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March 16 , 2021

Board of Assessors,
Town of Boylston
Town Hall
221 Main Street
Boylston, Massachusetts 01505
CERTIFIED MAIL-RETURN RECEIPT REQUESTED
7018 0680 0001 9976 3050

Board of Selectmen,
Town of Boylston
Town Hall
221 Main Street
Boylston, Massachusetts 01505
CERTIFIED MAIL-RETURN RECEIPT REQUESTED
7018 0680 0001 9976 3067

Planning Board,
Town of Boylston
Town Hall
221 Main Street
Boylston, Massachusetts 01505
CERTIFIED MAIL-RETURN RECEIPT REQUESTED
7018 0680 0001 9976 3074

Conservation Commission
Town of Boylston
Town Hall
221 Main Street
Boylston, Massachusetts 01505
CERTIFIED MAIL-RETURN RECEIPT REQUESTED
7018 0680 0001 9976 3081

Commonwealth of Massachusetts
Bureau of Forestry
Attn: James DiMaio
DCR-DIV. State Parks & Recreation
251 Causeway Street
Boston, MA 02114
CERTIFIED MAIL-RETURN RECEIPT REQUESTED
7018 0680 0001 9976 3098

Re: Land owned by John M. Dipilato,
Vincent M. Dipilato and Nancy Germain
Assessors Map 12, Parcel 13-1, approx. 55.49 acres
210 Shrewsbury Street Off, Boylston, Massachusetts
Also off Pine Hill Drive, Boylston, Massachusetts

Dear Members:

Please be advised that I represent the interests of Mr. John M. Dipilato, Vincent M. Dipilato and Nancy Germain, c/o John M. Dipilato of 400 Main Street, Boylston, Massachusetts 01505, telephone number 508-869-2938 or who can be reached through these offices with respect to the proposed sale of the above-captioned property which is currently classified and taxed as agricultural under M.G.L. Ch. 61A.

My clients have entered into an Agreement to sell this property for the sum of \$6,500,000.00 as defined in the Agreement with **NBPIII BOYLSTON LLC**, a Delaware limited liability company, with an address of 401 Edgewater Place, Suite 265, Wakefield, Massachusetts 01880. The property consists of approximately 55.49 gross acres. The proposed use is for Commercial Building(s), warehouse and distribution facilities with associated offices.

A copy of the Agreement dated December 24, 2020 is enclosed herewith. (Plans are attached).

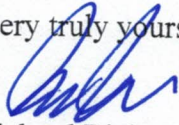
As you are aware, and pursuant to M.G.L. Ch 61A §14, the Town of Boylston has a first refusal option to purchase the property under the same terms and conditions as the bonafide agreement my clients have executed.

This is to notify you of the intended sale and to request your decision regarding purchase by the Town at your earliest convenience, but at least within the timeframe allotted you by said Chapter 61A.

I would ask that you put the matter on the agenda for the next available hearing date and advise us of the date and time of the same.

Thank you for your anticipated cooperation.

Very truly yours,



Richard Ricker

RR:jav

Cc: clients

NBPIII Boylston LLC