

Curley & Hansen

LETTER OF TRANSMITTAL

Registered Land Surveyors

160 Pond Street  
Aven, Massachusetts 02322  
Tel. / Fax (508) 580-2117

NON CONSERVATION Commission

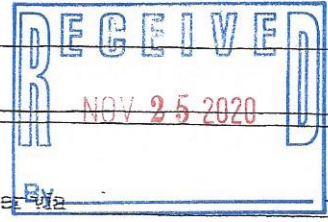
65 EAST MAIN ST

Aven, MA. 02322

DATE: Nov 25, 2020 JOB # \_\_\_\_\_

ATTENTION: CONSERVATION Commission

RE: No 10 KATHERINE'S WAY Aven



WE ARE SENDING YOU  ATTACHED  Under separate cover  By \_\_\_\_\_ the following is

- Shop Drawings
- Prints
- Plans
- Samples
- Specifications
- Copy of Letter
- Change Order
- Other \_\_\_\_\_

COPIES	DATE	NUMBER	DESCRIPTION
7			REQUEST TO AMEND ORDER OF CONDITIONS No. 10 KATHERINE'S WAY AVEN

THESE ARE TRANSMITTED AS CHECKED BELOW:

- For Approval  Approved as Submitted  Resubmit \_\_\_\_\_ Copies for Approval
- For Your Use  Approved as Noted  Submit \_\_\_\_\_ Copies for Distribution
- As Requested  Returned for Corrections  Return \_\_\_\_\_ Corrected Prints
- For Review and Comments  \_\_\_\_\_
- FOR BIDS DUE \_\_\_\_\_ 20  Prints Returned After Loaned to Us

REMARKS:

RESPORTING

BILL SELF

# Curley & Hansen

Professional Land Surveyors

160 Pond Street  
Avon, MA 02322  
Tel. / Fax. (508) 580-2117  
Email: chpls@msn.com

William P. Self, P.L.S.

Town of Avon Conservation Commission  
# 65 East Main Street  
Avon, Ma. 02322

Nov. 23, 2020

RE: #'s 10A & 10B Katherine's Way, Avon, Ma. - Request to Amend the Order of Conditions  
(Recorded April 23, 2019 at Norfolk Registry of Deeds Book: 36742 Page: 314)  
DEP File #: SE 099-0172

Dear Commissioners:

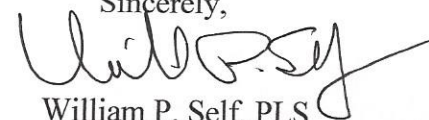
The Commission has issued an Order of Conditions for the proposed construction of a duplex dwelling with related septic systems, driveways, utilities, and grading. During the construction, additional work listed below has been done having a minimal effect on the site mitigation as shown on the original plan dated Feb. 5, 2019 (revised through Oct. 31, 2019) and shown on Mitigation Completion Plan dated Nov. 12, 2020.

1. The installation of (2) 500 gallon underground propane storage tanks for service to the units # 10A and # 10B (both being single family residential dwellings). The underground propane storage tank for unit # 10B was installed by the gas company just inside the 100' buffer zone area by about 17'+/- in the proposed lawn area. Under 310 CMR 10.02(2)(b), we feel that this would be considered a minor exempt activity. The installation of the second underground propane storage tank for unit # 10A was also located in the lawn area and is outside the 100' buffer zone area. The underground propane storage tank inside the 100' buffer zone area would not have any effect to the disturbed area that was already calculated for site mitigation.
2. The original area of site mitigation to the South of unit # 10B was relocated to the rear of the dwelling to allow for grass areas to remain that had already been loamed and seeded. The site mitigation area completed still exceeds that which was called for under the original Order of Conditions.
3. An additional 8'+/- stone swale was also installed outside of the 100' buffer zone area along the property line at the rear of the driveways for unit # 10A and abutting unit at # 8B Katherine's Way.

We are therefore seeking an Amended Order of Conditions to include the underground propane storage tanks, the relocated site mitigation planting area and the installation of the infiltration swale as constructed.

Thank you for consideration in this matter. Please do not hesitate to contact this office with any questions or comments.

Sincerely,



William P. Self, PLS  
Curley & Hansen Surveyors



**Curley & Hansen**  
**Professional Land Surveyors**  
# 160 Pond Street  
Avon, Ma. 02322  
(508) 580-2117

**Notification to Abutters under the Wetland Protection Act**

In accordance with the second paragraph of Massachusetts General Law Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the applicant is **Terry Edwards**
- B. The applicant has filed a **Request for Amended Order of Conditions** with the **Avon Conservation Commission** for alteration of an Area Subject to Protection under the Wetlands Protection Act. **The work is within the 100' Buffer Zone of a Bordering Vegetated Wetland for the proposed construction of a Duplex Dwelling with associated grading and site work.**
- C. The address of the lot where the activity is proposed is **# 10 Katherine's Way, Avon, Ma. 02322**

Copies of the **Request for Amended Order of Conditions** may be viewed at: **Avon Conservation Commission  
Town Hall  
# 65 East Main Street  
Avon, Ma. 02322**

Please call the Conservation Commission's Office at (508) 588-0414 (ext. 1023) and leave a message to arrange a date and time to review the filing.

- D. Copies of the **Request for Amended Order of Conditions** may be obtained by calling **Curley & Hansen Surveyors** at (508) 580-2117 between the hours of 8:00 AM and 4:30 PM Monday through Friday. This is the applicant's engineer.
- E. Information regarding the date, time, and place of the public hearing may be obtained from the **Avon Conservation Commission** by calling (508) 588-0414 (ext. 1023) and leaving a message.

NOTE: Notice of the public hearing, including its date, time, and place will be published at least five (5) days in advance in **The Enterprise**.

NOTE: Notice of the public hearing, including its date, time, and place will be posted at the **Avon Town Hall** not less than forty-eight (48) hours in advance.

NOTE: You may also contact your local conservation commission or the nearest **Department of Environmental Protection (D.E.P.)** Regional Office for more information about this application or the Wetlands Protection Act. To contact D.E.P., call:

**Southeast Region: 1-508-946-2700**  
Central Region: 1-508-792-7650  
Northeast Region: 1-978-661-7600  
Western Region: 1-413-784-1100

**NOTICE OF PUBLIC HEARING  
CONSERVATION COMMISSION  
AVON, MASSACHUSETTS**

In accordance with Massachusetts General Laws,  
Chapter 131, Section 40 and the Town of Avon  
Local By-Law, the Avon Conservation Commission  
will hold a public hearing on Thursday December 10, 2020  
at 7:00 PM at the Avon Town Offices located at # 65 East Main  
Street, Avon, Ma. on a Request for an Amended Order of  
Conditions filed by Terry Edwards of # 80 South Street,  
Avon, Ma. 02322. The applicant proposes the construction of  
a duplex home (including garages) with associated grading and  
site amenities at property located at # 10 Katherine's Way (Lot # 19A)  
Avon, Ma. (Shown as Assessors Map: B1 Block: 2 Plot: 11)

The hearing will provide an open forum for discussion. This  
meeting will be done remotely via the "ZOOM" platform.  
Residents can visit the Town Website ([www.avon-ma.gov](http://www.avon-ma.gov))  
for up to date information on how to access the meeting.



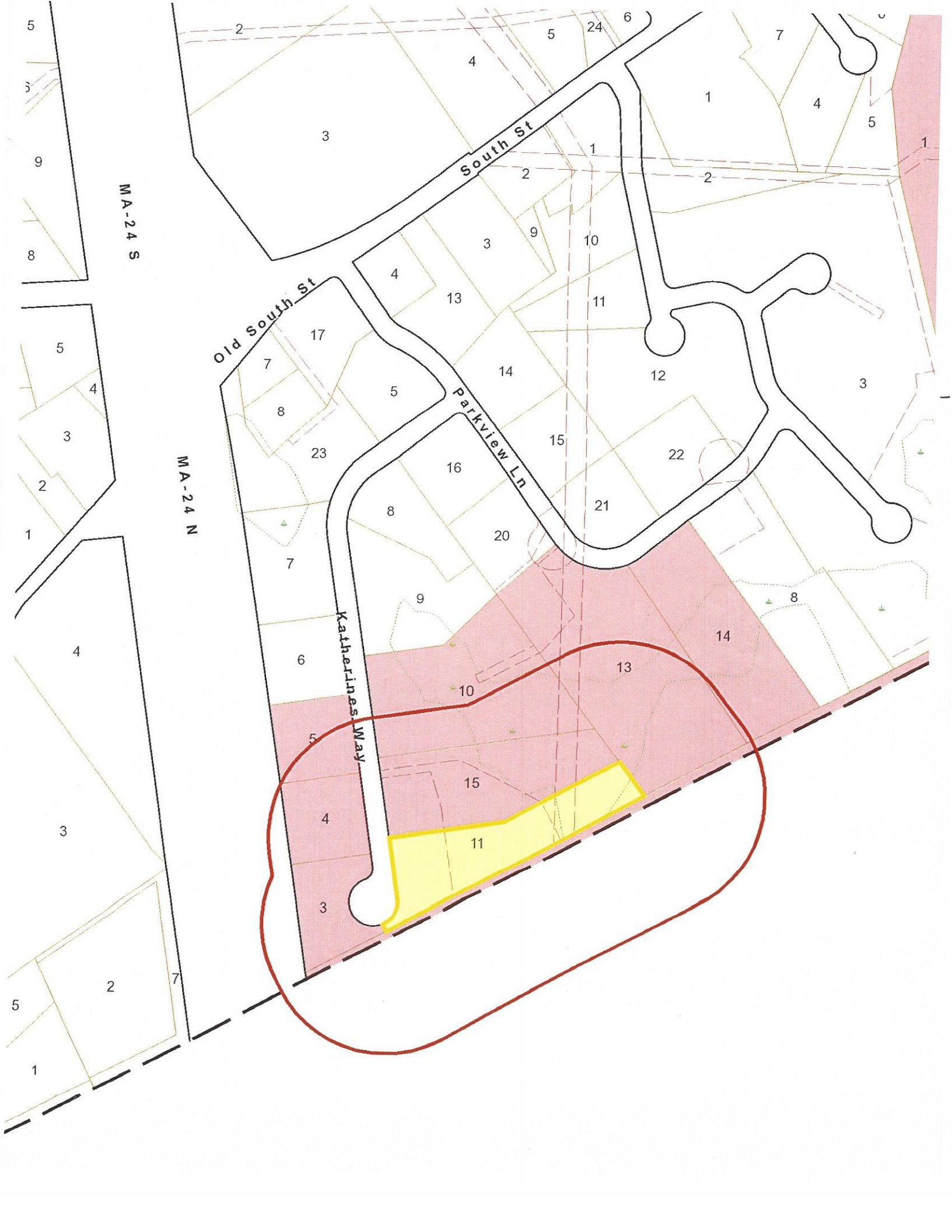
300' CERTIFIED ABUTTERS LIST  
 10A AND 10B KATHERINE'S WAY  
 AVON, MA

**Board of Assessors  
 Certified Copy**

FOR:  
 CURLEY AND HANSEN LAND SURVEYORS  
 B1-2-11-10A AND B1-2-11-10B

*Paul J. Sullivan*  
 As of 10/31/20

Map	Block	Lot	Location	Owners Name	Mailing Address	City	St Zip
B1	2	10	6 Katherine's Way	South St. & Route 24 Realty Trust, T.L. Edwards Realty LLC, Tr.	80 South St.	Avon	MA 02322
B1	2	13	Parkview Lane	South St. & Route 24 Realty Trust, T.L. Edwards Realty LLC, Tr.	80 South St.	Avon	MA 02322
B1	2	14	Parkview Lane	South St. & Route 24 Realty Trust, T.L. Edwards Realty LLC, Tr.	80 South St.	Avon	MA 02322
B1	2-15	8A	8A Katherine's Way	South St. & Route 24 Realty Trust, T.L. Edwards Realty LLC, Tr.	80 South St.	Avon	MA 02322
B1	2-15	8B	8B Katherine's Way	South St. & Route 24 Realty Trust, T.L. Edwards Realty LLC, Tr.	80 South St.	Avon	MA 02322
B1	2	3	11 Katherine's Way	Brown, Christopher	11 Katherine's Way	Avon	MA 02322
B1	2	4	9 Katherine's Way	Osinubi, Oluwatomi & Osinubi, Emily	9 Katherine's Way	Avon	MA 02322
B1	2	5	7 Katherine's Way	Howley, Philip Jr. & McDonald, Melissa A.	7 Katherine's Way	Avon	MA 02322
C2	1	1	South St.	City of Brockton	45 School St.	Brockton	MA 02301





# ECR

Environmental Consulting & Restoration, LLC



November 12, 2020

Town of Avon  
Conservation Commission  
65 East Main Street  
Avon, MA 02322

**RE: Mitigation Completion Report, #8A&8B and #10A&10B Katherine's Way, Avon**

Dear Members of the Conservation Commission:

Environmental Consulting & Restoration, LLC (ECR) is pleased to inform the Avon Conservation Commission that the mitigation project at #8A&8B and #10A&10B Katherine's Way in Avon (the Site) has been completed. ECR overviewed the mitigation project consisting of the removal of non-native invasive plants, stabilization of the yard slope, and the planting of native vegetation. The mitigation project following the mitigation plan to the extent possible and includes some additional areas and changes. The following mitigation activities were completed at the site:

1. Removal of non-native invasive plants around the stormwater basin. The existing Black Locust, Autumn Olive, and Japanese Knotweed plant were cut and removed from the site. The cut stumps of the Black Locust and Autumn Olive plants were also painted with herbicide to prevent stump sprouting. Once these invasive plants were removed, the access road around the basin was mowed. This work now allows access around the stormwater basin and removes these invasive plants.
2. Removal of Common Reed from the stormwater basin – The existing Common Reed (*Phragmites australis*) plants that were beginning to dominate the stormwater basin were treated with herbicide, cut, and removed from the site. The remaining native vegetation consisting of Cattails, sedges, etc. were left within the basin. This work now allows for better stormwater capacity within the basin and removes the invasive pest. Please note that monitoring and end of growing season herbicide treatments are under contract for 2021 and 2022 to maintain the stormwater basin free of Common Reed.
3. Stabilization of the slope from the back yards – The slope from the back of the yards was loamed, covered with jute netting, and planted with native shrub and herbaceous plug plants per the mitigation plan. This involved planting the following

<u>Shrub Seedling</u>	<u>Number</u>
Pasture Rose (ROSA CAROLINA TUBELING)	32
Inkberry (ILEX GLABRA TUBELING)	32
Meadowsweet (SPIRAEA LATIFOLIA TUBELING)	32
Northern Arrowood (VIBURNUM DENTATUM TUBELING)	32
Lowbush Blueberry (VACCINIUM ANGUSTIFOLIUM TUBELING)	32





<u>Herbaceous Seedling</u>	<u>Number</u>
Switch Grass (PANICUM VIRGATUM 2" PLUG)	50
Broom Sedge (ANDROPOGON VIRGINICUS 2" PLUG)	50
Gray Goldenrod (SOLIDAGO NEMORALIS 2" PLUG)	50
Oxeye Sunflower (HELIOPSIS HELIANTHOIDES 2" PLUG)	50
Purple Coneflower (ECHINACEA PURPUREA 2" PLUG)	50

4. Native Shrub Planting – An additional area of planting along the toe of the slope from the back-yard area was completed. This involved planting 30 native shrubs and seeding the area with a native seed mix. The 30 shrubs consisted of a mix of Black Chokeberry, Sweet Pepperbush, Highbush Blueberry, Meadowsweet, and Witch Hazel. This area was added to increase the amount of completed mitigation so that it is similar to the area proposed on the approved mitigation plan.

As a result of the completed activities described above, ECR calculates that approximately 40,745 square feet of mitigation area was completed at this site. This completed amount exceeds the required amount of approximately 30,000 square feet as required per the project. For more information, please refer to the Photograph Pages attached.

The completed mitigation work at the site follows the approved mitigation plan with variations described above. The overall project results in a betterment to the environment by removing invasive vegetation and adding a variety of new native vegetation. Upon review of this report, please contact me if you have any questions or require additional information, please contact me at (617) 529 - 3792 or [brad@ecrwetlands.com](mailto:brad@ecrwetlands.com).

Sincerely,  
Environmental Consulting & Restoration, LLC



*Brad Holmes*

Brad Holmes, PWS, MCA  
Manager



**#8A&8B and #10A&10B Katherine's Way, Avon  
Mitigation Completion Photographs**



Photograph #1 - View across the stabilized slope at the back yard of the site, which was covered with jute netting and planted with seedlings of shrubs and herbaceous plants. Notice the planting strip along the base of the slope.



Photograph #2 - View of the planting strip along the base of the slope from the backyard area. This planting strip was loamed, planted with 30 native shrubs, and seeded with a conservation seed mix.



**#8A&8B and #10A&10B Katherine's Way, Avon  
Mitigation Completion Photographs**



Photograph #3 – View of the northern access road around the stormwater basin where invasive plants were cut and removed and the access road mowed.



Photograph #4 – View of the southern access road around the stormwater basin where invasive plants were cut and removed and the access road mowed.



**#8A&8B and #10A&10B Katherine's Way, Avon  
Mitigation Completion Photographs**



Photograph #5 – View of the interior of the stormwater basin where Phragmites was removed and the stone berm recovered.



Photograph #6 – View of the interior of the stormwater basin where Phragmites was removed. Native vegetation was left in place consisting mainly of Cattails.



#8A&8B and #10A&10B Katherine's Way, Avon  
Mitigation Completion Photographs



Photograph #7 – Example of the jute netting placed on the slope of the back yards. Plug plants were planted among the jute netting and then the slope was seeded.







# ECR

Environmental Consulting & Restoration, LLC



## MITIGATION PROTOCOL

**TO:** Curley & Hansen Land Surveyors

**FROM:** Brad Holmes

**DATE:** January 3, 2020

**RE:** Katherine Way, Avon

As a follow up to our December 12<sup>th</sup> meeting, please include this proposed Mitigation Protocol with your files on the mitigation project proposed at #8 and #10 Katherine Way in Avon (the Site). This Mitigation Protocol details the proposed timeline and maintenance schedule for the proposed mitigation project at the site. As discussed with the Commission, the proposed mitigation plan includes the removal of non-native invasive vegetation and the planting of native vegetation at the site. The mitigation project is proposed as follows:

- Winter 2020
  1. Cut/mow the Common Reed (*Phragmites australis*) within the stormwater basin. This task is in preparation of a summer treatment. The cutting allows better access and treatment for the applicator and also stresses the plant so that the herbicide treatment is more effective.
  2. Cut and remove the Black Locust (*Robinia pseudoacacia*) trees and saplings
- Spring 2020
  1. Finalize grading on the proposed native planting area to include top dressing with loam and jute netting where necessary.
  2. Planting of the shrub seedlings and herbaceous plants to occur in late spring as well as seeding with the Conservation/Wildlife seed mix.
- Summer 2020
  1. Herbicide treatment of the Phragmites by licensed herbicide applicator.
  2. Herbicide treatment of the Japanese Knotweed (*Polygonum cuspidatum*) by licensed herbicide applicator.
  3. Flush cut the stumps of Black Locust and paint with herbicide by licensed herbicide applicator.
  4. Cutting of the dead Phragmites and Japanese Knotweed in late summer.
- Fall 2020
  1. Review of the plant health within the native planting area. Included in this task is replacement of dead plants, reseeding (if necessary) and hand pulling of new non-native invasive plant growth (if necessary).
  2. Prepare and submit monitoring report with photographs to the Conservation Commission. Included in this task is a Request for Partial Certificate of Compliance to document compliance with the Order of Conditions.
- Summer/Fall 2021
  1. Review of the plant health within the native planting area. Included in this task is replacement of dead plants, reseeding (if necessary) and hand pulling of new non-native invasive plant growth (if necessary).

# ECR

Environmental Consulting & Restoration, LLC

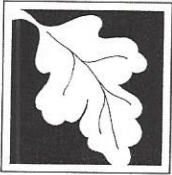


2. Follow up treatment of Phragmites in the stormwater basin by licensed herbicide applicator.
  3. Prepare and submit monitoring report with photographs to the Conservation Commission.
- Summer/Fall 2022
    1. Review of the plant health within the native planting area. Included in this task is replacement of dead plants, reseeding (if necessary) and hand pulling of new non-native invasive plant growth (if necessary).
    2. Follow up treatment of Phragmites in the stormwater basin by licensed herbicide applicator.
    3. Prepare and submit monitoring report with photographs to the Conservation Commission. Included in this monitoring report will be a Request for a Final Certificate of Compliance to complete the Order of Conditions.

This proposed project would be overviewed by a wetland specialist with continued coordination with the Conservation Commission. Upon review of this protocol, please contact me at (617) 529 – 3792 or [brad@ecrholmes.com](mailto:brad@ecrholmes.com) with any questions or requests for additional information. We are happy to further discuss with the Commission at the next available meeting.

Thank you,  
Brad Holmes, Professional Wetland Scientist #1464, Massachusetts Certified Arborist #2130  
Manager



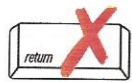


**WPA Form 8A – Request for Certificate of Compliance**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**A. Project Information**

**Important:**  
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Terry Edwards

Name

# 80 South Street

Mailing Address

Avon

City/Town

Ma.

State

02322

Zip Code

N/A

Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Terry Edwards

Applicant

Mar. 14, 2019

Dated

099-0172

DEP File Number

3. The project site is located at:

# 10 Katherines Way

Street Address

Assessors Map: B1 Block: 2

Assessors Map/Plat Number

Avon

City/Town

Plot: 11

Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Terry Edwards

Property Owner (if different)

Norfolk

County

36742

Book

314

Page

Certificate (if registered land)

5. This request is for certification that (check one):

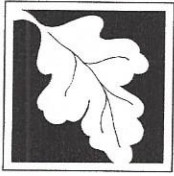
the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

\* See attached Mitigation Completion Plan dated Nov. 12, 2020 that has been submitted for a request for Amended Order of Conditions

the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.





**WPA Form 8A – Request for Certificate of Compliance**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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**A. Project Information (cont.)**

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

No

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**B. Submittal Requirements**

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).



# ***Curley & Hansen***

*Professional Land Surveyors*

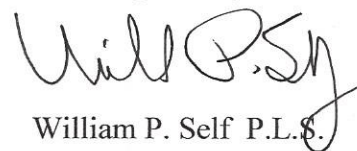
160 Pond Street  
Avon, MA 02322  
Tel. / Fax. (508) 580-2117

William P. Self, P.L.S.

Nov. 23, 2020

I certify that the project located at # 10 Katherine's Way, Avon, Ma. (Order of Conditions recorded at Norfolk County Registry of Deeds Book: 36742 Page: 314, Recording date: April 23, 2019, File #: SE 099-0172) has been completed and is in substantial compliance with the Mitigation Completion Plan dated Nov. 12, 2020 submitted by Curley & Hansen Surveyors.

Respectfully,



William P. Self P.L.S.  
Curley & Hansen Surveyors

**RESIDENTIAL CONDOMINIUM UNIT DEED**

**AMERICAN PROPERTY SOLUTIONS, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY HAVING A PRINCIPAL OFFICE ADDRESS OF 12 LEOS LANE, AVON, MASSACHUSETTS**

For consideration paid and in full consideration of  
**FOUR HUNDRED FORTY-FOUR THOUSAND AND 00/100 DOLLARS**  
**(\$444,000.00)**

Grant to: **JORGE M. BOLANOS AND XOCHILT J. FUENTES, AS HUSBAND AND WIFE, TENANTS BY THE ENTIRETY, HEREAFTER OF 10A KATHERINE'S WAY, AVON, MASSACHUSETTS**

With **QUITCLAIM COVENANTS,**

**Unit 10A ("Unit")** in the condominium known as **10A-10B Katherine's Way Condominium ("Condominium")** created by Master Deed recorded with the Norfolk County Registry of Deeds on 1/9/2020 in Book 37511, Page 141, as amended by instruments of record to include a First Amendment correcting clerical and layout errors regarding Exhibit A recorded with said Deeds in Book 37549, Page 465, in accordance with the provisions of M.G.L. c. 183A ("Master Deed").

**Unit 10A** is laid out as shown on plans filed with the Master Deed and to which is affixed a verified statement in the form provided for in M.G.L. 183A Section 8. Said plan is recorded in the Norfolk County Registry of Deeds on 1/9/2020 in Plan Book 688, Page 28, ("Plans").

**Unit 10A** is conveyed together with:

1. An undivided interest of 50% in the Common Areas and Facilities described in the Master Deed and amendments thereto and **10A-10B Katherine's Way Condominium Trust** and by-laws recorded in said Deeds on 1/9/2020 in Book 37511, Page 153, as amended ("Declaration of Trust").
2. All other rights, easements, agreements, interests and provisions contained in the Master Deed, the Declaration of Trust of the Condominium recorded with said Registry of Deeds, and the Rules and Regulations adopted pursuant thereto, as may be amended from time to time pursuant to the provisions thereof.



3. The Exclusive right to those portions of the Common Areas and Facilities appurtenant to said Unit pursuant to the provisions of the Master Deed, as may be amended from time to time pursuant to the provisions hereof, and as shown on the condominium plan, and any amendments thereto, if any.

Said UNIT is conveyed subject to and with the benefit of:

1. The provisions of M.G.L. c. 183A as the same may be amended from time to time;
2. The provisions of the Master Deed, the Declaration of Trust and the Rules and Regulations, in each case as the same may be amended from time to time pursuant to the provisions thereof;
3. Real estate taxes assessed against the UNIT and the Common Areas and Facilities which are not yet due and payable; and
4. Provisions of existing building and zoning laws.
5. The rights, agreements, easements, restrictions, provisions and interests set forth above, together with any amendments thereto shall constitute covenants running with the land and shall inure to the benefit of and bind, as the case may be, any person having any interest or estate in the Unit, his agents, employees, licensees, visitors and lessees as though the same were fully set forth herein.

Appurtenant to Unit 10B is the exclusive right to use the Yard, the exclusive right to use the Deck, and the exclusive right to use Porch, as shown on the Plans and referenced in the Master Deed.

**The Post Office Address is:** 10A KATHERINE'S WAY, AVON, MASSACHUSETTS 02322

*THIS SALE DOES NOT CONSTITUTE ALL OR SUBSTANTIALLY ALL OF THE ASSETS OF THE LLC IN THE COMMONWEALTH OF MASSACHUSETTS.*

Meaning and intending to describe and convey a portion of the same premises conveyed to Grantor herein by deed filed with the Norfolk County Registry of Deeds in Book 37507, Page 144, with a Confirmatory Deed and Grant of Easement filed with the Norfolk County Registry of Deeds in Book 37536, Page 60.

WITNESS my hand and seal this 14th day of February, 2020.

**American Property Solutions, LLC**

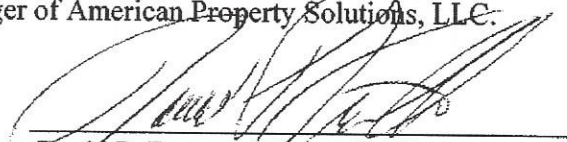


**By: Stephen M. Edwards, duly authorized Manager**

**COMMONWEALTH OF MASSACHUSETTS**

Plymouth, SS.

On this 14<sup>th</sup> day of February, 2020, before me, the undersigned notary public, personally appeared **Stephen M. Edwards**, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name was on the preceding attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Manager of American Property Solutions, LLC.

  
\_\_\_\_\_  
David P. Frenette, Notary Public  
My Commission Expires: October 16, 2020



RECEIVED AND RECORDED  
NORFOLK COUNTY  
REGISTRY OF DEEDS  
DEDHAM, MA

Bk 37573 Pg 488 #10077  
02-03-2020 @ 03:19p

CERTIFY

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

MASSACHUSETTS STATE EXCISE TAX  
Norfolk Registry of Deeds  
Date: 02-03-2020 @ 03:19pm  
Ct1#: 922 Doc#: 10077  
Fee: \$2,166.00 Cons: \$475,000.00

## RESIDENTIAL CONDOMINIUM UNIT DEED

AMERICAN PROPERTY SOLUTIONS, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY HAVING A PRINCIPAL OFFICE ADDRESS OF 12 LEOS LANE, AVON, MASSACHUSETTS

For consideration paid and in full consideration of  
**FOUR HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 DOLLARS**  
(**\$475,000.00**)

Grant to: **ELVIA L. CUNHA AND DANIELSON N. CUNHA, AS WIFE AND HUSBAND,**  
TENANTS BY THE ENTIRETY, HEREAFTER OF 10B KATHERINE'S WAY,  
AVON, MASSACHUSETTS

With **QUITCLAIM COVENANTS,**

**Unit 10B ("Unit")** in the condominium known as **10A-10B Katherine's Way Condominium** ("Condominium") created by Master Deed recorded with the Norfolk County Registry of Deeds on 1/9/2020 in Book 37511, Page 141, as amended, in accordance with the provisions of M.G.L. c. 183A ("Master Deed").

**Unit 10B** is laid out as shown on plans filed with the Master Deed and to which is affixed a verified statement in the form provided for in M.G.L. 183A Section 8. Said plan is recorded in the Norfolk County Registry of Deeds on 1/9/2020 in Plan Book 688, Page 28, ("Plans").

**Unit 10B** is conveyed together with:

1. An undivided interest of 50% in the Common Areas and Facilities described in the Master Deed and amendments thereto and **10A-10B Katherine's Way Condominium Trust** and by-laws recorded in said Deeds on 1/9/2020 in Book 37511, Page 153, as amended ("Declaration of Trust").
2. All other rights, easements, agreements, interests and provisions contained in the Master Deed, the Declaration of Trust of the Condominium recorded with said Registry of Deeds, and the Rules and Regulations adopted pursuant thereto, as may be amended from time to time pursuant to the provisions thereof.
3. The Exclusive right to those portions of the Common Areas and Facilities appurtenant to said Unit pursuant to the provisions of the Master Deed, as may be amended from time to time pursuant to the provisions hereof, and as shown on the condominium plan, and any amendments thereto, if any.

Said UNIT is conveyed subject to and with the benefit of:

1. The provisions of M.G.L. c. 183A as the same may be amended from time to time;
2. The provisions of the Master Deed, the Declaration of Trust and the Rules and Regulations, in each case as the same may be amended from time to time pursuant to the provisions thereof;
3. Real estate taxes assessed against the UNIT and the Common Areas and Facilities which are not yet due and payable; and
4. Provisions of existing building and zoning laws.
5. The rights, agreements, easements, restrictions, provisions and interests set forth above, together with any amendments thereto shall constitute covenants running with the land and shall inure to the benefit of and bind, as the case may be, any person having any interest or estate in the Unit, his agents, employees, licensees, visitors and lessees as though the same were fully set forth herein.

Appurtenant to Unit 10B is the exclusive right to use the Yard, the exclusive right to use the Deck, and the exclusive right to use Porch, as shown on the Plans and referenced in the Master Deed.

**The Post Office Address is:** 10B KATHERINE'S WAY, AVON, MASSACHUSETTS 02322

*THIS SALE DOES NOT CONSTITUTE ALL OR SUBSTANTIALLY ALL OF THE ASSETS OF THE LLC IN THE COMMONWEALTH OF MASSACHUSETTS.*

Meaning and intending to describe and convey a portion of the same premises conveyed to Grantor herein by deed filed with the Norfolk County Registry of Deeds in Book 37507, Page 144, with a Confirmatory Deed and Grant of Easement filed with the Norfolk County Registry of Deeds in Book 37536, Page 60.



WITNESS my hand and seal this 31<sup>st</sup> day of January, 2020.

**American Property Solutions, LLC**

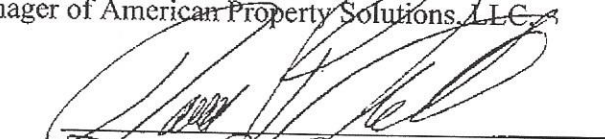


By: Stephen M. Edwards, duly authorized Manager

**COMMONWEALTH OF MASSACHUSETTS**

Norfolk, SS.

On this 31<sup>st</sup> day of January, 2020, before me, the undersigned notary public, personally appeared **Stephen M. Edwards**, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name was on the preceding attached document, and acknowledged to me ~~that~~ he signed it voluntarily for its stated purpose as Manager of American Property Solutions, LLC.

  
David Frenette, Notary Public  
My Commission Expires: 10/16/2020



BASEMEN PLAN

SECOND FLOOR PLAN

- INDICATES COMMON AREA
- INDICATES EXCLUSIVE UNIT 10A KATHERINES WAY
- INDICATES EXCLUSIVE UNIT 10B KATHERINES WAY

I certify this plan has been prepared in conformity with the rules and regulations of the Department of Public Health of the Commonwealth of Massachusetts.

*Sami Kasala P.E.* January 6, 2020 Date  
Sami Kasala P.E.

I certify that this plan fully and accurately depicts the layout, location, unit number, and dimensions of the units as built and further fully depicts all common areas, including the dimensions of all limited or exclusive use common areas and facilities of the building.

*Sami Kasala P.E.* January 6, 2020 Date  
Sami Kasala P.E.



AREA SUMMARY		
	10A	10B
FIRST FLOOR	863 SF	824 SF
SECOND FLOOR	863 SF	833 SF
GARAGE	678 SF	564 SF
BASEMENT	144 SF	787 SF
FRONT PORCH	27 SF	95 SF
DECK	150 SF	150 SF
TOTAL	2725 SF	3253 SF

SITE PLAN

SCALE 1"=30'-0"  
GRAPHIC SCALE

PLANS PREPARED BY  
DESIGN BY SAMI LLC  
81 OCEANSIDE DRIVE, SCITUATE, MA 02066  
Tel: 617-460-1041 Email: info@designbysami.com

688-26-8080

FIRST FLOOR PLAN

SCALE 1"=30'-0"  
GRAPHIC SCALE

**SITE AND FLOOR PLANS**  
10A-10B KATHERINES WAY CONDOMINIUM

10 KATHERINES WAY  
IN  
AVON, MASSACHUSETTS 02322

FOR REGISTRY USE ONLY

Herbert Register of Deeds  
Dorchester, MASS.  
Recorded January 9, 2020  
Book 24, 20  
10A-10B Katherine Way Condo.  
72 Master Deed  
Filed as Page 28  
Plan 688  
Attest: *Sami Kasala*  
Register







The Commonwealth of Massachusetts

City/Town of Avon



Application for Standard Permit

FP-006 (Rev. 1.2018)

Return completed application to:

Permit Number:
City or Town: Avon
Date: 10/24/19

DIG SAFE NUMBER
Start Date:

In accordance with the provisions of M.G.L. Chapter 148, as provided in Section 10A application is hereby made by Joseph Lamparelli, Inc D/B/A Supreme Energy
of 572 East Street, Weymouth MA 02189

for permission to (state clearly purpose for which permit is requested) Install 1-500 gallon underground propane storage tank(s) at 10A Katherine's Way (American Property Solutions 781-828-2477) for heat and hot water

Name of Competent Operator (if applicable) Samuel G Fusco Cert. No. MP License #8898
Date Issued/Rejected 10-25-19 BY [Signature]
Date of expiration NA Fee \$ 25.00 Amount Paid \$ PD 25.00



The Commonwealth of Massachusetts

City/Town of Avon



FP-006 (Rev. 1.1.2015)

PERMIT

City or Town: Avon
Date: 10/24/19
Permit Number (if applicable): 10-25-19

DIG SAFE NUMBER
Start Date:

In accordance with the provisions of M.G.L. Chapter 148, as provided in 10A this permit is granted to Joseph Lamparelli, Inc D/B/A Supreme Energy

for storage of 500 gallons in accordance with 527 CMR 6.00 and NFPA 58
Restrictions: tanks on a firm surface, protected from tipping (underground tank)
at 10A Katherine's Way

Fee Paid \$ 25.00 This permit will expire on
Signature of Official Granting Permit: [Signature] Title: CPO

This permit must be conspicuously posted upon the premises



#21 -



# MASSACHUSETTS UNIFORM APPLICATION FOR A PERMIT TO PERFORM GAS FITTING WORK

# G

TYPE OR PRINT CLEARLY

CITY Avon MA DATE 10/24/19 PERMIT # \_\_\_\_\_

JOB SITE ADDRESS 10A Katherine's Way OWNER'S NAME American Property Solutions LLC

OWNER ADDRESS \_\_\_\_\_ TEL 781-828-2477 FAX \_\_\_\_\_

OCCUPANCY TYPE COMMERCIAL  EDUCATIONAL  RESIDENTIAL

NEW:  RENOVATION:  REPLACEMENT:  PLANS SUBMITTED: YES  NO

APPLIANCES	FLOORS	BSM	1	2	3	4	5	6	7	8	9	10	11	12	13	14
BOILER																
BOOSTER																
CONVERSION BURNER																
COOK STOVE																
DIRECT VENT HEATER																
DRYER																
FIREPLACE																
FRYOLATOR																
FURNACE																
GENERATOR																
GRILLE																
INFRARED HEATER																
LABORATORY COCKS																
MAKEUP AIR UNIT																
OVEN																
POOL HEATER																
ROOM / SPACE HEATER																
ROOF TOP UNIT																
TEST																
UNIT HEATER																
UNVENTED ROOM HEATER																
WATER HEATER																
OTHER <u>underground line to house</u>		<u>1</u>														

### INSURANCE COVERAGE

I have a current liability insurance policy or its substantial equivalent which meets the requirements of MGL. Ch. 142 YES  NO

IF YOU CHECKED YES, PLEASE INDICATE THE TYPE OF COVERAGE BY CHECKING THE APPROPRIATE BOX BELOW

LIABILITY INSURANCE POLICY  OTHER TYPE INDEMNITY  BOND

OWNER'S INSURANCE WAIVER: I am aware that the licensee does not have the insurance coverage required by Chapter 142 of the Massachusetts General Laws, and that my signature on this permit application waives this requirement.

SIGNATURE OF OWNER OR AGENT \_\_\_\_\_

CHECK ONE ONLY: OWNER  AGENT

I hereby certify that all of the details and information I have submitted or entered regarding this application are true and accurate to the best of my knowledge and that all plumbing work and installations performed under the permit issued for this application will be in compliance with all Pertinent provision of the Massachusetts State Plumbing Code and Chapter 142 of the General Laws.

PLUMBER-GASFITTER NAME Samuel G Fusco LICENSE # 8898 SIGNATURE

MP  MGF  JP  JGF  LPGI  CORPORATION  # 4180 PARTNERSHIP  # \_\_\_\_\_ LLC  # \_\_\_\_\_

COMPANY NAME: Joseph Lamparelli Inc D/B/A Supreme Energy ADDRESS 572 East Street

CITY Weymouth STATE MA ZIP 02189 TEL 781-331-7900

FAX 781-335-0283 CELL 781-635-9269 EMAIL gfusco@supremeenergy.com





**SUPREME**  
ENERGY INC  
572 EAST STREET  
EAST WEYMOUTH, MA 02189

WEYMOUTH BANK  
S. WEYMOUTH, MA 02190

7619

53-7210/2113

10/24/2019

PAY TO THE  
ORDER OF

Town of Avon

\$ \*\*70.00

Seventy and 00/100 \*\*\*\*\* DOLLARS

Town of Avon  
Inspection Department  
65 East Main Street  
Avon, MA 02322



MEMO

⑈007619⑈ ⑆211372103⑆ 1950 712 8⑈

SUPREME ENERGY INC

7619

Town of Avon

Date	Type	Reference	Original Amt.	Balance Due	10/24/2019 Discount	Payment
10/24/2019	Bill	456332/10AKathrnFitt	35.00	35.00		35.00
10/24/2019	Bill	456332/10BKathrnFitt	35.00	35.00		35.00
Check Amount						70.00

Coastal Heritage Bank

70.00

SUPREME ENERGY INC

7619

Town of Avon

Date	Type	Reference	Original Amt.	Balance Due	10/24/2019 Discount	Payment
10/24/2019	Bill	456332/10AKathrnFitt	35.00	35.00		35.00
10/24/2019	Bill	456332/10BKathrnFitt	35.00	35.00		35.00
Check Amount						70.00

Coastal Heritage Bank

70.00

0950011113-1

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 800-862-7577

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0186F00101

DP1234 37K0407 10/12/2018 15:50 384



# The Commonwealth of Massachusetts

City/Town of Avon



## Application for Standard Permit

FP-006  
(Rev. 1.2018)

Return completed application to: \_\_\_\_\_

Permit Number: \_\_\_\_\_

City or Town: Avon

Date: 10/24/19

DIG SAFE NUMBER

Start Date: \_\_\_\_\_

In accordance with the provisions of M.G.L. Chapter 148, as provided in Section 10A application is hereby made by Joseph Lamparelli, Inc D/B/A Supreme Energy 781-331-7900  
(Full Name of Person, Firm or Corporation) (Phone Number)  
of 572 East Street, Weymouth MA 02189  
(Address: Street or P.O. Box, City or Town, Zip Code)

for permission to (state clearly purpose for which permit is requested) Install 1-500 gallon underground propane storage tank(s) at 10B Katherine's Way (American Property Solutions 781-828-2477) for heat and hot water

Name of Competent Operator (if applicable) Samuel G Fusco Cert. No. MP License #8898

Date Issued/Rejected 10-25-19 By [Signature] [Signature]  
(Signature of Applicant)

Date of expiration N/A Fee \$ 25.00 Amount Paid \$ 25.00

2



# The Commonwealth of Massachusetts

City/Town of Avon



## PERMIT

FP-006  
(Rev. 1.1.2015)

City or Town: Avon

Date: 10/24/19

Permit Number (if applicable): \_\_\_\_\_

DIG SAFE NUMBER

Start Date: \_\_\_\_\_

In accordance with the provisions of M.G.L. Chapter 148, as provided in 10A this permit is granted to Joseph Lamparelli, Inc D/B/A Supreme Energy  
(Full Name of Person, Firm or Corporation)

for storage of 500 gallons in accordance with 527 CMR 6.00 and NFPA 58

Restrictions: tanks on a firm surface, protected from tipping (underground tank)

at 10B Katherine's Way  
(Street and # or Describe Location for Adequate Identification)

Fee Paid \$ 25.00 This permit will expire on \_\_\_\_\_

Signature of Official Granting Permit: [Signature] Title [Signature]

This permit must be conspicuously posted upon the premises



455-



### MASSACHUSETTS UNIFORM APPLICATION FOR A PERMIT TO PERFORM GAS FITTING WORK

CITY Avon MA DATE 10/24/19 PERMIT # \_\_\_\_\_

JOB SITE ADDRESS 10B Katherine's Way OWNER'S NAME American Property Solutions LLC

OWNER ADDRESS \_\_\_\_\_ TEL 781-828-2477 FAX \_\_\_\_\_

OCCUPANCY TYPE COMMERCIAL  EDUCATIONAL  RESIDENTIAL

NEW:  RENOVATION:  REPLACEMENT:  PLANS SUBMITTED: YES  NO

**G**  
TYPE OR  
PRINT  
CLEARLY

APPLIANCES ?	FLOORS-->	BSM	1	2	3	4	5	6	7	8	9	10	11	12	13	14
BOILER																
BOOSTER																
CONVERSION BURNER																
COOK STOVE																
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DRYER																
FIREPLACE																
FRYOLATOR																
FURNACE																
GENERATOR																
GRILLE																
INFRARED HEATER																
LABORATORY COCKS																
MAKEUP AIR UNIT																
OVEN																
POOL HEATER																
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ROOF TOP UNIT																
TEST																
UNIT HEATER																
UNVENTED ROOM HEATER																
WATER HEATER																
OTHER   <u>underground line to house</u>		<u>1</u>														

#### INSURANCE COVERAGE

I have a current liability insurance policy or its substantial equivalent which meets the requirements of MGL. Ch. 142 YES  NO

IF YOU CHECKED YES, PLEASE INDICATE THE TYPE OF COVERAGE BY CHECKING THE APPROPRIATE BOX BELOW

LIABILITY INSURANCE POLICY  OTHER TYPE INDEMNITY  BOND

OWNER'S INSURANCE WAIVER: I am aware that the licensee does not have the insurance coverage required by Chapter 142 of the Massachusetts General Laws, and that my signature on this permit application walves this requirement.

SIGNATURE OF OWNER OR AGENT \_\_\_\_\_

CHECK ONE ONLY: OWNER  AGENT

I hereby certify that all of the details and information I have submitted or entered regarding this application are true and accurate to the best of my knowledge and that all plumbing work and installations performed under the permit issued for this application will be in compliance with all pertinent provision of the Massachusetts State Plumbing Code and Chapter 142 of the General Laws.

PLUMBER-GASFITTER NAME Samuel G Fusco LICENSE # 8898 SIGNATURE

MP  MGF  JP  JGF  LPGI  CORPORATION  # 4160 PARTNERSHIP  # \_\_\_\_\_ LLC  # \_\_\_\_\_

COMPANY NAME: Joseph Lamparelli Inc D/B/A Supreme Energy ADDRESS 572 East Street

CITY Weymouth STATE MA ZIP 02189 TEL 781-331-7900

FAX 781-335-0283 CELL 781-635-9269 EMAIL gfusco@supremeenergy.com

CHECK: 7620 50.00, Date: 10/30/2019

**7620**

10/30/2019

7620

City and County

Town of Ames  
Fire Department  
100 Main Street  
Ames, IA 50222

*[Signature]*

⑆000120⑆ ⑆211192102⑆ 1950 712 ⑆

⑆000120⑆ ⑆211192102⑆ 1950 712 ⑆

⑆000120⑆ ⑆211192102⑆ 1950 712 ⑆



**SUPREME**  
ENERGY INC  
572 EAST STREET  
EAST WEYMOUTH, MA 02189

WEYMOUTH BANK  
S. WEYMOUTH, MA 02190

7620

63-7210/2113

10/24/2019

PAY TO THE  
ORDER OF

Town of Avon

\$ \*\*50.00

Fifty and 00/100 \*\*\*\*\* DOLLARS

Town of Avon  
Fire Department  
150 Main Street  
Avon, MA 02322

MEMO

⑈007620⑈ ⑆211372103⑆ 1950 712 8⑈

SUPREME ENERGY INC

7620

Town of Avon

Date	Type	Reference	Original Amt.	Balance Due	10/24/2019 Discount	Payment
10/24/2019	Bill	456962/10BKathrnsPro	25.00	25.00		25.00
10/24/2019	Bill	456962/10AKathrnsPro	25.00	25.00		25.00
Check Amount						50.00

Coastal Heritage Bank

50.00

SUPREME ENERGY INC

7620

Town of Avon

Date	Type	Reference	Original Amt.	Balance Due	10/24/2019 Discount	Payment
10/24/2019	Bill	456962/10BKathrnsPro	25.00	25.00		25.00
10/24/2019	Bill	456962/10AKathrnsPro	25.00	25.00		25.00
Check Amount						50.00

Coastal Heritage Bank

50.00

8F56C1N000-1

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 800-962-7273

CBLLX20010006 81665003017

Safeguard

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