

March 30, 2020

Office of the Selectmen Office  
160 Patriots Road, Room 6  
East Templeton, MA 01438

To whom it may concern,

Please find enclosed a proposal from Eden RE of Massachusetts, LLC (hereinafter “Eden”) for the purchase of the Baldwinville Elementary School on the following terms:

**Price:** \$500,000.00 (five hundred thousand dollars and zero cents) purchase price, with 3% (three percent) of the License holding entity’s annual gross revenue paid to the Town of Templeton. Eden suggests that from the 3% to the Town, 1% (one percent) of the License holding entity’s annual gross revenue go to the Wachusett Business Incubator for job training and for local economic development, however that would be solely at the Town’s discretion. Eden estimates that 3% of the annual gross revenue over a five year period will be \$1,500,000.00 (one million five hundred thousand dollars and zero cents).

**Financing:** No financing, cash offer.

**Deposit:** A certified check for \$5,000.00 (five thousand dollars and zero cents) is enclosed with this letter as a deposit, to be held in escrow.

**Offer Deadline:** Seller shall have sixty (60) days to accept or reject this offer. If this offer is rejected, all Deposits provided to Seller shall be returned to Purchaser within four (4) business days of the rejection of the offer, or the termination of the offer deadline, whichever occurs first.

**Purchase Contract:** The Parties shall execute a mutually agreeable final Purchase & Sale agreement within one hundred and eighty (180) days of the acceptance of this Proposal.

**Due Diligence:** Purchaser shall have a maximum of ninety (90) calendar days from the time of acceptance of the Proposal for a Due Diligence Period. The Due Diligence shall be acceptable to Purchaser in their sole and absolute discretion, including without limitation: appraisal, environmental matters, property condition assessment, physical inspection, title, survey, Phase 1 and 2 Environmental Site Assessments, and zoning. During the Due Diligence period Purchaser may withdraw if any conditions of the property are not satisfactory to the Purchaser. If withdrawal occurs under this provision, Purchaser’s deposit shall be refunded.

- Due Diligence Items: Seller shall deliver to Purchaser all pertinent and material Due Diligence Items relating to the Property within twenty one (21) days of the acceptance of this Proposal.
- Closing: Closing shall occur within 30 days of the Provisional License being issued by the Cannabis Control Commission to the License holding entity, but no later than eighteen (18) months after the execution of the Purchase Agreement.
- Additional Terms: This Proposal is subject to the following, or Purchaser's Deposit shall be fully refunded:
- A. Town of Templeton granting a Special Use Permit for Marijuana Cultivation, Delivery and Manufacturing/Processing at the Property prior to execution of the Purchase Agreement.
  - B. Town of Templeton granting a Special Use Permit for Marijuana Retail at a future location. The future retail location shall be mutually agreed upon by the Purchaser and the Town.
  - C. The Town of Templeton and Eden RE of Massachusetts, LLC (or an assignee or affiliate of Eden RE of Massachusetts, LLC) successfully negotiating and executing a Host Community Agreement (HCA) for Marijuana Cultivation, Manufacturing, and Delivery at the Property prior to the execution of the Purchase Agreement, and an HCA for Marijuana Retail at a second location to be identified by Purchaser and the Town, with the revenue sharing terms contained in this offer.
  - D. Town must be able to provide a clear and marketable title to the Property, satisfactory to Purchaser in the Purchaser's sole discretion.
  - E. Town shall not levy any additional fees or taxes against the Purchaser because of the character of the use of the building, outside of what is included in this Proposal.
  - F. Should the property taxes increase on the property due to the development and improvement by Purchaser, the difference between the current property taxes and the reassessed value shall be deducted from the revenue sharing percentage as proposed in the "Price" section above. If the Town has any personal property or other taxes on businesses, they shall also be deducted from the revenue sharing to the Town.
  - G. The Purchaser shall prioritize, where not in violation of local, state or federal law, including non-discrimination laws, the use of businesses

and vendors located in Templeton, as well as the hiring of Templeton residents for non-senior management positions.

Preservation of Historical  
Aspects of the Building:

Purchaser will, to the best of Purchaser's ability, maintain the present exterior and architectural design of the Building.

Assignments:

Purchaser may take title of the Property and/or execute the HCA in the name of a newly formed entity owned by the Purchaser, or associated with, the Purchaser.

Contact Information  
For Lead Team  
Member:

Douglas Guilbert  
dguilbert@edenofri.com  
(401) 309-7967



Michael Biszko Jr.  
Manager of Eden RE of Massachusetts LLC

**Eden RE of Massachusetts LLC**  
**Team Qualification, Experience, and Resumes**

***Michael Biszko Jr.*** - Manager of Eden RE of Massachusetts LLC

Michael Biszko Jr. has many decades of experience in the construction industry through his family business, Biszko Contracting Corporation, based in Fall River, MA. Biszko Contracting has been in business for almost forty years, and has undertaken many large scale redevelopment and commercial construction projects. Some of the projects that Biszko Contracting Corporation has worked on are large commercial developments in Lynn and Fall River, MA and large residential developments in Swansea, Somerset, and Westport, MA.

Michael has fifty years of experience in the construction industry, graduating from Southeastern Massachusetts University in 1970 with a Bachelor of Science in Civil Engineering. Mike is a member of the Registered Professional Engineers and American Association of Civil Engineers.

***Douglas Guilbert*** - Member of Eden RE of Massachusetts LLC

Doug started his professional career in the insurance industry in 2000 as a claims adjuster for Wausau Insurance Company. In 2001, he was an insurance claims adjuster, handling hundreds of fatal World Trade Center claims. In 2004, he started in the field of property and casualty insurance production and currently works for Gallo|Thomas as a commercial lines insurance producer. An expert in commercial property and casualty insurance, Mr. Guilbert attained the AAI designation and CPIA designations and is currently licensed with the state of RI, CT, MA, and NY for Property & Casualty, Life and Health, and previously held his series 6 and 63 securities licenses.

Mr. Guilbert currently functions as the business operations manager for Eden of Rhode Island, LLC, a Rhode Island licensed medical marijuana cultivator.

Mr. Guilbert has a longstanding interest in horticulture. He began over 14 years ago by growing fruits and vegetables at his garden in North Smithfield as well as planting 15 different varieties of fruit trees. To overcome the challenges of growing in a New England outdoor environment, he developed and refined techniques using effective microorganisms (EM) for foliar applications, liquid feeding, soil drenches and water treatment. These fully organic methods allowed him to prevent and fight fungus diseases like Powdery Mildew, as well as reducing harmful insect populations. The EM techniques have the added benefit of being easier to produce, store, and apply than alternatives like compost teas. He also utilized beneficial insects and organic repellents to limit the effects of plant eating insects. By utilizing these techniques, he experienced a much higher level of fruit production.

In addition to his professional responsibilities, Mr. Guilbert has served on the board of directors of Prevent Child Abuse RI, has been Chairman of the North Smithfield Pumpkin Festival, Past President of the Smithfield Lions Club, and a member of Kappa Sigma Fraternity.



***Jason Bates*** - Grow Manager for Cultivation Operation

Jason Bates will be the cultivation center grow manager for the marijuana license holding entity, a role he currently holds for Eden of Rhode Island, LLC. In 2013 Jason opened up a Cannabis consulting company to help veterans learn how to grow their own cannabis in the state of Massachusetts. In 2015 he co-started Mass Genetics for the purpose of breeding cannabis strains. Their mission was to breed strains specifically for cancer patients suffering from pain and nausea. He has had multiple Cannabis Cup Victories as listed below and the exclusive strains that are currently available through the Rhode Island medical marijuana program. These award winning phenotype strains and recipes for said strains are not available anywhere else in the country.

Jason's awards include:

- 1st place high times Michigan flower 2015
- 1st place World Cup Jamaica non solvent 2015
- 2nd place World Cup Jamaica solvent 2015
- 1st place secret cup Beastcoast 2015
- 1st place high times non solvent LA 2016
- Best overall Sativa solvent Chalice cup LA 2015
- 1st place Ghouls and Goblins RI flower 2015, 2016
- 2nd Place Dab Warz 2014

***Michael Biszko***  
***149 North Court***  
***Tiverton, RI 02878***

Vice President- Biszko Building Systems Inc. (1979-Present)  
Superintendent Fall River Water Department (1972-1979)  
Engineer Stone & Webster Engineering Co. (1970-1972)

**Experience:**

Extensive experience in development and construction; including pump stations, treatment plans, shopping centers, industrial and commercial buildings, elderly apartments, residential subdivisions and all facets of heavy construction.

**Professional Affiliations:**

Registered Professional Engineers – States of MA, RI, NH and ME.  
Member – American Association of Civil Engineers, American Water Works and New England Water Works.

**Developer Profile:** (Partial List)

- 10 million dollar elderly housing and condominiums, Westport MA
- 7 million dollar elderly housing and condominiums, Swansea, Ma
- 7.5 million dollar 120 unit affordable tax credit elderly Oakwood Senior Estates, Swansea, MA
- 30,000 Sf Commercial Building, Fall River, MA
- 24,000 Sf Commercial Building, Fall River, MA
- 24,000 Sf Commercial Building, Airport Industrial Park, Fall River, MA
- 4.5 million dollar 106 Family Single Family Homes, Copper Flagg
- 2.5 million dollar Office Space 10,000 Sf West Main
- 2.5 million dollar Elderly Housing, Commercial, Hunter Associates
- 4.0 million dollar Industrial Buildings – 6 buildings – 124,000 Sf
- 3.5 million dollar Strip Mall Flint Village Place – 45,000 Sf
- 2.2 million dollar Commercial Building, Lynn, MA

**Education:**

Southeastern Massachusetts University, Class of 1970 - Bachelor of Science Civil Engineering with emphasis on Structural Design/Analysis and Hydraulics. Graduate Work, Master of Science and Business, Northeastern University and Bryant College.

# Douglas P. Guilbert, AAI, CPIA

5 Milita Drive, Lexington, MA 02421

Phone: (401)309-7967

Email dguilbert@edenofri.com

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## **PROFESSIONAL SUMMARY**

- Successful medical marijuana grower, understanding the laws, relationships with growers the industry, relationships with Rhode Island Department of Business Regulation- Marijuana Division, and relationships with professionals within the industry.
- Business ownership experience
- Insurance/Financial Industry knowledge and experience

## **QUALIFICATIONS**

Commercial Marijuana – Operations Executive  
Workflow process and knowledge  
Solid communication  
Interpersonal skills  
Medical Marijuana Growing Experience

Running a successful Cannabis Facility  
Business development  
Network of MM Professionals  
Analytical  
Excellent time management

## **ACCREDITATION /EDUCATION**

RI, MA, CT, & NY Property and Casualty License  
Rhode Island Life and Health License / Variable License  
Accredited Advisor in Insurance Designation

## **EMPLOYMENT**

<b>Eden of Rhode Island, LLC</b>	<b>Management Executive</b>	<b>2016 - Current</b>
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- Responsible for executive leadership functions of a start-up Cannabis Facility
- Responsible for development of policies and procedures, strategic planning, operations, finance and marketing.
- Effective in working in an ambiguous environment, as this industry changes quickly and be comfortable scaling a company as it grows.
- Responsible and effective in developing and cultivating strong relationships with all stakeholders including but not limited to owners, regulatory agencies, vendors, and customers.

<b>Insurance Sales &amp; Management</b>	<b>Producer</b>	<b>2000 - Current</b>
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- Started career as a claims manager for Workers' Compensation
- Commercial insurance producer for 20 years and executive management experience
- Developed exclusive sales program and referral relationship for medical marijuana insurance
- Consulting services to businesses as it relates to P&C insurance
- Accomplished educator and writer for various subjects in the insurance industry
- Extremely experienced in coverage matters as it relates to all business including but not limited to manufacturing, cultivation.
- Experienced in Financial Services

## **AFFILIATIONS**

Past Board of Directors of Prevent Child Abuse Rhode Island  
Past Chairman of the North Smithfield Great Pumpkin Festival  
Past President of Smithfield Lions Club  
Knights of Columbus (Formerly on the board of directors)  
Kappa Sigma Fraternity

March 18, 2020

To whom it may concern,

I have known Douglas Guilbert through his charitable works with the Smithfield Lions Club, and my business has worked with him for over ten years for our insurance coverage. I highly recommend Doug for any business venture.

Doug was previously the President of the Smithfield Lions Club, and spearheaded many charitable and civic activities. I was impressed with his leadership, ethics, and caring for the community.

I have also worked with Doug for over ten years to obtain liability coverage for my business, Spring Villa Assisted Living. Through this experience, I have seen that Doug is conscientious, thorough, honest, and provides high quality service to his clients.

For these reasons, I am confident that any project which Doug is involved in will greatly benefit from his leadership capabilities and commitment to integrity.

Sincerely,



Craig Pianka  
Spring Villa Assisted Living  
59 Pleasant St  
West Warwick, RI 02893



ALLEGRETTI  
&  
ASSOCIATES

CERTIFIED PUBLIC ACCOUNTANTS

STEVEN ALLEGRETTI, CPA/MST

JASON ALLEGRETTI, CPA/MPAC

March 18, 2020

To whom it may concern,

I have worked with the Members of Eden of Rhode Island LLC, a RI medical marijuana cultivator, as their CPA. I have seen through our work together that the Members of Eden of Rhode Island are extremely professional, knowledgeable about the cannabis industry and cultivation, and prioritize safety and compliance in all their work. I would highly recommend the members involved to launch a Massachusetts marijuana operation.

Sincerely,

Jason Allegretti

Allegretti & Associates

1525 Old Louisquisset Pike Suite A104

Lincoln, RI, 02865



## LEPIZZERA • LAPROCINA

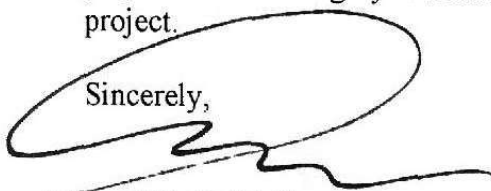
C O U N S E L L O R S   A T   L A W

March 19, 2020

To whom it may concern,

I have worked with Michael Biszko and Biszko Contracting Corporation, representing both in various real estate transactions. I have consistently been impressed with Mike's commitment to excellent quality work and the timely completion of development projects. I would highly recommend Mike and Biszko Contracting for any redevelopment project.

Sincerely,



Scott K. DeMello  
Associate Attorney

March 11, 2020

Michael Biszko Jr.  
20 Development Street  
Fall River, MA. 02721

To whom it may concern:

Michael Biszko Jr has readily available funds at Rockland Trust Co. this day in excess of \$100,000.

Sincerely,

A handwritten signature in dark ink, appearing to read 'John F. Clark', with a long horizontal flourish extending to the right.

John F Clark  
First Vice President

**Eden RE of Massachusetts LLC**  
**Descriptions and Locations of Similar Development Projects**

Michael Biszko has worked on the following similar projects through Biszko Contracting Corporation:

- (1) **95 Pleasant Street, Lynn, MA:** \$2.2 million dollar redevelopment of office building originally built in 1980. The building is 28,082 square feet, and located on 2.67 acres of land.
- (2) **154 North Main Street, Fall River, MA:** Redevelopment of a large commercial building in downtown Fall River.
- (3) **100 Highland Avenue, Providence, RI:** Redevelopment of commercial space for medical offices, Summit Medical Building. The building is a total of 27,380 square feet.



## **Eden RE of Massachusetts LLC**

### **Description of Use of Property**

1. ***Scope:*** Eden RE of Massachusetts LLC intends to use the property for marijuana cultivation and marijuana manufacturing/processing. Eden RE of Massachusetts LLC would solely hold the real estate, and a related entity would apply for a license from the Massachusetts Cannabis Control Commission. Eden is also interested in pursuing a delivery license when they become available, and a retail license as soon as possible at a second location.
2. ***Benefit to the Community:*** Members of Eden RE of Massachusetts LLC are experienced with running a licensed medical marijuana cultivation facility in Rhode Island, and because of this experience will be able to maximize benefit to the Templeton community. Both Eden and the license holding entity will prioritize the use of businesses and vendors located in Templeton, and the hiring of Templeton residents for the project. Finally, if the Town decides to contribute revenue to the Wachusett Business Incubator, Eden is excited to partner with the Incubator in order to improve the overall economy in the area through job training and economic development.
3. ***Description of Renovations:*** The priority will be to keep the majority of the exterior character and historic appearance of the building. Internally there would need to be alterations made to the space for cultivation and manufacturing, and to prioritize safety and security. The license holding entity would be responsible for the interior build out for operations.
4. ***Financial Summary:***
  - a. ***Total project cost:*** \$1,060,000 total project cost to Eden RE of Massachusetts for building redevelopment, including the \$500,000 purchase price. This total does not include the license holding entity build out for cultivation and manufacturing. See attached Financial Estimate.
  - b. ***Proposed purchase price:*** \$500,000.00 (Five hundred thousand dollars and zero cents), with 3% (three percent) of the License holding entity's annual gross revenue paid to the Town of Templeton. Eden suggests that from the 3% to the Town, 1% (one percent) of the License holding entity's annual gross revenue go to the Wachusett Business Incubator for job training and economic development, however that would be solely at the Town's discretion. Eden estimates that 3% of the annual gross revenue over a five year period will be \$1,500,000.00 (one million five hundred thousand dollars and zero cents).
  - c. ***Financial Arrangement:*** Cash purchase, no financing.

- d. *5 year projected cash flow:* \$50 million dollars.
  - e. *Estimated tax yield:* The town would receive \$1.5 million dollars over five years based on the \$50 million cash flow projection.
  - f. *Jobs created:* We estimate that there would be 75-100 local jobs created, between the cultivation, manufacturing, delivery and retail.
5. ***Assistance Necessary:*** This Project does not depend on any assistance from Town, State, Federal or private assistance.

**6. *Comparative Evaluation Criteria:***

- a. *Responsiveness:* Eden is committed to timely responsiveness on any questions or follow up required by the Town.
- b. *Impact on economic conditions:* Eden is estimating approximately 75-100 local jobs will be created once all operations are up and running. In addition, if the Town decides to partner with the Wachusett Business Incubator, the job training and economic development will have an ongoing positive impact on the local economy.
- c. *Project feasibility and financial strength:* The redevelopment experience of Michael Biszko will ensure a timely and successful redevelopment of the property. In addition, Members and future staff of the license holding entity are experienced in running successful cannabis operations, and are able to develop a strong team in order to launch and sustain this project.
- d. *Project Plan & Schedule:* The project plan and schedule was developed by the members of Eden, bringing their expertise in both licensed cannabis operations and development. We believe it is realistic and achievable.
- e. *Compatibility with the neighborhood:* The exterior appearance of the building will be maintained as much as possible in the redevelopment process. The interior of the building will be adapted in order to prevent any view of any cannabis from the exterior, and to prevent any issues with odor. Because this location will not be open to the public in any way, the only people entering and leaving the building will be workers and contractors.
- f. *Dedication to preservation and maintenance of historical aspects of the building:* Eden is committed to preserving and maintaining as much of the historical aspects as possible of the building, particularly the exterior.
- g. *Consistency with Town's 2017 Master Plan:* The economic goal listed in the Town's 2017 Master Plan is to "Promote Economic Development that is consistent with the Town's desired character." In addition, one of the objectives is to "Encourage the reuse of existing structures and vacant properties in appropriate areas for the purpose of new economic development." The state licensed

marijuana industry is experiencing growth and revenue in Massachusetts that is currently unparalleled with other industries, and is expected to continue to grow. We believe that this project will advance the goal and objective of the Town by bringing robust economic development to this property in a way that maintains the character of the property, and is extremely safe, secure and responsible because of the experience of the team members involved in the project.

- h. *Documented skill and experience in adaptive re-use of buildings:* Eden Member Michael Biszko has over fifty years of experience in construction, and through Biszko Contracting Corporation has worked on many redevelopment projects. Eden Member Douglas Guilbert has experience in establishing licensed marijuana cultivation facilities, and will be providing direction on the internal needs and layout of the facility in order to use the property for cultivation and processing.

**Eden RE of Massachusetts LLC -**  
**Baldwinville Redevelopment Project Financial Estimate**

**Building Exterior Expenses**

Roof	
Masonry Repairs/Re-Pointing	
Facia Soffits	
Painting	
Generator	
Exterior Lighting	
Total Expenses	\$100,000

**Building Interior Expenses**

Carpentry	
Electrical	
Plumbing	
HVAC	
Misc Interior Repairs	
Insulation	
Sprinklers	
Drywall	
Floor Finishing	
Insurance Expense - Other	
Painting	
Environmental	
Permitting	
Doors Hardware	
Ceiling	
Generator	
Total Expenses	\$300,000

**Property**

Parking	
Paving	
Landscaping	
Fencing	
Propane	
Property Lighting	
Total Expenses	\$100,000

**Misc**

Contingency	\$60,000
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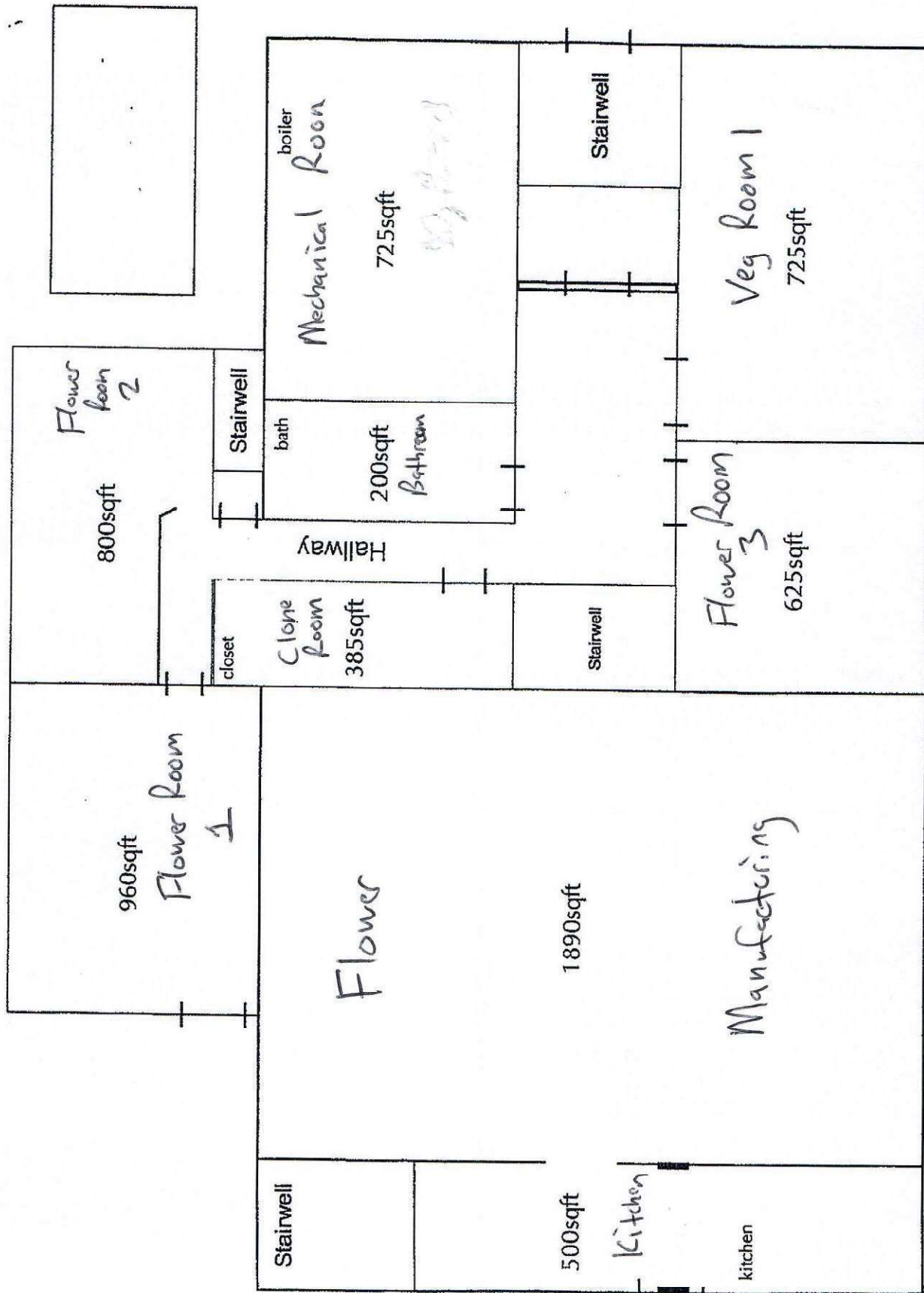
**Sale**

Building Purchase Price	\$500,000
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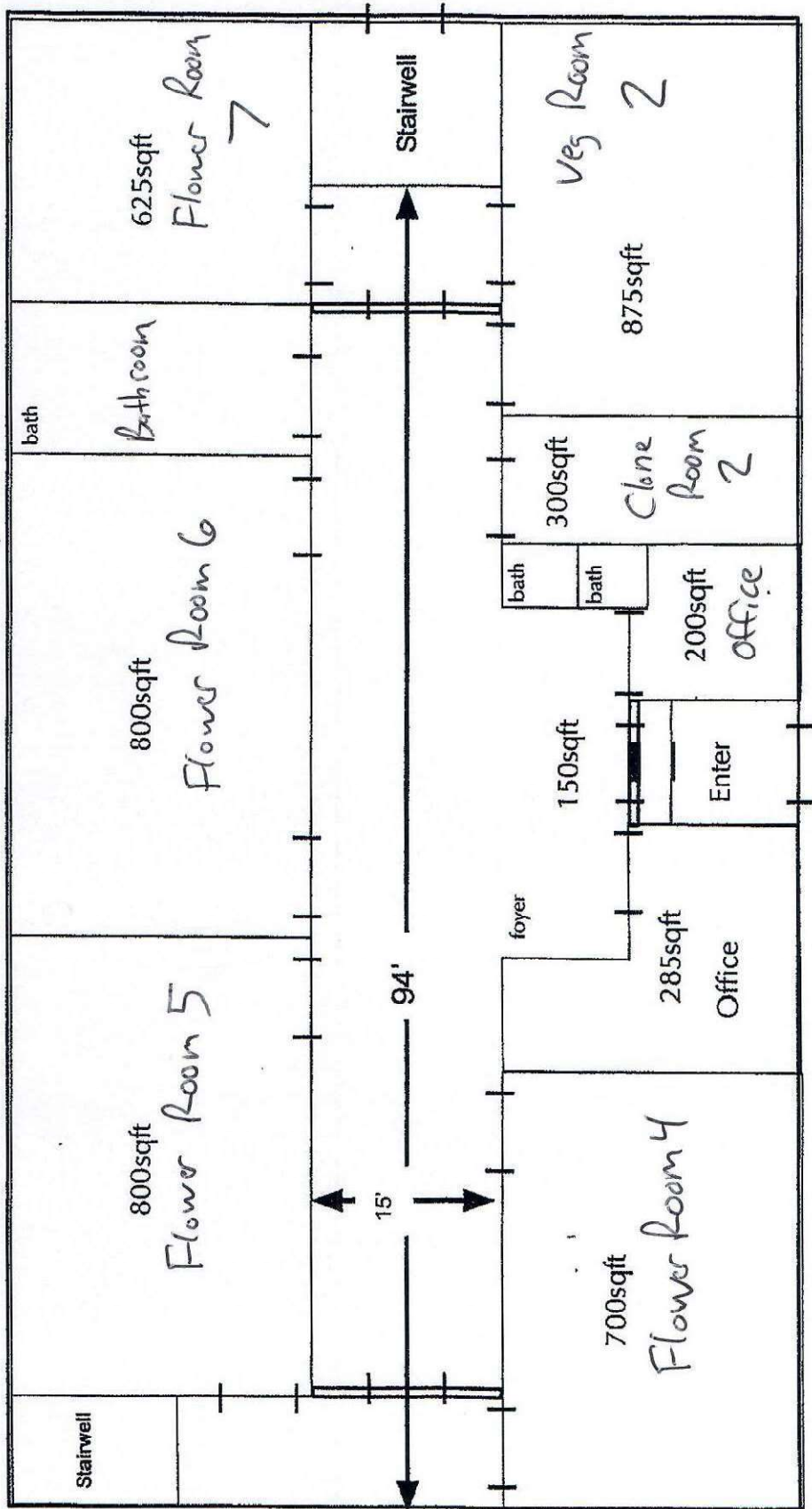
Total Expenses:	\$ 1,060,000
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**Eden RE of Massachusetts LLC**  
**Timeline for Baldwinville Redevelopment Project**

<b>April 2020</b>	1	Approval of Bid
<b>September 2020</b>	1	Obtain Host Agreements for Retail for different location to be determined
	2	Obtain Host Agreements for Cultivation and Manufacturing at 12 School St
	3	Completed Purchase and Sales Agreement
	4	Submit application to the Cannabis Control Commission (CCC) for Retail, Cultivation, Manufacturing, and Delivery
<b>March 2021</b>	1	Obtain preliminary approval from the CCC
	2	Execute purchase of the building
<b>April 2021</b>	1	Start exterior construction project: Roof Masonry Repairs/Re-Pointing Facia Soffits Painting Generator Exterior Lighting
<b>May 2021</b>	1	Start interior construction project: Carpentry Electrical Plumbing HVAC Misc Interior Repairs Insulation Sprinklers Drywall Floor Finishing Insurance Expense - Other Painting Environmental Permitting Doors Hardware Ceiling Generator
<b>June 2021</b>	1	Start property construction project: Parking Paving Landscaping Fencing Propane Property Lighting
<b>August 2021</b>	1	Finish Construction Projects
<b>September - December</b>	1	Final approval from the CCC
	2	Commence Operations

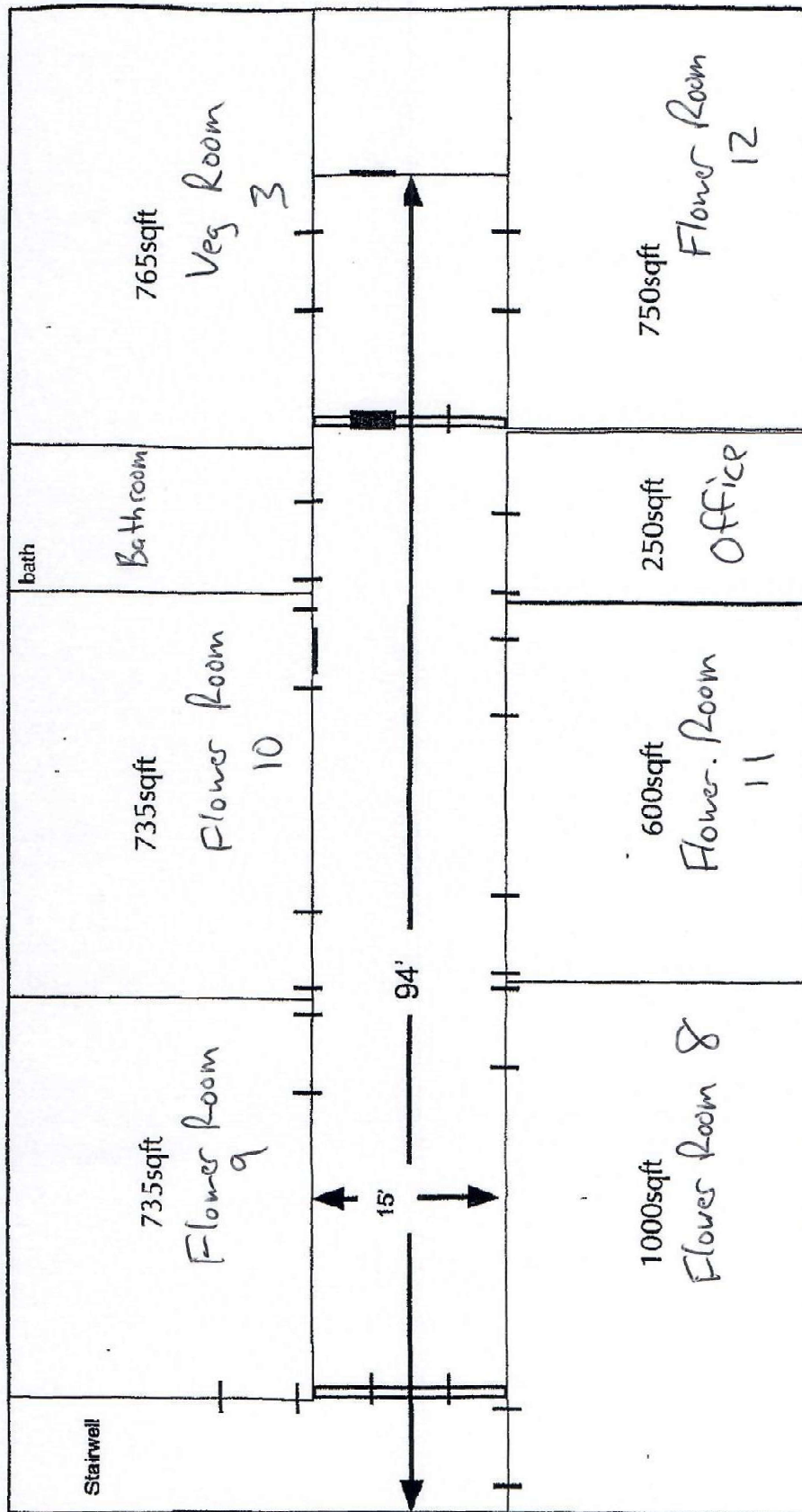


Basement  
Level



First Floor





Second Floor



## PROPOSAL INTENT RESPONSE FORM

### RFP Title:

Please review the Request for Proposal (RFP). Furnish the information requested below and return this page to the Baldwinville Elementary School Disposition Advisory Committee:

Your expression of intent is not binding but will greatly assist us in planning for proposal evaluation.

Choose one of the following options:

- ☒ Do intend to submit a proposal
- ☐ Do not intend to submit a proposal

If you are not responding to this RFP, please provide your reason(s):

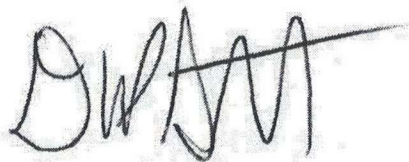
Please provide the following contact information:

Name (first, middle, last): Douglas Guilbert

Title: Member

Organization: Eden RE of Massachusetts LLC

Email address: dguilbert@edenofri.com



### **CERTIFICATION OF NON COLLUSION & GOOD FAITH**

The undersigned certifies under pains and penalties of perjury that this Contract has been obtained in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

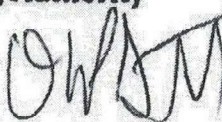
The Contractor by:

Douglas Guilbert

Print Name

Member, Eden RE of Massachusetts LLC

Title/Authority





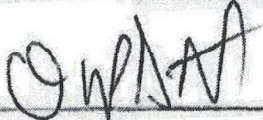
**CERTIFICATE OF TAX COMPLIANCE**

**(Corporate)**

Pursuant to Chapter 62C of the Massachusetts General Laws, Section 49A(b), I,  
Douglas Guilbert, authorized signatory for Eden RE of Massachusetts LLC  
printed name name of consultant/business

do hereby certify under the pains and penalties of perjury that said contractor has  
complied with all laws of the Commonwealth of Massachusetts relating to taxes,  
reporting of employees and contractors, and withholding and remitting child support.  
Federal ID # 85-0527448

Signature



Name Douglas Guilbert

Title Member

Date

**OR**

**CERTIFICATE OF TAX COMPLIANCE**

**(Individual)**

Pursuant to Chapter 62C of the Massachusetts General Laws, Section 49A(b), I,  
do hereby certify under the pains and  
penalties of perjury that said contractor has complied with all laws of the  
Commonwealth of Massachusetts relating to taxes.

(Signature of person signing bid or bid)

(Date)



**Disclosure of Parties with Beneficial Interest  
MGL Ch. 7 §40J**

**I do hereby certify that the following parties have – or area anticipated to have a beneficial interest in our submissions seeking to acquire and redevelop the Baldwinville Elementary School form the Town of Templeton, MA**

**Party 1** Eden RE of Massachusetts LLC

*Gy/AST*

**Party 2** \_\_\_\_\_

**I do make this declaration under the pains of penalties of law and understand that any material omission or misrepresentation may not only lead to the disqualification of my proposal but prosecution under the pains and penalties of law.**

**Section 40J. No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners.**

**A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.**

**Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request. The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.**



**Acknowledgment for Individual**

**State of Massachusetts**

**County** Middlesex

On this 7<sup>th</sup> day of March, 20 20, before me personally appeared

Douglas Guilbert (or \_\_\_\_\_  
and \_\_\_\_\_), to me known to be the person (or persons)  
described in and who executed the foregoing instrument, and acknowledged that he/she/they  
executed the same as his/her/their free act and deed.

**Notary Public**

**Print Name:** Megan E. Sheehan

**My commission expires:**

10/04/24

Megan E. Sheehan  
NOTARY PUBLIC  
Commonwealth of Massachusetts  
My Commission Expires October 4, 2024

# ROCKLAND TRUST

www.rocklandtrust.com

Branch: 453

## TREASURER'S CHECK

IF THIS CHECK IS LOST OR STOLEN, AN INDEMNITY BOND WILL BE REQUIRED FOR REPLACEMENT.

2137050

53-447

113

DATE March 26, 2020

REMITTER BISZKO INVESTMENTS II LLC

\$\*\*\*\*\*5,000.00

PAY FIVE THOUSAND AND 00/100

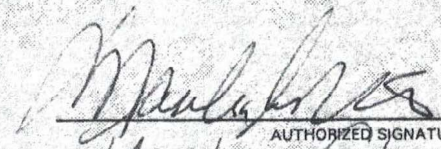
TO THE ORDER OF Town Of Templeton

CUSTOMER COPY

PURPOSE

M 658730

THIS DOCUMENT HAS A VOID PANTOGRAPH, HIGH RESOLUTION BORDER, CHEMICALLY REACTIVE PAPER, FLUORESCENT FIBERS AND A WATERMARK. ABSENCE OF THESE FEATURES WILL INDICATE A COPY.

<b>ROCKLAND TRUST</b>	Branch: 453	<b>TREASURER'S CHECK</b>	2137050
www.rocklandtrust.com		IF THIS CHECK IS LOST OR STOLEN, AN INDEMNITY BOND WILL BE REQUIRED FOR REPLACEMENT.	53-447 113
			DATE March 26, 2020
REMITTER BISZKO INVESTMENTS II LLC		\$*****5,000.00	
PAY FIVE THOUSAND AND 00/100			
TO THE ORDER OF Town Of Templeton			
PURPOSE			
		 AUTHORIZED SIGNATURE	
		Mark PRINTED NAME	