/100 feet (978.77') to a point marked by a field stone bound found;

Thence, by land now or formerly of Browning Ferris Industries, Inc., N 12° 35' 08" E, a distance of five hundred fifteen and 83/100 feet (515.83') to a point marked by a Land Court Bound found;

Thence, by land now or formerly of Browning Ferris Industries, Inc., S 76° 33' 39" E, a distance of one hundred sixty nine and 19/100 feet (169.19') to a point marked by a Land Court Bound found;

Thence, by land now or formerly of Browning Ferris Industries, Inc., N 17° 02' 21" E, a distance of three hundred thirty two and 63/100 feet (332.63') to a point marked by a Land Court Bound found;

Thence, by land now or formerly of Browning Ferris Industries, Inc., N 76° 49' 39" W, a distance of three hundred seventy eight and 25/100 feet (378.25') to a point;

Thence, by land now or formerly of Browning Ferris Industries, Inc., N 77° 27' 00" W, a distance of four hundred twenty five and 33/100 feet (425.33') to a point;

Thence, by land now or formerly of Fall River Redevelopment Authority, N 77° 10' 04" W, a distance of nine hundred three and 35/100 feet (903.35') to a point;

Thence, partly in a stone wall by land now or formerly of Joseph Mowery, N 10° 39' 18" W, three hundred seventy seven and 61/100 feet (377.61') to the southerly line of Route 24, as shown on MHD Layout Number 3882;

Thence, in the southerly line of Route 24 as show on MHD Layout Number 3882 on a curve to the left having a radius of 6150.00', an arc distance of one thousand eighty nine and 98/100 feet (1089.98') to a point of tangency to the point of beginning.

Containing 10,625,581 square feet (243.92977 acres), more or less, being shown on a plan of land entitled "Plan of Land in The City of Fall River Bristol County Owned By The Commonwealth of Massachusetts Prepared For: The Division of Capital Asset Management and Maintenance on Behalf of the Department of Conservation and Recreation", Scale 1" = 300 Feet, Date: June 11, 2008, Sheet 1 of 1 and prepared by Vanasse Hangen Brustlin, Inc., of Providence, Rhode Island, said plan to be recorded herewith.

Being a portion of the land taken by the Commonwealth of Massachusetts by Order of Taking dated June 20, 1935, recorded with the Bristol County Fall River District Registry of Deeds in Book 411, Page 220 and deed of Benjamin W. Brown dated December 22, 1934 and recorded in said Registry, Book 409, Page 123, to which instruments reference may be had for Grantor's title.

PARCEL C

That certain parcel of land on the southeasterly side of Route 24 as shown on MHD Layout Number 3881 in Freetown, Massachusetts, beginning at the northwest corner of PARCEL C at a point 150.00 feet southeasterly of Station 22+58.19, more or less, as shown on MHD Layout Number 3881;

Thence, in a stone wall bounded by land now or formerly of Lynwood H. and Virginia L. French, S 76° 56' 37" E, a distance of one thousand one hundred ninety two and 82/100 feet (1192.82') to a point marked by a drill hole set;

Thence, continuing in a stone wall bounded by land now or formerly of said French, S 75° 59' 59" E, a distance of three hundred thirteen and 62/100 feet (313.62') to a point marked by a drill hole found;

Thence, continuing in a stone wall bounded by remaining land now or formerly of the Commonwealth of Massachusetts (Freetown State Forest), S 79° 36' 12" E, a distance of two hundred forty one and 42/100 feet (241.42') to a point marked by a drill hole set;

Thence, by remaining land now or formerly of the Commonwealth of Massachusetts (Freetown State Forest), S 29° 11' 26" E, a distance of one thousand two hundred six and 64/100 feet (1206.64') to a point in the Freetown/Fall River Town Line, more or less;

Thence, more or less in the Freetown/Fall River Town Line, N 76° 43' 21" W, a distance of three thousand one hundred twenty three 14/100 feet (3123.14') to a point in the southerly line of Route 24 as show on MHD Layout Number 3881;

Thence, in the southerly line of Route 24 as show on MHD Layout Number 3881 on a curve to the left having a radius of 6150.00', an arc distance of six hundred one and 06/100 feet (601.06') to a point of tangency.

Thence; in the southerly line of Route 24 as shown on MHD Layout Number 3881, N 44° 15' 24" E, a distance of four hundred forty and 75/100 feet (440.75') to the point of beginning;

Containing 2,137,499 square feet (49.07023 acres), more or less, shown on a plan of land entitled "Plan of Land in The Town of Freetown Bristol County Owned By The Commonwealth of Massachusetts Prepared For: The Division of Capital Asset Management and Maintenance on Behalf of the Department of Conservation and Recreation", Scale 1" = 300 Feet, Date: August 1, 2007, Sheet 1 of 1 and prepared by Vanasse Hangen Brustlin, Inc., of Providence, RI, said plan to be recorded herewith.

Being a portion of the land taken by the Commonwealth of Massachusetts by Order of Taking dated October 23, 1934, recorded with the Bristol County Fall River District Registry of Deeds in Book 407, Page 234.

The Commonwealth of Massachusetts
 Office of the Collector of Taxes
 Town of Freetown
 Municipal Lien Certificate



Number: 4984
 6/16/2022

MBL Land Development
 5 Bristol Dr STE 3A
 S Easton, MA 02375

I Certify from available information that all taxes, assessments, and charges, now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 6/16/2022 are listed below:

DESCRIPTION OF PROPERTY

Parcel Identifier	236-6.01	Assessed Owner	FALL RIVER REDEVELOPMENT AUTH
Account	4208	Additional Owner	
Location of Property	INNOVATION WAY	Supposed Present Owner	
Acres	16	Legal Reference	Book 7124 Page 95 Deed Date 3/4/2009

VALUATION

FY 2023	Residential	Rate1	Open Space	Rate 2	Commercial	Rate 3	Industrial	Rate 4	Exempt
	0	12.06	0	0.00	411,100	20.56	0	20.56	0

ASSESSMENT

	2023 1st Quarter	2023 2nd Quarter	2023 3rd Quarter	2023 4th Quarter	FY 2022	FY 2021
Preliminary Tax	\$2,113.06	\$2,113.05	N/A	N/A	\$4,112.59	\$3,577.21
Actual Tax					\$4,339.63	\$4,647.97
Charges and Fees						\$15.00
Interest To Date	\$0.00	\$0.00			\$0.14	\$0.00
Credits					\$8,427.25	\$8,240.18
Interest Credit					\$43.59	\$287.89
Per Diem	\$0.00	\$0.00			\$0.01	\$0.00
Balance Due	\$2,113.06	\$2,113.05			\$25.11	\$0.00

Property Tax Interest Per Diem	\$0.01
Committed Tax Balance	\$4,251.22

PLANNING BOARD

All of the amounts listed above are to be paid to the Collector. I have no knowledge of any other lien outstanding.
 INFORMATION ON THIS CERTIFICATE IS COMPLETE AS OF 6/16/2022

Patricia Rodrick
 Patricia Rodrick
 Asst Collector
 Collector of Taxes



300 foot Abutters List Report

Freetown, MA
April 07, 2022

Subject Property:

Parcel Number: 236-006.01
CAMA Number: 236-006.01
Property Address: 0 INNOVATION WAY

Mailing Address: FALL RIVER REDEVELOPMENT AUTH
1 GOVERNMENT CENTER
FALL RIVER, MA 02720

Abutters:

Parcel Number: 232-016
CAMA Number: 232-016
Property Address: 0 COPICUT RD

Mailing Address: MASSACHUSETTS COMMONWEALTH
OF FREETOWN STATE FOREST
108 SLAB BRIDGE RD
ASSONET, MA 02702

Parcel Number: 236-004
CAMA Number: 236-004
Property Address: 0 INNOVATION WAY

Mailing Address: MASSACHUSETTS COMMONWEALTH
OF MASS DOT
10 PARK PLAZA
BOSTON, MA 02116

Parcel Number: 236-005
CAMA Number: 236-005
Property Address: 0 ROUTE 24

Mailing Address: MASSACHUSETTS COMMONWEALTH
OF MASS DOT
1000 COUNTY ST
TAUNTON, MA 02780

Parcel Number: 236-006
CAMA Number: 236-006
Property Address: 1180 INNOVATION WAY

Mailing Address: LIT FALL RIVER LLC
1717 MCKINNEY AV SUITE 1900
DALLAS, TX 75202

Parcel Number: 236-006.02
CAMA Number: 236-006.02
Property Address: 30 -36 INNOVATION WAY

Mailing Address: DEVCON INNOVATION WAY LLC
1140 RESERVOIR AVE
CRANSTON, RI 02920

Freetown Board of Assessors
CERTIFIED ABUTTERS LIST



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

4/7/2022

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The Commonwealth of Massachusetts
 Office of the Collector of Taxes
 Town of Freetown
 Municipal Lien Certificate



Number: 4984
 6/16/2022

MBL Land Development
 5 Bristol Dr STE 3A
 S Easton, MA 02375

I Certify from available information that all taxes, assessments, and charges, now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 6/16/2022 are listed below:

DESCRIPTION OF PROPERTY

Parcel Identifier	236-6.01	Assessed Owner	FALL RIVER REDEVELOPMENT AUTH
Account	4208	Additional Owner	
Location of Property	INNOVATION WAY	Supposed Present Owner	
Acres	16	Legal Reference	Book 7124 Page 95 Deed Date 3/4/2009

VALUATION

FY 2023	Residential	Rate1	Open Space	Rate 2	Commercial	Rate 3	Industrial	Rate 4	Exempt
	0	12.06	0	0.00	411,100	20.56	0	20.56	0

ASSESSMENT

	2023 1st Quarter	2023 2nd Quarter	2023 3rd Quarter	2023 4th Quarter	FY 2022	FY 2021
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Patricia Rodrick
 Patricia Rodrick
 Asst Collector

[Signature]
 Collector of Taxes



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Freetown, MA

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