



December 12, 2018

Shrewsbury Planning Board  
C/O Sandra Wright, Town Clerk  
100 Maple Avenue  
Shrewsbury, MA 01545

**Re: Application for Approval of a Preliminary Plan  
384-386 South Street**

Dear Planning Board Members:

On behalf of the Owner/Applicant, the Town of Shrewsbury, Bohler Engineering is submitting an Application for Approval of a Preliminary Plan and supporting documentation (“the Application”) in accordance with M.G.L. Chapter 41, Section 81-S, and the Rules and Regulations Governing the Subdivision of Land in Shrewsbury, Massachusetts (“the Regulations”). Enclosed with this application are the following materials.

1. One original and two (2) copies of the completed Form B, Application for Approval of a Preliminary Plan;
2. One original and two (2) copies of the completed Form M, Certificate of Ownership;
3. Two (2) copies of the Certified list of Abutters within 300-feet of the locus property;
4. Two (2) copies of the locus deed as recorded in Deed Book 28672, Page 173;
5. Eleven (11) copies of the Preliminary Subdivision Plans, prepared by Bohler Engineering, dated December 12, 2018 (full size);
6. Eight (8) copies of the Preliminary Subdivision Plans (11”x17”); and
7. One flash drive containing AutoCAD and scanned images (PDF and TIFF) of the submitted Preliminary Subdivision Plans.

### **Project Overview**

The subject property (the “Site”) is identified as Tax Assessor’s Map 42, Parcel 011, consisting of approximately 66.5± acres of land. The Site is bordered by South Street and commercial property (Charles River Lab) to the north, a ground-mounted solar field and residential properties to the west, commercial businesses and Route 20 to the south, and residential dwellings and South Street to the east. A portion of the Site along South Street is currently developed with three (3) vacant buildings and a paved/gravel parking area associated with the prior agricultural use of the property. The remaining portion of the Site consists of undeveloped woodlands with mature tree growth, areas covered by scrub vegetation and secondary tree growth within the former farm fields, and wetland resource areas. The Site has undeveloped frontage along South Street and Route 20, and is separated into two distinct developable areas by a large wetland resource area that generally extends from the southwest edge of the Site to northeast.



The Site is located within the Town's Flexible Development Overlay District, which contains two Sub-Districts, Sub-Districts A and B, located in the north and south portions, respectively. The underlying zoning is Office-Research (O-R).

The Project consists of dead-ended subdivision road ("Road A") of approximately 1,000± feet in length, extending from South Street in the northern portion of the Site within Sub-District A. The roadway is designed in a boulevard-style configuration for the initial 250± feet, with two, 20-foot wide travel lanes and a 10-foot wide median island. The remainder of the road consists of a 30-foot wide pavement section. A traditional cul-de-sac is provided at the terminus of the roadway.

The roadway will be inclusive of utility infrastructure, stormwater management components, a sidewalk, landscaping, and lighting. The roadway also provides accommodations for bicycle and pedestrians under the Complete Streets Policy per the Massachusetts Department of Transportation. Due to existing site grades, a retaining wall of varying height is also proposed within the south side of the proposed right-of-way.

The project consists of six (6) new lots meeting the minimal area requirements of the Flexible Development Overlay District. Five (5) of the lots will be located within Sub-District A with frontage along the proposed roadway. Lot 5 will contain frontage on both South Street and the new subdivision roadway. Lot 6 consists of the remaining land in Sub-District B, which contains frontage on Route 20. Lot 6 will be further divided in the future upon development of Sub-District B. Refer to the "Lotting Plan" (Sheet 5 of the plan set) for additional details of the proposed lots. Please note that the lot lines are conceptual only at this time. The exact configuration of the lots line will be determined when the future development program is defined.

#### **Waiver Requests:**

The following waivers are anticipated from the Regulations relative to submittal requirements and the design and construction requirements in the Regulations. Additional waivers may be identified in the future as the Definitive Subdivision plan is developed.

*a. Section III – B.2.j*

Requires pencil on paper plan at a scale of 1" = 100' – **Waiver Requested**

*b. Section IV – A.1.j*

Cross Sections required within 200 feet of the roadway on both sides at intervals to be determined by the Board for fills in excess of 8'. The max. fill for the project is approximately 13' – **Waiver Requested**

*c. Section IV – A.3.c*

Vertical curves shall be designed for a design speed of 30 MPH. Various vertical curves associated with the Project have been designed for a design speed of 25 MPH – **Waiver Requested**

*d. Section IV – A.4.a*

Dead end streets shall not be longer than 600 feet. The Project proposes the construction of Road A at a length of approximately 1,000± feet – **Waiver Requested**

*e. Section IV – B.1*

A 6' side grassplot shall be provided on both sides of all new subdivision roads. A 4.5' wide grassplot is proposed on one side of Road A – **Waiver Requested**

*f. Sections IV – B.1 & V – L.1*

A 5' wide sidewalk shall be provided on both sides of all new subdivision roads. A 5' wide sidewalk is proposed on one side of Road A – **Waivers Requested**



- g. *Section IV – H*  
All detention basins shall be surrounded with a minimum of a 10’ wide graveled level area suitable for maintenance vehicles with adequate access from the proposed roadway. A 10’ wide gravel berm is proposed with access from the proposed roadway around a minimum of half of the basin perimeters. The inner limits of the basins are located adjacent to the proposed retaining wall and are unable to accommodate a berm – **Waiver Requested**
- h. *Section IV – K*  
Hydrants shall be located at all high points and low points. Due to the number of high and low points in the roadway, hydrants are located at a maximum of 500’, per Section IV – K, but are not located at all high and low points – **Waiver Requested**
- i. *Section V – H.2*  
All drain pipe shall be reinforced concrete. Drain piping proposed as part of the Project is HDPE – **Waiver Requested**
- j. *Section V – L.6*  
Looping streets and second exits should be provided to avoid cul-de-sac type turnarounds. The Project proposes a cul-de-sac turnaround – **Waiver Requested**
- k. *Section III – D.1.c*  
The Planning Board may waive or reduce any Application Fee, if, in the opinion of the Board, unusual circumstances exist regarding the subject property or the applicant. The Owner/Applicant is the Town of Shrewsbury – **Fee Waiver Requested**
- l. *Appendix B “Typical Roadway Section (for 50’ R.O.W.)*  
Sanitary sewer piping shall be installed a minimum of 7’ below proposed grade. In some locations, the Project proposes sewer to be installed a minimum of 6’ below grade – **Waiver Requested**
- m. *Appendix B “Typical Roadway Section (for 50’ R.O.W.)*  
Storm drain piping shall be installed a minimum of 4’ below proposed grade. In some locations, the Project proposes drain to be installed a minimum of 3’ below grade – **Waiver Requested**

We trust the materials provided are sufficient for your review. We look forward to presenting the Preliminary Plan to the Board at their next available meeting. In the meantime, please contact us a 508-480-9900 if you have any questions or need additional materials.

Sincerely,

BOHLER ENGINEERING

Michael J. Dryden, Project Manager

John A. Kucich, P.E.

Enclosures

Cc: Kristen Las, Town of Shrewsbury  
Claire O’Neill, MassDevelopment

**FORM B**  
**APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN**

File one (1) completed copy with the Town Clerk and one (1) copy together with ten (10) copies of the plans to the Planning Board

December 12 \_\_\_\_\_, 20<sup>18</sup> \_\_\_\_\_

To the Planning Board of the Town of Shrewsbury, Massachusetts:

The undersigned herewith submits the accompanying Preliminary Plan of a Subdivision entitled Centech Park North - Sub-District A and dated 12/12/18 for approval under the provisions of the Subdivision Control Law and your Rules and Regulations covering the subdivision of land.

Name of Applicant(s): Town of Shrewsbury  
Address of Applicant(s): 100 Maple Avenue, Shrewsbury, MA 01545  
Phone & Fax Numbers of Applicant(s): (P) 508-841-8508

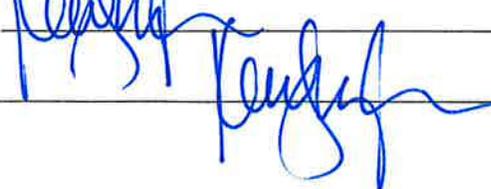
Name of Owner(s): Town of Shrewsbury  
Address of Owner(s): 100 Maple Avenue, Shrewsbury, MA 01545  
Phone & Fax Numbers of Owner(s): (P) 508-841-8508

Name of Engineer: Bohler Engineering, c/o Michael J. Dryden  
Address of Engineer: 352 Turnpike Road, Southborough, MA 01772  
Phone & Fax Numbers of Engineer: (P) 508-480-9900; (F) 508-480-9080

The owner's title to said land is by deed dated January 10, 2003 and recorded in the Worcester District Registry of Deeds Book 28672, Page 173 and is shown on Assessor's Tax Plate 42, Plot 11.

Location and Description of Property: 384-386 South Street (See narrative)

Number of Lots on the Proposed Plan: 1  
Size of Property: 66.5 (+/-) acres

Signature of Applicant(s):   
Signature of Owner(s): 

**The Certificate of Ownership Form must be completed and submitted along with this application.**

**FORM M  
CERTIFICATE OF OWNERSHIP**

I, the undersigned Applicant, do hereby certify to the Town of Shrewsbury, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below.

**Section A:**

Title of Plan: Centech Park North - Sub-District A  
Date of Plan: 12/12/18  
Assessor's Tax Plate: 42 Plot: 11  
Prepared By: Bohler Engineering, Inc.

**Section B:**

Name of Record Owner(s)\*: Town of Shrewsbury  
Address of Record Owner(s): 100 Maple Ave., Shrewsbury, MA 01545  
Phone Number and Email of Record Owner(s): 508-841-8508 (Kristen Las (Assistant Town Manager): klas@shrewsburyma.gov)

\* If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s) on a separate sheet.

\* If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation: N/A

\* If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation:  
N/A

Does the applicant(s) own or have contractual rights to develop the above-mentioned land? Yes

Executed as a sealed instrument this 10<sup>th</sup> day of December, 2018

[Signature]  
Signature of Applicant

Kevin J. Mizikar, Town Manager  
Print name of Applicant

[Signature]  
Signature of Owner

Town of Shrewsbury by Kevin J. Mizikar  
Print name of Owner

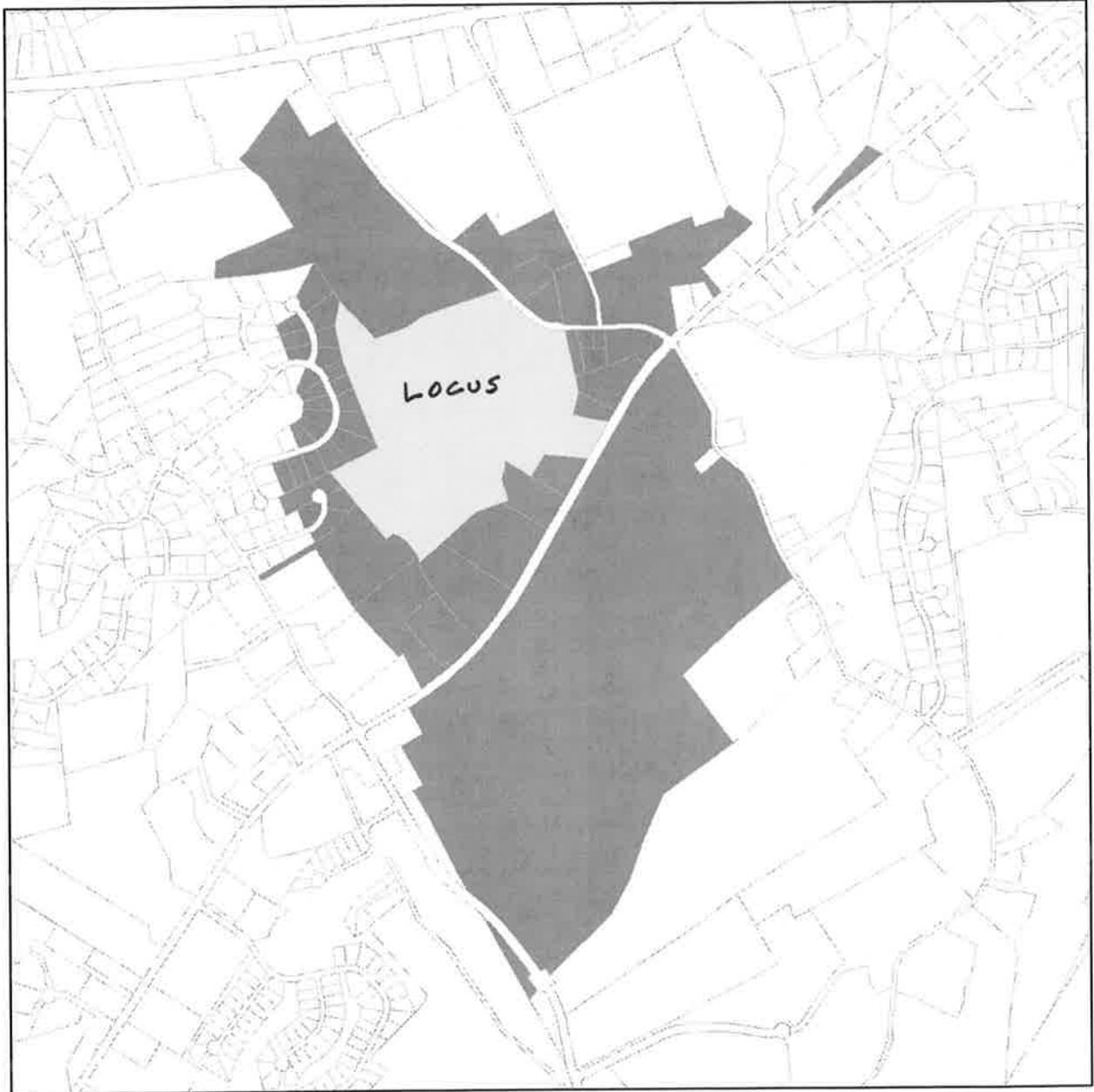
**COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss

Kevin J. Mizikar personally appeared before me and provided his/her identification through satisfactory evidence which were personally known and acknowledged he/she signed the foregoing instrument voluntarily for its stated purpose on this 10<sup>th</sup> day of December, 2018.

Notary Signature: Kristen D. Las

# MAP TITLE



Department 1

Department 2





CERTIFIED ABUTTERS LIST  
384-386 SOUTH ST 300 FT

TOWN OF SHREWSBURY  
Richard D. Carney Municipal Office Building  
100 Maple Avenue  
Shrewsbury, Massachusetts 01545-5398

Parcel ID	Location	Grantee	Co_grantee's Name	Mailing Address	Mailing Address 2	City	State	Zip
42 008006	239 CHERRY ST	POLITO DEVELOPMENT CORPORATION	POLITO FRANCES J TRUSTEE	587 HARTFORD TPKE	UNIT C	SHREWSBURY	MA	01545
42 010000	70 CHESTNUT ST	CORIMAR INC		70 CHESTNUT ST		SHREWSBURY	MA	01545
48 024000	609 HARTFORD TPKE	POLITO DEVELOPMENT CORPORATION		587 HARTFORD TPKE	UNIT C	SHREWSBURY	MA	01545
42 008002	615 HARTFORD TPKE	POLITO DEVELOPMENT CORPORATION	POLITO FRANCIS J TRUSTEE	587 HARTFORD TPKE	UNIT C	SHREWSBURY	MA	01545
48 001000	620 HARTFORD TPKE	SHREWSBURY TOWN OF		100 MAPLE AVE		SHREWSBURY	MA	01545
42 026000	625 HARTFORD TPKE	CON-WAY CENTRAL EXPRESS INC		C/O FINANCIAL ACCOUNTING	PO BOX 4138	PORTLAND	OR	97208-4138
42 024000	683 HARTFORD TPKE	DEFALCO JEFFREY F TRUSTEE	TRA-CON REALTY TRUST	925 MAIN ST		SHREWSBURY	MA	01545
42 023000	697 HARTFORD TPKE	HARTFORD TURNPIKE LLC		697 HARTFORD TPKE		SHREWSBURY	MA	01545
42 022000	703-715 HARTFORD TPKE	TUCKER FARM LLC		697 HARTFORD TPKE		SHREWSBURY	MA	01545
42 017001	727 HARTFORD TPKE	DIPILATO JOSEPH JR TRUSTEE	727 HARTFORD PIKE REALTY TRUST	727 HARTFORD TPKE		SHREWSBURY	MA	01545
42 017000	729 HARTFORD TPKE	WIKINGER THREE LLC		729 HARTFORD TPKE		SHREWSBURY	MA	01545
42 002022	2 HARVEST RD	HITCHCOCK WILLIAM J	HITCHCOCK KIMBERLY C	2 HARVEST RD		SHREWSBURY	MA	01545-4061
42 002021	4 HARVEST RD	JENNISON KAREN M		4 HARVEST RD		SHREWSBURY	MA	01545
42 002015	5 HARVEST RD	HANSEN GARY E	HANSEN DEBORAH J	5 HARVEST RD		SHREWSBURY	MA	01545-4061
42 002020	6 HARVEST RD	PADULA JENNIFER J		6 HARVEST RD		SHREWSBURY	MA	01545
42 002016	7 HARVEST RD	GIORDANO EDWARD F	GIORDANO JOANN M	7 HARVEST RD		SHREWSBURY	MA	01545-4061
42 002019	8 HARVEST RD	HARPIN JEFFREY J	HARPIN JENNIFER A	8 HARVEST RD		SHREWSBURY	MA	01545
42 008014	8 JOYCE CIR	DEGENHARDT ALFRED P	DEGENHARDT LESLIE	8 JOYCE CIR		SHREWSBURY	MA	01545
42 008010	9 JOYCE CIR	JAKKULA MANOHAR	MUDARAPU PRATHYUSHA	9 JOYCE CIR		SHREWSBURY	MA	01545
42 008007	10 JOYCE CIR	MACDONALD PAUL G JR	MACDONALD EMILY Y M	10 JOYCE CIR		SHREWSBURY	MA	01545-4069
42 008009	11 JOYCE CIR	NIE SIWEI	YUAN QUAN	11 JOYCE CIR		SHREWSBURY	MA	01545-4069
42 008008	12 JOYCE CIR	TRACIA DAVID J	TRACIA FLORA J	12 JOYCE CIR		SHREWSBURY	MA	01545-4069
35 039000	334 SOUTH ST	CHARLES RIVER LABORATORIES INC		ATTN PETE TROCCO	251 BALLARDVALE ST	WILMINGTON	MA	01887
42 028001	375 SOUTH ST	RICHARDSON DAVID A		375 SOUTH ST		SHREWSBURY	MA	01545
42 011000	384-386 SOUTH ST	SHREWSBURY TOWN OF		100 MAPLE AVE		SHREWSBURY	MA	01545
42 028000	385 SOUTH ST	385 SOUTH STREET REALTY LLC		385 SOUTH ST		SHREWSBURY	MA	01545
42 015000	400 SOUTH ST	SINGER DAVID A	KILCOYNE-SINGER EILEEN	400 SOUTH ST		SHREWSBURY	MA	01545-4113
42 030000	408 SOUTH ST	BARTKIEWICZ KAREN		408 SOUTH ST		SHREWSBURY	MA	01545-4113
42 012000	409 SOUTH ST	RUSSELL C PAUL		15 OAK HILL RD		SOUTHBOROUGH	MA	01745
42 012000 61B	409 SOUTH ST	RUSSELL C PAUL		15 OAK HILL RD		SOUTHBOROUGH	MA	01745
42 016002	410 SOUTH ST	FREDERICK ANDREW B		410 SOUTH ST		SHREWSBURY	MA	01545
42 016003	410R SOUTH ST	BARTKIEWICZ KAREN		408 SOUTH ST		SHREWSBURY	MA	01545-4113
42 016000	414 SOUTH ST	SEREB LLC		307 HARTFORD TPKE		SHREWSBURY	MA	01545-4024
42 002014	19 THOMAS FARM CIR	NYREN CHRISTOPHER	NYREN KATHERINE	19 THOMAS FARM CIR		SHREWSBURY	MA	01545

42 002046	20 THOMAS FARM CIR	BRADLEY WENDY J		20 THOMAS FARM CIR	SHREWSBURY	MA	01545-4056
42 002023	23 THOMAS FARM CIR	LI FEI	TIAN BO	23 THOMAS FARM CIR	SHREWSBURY	MA	01545
42 002045	24 THOMAS FARM CIR	FEHRIBACH JOSEPH D	FEHRIBACH JANICE M	24 THOMAS FARM CIR	SHREWSBURY	MA	01545-4056
42 002024	25 THOMAS FARM CIR	MCGORTY JOHN J	ROCCI TERI L	25 THOMAS FARM CIR	SHREWSBURY	MA	01545-4056
42 002044	26 THOMAS FARM CIR	MORAN PATRICK J	MORAN HEIDI C	26 THOMAS FARM CIR	SHREWSBURY	MA	01545-4057
42 002025	27 THOMAS FARM CIR	PORCARO MICHAEL D	PORCARO TRACEY A	27 THOMAS FARM CIR	SHREWSBURY	MA	01545-4057
42 002043	28 THOMAS FARM CIR	CONVERY PATRICK M	FLATLEY FINOLA G	28 THOMAS FARM CIR	SHREWSBURY	MA	01545-4057
42 002026	29 THOMAS FARM CIR	CARLSON MARK R	KESHURA DONNA M	29 THOMAS FARM CIR	SHREWSBURY	MA	01545
42 002027	31 THOMAS FARM CIR	ZAIDI SYED NAVEED ABBAS	KAZMI MARYUM	31 THOMAS FARM CIR	SHREWSBURY	MA	01545-4057
42 002042	32 THOMAS FARM CIR	KITTELSON TODD	MCMAHON ERICA A	32 THOMAS FARM CIR	SHREWSBURY	MA	01545
42 002028	33 THOMAS FARM CIR	DRISCOLL MICHAEL G	DRISCOLL NANCY ANNE	33 THOMAS FARM CIR	SHREWSBURY	MA	01545-4057
42 002041	34 THOMAS FARM CIR	SAIA RICHARD M	COLSANTO-SAIA ELOISE R	34 THOMAS FARM CIR	SHREWSBURY	MA	01545-4057
42 002029	35 THOMAS FARM CIR	MANN GEORGE M	MANN SARAH M	35 THOMAS FARM CIR	SHREWSBURY	MA	01545-4057
42 002030	37 THOMAS FARM CIR	RUCH LAWRENCE A	RUCH DEBORAH A	37 THOMAS FARM CIR	SHREWSBURY	MA	01545-4059
42 002054	39 THOMAS FARM CIR	SHREWSBURY TOWN OF		100 MAPLE AVE	SHREWSBURY	MA	01545

This is to certify that the owners listed above are as shown in the latest Assessors records.

  
 Christopher R. Reidy, Chairman  
 Date 12/7/17

4/9/2013

6606

QUITCLAIM DEED

We, Audrey A. Doyle-Richardson a/k/a Audrey Doyle of Shrewsbury, Massachusetts, Constance Pukaite of Mequon, Wisconsin, Elaine Allen a/k/a Elaine Kingsriter of St. Paul, Minnesota, and Richard E. Allen of Watsonville, California ("Grantor"), for consideration paid and in consideration of Six Million and 00/100 Dollars (\$6,000,000.00), grant to The Inhabitants of the Town of Shrewsbury, a Massachusetts municipal corporation ("Grantee"), with an address c/o Town Clerk, Town of Shrewsbury, 100 Maple Avenue, Shrewsbury, MA 01545, with QUITCLAIM COVENANTS, three certain parcels of land with the buildings thereon situate in Shrewsbury, Worcester County, Massachusetts, to the north of the Hartford Turnpike also known as Route 20 and on the westerly side of South Street, as follows:

03 JAN 19 AM 10:52

Locus: 384-386 South Street, Shrewsbury, MA 01545  
0 South Street, Shrewsbury, MA 01545  
719 Hartford Turnpike, Shrewsbury, MA 01545

PARCEL I:

The land and buildings thereon situate in Shrewsbury, Worcester County, Massachusetts to the north of the Hartford Turnpike also known as Route 20, and on the westerly side of South Street, containing approximately 49 acres and also identified in Town of Shrewsbury Assessors records as the portion of Parcel 42-011000 west of South Street.

For Grantor's title see deed of Richard E. Allen, Trustee under the Stuart H. Allen Trust, and Trustee under the Dorothy M. Allen Trust, dated August 24, 1998 and recorded with the Worcester County Registry of Deeds in Book 20371, Page 181.

PARCEL II:

The land and buildings thereon situate in Shrewsbury, Worcester County, Massachusetts to the north of the Hartford Turnpike also known as Route 20, and on the westerly side of South Street, containing approximately 1.856 acres, shown as Parcel A on a Plan entitled "Plan of land in Shrewsbury, Mass. owned by Stuart H. Allen" dated October 1973, and recorded with said Deeds in Plan Book 392, Plan 22, and also identified in Town of Shrewsbury Assessors records as Parcel 42-011001.

For Grantor's title see deeds of Stuart H. Allen and Dorothy M. Allen dated 12/29/92 and 12/28/93 recorded with said Deeds in Book 14843, Page 21, Book 14843, Page 22, Book 14924, Page 303 and Book 14924, Page 302, respectively.

MAIL:  
TO: PHILIP LEADER, FSO  
BY: MECHANIC STREET  
WORCESTER, 01608

NELSON O'CONNOR  
# 855J

PARCEL III:

The land situate in Shrewsbury, Worcester County, Massachusetts on the northerly side of the Hartford Turnpike also known as Route 20, and on the westerly side of South Street, containing approximately 11 acres and also identified in Town of Shrewsbury Assessors records as Parcel 42-021000.

For Grantor's title see deeds of Stuart H. Allen and Dorothy M. Allen dated 12/27/88, 12/27/89, 12/30/86, and 12/26/90 and recorded with said Deeds in Book 11838, Page 3, Book 11838, Page 4, Book 12544, Page 54, Book 12544, Page 55, Book 13171, Page 378, Book 13171, Page 380, Book 13171, Page 383, and Book 13171, Page 383, respectively.

Meaning and intending to convey all the Grantor's right, title and interest in and to all property of the Grantor situate in Shrewsbury, Worcester County, Massachusetts on the northerly side of the Hartford Turnpike also known as Route 20, and on the westerly side of South Street, but specifically excluding the property of the Grantor on the easterly side of South Street.

The above premises are conveyed subject to and together with the benefit of all rights, restrictions, covenants and easement of record, if any, insofar as the same are now in force and applicable.

No Massachusetts Deed Excise Taxes Stamps are affixed hereto, none being required by law.

SEE PLAN 790-23

Executed under seal as of the 10<sup>th</sup> day of January, 2003.

Audrey A. Doyle Richardson  
Audrey A. Doyle-Richardson

\_\_\_\_\_  
Constance Pukaite

\_\_\_\_\_  
Elaine Allen

\_\_\_\_\_  
Richard E. Allen

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

Dec 30, 2002

Then personally appeared the above-named Audrey A. Doyle-Richardson and acknowledged the foregoing instrument to be her free act and deed, before me,

Ann M. Dagle SM  
NOTARY PUBLIC  
My Commission expires:

ANN M. DAGLE  
My Commission Expires March 19, 2004

STATE OF WISCONSIN

\_\_\_\_\_ COUNTY \_\_\_\_\_, 200\_\_

Then personally appeared the above-named Constance Pukaite and acknowledged the foregoing instrument to be her free act and deed, before me,

\_\_\_\_\_  
NOTARY PUBLIC:  
My Commission expires:

Executed under seal as of the 10<sup>th</sup> day of January, 2003.

Audrey A. Doyle-Richardson

Constance Pukaite  
Constance Pukaite

Elaine Allen

Richard E. Allen

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss. \_\_\_\_\_, 2002

Then personally appeared the above-named Audrey A. Doyle-Richardson and acknowledged the foregoing instrument to be her free act and deed, before me,

\_\_\_\_\_  
NOTARY PUBLIC:  
My Commission expires:

STATE OF WISCONSIN

Ozaukee COUNTY 12-31, 2002

Then personally appeared the above-named Constance Pukaite and acknowledged the foregoing instrument to be her free act and deed, before me,

Richard E. Allen  
NOTARY PUBLIC:  
My Commission expires:  
10-9-05

*bm*

Executed under seal as of the 10<sup>th</sup> day of January, 2003.

\_\_\_\_\_  
Audrey A. Doyle-Richardson

\_\_\_\_\_  
Constance Pukaite

  
\_\_\_\_\_  
Elaine Allen

\_\_\_\_\_  
Richard E. Allen

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss. \_\_\_\_\_, 200\_\_

Then personally appeared the above-named Audrey A. Doyle-Richardson and acknowledged the foregoing instrument to be her free act and deed, before me,

\_\_\_\_\_  
NOTARY PUBLIC:  
My Commission expires:

STATE OF WISCONSIN

\_\_\_\_\_ COUNTY \_\_\_\_\_, 200\_\_

Then personally appeared the above-named Constance Pukaite and acknowledged the foregoing instrument to be her free act and deed, before me,

\_\_\_\_\_  
NOTARY PUBLIC:  
My Commission expires:

Executed under seal as of the 10<sup>th</sup> day of January, 2003.

\_\_\_\_\_  
Audrey A. Doyle-Richardson

\_\_\_\_\_  
Constance Pukaite

\_\_\_\_\_  
Elaine Allen

Richard E. Allen  
Richard E. Allen

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss. \_\_\_\_\_, 200\_\_

Then personally appeared the above-named Audrey A. Doyle-Richardson and acknowledged the foregoing instrument to be her free act and deed, before me,

\_\_\_\_\_  
NOTARY PUBLIC:  
My Commission expires:

STATE OF WISCONSIN

\_\_\_\_\_ COUNTY \_\_\_\_\_, 200\_\_

Then personally appeared the above-named Constance Pukaite and acknowledged the foregoing instrument to be her free act and deed, before me,

\_\_\_\_\_  
NOTARY PUBLIC:  
My Commission expires:

STATE OF MINNESOTA

Ramsey COUNTY

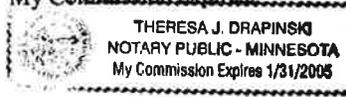
12/30, 2002

Then personally appeared the above-named Elaine Allen and acknowledged the foregoing instrument to be her free act and deed, before me,

*Theresa J. Drapinski*

NOTARY PUBLIC:

My Commission expires:



STATE OF CALIFORNIA

\_\_\_\_\_ COUNTY

\_\_\_\_\_, 200\_\_

Then personally appeared the above-named Richard E. Allen and acknowledged the foregoing instrument to be his free act and deed, before me,

NOTARY PUBLIC:

My Commission expires:

STATE OF MINNESOTA

\_\_\_\_\_ COUNTY \_\_\_\_\_, 200\_\_

Then personally appeared the above-named Elaine Allen and acknowledged the foregoing instrument to be her free act and deed, before me,

\_\_\_\_\_  
NOTARY PUBLIC:  
My Commission expires:

STATE OF CALIFORNIA

Santa Cruz COUNTY

December 31, 2002

Then personally appeared the above-named Richard E. Allen and acknowledged the foregoing instrument to be his free act and deed, before me,

*Esmeralda C. Medina*  
NOTARY PUBLIC:  
My Commission expires: March 1, 2006.



ATTEST: WORC. Anthony J. Vigliotti, Register