



EAST-SOUTHEAST, LLC

J. Thaddeus Eldredge, P.L.S.

Surveying, Geomatics Engineering and Mapping

1038 Main Street ° Chatham, Massachusetts 02633

41°41'14.73425" N - 69°58'24.87695" W -10.019 M

LETTER OF TRANSMITTAL

December 16, 2019

TOWN OF CHATHAM
Planning Board
261 George Ryder Road
Chatham, MA 02633

Re: **AMENDED SITE PLAN**
323 Orleans Road
Chatham Works Holdings, LLC, owner/applicant

Dear Members:

On behalf of the owner, Chatham Works Holdings, LLC, enclosed please find the following:

- Two (2) full size and twelve reduced copies of the Amended Site Plan dated December 15, 2019;
- Fourteen (14) copies of **Application for Site Plan Approval (Amended / Change of Use)**;
- List of abutters within 300' (submitted on 12/12/19);
- Filing fee in the amount of **\$50.00**, payable to the Town of Chatham (submitted on 12/12/19); and
- Copy of current deed (submitted on 12/12/19).

Narrative:

The applicants received approval in 2017 to reconstruct the derelict site. The project eventually commenced and has now been completed. There were deviations to the Definitive Site Plan that include:

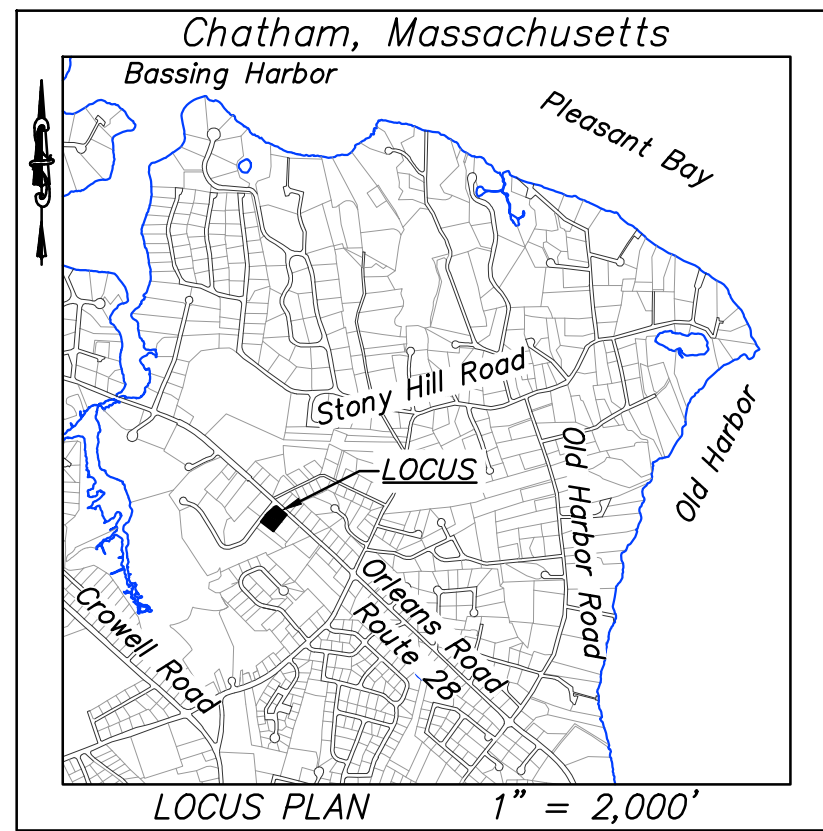
- Grading the parking lot.
- Drainage in the parking lot.
- Location of parking spaces.
- Size of deck.
- Walls in rear of property.
- Surfaces on the back side of the property.

The Amended Site Plan depicts the improvements. The deviations resulted in the building exceeding the maximum allowed height and a variance was obtained. Otherwise, the improvements on the site conform to Zoning.

C-4693-01.0

Copy: Chatham Works Holdings, LLC
Attorney James Norcross

Y:\Clients\Bierwirth, Fred 4693\Planning Board\03 AMENDED Site Plan\01 LOT Amended Site Plan 2019-12-16.docx



Assessors' ID: 141-41-14A

OWNER OF RECORD:

OWNER OF RECORD:
 Chatham Works Holdings, LLC
 Deed Book 30,660, Page 151
 Plan Book 216, Page 105, Lot 14
 Certificate No. 213620
 L.C. Plan 12,310-G, Lot 14

Zone	GB-3 (General Business)		
	As-Built	Required	Proposed
Lot Area	34,582 S.F.±	10,000 S.F.	34,582 S.F.±
Buildable Upland	34,582 S.F.±	10,000 S.F.	34,582 S.F.±
Frontage	306.92 Ft.	100 Ft.	306.92 Ft.
Front Yard Setback (Primary)	123.9 Ft.	50 Ft.	128.0 Ft.
Front Yard Setback (Secondary)	36.9 Ft.	30 Ft.	30.0 Ft.
Side and Rear Yard Setback	315.0 Ft.	15 Ft.	15.6 Ft.
Lot Coverage	23,008 S.F.±	20,749 S.F.	23,340 S.F.±
or	66.5%	60%	67.5%
Green Area	11,574 S.F.±	13,833 S.F.	11,250 S.F.±
Front Parking Setback	0 Ft.	20 Ft.	10.2 Ft.*
Side Parking Setback	0 Ft.	15 Ft.	0 Ft.

Parking Notes:

The definitive site plan describes the existing parking front setback at 10.2'. This was based on a presumption that the shell drive that until recently existed just south of parking space 27 was not a space. The shell space was constructed between 2001 and 2003 and was used for parking. It is the intention of this amendment to include the reclassification of the setback.

The uses in the building are Work Share (Office) space, Retail and the Fitness Center. There are incidental uses including Child Care, Locker Area, Bathrooms and Hallways that are not included in the square footage requirements for the parking. The areas below are based on the final architectural drawings.

The Fitness Center has been calculated based on 1 space per 200 S.F., which is a standard from the Falmouth Bylaw, the International Health, Racquet & Sportsclub Association and the requirement used for Bodystrong in South Chatham.

The shared workspace calculation has been based 70% occupancy which is an estimate for such uses provided by WorkBar, the workspace management program.

The total parking required by these calculations is 55 spaces. 58 spaces were constructed.

Parking Requirements

Dedicated Areas	Area (S.F.)	Requirement	Count
Fitness Center	4825 S.F.	1 space per 200 S.F.	25
Retail	240 S.F.	1 space per 150 S.F.	2
Office (35 desks)	2205 S.F.	70% capacity	21
Other (Accessory Space)	2675 S.F.	None	0
Employees	7	7 Employees	7
Total			55

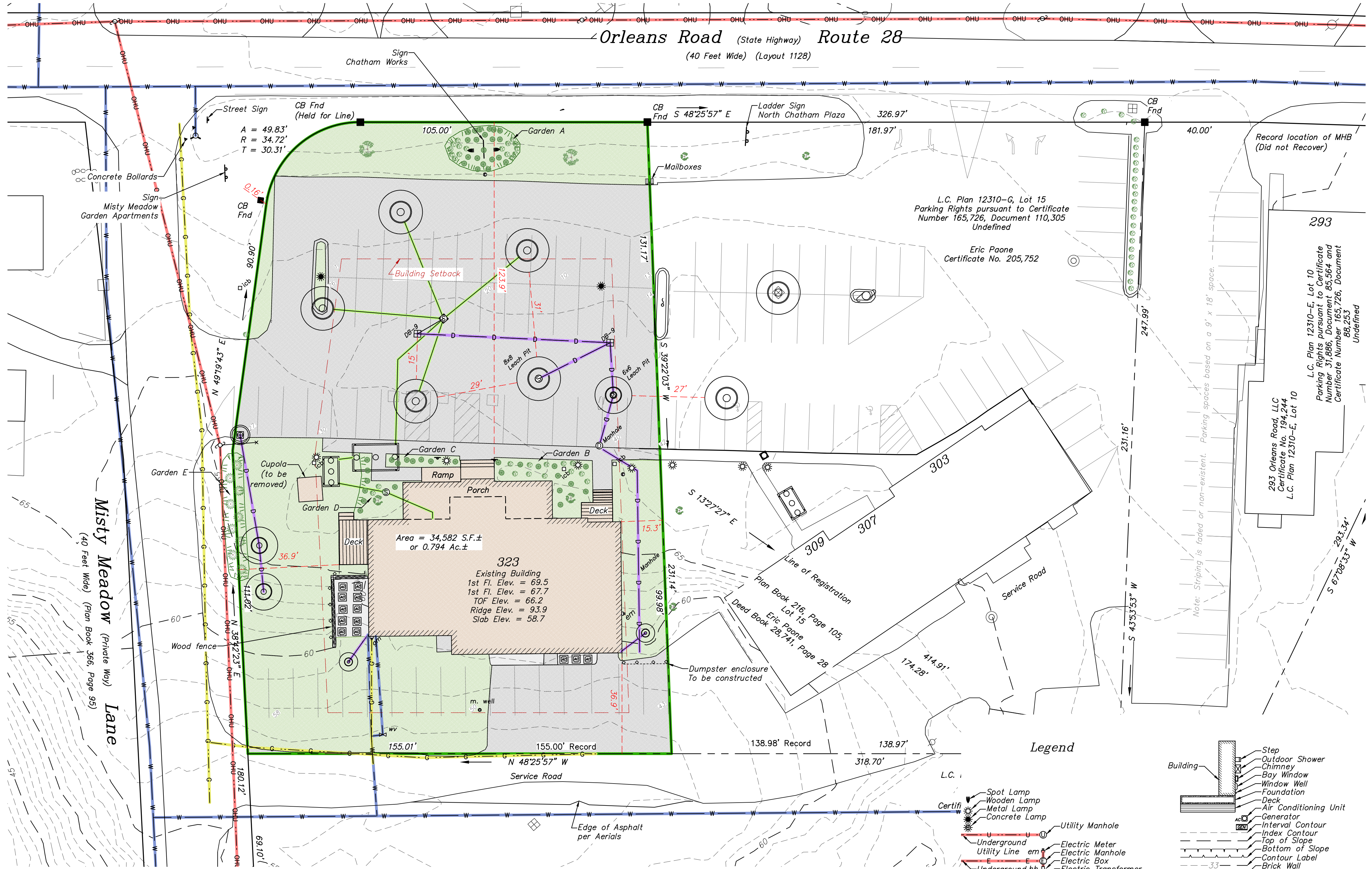
Septic Flows

Previous Flow	Volume	Rate	Total
Restaurant	203 seats	35 gallons per day per seat	7,105 gallons per day
Existing Flow			
Fitness Center	70 lockers	20 gallons per day per locker	1,400 gallons per day
Office	2,205 S.F.	75 gallons per day per 1000 S.F.	166 gallons per day
Retail / Juice Bar	240 S.F.	50 gallons per day per 1000 S.F.	12 gallons per day
Total			1,578 gallons per day

CHATHAM PLANNING BOARD

Date of Approval _____

Chairman _____



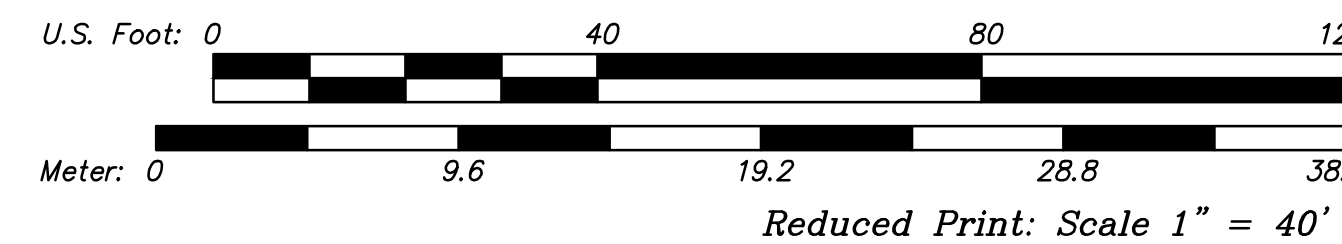
Drainage & Utility Notes:

The drainage and other utilities depicted hereon are based on the locations of those structures with covers set to grade. Those locations of the items not visible are based on the proposed locations of the same.

Building Height:

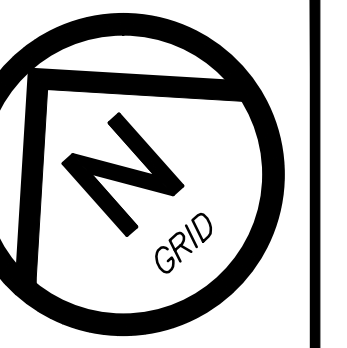
Please refer to the Variance dated September 18, 2019 recorded in the Barnstable County Registry of Deeds in Deed Book 32,383, Page 302 and the Barnstable County Land Court in Document 1,381,261.

Building	Elevation	Average
NORTH	65.8 + 65.9 + 65.6 + 65.6 = 262.9 / 4 =	65.7
EAST	65.4 + 64.5 + 58.9 = 188.8 / 3 =	62.9
SOUTH	56.9 + 57.6 + 58.5 = 173.0 / 3 =	57.7
WEST	58.5 + 64.5 + 65.8 = 188.8 / 3 =	62.9
TOTAL		249.3
GRADE PLANE		
249.3 / 4 =		62.3
62.3 + 30 =		MAXIMUM RIDGE ELEVATION
92.3 - Top of Foundation	66.2	26.1
26.1 MAXIMUM HEIGHT ABOVE TOP OF FOUNDATION		
92.3 - Ridge Elevation	93.9	-1.6
EXISTING BUILDING HEIGHT		31.6



Legend

- Spot Lamp
- Wooden Lamp
- Metal Lamp
- Concrete Lamp
- Utility Manhole
- Electric Meter
- Electric Manhole
- Electric Box
- Electric Transformer
- Guy Pole
- Utility Pole
- Guy Wire
- Anchor
- Telephone Pedestal
- Telephone Manhole
- Cable Manhole
- Cable Pedestal
- Communications Line
- Gas Meter
- Gas Manhole
- Gas Gate
- Sewer Service
- Sewer Cleanout
- Sewer Valve
- Sewer Manhole
- Sewer Main
- Septic Vent
- Septic Cleanout
- Septic Manhole
- Septic Line
- Sprinkler Head
- Irrigation Control Box
- Irrigation Line
- Monitoring Well
- Well
- Water Shut Off
- Water Meter Pit
- Water Valve
- Water Main
- Drainage Manhole
- Catch Basin
- Drainage Manhole
- Round Catch Basin
- Step
- Outdoor Shower
- Chimney
- Bay Window
- Window Well
- Foundation
- Air Conditioning Unit
- Generator
- Interval Contour
- Index Contour
- Top of Slope
- Bottom of Slope
- Contour Label
- Brick Wall
- Foundation
- Concrete Wall
- Stone Wall
- Stone Wall
- Edge of Brush
- Bush / Shrub
- Edge of Garden
- Edge of Landscaping
- Edge of Lawn
- Tree
- Treeline
- Chain Link Fence
- Guardrail
- Picket Fence
- Post and Rail Fence
- Stockade Fence
- Wire Fence
- Solid Fence
- Mailbox
- Concrete Ballard
- Metal Ballard
- Flag Pole
- Centerline
- Striping
- Edge of Asphalt
- Edge of Brick
- Edge of Concrete
- Asphalt Curb
- Concrete Curb
- Stone Curb
- Edge of Dirt
- Flowline
- Edge of Rock
- Edge of Shell
- Edge of Stone
- Edge of Tile
- Edge of Wood

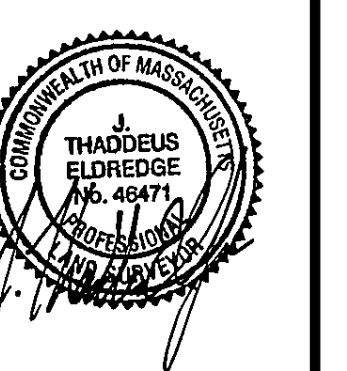


AMENDED SITE PLAN

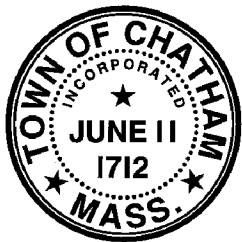
323 Orleans Road, Chatham (North), Massachusetts

Rev. #	Date	Description of Revision

CHATHAM WORKS, LLC
ELDRIDGE SURVEYING & ENGINEERING, LLC
 1038 Main Street, Chatham, MA; (508) 945-3965; Fax: (508) 945-5885



Date: 12-15-2019
 Scale: 1" = 20'
 Project No.: C-4693-01.0
 Sheet No.: 1 of 1



APPLICATION FOR SITE PLAN APPROVAL AMENDED/CHANGE OF USE



Scheduled Review Date: _____

Application Fee Paid: _____

Applicant Information:

Location of Project/Street Address: 323 Orleans Road

Assessor's Map: 141 Block: 41 Lot: 14A

Applicant Name: Chatham Works Holdings, LLC

Applicant Address: PO Box 56, North Chatham, MA 02650

Applicant Phone #: 781-248-5177 Fax #: _____

Owner Name/Address/Phone (if not applicant): _____

The owner's title to the land is derived from Frank O'Keefe, LLC

by deed dated 07-28-2017 and recorded in Barnstable Registry of Deeds Book 30660 Page 151, registered in the Barnstable District Registry District of the Land Court, Certificate of Title No. 213620.

Engineer/Surveyor: East-SouthEast, LLC

Description of Project: (Describe proposed use or uses of the property. Provide as much information as possible, attach additional pages if needed): see letter of transmittal

Type of Project: (check applicable box & file in required information) [] Change of Use [x] Amended Site Plan

Change of Use - Include Site Plan showing existing conditions and any proposed changes.

Existing Use: Fitness, Workshare, Retail Proposed Use: Fitness, Workshare, Retail

Total of Square Footage of Floor Area: 9,945 S.F.

Retail/Client Use Area: 8,680 S.F. Storage Area: 1,265 S.F. Office Area: _____

Number of Employees: 7

Amended Site Plan – Include Site Plan showing existing conditions and any proposed changes.

Estimated Cost of Site Improvements: (provide estimated cost of all site improvements from a contractor exclusive of building construction cost including but not limited to the following: paving, drainage, sidewalks, handicap access facilities, refuse storage and disposal facilities, retaining walls, outdoor lighting and landscaping):

Estimated Cost: \$0.00 Prepared by: COMPLETED SITE Date: _____
Total land area involved: 34,582 S.F. Zoning Classification: GB-3

Formula Business Establishment:

Two (2) or more of the following items: standardized (Formula) array of services and/or merchandise including menu, trademark, logo, service mark, symbol, décor, architecture, façade, layout, uniforms, color scheme, and which are utilized by ten (10) or more other businesses worldwide regardless of ownership or location.

Yes No

If YES, Zoning Board of Appeal Special Permit is required.

Signed: Fred Beurhnt



REQUEST FOR ABUTTERS' LIST

DATE REQUESTED December 13, 2019

LOCATION OF **SUBJECT** PROPERTY 323 Orleans Road

REQUEST FOR ABUTTERS WITHIN **HOW MANY FEET** OF SUBJECT PROPERTY 300'

PURPOSE FOR ABUTTERS' LIST Planning Board Filing

NAME OF PERSON(S) REQUESTING ABUTTERS' LIST Marija S. Eldredge
PLEASE PRINT

SIGNATURE *Marija S. Eldredge*

TELEPHONE NUMBER 508-945-3965

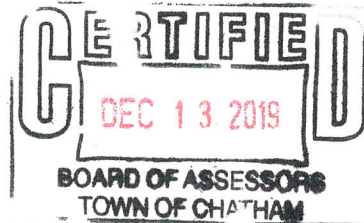
508 945-3550

FOR ASSESSORS' USE ONLY

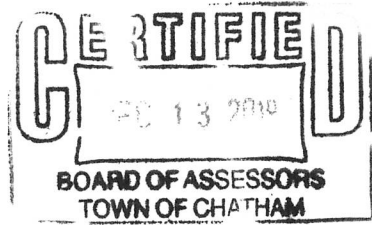
ABUTTERS' LIST COMPLETED BY: Code

DATE COMPLETED 12/13/19

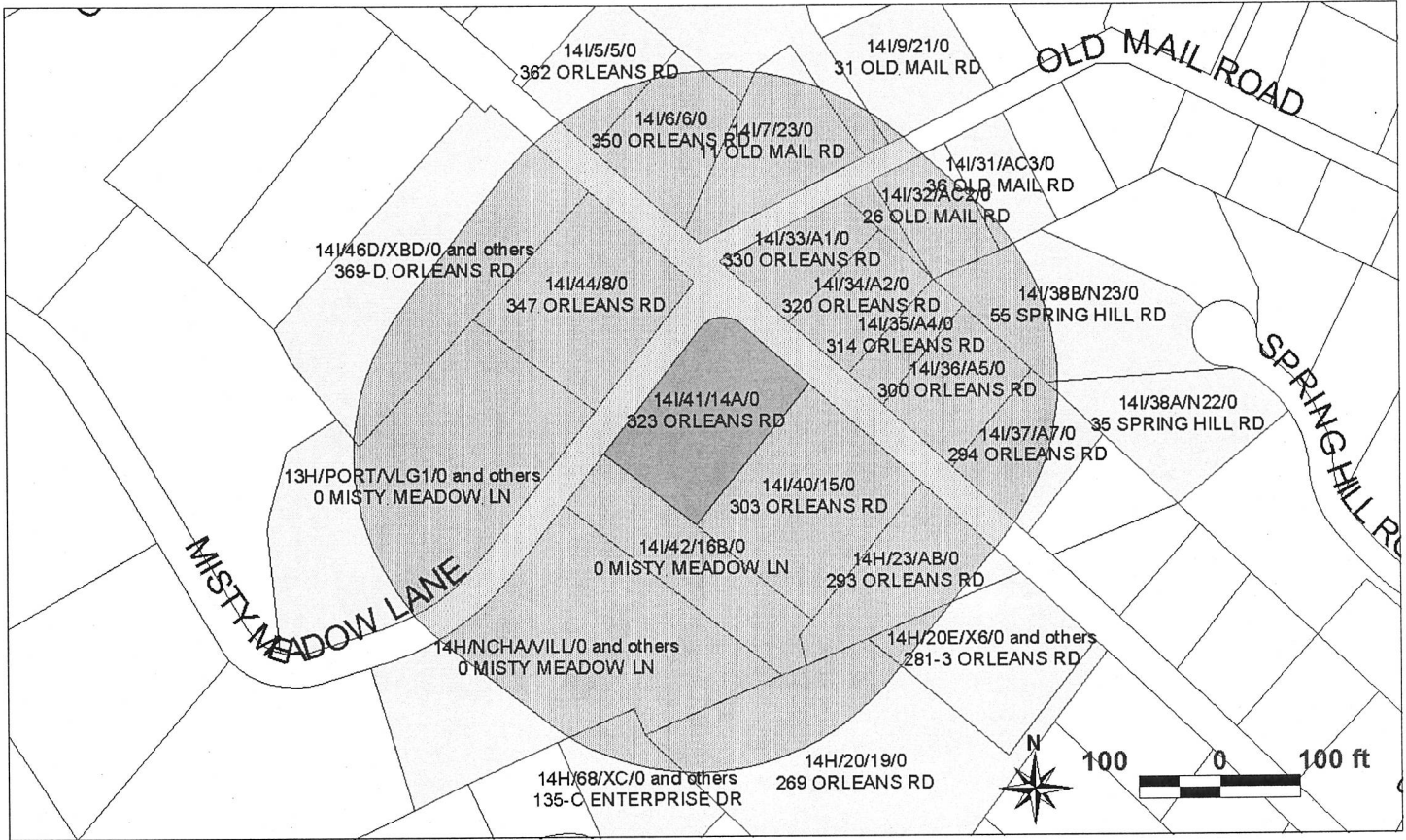
PARCEL ID OF SUBJECT PROPERTY 42-41-14A
3.00



TOWN OF CHATHAM, MA
 BOARD OF ASSESSORS
 549 MAIN STREET CHATHAM MA 02633



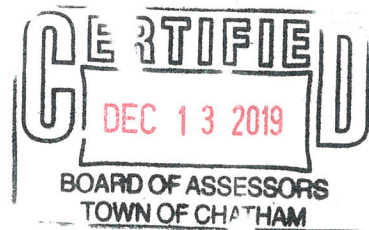
Abutters List Within 300 feet of Parcel 14I/41/14A/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1919	13H-4A-X1-0-R	FERLITA JANET	36 MISTY MEADOW LN	36 MISTY MEADOW LN APT1	N CHATHAM	MA	02650
1920	13H-4B-X2-0-R	DUARTE HEATHER	36 MISTY MEADOW LN	PO BOX 64	N CHATHAM	MA	02650-0064
1921	13H-4C-X3-0-R	REDMOND THOMAS A	36 MISTY MEADOW LN	PO BOX 475	N CHATHAM	MA	02650-0475
1922	13H-4D-X4-0-R	TAVALONE PAUL J	36 MISTY MEADOW LN	76 QUAKER LN	BOLTON	MA	01740
1923	13H-4E-X5-0-R	NANCY NOMINEE TRUST WEBSTER EDMUND JR & DOHERTY ABIGAIL	44 MISTY MEADOW LN	PO BOX 75	CHATHAM	MA	02633-0075
1924	13H-4F-X6-0-R	HAMMOND JANE	44 MISTY MEADOW LN	12 JUNIPER DR	MASHPEE	MA	02649-2146
1925	13H-4G-X7-0-R	ANDERSON RITA M	44 MISTY MEADOW LN	44 MISTY MEADOW LN #7	N CHATHAM	MA	02650
1926	13H-4H-X8-0-R	HOWARD ROBERT F III & CECILIA B	44 MISTY MEADOW LN	136 POWDER HILL RD	BEDORD	NH	03110
7903	13H-PORT-VLG1-0-E	PORTSIDE VILLAGE CONDO 1	0 MISTY MEADOW LN	0 MISTY MEADOW LN	CHATHAM	MA	02633
2683	14H-20-19-0-R	COLONIAL GAS CO DBA NATIONAL GRID c/o PROPERTY TAX DEPT	269 ORLEANS RD	40 SYLVAN RD	WALTHAM	MA	02451
2684	14H-20-X1-0-R	MILLER JOHN	275 ORLEANS RD	PO BOX 79	S CHATHAM	MA	02659-0079
2692	14H-23-AB-0-R	293 ORLEANS ROAD LLC	293 ORLEANS RD	17 BUCKINGHAM ST	CAMBRIDGE	MA	02138
2737	14H-61-X37A-0-R	BEAULIEU PAUL N & LINDA M	37-A MISTY MEADOW LN	193 OVERLOOK DR	NORTHAMPTON	MA	01062-3528
8459	14H-61-X37B-0-R	ALAIMO JAMES J JR	37-B MISTY MEADOW LN	PO BOX 1120	ENFIELD	CT	06083-1120
8220	14H-61-X39-0-R	KONOPKA JOAN	39 MISTY MEADOW LN	PO BOX 103	CHATHAM	MA	02633-0103

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
8458	14H-61-X41A-0-R	ROMANO ANTHONY & KRISTIN G	41-A MISTY MEADOW LN	500 W 30TH ST APT 20C	NEW YORK	NY	10001-1372
8460	14H-61-X41B-0-R	STAMP WILLIAM J & HEIDI A	41-B MISTY MEADOW LN	41-B MISTY MEADOW LN	N CHATHAM	MA	02650
8461	14H-61-X43A-0-R	43A MISTY MEADOW LN REALTY TRUST KING THOMAS P JR TRUSTEE	43-A MISTY MEADOW LN	14 WALNUT HILL DR	SCITUATE	MA	02066
8462	14H-61-X43B-0-R	MAZZER FAMILY REALTY TRUST	43-B MISTY MEADOW LN	43-B MISTY MEADOW LN	NORTH CHATHAM	MA	02650
12913	14H-68-XA-0-R	THE PETER E SWENSTON TRUST OF 2005 THE JUDITH L SWENSON TRUST OF 2009	135-A ENTERPRISE DR	1370 MAIN ST	CHATHAM	MA	02633
12914	14H-68-XB-0-R	THE PETER E SWENSON TRUST OF 2009 THE JUDITH L SWENSON TRUST OF 2009	135-B ENTERPRISE DR	1370 MAIN ST	CHATHAM	MA	02633
12915	14H-68-XC-0-R	FLOCCO THOMAS J	135-C ENTERPRISE DR	14626 THORNTON MILL RD	SPARKS GLENCOE	MD	21152
12916	14H-68-XD-0-R	LONGERSTAEY JACQUES M & IPEKDJIAN DIANA N	135-D ENTERPRISE DR	2209 WRENWOOD PONT CT	CHARLOTTE	NC	28211-1800
12917	14H-68-XE-0-R	TISQUANTUM ROAD LLC	135-E ENTERPRISE DR	109 TISQUANTUM RD	CHATHAM	MA	02633
2685	14H-20A-X2-0-R	BOBER MATTHEW D & NANCY D	277 ORLEANS RD	44 NONANTUM LN	CHATHAM	MA	02633
2686	14H-20B-X3-0-R	279 ORLEANS RD LLC	279 ORLEANS RD	279 ORLEANS RD	N CHATHAM	MA	02650
2687	14H-20C-X4-0-R	MCCUTCHEON KEVIN D	281-1 ORLEANS RD	1305 ORLEANS RD	HARWICH	MA	02645
2688	14H-20D-X5-0-R	ERENO RODRIGO & MCCOY KEVIN	281-2 ORLEANS RD	281 ORLEANS RD #2	N CHATHAM	MA	02650
2689	14H-20E-X6-0-R	OCONNELL THOMAS R	281-3 ORLEANS RD	281 ORLEANS UNIT 3	N CHATHAM	MA	02650
2690	14H-20F-X7-0-R	BROWN PETER G & THOMAS	281-4 ORLEANS RD	PO BOX 483	N CHATHAM	MA	02650-0483
2691	14H-20G-X8-0-R	ROSS CAROLYN L	281-5 ORLEANS RD	PO BOX 473	N CHATHAM	MA	02650-0473
2743	14H-TOY-BOX-0-E	ENTERPRISE DR NOMINEE TRUST	135 ENTERPRISE DR	155 CROWELL RD	CHATHAM	MA	02633
7908	14H-HYTD-CON-0-E	HYTIDE CONDO ASSOCIATION	0 ORLEANS RD	0 ORLEANS RD	CHATHAM	MA	02633
8445	14H-NCHA-VILL-0-E	NORTH CHATHAM VILLAGE CONDO	0 MISTY MEADOW LN	0 MISTY MEADOW LN	CHATHAM	MA	02633
2812	14I-5-5-0-R	WATSON SHAYNE N	362 ORLEANS RD	362 ORLEANS RD	N CHATHAM	MA	02650
2817	14I-6-6-0-R	BAILEY JR RICHARD K & BARBABRA J	350 ORLEANS RD	19 RIVER RD	ORLEANS	MA	02653
2818	14I-7-23-0-R	DOANE THOMAS L & LINDA L	11 OLD MAIL RD	PO BOX 1322	W CHATHAM	MA	02669
2819	14I-8-24-0-R	MCINTIRE KENNETH A & MOLLY	25 OLD MAIL RD	25 OLD MAIL RD	N CHATHAM	MA	02650
2820	14I-9-21-0-R	HILDEBRANDT JONATHAN H & MARY L	31 OLD MAIL RD	58 JUDGES HILL DR	NORWELL	MA	02061-1041
2778	14I-31-AC3-0-R	THE ROSKEY FAMILY TRUST FUND ROSKEY SEAN T & FLORENCE A TRSTES	36 OLD MAIL RD	135 MARKET ST APT B	PORTSMOUTH	NH	03801
2779	14I-32-AC2-0-R	MARSDEN PETER V & MARY ELLEN	26 OLD MAIL RD	9 SILVER BIRCH LN	LINCOLN	MA	01773-1501
2781	14I-33-A1-0-R	HOLLYDENE LLC	330 ORLEANS RD	330 ORLEANS RD	N CHATHAM	MA	02650
2782	14I-34-A2-0-R	GALLAGHER DEREK & RYAN CARLA	320 ORLEANS RD	5C ALBION PL	CHARLESTOWN	MA	02129
2783	14I-35-A4-0-R	HEFERNAN DAVID & MARIA	314 ORLEANS RD	9 MEADOWOOD LN	E FALMOUTH	MA	02536
2784	14I-36-A5-0-R	2.0 REALTY TRUST LLC	300 ORLEANS RD	22 MOSS HILL RD	HARWICH	MA	02645
2785	14I-37-A7-0-R	MCGUIRE KATHLEEN & PAUL CROOK	294 ORLEANS RD	26 HINCKLEY ST #1	DORCHESTER	MA	02125
2795	14I-40-15-0-R	PAONE ERIC	303 ORLEANS RD	PO BOX 824	N CHATHAM	MA	02650-0824
2796	14I-41-14A-0-R	CHATHAM WORKS HOLDINGS LLC	323 ORLEANS RD	PO BOX 56	N CHATHAM	MA	02650-0056
2797	14I-42-16B-0-R	PAONE ERIC	0 MISTY MEADOW LN	PO BOX 824	N CHATHAM	MA	02650-0824
2798	14I-44-8-0-R	SORBELLO TRUST	347 ORLEANS RD	28 LADY SLIPPER LN	MARSTON MILLS	MA	02648
2780	14I-32A-AC1-0-R	MARSDEN PETER & MARY ELLEN	0 OLD MAIL RD	9 SILVER BIRCH LN	LINCOLN	MA	01773
2788	14I-38A-N22-0-R	MAGIERA PHILLIP & SERAFINO JACQUELIN	35 SPRING HILL RD	35 SPRING HILL RD	N CHATHAM	MA	02650
2789	14I-38B-N23-0-R	LYONS MARK E & PAULSEN NANCY C	55 SPRING HILL RD	55 SPRING HILL RD	N CHATHAM	MA	02650
2799	14I-45A-XAA-0-R	STODDARD FAMILY TRUST STODDARD ROBERT J & HOWARD KIMBEF	367-A ORLEANS RD	PO BOX 816	N CHATHAM	MA	02650-0816
2800	14I-45B-XAB-0-R	KIDD CHRISTOPHER NEILL & JEFFREY P	367-B ORLEANS RD	11 FARMS END RD	WAPPINGERS FALLS	NY	12590
2801	14I-45C-XAC-0-R	BLAKE VIVIENNE A	367-C ORLEANS RD	326 MATTHEWS RD	GARDNER	MA	01440

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
2802	14I-45D-XAD-0-R	STRETTON JOANNE	367-D ORLEANS RD	28 FRANKLIN CT	NEWTOWN	CT	06470-1468
2803	14I-46A-XBA-0-R	JUDITH T DOE LIVING TRUST DOE JUDITH T TRUSTEE	369-A ORLEANS RD	369A ORLEANS RD	N CHATHAM	MA	02650
2804	14I-46B-XBB-0-R	ANNE M PEIRCE REVOCABLE TRUST AGR PEIRCE ANNE M TRUSTEE	369-B ORLEANS RD	369-B ORLEANS RD	N CHATHAM	MA	02650
2805	14I-46C-XBC-0-R	THOMAS A CALLAHAN REVOCABLE TRUS CALLAHAN MARION E TRUSTEE	369-C ORLEANS RD	633 NEWTON ST	S HADLEY	MA	01075
2806	14I-46D-XBD-0-R	YASSAMAN JOHN & DUPAY MARY	369-D ORLEANS RD	PO BOX 3278	NAPLES	FL	34106-3278
2807	14I-46E-XBE-0-R	ANO ENTERPRISES LLC RA OCONNELL LINDA P	369-E ORLEANS RD	PO BOX 1428	STOCKBRIDGE	MA	01262-1428
7909	14I-RYD-HOL-0-E	RYDER HOLLOW CONDO ASSOCIATION	367-369 ORLEANS RD	367-369 ORLEANS RD	CHATHAM	MA	02633



13H-4A-X1-0-R	13H-4B-X2-0-R	13H-4C-X3-0-R
FERLITA JANET 36 MISTY MEADOW LN APT1 N CHATHAM, MA 02650	DUARTE HEATHER PO BOX 64 N CHATHAM, MA 02650-0064	REDMOND THOMAS A PO BOX 475 N CHATHAM, MA 02650-0475
13H-4D-X4-0-R	13H-4E-X5-0-R	13H-4F-X6-0-R
TAVALONE PAUL J 76 QUAKER LN BOLTON, MA 01740	NANCY NOMINEE TRUST WEBSTER EDMUND JR & DOHERTY ABIGAIL PO BOX 75 CHATHAM, MA 02633-0075	HAMMOND JANE 12 JUNIPER DR MASHPEE, MA 02649-2146
13H-4G-X7-0-R	13H-4H-X8-0-R	13H-PORT-VLG1-0-E
ANDERSON RITA M 44 MISTY MEADOW LN #7 N CHATHAM, MA 02650	HOWARD ROBERT F III & CECILIA B 136 POWDER HILL RD BEDORD, NH 03110	PORTSIDE VILLAGE CONDO 1 0 MISTY MEADOW LN CHATHAM, MA 02633
14H-20-19-0-R	14H-20-X1-0-R	14H-23-AB-0-R
COLONIAL GAS CO DBA NATIONAL GRID c/o PROPERTY TAX DEPT 40 SYLVAN RD WALTHAM, MA 02451	MILLER JOHN PO BOX 79 S CHATHAM, MA 02659-0079	293 ORLEANS ROAD LLC 17 BUCKINGHAM ST CAMBRIDGE, MA 02138
14H-61-X37A-0-R	14H-61-X37B-0-R	14H-61-X39-0-R
BEAULIEU PAUL N & LINDA M 193 OVERLOOK DR NORTHAMPTON, MA 01062-3528	ALAIMO JAMES J JR PO BOX 1120 ENFIELD, CT 06083-1120	KONOPKA JOAN PO BOX 103 CHATHAM, MA 02633-0103
14H-61-X41A-0-R	14H-61-X41B-0-R	14H-61-X43A-0-R
ROMANO ANTHONY & KRISTIN G 500 W 30TH ST APT 20C NEW YORK, NY 10001-1372	STAMP WILLIAM J & HEIDI A 41-B MISTY MEADOW LN N CHATHAM, MA 02650	43A MISTY MEADOW LN REALTY TRUST KING THOMAS P JR TRUSTEE 14 WALNUT HILL DR SCITUATE, MA 02066
14H-61-X43B-0-R	14H-68-XA-0-R	14H-68-XB-0-R
MAZZER FAMILY REALTY TRUST 43-B MISTY MEADOW LN NORTH CHATHAM, MA 02650	THE PETER E SWENSTON TRUST OF 2009 THE JUDITH L SWENSON TRUST OF 2009 1370 MAIN ST CHATHAM, MA 02633	THE PETER E SWENSON TRUST OF 2009 & THE JUDITH L SWENSON TRUST OF 2009 1370 MAIN ST CHATHAM, MA 02633
14H-68-XC-0-R	14H-68-XD-0-R	14H-68-XE-0-R
FLOCCO THOMAS J 14626 THORNTON MILL RD SPARKS GLENCOE, MD 21152	LONGERSTAEY JACQUES M & IPEKDJIAN DIANA N 2209 WRENWOOD PONT CT CHARLOTTE, NC 28211-1800	TISQUANTUM ROAD LLC 109 TISQUANTUM RD CHATHAM, MA 02633
14H-20A-X2-0-R	14H-20B-X3-0-R	14H-20C-X4-0-R
BOBER MATTHEW D & NANCY D 44 NONANTUM LN CHATHAM, MA 02633	279 ORLEANS RD LLC 279 ORLEANS RD N CHATHAM, MA 02650	MCCUTCHEON KEVIN D 1305 ORLEANS RD HARWICH, MA 02645
14H-20D-X5-0-R	14H-20E-X6-0-R	14H-20F-X7-0-R
ERENO RODRIGO & MCCOY KEVIN 281 ORLEANS RD #2 N CHATHAM, MA 02650	OCONNELL THOMAS R 281 ORLEANS UNIT 3 N CHATHAM, MA 02650	BROWN PETER G & THOMAS PO BOX 483 N CHATHAM, MA 02650-0483

14H-20G-X8-0-R

ROSS CAROLYN L
PO BOX 473
N CHATHAM, MA 02650-0473

14H-NCHA-VILL-0-E

NORTH CHATHAM VILLAGE CONDO
0 MISTY MEADOW LN
CHATHAM, MA 02633

14I-7-23-0-R

DOANE THOMAS L & LINDA L
PO BOX 1322
W CHATHAM, MA 02669

14I-31-AC3-0-R

THE ROSKEY FAMILY TRUST FUND
ROSKEY SEAN T & FLORENCE A TRSTES
135 MARKET ST APT B
PORTSMOUTH, NH 03801

14I-34-A2-0-R

GALLAGHER DEREK & RYAN CARLA
5C ALBION PL
CHARLESTOWN, MA 02129

14I-37-A7-0-R

MCGUIRE KATHLEEN & PAUL CROOK
26 HINCKLEY ST #1
DORCHESTER, MA 02125

14I-42-16B-0-R

PAONE ERIC
PO BOX 824
N CHATHAM, MA 02650-0824

14I-38A-N22-0-R

MAGIERA PHILLIP & SERAFINO JACQUELIN
35 SPRING HILL RD
N CHATHAM, MA 02650

14I-45B-XAB-0-R

KIDD CHRISTOPHER NEILL & JEFFREY P
11 FARMS END RD
WAPPINGERS FALLS, NY 12590

14I-46A-XBA-0-R

JUDITH T DOE LIVING TRUST
DOE JUDITH T TRUSTEE
369A ORLEANS RD
N CHATHAM, MA 02650

14H-TOY-BOX-0-E

ENTERPRISE DR NOMINEE TRUST
155 CROWELL RD
CHATHAM, MA 02633

14I-5-5-0-R

WATSON SHAYNE N
362 ORLEANS RD
N CHATHAM, MA 02650

14I-8-24-0-R

MCINTIRE KENNETH A & MOLLY
25 OLD MAIL RD
N CHATHAM, MA 02650

14I-32-AC2-0-R

MARSDEN PETER V & MARY ELLEN
9 SILVER BIRCH LN
LINCOLN, MA 01773-1501

14I-35-A4-0-R

HEFERNAN DAVID & MARIA
9 MEADOWOOD LN
E FALMOUTH, MA 02536

14I-40-15-0-R

PAONE ERIC
PO BOX 824
N CHATHAM, MA 02650-0824

14I-44-8-0-R

SORBELLO TRUST
28 LADY SLIPPER LN
MARSTON MILLS, MA 02648

14I-38B-N23-0-R

LYONS MARK E & PAULSEN NANCY C
55 SPRING HILL RD
N CHATHAM, MA 02650

14I-45C-XAC-0-R

BLAKE VIVIENNE A
326 MATTHEWS RD
GARDNER, MA 01440

14I-46B-XBB-0-R

ANNE M PEIRCE REVOCABLE TRUST AGRE
PEIRCE ANNE M TRUSTEE
369-B ORLEANS RD
N CHATHAM, MA 02650

14H-HYTD-CON-0-E

HYTIDE CONDO ASSOCIATION
0 ORLEANS RD
CHATHAM, MA 02633

14I-6-6-0-R

BAILEY JR RICHARD K & BARBABRA J
19 RIVER RD
ORLEANS, MA 02653

14I-9-21-0-R

HILDEBRANDT JONATHAN H & MARY L
58 JUDGES HILL DR
NORWELL, MA 02061-1041

14I-33-A1-0-R

HOLLYDENE LLC
330 ORLEANS RD
N CHATHAM, MA 02650

14I-36-A5-0-R

2.0 REALTY TRUST LLC
22 MOSS HILL RD
HARWICH, MA 02645

14I-41-14A-0-R

CHATHAM WORKS HOLDINGS LLC
PO BOX 56
N CHATHAM, MA 02650-0056

14I-32A-AC1-0-R

MARSDEN PETER & MARY ELLEN
9 SILVER BIRCH LN
LINCOLN, MA 01773

14I-45A-XAA-0-R

STODDARD FAMILY TRUST
STODDARD ROBERT J & HOWARD KIMBER
PO BOX 816
N CHATHAM, MA 02650-0816

14I-45D-XAD-0-R

STRETTON JOANNE
28 FRANKLIN CT
NEWTOWN, CT 06470-1468

14I-46C-XBC-0-R

THOMAS A CALLAHAN REVOCABLE TRUST
CALLAHAN MARION E TRUSTEE
633 NEWTON ST
S HADLEY, MA 01075

14I-46D-XBD-0-R

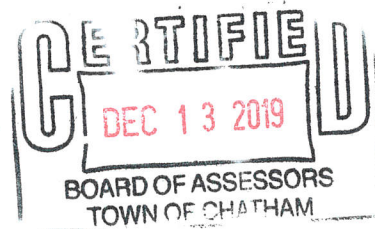
14I-46E-XBE-0-R

14I-RYD-HOL-0-E

YASSAMAN JOHN & DUPAY MARY
PO BOX 3278
NAPLES, FL 34106-3278

ANO ENTERPRISES LLC
RA OCONNELL LINDA P
PO BOX 1428
STOCKBRIDGE, MA 01262-1428

RYDER HOLLOW CONDO ASSOCIATION
367-369 ORLEANS RD
CHATHAM, MA 02633



BARNSTABLE LAND COURT REGISTRY

Bk 30660 Pg 151 #38095
07-28-2017 @ 02:09p

PREPARED BY:
Polsinelli PC
900 W. 48th Place, Suite 900
Kansas City, Missouri 64112

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE LAND COURT REGISTRY
Date: 07-28-2017 @ 01:08pm
CtF#: 965 Doc#: 1326425
Fee: \$1,409.04 Cons: \$412,000.00

AFTER RECORDING
PLEASE RETURN TO:
Posternak Blankstein & Lund LLP
ATTN: Ann M. Sobolewski, Esq.
Prudential Tower
800 Boylston Street
Boston, Massachusetts 02199-8004

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE LAND COURT REGISTRY
Date: 07-28-2017 @ 01:08pm
CtF#: 965 Doc#: 1326425
Fee: \$1,260.72 Cons: \$412,000.00

PROPERTY ADDRESS:
323 Orleans Road
North Chatham, Massachusetts 02650

SPACE ABOVE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT: Stuart W. Rapp, solely in his capacity as Receiver of the Conveyed Property (as hereinafter defined), as appointed Receiver in that certain action entitled "Sutherland Asset I, LLC v. Honest Beans, Inc., Frankel O'Keefe, LLC, Robert D. Frankel and Brian J. O'Keefe," pending in the Superior Court of Barnstable County, Commonwealth of Massachusetts, in Civil Action No. 2014-109 (in such capacity, "Grantor"), in consideration of the sum of \$412,000.00, paid by Chatham Works Holdings, LLC, a Massachusetts limited liability company ("Grantee"), concurrently with the delivery of this instrument, does hereby grant, bargain, sell, convey and quitclaim to said Grantee, its successors and assigns forever, all right, title and interest of Grantor in the following described real estate:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

(the "Conveyed Property").

Subject to any and all easements, conditions and restrictions of record, if any.

*Y.M.V. 9/0 ANN M. SOBOLEWSKI
POSTERNAK BLANKSTEIN & LUND LLP
800 BOYLSTON STREET
BOSTON, MA 02199*

IN WITNESS WHEREOF, I, Stuart W. Rapp, as such Receiver have hereunto set my hand as of June 29, 2017.

Stuart W. Rapp, solely in his capacity as Receiver
as aforesaid

Stuart W. Rapp, as Receiver

COMMONWEALTH OF MASSACHUSETTS)
) ss.
COUNTY OF BARNSTABLE)

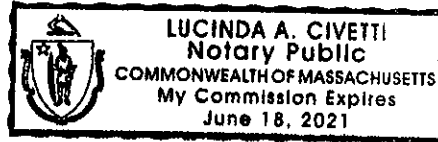
On this 29th day of June, 2017, before me personally appeared Stuart W. Rapp, as Receiver as aforesaid, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as Receiver as aforesaid.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Lucinda A. Civetti

Notary Public

My Commission Expires: 6/18/2021



7/13/17
APPROVED FOR REGISTRATION
BY THE COURT.

James H. Bethell
TITLE EXAMINER

*w Appointment of receiver registered
+ Order dated 6/23/2017 registered
2 prior hereto.
free and clear of liens per Order
dated 6/23/2017.*

EXHIBIT A**323 Orleans Road, North Chatham, MA****Parcel I**

A certain parcel of registered land, together with the buildings thereon, situated in Chatham, in the County of Barnstable and Commonwealth of Massachusetts, bounded and described as follows:

- Northeasterly by the southwesterly line of the State Highway, one hundred five (105) feet;
- Southeasterly by Lot 15, one hundred thirty-one and 17/100 (131.17) feet;
- Westerly By a portion of land now or formerly of the Town of Chatham, one hundred seventy-six and 28/100 (176.28) feet; and
- Northerly by Lot 12, forty-nine and 83/100 (49.83) feet.

All of said boundaries are determined by the Court to be located as shown on subdivision plan 12310-G dated November 22, 1966, drawn by Nickerson & Berger, Surveyors, and filed in the Land Registration Office at Boston, a copy of which is filed in Barnstable County Registry of Deeds in Land Registration Book 235, Page 49 with Certificate of Title No. 30309 and said land is shown thereon as Lot 14.

Said lot is subject to the restrictions set forth in Document No. 80,760 Barnstable Registry District so far as now in force and applicable.

Said lot is subject to and has the benefit of the reservations, rights and restrictions set forth in Document No. 110,305.

For title see Deed filed as Document No. 876,683, Certificate of Title #165726.

Parcel II

A certain parcel of unregistered land, together with the buildings thereon, situated in said Chatham, bounded and described as follows:

- Northwesterly by the sideline of Misty Meadow Lane, two hundred one and 90/100 (201.90) feet;

Easterly by registered land, now or formerly Certificate No. 39455, one hundred seventy-six and 28/100 (176.28) feet;
Southeasterly by Lot 15, ninety-nine and 98/100 (99.98) feet; and
Southwesterly by Lot 16, one hundred fifty-five (155) feet.

Containing an area of 23,526 square feet of land, more or less.

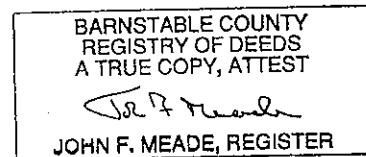
Said premises are shown as Lot 14 on plan of land entitled "Plan Showing Subdivision of Lot 13, Land Court Plan 12310F, Lot 13 of Plan recorded Barnstable Registry Book 181, Page 103 & Lot D, Plan for Nanly Homes Inc. Dated Nov. 1966, Land in Chatham, Mass. Scale 1" = 30' Nov. 22, 1966 Nickerson & Berger, Eng'rs. Eastham & Chatham", duly recorded with Barnstable County Registry of Deeds, unregistered land section, as Plan 216/105.

Subject to restrictions of record so far as the same may still be in force and applicable.

For title see Deed recorded in Book 15302, Page 269.

58782808.2

Exhibit A
Page A-2



BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register