

# BEALS • ASSOCIATES INC.

2 PARK PLAZA, SUITE 200, BOSTON, MA 02116

PHONE: 617-242-1120

**July 8, 2021**

**Ms. Janet Fairchild  
Administrative Assistant**

Town of Littleton  
Board of Appeals  
37 Shattuck Street  
P.O. Box 1305  
Littleton, MA 01460

**Reference: Application for a Dimensional Variance  
Last Mile Distribution Facility  
151 & 153 Taylor Street, Littleton, Massachusetts**

Dear Ms. Fairchild:

On behalf of Northbridge Partners, LLC. (“Northbridge”), Beals Associates, Inc. (“BAI”) is pleased to submit this letter and attached materials in support of an application for a Dimensional Variance from *Section 173-61 Use Regulations* of the Town of Littleton Zoning Bylaw under MGL c. 40A §10. The project for which this application is being submitted includes the development of a Last Mile Distribution Facility with supporting parking and loading at the 151 and 153 Taylor Street parcels. The project received Site Plan and Special Permit approval from the Littleton Planning Board on January 7, 2021 as well as an Order of Conditions from the Littleton Conservation Commission on November 25, 2020. The Taylor Street development is nearing completion and has since received a Temporary Occupancy Permit from the Littleton Building Department.

During the entitlement process the applicant, Northbridge, stated it would be willing to gift the remaining land not used by the proposed development to the Littleton Water Department (“LWD”) to conserve and protect a key piece of land in the Town of Littleton as the area is within the Town’s Aquifer and Water Resource Protection District. This area to be conveyed to the LWD was determined to be roughly 58 Acres in size and was noted in the Special Permit Decision as well as a Host Community Agreement between Northbridge and the Town of Littleton Select Board.

During the preparation of the Approval Not Required (“ANR”) plan to convey the land, the project team’s attorneys noted that the conveyance of the 58 Acres of land would put the development in non-compliance as it would exceed the maximum impervious area regulation within both the Aquifer Protection district as well as the Water Resource Protection District. This application is seeking relief for the percentage of impervious surfaces proposed on the property following the division and conveyance of land to the LWD. The division of land will result in two parcels with Lot “A” containing the proposed Last Mile Delivery development and Lot “B” being conveyed to the LWD. The Approval Not Required (“ANR”) plan which divided the property was drafted in a manner to provide as much land as possible to the Water Department as discussed during the entitlement process, while allowing the existing and proposed development to comply with all other rules and regulations set forth in the Zoning Bylaw. The ANR Plan was approved by the Littleton Planning Board at the Town’s July 1<sup>st</sup> Planning Board meeting. This plan has not yet been recorded and the subsequent conveyance will not commence until a Variance is issued by the Zoning Board of Appeals.

Application for a Variance  
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In their respective locations, the 151 & 153 Taylor Street parcels are both located within both the Aquifer Protection and Water Resource Protection Overlay Districts and are subject to the rules and regulations of each overlay district. According to *Section 173-61 Use Regulations* of the Town of Littleton Zoning Bylaw, a development that renders an impervious area of more than 15%, or 2,500 square feet, but less than 30% of any lot or parcel requires a special permit in the Aquifer Protection District, but is Not Applicable within the Water Resource Protection District. Furthermore, a development that renders an impervious area of more than 20% but less than 50% on any lot or parcel is Not Applicable within the Aquifer Protection district, but requires a Special Permit in the Water Resource Protection district. As this project is proposed to render an impervious area roughly of 700k s.f., or 54%, of Lot "A" when complete, with Lot "B" being conveyed to the LWD.

Attached to this letter, please find the following materials in support of this application for a dimensional variance:

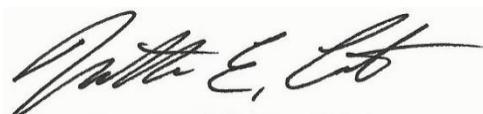
- Board of Appeals Application for a Variance
- 151 & 153 Taylor Street Property Plan Sketch
- 151 & 153 Taylor Street ANR Plan of Land
- 151 Taylor Street ALTA/NSPS Land Title Survey
- 153 Taylor Street ALTA/NSPS Land Title Survey
- 151 Taylor Street Deed (Book 72547, Page 175)
- 153 Taylor Street Deed (Book 76740, Page 508)
- Check in the amount of \$555.00 for the Variance Application filing fee

The sole purpose of this variance request is to convey land to the Littleton Water Department so that the land may be protected in perpetuity. The land being conveyed lies within the Beaver Brook aquifer and it includes large areas of wetland resources that serve to protect the quality of the water resources and also, the wetlands facilitate recharge to maintain and protect the quantity of ground water and ultimately the Town's water supply.

We appreciate your consideration of this Application for a Dimensional Variance and look forward to discussing the application and supporting materials with the Board of Appeals. If you have any questions or request any additional information, please do not hesitate to contact our office directly at 617-242-1120.

Sincerely,

**Beals Associates, Inc.**



Matthew E. Costa  
Project Manager / Engineer



Bryan Sutherlin

File: C-1127  
CC: Brian Orr, Northbridge Partners, LLC.  
Owen Hall, Northbridge Partners, LLC.  
Lawrence M. Beals, Beals Associates, Inc.  
Todd P. Morey, Beals Associates, Inc.  
Corey Godfrey, Littleton Water Department

Memorandum in Support of Application for Variance

151/153 Taylor Street, Littleton, MA

NBPII Littleton LLC

The subject property consists of approximately 87.8 acres of land lying between Route 495 and the Beaver Brook in the vicinity of the intersection of Routes 495 and 2. Approximately 29.4 acres (the "Developed Area") are improved with a distribution facility and associated parking. The remaining 58.4 acres (the "Undeveloped Area") comprise a distinctly if not uniquely large area of unimproved land supporting the Beaver Brook aquifer and the drinking water supply of the Town of Littleton.

The purpose of the proposed variance from the maximum impervious coverage limits in the Aquifer Protection District and the Water Resource District is to allow the applicant to make a gift of the Undeveloped Area to the Littleton Water Department, as contemplated by the Host Community Agreement between the Town and the applicant. A condition of that agreement is that the Developed Area meet all applicable legal requirements, including zoning, without the benefit of the Undeveloped Area. The requested variance is essential to the continued legal compliance of the Developed Area.

Per Section 173-6(B)(2) of the Town of Littleton Zoning Code, a variance may be granted so long as:

- (a) the literal enforcement of the provisions of this chapter would involve a substantial hardship, financial or otherwise, to the applicant or appellant;
- (b) the hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located; and
- (c) desirable relief may be granted:
  - (1) without substantial detriment to the public good; or
  - (2) without nullifying or substantially derogating from the intent or purpose of this chapter.

Under the current circumstances, which are unusual if not unique, the foregoing variance standards are met, to wit:

- (a) the literal enforcement of the limits on the impermeable coverage of the Developed Area (30% in the Aquifer Protection District and 50% in the Water Resource District) would involve a substantial hardship to the applicant in that it would prevent the applicant from completing the full set of enhancements brought to the Town by the project on the Developed Area, such enhancements including job opportunities, tax revenues, a \$40,000 voluntary contribution to the Town's Brown Woods Gift Fund, a \$1.2 million voluntary contribution toward essential Town needs (anticipated to include the Town's initiatives regarding Complete Streets, the Cross-Town Connect Transportation Management Association, Public Safety communications improvements, and replacement of a water main in Taylor Street), all of which can be accomplished without any sort of zoning relief, and the gift of the Undeveloped Area, which does require zoning relief.

(b) the hardship is owing to the fact that once the Undeveloped Area was conveyed to the Littleton Water Department, the limits on impermeable coverage would apply to the Developed Area alone, without taking into account the stewardship of the Undeveloped Area by the Littleton Water Department and the symbiotic manner in which the combined parcels would continue to achieve the objectives of the Aquifer Protection District and the Water Resource District. Thus the hardship arises because the soil conditions and topography of the Undeveloped Area, and the fact that they would be under the stewardship of the Littleton Water Department, would not be taken into account (and only the soil conditions and topography of the Developer Area would be considered) in evaluating whether the purposes of the Aquifer Protection District and the Water Resource District are being respected after the conveyance. Further, the soil conditions and topography of the Undeveloped Land, its proximity to the Beaver Brook, and its availability for gift to the Littleton Water Department, do not generally affect other parcels in the Industrial A district.

(c)(1) desirable relief may be granted without substantial detriment to the public good for two reasons: (i) the public good is enhanced by the Town gaining title to and control over a large area that contributes to the aquifer of the Beaver Brook and the drinking water supply of the Town of Littleton, and (ii) there is no detriment to the public good, substantial or otherwise, because the recharge of stormwater to the aquifer will be unaffected by the zoning relief and conveyance of the Undeveloped Area because the combined parcels will continue to function as designed and permitted.

(c)(2) desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this chapter because the purposes of the Aquifer Protection District and the Water Resource District will continue to be satisfied by a combination of (i) the Developed Area having been improved in a manner that is fully consistent with the limitations and requirements of those Districts and (ii) the Undeveloped Area, which would otherwise have continued to be owned by the applicant and perform the recharge function that underlies the purposes of the Aquifer Protection District and the Water Resource District, will instead be owned by the Littleton Water Department, under whose stewardship it will continue to perform the recharge function that underlies the purposes of the Aquifer Protection District and the Water Resource District.

Your consideration of the applicant's variance request is very much appreciated.

END



## Appeal

Under MGL c. 40A §. 8

The undersigned hereby appeals a written order or decision of the Building Commissioner / Zoning Officer or other administrative official alleged to be in violation of the provisions of MGL c. 40A or the Zoning By-laws to the Board of Appeals for the Town of Littleton.

1. From what Town Official or Board is the appeal being sought?

*Mandatory: Attach copies of written order or decision under appeal*

Administrative Official \_\_\_\_\_ Date of order / decision \_\_\_\_\_

2. Which statute or Zoning Bylaw do you rely for your appeal?

MGL c.40A § \_\_\_\_\_ Zoning Bylaw § \_\_\_\_\_ Code of Infringement § \_\_\_\_\_  
*You may also consider whether you qualify for relief under any other authority of the Board to grant a Special Permit or Variance.*

3. *I hereby certify that I have read the Board of Appeals Instructions for Appellants and that the statements within my appeal and attachments are true and accurate to the best of my knowledge and belief.*

Signature \_\_\_\_\_

Print name \_\_\_\_\_

## Special Permit 40A

Under MGL c. 40A §. 9

The undersigned hereby petitions the Board of Appeals for the Town of Littleton to grant a Special Permit for the reasons hereinafter set forth and in accordance with the applicable provisions of the Zoning By-law.

1. Special Permits are expressly permitted in the Zoning Bylaws. Which Zoning Bylaw section do you rely for your appeal?

Zoning Bylaw § \_\_\_\_\_

2. Why are you applying for a Special Permit? Attach a written statement that specifically describes existing conditions and your objectives, along with necessary exhibits as listed in the filing instructions. *You may also consider whether you qualify for relief under any other authority of the Board to grant a variance.*

3. *I hereby certify that I have read the Board of Appeals Instructions for petitioners and that the statements within my petition and attachments are true and accurate to the best of my knowledge and belief.*

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

## Special Permit 40B

Under MGL c. 40B

See supplemental instructions: Littleton Zoning Board of Appeals Rules for the Issuance of a Comprehensive Permit under M.G.L.c40B

The undersigned hereby petitions the Board of Appeals for the Town of Littleton to vary, in the manner and for the reasons hereinafter set forth, the applicable provisions of the Zoning By-law.

1. Specifically, from what Zoning bylaw section are you seeking relief? *Section 173-61 Use Regulations*

2. Why are you seeking relief from a literal enforcement of this Zoning By-law?

*Attach a written statement that specifically describes existing conditions and your objectives, along with plans, specifications, certified plot plan and any documentation necessary to support your request.*

3. Show evidence that you meet the minimum requirements of a variance under section 173-6 B (2) of the Littleton Zoning Bylaws.

*Attach a written statement which specifically includes why, owing to conditions (soil, shape, or topography) especially affecting the premises, but not affecting generally the zoning district in which it is located, a literal enforcement of the Zoning By-Law would result in a substantial hardship to you. Applicant must clearly demonstrate the lack of alternative remedies.*

4. *I hereby certify that I have read the Board of Appeals Instructions for petitioners and that the statements within my petition and attachments are true and accurate to the best of my knowledge and belief.*

Signature \_\_\_\_\_

Print name \_\_\_\_\_

## Filing Instructions

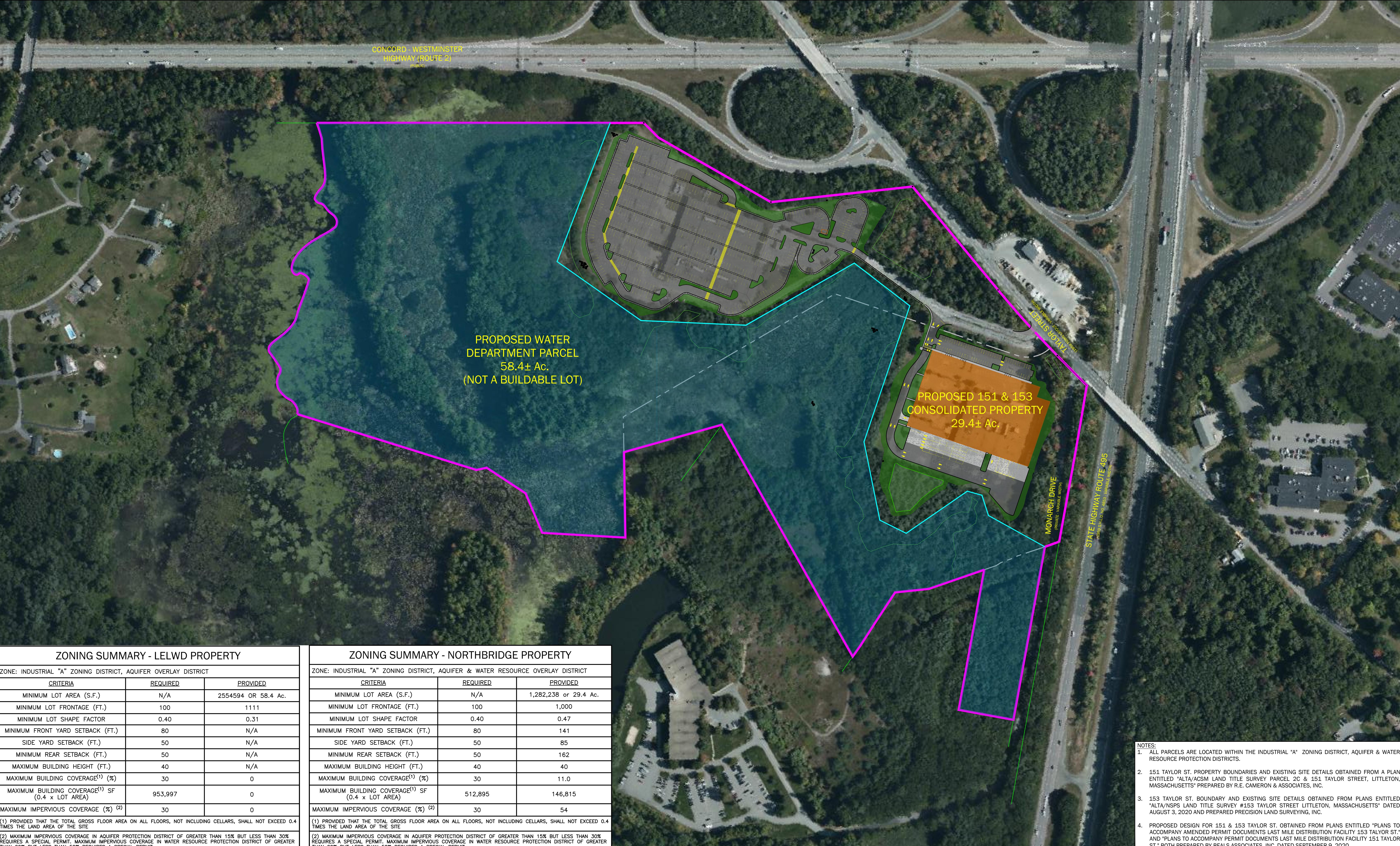
1. **IMPORTANT: SEE THE BUILDING COMMISSIONER/ZONING ENFORCEMENT OFFICER BEFORE YOU FILL OUT THIS APPLICATION.** He will assist you with the proper zoning sections and application request(s). His review may save time by preventing delays in the hearing process.

2. Bring the completed application packet to the Administrative Assistant to the Building Commissioner who will assist you in filing with the Town Clerk.

**Necessary Exhibits**—provide 3 copies and an electronic copy of the following with the completed application:

1. A copy of the most recently recorded plan of land or where no such plan exists, a copy of a plot plan endorsed by a registered engineer or land surveyor. The plan should show:
  - A) metes and bounds of the subject land
  - B) adjacent streets and other names and readily identifiable landmarks and fixed objects
  - C) dimensional layout of all buildings
  - D) distances and setbacks from the various boundaries
  - E) exact dimensions, setbacks and specifications of any new construction, alterations, additions or installations
  - F) direction of North
  - G) the name of each abutting property owner
2. Copy of the latest recorded deed
3. A written statement which details the basis for your petition
4. Pictures, plans, maps, drawings and models are always helpful in explaining the problem
5. In cases pertaining to signs, a scale print of the sign lettering and colors
6. In cases pertaining to subdivisions of land, prints should show the proposed subdivision endorsed by a registered engineer or land surveyor
7. In cases pertaining to accessory dwellings evidence that the Board of Health has approved the septic system
8. The date of the building construction and the history of ownership are useful in finding facts about the case

Completed applications filed with the Town Clerk by the third Thursday of the month will be considered at the next regularly scheduled Zoning Board of Appeals meeting, held on the third Thursday of the following month. The Board in its discretion may dismiss an application or petition for failure to comply with any of the foregoing rules



151 & 153 Taylor St.  
Littleton, Massachusetts

 **NORTHBRIDGE**  
PARTNERS

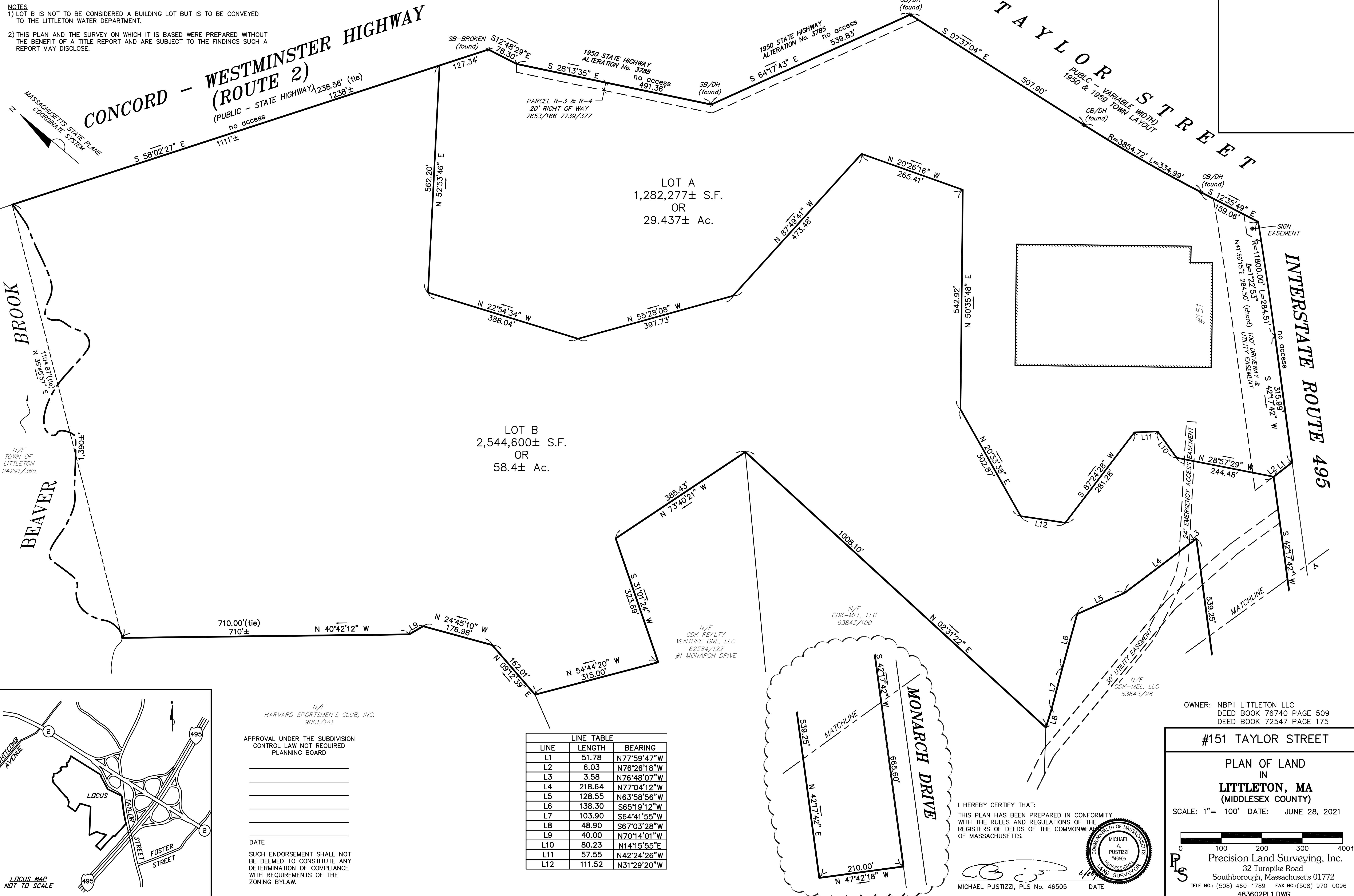
BEALS • ASSOCIATES INC.  
2 PARK PLAZA SUITE 200 BOSTON, MA 02116  
PHONE: 617-242-1120  
•PLANNING •ENGINEERING •PERMITTING •MANAGEMENT

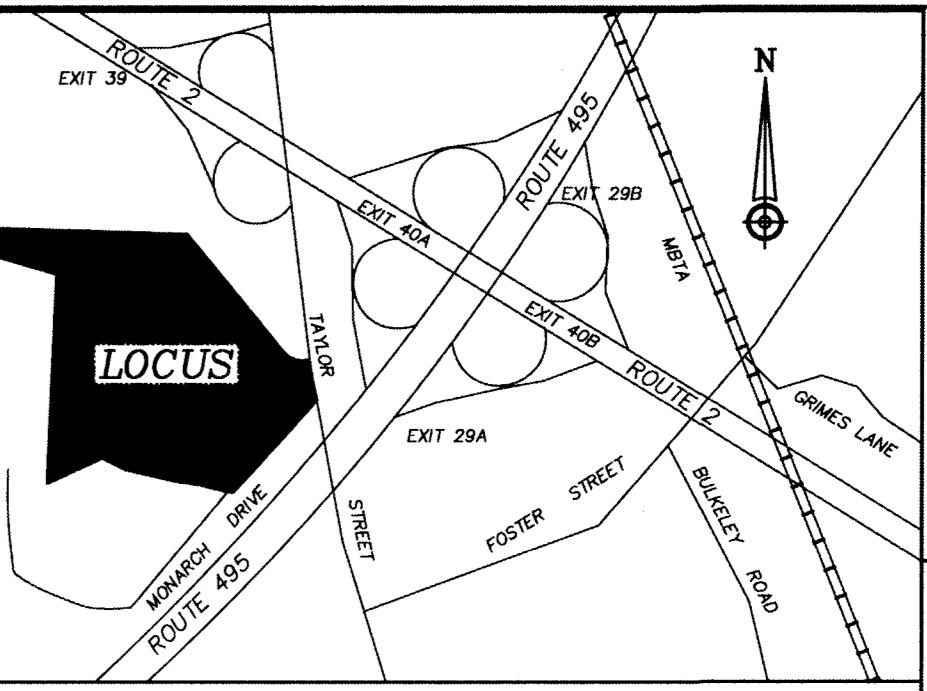
0 75 150 300  
SCALE: 1"=150'

Property Plan Sketch  
June 24, 2021

NOTES  
1) LOT B IS NOT TO BE CONSIDERED A BUILDING LOT BUT IS TO BE CONVEYED  
TO THE LITTLETON WATER DEPARTMENT.

2) THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED WITHOUT  
THE BENEFIT OF A TITLE REPORT AND ARE SUBJECT TO THE FINDINGS SUCH A  
REPORT MAY DISCLOSE.





VICINITY MAP ~ NTS

LEGEND

- BOLLARD
- CATCH BASIN
- CHAIN LINK FENCE
- △ METAL LIGHT POLE
- △ DRAIN MANHOLE
- △ ELECTRIC MANHOLE
- △ GAS GATE
- △ HYDRAULIC
- △ CERREED WIRES
- △ PEDESTRIAN LIGHT POLE
- △ SEWER MANHOLE
- △ SIGN
- △ TELEPHONE MANHOLE
- △ TRAFFIC LIGHT POLE
- △ POST INDICATOR VALVE
- △ SWING GATE
- △ GUARD RAIL
- △ NIGHT LIGHT
- △ UNDERGROUND UTILITIES
- DRAIN
- ELECTRIC
- GAS
- SEWER
- TELEPHONE
- WATER
- W
- WATER GATE
- WOOD UTILITY POLE
- WOOD UTILITY POLE W/LIGHT

⑥ EXCEPION LOCATION WHERE POSSIBLE

EXCEPTIONS FROM COVERAGE  
Commonwealth Land Title Insurance Company  
Case Number: BL26202  
Dated: March 4, 2019 (Revised March 26, 2019)

⑥ Survey entitled "ALTA/ACSM Land Title Survey, Parcel 2C & 151 Taylor Street, Littleton, Massachusetts", prepared by R.E. Cameron & Associates, Inc., dated December 7, 2014, was revised April 30, 2014, describes the following items as affecting Parcel 1:

- a) Driveway and utility easement 100' wide recorded in Book 9418, Page 386;
- b) 36' Culvert;
- c) Telephone & Telegraph Co. pole easements recorded in Book 5437, Page 252;
- d) Removal of wire fence; and
- e) No access to Route 495.

⑦ Title to and rights of the public and others entitled thereto in and to the use of the land lying within the bounds of Monarch Drive, a private way.

(NOT PLOTTED)  
NOTE: This policy insures that the above noted Monarch Drive will not adversely interfere with the use and enjoyment of the premises as presently improved as of the date hereof.

⑧ Taking by the Commonwealth of Massachusetts Department of Public Works by Order of Taking dated October 3, 1950, recorded in Book 79, Page 39, in Book 7739, Page 377 and Layout No. 4853 and Order of Taking recorded in Book 9418, Page 374, as affected by Clarification Easement Agreement dated December 23, 2008 recorded in Book 53640, Page 434.

⑨ Rights and easements set forth in deed of Digital Equipment Corporation dated June 3, 2004, recorded in Book 18565, Page 142, as amended by Amendment to Easement, dated June 3, 2004, recorded in Book 43657, Page 368; See Plan No. 1049 of 2004.

(NOT PLOTTED)  
NOTE: This policy insures that the above noted item has not been violated as of the date hereof and that any future violations will not result in a forfeiture of the easement.

⑩ Agreement regarding installation of water main and payment of charges between Digital Equipment Corporation and the Town of Littleton Water Commissioners recorded in Book 16527, Page 235.

NOTE: This policy insures, as of the date hereof, there are no outstanding monetary obligations or assessments of item No. 10 above.

⑪ Intentionally combined with item 22.

⑫ Intentionally combined with item 31.

⑬ Intentionally combined with item 30.

⑭ Intentionally combined with item 34.

⑮ Intentionally combined with item 22.

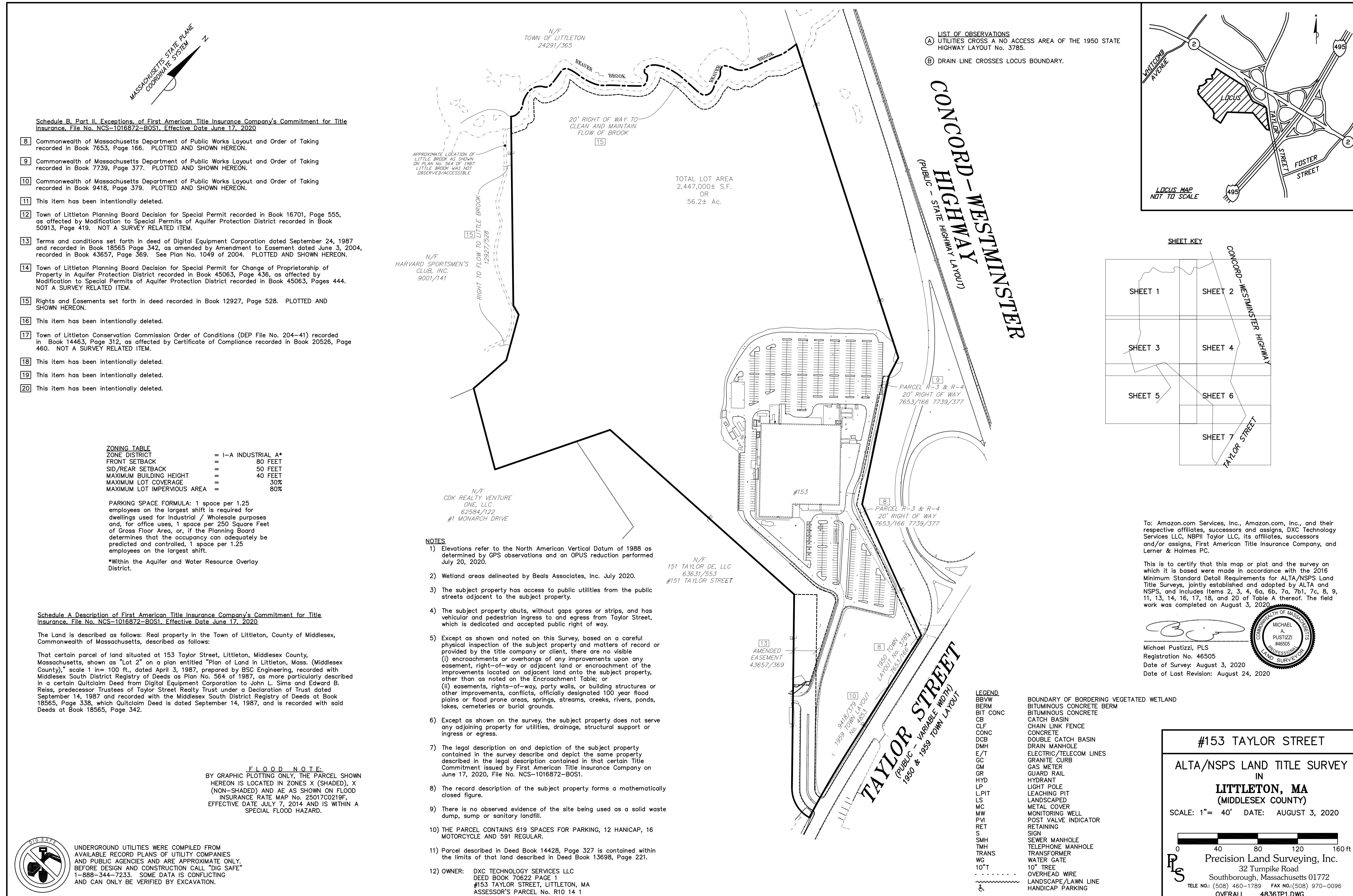
⑯ Intentionally combined with item 35.

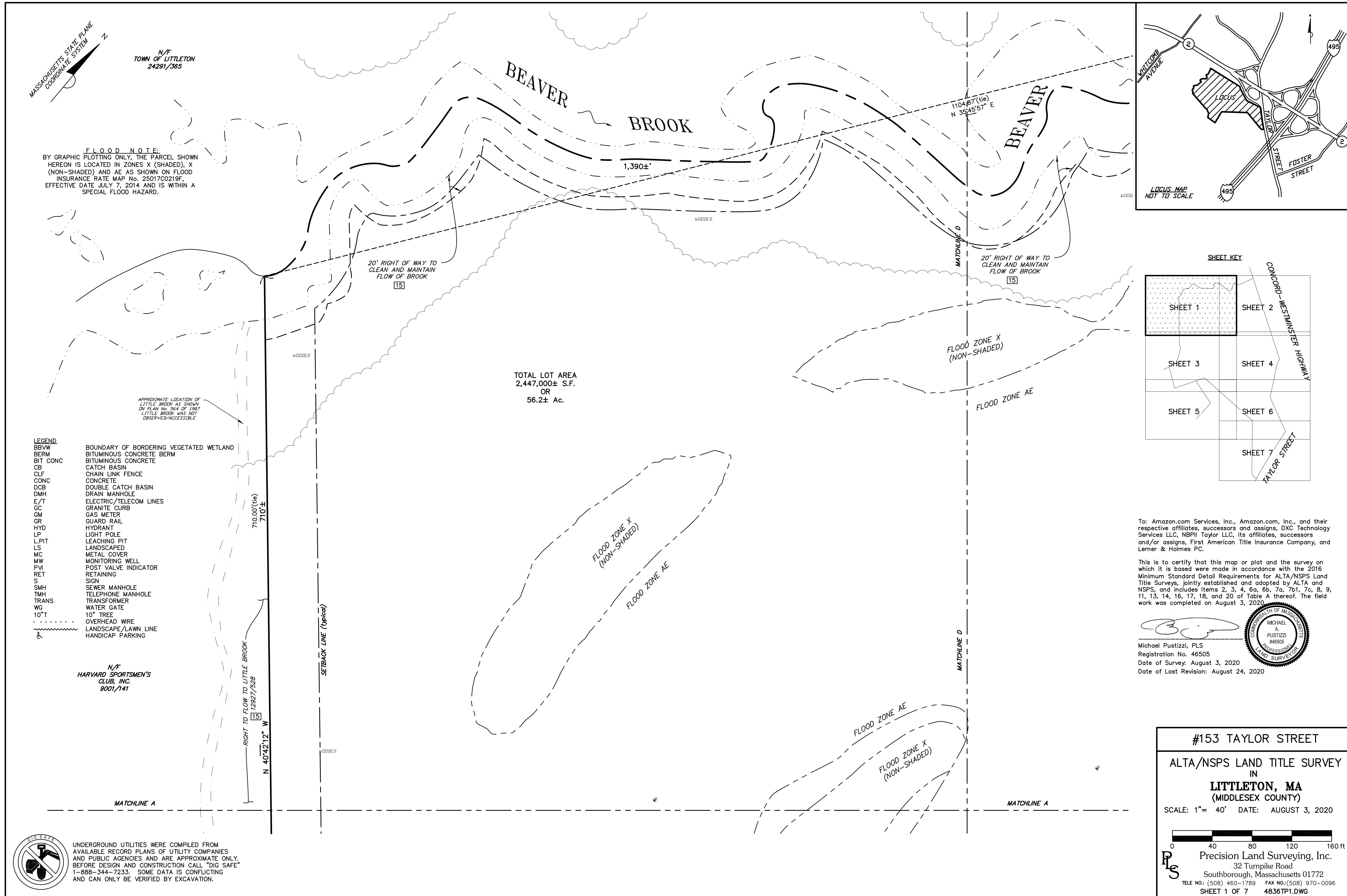
⑰ Intentionally combined with item 31.

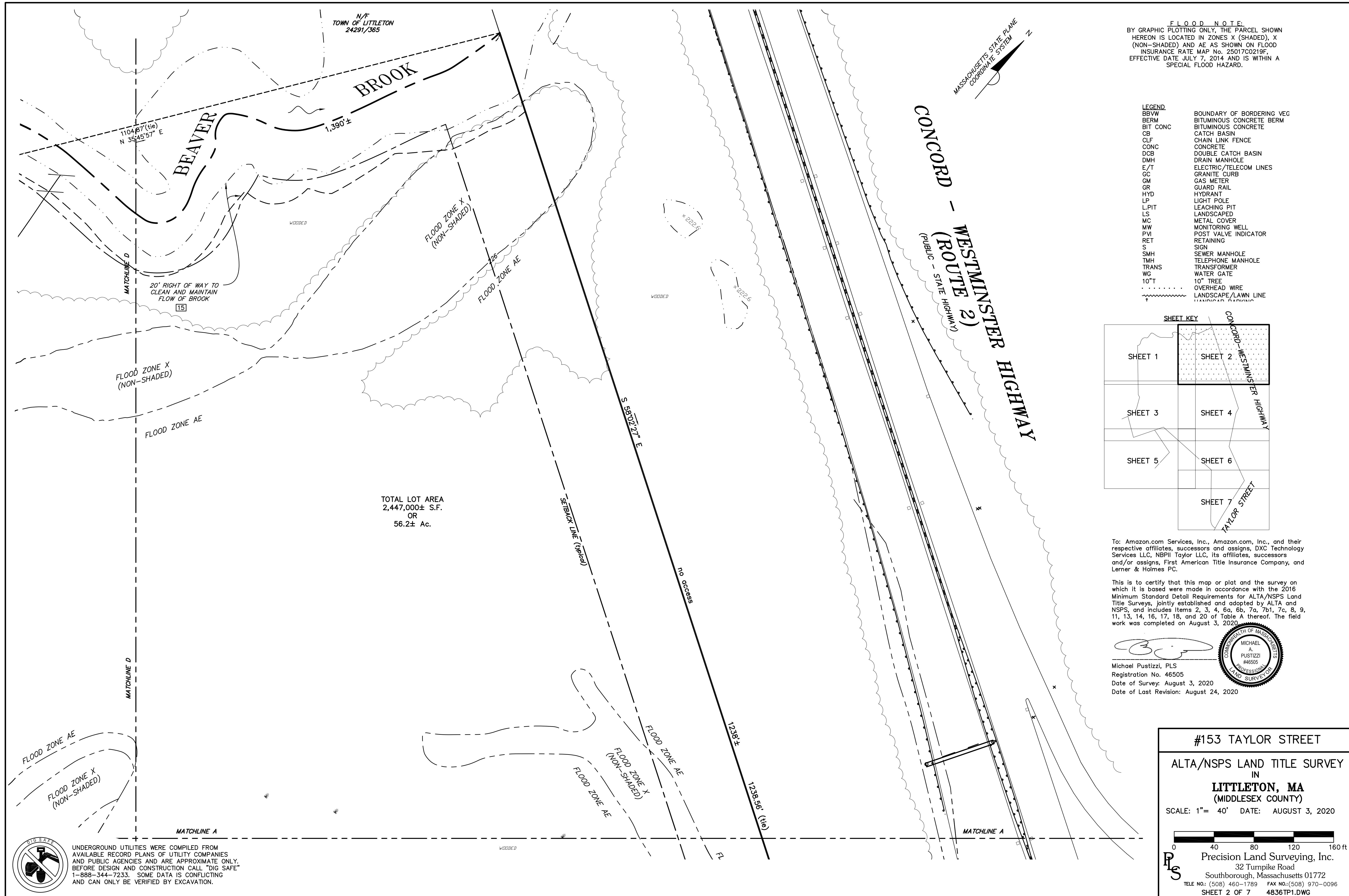
⑱ Intentionally combined with item 38.

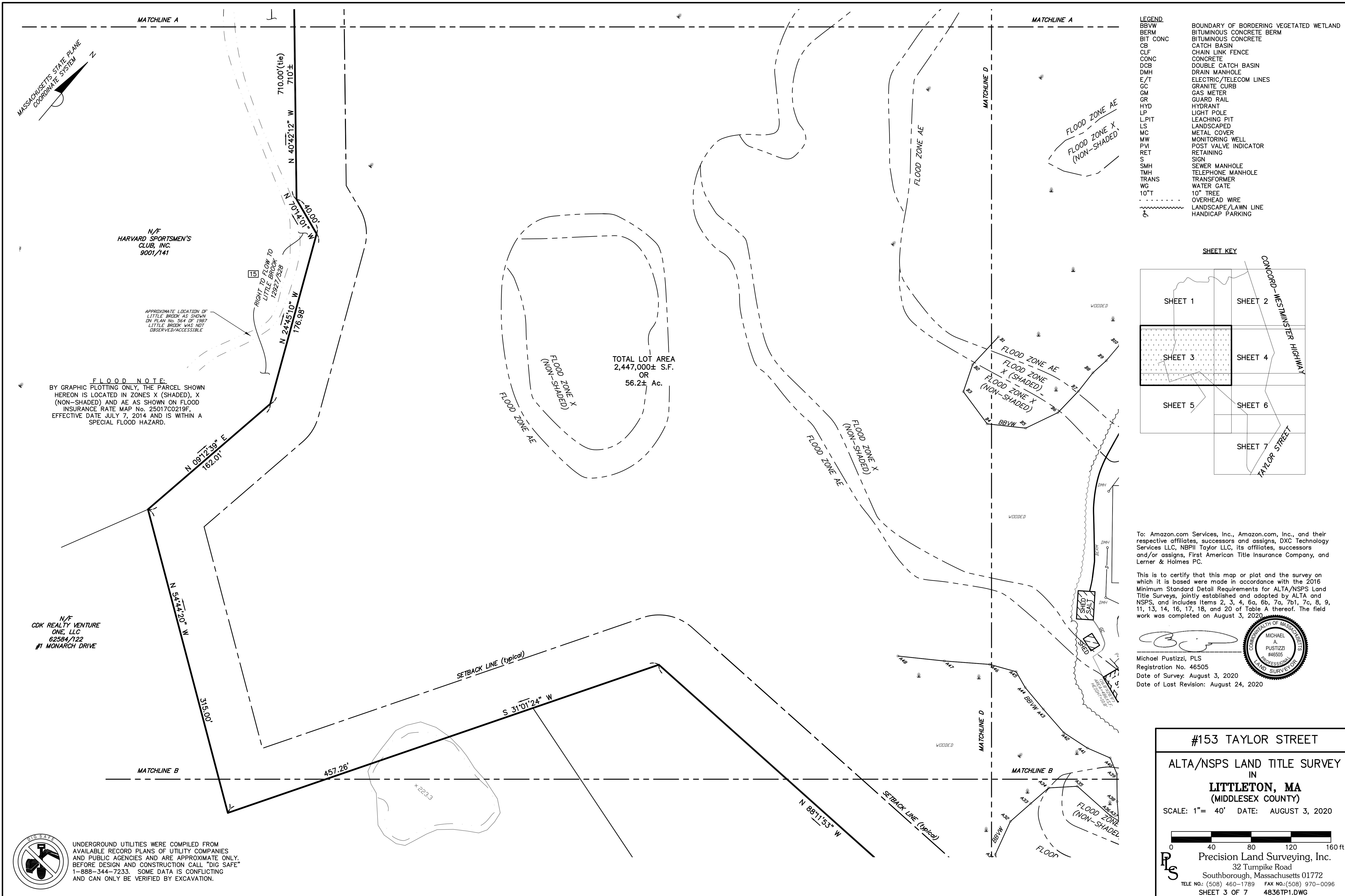
⑲ 19. 30 Foot Wide Utility Easement recorded in Book 47402, Page 96, and as shown in the Plan of Land in Littleton, MA, revised August 10, 2009, by Hayes Engineering Inc., recorded on September 17, 2009, as Plan No. 618 of 2009.

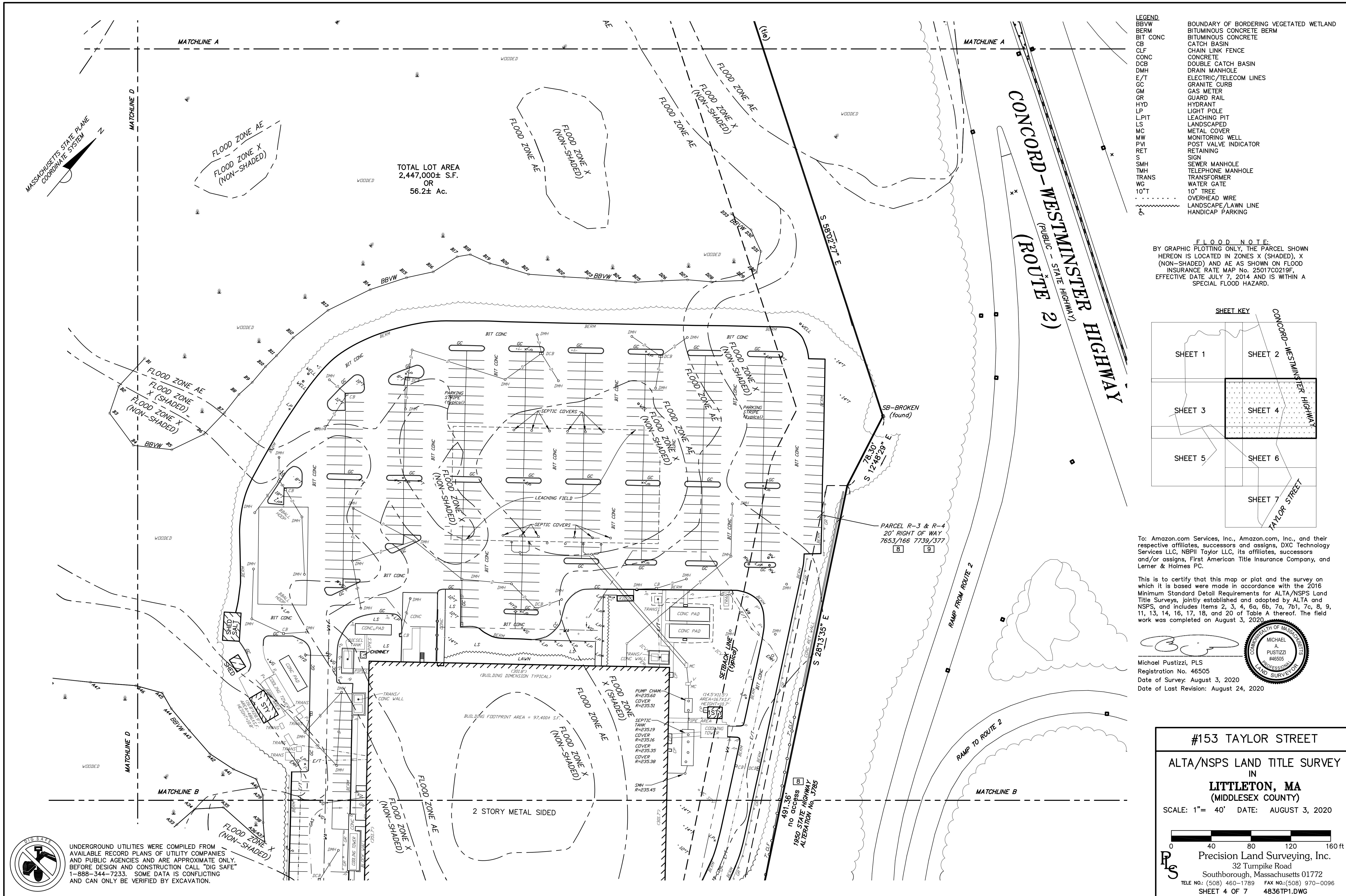
⑳ 20. Reservations by Grantor by Deed dated November 16, 1970, recorded in Book 11923, Page 457; Deed dated November 23, 1970, recorded in Book 11923, Page 458; Deed dated November 23, 1970, recorded in Book 11923, Page 459; Deed dated November 23, 1970, recorded in Book 11923, Page 460; Deed dated November 23, 1970, recorded in Book 11923, Page 461; Deed dated November 23, 1970, recorded in Book 11923, Page 462; Deed dated November 23, 1970, recorded in Book 11923, Page 463; Deed dated November 23, 1970, recorded in Book 11923, Page 464; Deed dated November 23, 1970, recorded in Book 11923, Page 465; Deed dated November 23, 1970, recorded in Book 11923, Page 466; Deed dated November 23, 1970, recorded in Book 11923, Page 467; Deed dated November 23, 1970, recorded in Book 11923, Page 468; Deed dated November 23, 1970, recorded in Book 11923, Page 469; Deed dated November 23, 1970, recorded in Book 11923, Page 470; Deed dated November 23, 1970, recorded in Book 11923, Page 471; Deed dated November 23, 1970, recorded in Book 11923, Page 472; 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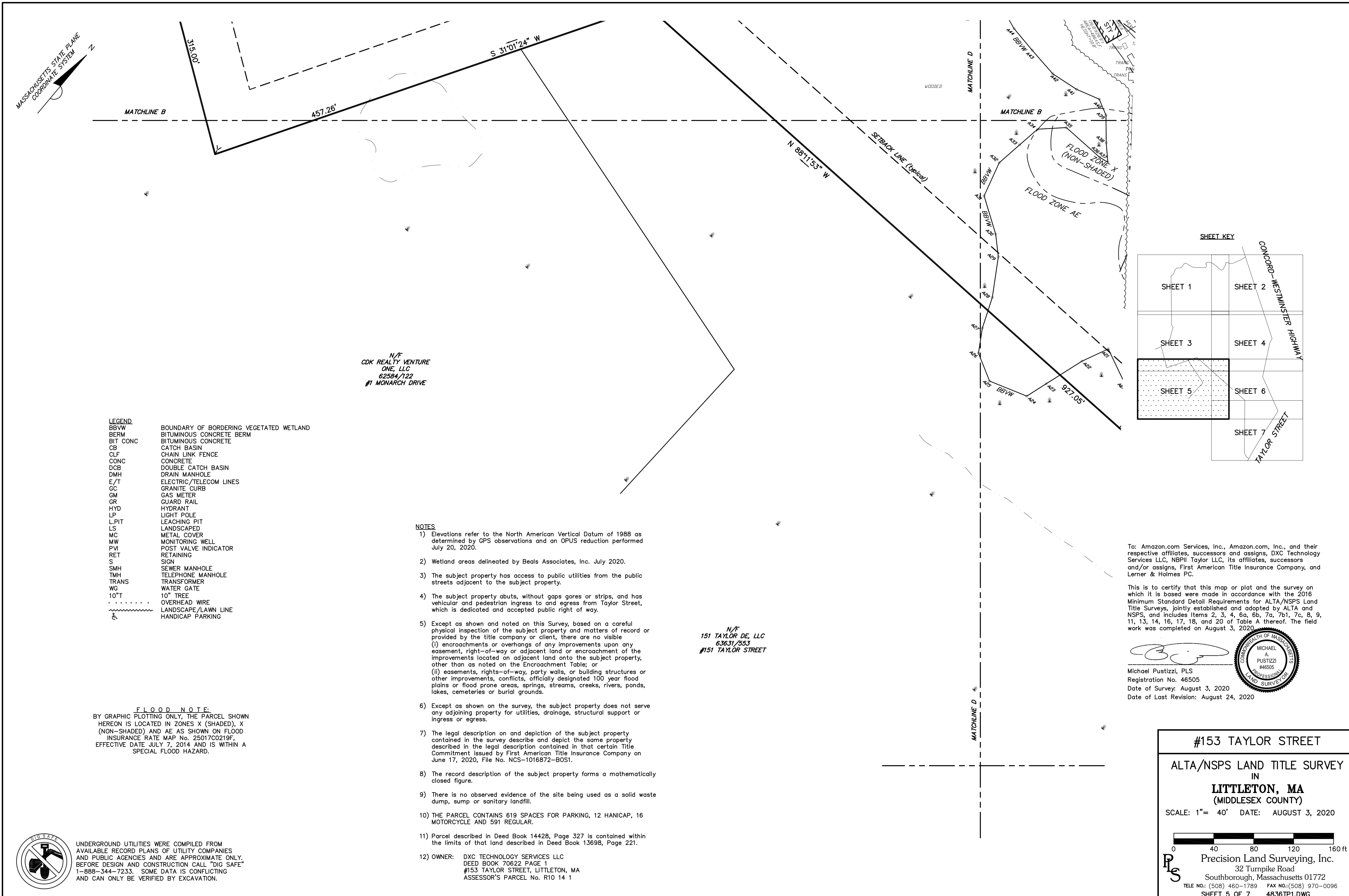


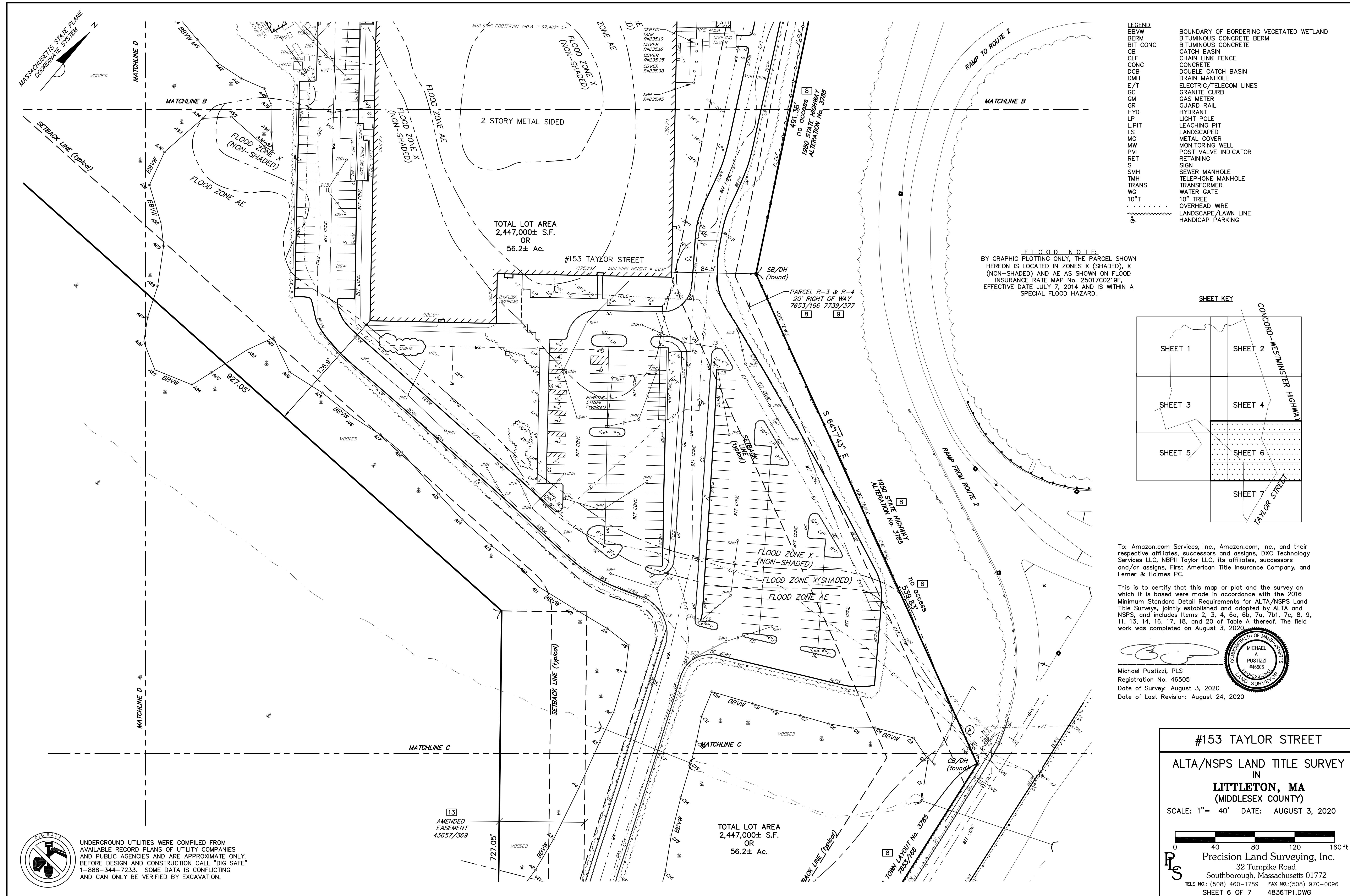


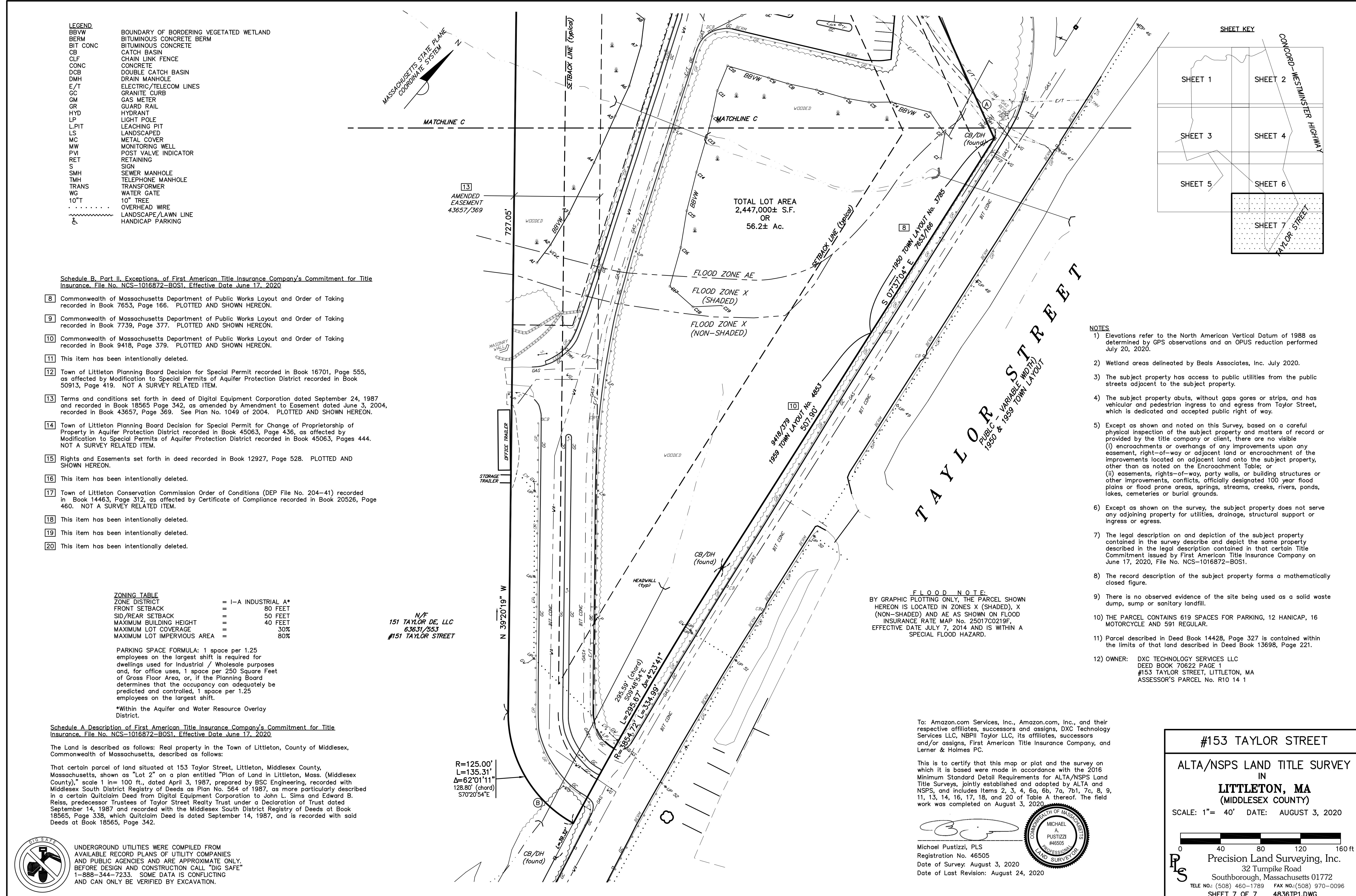












## Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 7/7/2021 5:40:03 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
56490	DEED		72547/175	05/02/2019	2750000.00
<b>Property-Street Address and/or Description</b>					
151 TAYLOR ST					
<b>Grantors</b>					
151 TAYLOR DE LLC					
<b>Grantees</b>					
NBPII LITTLETON LLC					
<b>References-Book/Pg Description Recorded Year</b>					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					

f4

Please Return To:

Seyfarth Shaw LLP  
 Seaport East  
 Two Seaport Lane, Suite 300  
 Boston, Massachusetts 02210  
 Attn: Michael Dowley, Esquire



2019 00056490  
 Bk: 72547 Pg: 175 Doc: DEED  
 Page: 1 of 4 05/02/2019 01:32 PM

### QUITCLAIM DEED

151 Taylor DE, LLC, a Delaware limited liability company ("Grantor"), the address of which is 116 Huntington Avenue, Suite 600, Boston, Massachusetts 02116, for consideration of Two Million Seven Hundred Fifty Thousand and no/100 Dollars (\$2,750,000.00), grants to NBPII Littleton LLC, a Delaware limited liability company, the address of which is 401 Edgewater Place, Suite 107, Wakefield, Massachusetts 01880, with QUITCLAIM COVENANTS, that certain parcel of land, together with all buildings and other improvements thereon and all appurtenances thereto, such real property being known as 151 Taylor Street, Littleton, Massachusetts, and being bounded and more particularly described on Exhibit A which is attached hereto and made a part hereof. Such property is conveyed with the benefit of all easements and appurtenances of record now benefitting such property, and is conveyed subject to all encumbrances and matters appearing of public record as of the date hereof, to the extent the same are in force and applicable.

For reference to Grantor's title, see Quitclaim Deed recorded with the Middlesex South Registry of Deeds in Book 63631, Page 553, as affected by a Confirmatory Deed recorded with the Middlesex South Registry of Deeds in Book 71990, Page 315.

Grantor is not taxed as a corporation for federal income tax purposes.

[Signature Page Follows]

MASSACHUSETTS EXCISE TAX  
 Southern Middlesex District ROD # 001  
 Date: 05/02/2019 01:32 PM  
 Ctrl# 29930222444 Doc# 00056490  
 Fee: \$12,540.00 Cons: \$2,750,000.00

Property Address: 151 Taylor Street, Littleton, Middlesex County, Massachusetts

PLEASE RETURN TO  
 LAWYERS TITLE/COMMONWEALTH LAND TITLE

COMMERCIAL SERVICES OFFICE  
 265 FRANKLIN STREET, 8TH FLOOR

BOSTON, MA 02110

ATTN: MR FILE NO. ALC-26202

In witness whereof, this Quitclaim Deed has been executed as a sealed instrument to be effective as of the 1 day of May, 2019.

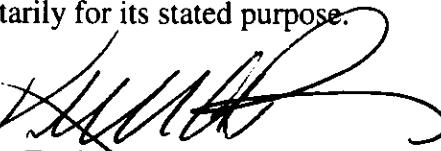
151 TAYLOR DE, LLC, a Delaware limited liability company

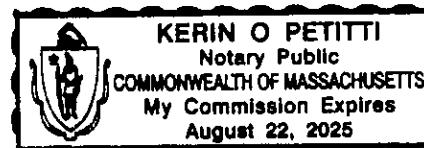
By: \_\_\_\_\_  
 Name: Eric D. Schlayer  
 Title: President

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 1<sup>st</sup> day of May, 2019, before me, the undersigned notary public, personally appeared Eric D. Schlayer, as President of 151 Taylor DE, LLC, proved to me through satisfactory evidence of identification, which were personally known, 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.

Notary Public   
 My Commission Expires: \_\_\_\_\_



[Signature Page to Quitclaim Deed]

**Exhibit A****Legal Description****Parcel 1:**

The land with the buildings thereon situated in the Town of Littleton, Middlesex County, Commonwealth of Massachusetts being shown as Lot 1 on a plan entitled "Plan of Land in Littleton, Mass. (Middlesex County), dated April 3, 1987, prepared by B.S.C. Engineering and recorded as Plan No. 564 of 1987.

Together with the reserved rights and easements set forth in deed of Digital Equipment Corporation dated September 24, 1987 and recorded in Book 18565, Page 342, as amended by Amendment to Easement, dated June 3, 2004, recorded with said Deeds, Book 43657, Page 369.

**Parcel 2:**

The land, together with any improvements and appurtenances thereon, in Littleton, Middlesex County, Massachusetts, shown as Parcel 2C as depicted and shown on a plan of land entitled "Plan of Land in Littleton, Mass.", prepared by Hayes Engineering, Inc., Civil Engineering & Land Surveyors, dated March 26, 2008, last revised April 18, 2008 and recorded with the Middlesex County (Southern District) Registry of Deeds as Plan No. 618 of 2009.

Being the same property also described as:

**Parcel 1:**

The land with the buildings thereon situated in the Town of Littleton, Middlesex County, Commonwealth of Massachusetts being shown as Lot 1 on a plan entitled "Plan of Land in Littleton, Mass. (Middlesex County), dated April 3, 1987, prepared by B.S.C. Engineering and recorded as Plan No. 564 of 1987.

Together with the reserved rights and easements set forth in deed of Digital Equipment Corporation dated September 24, 1987 and recorded in Book 18565, Page 342, as amended by Amendment to Easement, dated June 3, 2004, recorded with said Deeds, Book 43657, Page 369. See Plan No. 1049 of 2004.

Together with the reserved rights and easements set forth in that Easement Agreement dated December 23, 2008, by and between FPK Realty LLC and TBCI, LLC as Trustee, recorded in Book 53640, Page 447.

**Parcel 2**

The land, together with any improvements and appurtenances thereon, in Littleton, Middlesex County, Massachusetts, shown as Parcel 2C as depicted and shown on a plan of land entitled

"Plan of Land in Littleton, Mass.", prepared by Hayes Engineering, Inc., Civil Engineering & Land Surveyors, dated March 26, 2008, last revised April 18, 2008 and recorded with the Middlesex County (Southern District) Registry of Deeds as Plan No. 618 of 2009.

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

Current datetime: 7/7/2021 5:40:04 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
13603	DEED		76740/508	01/20/2021	3600000.00
<b>Property-Street Address and/or Description</b>					
153 TAYLOR ST					
<b>Grantors</b>					
DXC TECHNOLOGY SERVICES LLC					
<b>Grantees</b>					
NBPII LITTLETON LLC					
<b>References-Book/Pg Description Recorded Year</b>					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					

# Middlesex South Registry of Deeds

## Electronically Recorded Document

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### Recording Information

Document Number	:	13603
Document Type	:	DEED
Recorded Date	:	January 20, 2021
Recorded Time	:	03:44:26 PM
Recorded Book and Page	:	76740 / 508
Number of Pages(including cover sheet)	:	4
Receipt Number	:	2591882
Recording Fee (including excise)	:	\$16,571.00

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 01/20/2021 03:44 PM  
Ctrl# 332112 28527 Doc# 00013603  
Fee: \$16,416.00 Cons: \$3,600.000.00  
\*\*\*\*\*

**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
**208 Cambridge Street**  
**Cambridge, MA 02141**  
**617-679-6300**  
**[www.middlesexsouthregistry.com](http://www.middlesexsouthregistry.com)**

**QUITCLAIM DEED**

DXC TECHNOLOGY SERVICES LLC, a Delaware limited liability company with a current mailing address of 1775 Tysons Boulevard, Tysons Corner, Virginia 22102 ("Grantor"),

in consideration of Three Million Six Hundred Thousand and 00/100 Dollars (\$3,600,000.00) and other valuable consideration paid,

grants to NBPII LITTLETON LLC, a Delaware limited liability company, with a current mailing address of c/o Northbridge Partners, LLC, 401 Edgewater Place, Suite 265, Wakefield, MA 01880,

with QUITCLAIM COVENANTS, the real property with improvements located thereon in the Town of Littleton, County of Middlesex, Commonwealth of Massachusetts, described in Exhibit A, attached hereto (the "Property").

Said property is conveyed subject to and with the benefit of, as the case may be, all restrictions, conditions, easements and appurtenant rights of record, insofar as the same are in force and effect.

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

For Grantor's title, see deed from Enterprises Services LLC, a Delaware limited liability company (f/k/a HP Enterprise Services, LLC), to the Grantor, dated January 1, 2018, and recorded in the Middlesex South District Registry of Deeds at Book 70622, Page 1.

[SIGNATURE PAGE FOLLOWS]

EXECUTED as an instrument under seal this 19<sup>th</sup> day of January, 2021.

DXC TECHNOLOGY SERVICES LLC,  
a Delaware limited liability company

By: Computer Sciences Corporation, a  
Nevada Corporation  
Its: Manager

By: Zafar A. Hasan  
Name: Zafar A. Hasan  
Title: Vice President and Secretary

COMMONWEALTH OF VIRGINIA )  
COUNTY OF Fairfax ) SS:

On this 19th day of January, 2021, before me, a Notary Public, the undersigned officer, personally appeared Zafar A. Hasan, who acknowledged himself be the Vice President and Secretary of Computer Sciences Corporation, a Nevada corporation, the Manager of DXC Technology Services LLC, a Delaware limited liability company, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his/her name on behalf of said limited liability company by himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Norma J. Wynn  
Notary Public  
My Commission Expires: 8/31/2023

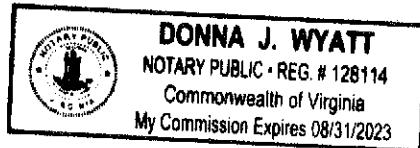


EXHIBIT A

LEGAL DESCRIPTION

Real property in the Town of Littleton, County of Middlesex, Commonwealth of Massachusetts, described as follows:

That certain parcel of land situated at 153 Taylor Street, Littleton, Middlesex County, Massachusetts, shown as "Lot 2" on a plan entitled "Plan of Land in Littleton, Mass. (Middlesex County)," scale 1 in= 100 ft., dated April 3, 1987, prepared by BSC Engineering, recorded with Middlesex South District Registry of Deeds as Plan No. 564 of 1987, as more particularly described in a certain Quitclaim Deed from Digital Equipment Corporation to John L. Sims and Edward B. Reiss, predecessor Trustees of Taylor Street Realty Trust under a Declaration of Trust dated September 14, 1987 and recorded with the Middlesex South District Registry of Deeds at Book 18565, Page 338, which Quitclaim Deed is dated September 14, 1987, and is recorded with said Deeds at Book 18565, Page 342.

# BEALS • ASSOCIATES INC.

2 PARK PLAZA, SUITE 200, BOSTON, MA 02116  
PHONE: 617-242-1120

---

## TRANSMITTAL

---

To: Town of Littleton  
Board of Appeals  
37 Shattuck Street  
P.O. Box 1305  
Littleton, MA 01460

Date: 7/7/21  
Project: C-1127  
Location: 151 & 153 Taylor Street  
Littleton, MA

Via: *Hand Delivery*

*We are sending you the following items:*

**Attached**

*The following items:*

**One (1) check made payable to the Town of Littleton in the amount of \$555.00 for Board of Appeals Application for Variance filing fee.**

*Comments:*

**Please feel free to contact our office at (617) 242-1120 should you have any questions.**

---

Transmitted by: Bryan Sutherlin

---

**Beals Associates, Inc.**  
2 Park Plaza, Suite 200  
Boston, MA 02116  
617-242-1120

RBS CITIZENS, NA  
BOSTON, MA  
5-7017/2110

16143

7/7/2021

PAY TO THE  
ORDER OF

Town of Littleton

\$ \*\*555.00

Five Hundred Fifty-Five and 00/100\*\*\*\*\*

DOLLARS

A PROTECTED AGAINST FRAUD



Town of Littleton  
37 Shattuck Street  
2nd Floor, Room 206  
Littleton, MA 01460



MEMO

MP

Details on Back

D

Intuit® CheckLock™ Secure Check

Beals Associates Inc.

16143

Town of Littleton

Date	Type	Reference
6/30/2021	Bill	

Original Amt.	Balance Due	Discount	Payment
555.00	555.00		555.00
		Check Amount	555.00

7/7/2021

Citizens Bank Checkin

555.00