

**MADOFF & KHOURY LLP**

ATTORNEYS AT LAW

PINE BROOK OFFICE PARK  
124 WASHINGTON STREET, SUITE 202  
FOXBOROUGH, MASSACHUSETTS 02035

TELEPHONE: (508) 543-0040  
TELECOPIER: (508) 543-0020

RECEIVED APR 17 2025

April 17, 2025

**HAND DELIVERED**

Natalie Oliveras  
*Town Council Clerk*  
41 South Main Street  
Randolph, MA 02368

**RE: STREET ACCEPTANCE APPLICATION FOR E.J. FOLEY CIRCLE AND  
AUTUMN LANE (formerly R.F. Gallagher Road)**

Dear Ms. Oliveras:

Enclosed please find the following items for the above referenced Street Acceptance Application:

1. Application for Street Acceptance;
2. Title Certification prepared by Madoff and Khoury LLP;
3. Deed into Applicant and Release Deed to Applicant;
4. Deed from Applicant to Buyers of the Lots 1-5 and Lots E and F at E.J. Foley Circle and Autumn Lane (formerly R.F. Gallagher Road) retaining and reserving the fee on the roadway;
5. One copy of the Street Acceptance Plan (letter size);
6. Three Copies of the Street Acceptance Plan in 24x36 size; and
7. Street Acceptance Plan on mylar in 24x36 size.

Should you have any questions please do not hesitate to contact me at 508-543-0040 or at [khoury@mandkllp.com](mailto:khoury@mandkllp.com) and [cordeiro@mandkllp.com](mailto:cordeiro@mandkllp.com).

Thank you.

Sincerely,



Mayara J. Cordeiro, Esq.

RANDOLPH TOWN COUNCIL



**APPLICATION FOR STREET ACCEPTANCE**

<b>Petitioner</b>	Autumn Estates, LLC		
<b>Contact person</b>	Michael A. Khoury, Esq. and Mayara J. Cordeiro, Esq.		
<b>Address</b>	124 Washington Street, Suite 202, Foxborough, MA 02035		
<b>Phone</b>	508-543-0040	<b>Email</b>	khoury@mandkllp.com and cordeiro@mandkllp.com

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

<b>Property Owner</b>	Autumn Estates, LLC		
<b>Address</b>	88 Waverly Street, Framingham, MA 01702		
<b>Phone</b>	508-326-1831	<b>Email</b>	shickey@wellesley.com and bb@wellesley.com sthomas@wellesley.com

<b>Detailed Description of Request</b>	This application seeks to request the Town of Randolph to accept E.J. Foley Circle and Autumn Lane (formerly R.F. Gallagher Road) as public streets.
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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.

Signature  
Applicant

4/17/25  
Date

## TITLE CERTIFICATION

**PROPERTY:**           **THOSE PREMISES IN RANDOLPH, MASSACHUSETTS IDENTIFIED AS LOTS 1-5 AND LOT E AND LOT F, AUTUMN ESTATES, RANDOLPH, MASSACHUSETTS 02368 ("THE PROPERTY");**

**RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS (THE "REGISTRY"), IN PLAN BOOK 580, PAGE 25, DATED APRIL 18, 2008 (THE " PLAN"), A COPY OF WHICH IS ATTACHED HERETO.**

**BEING THE LAND MORE SPECIFICALLY DESCRIBED IN THAT DEED OF RANDOLPH PROPERTY HOLDINGS, L.L.C. DATED FEBRUARY 2, 2015 RECORDED WITH THE REGISTRY IN BOOK 32885, PAGE 93.**

**OWNER:**               **AUTUMN ESTATES, LLC**

**DATE:**                **April 17, 2025**

The undersigned law firm has acted as counsel to the Owner with respect to the development of the seven (7) residential home lot subdivision located on the Property, which Property is identified as E.J Foley Circle and Autumn Lane (formerly R.F. Gallagher Road). The Owner has sold all seven house lots identified in the Plan and wishes to have the Town of Randolph, Massachusetts (the "**Town**") accept the Property, which serves as the roadway to the house lots approved by the Town in that Plan.

This Certification is issued to and for the benefit of the Town, its various boards, departments and offices and those professionals who work for or on behalf of the Town and may not be relied upon any other parties.

As of April 17, 2025 (the "**Effective Date**"), the Property is free from all encumbrances which would materially affect the title, excepting those matters which are expressly enumerated in this certification, which are set forth below follows.

- (a) As set stated in that Deed recorded at the Registry in Book 3061, Page 498 pertaining to both Randolph and adjoining Canton properties;
- (b) Order of Taking for Relocation of Canton Street recorded at the Registry in Book 1451, Page 463;
- (c) Order of Taking for Relocation of Canton Street recorded at the Registry in Book 1837, Page 74;
- (d) Order of Taking for Relocation of Canton Street recorded at the Registry in Book 1996, Page 302;

- (e) Order of Taking for Relocation of Randolph Street recorded at the Registry in Book 3000, Page 517;
- (f) Petition by Algonquin Gas Transmission Company recorded at the Registry in Book 3098, Page 251;
- (g) Order of Taking of Algonquin Gas Transmission Company recorded at the Registry in Book 3098, Page 262;
- (h) Grant of Easement from Christopher N. Cochis and Sophie Cochis to Algonquin Gas Transmission Company dated December 30, 1967 and recorded at the Registry in Book 4485, Page 139 and as effected by that amendment recorded at the Registry in Book 14410, Page 171;
- (i) Grant of easement over ways generally contained in a deed from Elinor F. Cochis, Nicholas J. Cochis, and Alexander J. Cochis to Algonquin Gas Transmission Company dated July 11, 2000 and recorded at the Registry in Book 14410, Page 168;
- (j) Agreement Between the Town of Randolph and the Cochis Family dated February 25, 2002 by the Town of Randolph, Massachusetts, Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis and recorded at the Registry in Book 16319, Page 56;
- (k) Order of Conditions regarding installation of a new sewer pump station recorded at the Registry in Book 16390, Page 432;
- (l) Grant of Easement from Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis to Massachusetts Electric Company and Verizon New England, Inc. recorded at the Registry in Book 19875, Page 324;
- (m) Decision on Stipulation by the Commonwealth of Massachusetts, Housing Appeals Committee in the matter of Randolph Property Holding, LLC, Appellant, v. Randolph Board of Appeals, Appellee, Case No. 03-28, and recorded June 29, 2005 at the Registry in Book 22571, Page 276;
- (n) Order of Conditions issued by the Randolph Conservation Commission recorded at the Registry in Book 23492, Page 507;
- (o) Notice of Withdrawal from Registration system of the land court recorded at the Registry in Book 23811, Page 305;
- (p) Order of a Conservation and Management Permit granted by the Division of Fisheries & Wildlife, Permit No. 02-10572, dated July 26, 2007 and recorded at the Registry in Book 25166, Page 584;

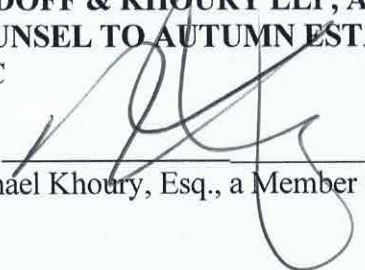
- (q) Order of Conditions issued by Randolph Conservation Commission recorded at the Registry in Book 25489, Page 84;
- (r) Covenant by and between the Randolph Property Holding L.L.C. and the Randolph Planning Board, on behalf of the Town of Randolph dated April 8, 2008 and recorded at the Registry in Book 25691, Page 22;
- (s) Terms and provisions of a Certificate by Randolph Property Holding, L.L.C. dated February 1, 2011 and recorded at the Registry in Book 28573, Page 594;
- (t) Deed from Randolph Property Holding, L.L.C. to Alexander J. Cochis of Lot 5 on Canton Street in Randolph as shown on plan recorded at the Registry in Plan Book 557, Page 40 reserving a perpetual and nonexclusive right easement and a temporary construction easement for the benefit of the Grantor, dated March 26, 2012 and recorded at the Registry in Book 29881, Page 243, as affected by Confirmatory Deed dated June 4, 2012 and recorded at the Registry in Book 31708, Page 61;
- (u) Subject to and with the benefit of reservations and agreements regarding a drainage easement as set forth in a Quitclaim Deed and Easement Agreement from Randolph Property Holding, L.L.C. to Avalon Bay Communities, Inc., of Parcel B on plan recorded at the Registry in Plan Book 605, Page 66, dated as of November 16, 2012 and recorded at the Registry in Book 30692, Page 385, as affected by Confirmatory Quitclaim Deed and Easement Agreement dated November 16, 2012 and recorded at the Registry in Book 31590, Page 36;
- (v) Easement Agreement by and between Randolph Property Holding, L.L.C. and Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis, collectively "Grantor" and Avalon Canton, Inc. "Grantee" dated as of November 16, 2012 and recorded at the Registry in Book 30692, Page 388;
- (w) Reciprocal Easement Agreement between Randolph Property Holding, L.L.C. and Avalon Blue Hills, Inc. dated November 16, 2012 recorded at the Registry in Book 30692, Page 414;
- (x) Easement Agreement between Randolph Property Holding, L.L.C. and NSTAR Electric Company dated February 25, 2014 and recorded at the Registry in Book 32106, Page 11;
- (y) Those utility, drainage and other easements and rights of way benefitting and burdening the Property and the title of the Owner and its successors and assigns (including the Town of Randolph, Massachusetts on acceptance of the Property as a public road and way) as set forth and reserved in the Plan, and in those deeds to residential house lots within the Subdivision as recorded with the Registry.

In addition to those exceptions noted above as of the Effective Date, this certification

does not certify to or report upon any of the following matters:

1. Those encumbrances referred to in General Laws, Chapter 185, Section 46, whether or not title to the Property is registered, if record notice of such encumbrance is not recorded or filed with the Registry;
2. Real estate taxes and other municipal liens;
3. Any encroachments, overlaps, boundary line disputes or other state of physical facts which may be revealed by a personal inspection or a full survey of the Property.
4. Rights or claims of parties in possession not shown by the public records;
5. Easements or claims of easements, not shown by the public records;
6. Matters not shown on a fifty (50) year examination and defects such as forgery, incompetence and fraud which are not apparent by the public records;
7. Any lien or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records;
8. Instruments not properly indexed in the public records;
9. Provisions of the State Building Code, State Lead Paint Poisoning Act, Zoning and Subdivision Control Laws and Municipal By-Laws and rules and regulations adopted thereunder; the Flood Disaster Protection Act of 1973, the Coastal Zone Management Plan, the Wetland Protection Act, the Coastal Wetlands Protection Act, the State Sanitary Code, Massachusetts Hazardous Material Prevention Act (Chapter 21E), and any and all other federal, state or municipal building, zoning, environmental or other regulatory laws, rules and regulations; fees in the streets; Historic or Historical district regulations; town records; bankruptcy proceedings; and errors in the information received from a town as to municipal taxes, assessments and charges and, in particular, shown on a Certificate of Municipal Liens.
10. Proceedings not covered by the lis pendens statute, Massachusetts General Laws Chapter 184 Section 15 such as suits involving violations of public land use regulations and fraudulent conveyances; and

**MADOFF & KHOURY LLP, AS  
COUNSEL TO AUTUMN ESTATES,  
LLC**

By:   
Michael Khoury, Esq., a Member of the Firm

Bk 32885 Pg 93 #9877  
02-06-2015 @ 03:45p

RECEIVED AND RECORDED  
NORFOLK COUNTY  
REGISTRY OF DEEDS  
DEDHAM, MA  
OFFICIAL  
COPY

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AN  
OFFICIAL  
COPY

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

MASSACHUSETTS STATE EXCISE TAX  
Norfolk Registry of Deeds  
Date: 02-06-2015 @ 03:45pm  
Ct1#: 1419 Doc#: 9877  
Fee: \$912.00 Cons: \$200,000.00

**QUITCLAIM DEED**

**RANDOLPH PROPERTY HOLDING, L.L.C.**, a New Jersey limited liability company, with an address c/o Roseland Property Company, 23 Overlook Ridge Drive, Malden, Massachusetts 02148 ("Grantor"),

for consideration paid in the sum of TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00),

GRANTS to **AUTUMN ESTATES, LLC**, a Massachusetts limited liability company, with an address at 88 Waverley Street, Framingham, Massachusetts 01702,

with QUITCLAIM COVENANTS, those certain parcels of land off Canton Street in Randolph, Norfolk County, Commonwealth of Massachusetts and more particularly described in Exhibit A attached hereto and made a part hereof.

Grantor hereby represents that the conveyance does constitute a sale or transfer in the ordinary course of Grantor's business.

Massachusetts Deed Excise Tax Stamps in the amount of \$912.00 have been affixed hereto and canceled prior to recording.

[Signature appears on following page.]

Address of Property Conveyed: Off Canton Street in Randolph, MA.

Executed under seal as of the 2nd day of February, 2015. N O T  
A N

O F F I C I A L R A N D O L P H P R O P E R T Y H O L D I N G , L . L . C .  
C O P Y C O P Y

By: [Signature]  
Name: Marshall B. Tycher  
Title: Authorized Signatory

STATE OF NEW JERSEY  
COUNTY OF ESSEX, SS.

On this 20th day of January, 2015, before me, the undersigned notary public, personally appeared Marshall B. Tycher, personally known to me or proved to me through satisfactory evidence of identification, which was a NJ driver's license, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose as Authorized Signatory of Randolph Property Holding, L.L.C., a New Jersey limited liability company.

[Signature]  
Notary Public  
Printed Name: Kathleen A. Halasz  
My Commission Expires: 8/23/15  
Seal

KATHLEEN A. HALASZ  
NOTARY PUBLIC OF NEW JERSEY  
ID# 2333125  
MY COMMISSION EXPIRES 8/23/2015



6. Order of Conditions issued by the Randolph Conservation Commission, DEP File Number 268-0337, dated January 18, 2006 and recorded in the Land Court as Document No. 1097567 and recorded in the Registry in Book 23492, Page 507.

C O P Y

C O P Y

7. Reciprocal Easement Agreement by and between Randolph Property Holding, L.L.C. and Avalon Blue Hills, Inc., dated September 30, 2007 and recorded in the Registry in Book 25164, Page 20, as affected by Affidavit dated September 18, 2007 and recorded in the Registry in Book 25174, Page 118, Amendment to Reciprocal Easement Agreement dated July 30, 2008 and recorded in the Registry in Book 26045, Page 296, and Termination re: Reciprocal Easement Agreement dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 381.
8. Order of a Conservation and Management Permit granted by the Division of Fisheries & Wildlife, Permit No. 02-10572, dated July 26, 2007 and recorded in the Registry in Book 25166, Page 584.
9. Order of Conditions issued by Randolph Conservation Commission, DEP File No. SE 268-0350, dated December 5, 2007 and recorded in the Registry in Book 25489, Page 84.
10. Covenant and agreement by and between the Randolph Property Holding L.L.C. and the Randolph Planning Board, on behalf of the Town of Randolph dated April 8, 2008 and recorded in the Registry in Book 25691, Page 22.
11. Terms and provisions of a Certificate by Randolph Property Holding, L.L.C. dated February 1, 2011 and recorded in the Registry in Book 28573, Page 594.
12. Deed from Randolph Property Holding, L.L.C. to Alexander J. Cochis of Lot 5 on Canton Street in Randolph as shown on plan recorded in the Registry in Plan Book 557, Page 40 reserving a perpetual and nonexclusive right easement and a temporary construction easement for the benefit of the Grantor, dated March 26, 2012 and recorded in the Registry in Book 29881, Page 243, as affected by Confirmatory Deed dated June 4, 2012 and recorded in the Registry in Book 31708, Page 61.
13. Subject to and with the benefit of reservations and agreements regarding a drainage easement as set forth in a Quitclaim Deed and Easement Agreement from Randolph Property Holding, L.L.C. to Avalon Bay Communities, Inc., of Parcel B on plan recorded in the Registry in Plan Book 605, Page 66, dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 385, as affected by Confirmatory Quitclaim Deed and Easement Agreement dated November 16, 2012 and recorded in the Registry in Book 31590, Page 36.
14. Easement Agreement by and between Randolph Property Holding, L.L.C. and Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis, collectively "Grantor" and Avalon Canton, Inc. "Grantee" dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 388.



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Address of Property Conveyed: E. J. Foley Circle and R. F. Gallagher Road, Randolph, MA.

**RELEASE DEED**

**RANDOLPH PROPERTY HOLDING, L.L.C.**, a New Jersey limited liability company, having an address at 150 John F. Kennedy Parkway, 5<sup>th</sup> Floor, Short Hills, New Jersey 07078 ("Grantor"),

for consideration paid in the sum of ONE AND NO/100 DOLLAR (\$1.00),

releases to **AUTUMN ESTATES, LLC**, a Massachusetts limited liability company, with an address at 88 Waverly Street, Framingham, Massachusetts 01702, without covenants,

all of Grantor's right, title and interest, if any, in and to E. J. Foley Circle and R. F. Gallagher Road in Randolph, Norfolk County, Massachusetts, all as shown on a plan entitled "Autumn Estates", dated July 30, 2007, last revised January 18, 2008, prepared by H. W. Moore Associates, Inc., and recorded with the Norfolk Registry of Deeds (the "Registry") as Plan 192 of 2008, in Plan Book 580, Page 25.

For Grantor's title to the premises, see the following:

- A. Deed dated September 30, 2005 from Elinor F. Cochis, Trustee et als to Randolph Property Holding, L.L.C. and recorded in the Registry in Book 22972, Page 46 and filed in the Norfolk Registry District of the Land Court (the "Land Court") as Document No. 1081153
- B. See Notice of Withdrawal from the Land Court dated January 9, 2006 and recorded in the Registry in Book 23811, Page 305 and filed in the Land Court as Document No. 1105363

Grantor hereby represents that the conveyance constitutes a sale or transfer in the ordinary course of Grantor's business.

The within conveyance is made for nominal consideration and, accordingly, no excise stamps are required to be affixed hereto.

Executed under seal as of the 3<sup>rd</sup> day of May N 02016.

A N O F F I C I A L R A N D O L P H P R O P E R T Y H O L D I N G , L L C .  
C O P Y C O P Y

By: [Signature]  
Name: Marshall B. Tycher  
Title: Authorized Signatory

STATE OF NEW JERSEY  
COUNTY OF Essex, SS.

On this 3<sup>rd</sup> day of May, 2016, before me, the undersigned notary public, personally appeared Marshall B. Tycher, proved to me through satisfactory evidence of identification, which was a New Jersey driver's license, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose, as Authorized Signatory of Randolph Property Holding, L.L.C., a New Jersey limited liability company.

[Signature]  
Notary Public  
Printed Name: Barbara A. Estrada  
My Commission Expires: 9/6/2020  
Official Seal of Notary

AI221538.1

BARBARA A. ESTRADA  
NOTARY PUBLIC OF NEW JERSEY  
ID# 2181607  
My Commission Expires September 6, 2020



the Registry in Book 4483, Page 139, and relating to the use of a fifty foot wide pipeline and travel way extending from Canton Street in Randolph to the two acre site conveyed by the preceding deed. O F F I C I A L O F F I C I A L

C O P Y C O P Y

Agreement between the Town of Randolph and the Cochis Family dated February 25, 2002 by the Town of Randolph, Massachusetts, Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis and recorded in the Registry in Book 16319, Page 56.

Decision on Stipulation by the Commonwealth of Massachusetts, Housing Appeals Committee in the matter of Randolph Property Holding, L.L.C., Appellant, v. Randolph Board of Appeals, Appellee, Case No. 03-28, and recorded June 29, 2005 in the Registry in Book 22571, Page 276.

Order of Conditions issued by the Randolph Conservation Commission, DEP File Number 268-0337, dated January 18, 2006 and registered in the Land Court as Document No. 1097567 and recorded in the Registry in Book 23492, Page 507.

Reciprocal Easement Agreement by and between Randolph Property Holding, L.L.C. and Avalon Blue Hills, Inc., dated September 30, 2007 and recorded in the Registry in Book 25164, Page 20, as affected by Affidavit dated September 18, 2007 and recorded in the Registry in Book 25174, Page 118, Amendment to Reciprocal Easement Agreement dated July 30, 2008 and recorded in the Registry in Book 26045, Page 296, and Termination re: Reciprocal Easement Agreement dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 381.

Order of a Conservation and Management Permit granted by the Division of Fisheries & Wildlife, Permit No. 02-10572, dated July 26, 2007 and recorded in the Registry in Book 25166, Page 584.

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Terms and provisions of a Certificate by Randolph Property Holding, L.L.C. dated February 1, 2011 and recorded in the Registry in Book 28573, Page 594.

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Subject to and with the benefit of reservations and agreements regarding a drainage easement as set forth in a Quitclaim Deed and Easement Agreement from Randolph Property Holding, L.L.C.

to Avalon Bay Communities, Inc., of Parcel B on plan recorded in the Registry in Plan Book 605, Page 66, dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 385, as affected by Confirmatory Quiet Claim Deed and Easement Agreement dated November 16, 2012 and recorded in the Registry in Book 31590, Page 36. O P Y

Easement Agreement by and between Randolph Property Holding, L.L.C and Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis, collectively "Grantor" and Avalon Canton, Inc. "Grantee" dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 388.

Reciprocal Easement Agreement by and between Randolph Property Holding, L.L.C. and Avalon Blue Hills, Inc. dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 414.

Easement Agreement dated February 25, 2014 by Randolph Property Holding, L. L. C. and NSTAR Electric Company and recorded in the Registry in Book 32106, Page 11.

Easement Agreement dated February 10, 2016 by and between Cathleen Robin Sullivan and Christopher Sullivan, Trustees of the Cathleen Robin Sullivan Family Trust under a Declaration of Trust dated March 8, 2001 and Louis J. Kmito and Autumn Estates LLC recorded in the Registry in Book 33849 Page 450.

Grant of Easement to Massachusetts Electric Company dated July 26, 2016 by Autumn Estates LLC and recorded in the Registry in Book 34919 Page 29.

Easement Agreement dated March 29, 2017 by and between Autumn Estates LLC and Verizon New England Inc. and recorded in the Registry in Book 35037 Page 307.

For Grantor's title to premises, see the following deed:

Deed dated February 2, 2015 from Randolph Property Holdings, LLC to Autumn Estates, LLC, and recorded in the Norfolk County Registry in Book 32885, Page 93.

This is not a sale of all or substantially all of the grantor's assets within the Commonwealth of Massachusetts.

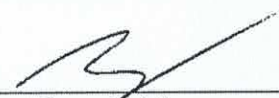
*[signature page to follow]*

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IN WITNESS WHEREOF, the said AUTUMN ESTATES, LLC has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf and hereto duly authorized this 25<sup>th</sup> day of September, 2018.

AUTUMN ESTATES, LLC  
By Its Manager

By:   
Sunny Thomas, Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS.

On this 25<sup>th</sup> day of September, 2018, before me, the undersigned notary public, personally appeared Sunny Thomas, Manager of Autumn Estates LLC, proved to me through satisfactory evidence of identification, which were Mass. Driver's License to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Autumn Estates, LLC, before me,



Notary Public: William C. Garrehan  
My Commission Expires: 11/13/2020



Registry in Book 14410, Page 171, amending the grant dated December 30, 1967 and recorded in the Registry in Book 4485, Page 139, and relating to the use of a fifty foot wide pipeline and travel way extending from Canton Street in Randolph to the two acre site conveyed by the preceding deed. C O P Y C O P Y

Agreement between the Town of Randolph and the Cochis Family dated February 25, 2002 by the Town of Randolph, Massachusetts, Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis and recorded in the Registry in Book 16319, Page 56.

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For Grantor's title to premises, see the following deed:

Deed dated February 2, 2015 from Randolph Property Holdings, LLC to Autumn Estates, LLC, and recorded in the Norfolk County Registry in Book 32885, Page 93.

This is not a sale of all or substantially all of the grantor's assets.

*[signature page to follow]*

NOT  
AN  
OFFICIAL  
COPY

NOT  
AN  
OFFICIAL  
COPY

IN WITNESS WHEREOF, the said AUTUMN ESTATES, LLC has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf and hereto duly authorized this 23rd day of July, 2018

AUTUMN ESTATES, LLC  
By Its Manager

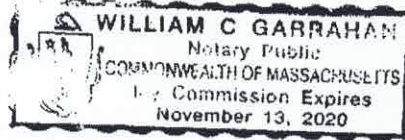
By: [Signature]  
Sunny Thomas, Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS.

On this 23rd day of July, 2018, before me, the undersigned notary public, personally appeared Sunny Thomas, Manager of Autumn Estates LLC, proved to me through satisfactory evidence of identification, which were Mass. Drivers License to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Autumn Estates, LLC, before me,

[Signature]  
Notary Public: William C Garrahan  
My Commission Expires: 11/13/2020





the Registry in Book 4485, Page 139, and relating to the use of a fifty foot wide pipeline and travel way extending from Canton Street in Randolph to the two-acre site conveyed by the preceding deed. O F F I C I A L O F F I C I A L  
C O P Y C O P Y

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Subject to and with the benefit of reservations and agreements regarding a drainage easement as set forth in a Quitclaim Deed and Easement Agreement from Randolph Property Holding, L.L.C.

to Avalon Bay Communities, Inc., of Parcel B on plan recorded in the Registry in Plan Book 605, Page 66, dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 385, as affected by Confirmatory Quitclaim Deed and Easement Agreement dated November 16, 2012 and recorded in the Registry in Book 31590, Page 36. O P Y

Easement Agreement by and between Randolph Property Holding, L.L.C and Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis, collectively "Grantor" and Avalon Canton, Inc. "Grantee" dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 388.

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This is not a sale of all or substantially all of the grantor's assets.

*[signature page to follow]*

NOT AN OFFICIAL COPY      NOT AN OFFICIAL COPY

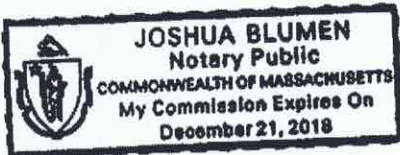
IN WITNESS WHEREOF, the said AUTUMN ESTATES, LLC has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf and hereto duly authorized this 3rd day of November, 2017.

AUTUMN ESTATES, LLC  
By Its Manager

By: [Signature] MANAGER  
Marc Fantasia, Manager

Norfolk, SS.      COMMONWEALTH OF MASSACHUSETTS

On this 3rd day of November, 2017, before me, the undersigned notary public, personally appeared Marc Fantasia, Manager of Autumn Estates LLC, proved to me through satisfactory evidence of identification, which were MA DL to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Autumn Estates LLC, before me,



[Signature]  
Notary Public:  
My Commission Expires:

RECEIVED AND RECORDED  
NORFOLK COUNTY  
REGISTRY OF DEEDS  
DEDHAM, MA

N O T  
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MASSACHUSETTS STATE EXCISE TAX  
Norfolk Registry of Deeds  
Date: 10-03-2018 @ 11:10am  
Ct1#: 487 Doc#: 88879  
Fee: \$2,546.76 Cons: \$558,500.00

CERTIFY

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

O F F I C I A L

O F F I C I A L

O P Y

C O P Y

**QUITCLAIM DEED**

AUTUMN ESTATES, LLC, a duly organized Massachusetts limited liability company, having a mailing address of 88 Waverly Street, Framingham, MA 01702 ("Grantor") in consideration paid of **FIVE HUNDRED FIFTY EIGHT THOUSAND FIVE HUNDRED (\$558,500) DOLLARS** grants to **GIAO DO and VICKY T. CHIEM**, as Husband and Wife, Tenants by the Entirety now of Lot 4, 5 Autumn Lane Randolph, MA, with QUITCLAIM COVENANTS the following described premises:

*5 Autumn Lane, Randolph*

Lot 4, 5 Autumn Lane, Randolph, MA 02368. A certain parcel of land and buildings thereon containing 0.278 acre (12,118 sq. ft.) more or less and better described in the Norfolk County Registry of Deeds Plan No. 192 of 2008, at Plan Book 580, Pages 25 (hereinafter referred to as "Development Plan").

Property is known and numbered as 5 Autumn Lane, Randolph, Massachusetts.

The premises are conveyed subject to the following:

Subject to easements, restrictions and reservations of record, if any, and those as shown on the Plan and including but not limited to any such items listed in this agreement, as the same do not prohibit or materially interfere with the use of said Premises for single family residential purposes; and those created as part of the "Autumn Estates Subdivision" development approval process, or any other approval related to the development of "Autumn Estates Subdivision", including, but not limited to a lot specific order of conditions, if any;

Said Premises are conveyed without the fee in and to any roadway or streets shown on said "Plan" but together with the right to use all streets and ways as shown on said plan for all purposes for which streets are commonly used in the Town of Randolph.

Grant of pipeline easement by Christopher N. Cochis and Sophie Cochis to Algonquin Gas Transmission Company dated December 30, 1967 and recorded in the Registry in Book 4485, Page 139 and registered in the Norfolk County Registry District of the Land Court (the "Land Court") as Document No. 288302, extending from the valve site in Canton near the town line northerly to Canton Street in Randolph.

Grant of easement over ways generally contained in a deed from Elinor F. Cochis, Nicholas J. Cochis, and Alexander J. Cochis to Algonquin Gas Transmission Company dated July 11, 2000 and recorded in the Registry in Book 14410, Page 168.

Amended grant of easement by and between Elinor F. Cochis, Nicholas J. Cochis, and Alexander J. Cochis and Algonquin Gas Transmission Company dated July 11, 2000 and recorded in the Registry in Book 14410, Page 171, amending the grant dated December 30, 1967 and recorded in the Registry in Book 4485, Page 139, and relating to the use of a fifty foot wide pipeline and

travel way extending from Canton Street in Randolph to the two-acre site conveyed by the preceding deed.

A N A N  
O F F I C I A L O F F I C I A L

Agreement between the Town of Randolph and the Cochis Family dated February 25, 2002 by the Town of Randolph, Massachusetts, Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis and recorded in the Registry in Book 16319, Page 56.

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Deed from Randolph Property Holding, L.L.C. to Alexander J. Cochis of Lot 5 on Canton Street in Randolph as shown on plan recorded in the Registry in Plan Book 557, Page 40 reserving a perpetual and nonexclusive right easement and a temporary construction easement for the benefit of the Grantor, dated March 26, 2012 and recorded in the Registry in Book 29881, Page 243, as affected by Confirmatory Deed dated June 4, 2012 and recorded in the Registry in Book 31708, Page 61.

Subject to and with the benefit of reservations and agreements regarding a drainage easement as set forth in a Quitclaim Deed and Easement Agreement from Randolph Property Holding, L.L.C. to Avalon Bay Communities, Inc., of Parcel B on plan recorded in the Registry in Plan Book

605, Page 66, dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 385, as affected by Confirmatory Quitclaim Deed and Easement Agreement dated November 16, 2012 and recorded in the Registry in Book 31590, Page 36. F. I. C. I. A. L.

C O P Y

C O P Y

Easement Agreement by and between Randolph Property Holding, L.L.C and Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis, collectively "Grantor" and Avalon Canton, Inc. "Grantee" dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 388.

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This is not a sale of all or substantially all of the grantor's assets.

*[signature page to follow]*

NOT AN OFFICIAL NOT AN OFFICIAL

IN WITNESS WHEREOF the said AUTUMN ESTATES, LLC has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf and hereto duly authorized this 25th day of September, 2018.

AUTUMN ESTATES, LLC
By Its Manager

By: [Signature]
Sunny Thomas, Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS.

On this 25th day of September, 2018, before me, the undersigned notary public, personally appeared Sunny Thomas, Manager of Autumn Estates LLC, proved to me through satisfactory evidence of identification, which were MASS Drivers License to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Autumn Estates, LLC, before me,

[Signature]
Notary Public: Wilha C Garrahan
My Commission Expires: 11/13/2020



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

CERTIFY  
WILLIAM R. O'DONNELL, REGISTER

N O T  
A N MASSACHUSETTS STATE EXCISE TAX  
Norfolk Registry of Deeds  
O F F I C E Date: 12-13-2018 @ 02:15pm  
C O P Y C# 1#: 1061 Doc#: 110889  
Fee: \$2,667.60 Cons: \$585,000.00

**QUITCLAIM DEED**

**AUTUMN ESTATES, LLC**, a duly organized Massachusetts limited liability company, having a mailing address of 88 Waverly Street, Framingham, MA 01702 ("Grantor") in consideration paid of **FIVE HUNDRED EIGHTY-FIVE THOUSAND (\$585,000) DOLLARS** grants to and **DUNG DOAN AND KHOI NGUYEN**, husband and wife as tenants by the entirety, of 56 Reed Street, Randolph, MA 02368, with QUITCLAIM COVENANTS the following described premises:

**Lot 5, 9 Autumn Lane**, Randolph, MA 02368. A certain parcel of land and buildings thereon containing 0.283 acre (12,348 sq. ft.) more or less and better described in the Norfolk County Registry of Deeds Plan No. 192 of 2008, at Plan Book 580, Pages 25 (hereinafter referred to as "Development Plan").

Property is known and numbered as 9 Autumn Lane, Randolph, Massachusetts.

The premises are conveyed subject to the following:

Subject to easements, restrictions and reservations of record, if any, and those as shown on the Plan and including but not limited to any such items listed in this agreement, as the same do not prohibit or materially interfere with the use of said Premises for single family residential purposes; and those created as part of the "Autumn Estates Subdivision" development approval process, or any other approval related to the development of "Autumn Estates Subdivision", including, but not limited to a lot specific order of conditions, if any;

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N O T A N  
O F F I C I A L O F F I C I A L

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*[signature page to follow]*

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IN WITNESS WHEREOF, the said AUTUMN ESTATES, LLC has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf and hereto duly authorized this 25<sup>th</sup> day of September, 2018.

AUTUMN ESTATES, LLC  
By Its Manager

By: [Signature]  
Sunny Thomas, Manager

COMMONWEALTH OF MASSACHUSETTS

M. Adlesat, SS.

On this 25<sup>th</sup> day of September, 2018, before me, the undersigned notary public, personally appeared Sunny Thomas, Manager of Autumn Estates LLC, proved to me through satisfactory evidence of identification, which were Mass Drivers License to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Autumn Estates LLC, before me,

[Signature]  
Notary Public: William C. Gorrup  
My Commission Expires: 11/13/2020





the Registry in Book 4485, Page 139, and relating to the use of a fifty foot wide pipeline and travel way extending from Canton Street in Randolph to the two-acre site conveyed by the preceding deed.

O F F I C I A L                      O F F I C I A L  
C O P Y                                      C O P Y

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This is not a sale of all or substantially all of the grantor's assets.

*[signature page to follow]*

NOT AN OFFICIAL COPY      NOT AN OFFICIAL COPY

IN WITNESS WHEREOF, the said AUTUMN ESTATES, LLC has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf and hereto duly authorized this 20 day of March, 2018.

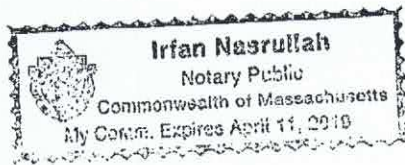
AUTUMN ESTATES, LLC  
By Its Manager

By: [Signature]  
Marc Fantasia, Manager

Middlebury, SS.

COMMONWEALTH OF MASSACHUSETTS

On this 20<sup>th</sup> day of March, 2018, before me, the undersigned notary public, personally appeared Marc Fantasia, Manager of Autumn Estates LLC, proved to me through satisfactory evidence of identification, which were MA Drivers License to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Marc Fantasia, manager of Autumn Estates, LLC, before me,



[Signature]  
Notary Public:  
My Commission Expires: 4/11/19





N O T

N O T

set forth in a Quitclaim Deed and Easement Agreement from Randolph Property Holding, L.L.C. to Avalon Bay Communities, Inc. of Parcel B on plan recorded in the Registry in Plan Book 605, Page 66, dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 385, as affected by Confirmatory Quitclaim Deed and Easement Agreement dated November 16, 2012 and recorded in the Registry in Book 31590, Page 36.

Easement Agreement by and between Randolph Property Holding, L.L.C and Elinor F. Cochis, Nicholas J. Cochis and Alexander J. Cochis, collectively "Grantor" and Avalon Canton, Inc. "Grantee" dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 388.

Reciprocal Easement Agreement by and between Randolph Property Holding, L.L.C. and Avalon Blue Hills, Inc. dated as of November 16, 2012 and recorded in the Registry in Book 30692, Page 414.

Easement Agreement dated February 25, 2014 by Randolph Property Holding, L. L. C. and NSTAR Electric Company and recorded in the Registry in Book 32106, Page 11.

Easement Agreement dated February 10, 2016 by and between Cathleen Robin Sullivan and Christopher Sullivan, Trustees of the Cathleen Robin Sullivan Family Trust under a Declaration of Trust dated March 8, 2001 and Louis J. Kmito and Autumn Estates LLC recorded in the Registry in Book 33849 Page 450.

Grant of Easement to Massachusetts Electric Company dated July 26, 2016 by Autumn Estates LLC and recorded in the Registry in Book 34919 Page 29.

Easement Agreement dated March 29, 2017 by and between Autumn Estates LLC and Verizon New England Inc. and recorded in the Registry in Book 35037 Page 307.

For Grantor's title to premises, see the following deed:

Deed dated February 2, 2015 from Randolph Property Holdings, LLC to Autumn Estates, LLC, and recorded in the Norfolk County Registry in Book 32885, Page 93.

This is not a sale of all or substantially all of the grantor's assets.


*[signature page to follow]*

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OFFICIAL  
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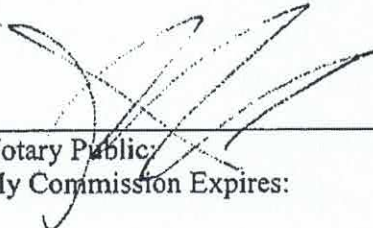
IN WITNESS WHEREOF, the said AUTUMN ESTATES, LLC has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf and hereto duly authorized this 30<sup>th</sup> day of November, 2017.

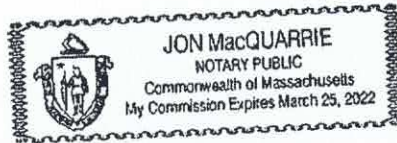
AUTUMN ESTATES, LLC  
By Its Manager

By:   
Marc Fantasia, Manager

Norfolk, SS. COMMONWEALTH OF MASSACHUSETTS

On this 30<sup>th</sup> day of November, 2017, before me, the undersigned notary public, personally appeared Marc Fantasia, Manager of Autumn Estates LLC, proved to me through satisfactory evidence of identification, which were MALC to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be his/her free act and deed in said capacity

  
Notary Public  
My Commission Expires:



**AUTUMN  
ESTATES  
& AUTUMN LANE**

Randolph, Massachusetts

**AUTUMN  
ESTATES,  
LLC**

88 Waverly Street  
Frammingham, Massachusetts 01702

**HANCOCK  
ASSOCIATES**

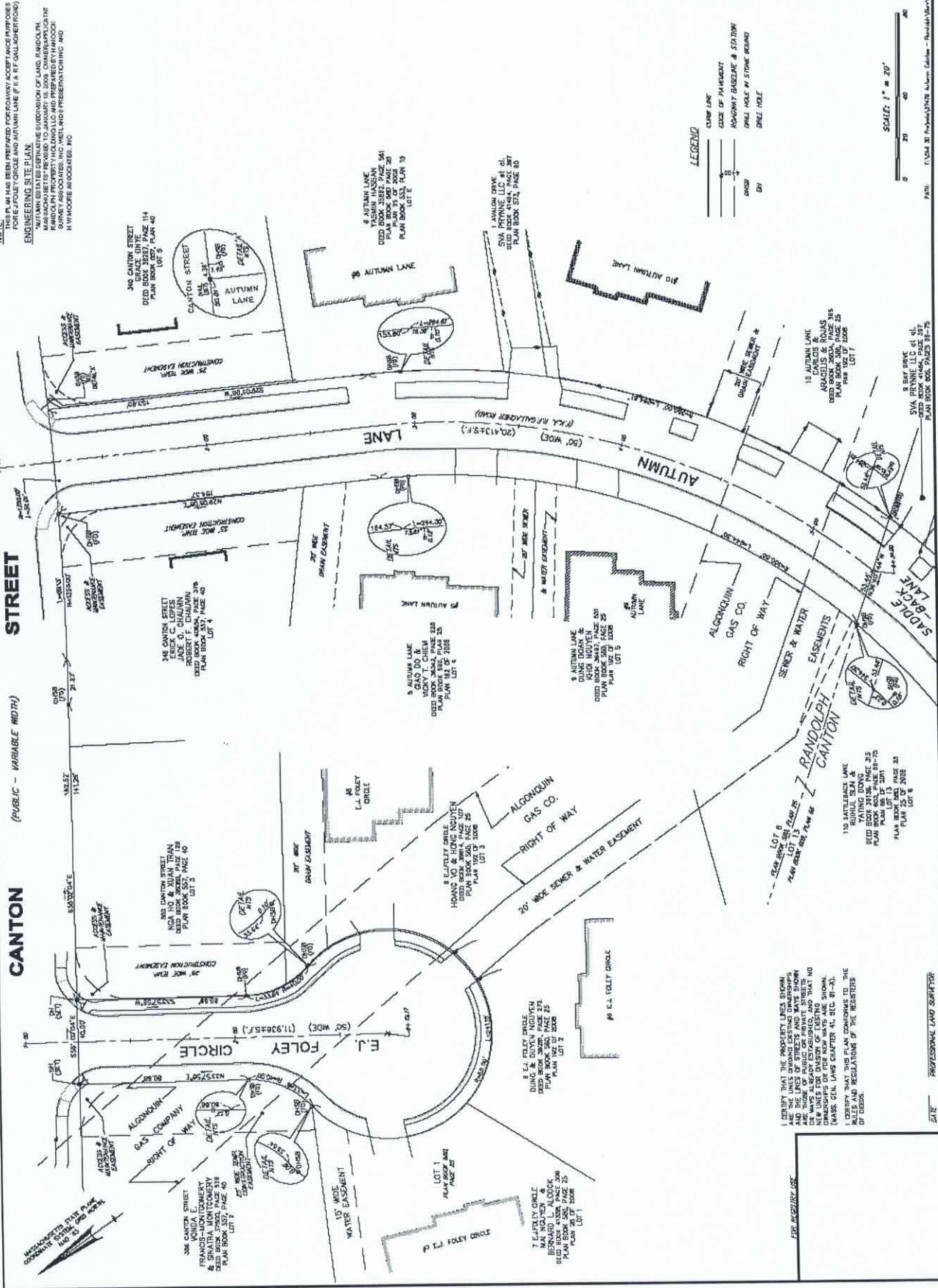
Civil Engineers  
Land Surveyors  
Wildlife Scientists

38 CONDE STREET, DANVERS, MA 01923  
PHONE (978) 777-2000, FAX (978) 774-7856  
WWW.HANCOCKASSOCIATES.COM

**ROADWAY  
ACCEPTANCE  
PLAN OF LAND  
IN  
RANDOLPH, MA**

DWG: 27479 RA-1  
LAYOUT: Acceptance  
SHEET: 1 OF 1  
PROJECT NO.: 27479

**NOTE:**  
THIS PLAN HAS BEEN PREPARED FOR THE ACCEPTANCE OF THE ROADWAY FOR E.J. FOLEY CIRCLE AND AUTUMN LANE (P.L. & RT. ON A LAYOUT ROAD).  
**ENGINEERING SITE PLAN**  
AUTUMN ESTATES DEVELOPMENT SUBDIVISION OF LAND, RANDOLPH, MASSACHUSETTS. THIS PLAN IS A PART OF THE SUBDIVISION RECORD MAP AND SHALL BE FILED WITH THE RECORDS OF THE REGISTERED PROFESSIONAL ENGINEER AND SURVEY ASSOCIATES, INC. (WELL AND PRESERVATION INC. AND H.W. WOODRUFF ASSOCIATES, INC.)



**STREET**  
(PUBLIC - VARIABLE WIDTH)

**CANTON**

**FOLEY CIRCLE**

**AUTUMN LANE**

**SCALE**

340 CANTON STREET  
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