

Town of Littleton
Department of Planning

37 Shattuck St
Littleton, MA 01460
Tel: (978)-540-2425

Assignment of Security by Deposit of Money

Town Use Only
Date Stamped Received by Planning Board

Application Number: _____

1 Agreement, Covenants, Terms and Provisions

AGREEMENT made this date, January __, 2025, between the Town of Littleton and Seal Harbor
Companies, LLC, hereinafter referred to as the “Applicant” of 179 Great Road, Suite 212, Acton, MA, to
secure construction of ways and installation of municipal services in the subdivision of land shown on a plan
titled: “Definitive Subdivision Plan for Strawberry Farms at 95 Taylor Street in Littleton, Massachusetts,”
last revised June 25, 2024, by Stamski and McNary, Inc., and recorded as Plan No. 486 of 2024, owned
by Seal Harbor Companies, LLC, of 179 Great Road, Suite 212, Acton, MA, for land located at 95 Taylor Street,
Acton, MA and showing three lots.

The applicant hereby binds and obligates itself, its executors, administrators, devisees, successors and assigns
to the Town of Littleton, a Massachusetts municipal corporation, acting through its Planning Board, in the
sum of \$ 40,420.00 dollars, and has secured this
obligation by depositing with the Town Treasurer of said Town of Littleton a deposit of money in the above
amount to be deposited in a subdivision escrow account in the name of the Town. The deposit of money is to
be used to insure the performance by the applicant of all covenants, conditions, agreements, terms and
provisions contained in the following:

1. Application for Approval of Definitive Plan (Form C) dated _____.

2. The Subdivision Control Law and the Board's rules and regulations governing this subdivision.
3. The Definitive Plan as qualified and conditioned by the Certificate of Approval issued by the Planning Board and dated June 18, 2024, recorded with the Middlesex South Registry of Deeds in Book 82998, Page 217
4. Other document(s) specifying construction or installation to be completed, namely: (specify other documents, if any, and list lots secured if only part of the subdivision is secured by a deposit of money)

This agreement shall remain in full force and effect until the applicant has fully and satisfactorily performed all obligations, or has elected to provide another method of securing performance as provided in MGL Chapter 41, Section 81U.

Upon determination by the Planning Board that the applicant has completed the obligations specified herein, on or before June 18, 2026, or such later date as may be specified by a vote of the Planning Board, the deposit of money including all interest accrued thereon shall be returned to the applicant and this agreement shall become void. In the event the applicant should fail to complete the construction of ways and installation of municipal services as specified in this agreement and within the time specified, the deposit of money may be applied in whole or in part by the Planning Board for the benefit of the Town of Littleton to the extent of the actual cost to the Town of completing such construction or installation. Any unused money and the interest accrued on the deposit of money shall be returned to the applicant upon completion of the work by the Town.

The Town of Littleton acting by and through its Planning Board hereby agrees to accept the aforesaid deposit of money in the amount specified in this agreement as security for performance.

Applicant

In Witness Whereof we hereunto set my/our hands and seals this _____ day of January, 2025.

Signature of Owner or Owners

Signature of Owner or Owners

COMMONWEALTH OF MASSACHUSETTS

_____, SS

_____, _____

Then personally appeared before me the above named _____
and acknowledged the foregoing instrument to be his/her/their free act and deed.

Signature of Notary Public

My commission expires _____, _____

LITTLETON PLANNING BOARD

Signature of Authorized Planning Board Member

COMMONWEALTH OF MASSACHUSETTS

_____, SS

_____, _____

Then personally appeared before me the above named _____
a member of the Littleton Planning Board and stated that he/she is authorized to sign this document for said
Planning Board and acknowledged the foregoing instrument to be the Planning Board's free act and deed.

Signature of Notary Public

My commission expires _____, _____

The applicant has deposited the sum of money in the amount of \$40,420 with the Town of Littleton.

Signature of Town Treasurer