

DEEDS

10619

KNOW ALL MEN BY THESE PRESENTS that NEW BEDFORD-ACUSHNET CO-OPERATIVE BANK

a corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 111 William Street of New Bedford Bristol County, Massachusetts, in consideration of One Million Two Hundred Thousand (\$1,200,000.00) Dollars

grants to Popes Island Harbor Development Corp., a Massachusetts Corporation

and having a usual place of business at 867 Middle Road, Acushnet, Massachusetts with quitclaim covenants the land in said New Bedford, with any buildings thereon, bounded and described as follows:

BEGINNING at a drill hole in the northerly line of Route 6 at a corner of land now or formerly of Paul A. and Maurice C. Duchaine;

thence NORTH 25° 44' 32" WEST, five hundred seventy-nine and 61/100 (579.61) feet;

thence SOUTH 63° 34' 57" WEST, two hundred sixty-nine and 61/100 (269.61) feet;

thence along the Acushnet River to the northeast corner of Parcel A on plan of land hereinafter mentioned;

thence SOUTH 64° 27' 58" WEST approximately forty-seven and 25/100 (47.25) feet;

thence SOUTH 25° 32' 02" WEST, four hundred thirty (430) feet;

thence SOUTH 64° 27' 58" WEST, fifty (50) feet;

thence SOUTH 25° 32' 02" WEST, two hundred sixty-three and 89/100 (263.89) feet;

thence SOUTH 02° 56' 20" EAST, one hundred twenty-five and 87/100 (125.87) feet;

thence SOUTH 32° 21' 10" EAST, seventy and 41/100 (70.41) feet to the said northerly line of Route 6; and

thence SOUTH 64° 27' 58" WEST, three hundred ninety and 06/100 (390.06) feet in said northerly line of Route 6 to the point of beginning.

CONTAINING Nine and 7/10 (9.7) acres more or less, and being shown as Parcel "B" on plan entitled "Subdivision plan of land in New Bedford, Massachusetts, Popes Island, for New Bedford-Acushnet Co-Operative Bank", dated August 22, 1983, drawn by Tibbetts Engineering Corp., and filed in the Bristol County (S.D.) Registry of Deeds, in Plan Book 109, Page 129. Together with and subject to the benefit of an easement for the purpose of ingress and egress, being shown as the right of way on said plan. Subject to an easement for common parking in the area designated "COMMON PARKING AREA" and on said plan. Subject to an easement to maintain and repair the existing Boat House Pub Sign located in the said Common Parking Area.

SUBJECT also to the restriction that no fence or barrier shall be constructed in the area between the easterly side of the building shown as "1 Story Building", on said plan and the right of way as shown on said plan. Said restriction shall benefit land now or formerly owned by POPES HAVEN MARINA, INC. and being shown as Parcel "A" on plan entitled "Subdivision plan of land in New Bedford, Massachusetts, Popes Island, for New Bedford-Acushnet Co-Operative Bank", dated June 13, 1983, drawn by Tibbetts Engineering Corp., and filed in the Bristol County (S.D.) Registry of Deeds in Plan Book 109, Page 60.

PROPERTY ADDRESS: Popes Island, New Bedford, Massachusetts

THE ADDRESS IN THE MARGIN IS NOT A PART OF THIS CONVEYANCE. ITS ACCURACY HAS NOT BEEN VERIFIED.

8K1929PC0175

BK1929P00176

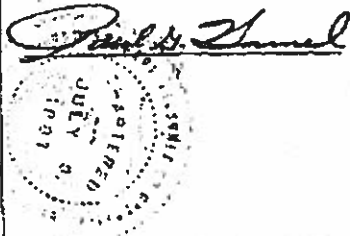
BEING part of the premises conveyed to the grantor by foreclosure deed dated December 15, 1982 and recorded in the Bristol County (S.D.) Registry of Deeds at Book 1853, Page 813.

SUBJECT to the fiscal 1986 real estate taxes which the grantees hereby assume and agree to pay.

In witness whereof the said NEW BEDFORD-ACUSHNET CO-OPERATIVE BANK

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Robert J. Costa and Elizabeth S. Gatenby its Pres. & Treasurer hereto duly authorized, this 22nd day of July in the year one thousand nine hundred and eighty-five

Signed and sealed in presence of



NEW BEDFORD-ACUSHNET CO-OPERATIVE BANK

by

Robert J. Costa, President
Elizabeth S. Gatenby, Treasurer

The Commonwealth of Massachusetts

BRISTOL

ss.

July 22,

19 85

Then personally appeared the above named Robert Costa and Elizabeth S. Gatenby,
President & Treasurer as aforesaid

and acknowledged the foregoing instrument to be the free act and deed of the

NEW BEDFORD-ACUSHNET CO-OPERATIVE BANK

before me

Paul H. Shaul

Notary Public

Notary Public

My commission expires

Jan 27, 19 89



Received & Recorded *July 22, 1985* at *2 hrs. 20 min P.M.*

Attest:

John Gomes Register

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED.)

CHAPTER 182, SECTION 11, GENERAL LAWS

BK 1925 PC0177



2017 00010769

Bk: 12072 Pg: 166 Pg: 1 of 2 BS
Doc: DEED 05/12/2017 12:48 PM

QUITCLAIM DEED

POPES HAVEN MARINA, INC., a Massachusetts Business Corporation, with a principal place of business in Fairhaven, Bristol County, Commonwealth of Massachusetts, for consideration paid and in full consideration of EIGHT HUNDRED FIFTY THOUSAND (\$850,000.00) DOLLARS paid grants to **161 POPES ISLAND, LLC**, a Massachusetts Limited Liability Company with a principal place of business at 867 Middle Road, Acushnet, Massachusetts 02743, with **QUITCLAIM COVENANTS** the land in ^{New Bedford} Fairhaven, Bristol County, Massachusetts bounded and described as follows:

Parcel "A" shown on a plan entitled "Subdivision Plan of Land in New Bedford, Massachusetts, Popes Island, for New Bedford-Acushnet Co-Operative Bank", dated June 13, 1983, drawn by Tibbetts Engineering Corp., and filed in the Bristol County, S.D. Registry of Deeds in Plan Book 109, Page 60.

Containing 28,398 square feet according to said Plan.

Together with and subject to the benefit of an easement for the purposes of ingress and egress, being shown as right of way on said Plan.

Together with the benefit of an easement for common parking in the area designated "COMMON PARKING FOR THE BENEFIT OF PARCEL "A" AND REMAINING LAN" on said Plan.

Subject to and together with all other rights, easements, restrictions and conditions of record insofar as the same area in force and applicable.

For title, see deed of the New Bedford-Acushnet Co-Operative Bank to Popes Haven Marina, Inc., dated November 30, 1983 and recorded in said Registry of Deeds in Book 1879, Page 620.

Property at: 161 Popes Island
New Bedford, MA 02740

MASSACHUSETTS EXCISE TAX
Bristol ROD South 001
Date: 05/12/2017 12:48 PM
Ctrl# 022009 17077 Doc# 00010769
Fee: \$3,876.00 Cons: \$850,000.00

MEM

In witness whereof, the said Popes Haven Marina, Inc. has caused its corporate seal to be hereon affixed and these presents signed and delivered in its name and behalf by Irene L. Carr its President and Treasurer hereto duly authorized this 11 day of May 2017

Popes Haven Marina, Inc.

Witness: Marc R. Deshaies
Marc R. Deshaies

By: Irene L. Carr
Irene L. Carr, President and
Treasurer

Commonwealth of Massachusetts

County of Bristol

On this 11 day of May 2017, before me, the undersigned notary public, personally appeared Irene L. Carr, proved to me through satisfactory evidence of identification, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose as President and Treasurer of Popes Haven Marina, Inc.,

The satisfactory evidence of identification was:

- ☐ A current document issued by a federal or state government agency bearing the photographic image of the said signatory's face and signature; or
- ☐ On the oath or affirmation of a credible witness unaffected by the document or transaction who is personally known to the notary public and who personally knows the said signatory; or
- ☐ Identification of the said signatory based on the notary public's personal knowledge of the identity of the said signatory; or
- ☒ The following evidence of identification: PERSONAL KNOWLEDGE



Marc R. Deshaies
Marc R. Deshaies, Notary Public
My commission expires: 10/14/2022

**161 Popes Island LLC
867 Middle Road
Acushnet, MA 02743**

May 13, 2020

New Bedford Zoning Board
133 William Street
New Bedford, MA 02740

RE: 161 POPES ISLAND

Dear Board Members,

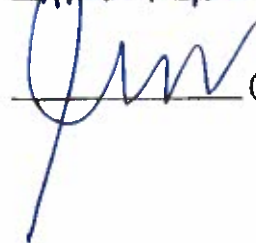
I am the Manager and the Resident Agent of 161 Popes Island LLC as proven by the Articles of Incorporation and the Annual Report submitted herewith. I hereby authorize myself to sign the various applications for Site Plan Review for the property at 161 Popes Island. I authorize Prime Engineering to submit the application.

Sincerely,



Mark White
Manager and Resident Agent

On this 13th day of May, 2020, before me, the undersigned notary public, personally appeared Mark White (name of document signer), proved to me through satisfactory evidence of identification, which was known to me, to be the person whose name is signed on the preceding in my presence.



(official signature and seal of notary)

**161 Popes Island LLC
867 Middle Road
Acushnet, MA 02743**

May 13, 2020

New Bedford Zoning Board
133 William Street
New Bedford, MA 02740

RE: 161 POPES ISLAND

Dear Board Members,

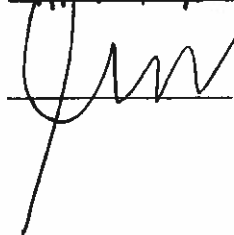
I am the Manager and the Resident Agent of 161 Popes Island LLC as proven by the Articles of Incorporation and the Annual Report submitted herewith. I hereby authorize myself to sign the various applications for Site Plan Review for the property at 161 Popes Island. I authorize Prime Engineering to submit the application.

Sincerely,



Mark White
Manager and Resident Agent

On this 13th day of May, 2020, before me, the undersigned notary public, personally appeared Mark White (name of document signer), proved to me through satisfactory evidence of identification, which was known to me, to be the person whose name is signed on the preceding in my presence.



(official signature and seal of notary)



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
One Ashburton Place, 17th floor
Boston, MA 02108-1512
Telephone: (617) 727-9640

Annual Report

(General Laws, Chapter)

Identification Number: 001273339

Annual Report Filing Year: 2020

1.a. Exact name of the limited liability company: 161 POPES ISLAND, LLC

1.b. The exact name of the limited liability company as amended, is: 161 POPES ISLAND, LLC

2a. Location of its principal office:

No. and Street: 867 MIDDLE RD.
City or Town: ACUSHNET State: MA Zip: 02743 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 867 MIDDLE RD.
City or Town: ACUSHNET State: MA Zip: 02743 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

TO ENGAGE IN INVESTMENT IN, AND OWNERSHIP AND DEVELOPMENT OF, REAL ESTATE AND INTERESTS THEREIN, INCLUDING BUYING, ACQUIRING, OWNING, OPERATING, MANAGING, SELLING, LEASING, FINANCING, REFINANCING, AND CONSTRUCTING AND REMODELING STRUCTURES, AND DISPOSING OF AND OTHERWISE DEALING WITH INTERESTS IN REAL ESTATE, DIRECTLY OR INDIRECTLY THROUGH JOINT VENTURES, PARTNERSHIPS OR OTHER ENTITIES, INCLUDING MORTGAGE FINANCING; AND TO ENGAGE IN ANY ACTIVITIES DIRECTLY OR INDIRECTLY RELATED OR INCIDENTAL THERETO.

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: MARK W. WHITE
No. and Street: 867 MIDDLE RD.
City or Town: ACUSHNET State: MA Zip: 02743 Country: USA

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	MARK W. WHITE	867 MIDDLE RD. ACUSHNET, MA 02743 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Individual Name <small>First, Middle, Last, Suffix</small>	Address (no PO Box) <small>Address, City or Town, State, Zip Code</small>
SOC SIGNATORY	MARK W. WHITE	867 MIDDLE RD. ACUSHNET, MA 02743 USA
SOC SIGNATORY	JEFF A. WHITE	815 MIDDLE RD. ACUSHNET, MA 02743 USA

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Individual Name <small>First, Middle, Last, Suffix</small>	Address (no PO Box) <small>Address, City or Town, State, Zip Code</small>
REAL PROPERTY	MARK W. WHITE	867 MIDDLE RD. ACUSHNET, MA 02743 USA

9. Additional matters:

**SIGNED UNDER THE PENALTIES OF PERJURY, this 21 Day of February, 2020,
MARK W. WHITE , Signature of Authorized Signatory.**

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

February 21, 2020 12:55 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, stylized "G" at the end.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

Corporations Division

Business Entity Summary

ID Number: 001273339

[Request certificate](#)

[New search](#)

Summary for: 161 POPES ISLAND, LLC

The exact name of the Domestic Limited Liability Company (LLC): 161 POPES ISLAND, LLC		
Entity type: Domestic Limited Liability Company (LLC)		
Identification Number: 001273339		
Date of Organization in Massachusetts: 05-10-2017		
Last date certain:		
The location or address where the records are maintained (A PO box is not a valid location or address):		
Address: 867 MIDDLE RD.		
City or town, State, Zip code, Country: ACUSHNET, MA 02743 USA		
The name and address of the Resident Agent:		
Name: MARK W. WHITE		
Address: 867 MIDDLE RD.		
City or town, State, Zip code, Country: ACUSHNET, MA 02743 USA		
The name and business address of each Manager:		
Title	Individual name	Address
MANAGER	MARK W. WHITE	867 MIDDLE RD. ACUSHNET, MA 02743 USA
In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:		
Title	Individual name	Address
SOC SIGNATORY	MARK W. WHITE	867 MIDDLE RD. ACUSHNET, MA 02743 USA
SOC SIGNATORY	JEFF A. WHITE	815 MIDDLE RD. ACUSHNET, MA 02743 USA
The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:		
Title	Individual name	Address

REAL PROPERTY	MARK W. WHITE	867 MIDDLE RD. ACUSHNET, MA 02743 USA
<div><div><input type="checkbox"/> Consent</div><div><input type="checkbox"/> Confidential Data</div><div><input type="checkbox"/> Merger Allowed</div><div><input type="checkbox"/> Manufacturing</div></div>		
<div><div><div><div>View filings for this business entity:</div><div><div>ALL FILINGS</div><div>Annual Report</div><div>Annual Report - Professional</div><div>Articles of Entity Conversion</div><div>Certificate of Amendment</div></div></div><div><div>View filings</div></div></div></div>		
<div><div>Comments or notes associated with this business entity:</div><div></div></div>		

New search

**Popes Island Harbor Development Corp.
867 Middle Road
Acushnet, MA 02743**

May 13, 2020

New Bedford Zoning Board
133 William Street
New Bedford, MA 02740

RE: 161 POPES ISLAND

Dear Board Members,

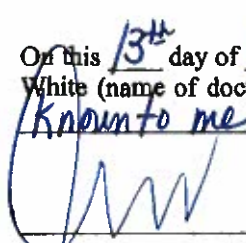
I am the Manager and the Resident Agent of Popes Island Harbor Development Corp. as proven by the Articles of Incorporation and the Annual Report submitted herewith. I hereby authorize myself to sign the various applications for Site Plan Review for the property at 161 Popes Island. I authorize Prime Engineering to submit the application.

Sincerely,



Mark White
Manager and Resident Agent

On this 13th day of May, 2020, before me, the undersigned notary public, personally appeared Mark White (name of document signer), proved to me through satisfactory evidence of identification, which was known to me, to be the person whose name is signed on the preceding in my presence.



(official signature and seal of notary)



**Popes Island Harbor Development Corp.
867 Middle Road
Acushnet, MA 02743**

May 13, 2020


New Bedford Zoning Board
133 William Street
New Bedford, MA 02740

RE: 161 POPES ISLAND

Dear Board Members,

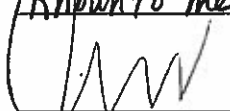
I am the Manager and the Resident Agent of Popes Island Harbor Development Corp. as proven by the Articles of Incorporation and the Annual Report submitted herewith. I hereby authorize myself to sign the various applications for Site Plan Review for the property at 161 Popes Island. I authorize Prime Engineering to submit the application.

Sincerely,



Mark White
Manager and Resident Agent

On this 13th day of May, 2020, before me, the undersigned notary public, personally appeared Mark White (name of document signer), proved to me through satisfactory evidence of identification, which was known to me, to be the person whose name is signed on the preceding in my presence.



(official signature and seal of notary)



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$100.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Annual Report

(General Laws, Chapter 156D, Section 16.22; 950 CMR 113.57)

Identification Number: 042874957

1. Exact name of the corporation: POPES ISLAND HARBOR DEVELOPMENT CORP.

2. Jurisdiction of Incorporation: State: MA Country:

3,4. Street address of the corporation registered office in the commonwealth and the name of the registered agent at that office:

Name: MARK WHITE
 No. and Street: 867 MIDDLE ROAD
 City or Town: ACUSHNET State: MA Zip: 02743 Country: USA

5. Street address of the corporation's principal office:

No. and Street: 867 MIDDLE ROAD
 City or Town: ACUSHNET State: MA Zip: 02743 Country: USA

6. Provide the name and addresses of the corporation's board of directors and its president, treasurer, secretary, and if different, its chief executive officer and chief financial officer.

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
PRESIDENT	MARK W. WHITE	867 MIDDLE ROAD ACUSHNET, MA 02743 USA
TREASURER	MARK W. WHITE	867 MIDDLE ROAD ACUSHNET, MA 02743 USA
SECRETARY	MARK W. WHITE	867 MIDDLE ROAD ACUSHNET, MA 02743 USA
DIRECTOR	MARK W. WHITE	867 MIDDLE ROAD ACUSHNET, MA 02743 USA

7. Briefly describe the business of the corporation:

REAL ESTATE RENTALS

8. Capital stock of each class and series:

Class of Stock	Par Value Per Share Enter 0 if no Par	Total Authorized by Articles of Organization or Amendments		Total Issued and Outstanding Num of Shares
		Num of Shares	Total Par Value	
CNP	\$0.00000	15,000	\$0.00	60

9. Check here if the stock of the corporation is publicly traded: ☐

10. Report is filed for fiscal year ending: 12/31/ 2019

**Signed by MARK W. WHITE , its PRESIDENT
on this 13 Day of March, 2020**

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All Rights Reserved

Corporations Division

Business Entity Summary

ID Number: 042874957

[Request certificate](#)

[New search](#)

Summary for: POPES ISLAND HARBOR DEVELOPMENT CORP.

The exact name of the Domestic Profit Corporation: POPES ISLAND HARBOR DEVELOPMENT CORP.	
Entity type: Domestic Profit Corporation	
Identification Number: 042874957	Old ID Number: 000225009
Date of Organization in Massachusetts: 07-19-1985	
Last date certain:	
Current Fiscal Month/Day: 12/31	Previous Fiscal Month/Day: 12/31

The location of the Principal Office:

Address: 867 MIDDLE ROAD
City or town, State, Zip code, Country: ACUSHNET, MA 02743 USA

The name and address of the Registered Agent:

Name: MARK WHITE
Address: 867 MIDDLE ROAD
City or town, State, Zip code, Country: ACUSHNET, MA 02743 USA

The Officers and Directors of the Corporation:

Title	Individual Name	Address
PRESIDENT	MARK W. WHITE	867 MIDDLE ROAD ACUSHNET, MA 02743 USA
TREASURER	MARK W. WHITE	867 MIDDLE ROAD ACUSHNET, MA 02743 USA
SECRETARY	MARK W. WHITE	867 MIDDLE ROAD ACUSHNET, MA 02743 USA
DIRECTOR	MARK W. WHITE	867 MIDDLE ROAD ACUSHNET, MA 02743 USA

Business entity stock is publicly traded: ☐

The total number of shares and the par value, if any, of each class of stock which this business entity is authorized to issue:

Class of Stock	Par value per share	Total Authorized	Total issued and outstanding
	No. of shares	Total par value	No. of shares
<div><div><input type="checkbox"/> Consent</div><div><input type="checkbox"/> Confidential Data</div><div><input type="checkbox"/> Merger Allowed</div><div><input type="checkbox"/> Manufacturing</div></div>			
Note: Additional information that is not available on this system is located in the Card File.			
View filings for this business entity:			
<div><div>ALL FILINGS</div><div>Administrative Dissolution</div><div>Annual Report</div><div>Application For Revival</div><div>Articles of Amendment</div><div>Articles of Certificate of Incorporation</div></div> <div>View filings</div>			
Comments or notes associated with this business entity:			
<div></div>			

New search