



CITY OF NEW BEDFORD
SEWER AND/OR STORM DRAIN PERMIT

DATE 12.16.2021
Expire date: 12.16.2022

ST001
PERMIT NO.
24991

This certifies that permission is granted to

FRANK PENALLO Property Owner Address 170 Hadley St Tel. 617-721-5844
133 MA 02445

To connect a sewer and/or storm drain located at FHA #115 Coggeshall St
Assessor's Plot 860 Lot 1D to the sewer and/or storm drain in Coggeshall 667x364 Street
CE Box 24W024

Exempt Commercial Industrial
To be laid in accordance with the conditions in this application and the City of New Bedford ordinances.
TYPE OF USE: RESIDENTIAL COMMERCIAL INDUSTRIAL FLOW _____ G.P.D.

If applicant other than actual property owner, attach Letter of Authorization from Property Owner.

Name SACHS Construction/Service Tel. 774-313-9229
Mailing Address 3403 Woodside Cir Suite 500 Dorchester MA 01920
The Bonded Contractor/Drain Layer authorized to perform this work is:

Name _____ Address _____ Tel. _____
Type of Pipe Required: 12" RCP / 2' Trencher Rans (12' trenchers)

PERMIT EXPIRES ONE YEAR AFTER DATE OF ISSUE

- Requires separate connections for sewage and storm drain where applicable. Storm water cannot be discharged to a sanitary sewer.
 - All work must be inspected and approved by a D.P.I. inspector before backfilling.
 - If this connection is to be part of a private service shared jointly with other building owners, attach copy of Recorded Joint Maintenance Agreement.
 - Permits can be issued to Industrial and/or Commercial Applicants only upon receipt and approval by the Commissioner of Public Infrastructure of required plans and supplemental information.
 - In addition, a City-issued Industrial User Discharge Permit and/or a Sewer Extension/Connection Permit issued by the Commonwealth of Massachusetts D.E.P. shall be required by the City for Industrial Discharge into the sewer system.
- Industrial User Discharge Permit No. _____ Date _____

Comm. Mass. Sewer Conn./Ext. Permit No. _____ Date _____
A Filing and Inspection Fee of \$ 300, plus an Entrance Fee of \$ _____ where applicable, must accompany this application.

Bank# SANTITAS Check# 1517 Date 12/16/21 Receipt# 3464858
Other requirements: Proposed fee covers dispensing

Connection made to Storm Drain Part of jointly-shared private line YES ☒ NO ☐

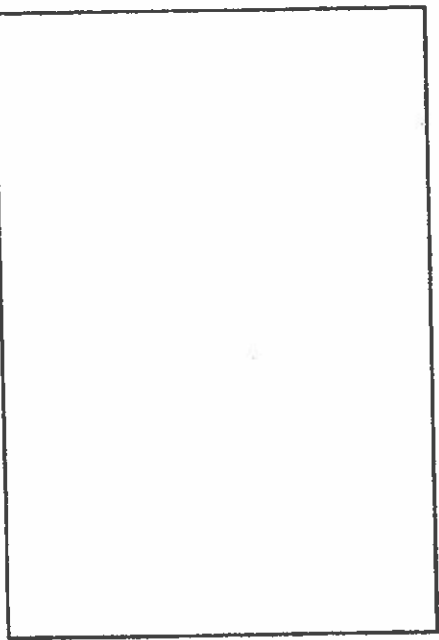
Applicant agrees to abide by the above terms, as well as all pertinent ordinances of the City of New Bedford, and such other special rules as the Commissioner of Public Infrastructure and/or City Engineer may deem necessary
Stephen Crompton
Asst City Engineer
Signature of Property Owner or Representative

INSPECTOR'S REPORT

INSPECTED BY: _____

DATE: _____

COMMENTS: _____



APPROVED _____ DISAPPROVED _____

SKETCH PLAN

SIGNATURE

VIA EMAIL DELIVERY

New Bedford Department of Public Infrastructure
Attn: Stephanie Crumpton, Assistant City Engineer
1105 Shawmut Avenue
New Bedford, MA 02746

RE Plot 86, Lot 10 (D/W a 115 Coggeshall Street)

Dear Stephanie:

As you are aware, MET Real Estate LLC, the owner of Plot 86, Lot 10 (D/W a 115 Coggeshall Street) (the "Site") is seeking a building permit for the construction and development of a marijuana retail establishment. This development will involve some work on a portion of the adjacent parcels currently designated by the New Bedford Tax Assessor as Plat 93, Lot 292 and 291 all as shown on the plans attached to this letter as Exhibit A (the "Work"). Lots 292 and 293 are currently owned by Riverside Landing LLC and DW New Bedford LLC.

Please accept this notarized letter as confirmation that we approve the performance of the Work on our property in accordance with the plans attached hereto as Exhibit A.

Furthermore, 420 DW New Bedford LLC and MET Real Estate LLC have entered into a purchase agreement whereby 420 DW New Bedford, LLC will purchase the Site, subject to the terms and provisions of the agreement, upon completion of the development project. At Closing, 420 DW New Bedford LLC has agreed to record an instrument in accordance with that certain Declaration of Reciprocal Easement Agreement with Covenants, Conditions and Restrictions dated July 17, 2013, recorded with the Bristol County (South District) Registry of Deeds in Book 10843, Page 326 (as amended, the "Easement Agreements"), to permit the property to have the benefit and burdens of being part of the Riverside Landing Plaza, including access, cross-parking and the right to install and maintain drainage and utility improvements, all as set forth in and subject to the Easement Agreements. Such instrument will be recorded with the registry of deeds in connection with the purchase of the Site.

Thank you for your attention to this matter and please do not hesitate to contact me should you have any follow up questions or concerns.

Sincerely,

Riverside Landing LLC

By Mark C. Dickinson
Mark C. Dickinson
Manager

DW New Bedford LLC
By Mark C. Dickinson
Mark C. Dickinson
Manager

420 DW New Bedford LLC
By Mark C. Dickinson
Mark C. Dickinson
Manager

NOTARIZATIONS TO FOLLOW

COMMONWEALTH OF MASSACHUSETTS



JEFFREY TRANYWICK
Notary Public
Commonwealth of Massachusetts
My Commission Expires November 25, 2025

County of Plymouth
On this 30th day of November, 2021, before me, the undersigned notary public, personally appeared Mark Dickinson, Manager of Riverside Landing LLC, proved to me through satisfactory evidence of identification, which was Mark Dickinson 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.

Jeffrey Tranywick

Notary Public

COMMONWEALTH OF MASSACHUSETTS



JEFFREY TRAYNICK
Notary Public
Commonwealth of Massachusetts
My Commission Expires November 25, 2025

County of Plymouth

On this 31st November, 2021, before me, the undersigned notary public, personally appeared Mark Dickinson, Manager of DW New Bedford LLC, proved to me through satisfactory evidence of identification, which was Mark Dickinson, 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.

Notary Public

COMMONWEALTH OF MASSACHUSETTS



JEFFREY TRAYNICK
Notary Public
Commonwealth of Massachusetts
My Commission Expires November 25, 2025

County of Plymouth

On this 30th November, 2021, before me, the undersigned notary public, personally appeared Mark Dickinson, Manager of DW New Bedford LLC, proved to me through satisfactory evidence of identification, which was Mark Dickinson, 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.

Notary Public

17-11-61381539 v1 61381539 v1



Department of Public Infrastructure

Jamie Ponte
Commissioner

CITY OF NEW BEDFORD
Jonathan F. Mitchell, Mayor

Water
Wastewater
Highways
Engineering
Cemeteries
Park Maintenance
Forestry
Energy

To Whom It May Concern:

I **Frank Perullo** **170 Hadley St New Bedford, MA 02745**, being
(Name) (Mailing Address)
Owner of property located at
115 Coggeshall St New Bedford, MA 02746

Plot **86 10**, **1.01086 0010** hereby agree to allow **Sachse Construction/ Sweeney Excavating Corp.**
(Name)

3663 Woodward Ave, Suite 500 Detroit, MI 48201

1528 Woodward Ave Suite 688 Detroit, MI 48226, to act on my behalf including affixing my
(Mailing Address)

signature in securing permit for:

- ☒ **Sever/Drain Service Permits**
- ☒ **Water Service Permits**
- ☒ **Driveway Installation Permits**
- ☒ **Sidewalk Installation Permits**

I further agree to conform to, and abide by, All City rules and ask regulations applicable to the permit (s) being applied for:

DocuSigned by:

4145BE165074480
Name

170 Hadley St New Bedford, MA 02745
Address

August 16, 2021 (617) 721-5844
Date Telephone Number



Commonwealth of Massachusetts
CITY OF NEW BEDFORD
BUILDING PERMIT

CITY HALL, Room 308, 133 William Street New Bedford, MA 02740 (508) 979-1540



No. B-21-3061

This certifies that Roland Goodick
owner/contractor has permission to:
Alteration - Commercial

on: 115 COGGESHALL ST

Providing that the person accepting this permit shall in every respect conform to the terms of application, therefore on file in this office; to the provisions of the statute of the Commonwealth and to the by-laws of the City of New Bedford relating to the inspection, erection, enlarging, altering, raising, moving, repairing, or tearing down of a building.

Permit is issued subject to the following special requirements: (Restrictions)

CITY DEPARTMENT/COMMISSION COMMENTS	BUILDING DEPARTMENT COMMENTS
The following department/commission has expressed concern about the issuance of this permit. You are advised to contact that agency and resolve this matter. Department/Commission: _____	Construct new 1,280sf "L" Shape single story rear addition for marijuana retail. As per Architect - Keith Bellencourt - No. 951180 kbellencourt@bkarc19.com 508-583-5603 Scope of Work - Phase II -This project is to be under construction control -Inspection reports are required at each inspection as needed -Final construction control affidavit is required upon completion of this project

YOUR AREA INSPECTOR IS: Matthew Silva

Tel. (508) 979-1540 Between 8:00am - 9:00am

NOTICE: NOTIFY INSPECTOR 48 HOURS IN ADVANCE OF APPLYING SHEATHING OR LATHING
OCCUPANCY PERMIT REQUIRED BEFORE OCCUPANCY
No Building or Structure shall be used or occupied until the Certificate of Use and Occupancy shall have been issued by the Building Commissioner - MSBC, Sect. 120.1

This Card Must Be Displayed in a Conspicuous Place on the Premises and Not Torn Down or Removed Until Completion of Work

SUBJECT TO MASSACHUSETTS
STATE BUILDING CODE

Blaney R. Brannan
Building Commissioner

Plan Review Comments: :

: 780 CMR 107.4 Amended Construction Documents - work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as amended set of construction documents
: 780 CMR 110.5 Inspection Requests - It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by 780 CMR. The building official may require the permit holder or his or her representative to attend these inspections.
: Additional permit will be required for the following:

-Mechanical
-Fire Alarm
-Electrical
-Plumbing
-Gas

: Architect - Keith Battencourt - No. 951160
kbattencourt@bkarchitects.com
508-583-5603

-This project is to be under construction control
-Inspection reports are required at each inspection as needed
-Final construction control affidavit is required upon completion of this project
: Certificate of Occupancy is Required upon completion of this project

: Scope of Work - Phase II

Construct new 1,280sf "L" Shape single story rear addition for marijuana retail.

All working is to be performed as per plans submitted dated 8/24/21

: NOTE: RENOVATIONS... WILL NEED ELECTRICIAN AND ELECTRICAL PERMIT FOR ANY ELECTRICAL WORK
ASSOCIATED WITH THESE RENOVATIONS.

: ASR-DPI Engrg.

RE: TB-21-3061

Coggeshall St. #115 (Purported)*

Proposed Recreational Cannabis Dispensary [Ascend Retail Dispensary]—Phase 2
Renovations/Addition to Existing Structure and Related Site Work

Plot 86 Lot 10

Reviewed 11/10/2021

PLEASE NOTE:

It is the responsibility of the applicant and the contractors to be familiar with DPI procedures/ regulations and ascertain that all proposed work that falls under DPI jurisdiction, whether shown on the submitted site plan or not, is

identified and executed in accordance with City of New Bedford DPI Construction Standards/Specifications. The Certificate of Occupancy (CO) will not be signed for any work performed that is non-compliant and/or if any of the following conditions are not met. The following conditions are to be met by the applicant (being the owner and/or their representative) as part of this permit approval:

- 1.) All requirements addressed at the pre-construction meeting held on 8/10/2021 must be met, in addition to those in the comments made by DPI in the SPR memos to the Planning Board (dated 2/10/2021, 3/17/2021 & 4/14/2021). It is the responsibility of the applicant to supply the "final" site plan dated 1/8/2021, last revised 7/2/2021 that was reviewed/approved by DPI at the preconstruction meeting to Inspectional Services so it can be placed in View Permit.
- 2.) Coggeshall St. was paved in June of 2017, and is currently still within the five-year moratorium for restriction of any work within the roadway. If the timing of this project requires disturbance of Coggeshall St. prior to the Summer of 2022, a waiver must be submitted to DPI for written approval from the Commissioner prior to disturbance permits being issued by DPI. The respective moratorium requirements/protocol for repaving is to be followed.
- 3.) Provide 1 stamped/signed copy of the "final" site plan approved by DPI for the water service, fire supply service, sewer service, stormwater, and driveway/sidewalk permits being sought for the proposed project. A notarized/recorded copy of the document stating that the property owner has easement for the proposed work on abutting private parcels is to be submitted. A copy of the building permit, and of the stamped/signed foundation as-built plan for the addition, must also be submitted.

Note: Any representative pulling permits on behalf of the owner must provide a permission slip. Also, properties acquired within the past 6 months require that a copy of the recorded deed be provided showing property ownership.

- 4.) Compliance with the City of New Bedford Stormwater Rules & Regulations/Ordinances is required for all project sites, regardless of size. All sites must implement sediment and erosion control measures and will be subject to the required construction site and sediment control inspections.

- 5.) The owner of the building must contact Engineering for an address number to be issued once the new main entrance door location is determined, whether said door is a new door that is installed, or a door location that already existed. The former number of 115 is not to be utilized as a valid (legal) address number of the structure being refurbished.
- 6.) Contact Wayne Perry at DPI regarding the Industrial Pretreatment Program (IPP)/Fats, Oils, and Grease Program (FOG) requirements. The proposed application may be subject to compliance with said programs, and/or require amendment of an existing permit.

- 7.) An as-built plan (stamped/signed) showing the location of the structure/addition and all utilities installed as part of this project is to be submitted to DPI for review/approval. The "final" as-built version approved by DPI is to be remitted before the CO is signed and will be made part City records.

Please be advised that modifications to the site plan that was reviewed/approved for the above project and placed on file at DPI as the "final" site plan must be resubmitted if said changes entail work subject to DPI review/approval.