

Stamski And McNary, Inc.
Engineering - Planning – Surveying
1000 Main Street
Acton, MA 01720

Application for Approval of a Definitive Plan

Under the Subdivision Control Law and the Acton Planning
Board Subdivision Rules and Regulations

for

**The Residences at Constitution Drive
Acton, MA 01720**

Applicant: Lexington Holding, LLC
6 Open Space Drive
Sandwich, MA 02563

Owner: Xiaohong Qin
27 Jackson Drive
Acton, MA 01720

Date: June 13, 2013

SM-4993

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Attached Full Size Plans

“Definitive Subdivision Plan for The Residences at Constitute Drive”

A Residential Compound
Acton, Massachusetts
For: Lexington Holding, LLC
Scale: 1”=40’; March 6, 2013
By: Stamski and McNary, Inc.
(Set of 7 sheets)

“Proof Plan”

Acton, Massachusetts
For: Lexington Holding, LLC
Scale: 1”=40’; March 6, 2013
By: Stamski and McNary, Inc.

5.2.1

**FORM DP
APPLICATION FOR APPROVAL OF DEFINITIVE PLAN**

ACTON PLANNING BOARD

FORM DP

APPLICATION for APPROVAL of DEFINITIVE PLAN

The undersigned herewith submits the accompanying Definitive Plan of property located in the Town of Acton for Approval as a subdivision under the requirements of the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land in the Town of Acton.

(Please type or print information in blanks below.)

1. Name of Proposed Subdivision The Residences at Constitution Drive

2. Name of Applicant(s) Lexington Holding, LLC

Contact Address 6 Open Space Drive Sandwich, MA 02563 Phone 508 740 8411

3. Name of Property Owner(s) Xiaohong Qin

4. Name of Engineer Stamski and McNary, Inc.

Address 1000 Main Street Acton, MA 01720 Phone 978 263 8585

5. Name of Land Surveyor Stamski and McNary, Inc.

Address 1000 Main Street Acton, MA 01720 Phone 978 263 8585

6. Deed of property recorded in Middlesex South Registry Of Deeds,

Book Number 60598, 61799, 61799, Page Number 183, 86, 96;

and/or registered in Middlesex Registry of Land Court, Certificate of Title Number _____

7. Zoning District Residence 2, Town Atlas Map No. E3 Parcel No. 25

Approximate acreage in subdivision 4.02 AC, Number of Lots 5

Total length of road(s) in feet 653'

Location and Description of Property 27 Jackson Drive is a developed lot with an existing single family dwelling and paved driveway.

8. Said plan has ()/ has not (X) evolved from a preliminary plan submitted to the Board on _____20 __; and approved (with modifications) () or disapproved () on _____20 ____.

[Signature] 5/23/13
Applicant(s) Signature, Date

Applicant(s) Signature, Date

[Signature] 5/23/13
Owner(s) Signature, Date

Owner(s) Signature, Date

All owners (in the case of a corporation, an authorized officer; in the case of a trust, all trustees) must sign.

5.2.2

DEVELOPMENT IMPACT REPORT

DEVELOPMENT IMPACT REPORT

Please type or print information in blanks below.

1. Name of Proposed Subdivision The Residences at Constitution Drive
2. Location 27 Jackson Drive
3. Name of Applicant(s) Lexington Holding, LLC
4. Brief Description of the Proposed Project Relocation of existing dwelling, construction of four new single family dwellings with a private way servicing all five dwellings.
5. Name of Individual Preparing this DIR Richard J. Harrington, P.E. #41298
 Address Stamski and McNary, Inc. Business Phone 978-263-8585
1000 Main Street, Acton, MA 01720
6. Professional Credentials Commonwealth of MA Registered Professional Engineer

A. Site Description

7. Present permitted and actual land uses by percentage of the site.

<i>Uses</i>	<i>Percentage</i>
Industrial	0
Commercial	0
Residential	100
Forest	0
Agricultural	0
Other (specify)	0

8. Total acreage on the site: 4.02 acres.

<i>Approximate Acreage</i>	<i>At Present</i>	<i>After Completion</i>
Meadow or Brushland (non agriculture)		.18
Forested	2.50	.81
Agricultural (includes orchards, cropland, pasture)		
Wetland	.42	.42
Water Surface Area		
Flood Plain		
Unvegetated (rock, earth, or fill)		
Roads, buildings and other impervious surfaces	.22	.7
Other (indicate type) <u>Lawn</u>	.90	1.92

9. List the zoning districts in which the site is located and indicate the percentage of the site in each district. *Note: be sure to include overlay zoning districts.*

District	Percentage
Residence 2	100
Groundwater Protection District Zone 4	100

10. Predominant soil type(s) on the site: 416b-Narragansett silt loam;
73B-Whitman fine sandy loam

Soil drainage (Use the US Natural Resources Conservation Service's definition)

Soil Type	% of the Site
Well drained	98
Moderately well drained	0
Poorly drained	2

11. Are there bedrock outcroppings on the site? yes no

12. Approximate percentage of proposed site with slopes between:

Slope	% of the Site
0 - 10%	95
10 - 15%	
greater than 15%	5

13. In which of the Groundwater Protection Districts in the site located? How close is the site to a public well? Zone(s) 4 Proximity to a public well: 2.9 Mi feet Conant II Well

14. Does the project site contain any species of plant or animal life that is identified as rare or endangered? (Consult with the Massachusetts National Heritage Program and the Acton Natural Resources Director). yes no

If yes, specify: _____

15. Are there any unusual or unique features on the site such as trees larger than 30 inches D.B.H., bogs, kettle ponds, eskers, drumlins, quarries, distinctive rock formation or granite bridges? yes no

If yes, specify: _____

16. Are there any established foot paths running through the site or railroad right of ways? yes no

If yes, specify: _____

17. Is the site presently used by the community or neighborhood as an open space or recreation area?
___yes no

Is the site adjacent to conservation land or a recreation area? ___yes no

If yes, specify: _____

18. Does the site include scenic views or will the proposed development cause any scenic vistas to be obstructed from view? ___yes no

If yes, specify: _____

19. Are there wetlands, lakes, ponds, streams, or rivers within or contiguous to the site?
yes ___no

If yes, specify: Vegetated wetlands bordering on an intermittent stream which is located along the eastern edge of the property which drains to Conant Brook.

20. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws? ___yes no

If yes, specify: _____

21. Has the site ever been used for the disposal of hazardous waste? Has a 21E Study been conducted for the site? ___yes no

If yes, specify results: _____

22. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste? ___yes no

If yes, specify _____

23. Does the project contain any buildings or sites of historic or archaeological significance? (Consult with the Acton Historic Commission or the Action Historical Society.)

___yes no

If yes, please describe _____

24. Is the project contiguous to or does it contain a building in a local historic district or national register district? ___yes no

25. Is the project contiguous to any section of the Isaac Davis Trail? ___yes no

If yes, please describe _____

B. Circulation System

26. What is the average weekday traffic and peak hour traffic volumes generated by the proposed subdivision?

Average weekday traffic		38.28 (4 dwellings)
Average peak hour volumes	morning	3.08
Average peak hour volumes	evening	4.08

27. Existing street(s) providing access to proposed subdivision:

Name Jackson Drive Town Classification Local

28. Existing intersection(s): list intersections located within 1000 feet of any access to the proposed development:

Name of ways Washington Drive; Madison Lane

29. Location of existing sidewalks within 1000 feet of the proposed site? A Sidewalk is located along existing frontage of Jackson Drive.

30. Location of proposed sidewalks and their connection to existing sidewalks:

No sidewalk is proposed along private way.

31. Are there parcels of undeveloped land adjacent to the proposed site? ___yes no

Will access to these undeveloped parcels been provided within the proposed site?

___yes no

If yes, please describe _____

If no, please explain why _____

C. Utilities and Municipal Services

32. If dwelling units are to be constructed, what is the total number of bedrooms proposed?

16

33. If the proposed use of the site is nonresidential, what will the site be specifically used for and how many feet of Gross floor area will be constructed? N/A

34. How will sewage be handled? a private septic system to be provided on each lot.

35. Storm Drainage

a. Describe nature, location and surface water body receiving current surface water of the site: Intermittent stream located along eastern side of the property
which ultimately drains into Conant Brook off-site.

b. Describe the proposed storm drainage system and how it will be altered by the proposed development: Use of hooded catch basins, drywells, a basin and infiltration trenches will collect, treat, recharge and control runoff to below existing runoff rates.

c. Will a NPDES Permit be required? yes no

36. In the event of fire, estimate the response time of the fire department (consult with Fire Dept.)
4-8 min.

37. Schools (if residential)

a. Projected number of new school age children: 8 +/-

b. Distance to nearest school: 1.5 Mi

D. Measures to Mitigate Impacts

Attach brief descriptions of the measures that will be taken to:

38. Prevent surface water contamination.

39. Prevent groundwater contamination.

40. Maximize groundwater recharge.

41. Prevent erosion and sedimentation.

42. Maintain slope stability.

43. Design the project to conserve energy.

44. Preserve wildlife habitat.

45. Preserve wetlands.

46. Ensure compatibility with the surrounding land uses.

47. Control peak runoff from the site so that the post-development rate of runoff will be no greater than the predevelopment rate of runoff for the 10-year storm event.

48. Preserve historically significant structures and features on the site.

49. To mitigate the impact of the traffic generated by the development.

Please use layman's terms where possible while still being accurate and comprehensive. Where appropriate, graphics shall be used. List sources of data, reference materials, and methodology used to determine all conclusions. Use additional sheets as necessary.

- 37. Prevent surface water contamination:** The proposed drainage system is typically designed in accordance with the Town of Acton Subdivision Rules and Regulations. The private way drainage will be treated by providing catch basins with deep sumps along the private way which will send runoff to either a subsurface recharge area with isolator row, a basin with sediment forebay, or a water quality swale with sediment forebay. Fill material used shall be free of hazardous material and construction debris. The developer shall comply with the Erosion and Sedimentation Control Plan.
- 38. Prevent groundwater contamination:** The septic system on each lot will be designed to meet or exceed Title V and the Town of Acton Board of Health standards.
- 39. Maximize groundwater recharge:** Re-charge of runoff for the site will be provided within the proposed drainage system. Roof Runoff for each of the new dwellings will be directly infiltrated into an individual roof drain drywell and a subsurface recharge area will be provided to store and recharge runoff from the cul-de-sac area. Additional recharge will also be provided within the infiltration basin.
- 40. Prevent erosion and sedimentation:** During construction, any silt, construction debris, etc. shall be removed from the public way or abutting property immediately upon discovery and all sediments spilled, dropped, or washed into public rights-of-ways shall also be removed immediately. Fill material used shall be free of hazardous material and construction debris. The developer shall comply with the Erosion and Sedimentation Control Plan.
- 41. Maintain slope stability:** Cut and fill slopes, if any, will be stabilized immediately with six inches (6") of loam and seed during the growing season (April 1 to November 1) or with hay-mulch during the non-growing season (November 1 to April 1). An Erosion and Sedimentation Control Plan has been prepared, which will provide the necessary details.
- 42. Design the project to conserve energy:** The proposed dwellings will meet the stringent requirements of the state and local building codes.
- 43. Preserve wildlife habitat:** The site is not located within an area of estimated habitat of rare wildlife. Existing vegetation shall be preserved wherever possible.
- 44. Preserve wetlands:** An Erosion and Sedimentation Control Plan has been prepared that will delineate the limit of work and also provide the necessary details for protecting the wetlands. A Notice of Intent is to be filed for the construction of the road, part of the drainage system, and for the construction of the dwelling on lot 5.
- 45. Ensure compatibility with the surrounding land uses:** The surrounding land uses are composed of residential single-family homes along Jackson Drive and Madison Lane which are served by town water along with larger abutting residential lots to the west which are served by individual private wells with access from a common driveway off Newtown Road. The existing and proposed use of the property will be residential. The approval of this subdivision will minimize town maintenance, responsibility, and cost and preserve the rural character of the town.
- 46. Control peak runoff from the site so that the post-development rate of runoff will be no greater than the predevelopment:** Control of peak rates of runoff will be realized using basic

drainage techniques including a catch basin and manhole system which will direct runoff to an infiltration basin and subsurface recharge area. Also individual roof drywells and infiltration trenches will be provided on the lots when deemed necessary.

47. Preserve historically significant structures and features on the site: N/A

48. To mitigate the impact of the traffic generated by the development: The project will generate traffic from four additional dwellings within the proposed development. The vehicle trips generated from this proposed development are insignificant and will not require mitigation. The trip generation is also below the typical thresholds requiring traffic studies in the Town of Acton.

5.2.3

FILING FEE (COPY OF CHECK)

DEFINITIVE PLAN FILING FEE

Without Preliminary Plan - \$2,500.00 + \$8.00/foot of road

- 654 ft. of road x \$8.00 = \$5,232
- \$2,500 + \$5,232 = \$7,732

**WINIFRED A. PIERCE
ATTORNEY AT LAW**

CLIENT IOLTA ACCOUNT
P. O. BOX 20777
WORCESTER, MA 01602

3603

DATE 3-19-13

51-7218/2211
80481

PAY
TO THE
ORDER OF

Down of actor MASS

\$ 7732 ⁰⁰/₁₀₀

Seven Thousand Seven Hundred Thirty Two and 00/100 DOLLARS

 Security
Features
Details on
Back.

**People's United
Bank**

peoples.com

FOR 22 Jackson Dr

Winifred A Pierce

5.2.4

**DEFINITIVE SUBDIVISION PLAN
(SEE ATTACHED)**

5.2.5

**FORM DC
DESIGNERS CERTIFICATE**

ACTON PLANNING BOARD

FORM DC DESIGNER'S

CERTIFICATE

I hereby certify that the accompanying plan entitled Definitive Plan for the Residences at
Constitution Drive dated June 14, 2013

is correct, stating that the perimeter traverse of the subdivision before adjustment was closed to
an accuracy of a ratio "error of closure" not to exceed 1/15000*; that it is a subdivision of 4
acres conveyed by Richard D. Donoghue & Karen H. Donoghue to
Xiahong Qin by a deed, dated
11/29/12 and recorded in Middlesex County Registry of Deeds, South District, Book 60598
Page 183.

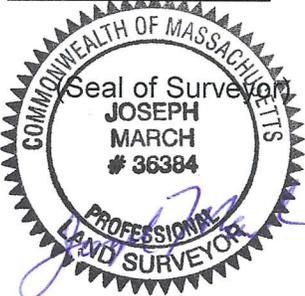
Other sources of information used in the preparation of the plan are:

1. Other deeds and plans, as follows Plan No. 175 of 2013 and Plan No. 646 of 1997

2. Oral information furnished by _____

3. Other _____

Furthermore, I certify that this survey was made on the ground in accordance with the "Procedural and
Technical Standards for the Practice of Land Surveying", Section 250 CMR** 5.0 between
10/15/2012 and 11/20/2012



Signed Joseph March 6/14/13
Registered Land Surveyor Date

Address 1000 Main Street Acton, MA 01720

Registration No. _____

*As described in the "1989 Manual of Instructions for the Survey of Lands and Preparation of Plans" published by the Land Court of the Commonwealth of Massachusetts, as most recently amended.

** Code of Massachusetts Regulations

5.2.6

CERTIFIED LIST OF ABUTTERS



Town of Acton
 472 Main Street
 Acton, MA 01720
 Telephone (978) 929-6621
 Fax (978) 929-6340

Brian McMullen
 Assessor

Locus: 27 JACKSON DR
 Parcel: E3-25

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City	ST	Zip
D3-24-4	118 NEWTOWN RD	WESSON JEFFREY A	DEBORAH A	118 NEWTOWN RD	ACTON, MA	01720	
D3-24-5	114 NEWTOWN RD	KAUFMAN GLEN J	KAUFMAN DONNA M	114 NEWTOWN RD	ACTON, MA	01720	
D3-24-6	116 NEWTOWN RD	FLAHERTY-BERKO PEGGY		116 NEWTOWN RD	ACTON, MA	01720	
E3-42-1	32 JACKSON DR	HARTUNG PAUL D TRUSTEE	HARTUNG KAY TRUSTEE	JACKSON 32 DRIVE REALTY TRUST	ACTON, MA	01720	
E3-42-2	76 WASHINGTON DR	HULECKI GREGORY A	HULECKI LUCINDA B	76 WASHINGTON DR	ACTON, MA	01720	
E3-42-3	69 WASHINGTON DR	BERGER RICHARD	FITZPATRICK MARCIA	69 WASHINGTON DR	ACTON, MA	01720	
E3-42-4	74 WASHINGTON DR	KEARNEY THOMAS A	KEARNEY KAREN M	74 WASHINGTON DR	ACTON, MA	01720	
E3-42-4	67 WASHINGTON DR	FU JIANG	FAN HAIFENG	67 WASHINGTON DR	ACTON, MA	01720	
E3-10-15	12 MADISON LN	NORDSTROM CARL H	MILLER JANE LEE	12 MADISON LANE	ACTON, MA	01720	
E3-10-22	34 JACKSON DR	MILLER ROBERT C	MACFARLANE DIANE M	34 JACKSON DRIVE	ACTON, MA	01720	
E3-25-1	31 JACKSON DR	MACFARLANE IVOR S	MACFARLANE DIANE M	31 JACKSON DR	ACTON, MA	01720	
E3-10-7	8 MADISON LN	GUAZZO MARION H		8 MADISON LANE	ACTON, MA	01720	
E3-10-10	9 MADISON LN	KUMAR MANOJ	SHARMA SWATI	9 MADISON LANE	ACTON, MA	01720	
E3-10-3	6 MADISON LN	MATARESE FRANK A	MATARESE EIIN N	6 MADISON LN	ACTON, MA	01720	
E3-10-6	7 MADISON LN	MATHIS NAOMI B	MATHIS MICHAEL D	7 MADISON LN	ACTON, MA	01720	
E3-42-7	65 WASHINGTON DR	PHIL GARY O	MARILEE FRAIZER-PIHL	65 WASHINGTON DR	ACTON, MA	01720	
E3-26	25 JACKSON DR	MICHAEL STEPHEN	AMY	25 JACKSON DR	ACTON, MA	01720	
E3-10-21	36 JACKSON DR	HUTTON WILLIAM D	HUTTON LAUREN A	36 JACKSON DRIVE	ACTON, MA	01720	
E3-25-2	29 JACKSON DR	HINDS RAYNARD O	SANDRA	29 JACKSON DRIVE	ACTON, MA	01720	
E3-42	17 JACKSON DR	POTTER RICHARD W	JEAN C	17 JACKSON DR	ACTON, MA	01720	
E3-114	110 NEWTOWN RD	GRIGSBY BARRY		110 NEWTOWN RD	ACTON, MA	01720	
E3-87-65	11 MONROE DR	DIRIK ART	DIRIK SEHAZ	11 MONROE DR	ACTON, MA	01720	
E3-10-19	33 JACKSON DR	ROWLES BRIAN C	ROWLES ELAINE M	33 JACKSON DR	ACTON, MA	01720	
E3-26-2	21 JACKSON DR	THIM MICHAEL	ROCKWELL-THIM CHRISTINE	21 JACKSON DRIVE	ACTON, MA	01720	
E3-10-11	10 MADISON LN	DUNN THOMAS F	DUNN LOUISE M	10 MADISON LN	ACTON, MA	01720	
E3-62-9	24 JACKSON DR	KAMIREDDI MADHAVI	KAMIREDDI SESHAREDDY	24 JACKSON DR	ACTON, MA	01720	
E3-42-15	15 JACKSON DR	CHRISTENSEN FLEMMING THUNBO	CHRISTENSEN MICHELLE-ANNE IRMEN TRUSTEE	THE 15 JACKSON DRIVE REALTY TR	ACTON, MA	01720	
E3-114-1	108B NEWTOWN RD	SRINIVASAN VENKATESH	SRINATH JAYANTHI	108B NEWTOWN RD	ACTON, MA	01720	
E3-10-18	35 JACKSON DR	LOSIER DAVID M	LOSIER BARBARA A	35 JACKSON DR	ACTON, MA	01720	
E3-10-14	11 MADISON LN	JOHNSON HARRY S	JANET D	11 MADISON LANE	ACTON, MA	01720	
E3-26-1	19 JACKSON DR	GUPTA ANUP	GUPTA ARCHANA	19 JACKSON DR	ACTON, MA	01720	

Abutters and owners of land directly opposite on any public or private street or way and abutters to the abutters within three hundred feet of the property line all as they appear on the most recent applicable tax list.

Brian McMullen
Assessor

Locus: 27 JACKSON DR
Parcel: E3-25

Parcel ID LOCATION Owner Co-Owner Mailing Address City ST Zip

HEARING NOTICES FOR ALL SPECIAL PERMITS MUST BE SENT TO THE
PLANNING BOARD, TOWN HALL IN THE FOLLOWING TOWNS:

Boxborough, MA 01729 Maynard, MA 01754 Concord, MA 01742 Littleton, MA 01460
Carlisle, MA 01741 Slow, MA 01775 Westford, MA 01886 Sudbury, MA 01776

Mary Abbott

Mary Abbott
Acton Assessors Office

1/7/2013

5.2.8

WAIVER REQUEST LETTER

STAMSKI AND MCNARY, INC.

1000 Main Street
Acton, Massachusetts 01720
(978) 263-8585
FAX (978) 263-9883

JOSEPH MARCH, P.E., P.L.S.
GEORGE DIMAKARAKOS, P.E.

May 15, 2013
Acton Planning Board
472 Main Street
Acton, MA 01742

Re: Definitive Subdivision Plan at 27 Jackson Drive Acton, MA.
Waiver Request Letter

Members of the Board:

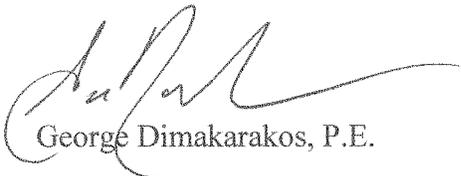
On behalf of our client, Lexington Holding, LLC, we hereby request waivers from Section 8, Design Standards, and Section 9, Improvements, of the Acton Subdivision Regulations. The private driveway has been designed to Common Driveway Standards which is the general rule established under Section 10.1.3 of the Acton Subdivision Regulations.

The reason for granting the requested waivers is to allow the applicant to build a small scale residential subdivision in a manner which minimizes Town maintenance, responsibility and cost, while simultaneously preserving the rural character of the Town.

Respectfully,
For: Stamski and McNary, Inc.



Richard J. Harrington, P.E.



George Dimakarakos, P.E.

STAMSKI AND MCNARY, INC.

1000 Main Street
Acton, Massachusetts 01720
(978) 263-8585
FAX (978) 263-9883

JOSEPH MARCH, P.E., P.L.S.
GEORGE DIMAKARAKOS, P.E.

May 15, 2013
Acton Planning Board
472 Main Street
Acton, MA 01742

Re: Definitive Subdivision Plan at 27 Jackson Drive Acton, MA.
Waiver Request Letter

Members of the Board:

On behalf of our client, Lexington Holding, LLC, we hereby request waivers from Section 8, Design Standards, and Section 9, Improvements, of the Acton Subdivision Regulations. The private driveway has been designed to Common Driveway Standards which is the general rule established under Section 10.1.3 of the Acton Subdivision Regulations.

The reason for granting the requested waivers is to allow the applicant to build a small scale residential subdivision in a manner which minimizes Town maintenance, responsibility and cost, while simultaneously preserving the rural character of the Town.

Respectfully,
For: Stamski and McNary, Inc.



Richard J. Harrington. P.E.

George Dimakarakos, P.E.

5.2.9

**LETTER AUTHORIZING TOWN TO COMPLETE
DRIVEWAY**

Lexington Holdings, LLC
6 Open Space Dr.
Sandwich, MA 02563

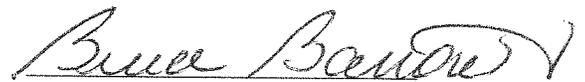
Planning Board
Town of Acton
472 Main Street
Acton, MA 01720
2013

April 11,

Re: The Residences at Constitution Drive
27 Jackson Drive, Acton

Dear Members of the Board:

Pursuant to and in satisfaction of Acton Subdivision rules and Regulations section 5.2.9, Lexington Holdings, LLC by and through its managing member, Bruce Barrows, the Developer, hereby grants to the Town of Acton the right to enter upon the land shown on the plan entitled "Definitive Subdivision Plan for Residential Compound at 27 Jackson Drive, Acton Massachusetts, March 6, 2013, Stamski and McNary, Inc., 1000 Main Street, Acton, MA to complete the ways and services if the Developer does not complete the same in accordance with its obligations.



Bruce Barrows, Manager

5.2.10

AUTHORIZING VOTE

CERTIFICATE OF VOTE

I, Bruce Barrows, the Manager of Lexington Holdings, LLC, a Massachusetts Limited Liability Company, having its principle office at 6 Open Space Drive, Sandwich, MA 02563, hereby certify that, on motion duly made and seconded, the following vote was duly adopted by the unanimous vote of the managers and members of the LLC at a meeting duly called and held on April 1, 2013.

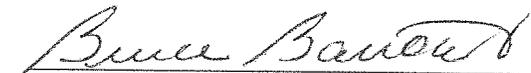
Voted: The Manager, Bruce Barrows, be and is hereby authorized and directed for and on behalf of the Lexington Holdings, LLC and in its company name to file a Subdivision Application with the Town of Acton on Land currently known as 27 Jackson Drive, Acton, Massachusetts, to file, draft and execute, any other documents reasonably required to effectuate the subdivision, improvement and sale of the property, including deeds, easements, and authorizations.

Each manager is authorized to be the sole signer on any document, easement, deed, or authorization, which may be required for effectuating the subdivision.

And they reviewed their records to ensure that no changes have occurred in their status as an LLC which would affect their authority.

We do further certify that the foregoing vote adopted by the Members of Lexington Holding, LLC remains in full force and effect and has not been altered, amended or revoked.

We hereunto set our hands and seal this 24th day of April, 2013


Bruce Barrows, Managing Member

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

On this 24th day of April, 2013 before me, the undersigned notary public, personally appeared Bruce Barrows, Managing Member, of Lexington Holdings, LLC, Declarant, proved to me through satisfactory evidence of identification, to wit, a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

 WINIFRED A. PIERCE
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires March 21, 2014


Notary Public
My Commission Expires:

5.2.11

COPIES OF RECORD DEED

Middlesex South Registry of Deeds Electronically Recorded Document

This is the first page of this document - Do not remove

Recording Information

Document Number	: 260849
Document Type	: DEED
Recorded Date	: November 29, 2012
Recorded Time	: 01:18:01 PM
Recorded Book and Page	: 60598 / 183
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1491905
Recording Fee (including excise)	: \$3,786.68

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 11/29/2012 01:18 PM
Ctrl# 178351 11824 Doc# 00260849
Fee: \$3,661.68 Cons: \$803,000.00

**Middlesex South Registry of Deeds
Eugene C. Brune, Register
208 Cambridge Street
Cambridge, Massachusetts 02141
617/679-6310**

2

QUITCLAIM DEED

We, Roger D. Donoghue and Karen H. Donoghue, of Acton, Middlesex County, Massachusetts
in consideration paid of EIGHT HUNDRED THREE THOUSAND and xx/100 (\$803,000.00)
Dollars

grant to Xiaohong Qin, an unmarried person, of Acton, Middlesex County, Massachusetts
with Quitclaim covenants

The land with the buildings thereon, in Acton, Middlesex County, Massachusetts, shown as Lot
13-B on a plan of land entitled, "Plan of Land in Acton, Massachusetts, (Middlesex County), for:
Lynne & Richard Alpert, Scale: 1" = 40', April 24, 1997, Stamski & McNary, Inc., 80 Harris
Street, Acton, Mass.", which plan is recorded with the Middlesex South District Registry of
Deeds as Plan 646 of 1997.

Said Lot 13-B contains 4.05 acres of land, more or less, according to said plan.

Lot 13-B is conveyed subject to a Utility Easement shown on Plan No. 474 of 1981.

Subject to easements, restrictions and covenants of record if they affect the locus and are in full
force and effect, expressly not intending nor meaning to extend the same in the event that they
have expired by operation of law or otherwise.

The Grantors hereby affirm, under penalties of perjury, that they are married to each other, and
hereby release any and all rights of homestead in the premises.

Being the same premises conveyed to the Grantors by Deed dated June 14, 1997, recorded with
the Middlesex South District Registry of Deeds in Book 27414, Page 495.

Property Address: 27 Jackson Drive, Acton, MA

Witness our hands and seals this 29th day of November, 2012.

[Signature]
Witness

Karen H. Donoghue
Karen H. Donoghue

[Signature]
Witness

[Signature]
Roger D. Donoghue

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 29th day of November, 2012, before me, the undersigned notary public, personally appeared Karen H. Donoghue, proved to me through satisfactory evidence of identification, which was personal knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

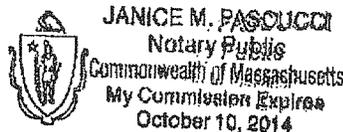
[Signature]
Notary Public Janice M. Pasucci
My commission expires: 10-10-14

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss

On this 27th day of November, 2012, before me, the undersigned notary public, personally appeared Roger D. Donoghue, proved to me through satisfactory evidence of identification, which was personal knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Signature]
Notary Public Janice M. Pasucci
My commission expires: 10-10-14



Middlesex South Registry of Deeds
Electronically Recorded Document

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Recording Information

Document Number : 102723
Document Type : DEED
Recorded Date : May 15, 2013
Recorded Time : 10:56:42 AM

Recorded Book and Page : 61799 / 85
Number of Pages(including cover sheet) : 2
Receipt Number : 1570695
Recording Fee (including excise) : \$125.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 05/15/2013 10:56 AM
Ctrl# Doc# 00102723
Fee: \$.00 Cons: \$1.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.cambridgedeeds.com

MASSACHUSETTS QUITCLAIM DEED SHORT FORM

I, Xiaohong Qin, a single woman, of 27 Jackson Drive, Acton, Massachusetts for nominal consideration paid, in the amount of Ten and 00/100 (\$10.00) Dollars,

grant to Lexington Holdings, LLC of 6 Open Space Drive, Sandwich, MA 02563 with quitclaim covenants

A certain parcel of land shown as Parcel B on a plan of land entitled "Plan of Land in Acton, Massachusetts, Middlesex County, for: Lexington Holdings, LLC scale: 1" = 40', February 21, 2013, Stanski and McNary, Inc." and recorded at the Middlesex South Registry of Deeds on March 21, 2013 as Plan No. 175.

Containing 1,176 square feet, more or less according to said plan.

Being a portion of the premises granted to me by Deed of Roger D. and Karen H. Donoghue dated November 27, 2012 and recorded on November 29, 2012 in Book 60598, Page 183 with the Middlesex South County Registry of Deeds.

The Premises conveyed herein is a vacant lot and is not Grantor's primary residence, and therefore does not constitute Homestead Property subject to M.G.L. Chapter 188 and there is no person entitled to such rights.

Witness my hand and seal affixed hereto under the pains and penalties of perjury on this 14th day of May, 2013

[Handwritten signature of Xiaohong Qin]

Xiaohong Qin

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 14th day of May, 2013, before me, the undersigned notary public, personally appeared Xiaohong Qin, proved to me through satisfactory evidence of identification, to wit a passport and/or a driver's license, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief and are signed voluntarily for the stated purpose.



[Handwritten signature of Hilery Dorner]

Hilery Dorner, Notary Public
My Commission Expires:
December 12, 2019

Parcel B, Jackson Drive, Acton, MA

Middlesex South Registry of Deeds
Electronically Recorded Document

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Recording Information

Document Number : 102728
Document Type : DEED
Recorded Date : May 15, 2013
Recorded Time : 10:57:02 AM

Recorded Book and Page : 61799 / 95
Number of Pages(including cover sheet) : 2
Receipt Number : 1570698
Recording Fee (including excise) : \$125.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 05/15/2013 10:57 AM
Ctrl# Doc# 00102728
Fee: \$.00 Cons: \$1.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.cambridgedeeds.com

MASSACHUSETTS QUITCLAIM DEED SHORT FORM

I, Xiaohong Qin, a single woman, of 27 Jackson Drive, Acton, Massachusetts for nominal consideration paid, in the amount of Ten and 00/100 (\$10.00) Dollars,

grant to Lexington Holdings, LLC of 6 Open Space Drive, Sandwich, MA 02563 with quitclaim covenants

A certain parcel of land shown as Parcel C, on a plan of land entitled "Plan of Land in Acton, Massachusetts, Middlesex County, for: Lexington Holdings, LLC scale: 1" = 40', February 21, 2013, Stanski and McNary, Inc." and recorded at the Middlesex South Registry of Deeds on March 21, 2013 as Plan No. 175.

Containing 336 square feet, more or less according to said plan.

Being a portion of the premises granted to me by Deed of Roger D. and Karen H. Donoghue dated November 27, 2012 and recorded on November 29, 2012 in Book 60598, Page 183 with the Middlesex South County Registry of Deeds.

The Premises conveyed herein is a vacant lot and is not Grantor's primary residence, and therefore does not constitute Homestead Property subject to M.G.L. Chapter 188 and there is no person entitled to such rights.

Witness my hand and seal affixed hereto under the pains and penalties of perjury on this 14th day of May, 2013

Xiaohong Qin

Parcel C, Jackson Drive, Acton, MA

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

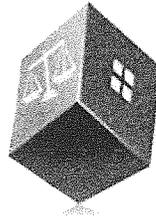
On this 14th day of May, 2013, before me, the undersigned notary public, personally appeared Xiaohong Qin, proved to me through satisfactory evidence of identification, to wit a passport and/or a driver's license, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief and are signed voluntarily for the stated purpose.



Hillery Dorner, Notary Public
My Commission Expires:
December 12, 2019

5.2.12

LIST OF MORTGAGE HOLDERS



Dorner Law

& Title Services

HILLERY DORNER, ESQ.
myattorney@dornerlaw.com

CAROLYN BENOIT, ESQ.
carolyn@dornerlaw.com

LEIN SEARCH

Property: 27 Jackson Drive, Acton, MA
Period of Examination: November 29, 2012 to April 5, 2013
Record Owner: Xiaohong Qin,
Acquisition: by Deed dated November 29, 2012 recorded at Book 60598, Page 184 with the Middlesex South District Registry of Deeds.

Encumbrances: Mortgage to Middlesex Savings Bank, dated November 29, 2013 in the principal amount of \$625,000.00 recorded in Book 60598, Page 187.

This Lien Search is wholly reliant upon the accuracy of the records at the Registry of Deeds and is limited to a single owner search of the current liens on title. It is neither a guarantee nor a warranty of good clear marketable title.

Hillery Dorner

Exclusions: No liability is assumed as to title to fee in streets, bankruptcy or fraudulent transfers, subdivision or zoning violations, forgery, accuracy of descriptions on surveys, rights of parties in possession under unrecorded leaseholds or by adverse claim, or Indian tribal claims. No liability is assumed for any matter which would be disclosed by a current and accurate survey of the premises or for any matter not appearing of record in the Registry of Deeds or Registry of Probate for the district in which the land is located, including but not limited to unpaid taxes and assessments not of record and any lien under MGL Chapter 21E. No liability is assumed for the recording of discharges for any mortgage or other liens reflected herein. Liability is assumed by Hillery Dorner, Esquire only as to the person for whom the Title Certificate or Title Report is rendered and shall not exceed \$100.00.