



March 5, 2021

Mr. David R. Consigli
Chairman, Zoning Board of Appeals
Town of Milford
52 Main Street
Milford, MA. 01757

Re: The Residences at Stone Ridge *Phase II* – Comprehensive Permit Application
Response to requests for Information

Dear Chairman Consigli and Board Members:

The purpose of this letter to provide responses to several questions and informational requests made at the February 3, 2021 ZBA hearing.

1. ZBA: Does the Applicant have the legal right to install the proposed storage tank in Deer Street (as requested by Town of Milford Sewer Department)?

Response: Yes. Please refer to Exhibit A which shows the lots comprising the Stone Ridge development including Deer Street and the segment of Deer Street referred to as the “Deer Street Extension”. Please also refer to the Applicant’s deed (previously submitted with the Comprehensive Permit application and re-attached for convenience). As noted in the deed for the subject parcels, the land was “*conveyed together with the right and easement to use Deer Street and Deer Street Extension as shown on said plan for the benefit of the premises hereby conveyed...*”

“*Said premises are hereby conveyed together with the non-exclusive right and easement to improve said Deer Street and the Deer Street Extension as shown on said plan and to install all utilities and other infrastructure over, in and under the same.*” (emphasis added)

Per the rights granted, the Applicant has constructed the Deer Street roadway including the bridge to span over the Charles River, and has installed all necessary utilities to serve the various projects within the development. The roadway, water and sewer infrastructure, and all roadway costs are privately maintained and funded by the users of the development based on their proportionate share of land in the overall development. This arrangement is typical and customary for mixed use developments containing multiple private owners. The maintenance, repair and any and all costs associated with the sewer storage tank, pump, equipment, etc. will remain privately owned and maintained.

2. ZBA: Please provide an estimate of the proposed project's number of school aged children likely to attend Milford public schools.

Response: Please see Exhibit B

Very truly yours,

A handwritten signature in black ink, appearing to read "Israel Lopez", with a long horizontal flourish extending to the right.

Israel Lopez
The Gutierrez Company
Managing Director of Development

Cc: Gerald Moody, Esq.

Exhibit "A"
Lot Plan and Deeds

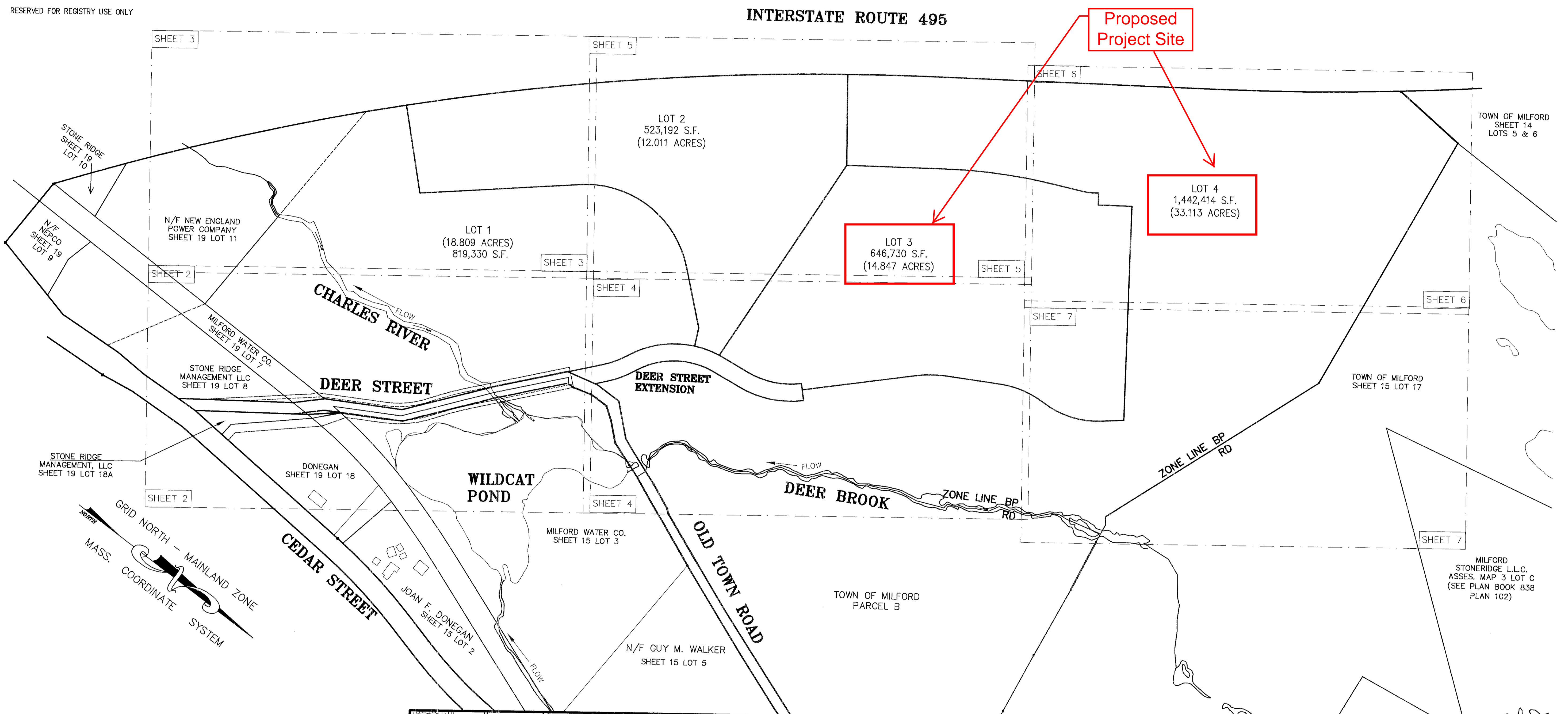
WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 253 PLAN 93
Received 2-16-07
2 h 18 m P M
Sheet 1 of 7
With Doc. # _____
In BOOK _____ PAGE _____
Fee \$ 575-
ATTEST: *[Signature]*
Register

- NOTES:
1. THIS PLAN REFERS TO THE MILFORD ASSESSORS ATLAS SHEET 15 LOT 4, SHEET 14 LOTS 1, 2, 3, 4 AND A, AND SHEET 19 LOT 8 AND LOT 18A.
 2. SEE DEED BOOK 23093 PAGE 344, BOOK 35953 PAGE 398. ALSO SEE PLAN BOOK 8 PLAN 26, BOOK 24 PLAN 40, BOOK 544 PLAN 120, BOOK 581 PLAN 34, AND BOOK 794 PLANS 36 AND 37 ALL RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS.
 3. ZONING DISTRICT - PARCEL A - BP - BUSINESS PARK
 4. SEE ARTICLE 26 OF THE ANNUAL MILFORD TOWN MEETING DATED MAY 20, 2002.

5. THIS PLAN IS SUBJECT TO COVENANTS DATED _____ TO BE RECORDED WITH THIS PLAN.
6. THE SUBDIVIDER OF RECORD SHALL RETAIN TITLE TO THE FEE OF THE NEW WAYS SHOWN ON THIS PLAN. THE SUBDIVIDER OF RECORD SHALL ALSO BE RESPONSIBLE FOR THE MAINTANANCE AND UPGRADING OF THOSE NEW WAYS AND THE PUBLIC PORTION OF DEER STREET, SUBJECT TO THE EASEMENT AGREEMENTS FOUND IN DEED BOOK 35954 PAGE 1.
7. SEE EXISTING CONDITONS PLANS, GRADING PLANS, PROFILES AND DETAIL SHEETS ON FILE WITH THE TOWN CLERK AND PLANNING BOARD.

Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-8243

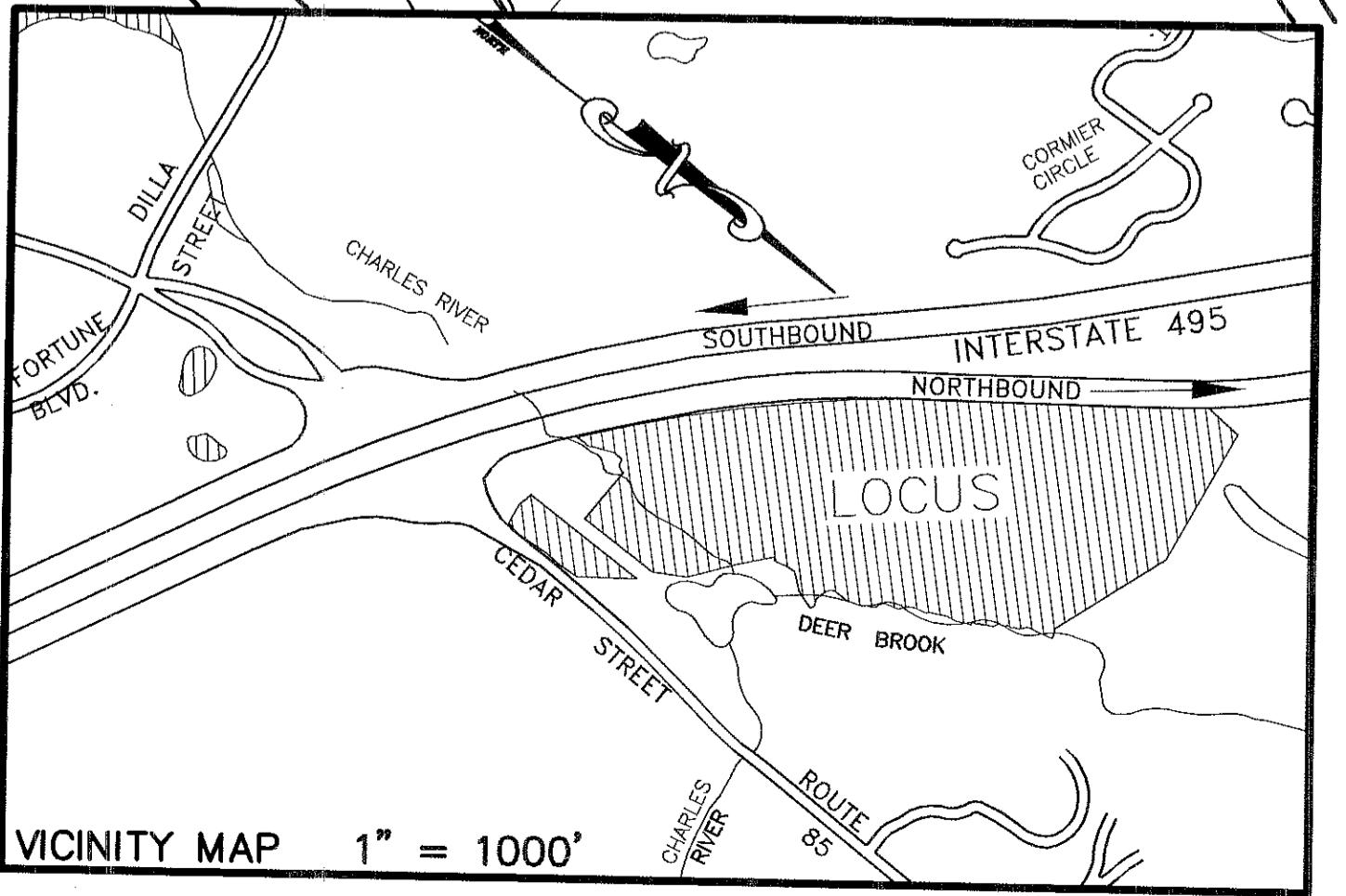
VHIB
Vanasse Hangen Brustlin, Inc.
101 Walnut Street, P.O. Box 9151
Watertown, Massachusetts 02272
617 924 1770 & FAX 617 924 2286



APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
MILFORD PLANNING BOARD
[Signatures]
DATE: Feb 6, 2007

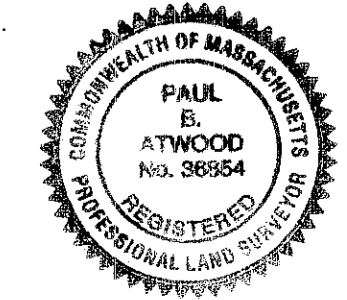
LEGEND

	STONEWALL
	MASS HIGHWAY STONE BOUND
	WORCESTER COUNTY HIGHWAY BOUND
	DRILL HOLE



THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN WAS RECORDED BY ME ON Sept. 30, 2006 AT 12:49pm AND NO NOTICE OF APPEAL FROM SUCH APPROVAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH APPROVAL.
[Signature] TOWN CLERK FEB. 1, 2007 DATE

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."
[Signature] 8/15/06 DATE
P.L.S. _____



STONE RIDGE
SUBDIVISION PLAN
IN
MILFORD, MA
OWNER: STONE RIDGE MANAGEMENT, LLC
APPLICANT: THE GUTIERREZ COMPANY
PREPARED BY: Vanasse Hangen Brustlin, Inc.
Consulting Engineers & Planners
101 Walnut Street
Watertown, MA 02471-9151 617/924-1770
AND: Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 West Street
Milford, MA 01757
SCALE: 1 INCH = 150 FEET DATE: AUGUST 15, 2006

P:\68860\DWG\67156\Definitive\8-15-06-Defin-150-40-SCALES-DWG

G-7156



Bk: 40682 Pg: 313 Doc: DEED
Page: 1 of 8 02/16/2007 02:32 PM

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 02/16/2007 02:32 PM
Ctrl# 061364 23324 Doc# 00021333
Fee: \$4,788.00 Cons: \$1,050,000.00

Quitclaim Deed

Stone Ridge Management, LLC a Massachusetts limited liability company, with an address c/o Bernard J. Pointer, 11 Crestwood Drive, Hollis, NH 03049 ("Grantor")

in consideration of One Million Fifty Thousand Dollars (\$1,050,000.00) paid,

Grants to Arturo J. Gutierrez, John A. Cataldo and Arthur J. Gutierrez, Jr., Trustees under a declaration of trust entitled "Cedar Street Realty Trust", dated January 15, 2007, recorded with the Worcester County Registry of Deeds in Book 40546, Page 357, having offices at Burlington Office Park, One Wall Street, Burlington, MA 01803 ("Grantee").

with **Quitclaim Covenants**

PARCEL 1:

The land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated Northeasterly of but not adjacent to Interstate Route 495, a limited access highway and on the Westerly side of Cedar Street but not adjacent thereto being shown as "Lot 3, 646,730 S.F. (14.847 acres)" on a plan of land entitled "Subdivision Plan in Milford, MA", Owner: Stone Ridge Management, LLC, Applicant: The Gutierrez Company, Prepared by: Vanasse Hangen Brustlin, Inc. and Guerriere & Halnon, Inc., Scale 1 inch = 150 Feet, dated August, 15, 2006, recorded with Worcester County Registry of Deeds in Plan Book 853, Plan 93 (the "Subdivision Plan"), reference to said plan is hereby made for a more particular description.

Said premises are hereby conveyed together with the right and easement to use Deer Street and the Deer Street extension as shown on said plan for the benefit of the premises hereby conveyed, as the same may from time to time be improved, together with all others entitled thereto, for all purposes as streets and ways are used in said Town of Milford.

Said premises are hereby conveyed together with the right and easements to improve said Deer Street and the Deer Street extension as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

The Grantor reserves to itself, its grantees, successors and assigns, the fee in the ways shown on said plan as Deer Street, Deer Street Extension and Old Town Road.

The Grantor reserves to itself, its grantees, successors and assigns, together with the Grantee herein, the rights and easements to improve said Deer Street and the Deer Street extension as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

Lot 3 and Parcel 19-8 off Cedar St., Milford

PLEASE RETURN TO: JOANN ALLAN
FIRST AMERICAN TITLE INSURANCE COMPANY
101 HUNTINGTON AVENUE, 13TH FLOOR
BOSTON, MA 02199

1

NELSON DOLOMEN

20,176-A

13

8

The within described premises are conveyed subject to the following easements in favor of the Grantor, its grantees, successors and assigns, in, over and upon said Lot 3 for the benefit of Grantor's remaining land shown on said Plan as Lots 1, 2 and 4: (i) to use, connect to, install and maintain any and all utilities now or hereafter located thereon, and (ii) to use, connect to, install and maintain any and all driveways, passageways, accesses, exits and the like now or hereafter located thereon, provided that the same (a) shall be at Grantor's sole cost and expense and (b) shall be in specific locations specifically approved by Grantee, not to be unreasonably withheld so long as the same do not adversely affect Grantee's development, construction and use of said Lot 3 and the improvements now or hereafter located thereon, which such locations shall be confirmed in a formal easement agreement to be executed between Grantor and Grantee, subject to future relocation rights in favor of Grantee, at its expense.

Being a portion of the premises conveyed to Stone Ridge Management, LLC, by deed of Mastroianni Family, Inc., dated October 2, 2000, and recorded in the Worcester County Registry of Deeds in Book 23093, Page 344 and Fiduciary Deed from James K. Holland dated November 1, 2002, recorded in the Worcester County Registry of Deeds in Book 28039, Page 172.

Together with all our right, title and interest in and to the portion of said Lot 3 contained within the bounds of Milford Assessors Parcel 14-0-2.

PARCEL 2:

An Easement in, over and under that certain parcel of land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated at the intersection of Deer Street, Deer Street Extension and Old Town Way, being shown as on a plan of land entitled "Easement, Plan of Land in Milford, Mass., Owner: Stone Ridge Management, LLC," dated February 2, 2007, by Guerriere & Halnon, Inc., recorded with said Registry herewith in Plan Book 853, Plan 94, being bounded and described as follows

Beginning at a point at the intersection of the Northeasterly side of the Deer Street Extension and the Easterly side of Old Town Road; thence

Northerly on the Northeasterly side of the Deer Street Extension 60.71 feet to the intersection of the Northeasterly side of Deer Street Extension and the Northwesterly side of Old Town Road; thence

S 13° 35' 22" E a distance of 86.43 feet; thence

N 48° 24' 46" E distances of 16.64 and 20.49 (total 37.13) feet; thence

N 04° 39' 30" W a distance of 15.98 feet; thence

3.70 feet to the point of beginning.

Said easement is hereby conveyed with the right and easements to use said premises, together with all others entitled thereto, for all purposes for which streets and ways are

used in the Town of Milford and together with the Grantor, its grantees, successors and assigns to improve said premises as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

The Grantor reserves to itself the fee in the ways shown on said plan as Deer Street, Deer Street extension and Old Town Way.

Being a portion of the premises conveyed to the Grantor by deed of Mastroianni Family, Inc., dated October 2, 2000, and recorded with said Registry in Book 23093, Page 344.

PARCEL 3:

The land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated on the Westerly side of Cedar Street being shown as "Sheet 19, Lot 8, Area = 2.97 ± Acres" on a plan of land entitled "Plan of Land in Milford, MA", Owner: Stone Ridge Management, LLC, Prepared by: Guerriere & Halnon, Inc., Scale 1 inch = 40 Feet, dated January 31, 2007, recorded with said Registry in Plan Book 853, Plan 95 bounded and described as follows:

Beginning at a point on Cedar Street 197.86' S13 ° 53' 09" W from the boundary line of Interstate Route 495; thence

S 82° 23' 44" W	by land n/f of New England Power Company, a distance of 121.09'; thence
N 75° 49' 55" W	by said New England Power Company land, a distance of 83.25'; thence
N 01° 05' 05" W	by land n/f of Milford Water Co., a distance of 756.01'; thence
S 35° 26' 00"E	by Deer Street, a distance of 335.25'; thence
S 02° 14' 54" E	by Cedar Street, a distance of 121.53'; thence
S 02° 53' 06"W	by said Cedar Street, a distance of 100.50'; thence
S 02° 52' 35" E	by said Cedar Street, a distance of 195.00'; thence
S 13° 53' 09" W	by said Cedar Street, a distance of 72.63', to the point of beginning.

To the extent that the Grantor is the owner of any of the fee in the way shown on said Subdivision Plan as "Deer Street", the Grantor reserves to itself said fee in said way. Notwithstanding the foregoing, the Grantor grants to the Grantee the right and easement to use said Deer Street, together with all others entitled thereto, for all purposes streets

and ways are used in the Town of Milford. The Grantor further grants to the Grantee a right to install and maintain utilities in, over and under said Deer Street.

Being a portion of the premises conveyed to the grantor by deed of the Trustees of the H.E. Fletcher Liquidating Trust, dated March 16, 2001, recorded with said Registry in Book 23697, Page 196.

PARCEL 4:

A certain parcel of land located on the westerly side of Cedar Street and the northeasterly side of Deer Street in the Town of Milford, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a Worcester County Highway bound at the southeasterly end of said Deer Street on the westerly side of said Cedar Street as shown on a plan hereinafter referred to;

Thence N. 35° 26' 00" W. distance of 329.29 feet along the northeasterly side of said Deer Street to a point at land of the Milford Water Company;

Thence northerly along the arc of a curve to the right, having a radius of 1399.69 feet, a central angle of 00° 41' 48", and an arc length of 17.02 feet by land of said Milford Water Company to a point at Lot 1;

Thence S. 41° 49' 21" E. a distance of 238.15 feet by said Lot 1 to a point;

Thence S. 85° 27' 00" E. a distance of 40.00 feet by said Lot 1 to a point on the westerly side of said Cedar Street;

Thence 5. 04° 33' 00" W. a distance of 105.00 feet by the westerly sideline of said Cedar Street to the point of beginning.

The above described parcel contains 9,563 square feet, more or less, and is shown as Parcel A on a plan entitled "Plan of Land in Milford, Mass., Owners: Joseph P. and Diane M. Donegan, Parcel A & C, Joan F. Donegan Parcel B & Lot 2, Scale: 60 feet to an inch, Date: January 17, 2002, Guerriere & Halnon, Inc., 333 West Street, Milford, Mass. 01757" recorded with said Registry in Plan Book 777, Plan 52.

To the extent that the Grantor is the owner of any of the fee in the way shown on said plan as "Deer Street" the Grantor reserves said fee in said way. Notwithstanding the foregoing, the Grantor grants to the Grantee the right and easement to use said Deer Street together with all others entitled thereto for all purposes streets and ways are used in the Town of Milford. The Grantor further grants to the Grantee a right to install and maintain utilities in, over and under said Deer Street.

For Grantor's title see deed dated February 8, 2002, recorded with said Registry in Book 25990, Page 322.

Said premises are hereby conveyed together with the benefit and the right to use and employ, together with the Grantee, and others if any entitled thereto, the easements conveyed to the Grantor by Easement Deed of the Milford Water Department, dated March 19 2003,, and recorded with said Registry in Book 35954, Page 1, specifically including "EASEMENT A – MILFORD WATER CO.", "EASEMENT B" and "EASEMENT C" referenced therein, which such easements are more particularly described on a plan entitled "Easement Plan of Land in Milford, MA, Owners: Stone Ridge Management, LLC & Milford Water Company, Scale: 40 Feet To An Inch, Date: November 25, 2002, Guerriere & Halnon, Inc., Engineering & Land Surveying, 333 West Street, Milford, Mass. 01757" (Revised 2-28-03), said plan being recorded in the Worcester District Registry of Deeds as Plan Book 794, Plan 36, as follows:

Said "EASEMENT A-MILFORD WATER CO." is more particularly bounded and described on said plan as follows:

A certain parcel of land located northwesterly of Cedar Street and Deer Street in the Town of Milford, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the northeasterly side of Deer Street at land of Milford Water Company as shown on a plan hereinafter referred to;

THENCE southerly along the arc of a curve to the left, having a radius of 1465.69 feet, an arc length of 31.00 feet by said Deer Street to a point at land of Stone Ridge Management, LLC, said point being on the centerline of the old road known as Deer Street;

THENCE N 29° 32' 25" W, a distance of 199.02 feet to a point;

THENCE N 51° 29' 39" W, a distance of 276.13 feet to a point;

THENCE N 48° 56' 13" W, a distance of 226.07 feet to a point, the previous three (3) courses being on the centerline of said Deer Street;

THENCE N 48° 24' 46" E, a distance of 20.49 feet to a point;

THENCE N 04° 39' 40" W, a distance of 1.69 feet to a point, the previous five (5) courses being by land of said Stone Ridge Management, LLC;

THENCE S 48° 56' 13" E, a distance of 292.12 feet to a point of curvature;

THENCE Southeasterly along the arc of a curve to the left, having a radius of 980.00 feet, an arc length of 115.78 feet to a point of reverse curvature;

THENCE southeasterly along the arc of a curve to the right, having a radius of 320.00 feet, an arc length of 146.14 feet to a point of tangency;

THENCE S 29° 32' 25" E distance of 124.94 feet to the point of beginning, the previous four (4) courses being on land of said Milford Water Company.

The above described "EASEMENT A-MILFORD WATER CO." contains 13,193 square feet, more or less, comprises the northeasterly portion of a 40 foot wide Permanent Right of Way Easement, as shown on said plan.

Said "EASEMENT B" is more particularly bounded and described on said plan as follows:

A certain parcel of land located on the northeasterly side of Deer Street and northwesterly of Cedar Street in the Town of Milford, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the northeasterly side of Deer Street said point being N 35° 26' 00" W distance of 329.29 from a Worcester County Highway bound at Parcel A as shown on a plan hereinafter referred to;

THENCE N 39° 47' 24" W distance of 97.20 feet along the northeasterly side of said Deer Street to a point at land of Milford Water Company;

THENCE S 47° 25' 08" W distance of 85.24 feet on other land of said Milford Water Company to a point at land of Stone Ridge Management, LLC, Parcel A;

THENCE southerly along the arc of a curve to the left, having a radius of 1399.69 feet, an arc length of 17.02 feet by land of said Stone Ridge Management, LLC, Parcel A to the point of beginning.

The above described "EASEMENT B" contains 550 square feet, more or less, according to said plan.

Said "EASEMENT C" is more particularly bounded and described according to said plan, as follows:

A certain parcel of land located on the southwesterly side of Deer Street and northwesterly of Cedar Street in the Town of Milford, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the southwesterly side of Deer Street said point being N35° 26' 00" W distance of 335.25 from the westerly sideline of Cedar Street at land of Stone Ridge Management, LLC, as shown on a plan hereinafter referred to;

THENCE N 48° 50' 24" W distance of 86.20 feet on land of Milford Water Company to a point at land of Stone Ridge Management, LLC;

THENCE northerly along the arc of a curve to the right, having a radius of 1465.69 feet, an arc length of 12.42 feet by land of said Stone Ridge Management, LLC, to a point on the southwesterly side of said Deer Street;

THENCE S 43° 01' 01" E distance of 94.57 feet along the southwesterly side of said Deer Street to the point of beginning.

The above described "EASEMENT C" contains 414 square feet, more or less, according to said plan.

Being the same premises conveyed to Stone Ridge Management, LLC, by Easement Deed from the Milford Water Company dated March 19, 2003, recorded in Book 35954, Page 1.

This conveyance shall not constitute the sale of all of, or substantially all of, Grantor's assets in the Commonwealth of Massachusetts.

Remainder of Page Intentionally Left Blank

Signature Page to Follow

IN WITNESS WHEREOF, the undersigned has executed these presents under seal as of this 15th day of February, 2007.

Stone Ridge Management, LLC

By: *Bernard J. Pointer*
Bernard J. Pointer, Manager

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX

On this 15th day of February, 2007, before me, the undersigned notary public, personally appeared Bernard J. Pointer, to me through satisfactory evidence of identification, which was a photo-identification (New Hampshire Drivers License) 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 and that the foregoing was his free act and deed as said Manager of Stone Ridge Management, LLC.

Francis P. Balas
Francis P. Balas - Notary Public
My commission expires: 12/7/2012





Bk: 42514 Pg: 281
Page: 1 of 4 03/05/2008 03:56 PM WD

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 03/05/2008 03:56 PM
Ctrl# 072798 19874 Doc# 00023566
Fee: \$4,788.00 Cons: \$1,050,000.00

Quitclaim Deed

Stone Ridge Management, LLC a Massachusetts limited liability company with a registered office at Chelmsford, Middlesex County, Commonwealth of Massachusetts ("Grantor") in consideration of One Million Fifty Thousand Dollars (\$1,050,000.00) paid,

Grants to Arturo J. Gutierrez, John A. Cataldo and Arthur J. Gutierrez, Jr., Trustees under a declaration of trust entitled "Cedar Street Realty Trust", dated January 15, 2007, recorded with the Worcester County Registry of Deeds in Book 40546, Page 357, having offices at Burlington Office Park, One Wall Street, Burlington, MA 01803 ("Grantee").

with **Quitclaim Covenants**

Parcel 1:

The land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated Northeasterly of but not adjacent to Interstate Route 495, a limited access highway and on the Westerly side of Cedar Street but not adjacent thereto being shown as "Lot 4" on a plan of land entitled "Subdivision Plan in Milford, MA", Owner: Stone Ridge Management, LLC, Applicant: The Gutierrez Company, Prepared by: Vanasse Hangen Brustin, Inc. and Guerrire & Halnon, Inc., Scale 1 inch = 150 Feet, dated August, 15, 2006, recorded with said Deeds in Plan Book 853, Plan 93.

Said Lot 4 contains 1,442,414 square feet of land or 33.113 acres, more or less, according to said plan.

Said premises are hereby conveyed together with the right and easement to use Deer Street and the Deer Street extension as shown on said plan for the benefit of the premises hereby conveyed, as the same may from time to time be improved, together with all

Lot 4 Cedar St Milford

④

JD

others entitled thereto, for all purposes as streets and ways are used in said Town of Milford.

Said premises are hereby conveyed together with the non-exclusive right and easement to improve said Deer Street and the Deer Street extension as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

Excepting therefrom the fee in the ways shown on said plan as Deer Street Extension and Old Town Road, which were reserved by Stone Ridge Management, LLC, for itself, its grantees, successors and assigns.

Said premises are hereby conveyed together with all right, title and interest of Stone Ridge Management, LLC, in and to the portion of said Lot 4 contained within the bounds of Milford Assessors Parcel 14-0-2.

Parcel 2:

An easement in, over and under that certain parcel of land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated at the intersection of Deer Street, Deer Street Extension and Old Town Way, being shown as on a plan of land entitled "Easement, Plan of Land in Milford, Mass., Owner: Stone Ridge Management, LLC," dated February 2, 2007, by Guerriere & Halnon, Inc., recorded with said Registry herewith in Plan Book 853, Plan 94, being bounded and described as follows:

Beginning at a point at the intersection of the Northeasterly side of the Deer Street Extension and the Easterly side of Old Town Road; thence

Northerly on the Northeasterly side of the Deer Street Extension 60.71 feet to the intersection of the Northeasterly side of Deer Street Extension and the Northwesterly side of Old Town Road; thence

S 13° 35' 22" E a distance of 86.43 feet; thence

N 48° 24' 46" E distances of 16.64 and 20.49 (total 37.13) feet; thence

N 04° 39' 30 W a distance of 15.98 feet; thence

3.70 feet to the point of beginning.

Said easement consists of the right and easement to use said premises, together with all others entitled thereto, for all purposes for which streets and ways are used in the Town of Milford, and together with the Stone Ridge Management, LLC, its grantees, successors and assigns, to improve said premises as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

Being a portion of the premises conveyed to Stone Ridge Management, LLC, by deed of Mastroianni Family, Inc., dated October 2, 2000, and recorded in the Worcester County Registry of Deeds in Book 23093, Page 344; Fiduciary Deed from James K. Holland dated November 1, 2002, recorded with said Deeds in Book 28039, Page 172; and by

deed from the Inhabitants of the Town of Milford acknowledged February 27, 2003, recorded with said Deeds in Book 35953, Page 398.

This conveyance shall not constitute the sale of all of, or substantially all of, Grantor's assets in the Commonwealth of Massachusetts.

Remainder of Page Intentionally Left Blank

Signature Page to Follow

IN WITNESS WHEREOF, the undersigned has executed these presents under seal as of this 14th day of March, 2008.

Stone Ridge Management, LLC

By: Bernard J. Pointer
Bernard J. Pointer, Manager

By: Louis L. Frank
Louis L. Frank, Manager

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX

On this 14th day of March, 2008, before me, the undersigned notary public, personally appeared Bernard J. Pointer and Louis L. Frank, to me through satisfactory evidence of identification, which was a photo-identification (New Hampshire Drivers License) 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 and that the foregoing was his free act and deed as said Manager of Stone Ridge Management, LLC.

Francis P. Balas
Francis P. Balas - Notary Public
My commission expires: 12/7/2012



Exhibit "B"

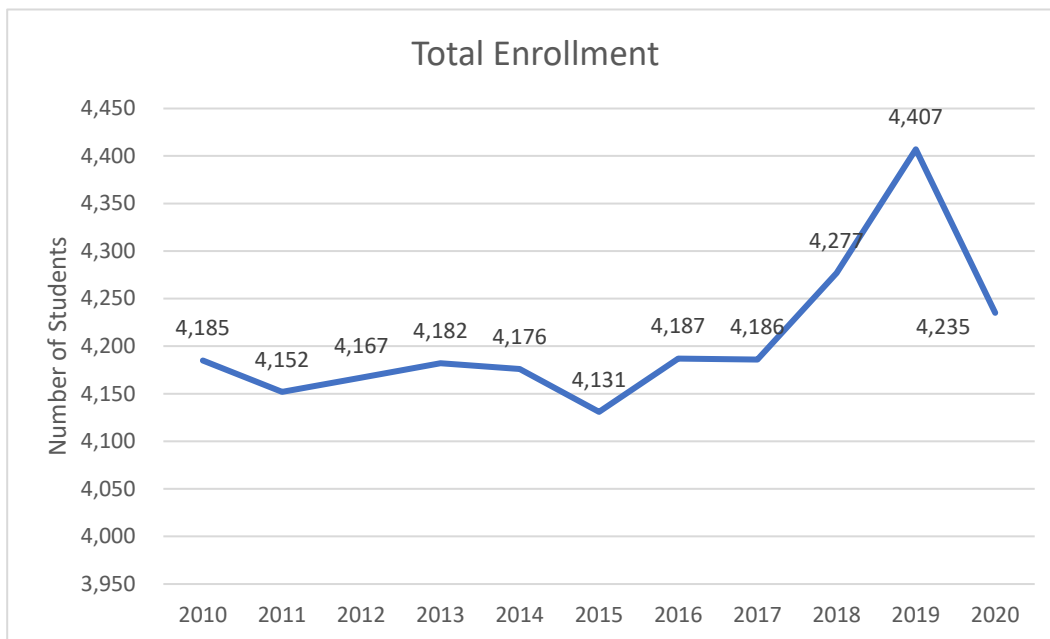
Residences at Stone Ridge Estimated School Aged

Over the past 15 years multiple studies have examined the link between school enrollment and individual housing developments and found that there was no meaningful correlation between housing production rates and enrollment growth. One such study, was conducted by The Massachusetts Area Planning Council (MAPC)¹. They examined housing permit and enrollment trends across 234 public school districts over six years (from 2010 to 2016) and found that while it is true that schoolchildren occupying new housing units may cause a marginal change in enrollment, they are one small factor among many. In cities and towns with the most rapid housing production, enrollment barely budged; and most districts with the largest student increases saw very little housing unit change. The study concluded that the rate of housing unit growth is not a useful predictor of overall enrollment change, nor is rapid housing development a precondition to sudden enrollment increases. It appears that broad demographic trends, parental preferences, and housing availability play a much larger role in enrollment growth and decline.

This conclusion is also supported by the significant swings in Milford's own public school enrollment as detailed further below.

The Applicant has compiled enrollment data for the six Milford Public Schools from Pre-Kindergarten to High School. The data was gathered for the eleven year period beginning with the 2010-2011 school year and ending with the current 2020 – 2021 school year.²

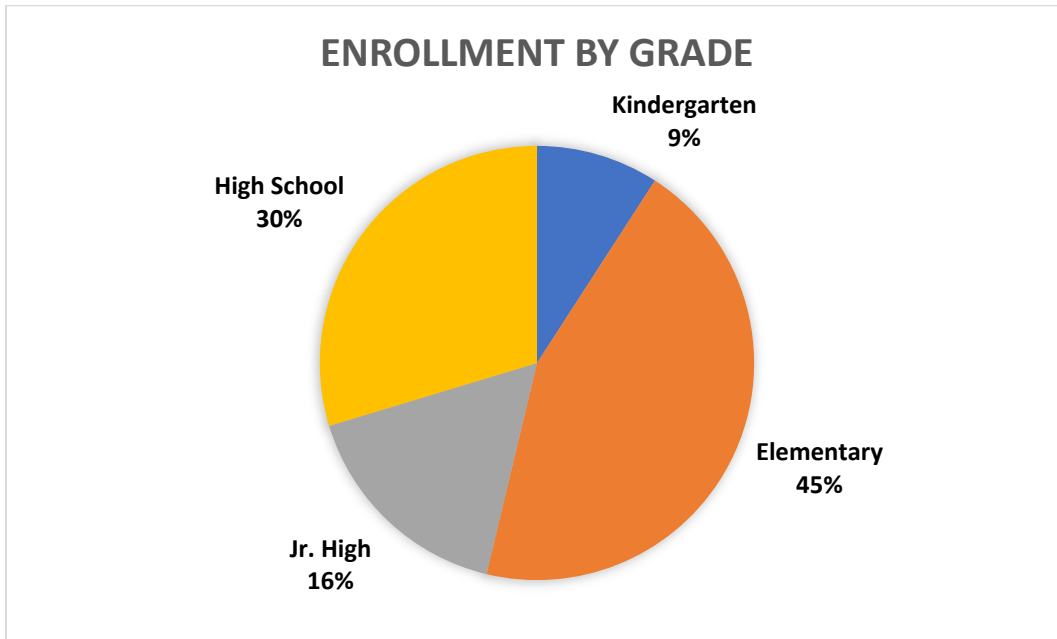
For the most recent school year (2020-2021), Milford schools had a total enrollment of 4,235 students. As shown in the chart below, overall enrollment remained relatively flat through 2017, then spiked in 2018-19 and dropped significantly again in 2020.



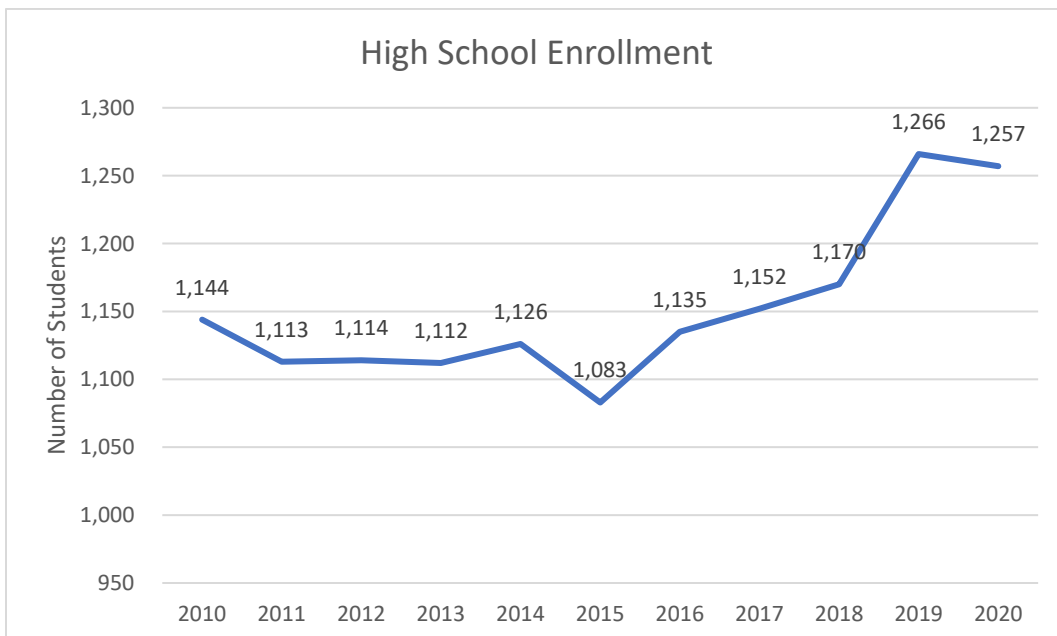
¹ MAPC Research Brief, October 2017 by Tim Reardon and Sarah Philbrick

² Massachusetts Department of Elementary and Secondary Education website

The largest segment of Milford's School Aged Children (SAC) are enrolled in Kindergarten through elementary school and account for over half (54%) of Milford's overall student population.

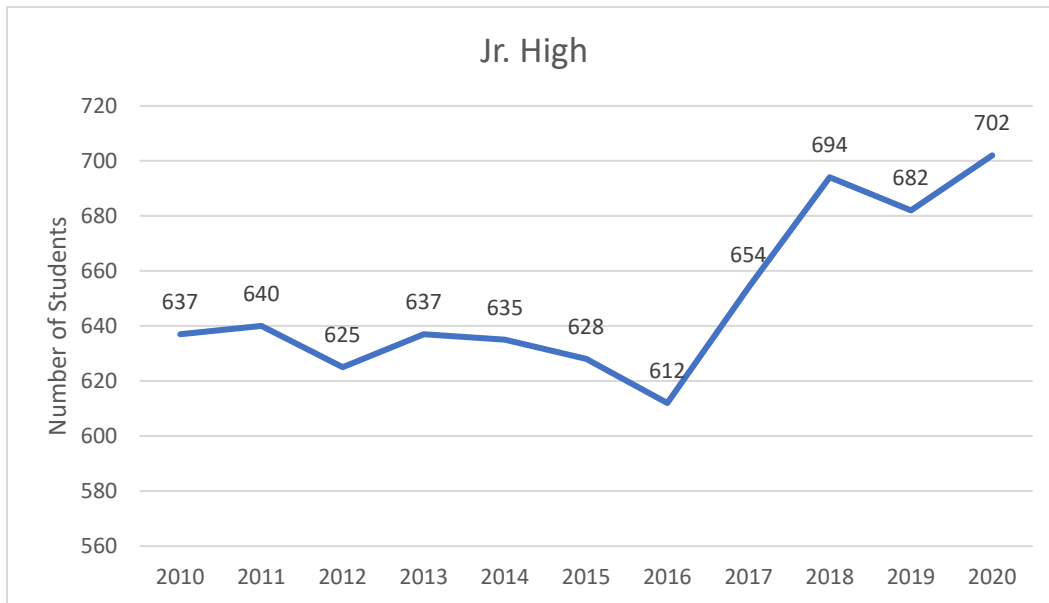


The charts below break out the enrollment data by grade.

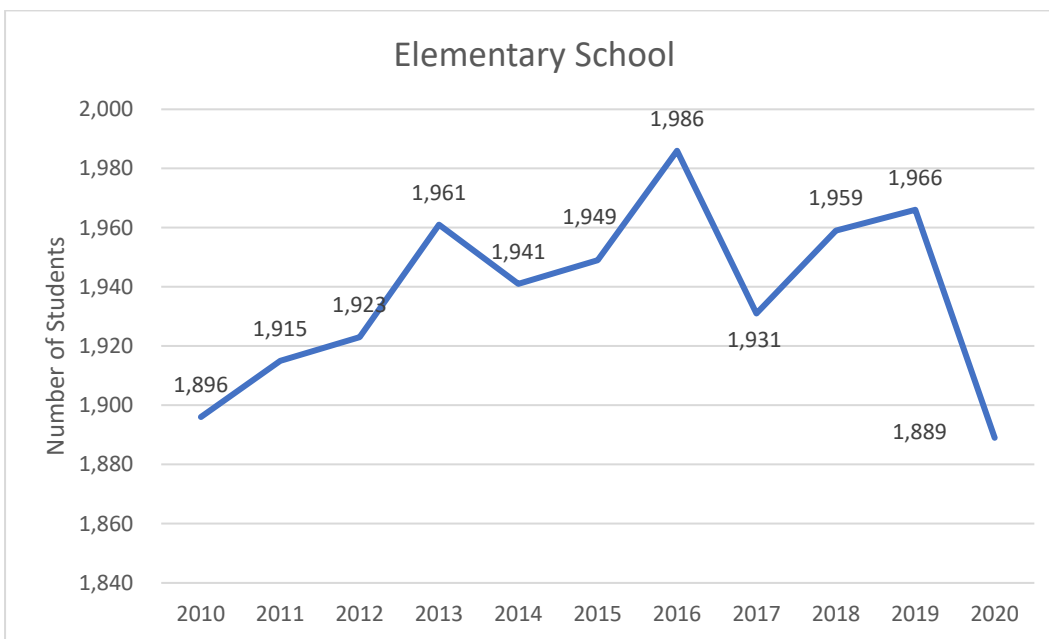


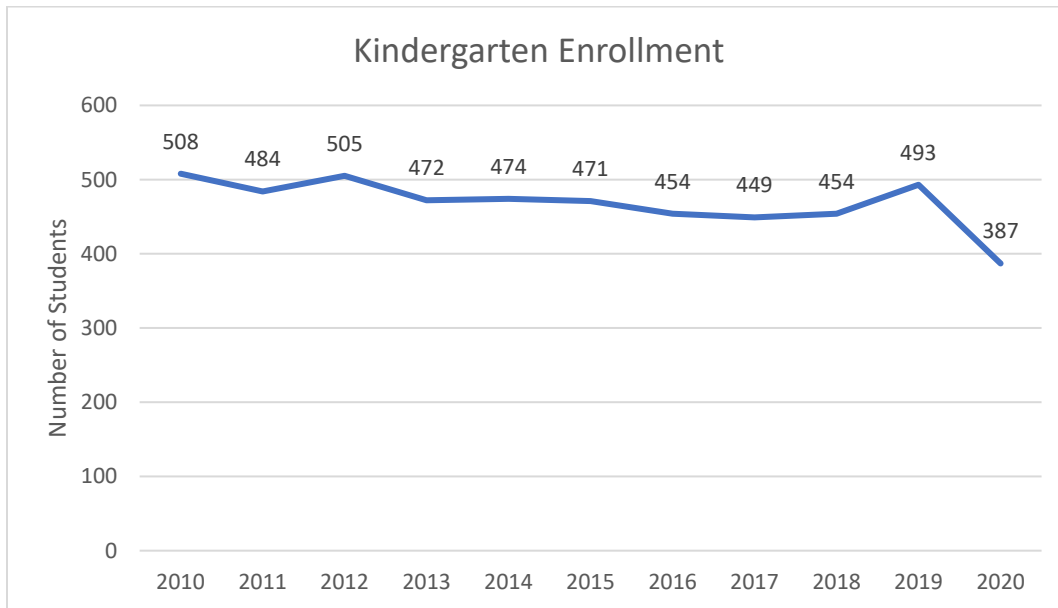
High School enrollment has grown 10% from 1,144 students in 2010 to 1,257 students in 2021. High School enrollment remained more-or-less flat in the last year.

Junior High School enrollment has also grown 10% from 637 students in 2010 to 702 students in 2021. Junior High School enrollment grew by 20 students in the most recent year.



Elementary School enrollment has actually decreased by about half a percent from 1,896 students in 2010 to 1,889 students in 2021. Between 2019 and 2020, Milford's elementary schools enrollment dropped by 77 students.





Pre-Kindergarten and Kindergarten enrollment has decreased significantly by 24% percent from 508 students in 2010 to 387 students in 2021. For the 2020 school year, Pre-K and Kindergarten enrollment dropped by 106 students.

Estimated Student Enrollment from Proposed Project

Unit Mix	% of Mix	No. of Units	SAR ³ Ratio	No. of Students
Studio	4%	13	0.0	0
1 Bedroom	50%	149	0.01	2
2 Bedroom	35%	104	0.28	29
3 Bedroom	10%	30	1.02	31
Total	100%	296	0.21	62

The chart above provides the proposed unit mix for the proposed 296 unit Project. The unit mix (which is consistent with the unit mix of the Phase I residential project) is heavily weighted towards one bedroom units - which account for 50% of the total units. Based on past experience with other projects, the ratio of school aged children was applied to each unit type to provide an estimate of the number of students to be generated by each unit type.

Studios and one bedroom units generally do not generate any school aged children given that the vast majority of these units are rented by singles or young couples with no children. Two bedroom units generate roughly one student for every four units and three bedroom units generate about one student per unit. Applying these ratios, the proposed project could generate a total of 62 students once fully occupied.

³ School Aged Children

The chart below shows the expected distribution of the 62 students. Given that renters tend to be younger, their children would also likely be younger. As such, it is expected that more than half of the project's students (34 students) would be of kindergarten or elementary school age. The potential increase of these 34 students to the Milford public schools, would be compared to the decrease of 183 students last year in Pre-K through elementary school.

The remaining 28 students would be weighted slightly more towards junior high school (17 students) compared to high school (11 students).

When further distributed by grade, the resulting number of students added to each classroom could be less than 1 student per classroom. For example, assuming 16 elementary school students divided by six school grades (1st through 6th grade) = 3 students per grade. Given that there are more than three classrooms in each grade, there would be less than 1 new student per classroom.

As previously mentioned, these calculations are provided as rough estimate only.

Enrollment Distribution		No. of Students	Students Per Grade
Kindergarten	29%	18	9.0
Elementary	26%	16	2.7
Junior High	27%	17	8.4
High School	18%	11	2.8
	100%	62	