



1" = 512 ft

Property Information

Property ID 102-82-8137-000
Location 31 FLAGG DR
Owner TOWN OF FRAMINGHAM



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town of Framingham, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 02/27/2017
 Properties updated 11/01/2017

236-86-5

31 FLAGG DRIVE

102-82-8137-000

100/236.0-0086-0005.0

31 FLAGG DR

PARCEL ID: 11001 2360 0086 0005 0

ACTIVE: STATE USE CODE: 903

STREET NUMBER: 31

STREET NAME: FLAGG DRIVE

OWNER NAME: TOKYU OF AMERICA INC

OWNER ADDRESS: 1411188 MIDLAND ISLAND

CITY: FLAMINGO LAKE ST: MA ZIP: 011122

TOTAL LAND AREA: 11191364

TAX CLASS: RESIDENT EXEMPT: Y/N

T Taxable E Exempt

PS Public System IW Individual Well NO None

SEWER SW Sewer SP Septic NO None

QUALITY OF VIEW: E Excellent A Average N None V Very-Good F Fair G Good P Poor

LANDSCAPING: See Qual-Of-View For Codes

SETBACK: M More than Nbrd S Same as Nbrd L Less than Nbrd N None

VISIT DATE (mmdyyy): 1/12/30

MEASURE DATE (mmdyyy): 1/10/09

ENTRANCE: C Complete Ins I Insp Refusal D Info at Door X Exterior Only

INFO SOURCE: O Owner Spouse T Tenant A Agent F Family M Manager N None X Other

COLLECTOR ID: ESEA

INSPECT-REAS: R Reval M Maint S Sales Verif C Recollect A Appeal P Bldg Perm

REINSPECTION: Y/N

EXEMPT RES OPEN SP COMMRL INDUSTRIAL

NBHD CODE:

APARTMENTS: EFF 1BR 2BR 3BR

COMMENTS:

BUILDING NAME: Fuller Middle School

LAND TYPE	STATE USE - CD	VALUE METHOD	SQUARE FEET	INFL CLASS	INFLUENCE AMOUNT	INFL PCT	SCENIC INFL	ZONE	NBHD CLASS	TOP-GRPY	HSE ST

LAND TYPE	VALUE METHOD	INFLUENCE (CLASS)	SCENIC INFLUENCES	ZONE DISTRICTS	TOPOGRAPHY	HSE TO STREET				
C Primary O Secondary D Residual E Undeveloped S	A Acres B Base Lot F Front Foot S Square Foot V Sound Value	EC Economic ES Easement Row FP Flood Plain HS Historical ID Insuff Depth IW Insuff Width	LL Land Locked OT Other RS Restrictions SH Shape SZ Size TN Traffic/Noises	LF Lake Front LV Lake View RF River Front RV River View PR Pond Front PV Pond View	NO None MF Marsh Front MV Marsh View KF Conservation Front KV Conservation View	R1 8,000 R2 12,000 R3 20,000 R4 43,560 G 8,000	B Business CB Central Business P Office/Profess PR Planned Reuse MI Light Manuf	M Manuf OR Open/Roc PD PUD	L Level G Gentle Slope S Steep Slope R Rolling U Under Water O Low A Swampy	B Below Street L Level Street A Above Street

DATA ID / BLDG - SECT - GROUP	DATA ID / BLDG - SECT - GROUP	DATA ID / BLDG - SECT - GROUP	DATA ID / BLDG - SECT - GROUP	DATA ID / BLDG - SECT - GROUP	DETACHED STRUCTURES
State Use CD	State Use CD				AN Antenna
Use Category	Use Code				AS Paving Aspht
Ground Floor Area	Base Floor				B1 Barn GP 1 sty
Story Height	Base Floor Area				B2 Barn GP 2 sty
Perimeter	Num Floors				B5 Barn GP 1.5 s
Bldg Class	Unit Type				BA Barn Agrlct
Roofing	Wall Height				BD Barn Dalry
Ext Wall Type	Comrd Condo				BH Barn Horse
Ext Ornament	Flooring				BM Boat Marina
Amenity 1 TY	Partitions				BP Barn Pole
Amenity 1 UN	Ceilings				BR Barn Resident
Amenity 1 MS	Plumbing				C1 Chic Barn 1 s
Amenity 2 TY	Lighting				C2 Chic Barn 2 s
Amenity 2 UN	Heating Type				C4 Fence Chik 4
Amenity 2 MS	PCT Heated				C6 Fence Chik 6
Amenity 3 TY	Fire Alarm				CA Carport
Amenity 3 UN	Grade				CB Cabana
Amenity 3 MS	PCT Sprinklers				CC Car Wash Cnv
Fire Escape	Condition				CF Crib Frame
Load Dock SF					CN Paving Cnrt
Canopy SF					CS Car Wash Sil
Escalators					CW Crib Wire
Penger Elevr					CY Canopy
Frght Elevr					DI Drive In
Num Ovrd DR					DW Deck Wood
Section Cond					G1 Gar 1.0 s
Year Built					G2 Gar 2.0 s
Eft Yr Built					G5 Gar 1.5 s
					GB Grain Bin
					GC Grmhse Commr
					GI Gar W Left
					GF Golf Course
					GR Grmhse Reald
					GV Paving Gravel
					LD Loading Dock
					LI Light Incand
					LM Light Mercury
					LS Light Sodium
					MB Milk Prc Bld
					MP Milk Parlor
					MS Machine Shop
					PA Pool Abv Gnd
					PC Pool Concreto
					PF Pool Fbrglas
					PG Pool Gunite
					PT Patio Concreto
					PV Pool Vinyl
					RR RR Sliding
					RW Retaining Wall
					S1 Shed 1s Open
					S4 Shed 4s Open
					SA Shed Aluminm
					SB Service Booth
					SC Silo Concre
					SE Shed Equipmnt
					SI Shed Implmnt
					SS Silo Steel
					SW Silo Wood
					TC Tennis Court
					TF Tank Fuel
					TP Trailer Park
					TW Tank Water
					W3 Fence Wood 3
					W6 Fence Wood 6
					OT Other

DET STRU CLS	UNITS	COMMENTS:
1 Residential	C Count	
2 Open Space	F Lineal Foot	
3 Commercial	S Square Feet	
4 Industrial	P Capacity	
	G Gallons	

PARCEL ID: 100/236.0-0086-0005.0
 PARCEL LEVEL INFORMATION:
 OWNER NAME 1: TOWN OF FRAMINGHAM
 OWNER NAME 2: SCHOOL DEPARTMENT
 OWNER ADDR 1: FULLER MIDDLE SCHOOL
 OWNER ADDR 2: 31 FLAGG DR
 OWNER CITY: FRAMINGHAM STATE MA ZIP 01702
 OWNER COUNTRY:
 TAX CLASS: E NBHD CODE: L TOT-LAND-AREA: 1191366.00
 TOT-FIN-AREA: ROAD TYPE: T COND: P TRAFFIC: L

PARCEL ADDRESS: 31 FLAGG DR

STATE USE CODE: 903 AS OF 11/ 6/01 1 OF 1

COMMERCIAL SECTIONS
 ID USE-CD
 10101 903 TOWN PROP
 CATEGORY 5 SCHOOL
 GRND-FL-AREA 212809
 STORY-HEIGHT 1
 BLDG-CLASS C
 YEAR-BUILT 1959
 EFF-YR-BUILT 1969
 COST-BLDG 10807400

SALE PRICE: 1 DATE: 10201966 TYPE: P VALID: X
 BOOK: 11236 PAGE: 397 CERT/DOC:
 GRANTOR:
 ADJ-SALE-PRICE: 99 ADJ-REASON:

GROUPS:
 ID CD B-FL-A FLRS UNT
 01 500 212809 1 1

INSPECTION VISIT DATE: 11062000 MEASURE DATE: 11062000

EXPT	RES	OPS	COM	IND
%BLD: 100				
%LND: 100				
PERMIT TYPE	DESC	%COMP	INSPEC	
53186	ES BRICK MONUMENT SIGN	100	3302000	

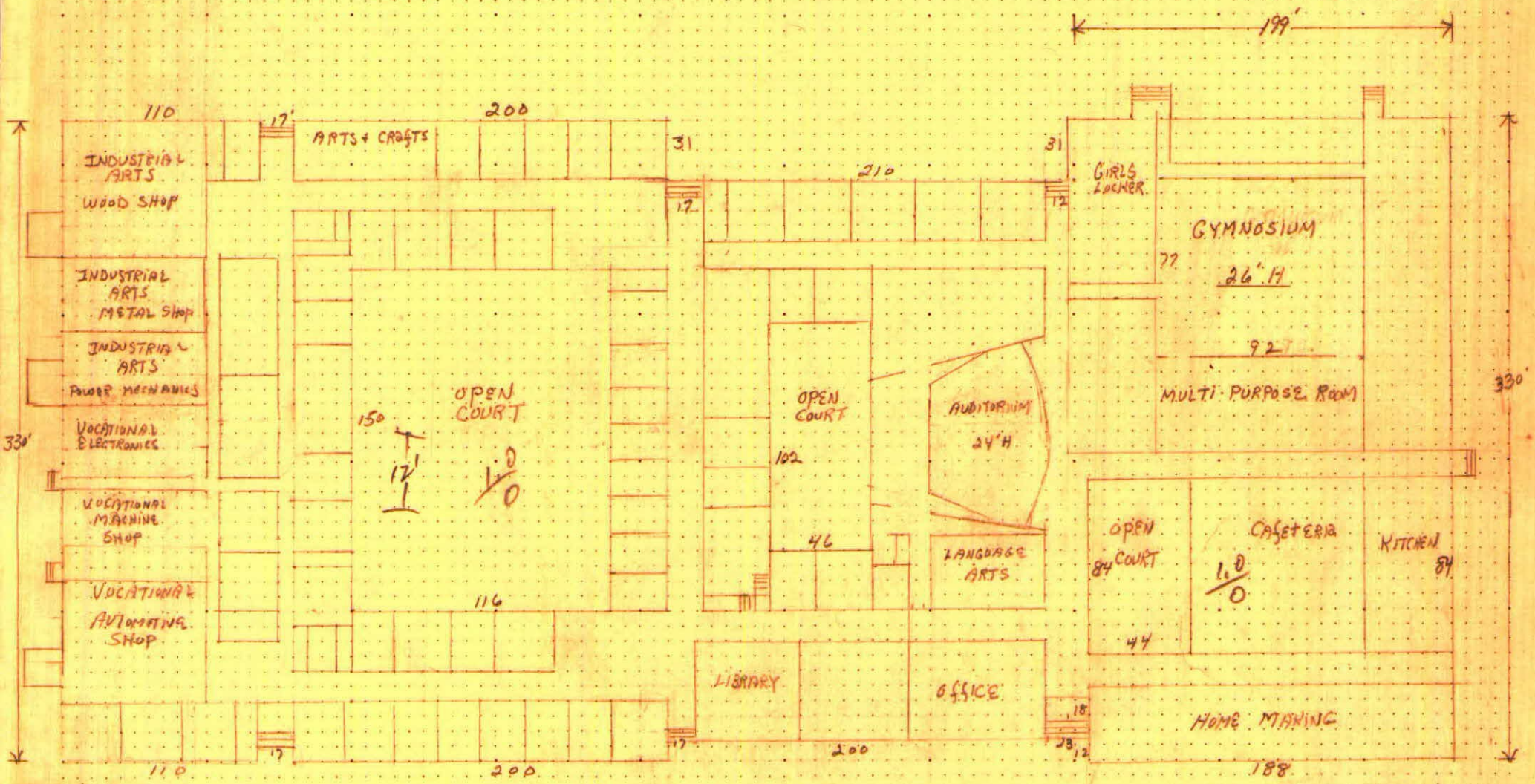
MEMO:FULLER MIDDLE SCHOOL

3 ABC RETURN
 N/A

VALUATION INFORMATION
 CURR VALUES: TOT 13712100 BLD 10807400 LND 2904700
 PRIOR VALUES: TOT 13712100 BLD 10807400 LND 2904700

LAND INFORMATION		NBHD-CODE	32	NBHD-CLASS	ZONE R1							LAND	VALUE				
USE	VALUE					INFL-1	INFL-2		INFL-3		TOPO	CLASS					
SEG	TYPE	CODE	METHOD	SQ-FT	ACRES	FRONT	DEPTH	TYPE	AMT	PCT	TYPE	AMT	PCT	TYPE	AMT	PCT	VALUE
01	P	903	S	1191366	27.350									L			2904669

748



212,809

80' SCALE

ADKINS PRINTING

SHADOW DOT GRID AT 10 TO 1 INCH

PLAT PLAN



TOWN OF FRAMINGHAM - NOTICE OF DECISION

Notice is hereby given in accordance with M.G.L.c. 40A § 15 that in the application by CLAREMONT REALTY TRUST for VARIANCES for parking in the setbacks and a SPECIAL PERMIT to alter a pre-existing, non-forming commercial structure on the premises located at 500 and 540 WORCESTER ROAD upon which a public hearing was held on DECEMBER 14, 2010 and notice of which was published in "THE METROWEST DAILY NEWS" on 11/29/2010 & 12/06/2010, the Zoning Board of Appeals has GRANTED said petition and the decision was filed in the Office of the Town Clerk on January 19, 2011.

ZONING BOARD OF APPEALS
Philip R. Ottaviani, Jr., Chairman

ZBA File No. 10-47; P: 8; Z: B

Any appeal from this decision shall be made pursuant to M.G.L.c. 40A § 17 and must be filed within twenty (20) days after the date of filing of this decision in the Office of the Town Clerk.

BOA PM12:54 JAN20'11

236-86-5.A

EXEMPT PROPERTY

MAP	BLOCK	LOT	PROPERTY ADDRESS	CATEGORY
236	86	5, 5D, 5B, 83	SOUTH HIGH SCHOOL, FLAGG DR., ATHLETIC FIELD HOUSE	SCHOOL DEPT.

(Fiscal)

YEAR	19 86	19 <i>87</i>	19	19	19	19
LAND	1,609,500	<i>1,850,900</i>				
BUILDINGS	11,677,400	<i>13,429,000</i>				
TOTAL	13,286,900	<i>15,279,900</i>				

YEAR	19	19	19	19	19	19
LAND						
BUILDINGS						
TOTAL						

YEAR	19 <i>98</i>					
LAND	<i>2,269,300</i>					
BUILDINGS	<i>9,597,800</i>					
TOTAL	<i>11,867,000</i>					

DESCRIPTION OF MAIN BUILDING

REMARKS

<p>Class Bungalow Single House Two Flats Three Flats Duplex Apartment Block of Tenements Store Building Office Building Factory Building Storage Building Garage, Public Theatre Gas Station</p> <p>Foundation Brick Stone Cement Cement Block</p>	<p>Construction Frame Brick Blocks Re. Concrete Steel</p> <p>Exterior Clapboards Siding Shingles Stucco Press Brick Com. Brick Cement Asbestos Metal</p> <p>Basement None Full Half Cement Floor</p>	<p>Heating Stove Furnace Hot Water Steam</p> <p>Plumbing Old Style Modern Toilets Laundry Baths</p> <p>Roofing Shingle Slate Gravel Asbestos Tile Metal Paper Flat Hip</p>	<p>Gable Gambrel French</p> <p>Floor Re. Concrete Concrete Slab</p> <p>Miscellaneous Elevator Sprinkler Air Conditioned Gas Pumps Air</p>
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OTHER BUILDINGS

	GARAGE	HENHOUSE	GREENHOUSE	BARN	
CONST.					
EXTERIOR					
ROOF					
FLOOR					

CHARACTER OF LAND

PROPERTY RECORD CARD

CARD 2 OF 2

South High
 Slagg Drive
 Framingham, Mass
 236-86-5450
 42.90 acres

OWNERSHIP RECORD	DEED REFERENCE

RECORD OF APPEALS					
YEAR	GRANTED	DENIED	BLOGS	LAND	TOTAL
19					
19					
19					
19					

ASSESSMENT SUMMARY			
YEAR	APPRAISED VALUE	RATIO	ASSESSED VALUE
19			
19			
19			
19			
19			
19			
19			

BUILDING PERMIT DATA			
DATE	PERMIT NO.	DESCRIPTION	COST

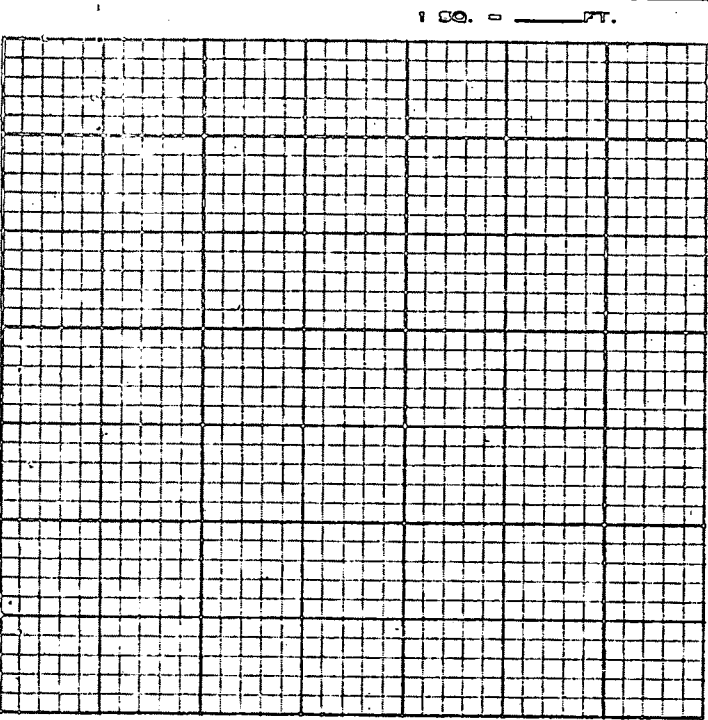
OWNERSHIP TRANSFER RECORD			
DATE	GRANTOR	GRANTEE	CONSIDERATION

NOTES: _____

SUMMARY OF APPRAISED VALUES			
CARD NO	BUILDINGS	LAND	TOTAL
1			
2			
3			
4			
TOTAL APPRAISED VALUE			

COMMERCIAL

BUS. NAME South High School
 TYPE OF BUS. _____
 TENANTS _____ MO. RENT _____
 1 _____
 2 _____
 3 _____
 4 _____
 5 _____



BLDG CLASS	DIMENSIONS	AREA	HT	CODE	QTY HT	EXT WALL CONDTY	UNIT COST	TOTAL
C-6 Sch.	See SL.	21280 9	15' Av.		1	BR+GLASS	20.14	4285973
2379 GROUND AREA		PERIMETER TO WALL RATIO		TOTAL BLDG COST		0 4285973		

VON CORAL SYSTEM
 DAY & ZIMMERMANN, INC.

MAIN BUILDING DESCRIPTION

FOUNDATION	WD OR BLK PIER-1	MASONRY-2	REINF CONC-3	3				
STRUCT FRAME	1-WD POST	2-MILL WD	3-STL COL	4-R CONC	5-STL L-H	SH		
EXT WALL DEV	Brick over block					1		
STORE FRT	GOOD-1	AVG-2	BELOW AVG-3	LIN FT.		1		
ROOF	1-WD J. FLT	2-SJ FLT L-H	3-WD TR L-H	4-STL L-H	2H			
ROOF SHTG	1-WD	2-STL DK	3-CONC PL	4-CONC SL	5-MPC	6-Gypsum 6		
ROOFING	1-ROLL	2-C SHGLE	3-T & G	4-GAL	5-AL	6-TILE 3		
FLOORS	1-WD	2-CONC	3-R CONC	4-OTHER		3		
FLR FINISH	1-SW	SF	2-HW 5% SF	3-TER	SF	4-SF 95% TILE 3/4		
DEVLDP AREA	1- APTS RMS	2- OFF- L	S.F.-S	S.F.	3- DD	S.F.		
PARTITIONS	BLK	BRK	MTL	15-M-W	25-M-W	FW 1		
PLUMBING	3-FIXT BATH 87	2-FIXT BATH	SG FIXT	TOTAL FIXT		271		
CER TILE	good quality					INDICATE QTY		
WIRING	1-BX-ROMEX	2-RC-LTG	3-RC-PWR	S.F.		1		
HEATING	0-N	1-STV	2-GR	3-FHA	4-1PS	5-2PS	6-FU	7 1
BASEMENT	NONE-0	FULL-1	2-PARTIAL 42561 SQ. FT.	3-FIN	S.F. 1 800 + 357512			
BSMT FLR	NONE-0	DIRT-1	WOOD-2	CONCRETE-3		3		
AIR COND	1-WASHED	2-REFR	3-C. COMB	4-FULL	5-PART	S.F. 1		
FIRE PROT	1-SPRKLR	S.F.	EXP CONCLD	2- F.H. STA.		1		
ELEV	Fire alarm system					15 stations		
OTHER	170248 @ Bsmr @ 5' w/DIRT FLR. INCL Reinf 15' cur.					1.60 + 272396		
OTHER								
OTHER								

BLDG. SKETCH

ACTUAL AGE 9 YRS EFF AGE 5 YRS DEPR % PHYD COND OK % P % NET COND 10 %
 OVERIMPROVEMENT _____ UNDERIMPROVEMENT _____ OTHER _____ NET COND % FINAL NET COND 90 %
 TOTAL REPL COST 0 4915881
 PRINCIPAL BLDG VALUE 0 4,424,300

ACCESS ITEM	GRADE	EXT CONSTRUCTION		FLOOR		SIZE	AREA	UNIT COST	REPRO COST	AGE	EFF AGE	% GOOD	VALUE
		FR OR BLK	MASONRY	CONC	DIRT								
						X							
						X							
						X							

ACCESSORY ITEMS TOTAL VALUE TOTAL ACCESSORY AND OTHER BUILDING VALUE 0 4,424,300

LAND CONDITIONS				DIMENSIONS	AREA	UNIT VALUE	FACTORS		ADJ UNIT VALUE	VALUE
STREET: PAVED-1	DIRT-2	PAPER-3					DEPTH	OTHER		
				X		15000 PA				14 100 2/3
SIDEWALK-1	CURBS-2	SIDEWALK & CURBS-3	NONE-4	3	X					643500
CITY WATER-1	CITY SEWER-2	CITY WTR & SWR-3	NONE-4	3	X					4438400
TOPOGRAPHY: LEVEL-1	HIGH-2	LOW-3		1						TOTAL LAND VALUE 0 643500

NOTED: 30% of GND AREA Bsmr @ 5' HGT. w/DIRT FLR.

INSPECTED BY 23-68 54 CHECKED BY APPROVED BY DATE TOTAL APPRAISED VALUE 3081900

TOWN OF FRAMINGHAM
 SCHOOL DEPT.--SOUTH HIGH SCHOOL, SO. HIGH ATHLETIC
 FIELD HOUSE, ~~2~~ ~~FOOTBALL~~

FLAGG DRIVE
 236-86-5 & 5D, 83 + 5B

90 Acres

~~42.90 A~~
~~36.90 AC~~
 27.35

PROPERTY RECORD CARD

CARD _____ OF _____

OWNERSHIP RECORD	DEED REFERENCE

RECORD OF APPEALS					
YEAR	GRANTED	DENIED	BLDGS	LAND	TOTAL
19					
19					
19					
19					

ASSESSMENT SUMMARY			
YEAR	APPRAISED VALUE	RATIO	ASSESSED VALUE
19			
19			
19			
19			
19			
19			
19			
19			

BUILDING PERMIT DATA			
DATE	PERMIT NO.	DESCRIPTION	COST

OWNERSHIP TRANSFER RECORD			
DATE	GRANTOR	GRANTEE	CONSIDERATION

SUMMARY OF APPRAISED VALUES			
CARD NO	BUILDINGS	LAND	TOTAL
1			
2			
3			
4			
TOTAL APPRAISED VALUE			

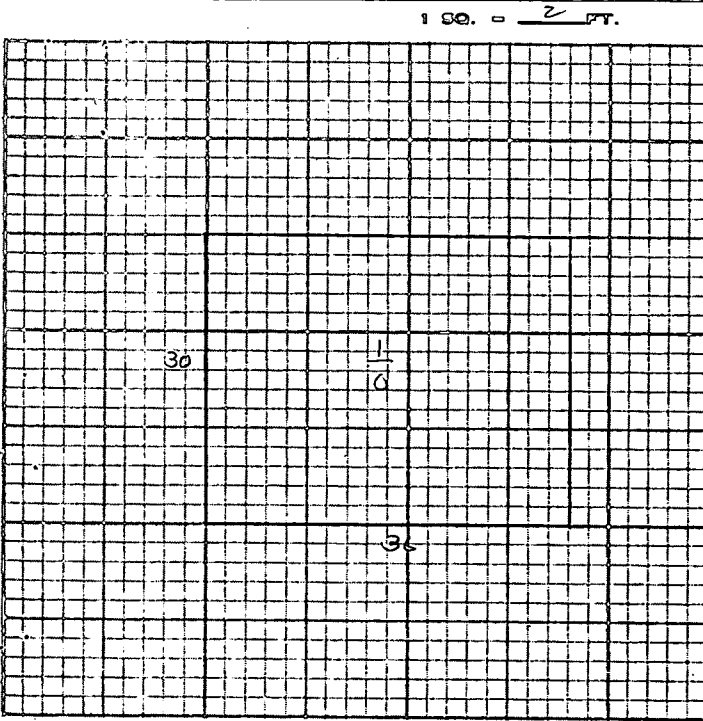
NOTES: _____

COMMERCIAL

H. L. YOH CO.
 A DIVISION OF
 DAY & ZIMMERMANN, INC., PHILA., PA.

BUS. NAME _____
 TYPE OF BUS. _____
 TENANTS _____ MO. RENT _____
 1 _____
 2 _____
 3 _____
 4 _____
 5 _____

CLASS CLASS	DIMENSIONS	AREA	WT	CUBS	QTY WT	EXT WALL CONDY	UNIT COST	TOTAL
FR	30x36	1080	12			Bridg Briz	14.50	15660
132 GROUND AREA 1080 PERIMETER TO WALL RATIO							TOTAL DASH COST 0	15660



VOM CORAL SYSTEM
 DAY & ZIMMERMANN, INC.

MAIN BUILDING DESCRIPTION									
FOUNDATION	WD OR BLK PIER-1	MASONRY-2	REINF CONC-3					2	
STRUCT FRAME	1-WD POST	2-MILL WD	3-STL COL	4-R CONC	5-STL L-H			1	
EXT WALL DEV	Bridg over block							1	
STORE FRM	GOOD-1	AVG-2	BELOW AVG-3	LIN FT.				1	
ROOF	1-WD J. FLT	2-SJ FLT L-H	3-WD TR L-H	4-STL L-H				3	
ROOF SHTG	1-WD	2-STL DK	3-CONC PL	4-CONC SL	5-HPC	6-		1	
ROOFING	1-ROLL	2-C SHGL	3-T & G	4-GAL	5-AL	6-TILE	Comp	1	
FLOORS	1-WD	2-CONC	3-R CONC	4-OTHER				2	
FLR FINISH	1-SW SF	2-HW SF	3-TER SF	4-	SF	TILE		3	
DEVLDP AREA	1- APTS RMS	2- OFF L	S.F. S	S.F.	3- DD	S.F.		1	
PARTITIONS	BLK	BRK	MTL	1S-M-W	2S-M-W	7W		1	
PLUMBING	3-FIXT BATH	2-FIXT BATH	SG FIXT	TOTAL FIXT				6	
CER TILE	INDICATE QTY							0	
WIRING	1- BX-ROMEX	2- RC-LTG	3- RC-PWR	S.F.				1	
HEATING	0-N	1-STV	2-GR	3-FHA	4-1PS	5-2PS	6-FU	7electric	1
BASEMENT	NONE-0	FULL-1	2-PARTIAL	SQ. FT.		3- FIN	S.F.	0	
BSMT FLR	NONE-0	DIRT-1	WOOD-2	CONCRETE-3				0	
AIR COND	1-WASHED	2-REFR	3-C. COMB	4-FULL	5-PART	S.F.		0	
FIRE PROT	1-SPRKL	S.F.	EXP CONCLD	2- F.H. STA.				1	
ELEV									
OTHER									
OTHER									
OTHER									
OTHER									

BLDG. SKETCH TOTAL REPL COST \$ 15660

ACTUAL AGE YRS EFF AGE YRS DEPR % PNYD COND G P % F % NET COND %
 OVERIMPROVEMENT UNDERIMPROVEMENT OTHER NET COND % FINAL NET COND 90 %
 PRINCIPAL BLDG VALUE \$ 14100

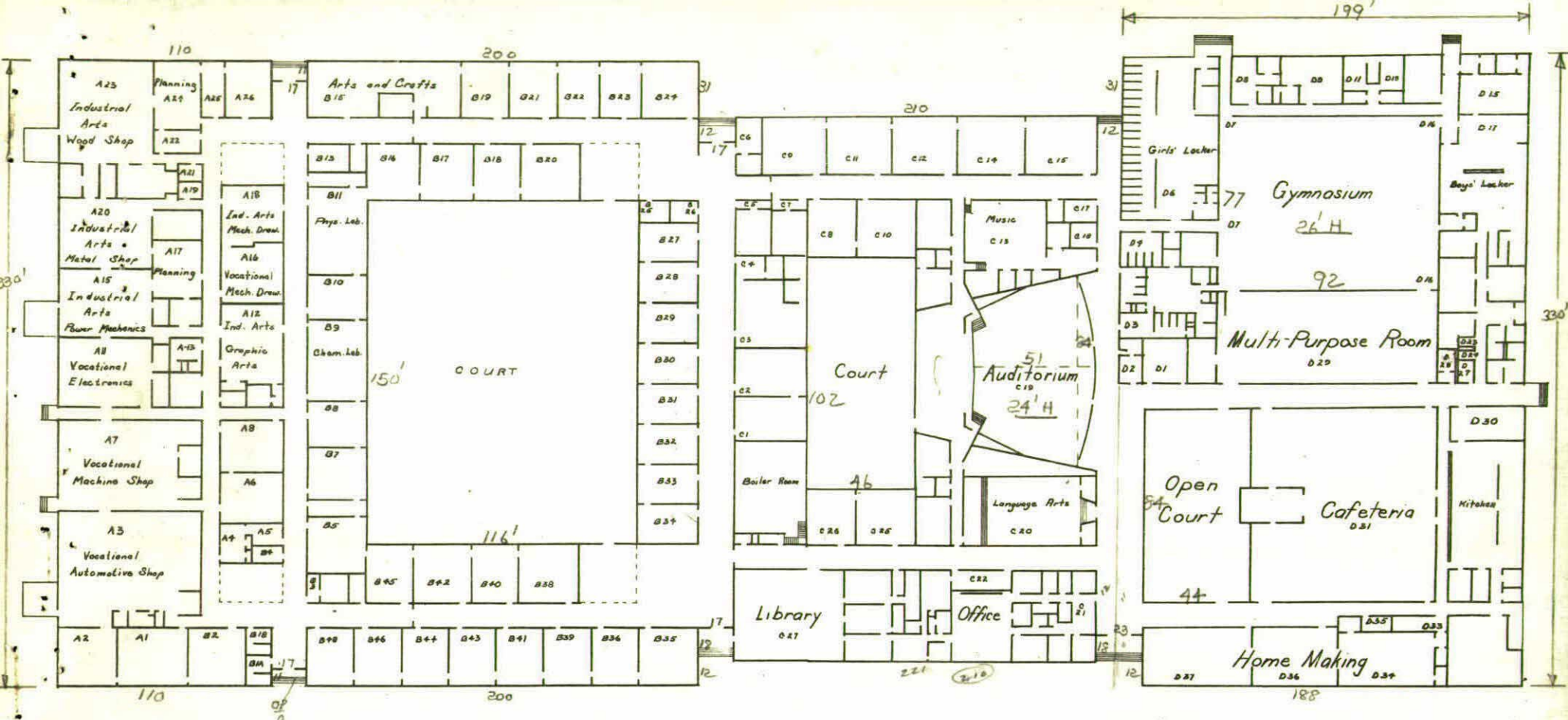
ACCESSORY ITEM	GRADE	EXT CONSTRUCTION		FLOOR		SIZE	AREA	UNIT COST	REPRO COST	AGE	EFF AGE	% GOOD	VALUE
		FR OR BLK	MASONRY	CONC	DIRT								
						X							
						X							
						X							

TOTAL ACCESSORY AND OTHER BUILDING VALUE \$ 14100

LAND CONDITIONS				DIMENSIONS	AREA	UNIT VALUE	FACTORS		ADJ UNIT VALUE	VALUE
STREET: PAVED-1	DIRT-2	PAPER-3					DEPTH	OTHER		
			1	X		15000	1/2			
SIDEWALK-1	CURBS-2	SIDEWALK & CURBS-3	NONE-4	3	X					
CITY WATER-1	CITY SEWER-2	CITY WTR & SWR-3	NONE-4	3	X					
TOPOGRAPHY: LEVEL-1 HIGH-2 LOW-3				1						

TOTAL LAND VALUE \$

NOTED:
 INSPECTED BY 15/68 H CHECKED BY APPROVED BY DATE TOTAL APPROX VALUE \$



Master Floor Plan
Framingham High School

Auditorium 24' High
Gymnasium 26' "
Remainder of Building 14' High



20% Base NF

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 11/13/2017 12:47:45 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
11236207	DEED		11236/397	10/20/1966	1.00
Property-Street Address and/or Description					
SEE RECORD					
Grantors					
ULLIAN MOTOR SALES INC					
Grantees					
FRAMINGHAM TOWN					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

101 20 46 PM 227 2012 11:11

7-1
3-1
11-

BK11236 PG397

QUITCLAIM DEED (CORPORATION) 88A

ULLIAN MOTOR SALES, INC.,

a corporation duly established under the laws of Massachusetts,
and having its usual place of business at Framingham,
Middlesex County, Massachusetts, for consideration paid,
grants to the TOWN OF FRAMINGHAM, a municipal corporation, in Middlesex
County, Massachusetts,

and

with certain conditions

to have a certain parcel of land situated in said Framingham shown
as Parcel "B" on a plan ~~entitled "Plan of Land~~
in Framingham, Mass. Property of Joseph E. and Helen F. Bennett &
Samuel Rosen Worcester Road" dated September 2, 1965, by Richard T.
Mackey, Town Engineer, to be recorded herewith, and bounded and
described as follows:

SOUTHEASTERLY by land of the Town of Framingham, by an old
brook, three hundred twenty-five (325) feet,
more or less;
WESTERLY by land of the Town of Framingham, one hundred
eighty-one and 47/100 (181.47) feet; and
NORTHERLY by remaining land of the Grantor, by a new
ditch, two hundred forty-three (243) feet, more
or less;

Containing 0.45 acres of land, more or less, according to said
plan.

Being a portion of the premises conveyed to the Grantor by Joseph E.
Bennett et al. by deed dated March 29, 1966, recorded with Middlesex
South District Deeds, Book 11079, Page 175.

No United States revenue stamps or Massachusetts deed excise stamps
are affixed hereto, none being required by law.

12/4/6
SEE PLAN IN RECORD BOOK 2216 PAGE 277

In witness whereof, the said Ullian Motor Sales, Inc.

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and
delivered in its name and behalf by Barnett Ullian

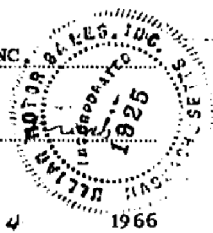
its Treasurer hereto duly authorized, this 4th
day of August in the year one thousand nine hundred and sixty-six

Signed and sealed in presence of

Barnett Ullian

ULLIAN MOTOR SALES, INC.

by *Barnett Ullian*

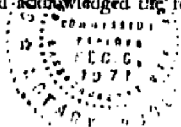


The Commonwealth of Massachusetts

Middlesex ss.

August 4, 1966

Then personally appeared the above named Barnett Ullian
and acknowledged the foregoing instrument to be the free act and deed of the Ullian Motor
Sales, Inc.



before me,

Charles W. Warren
Notary Public - Middlesex County, Mass.

My commission expires Feb. 6, 1971

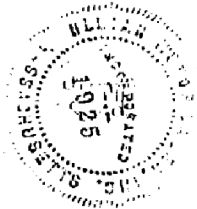
BK11236 PG398

CLERK'S CERTIFICATE

I, Barbara Lazarus, Clerk of Ullian Motor Sales, Inc., a Massachusetts corporation, hereby certify that at a special meeting of the Board of Directors of the corporation duly held on August 31, 1966, there was presented to the meeting a copy of the foregoing deed dated August 4, 1966 of a certain parcel of land in Framingham, Massachusetts from the corporation to the Town of Framingham, and thereupon, on motion duly made and seconded, it was unanimously

"VOTED: That the execution and delivery of the August 4, 1966 deed of a parcel of land in Framingham, Massachusetts from the corporation to the Town of Framingham by Barnett Ullian as Treasurer of the corporation, a copy of which has just been presented to the meeting, is hereby ratified and confirmed."

A true copy.



ATTEST:

Barbara Lazarus
Barbara Lazarus, Clerk



At a legal meeting of the qualified voters of the

Town of Framingham, held September 20 19 66

the following business was transacted under Article 24.

Article 24.

9/21/66 Voted: that the Town authorize the Board of Selectmen to accept a Deed for the following described parcel of land:

A certain parcel of land situated in Framingham shown as Parcel "B" on a plan entitled "Plan of Land in Framingham, Mass. Property of Joseph E. and Helen F. Bennett & Samuel Rosen, Worcester Road" dated September 2, 1965, by Richard T. Mackey, Town Engineer, and bounded and described as follows: SOUTHEASTERLY by land of the Town of Framingham, by an old brook, three hundred twenty-five (325) feet, more or less;

WESTERLY by land of the Town of Framingham, one hundred eighty-one and 47/100 (181.47) feet; and

NORTHERLY by remaining land of the Grantor, by a new ditch, two hundred forty-three (243) feet, more or less;

containing 0.45 acres of land, more or less, according to said plan.

Being a portion of the premises conveyed to the Grantor by Joseph E. Bennett et al by deed dated March 29, 1966, recorded with Middlesex South District Deeds, Book 11079, Page 175.

Unanimous vote.

A true copy, ATTEST:

Michael J. Ward
Michael J. Ward
Town Clerk

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 11/13/2017 12:51:15 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
11079105	DEED		11079/175	03/31/1966	
Property-Street Address and/or Description					
WORCESTER RD					
Grantors					
ROSEN SAMUEL, ROSEN RUTH, BENNETT JOSEPH E, BENNETT HELEN F					
Grantees					
ULLIAN MOTOR SALES INC					
References-Book/Pg Description Recorded Year					
14751/475 DEED 1982, 12950/318 DEED 1976					
Registered Land Certificate(s)-Cert# Book/Pg					

MAR 30 66 PM 2:05 259K ***7.50

77.50

BK 11079 PG 175

Samuel Rosen, married to Ruth Rosen, both of Brookline, Norfolk County, Massachusetts, and Joseph E. Bennett and Helen F. Bennett, husband and wife, both

of Newton, Middlesex County, Massachusetts,

~~being~~ for consideration paid, grant to Ullian Motor Sales, Inc., a Massachusetts corporation, ~~of~~

~~xxx~~ Framingham, Middlesex County, Massachusetts

with quitclaim covenants

the land in Framingham, Middlesex County, Massachusetts, containing 5.77 acres, more
(Description and encumbrances, if any)

or less, according to and as shown on a plan entitled "Plan of Land in Framingham, Mass." dated March 15, 1966, by Cheney Engineering Co., which plan is to be recorded herewith, and bounded and described as follows:

- NORTHERLY by Worcester Road, two hundred five and 05/100 (205.05) feet;
- EASTERLY by land of The Commonwealth of Massachusetts by three lines measuring, respectively, four hundred seventy-nine and 23/100 (488.0) feet, two hundred twenty-four and 90/100 (224.90) feet; and one hundred seventy-six and 55/100 (176.55) feet;
- SOUTHERLY by land of the Town of Framingham by an old dam as shown on said plan, eighty-three and 3/10 (83.3) feet and by a brook as shown on said plan, twenty-nine (29) rods more or less;
- WESTERLY by land of owners unknown by two lines measuring, respectively, four hundred fifty-one and 86/100 (451.86) feet and two hundred sixty-eight and 56/100 (268.56) feet;
- NORTHERLY by other land of the Grantors containing 49,995 square feet as shown on said plan, one hundred twelve and 56/100 (112.56) feet; and
- WESTERLY by the same, three hundred twenty-three and 62/100 (323.62) feet;

Being a portion of the premises conveyed to the Grantors by The Fay Corporation by deed dated April 1, 1964, recorded with Middlesex South District Deeds, Book 10654, Page 396.

Together with the right and easement in common with the Grantors, their heirs, assigns and tenants, to use for the purposes of access and egress, (so far as may be permitted by the laws, ordinances and zoning regulations of the Town of Framingham), and for utilities (so constructed as not to interfere with passage over the way), so much of the strip of land on said remaining parcel of the Grantors containing 49,995 square feet, marked "25' Wide Common Right of Way" as lies westerly of a diagonal line the northerly end of which is a point on the northerly line of said Right of Way 150 feet east of Fraser Road and the southerly end of which is a point on the southerly line of said Right of Way 172.56 feet east of Fraser Road.

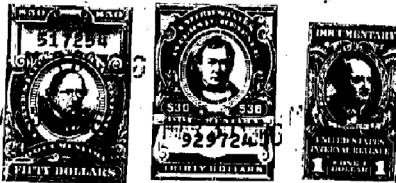
Said premises are hereby conveyed subject to and together with the right and easement, in common with the Grantors (and their heirs, assigns and tenants, as appurtenant to their adjoining land), to use the strip of land forty-five (45) feet wide along route 9, as shown on said plan, for purposes of access to and egress from the Grantee's and Grantor's respective premises, provided that the Grantee shall have the right to maintain (a) one line of automobiles for sales display purposes and (b) an advertising sign in said strip, provided that the same shall be so located as not to interfere with vehicular passage through said strip to and from Worcester Road and shall not be located within seventy-five (75) feet of the westerly boundary line of the premises conveyed hereunder.

306
SEE PLAN RECORDED 11079 NOV 25

...
by the grantors under Certificate of Title # 11079
IN JUNE 1966

The Grantors hereby reserve unto themselves the right to connect to the existing sewer line on the premises conveyed hereunder by a new line extending from a point on Grantors' remaining land within twenty-five (25) feet of the southeasterly corner thereof to such point on the existing sewer line as the Grantee shall designate; provided, however, that if the Grantee shall designate a point other than the more northerly of the two existing manholes, the Grantee shall pay to the Grantors promptly the excess cost, if any, over what the cost would be to connect to said northerly existing manhole. Subject to said provision as to paying any excess cost, the Grantee shall have the right, at its own expense, to relocate any sewer line on its premises conveyed hereunder. The Grantors and their heirs, assigns and tenants shall have the right to maintain and repair Grantors' said sewer line and to enter the premises to the extent reasonably necessary therefor.

No right or easement (other than as hereinabove reserved) is hereby granted in the "20' Wide Sewer Easement" extending easterly from Lot 1 shown on said plan, and none shall exist by implication from the indication of such easement on said plan.



I, Ruth Rosen,

husband of Samuel Rosen wife of

Samuel Rosen

release to said grantee all rights of dower and homestead and other interests therein.

Witness our hands and seals this 29th day of March 1966.

[Handwritten signature of Joseph E. Bennett]
Joseph E. Bennett

[Handwritten signature of Ruth Rosen]
Ruth Rosen

The Commonwealth of Massachusetts

Suffolk ss.

March 29, 1966

Then personally appeared the above named Joseph E. Bennett

and acknowledged the foregoing instrument to be his free act and deed, before me

[Handwritten signature of Edward C. Mandler, Jr.]
Edward C. Mandler, Jr.
Notary Public

My Commission expires Nov. 5, 1966

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED.)

CHAPTER 183, SECTION 11, GENERAL LAWS

A deed in substance following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever.

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 11/13/2017 12:52:41 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
10654241	DEED		10654/396	10/02/1964	
Property-Street Address and/or Description					
FRASER RD					
Grantors					
FAY CORP					
Grantees					
BENNETT JOSEPH E, BENNETT HELEN F, ROSEN SAMUEL, ROSEN RUTH					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

OCT-2-64 PM 2:20 328FH ***9.50

BK10654 PG396

7.50-
2.
9.50-

THE FAY CORPORATION

a corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at Needham, Norfolk County

husband and wife

County, Massachusetts, for consideration paid,

grantsto, as tenants in common, Joseph E. Bennett of Newton, Middlesex County, Massachusetts, Helen F. Bennett of Newton, County and Commonwealth aforesaid and Samuel Rosen of Brookline, Norfolk County, Massachusetts, *married to Ruth Rosen*

and

with quitclaim covenants

Parcel I

that certain parcel of registered land together with the buildings and structures thereon situate in Framingham, Middlesex County, Massachusetts, bounded and described as follows:

- WESTERLY by Fraser Road one hundred fifty-two (152) feet;
- NORTHERLY by Lot 84 as shown on plan hereinafter referred to one hundred twenty and 60/100 (120.60) feet;
- EASTERLY by land now or formerly of Charles Fantony et al one hundred sixty-three and 98/100 (163.98) feet; and
- SOUTHERLY by Lot 87 as shown on said plan one hundred twenty (120) feet.

Said premises are shown as Lots 85 and 86 on said plan.

All of said boundaries are determined by the Court to be located on a subdivision plan as approved by the Court filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the Land Registration District of Middlesex County in Book 327, Page 369 with Certificate of Title No. 48904. Said plan being Land Court Plan No. 16421D.

Said premises are conveyed subject to and with the benefit of easements of record in so far as the same are now in force and applicable.

For grantor's title reference is made to Certificate of Title No. 75740 filed in said Land Registration Office in Book 506, Page 205.

Parcel II

that certain parcel of land together with the buildings thereon situate on the Southerly side of the Boston-Worcester Turnpike and East of Fraser Street, so called, in said Framingham, bounded and described as follows:

Beginning at the Northeasterly corner thereof at a cement bound in the Southerly side line of the Boston-Worcester Turnpike, State Highway 9, and at the Northwesterly corner of land of the Commonwealth of Massachusetts;

thence running Southerly in three courses by land of the said Commonwealth four hundred eighty-eight (488) feet to a stone bound two hundred twenty-four and 70/100 (224.70) feet to a stone bound, and one hundred seventy-six and 55/100 (176.55) feet to a stone bound, the last named bound being at the Easterly end of an old dam;

thence turning and running, Southwesterly by the old dam eighty-three and 3/10 (83.3) feet to a stake in the center line of a brook;

thence running in a general Northwesterly and Southwesterly direction in the center line of said brook approximately twenty-nine (29) rods to a stake in the center of the brook and at land now or formerly of Fred Oaks and known as the Oaks Real Estate Development, said stake being three hundred twelve and 33/100 (312.33) feet Northerly from an iron pipe set in the angle of a stone wall;

c/o Joseph E. Bennett, 214 Garden St., Westham, Mass.

thence running Northerly by said Oaks Real Estate Development four hundred fifty-one and 86/100 (451.86) feet to a drill hole in the wall in an extension of the Southerly side line of Leslie Road, so called;

thence running Northerly by said Development five hundred eighty-two and 54/100 (582.54) feet to a cement bound in the Southerly side line of the Boston-Worcester Turnpike;

thence turning and running in the Southerly side line of said Turnpike N. 87°-49' 06" E. two hundred eighty-seven and 65/100 (287.65) feet to a cement bound and the point of beginning.

Containing 6.48 acres more or less.

Said premises are shown on plan entitled, "Plan of Land in Framingham, Massachusetts owned by F. P. F. Land Trust, Charles and Joseph Fantony, Trustees," dated April, 1952, by E. Warren Ward, C.E. which plan is recorded with Middlesex South District Deeds in Book 7894, Page 450.

For grantor's title reference is made to deed of Charles Fantony et als to The Fay Corporation dated and recorded April 28, 1952 with said deeds in Book 7894, Page 450.

The foregoing is subject to a first mortgage held by the Brookline Savings Bank with respect to Parcels 1 and 2.

See stamps affixed in unregistered land section.

In witness whereof, ~~XXXXXX~~ THE FAY CORPORATION

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Joseph E. Bennett,

hereto duly authorized, this 1st

in the year one thousand nine hundred and sixty-four

Signed and sealed in presence of



W. E. Bennett

The Fay Corporation
by *Joseph E. Bennett*

The Commonwealth of Massachusetts

Norfolk

ss.

April 1,

19 64

Then personally appeared the above named Joseph E. Bennett

and acknowledged the foregoing instrument to be the free act and deed of ~~the~~ The Fay

Corporation before me

Richmond I. Bailen
Notary Public - Justices of the Peace
RICHMOND I. BAILEN
My commission expires March 30, 19 68

THE FAY CORPORATION

CERTIFICATE OF VOTE

I, Harold M. Linsky, Clerk of The Fay Corporation, hereby certify that at a Special Combined Meeting of the Stockholders and Directors of The Fay Corporation, duly called and held on Friday, November 22, 1963, at 10:00 a.m. whereat a quorum was present and voting, it was unanimously

VOTED:

That pursuant to the plan of complete liquidation of the Corporation, the President or Treasurer thereof be and hereby is authorized and empowered by and on behalf of the Corporation to execute, acknowledge and deliver to the stockholders of the Corporation, Joseph E. Bennett, Helen F. Bennett and Samuel Rosen, as tenants in common, a deed or deeds in proper form conveying the registered and unregistered land together with any and all buildings thereon, beneficially owned by the Corporation and located in Framingham, County of Middlesex, Commonwealth of Massachusetts, subject to the mortgage thereon held by The Brookline Savings Bank.

I further certify that Joseph E. Bennett is the Treasurer of The Fay Corporation, and that the foregoing vote is in full force and effect.

ATTEST:
March 31, 1964

Harold M. Linsky
Harold M. Linsky, Clerk

