

RANDOLPH TOWN COUNCIL

APPLICATION FOR STREET ACCEPTANCE



Petitioner	Mass Property Holdings, LLC		
Contact person	Todd Sandler		
Address	536 N. Main Street, Randolph, MA 02368		
Phone	617-293-2033	Email	todd@toddsandler.com

If property owner is not the Applicant, authorization from the owner is required

Property Owner	Mass Property Holdings LLC		
Address	536 North Main Street, Randolph, MA 02368		
Phone	617-293-20333	Email	todd@todddandler.com

Detailed Description of Request	<p>Request for the Town to accept George M. Lovering Circle in the subdivision known as Belcher Estates as a public way.</p>
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I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. I agree to abide by the Randolph Zoning Ordinances and complete construction of the project in accordance with said ordinances, rules and any conditions of the Town Council.

Applicant Manager

11/16/2021

Date

PLANNING DEPARTMENT

FORM M CONVEYANCE OF EASEMENTS AND UTILITIES



Subdivision Name	Belcher Estates			
Street Name (s)	George M. Lovering Circle			
Norfolk Registry Recording	<i>Plan No.</i>	<i>Year</i>	<i>Plan Book</i>	<i>Page</i>
		2014	631	10
Assessor Map No.'s	45-A-15			
Applicant/Grantor	Mass Property Holdings LLC			
Address	536 N. Main Street, Randolph, MA 02368			
Address2				
Phone	617-293-2033	Email	todd@toddsandler.com	

I hereby grant to the Town of Randolph, a municipal corporation in Norfolk County, Massachusetts, with quitclaim covenants the following:

- A.** The perpetual rights and easements to construct, inspect, repair, renew, replace, operate and maintain
 - A1. A sanitary sewer or sewers with any manholes, pipes, conduits and other appurtenances, and
 - A2. Pipes, conduits and their appurtenances for the conveyance of water, and
 - A3. To do all acts incidental to the foregoing including the right to pass along and over the land for the aforesaid purposes, in, through, and under the whole of George M. Lovering Circle (street names) in said Randolph as shown on the above referenced plan and reference to said plan is incorporated herein for a complete and detailed description of said ways.
- B.** The perpetual rights and easements to construct, inspect, repair, renew, replace, operate and maintain
 - B1. A sanitary sewer or sewers with any manholes, pipes, conduits and other appurtenances, and
 - B2. Pipes, conduits and their appurtenances for the conveyance of water, and
 - B3. To do all acts incidental to the foregoing including the right to pass along and over the land for the aforesaid purposes, in, through, and under a strip of land situated in Randolph on the aforesaid plan bounded and described as follows: all as described on the recorded plan

And, for the consideration aforesaid, the said grantor does hereby Grant to the said Town of Randolph and its successors and assigns forever, all water and sewer pipes, manholes, conduits, and all appurtenances thereto that are now or hereafter constructed or installed in said George M. Lovering Circle (streets), and in the above described land.



And said grantor hereby covenants with the grantee that the undersigned is the lawful owner of the foregoing property; that they are free from all encumbrances; that the grantor has good right to transfer the same as aforesaid; and that the grantor will warrant and defend the same against the claims and demands of all persons.

GRANTOR'S TITLE TO PROPERTY			
Deed From	Todd A. Sandler, Trustee	Date	January 30, 2015
Recorded Deed Book	32869	Page	450
Land Court Document		Certificate of Title	
Registration Book		Page	

This is not a homestead property

MORTGAGE TO PROPERTY			
The mortgagee hereby releases unto the Town forever from the operation of said mortgages the rights and easements hereinabove granted and assents thereto.			
Mortgage Holder		Date	
Address			
Recorded Deed Book		Page	
Land Court Document		Certificate of Title	
Registration Book		Page	

In witness whereof we have hereunto set our hands and seals this 16 day of July, 2021

Owner Signature	 <small>dotloop verified 07/16/21 11:35 AM EDT N7NH-LWQ5-SROE-SF1G</small>	Printed Name	Todd A. Sandler, Manager
Owner Signature	 <small>dotloop verified 07/16/21 12:10 PM EDT ANTG-B5PS-D1RA-UC8L</small>	Printed Name	Michael J. Kmito, Manager
Owner Signature		Printed Name	
Owner Signature		Printed Name	

Commonwealth of Massachusetts, Norfolk, ss

On this 16 day of July, 2021, before me, the undersigned notary public,
Todd A. Sandler & Michael J. Kmito, Managers as aforesaid personally appeared, proved to me through
satisfactory evidence of identification, which were personal knowledge, to be the person whose
name is signed on the preceding document, and acknowledged to me that (he) (she) signed it voluntarily for its stated
purpose.

Notary Public
Michelle Rogers

Date Commission Expires 9/18/26

Bk 33255 Pg 511 #58953
06-26-2015 @ 03:42p

NOT AN OFFICIAL COPY
Quitclaim Deed
NOT AN OFFICIAL COPY

MASS PROPERTY HOLDINGS, LLC, a Massachusetts limited liability company with principle place of business located at 536 NORTH MAIN ST, Randolph, MA 02368, for consideration paid and in full consideration of Five Hundred Three Thousand One Hundred Fifty and 00/100 (\$503,150.00) **GRANTS TO** Thuong V. Huynh and Sau T. Tran, husband and wife, tenants by the entirety, and John T. Huynh, a single man, Tenants in Common, with an undivided one-third interest, of 7 George M. Lovering Circle, Randolph, Norfolk County, Massachusetts,
With QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon situate in Randolph in the County of Norfolk and said Commonwealth, bounded and described as follows:

The land shown as Lot 2 on a "Plan of Land in Randolph, Massachusetts prepared for Belcher North Main Realty Trust, Scale 1' = 20' dated 12-5-14" prepared by Collins Civil Engineering Group, Inc., recorded with Norfolk County Registry of Deeds on December 26, 2014 as Plan Number 1967-38 in Plan Book 636, Page 26.

Said premises are conveyed together with the right to use the streets and ways shown on said plan in common with all others legally entitled thereto for all purposes for which streets and ways are commonly used in the town of Randolph.

For Grantor's title see deed recorded in Book 32869, Page 450.

The grantor's conveyance of this premise is not all or substantially all of the grantor's assets

ADDRESS OF THE PROPERTY: 7 George M. Lovering Circle, Randolph, MA 02368

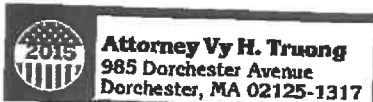
RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

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

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 06-26-2015 @ 03:42pm
Ct1#: 2056 Doc#: 58953
Fee: \$2,295.96 Cons: \$503,150.00

Return to



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Executed as a sealed instrument this 25th day of June, 2015

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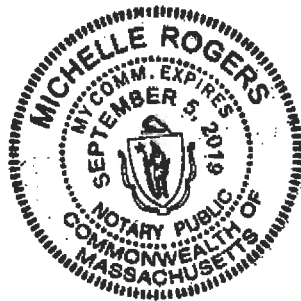
[Signature]
MASS PROPERTY HOLDINGS, LLC, By:
Michael J. Kmito, Managing Member

[Signature]
MASS PROPERTY HOLDINGS, LLC, By:
Todd A. Sandler, Managing Member

Commonwealth of Massachusetts

Norfolk, ss.

On 25th day of June, 2015, before me, the undersigned notary public, personally appeared Michael J. Kmito and Todd A. Sandler, Managing Members of MASS PROPERTY HOLDINGS, LLC, the above-named and proved to me through satisfactory evidence of identification being personal knowledge, to be the person whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose as Managers of Mass Property Holdings, LLC, and that the foregoing instrument is their free act and deed.



M. Rogers
Notary Public: Michelle Rogers
My Commission Expires: 09/05/17

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C O P Y
Quitclaim Deed
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MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 08-12-2016 @ 03:50pm
Ct1#: 4698 Doc#: 80280
Fee: \$2,584.00 Cons: \$550,000.00

MASS PROPERTY HOLDINGS, LLC, a Massachusetts limited liability company with principal place of business located at 536 NORTH MAIN ST, Randolph, MA 02368, for consideration paid and in full consideration of Five Hundred Fifty Thousand and 00/100 (\$550,000.00) Dollars GRANTS TO Man Minh Tran, Individually, of 136 Quincy Street, Quincy, Massachusetts

With **QUITCLAIM COVENANTS**

A certain parcel of land with the buildings thereon situate in Randolph in the County of Norfolk and said Commonwealth, bounded and described as follows:

The land shown as Lot 2 on a Plan of Land entitled "Plan of Land in Randolph, Massachusetts Prepared for: Belcher North Main Realty Trust, Scale 1' = 20' dated 10-17-14" prepared by Collins Civil Engineering Group, Inc., and recorded with Norfolk County Registry of Deeds on November 3, 2014 as Plan Number 1967-36 in Plan Book 635, Page 17, as may have been revised of record.

Said premises are conveyed together with the right to use the streets and ways shown on said plan in common with all others legally entitled thereto for all purposes for which streets and ways are commonly used in the town of Randolph.

Meaning and intending to convey all of grantor's interest in deed recorded in Book 32869, Page 450.

The grantor's conveyance of this premise is not all or substantially all of the grantor's assets.

ADDRESS OF THE PROPERTY: 8 George M. Lovering Circle, Randolph, MA 02368

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

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

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Executed as a sealed instrument this 11th day of August, 2016.
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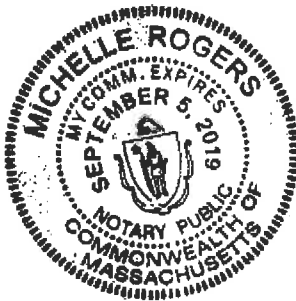
Michael J. Kmito manager
MASS PROPERTY HOLDINGS, LLC, By:
Michael J. Kmito, Managing Member

Todd A. Sandler manager
MASS PROPERTY HOLDINGS, LLC, By:
Todd A. Sandler, Managing Member

Commonwealth of Massachusetts

Norfolk, ss.

On 11 day of August, 2016, before me, the undersigned notary public, personally appeared Michael J. Kmito and Todd A. Sandler, Managing Members of MASS PROPERTY HOLDINGS, LLC, the above-named and proved to me through satisfactory evidence of identification being personal knowledge, to be the person whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose as Managers of Mass Property Holdings, LLC, and that the foregoing instrument is their free act and deed.



M. Rogers
Notary Public: Michelle Rogers
My Commission Expires: 9/5/19

NOT AN OFFICIAL COPY
Quitclaim Deed
NOT AN OFFICIAL COPY

MASS PROPERTY HOLDINGS, LLC, a Massachusetts limited liability company with principle place of business located at 536 NORTH MAIN ST, Randolph, MA 02368, for consideration paid and in full consideration of Four Hundred Ninety Eight Thousand One Hundred Fifty and 00/100 (\$498,150.00) **GRANTS TO** Thuong Huynh and Tien Huynh of 9 George M. Lovering Circle, Randolph, Massachusetts, as Tenants in Common

With **QUITCLAIM COVENANTS**

A certain parcel of land with the buildings thereon situate in Randolph in the County of Norfolk and said Commonwealth, bounded and described as follows:

The land shown as Lot 3 on a "Plan of Land in Randolph, Massachusetts prepared for Belcher North Main Realty Trust, Scale 1' = 20' dated 12-5-14" prepared by Collins Civil Engineering Group, Inc., recorded with Norfolk County Registry of Deeds on December 26, 2014 as Plan Number 1967-38 in Plan Book 636, Page 26.

Said premises are conveyed together with the right to use the streets and ways shown on said plan in common with all others legally entitled thereto for all purposes for which streets and ways are commonly used in the town of Randolph.

For Grantor's title see deed recorded in Book 32869, Page 450.

The grantor's conveyance of this premise is not all or substantially all of the grantor's assets

ADDRESS OF THE PROPERTY: 9 George M. Lovering Circle, Randolph, MA 02368

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Executed as a sealed instrument this 25th day of June, 2015

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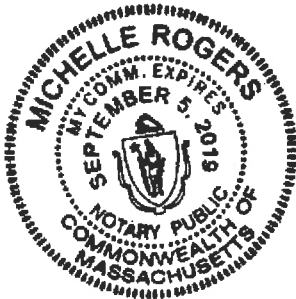

MASS PROPERTY HOLDINGS, LLC, By:
Michael J. Kmito, Managing Member

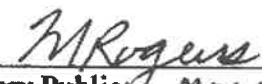

MASS PROPERTY HOLDINGS, LLC, By:
Todd A. Sandler, Managing Member

Commonwealth of Massachusetts

Norfolk, ss.

On 25th day of June, 2015, before me, the undersigned notary public, personally appeared Michael J. Kmito and Todd A. Sandler, Managing Members of MASS PROPERTY HOLDINGS, LLC, the above-named and proved to me through satisfactory evidence of identification being personal knowledge, to be the person whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose as Managers of Mass Property Holdings, LLC, and that the foregoing instrument is their free act and deed.




Notary Public: Michelle Rogers
My Commission Expires: 09/05/19

4
RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

Bk 34559 P359 #105469
10-13-2016 @ 10:51a

CERTIFY

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N O MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
A N Date: 10-13-2016 @ 10:51am
C# 419 Doc# 105469
Fee \$2,530.80 Cons: \$555,000.00
C O P Y

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

Quitclaim Deed

MASS PROPERTY HOLDINGS, LLC, a Massachusetts limited liability company with principal place of business located at 536 NORTH MAIN ST, Randolph, MA 02368, for consideration paid and in full consideration of Five Hundred Fifty Five Thousand and 00/100 (\$555,000.00) Dollars GRANTS TO Kenneth Wong, Individually, of 10 George M. Lovering Circle, Randolph, MA

With QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon situated in Randolph in the County of Norfolk and said Commonwealth, bounded and described as follows:

The land shown as Lot 3 on a Plan of Land entitled "Plan of Land in Randolph, Massachusetts Prepared for: Belcher North Main Realty Trust, Scale 1' = 20' dated 10-17-14" prepared by Collins Civil Engineering Group, Inc., and recorded with Norfolk County Registry of Deeds on November 3, 2014 as Plan Number 1967-36 in Plan Book 635, Page 17, as may have been revised of record.

Said premises are conveyed together with the right to use the streets and ways shown on said plan in common with all others legally entitled thereto for all purposes for which streets and ways are commonly used in the town of Randolph.

Meaning and intending to convey A PORTION OF grantor's interest in deed recorded in Book 32869, Page 450.

The grantor's conveyance of this premise is not all or substantially all of the grantor's assets.

ADDRESS OF THE PROPERTY: 10 George M. Lovering Circle, Randolph, MA 02368

Grantor

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Executed as a sealed instrument on this 11 day of October, 2016.
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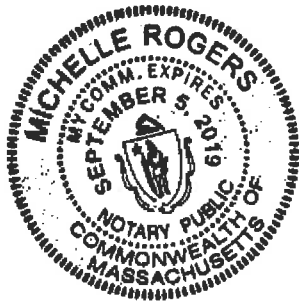

MASS PROPERTY HOLDINGS, LLC, By:
Michael J. Kmito, Managing Member



MASS PROPERTY HOLDINGS, LLC, By:
Todd A. Sandler, Managing Member

Commonwealth of Massachusetts

Norfolk, ss.

On 11th day of October, 2016, before me, the undersigned notary public, personally appeared Michael J. Kmito and Todd A. Sandler, Managing Members of MASS PROPERTY HOLDINGS, LLC, the above-named and proved to me through satisfactory evidence of identification being personal knowledge, to be the person whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose as Managers of Mass Property Holdings, LLC, and that the foregoing instrument is their free act and deed.




Notary Public: Michelle Rogers
My Commission Expires: 9/5/19

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

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

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MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds

Date: 03-23-2016 @ 03:29pm

Ctl#: 1722

Doc#: 25505

Fee: \$2,530.80 Cons: \$555,000.00

Quitclaim Deed

MASS PROPERTY HOLDINGS, LLC, a Massachusetts limited liability company with principle place of business located at 536 NORTH MAIN ST, Randolph, MA 02368, for consideration paid and in full consideration of Five Hundred Fifty Five Thousand and 00/100 (\$555,000.00) Dollars, **GRANT TO Erica J. Fredette & Peter J. Fredette**, Husband and Wife, as Tenants by the Entirety, of 6 Hazel Circle, Randolph, MA 02368

With ***QUITCLAIM COVENANTS***

For Legal Description see "Exhibit A", attached hereto and made a part hereof.

Containing 13,708 square feet of land, more or less, according to said plan.

LOCUS: 11 George M. Lovering Circle, Randolph, MA

Together with the right to use all streets on said plan for all purposes for which streets and ways are used in common with others entitled thereto.

The grantor's conveyance of this premise is not all or substantially all of the grantor's assets.

Property Address: 11 George M. Lovering Circle, Randolph, MA 02368

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Executed as a sealed instrument this 23rd day of March, 2016.



MASS PROPERTY HOLDINGS, LLC, By:
Todd A. Sandler, Managing Member

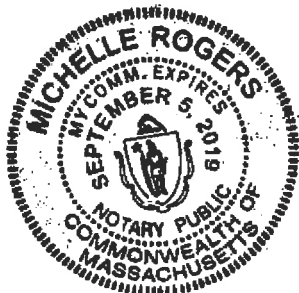


MASS PROPERTY HOLDINGS, LLC, By:
Michael J. Kmito, Managing Member

Commonwealth of Massachusetts

Norfolk, ss.

On 23rd day of March, 2016, before me, the undersigned notary public, personally appeared **Todd A. Sandler and Michael J. Kmito**, Managing members of MASS PROPERTY HOLDINGS, LLC, the above-named and proved to me through satisfactory evidence of identification being personal knowledge, to be the persons whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.



Notary Public Michelle Rogers
My Commission Expires: 9/5/18

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Exhibit A

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The land shown as Lot 4 on a "Plan of Land entitled "Belcher Estates" Definitive Plan of Land in Randolph, Norfolk County, Massachusetts Scale 1"=40' Date: 2-21-14" prepared by Collins Civil Engineering Group, Inc., recorded with the Norfolk County Registry of Deeds on May 29, 2014 as Plan No. 1957-215 in Plan Book 631, Page 10, as may have been revised of record.

Said premises are conveyed together with the right to use the streets and ways shown on said plan in common with all others legally entitled thereto for all purposes for which streets and ways are commonly used in the Town of Randolph.

For title see deed recorded in Book 32869, Page 450.

Property address: 11 George M. Lovering Circle, Belcher Estates, Randolph, MA 02368

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

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MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 03-22-2016 @ 12:13pm
Ct1#: 803 Doc#: 24963
Fee: \$1,508.00 Cons: \$550,000.00
O F F I C
C O P Y

CERTIFY

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

Quitclaim Deed

MASS PROPERTY HOLDINGS, LLC, a Massachusetts limited liability company with principle place of business located at 536 NORTH MAIN ST, Randolph, MA 02368, for consideration paid and in full consideration of Five Hundred Fifty Thousand and 00/100 (\$550,000.00) Dollars, **GRANT TO** Gary Sydavong and Julie P. Sung-Sydavong, as Husband and Wife as Tenants by the Entirety, of Randolph, MA

With **QUITCLAIM COVENANTS**

For Legal Description see "**Exhibit A**", attached hereto and made a part hereof.

Containing 13,662 square feet of land, more or less, according to said plan.

LOCUS: 12 George M. Lovering Circle, Randolph, MA

Together with the right to use all streets on said plan for all purposes for which streets and ways are used in common with others entitled thereto.

The grantor's conveyance of this premise is not all or substantially all of the grantor's assets.

Property Address: 12 George M. Lovering Circle, Randolph, MA 02368

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Executed as a sealed instrument this 21st day of March, 2016.



MASS PROPERTY HOLDINGS, LLC, By:
Todd A. Sandler, Managing Member

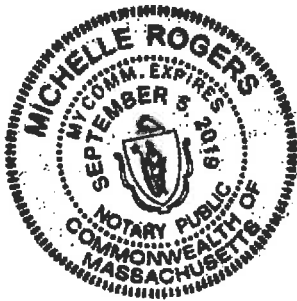



MASS PROPERTY HOLDINGS, LLC, By:
Michael J. Kmito, Managing Member

Commonwealth of Massachusetts

Norfolk, ss.

On 21st day of MARCH, 2016, before me, the undersigned notary public, personally appeared **Todd A. Sandler and Michael J. Kmito**, Managing members of MASS PROPERTY HOLDINGS, LLC, the above-named and proved to me through satisfactory evidence of identification being personal knowledge, to be the persons whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.




Notary Public Michelle Rogers
My Commission Expires: 9/5/19

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Exhibit A

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The land shown as Lot 6 on a "Plan of Land entitled "Belcher Estates" Definitive Plan of Land in Randolph, Norfolk County, Massachusetts Scale 1"=40' Date: 2-21-14" prepared by Collins Civil Engineering Group, Inc., recorded with the Norfolk County Registry of Deeds on May 29, 2014 as Plan No. 1957-215 in Plan Book 631, Page 10, as may have been revised of record.

Said premises are conveyed together with the right to use the streets and ways shown on said plan in common with all others legally entitled thereto for all purposes for which streets and ways are commonly used in the Town of Randolph.

For title see deed recorded in Book 32869, Page 450.

Property address: 12 George M. Lovering Circle, Belcher Estates, Randolph, MA 02368

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QUITCLAIM DEED

Mass Property Holdings, LLC, a Massachusetts limited liability company with its principal place of business located at 536 North Main Street, Randolph, MA 02368,

For consideration paid and in full consideration of **Five Hundred Fifty Thousand and 00/100 Dollars (\$550,000.00)**,

Grants to **Bill Fang and Jenny Fang**, husband and wife, as tenants by the entirety, of 18 George M. Lovering Circle, Randolph, Norfolk County, Massachusetts,

With Quitclaim Covenants,

The land, with the buildings and improvements thereon situated, shown as Lot 5 on plan of land entitled "'Belcher Estates", Definitive Plan of Land in Randolph, Norfolk County, Massachusetts, prepared by Collins Civil Engineering Group, Inc. recorded at Norfolk Deeds in Plan Book 631, Page 10.

Said premises are conveyed together with the right to use the streets and ways shown on said plan in common with all others legally entitled thereto for all purposes for which streets and ways are commonly used in the Town of Randolph.

For Grantor's title, see Deed in Book 32869, Page 450.

This transfer does not constitute all or substantially all of the grantor's assets.

[Signature Page Follows.]

NOT
Witness my hand and seal this 9th day of October, 2015.

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Mass Property Holdings, LLC

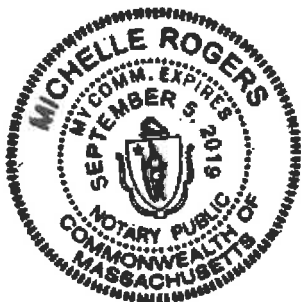
By: Todd A. Sandler, Manager

manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss.

On this 9th day of October, 2015, before me, the undersigned notary public, personally appeared Todd A. Sandler, manager as aforesaid, proved to me through satisfactory evidence of identification, which was driver's license or personal knowledge 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.



M. Rogers
Notary Public
My Commission Expires: 9/5/19

NOT
 Witness my hand and seal this 9th day of October, 2015.
 OFFICIAL
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 Mass Property Holdings, LLC

[Signature]
 By: Michael J. Kmito, Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss.

On this 9th day of October, 2015, before me, the undersigned notary public, personally appeared **Michael J. Kmito**, manager as aforesaid, proved to me through satisfactory evidence of identification, which was driver's license or _____, 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.



Michael Sandler
 Notary Public

My Commission Expires: October 24, 2019