

FERRIS & CHARVILLE, LLC
ATTORNEYS AT LAW

September 2, 2025

VIA HAND DELIVERY AND EMAIL - madams@ashlandmass.com

Melissa Adams, Assistant Town Planner
Town of Ashland
101 Main Street
Ashland, MA 01721

Re: Variance Application – “0” Myrtle Street

Dear Ms. Adams,

In connection with the Applicant, Farooq Ansari’s variance application regarding “0” Myrtle Street, please find the following:

1. Application to Zoning Board of Appeals
2. Letter from Building Commissioner
3. Certified Abutter’s List
4. Site Plan entitled *ANR Plan Location on Myrtle Street*, dated April 5, 2024
5. Plot Plan
6. Property Card
7. Deed
8. Annual Report (2025) – JIW Partners, LLC

Please do not hesitate to contact me should you have any questions.

Yours sincerely,



George T. Bahnan, Esq.



Case No.: _____

**Town of Ashland
Planning Department**

101 Main St.
Ashland, MA 01721
508.881.0101

ashlandmass.com/316/Zoning-Board-of-Appeals

Application to Zoning Board of Appeals

Note: Application must be complete, with a certified plot plan and all application fees to be accepted.

1. Property Information:

Street Address: "0" Myrtle St (Parcel ID 9-38-00-000)

Zoning District: Residential A (RA) Overlay District: N/A

Assessor's Map: 9 Lot: 38 Deed Book: 83301 Page: 509

Current Property Owner*: JIW Partners, LLC

2. Permit/Approval Sought:

 Special Permit (Section 9.3) Amendment to Special Permit (Section 9.3) Variance (Section 9.2.2.2)

 Appeal of Building Inspector Decision (M.G.L. Ch. 40A) Comprehensive Permit (M.G.L. Ch. 40B)

Use Type: Residential: Commercial: Industrial:

3. Applicant Information: Owner: Tenant: Prospective Purchaser/Tenant:

Name: Farooq Ansari

Address: 4 Edgewood Road, Westborough, MA01581

Phone: (508) 326-0812 Email: developeper@aol.com

Agent's Name: George T. Bahnan, Esq.

Agent's Address: 118 Turnpike Road, Suite 300, Southborough, MA 01772

Agent's Phone: (508) 635-7758 Agent's Email: gbahnan@ferrisdevelopment.com

4. Additional Information:

Are all real estate taxes and other assessments to the Town current?: Yes

Is the parcel on a scenic road?: Yes

Is this an amendment to a previously issued Special Permit? (attach approved permit): No

Date structure was built? (Buildings built before 1940 may need review by Historical Commission.): No

Is the property within 100 ft. of a wetland, within 200 ft. of a stream, or in a floodplain?: No

Case No. _____

5. Description of the Relief Sought: (Attach Letter of Denial of Building Permit.)

Applicant seeks to construct a single family home on the northwestern portion of the Property. Applicant's legal frontage comes from Myrtle Street. Applicant seeks to create driveway access from West Mountain Lane, because 1) driveway access from West Mountain Lane, rather than Myrtle Street, results in a shorter driveway to the proposed home and provides a safer ingress / egress to and from the Property, and 2) creating driveway access from Myrtle Street would create a substantial hardship to the Applicant given the steep slope and rock topography at the Myrtle Street frontage. Please see Comm. Scott Denial Letter, dated October 17, 2024, but provided to Applicant on August 14, 2025.

What specific zoning bylaws is this application associated with?: § 6.3(4) - Access. Driveways serving the premises shall provide access through the required frontage of the serviced lot with the following exceptions: (Please see § 6.3(4)(1)). § 4.1.1 - Minimum Lot Frontage of RA Zoning District.

6. Justification for why the application should be approved:

Please see Section 5.

7. Existing use and condition of the property and surrounding neighborhood: (Please list all relevant non-conformities.)

The Property is currently undeveloped.

By signing below you assert this application is complete and accurate to the best of your knowledge:

Signatures:

Applicant/Agent: George Bahnan Applicant's Name: Farooq Ansari
George T. Bahnan, Esq. Farooq Ansari

dotloop verified
08/25/25 3:41 PM EDT
N3XD-NXNT-8GOS-WXVJ

Email Address: gbahnan@ferrisdevelopment.com Phone Number: (508) 635-7758

Agent's Relationship to Applicant: Attorney Firm: Ferris & Charville, LLC

Owner: Irshad Sideeka Owner's Name: JIW Partners, LLC
Irshad Sideeka, As Manager

dotloop verified
08/25/25 6:11 PM EDT
07DN-JQI4-B7BV-ADSO

*Note: If the applicant is not the owner, the owner MUST sign above or submit a letter of permission with the application.

Application Requirements

All applications must include a fully completed application form, all required documents, and a check for the full amount made to the Town of Ashland. Any application not complete may lead to the Zoning Board of Appeals issuing a denial without prejudice.

All applications must include:

- A letter of Denial of a Building Permit from the Building Commissioner.
- Abutters list (300') from the Ashland Assessors office (and other towns if applicable)
- A copy of the property card from the Assessors Office.
- One (1) 24x36" sized copy of the certified (signed and stamped by a registered land surveyor) Site Plan and must include a dimensional table of required and proposed setbacks.
- Sixteen (16) packets containing the following: a copy of the application, an 11x17" sized copy of the plot plan, and any supporting documentation. (Note: Make sure the 11x17" copies of the plans are readable. Feel free to consult with the Planning Department if at all unsure.)
- A .pdf copy of the submitted plans must be either handed in to the Planning Department or sent by email to planning@ashlandmass.com, and a georeferenced CAD file (MA State Plain NAD83 Feet) will be required for final approval.

Note that additional fees associated with the Public Hearing process must also be paid with a separate check, along with a copy of the abutters list. See Public Hearing Associated Costs on page 4 for details.

Criteria

The criteria for a Special Permit is either: (from Chapter 282 Section 9.3.2) "...the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site." or (from Chapter 282 Section 3.3.2/3.3.3) "...only if determines that such [change of use or change of a structure] shall not be substantially more detrimental than the existing nonconforming [use or structure] to the neighborhood."

Expect to discuss the following:

- Community needs served by the proposal
- Traffic flow and safety, including parking and loading
- Adequacy of utilities and other public services
- Neighborhood character and social structures
- Impacts on the natural environment
- Potential fiscal impact, including impact on town services, tax base, and employment

The criteria for a Variance is that you need to create or extend a nonconformity due to a hardship derived from the physical conditions of the lot or else the lot can't be used. Note that the threshold for granting a variance is somewhat substantial. (See MGL Ch. 40A Section 10.)

Ashland Zoning Board of Appeals Fees

Application Type	Fee
Special Permit	\$250
Modification / Extension of Special Permit	\$200
Variance	\$400
Modification / Extension of Variance	\$400
Administrative Appeal of Building Inspector Decision	\$400

Peer Review Deposit	
2-15 Lots/Units	\$4,000
16-20 Lots/Units	\$6,000
21-25 Lots/Units	\$10,000
26-74 Lots/Units	\$20,000
75 or More Lots/Units	\$30,000
20 or Fewer Parking Spaces	\$2,500
21 or More Parking Spaces	\$5,000
Wireless Commercial Facility	\$3,000
Appeal of Building Inspector for 2+ Lots	\$1,000

Note: Unused Peer Review funds will be returned to the applicant at the end of the process. The applicant may request details on the account at any time from the Planning Department.

Public Hearing Associated Costs

Pursuant to State Law (M.G.L. Ch. 40A, Section 11), the ZBA requires public hearings for the above matters. There are additional fees for the following:

Abutter List	\$2 per abutter, \$50 max (Obtained and Paid at Assessors Department).
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The Zoning Board of Appeals may require a peer review consultant and/or posting of the project on coUrbanize.com at the expense of the applicant.

Please be aware that the Planning Department may hold back decisions and/or permits until all checks have been received.



Town of Ashland, *Inspectional Services*

October 17, 2024

George Bahnan Esq.
Ferris & Charville, LLC

Re: 0 Myrtle St. Ashland, MA

Dear Mr. Bahnan,

Thank you for your letter dated July 29, 2025 concerning the 0 Myrtle St. lot.

This lot is located in an RA zone and requires a minimum of 150 feet of frontage and a minimum of 30,000 sq feet of Land.

This lot has its frontage on Myrtle St. and it has the minimum requirement of 30,000 sq feet. So it is considered a buildable lot under the Town of Ashland Zoning Ordinances.

The question has arisen about the location of a driveway for this lot. You have raised the question of allowing the driveway to be located at the end of West Mountain Lane. I offer the following:

The end of West Mountain Lane does not provide the required frontage.

Under the definition of "Driveways", 6.3. under #4, Access. Driveways serving the premises shall provide access through the required frontage of the serviced lot with the following exceptions:

1. Access may be provided to the serviced lot from **adjacent Property** when easements or other appropriate legal devices over said **adjacent property** are in place and recorded at the registry of deeds. Nothing herein shall be construed to exclude the frontage requirement.

As you can see, it states specifically that should one care to use the exception above, it (the driveway) must be across **adjacent property**, not an adjacent road.

Therefore, realizing the steep slope and rock topography, I recommend that you apply for a variance from the Zoning Board of Appeals as I cannot agree with your interpretation and allow you to access the property by placing your driveway at the end of West Mountain Lane.

Should you feel aggrieved by this decision, you may appeal it by filing with the Zoning Board of Appeals.

Sincerely,

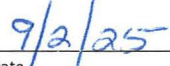
Douglas Scott
Building Commissioner

Cc: Zoning Board of Appeals

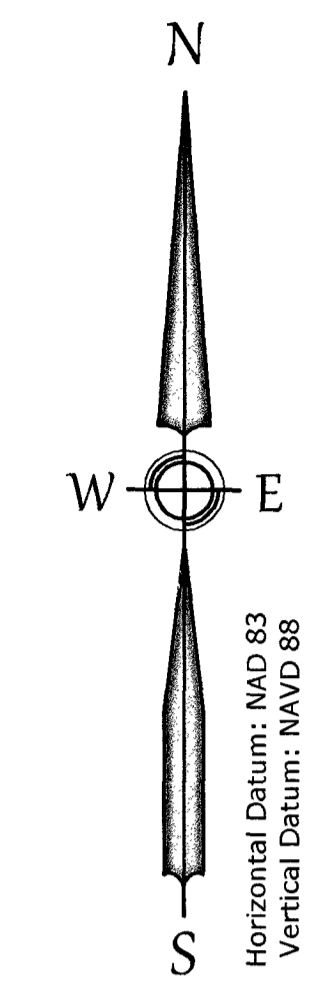
PARCEL ID	PARCEL ADDRESS	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
014/009.0-0030-0000.0	9 WEST MOUNTAIN LN	RIVA DANIEL J	HEATHER A RIVA	9 WEST MOUNTAIN LN	ASHLAND	MA	01721
014/009.0-0031-0000.0	11 WEST MOUNTAIN LN	BOCCELLI FRED S & JOANNE G	TRUSTEES BOCCELLI JOINT REVOCABLE LIVING TRUST	11 WEST MOUNTAIN LN	ASHLAND	MA	01721
014/009.0-0032-0000.0	12 WEST MOUNTAIN LN	ESTIVALE JOSEPH KARIM	KIMBERLY N SAUCIER ESTIVALE	12 WEST MOUNTAIN LN	ASHLAND	MA	01721
014/009.0-0033-0000.0	8 WEST MOUNTAIN LN	BEATON CAROLYN ANN-MIS	TRUSTEE CAROLYN ANN-MIS BEATON LIVING TRUST	8 WEST MOUNTAIN LN	ASHLAND	MA	01721
014/009.0-0034-0000.0	4 WEST MOUNTAIN LN	CARUSO AMY K	TRUSTEE 4 WEST MOUNTAIN LANE REALTY TRUST	4 WEST MOUNTAIN LN	ASHLAND	MA	01721
014/009.0-0036-0000.0	94 MYRTLE ST	JIW PARTNERS LLC		38 WELCH RD	BROOKLINE	MA	02445
014/009.0-0037-0000.0	84 MYRTLE ST	MILL POND ASSISTED CARE LLC		38 WELCH RD	BROOKLINE	MA	02445
014/009.0-0039-0000.0	74 MYRTLE ST	DEMMA KENNETH A		74 MYRTLE ST	ASHLAND	MA	01721
014/009.0-0040-0000.0	62 MYRTLE ST	BRETT FRANK	DIAGLE ROLAND III	62 MYRTLE ST	ASHLAND	MA	01721
014/009.0-0042-0000.0	3 BLUEBERRY HILL LN	PRONESTI TODD V	LELLA MARY L	3 BLUEBERRY HILL LN	ASHLAND	MA	01721
014/009.0-0043-0000.0	7 BLUEBERRY HILL LN	GARNICK RYAN B & BROWN ELEANOR K	TRUSTEES OF THE GARNICK FAMILY REVOCABLE TRUST	7 BLUEBERRY HILL LN	ASHLAND	MA	01721
014/009.0-0044-0000.0	11 BLUEBERRY HILL LN	HSU CHUN-KAI		6301 AVALON DR	BEDFORD	MA	01730
014/009.0-0045-0000.0	15 BLUEBERRY HILL LN	ARSLAN ONUR	COX-ARSLAN KATHRYN	15 BLUEBERRY HILL LN	ASHLAND	MA	01721
014/009.0-0046-0000.0	19 BLUEBERRY HILL LN	CIANO CHRISTOPHER J	SARAH E CIANO	19 BLUEBERRY HILL LN	ASHLAND	MA	01721
014/009.0-0047-0000.0	14 BLUEBERRY HILL LN	GORDON ETHAN R	JENNIFER R GORDON	14 BLUEBERRY HILL LN	ASHLAND	MA	01721
014/009.0-0048-0000.0	10 BLUEBERRY HILL LN	ARNOLD MARK	CHRISTY ARNOLD	10 BLUEBERRY HILL LN	ASHLAND	MA	01721
014/009.0-0049-0000.0	6 BLUEBERRY HILL LN	RAMONES DELFFY J & COSTAGLIOLA ANA	TRUSTEES COSTAGLIOLA-RAMONES LIVIN	6 BLUEBERRY HILL LN	ASHLAND	MA	01721
014/009.0-0061-0000.0	0 PINE HILL RD	TOWN OF ASHLAND		101 MAIN ST	ASHLAND	MA	01721
014/009.0-0065-0000.0	15 HICKORY RD	HART DANIEL S	MARY E HART	15 HICKORY RD	ASHLAND	MA	01721
014/009.0-0066-0000.0	19 HICKORY RD	MORRISON CRAIG	LEA MORRISON	19 HICKORY RD	ASHLAND	MA	01721
014/009.0-0067-0000.0	23 HICKORY RD	HUSSEY AARON P	LAUREN M HUSSEY	23 HICKORY RD	ASHLAND	MA	01721
014/009.0-0068-0000.0	27 HICKORY RD	GU HONGWEI	JIN HONG	27 HICKORY RD	ASHLAND	MA	01721
014/009.0-0073-0000.0	16 HICKORY RD	GREENBERG JAY E	TRACEY L GREENBERG	16 HICKORY RD	ASHLAND	MA	01721
014/009.0-0279-0000.0	18 BARRY DR	DROZECK MARK D		18 BARRY DR	ASHLAND	MA	01721
014/009.0-0280-0000.0	14 BARRY DR	COTTON LISA M & ALEXANDER J COTTON	CO-TRUSTEES OF THE LISA M COTTON LIVING TRUST	14 BARRY DR	ASHLAND	MA	01721
014/009.0-0281-0000.0	10 BARRY DR	SAWANT PRATIBHA AMIT	AMIT UDAY SAWANT	10 BARRY DR	ASHLAND	MA	01721
014/009.0-0282-0000.0	6 BARRY DR	ASSENCOA JOSEPH J JR	LAROCHELLE KAREN M	6 BARRY DR	ASHLAND	MA	01721
014/009.0-0283-0000.0	69 MYRTLE ST	AUSTIN ROSALIE J		69 MYRTLE ST	ASHLAND	MA	01721
014/009.0-0284-0000.0	73 MYRTLE ST	NEILSON JOHN P JR		73 MYRTLE ST	ASHLAND	MA	01721
014/009.0-0285-0000.0	75 MYRTLE ST	PLOTTS JEFFREY A	SUSAN B PLOTTS	75 MYRTLE ST	ASHLAND	MA	01721
014/009.0-0286-0000.0	79 MYRTLE ST	BRINKMAN BARTHOLOMEW A	COYNE COLLEEN A	79 MYRTLE ST	ASHLAND	MA	01721
014/009.0-0287-0000.0	83 MYRTLE ST	LIN AIDONG	LI XIUAI	83 MYRTLE ST	ASHLAND	MA	01721
014/009.0-0288-0000.0	85 MYRTLE ST	KEEFE JOSEPH P		85 MYRTLE ST	ASHLAND	MA	01721
014/009.0-0289-0000.0	89 MYRTLE ST	VARGAS MARIO E RODRIGUEZ	RAMIREZ EUNICE RUBIO	89 MYRTLE ST	ASHLAND	MA	01721
014/009.0-0290-0000.0	99 MYRTLE ST	FERGUSON JAMES A		99 MYRTLE ST	ASHLAND	MA	01721
014/014.0-0154-0000.0	71 RAYMOND MARCHETTI ST	AYOTTE KELLY L		71-73 RAYMOND MARCHETTI ST	ASHLAND	MA	01721
014/014.0-0155-0000.0	0 MYRTLE ST	BELLI IDA	RENATO BELLI	P O BOX 214	HOPKINTON	MA	01748
014/014.0-0156-0000.0	2 BARRY DR	BAROZZI PETER J	CHRISTINE M BAROZZI	2 BARRY DR	ASHLAND	MA	01721
014/014.0-0159-0000.0	67 RAYMOND MARCHETTI ST	LAWINDY ANTOON R		18 MEADOWBROOK LN	TEMPLETON	MA	01468
014/014.0-0160-0000.0	63 RAYMOND MARCHETTI ST	TARTAGLIA JOHN C		65 RAYMOND MARCHETTI ST REAR	ASHLAND	MA	01721
014/014.0-0161-0000.0	59 RAYMOND MARCHETTI ST	AZIR RAMSIS & DEMIANA BOTROS	TRUSTESS AZIR FAMILY TRUST	121 MIDDLESEX ST	MILLIS	MA	02054

The above reflects the latest information on our records.


 Terry Capen
 Senior Clerk


 Date

RECEIVED
TOWN CLERK
ASHLAND, MA
24 MAY 23 PM 3:13



Middlesex Registry of Deeds
Southern District
Cambridge, Massachusetts
Plan No. 567 of 2024
Rec'd 10-1 2024
at 9 23 AM

Attest
[Signature]
Registrar

FOR REGISTRY OF DEEDS USE ONLY

PLANNING BOARD
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED.
ASHLAND PLANNING BOARD

[Signatures]

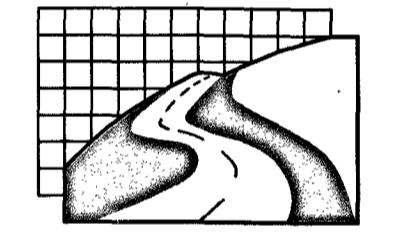
May 23, 2024
DATE

THE ENDORSEMENT OF THE PLANNING BOARD
SHOULD NOT BE CONSTRUED TO BE A
DETERMINATION OF CONFORMANCE WITH
ZONING REGULATIONS.

I CERTIFY THAT THE PREPARATION OF THIS
PLAN CONFORMS TO THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS.



[Signature]
Bryan D. Hill DATE: 5-23-24
P.L.S. #53846



Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham
167 Hartford Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144
www.landplanninginc.com

ANR Plan
Located on
Myrtle Street
Ashland, MA

Assessors Map 9
Parcels 36, 37 & 38
owned by
Long Term
Centers of New
England, Inc.
84 Myrtle Street
Ashland, MA 01721

Scale:
1"=40'
0' 20' 40' 80'

Date: April 5, 2024
Job No. G24036
Sheet No. 1 of 1

required	Zoning Table			
	zoning bylaws	provided		
Zone:	Residence A	Lot 1	Lot 2	Lot 3
Use:	Single Family/pre-existing	vacant	pre-existing	single family
Minimum Lot Area:	30,000 s.f. minimum	112,169 s.f.	32,655 s.f.	30,000 s.f.
Minimum Frontage:	150' minimum	150.00'	181.25'	189.54'
Minimum Front Yard Setback**:	40' minimum	vacant	22.7'*	15.8'*
Minimum Side Yard Setback:	10' minimum	vacant	29.2'	9.3'*
Minimum Rear Yard Setback:	30' minimum	vacant	45.3'	32.5'
Minimum Irregularity Factor:	Lot Area > perimeter ² /22	N/A	LA > 22,956	LA > 23,180

Note*: pre-existing non-conforming
Note**: No building need provide a front setback greater than the average of the setbacks provided by existing buildings on abutting lots, fronting on the same street.

ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

Lot Shape Irregularity Factor
(from zoning code 4.1.4)

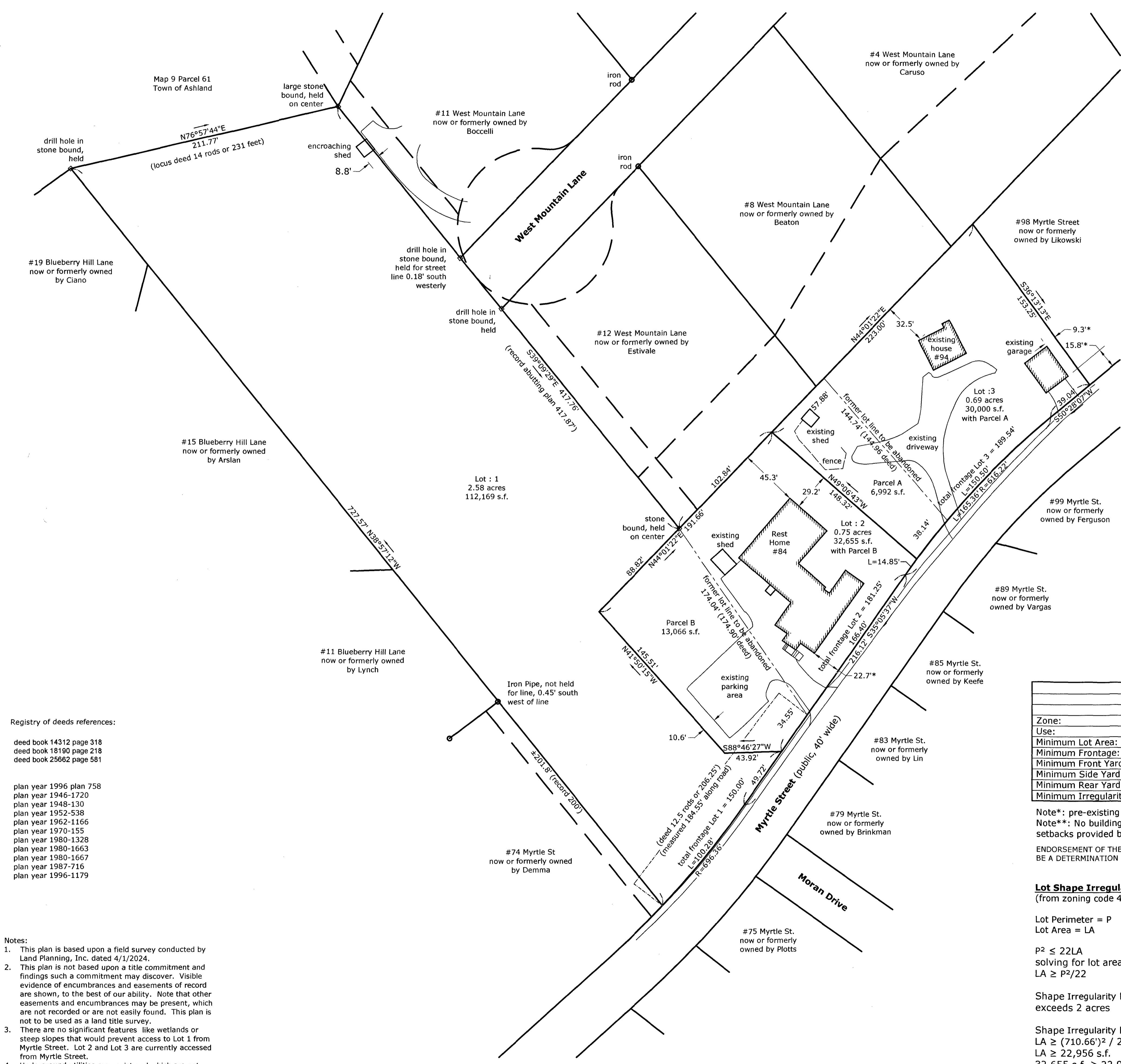
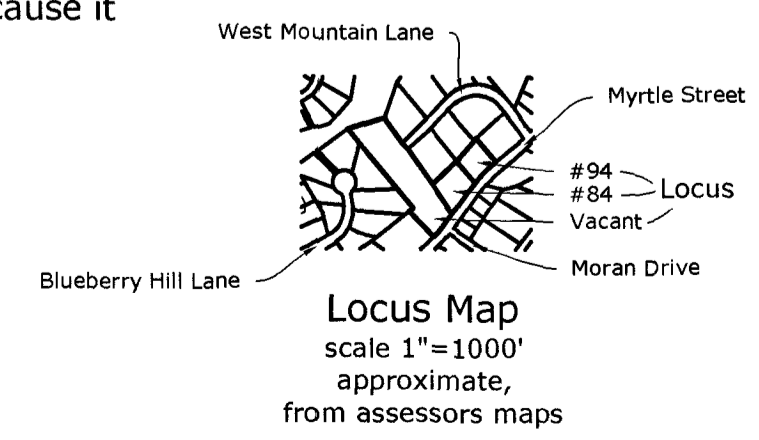
Lot Perimeter = P
Lot Area = LA

$P^2 \leq 22LA$
solving for lot area
 $LA \geq P^2/22$

Shape Irregularity Factor for Lot 1 is not applicable because it exceeds 2 acres

Shape Irregularity Factor for Lot 2
 $LA \geq (710.66)^2 / 22$
 $LA \geq 22,956$ s.f.
32,655 s.f. $\geq 22,956$ s.f. shape is not irregular

Shape Irregularity Factor for Lot 3
 $LA \geq (714.11)^2 / 22$
 $LA \geq 22,956$ s.f.
30,000 s.f. $\geq 23,180$ s.f. shape is not irregular



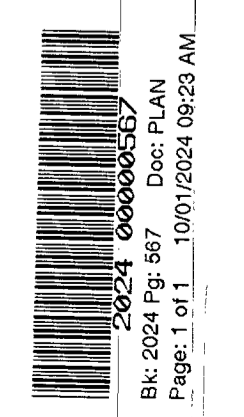
Registry of deeds references:

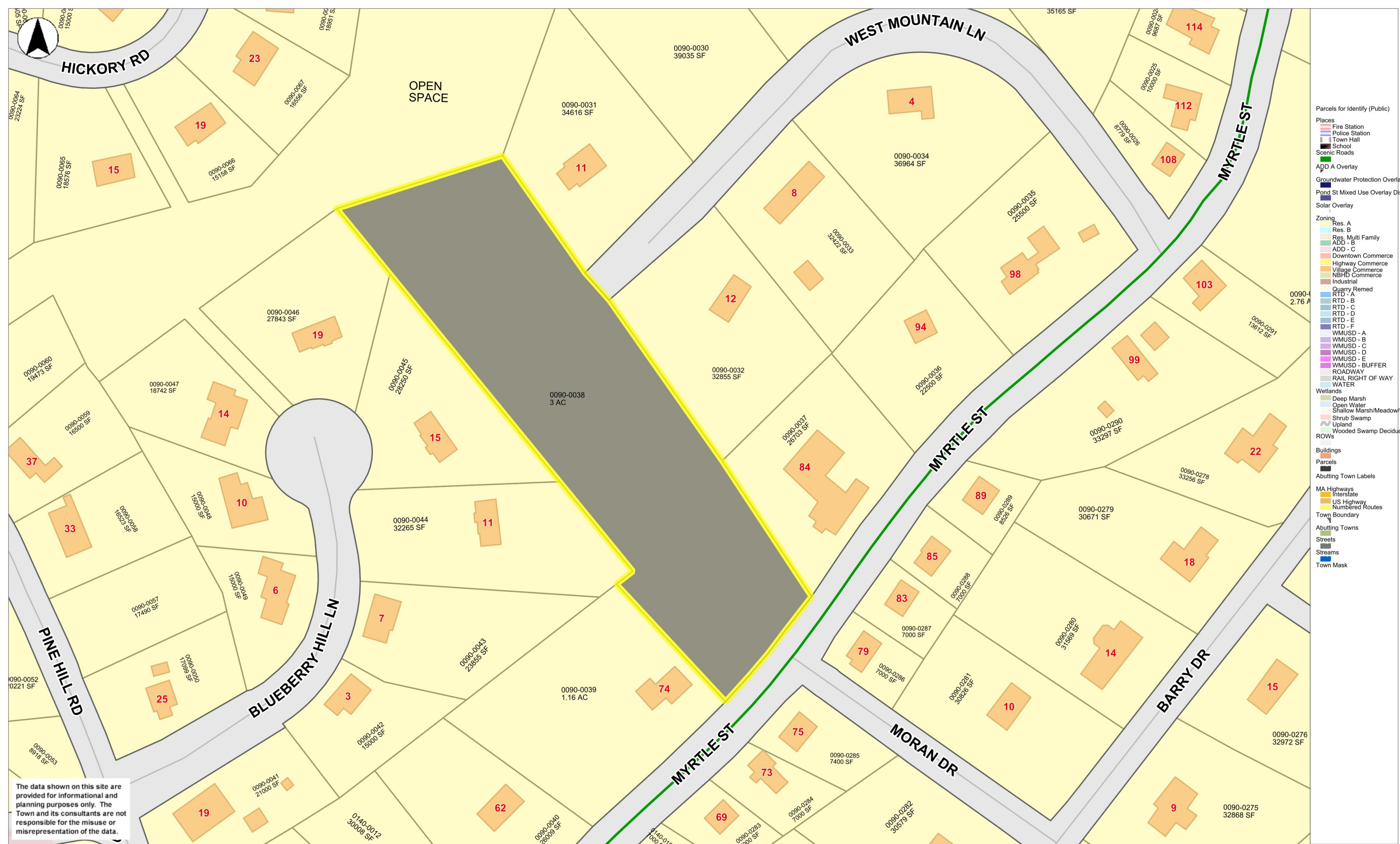
deed book 14312 page 318
deed book 18190 page 218
deed book 25662 page 581

plan year 1996 plan 758
plan year 1946-1720
plan year 1948-130
plan year 1952-538
plan year 1962-1166
plan year 1970-155
plan year 1980-1328
plan year 1980-1663
plan year 1980-1667
plan year 1987-716
plan year 1996-1179

- Notes:
- This plan is based upon a field survey conducted by Land Planning, Inc. dated 4/1/2024.
 - This plan is not based upon a title commitment and findings such as a commitment may discover. Visible evidence of encumbrances and easements of record are shown, to the best of our ability. Note that other easements and encumbrances may be present, which are not recorded or are not easily found. This plan is not to be used as a land title survey.
 - There are no significant features like wetlands or steep slopes that would prevent access to Lot 1 from Myrtle Street. Lot 2 and Lot 3 are currently accessed from Myrtle Street.
 - Underground utilities may exist and which are not shown. Easements for utilities may be required. Note that Dig Safe must be contacted prior to any excavation on the land. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.

567 of 2024





The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

- Parcels for Identify (Public)
- Places
 - Fire Station
 - Police Station
 - Town Hall
 - School
- Scenic Roads
- ADD A Overlay
- Groundwater Protection Overlay
- Pond St Mixed Use Overlay Distr
- Solar Overlay
- Zoning
 - Res. A
 - Res. B
 - Res. Multi Family
 - ADD - B
 - ADD - C
 - Downtown Commerce
 - Highway Commerce
 - Village Commerce
 - NBHD Commerce
 - Industrial
 - Quarry Remed
 - RTD - A
 - RTD - B
 - RTD - C
 - RTD - D
 - RTD - E
 - RTD - F
 - WMUSD - A
 - WMUSD - B
 - WMUSD - C
 - WMUSD - D
 - WMUSD - E
 - WMUSD - BUFFER
 - ROADWAY
 - RAIL RIGHT OF WAY
 - WATER
- Wetlands
 - Deep Marsh
 - Open Water
 - Shallow Marsh/Meadow/Fe
 - Shrub Swamp
 - Upland
 - Wooded Swamp Deciduous
- ROWs
- Buildings
- Parcels
- Abutting Town Labels
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Abutting Towns
- Streets
- Streams
- Town Mask

0 130 260 ft

Printed on 08/25/2025 at 11:37 AM

0 Myrtle St, Ashland, MA

PARID: 0140090003800000
JIW PARTNERS LLC

MUNICIPALITY: ASHLAND
0 MYRTLE ST

LUC: 130
PARCEL YEAR: 2026

Property Information

Property Location: 0 MYRTLE ST
Class: R-RESIDENTIAL
Use Code (LUC): 130-VACANT LAND - DEVELOPABLE
District: MA014 - ASHLAND
Deeded Acres: 3.0000
Square Feet: 130,680

Owner

Owner	Co-Owner	City	Address	State	Zip Code	Deed Book/Page
JIW PARTNERS LLC		BROOKLINE	38 WELCH RD	MA	02445	83301/0509

DETAILS REPORT

**Note: report is Sorted in Ascending Order by Recorded Date, Document Number

Doc#	Document Type	Town	Book/Page	File Date	Consideration
111160	DEED		83301/509	10/01/2024	850000.00
Street	Street Name		Description		
			SEE DOC		
94		MYRTLE ST			
0		MYRTLE ST			
Grantors	Grantees	Street	Property Description		
LONG TERM CENTERS OF NEW ENGLAND INC	JIW PARTNERS LLC				
References					
Book/Page	Description		Recorded year		
References Certificate					



Bk: 83301 Pg: 509 Doc: DEED
Page: 1 of 3 10/01/2024 09:43 AM

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: ~~10/01/2024 09:43 AM~~
Ctrl# 395236 11637 Doc# 00111160
Fee: \$3,876.00 Cons: \$850,000.00

ABOVE THIS LINE FOR REGISTRY USE ONLY

QUITCLAIM DEED

LONG TERM CENTERS OF NEW ENGLAND, INC., a duly organized Massachusetts Corporation, with a principal place of business located at 84 Myrtle Street, Ashland, MA 01721

For consideration paid and in full consideration of **EIGHT HUNDRED AND FIFTY THOUSAND AND 00/100 (\$850,000.00) DOLLARS**

Grant to **JIW PARTNERS, LLC**, a duly organized Massachusetts Limited Liability Company, with a principal office located at 38 Welch Road, Brookline, with *Quitclaim Covenants*

Two (2) parcels of land with the buildings, structures and improvements thereon located in Ashland, Middlesex County, Massachusetts, more particularly described as follows:

Parcel 1 – 94 Myrtle Street, Ashland, Massachusetts:

A certain parcel of land with the buildings, structures and improvements thereon, situated in Ashland, Middlesex County, Massachusetts and being shown as Lot 3 (inclusive of Parcel A) on a plan entitled "ANR Plan located on Myrtle Street, Ashland, MA, Assessors Map 9, Parcels 36, 37 & 38 owned by Long Term Centers of New England, Inc., 84 Myrtle Street, Ashland, MA 01721" dated April 5, 2024, Scale 1"=40', prepared by Land Planning, Inc., Civil Engineers, Land Surveyors, Environmental Consultants, www.landplanninginc.com, Job No. G24036.

Lot 3 (inclusive of Parcel A) containing 30,000 square feet (.69 acres) more or less, according to said Plan recorded herewith as Plan 567 of 2024.

PROPERTY ADDRESS: 94 Myrtle Street and 0 Myrtle Street, Ashland, MA 01721

Parcel 2 – 0 Myrtle Street, Ashland, Massachusetts

A certain parcel of land with the buildings thereon, situated in Ashland, Middlesex County, Massachusetts and being shown as Lot 1 on a plan entitled "ANR Plan located on Myrtle Street, Ashland, MA, Assessors Map 9, Parcels 36, 37 & 38 owned by Long Term Centers of New England, Inc., 84 Myrtle Street, Ashland, MA 01721" dated April 5, 2024, Scale 1"=40', prepared by Land Planning, Inc., Civil Engineers, Land Surveyors, Environmental Consultants, www.landplanninginc.com, Job No. G24036.


Lot 1 containing 112,169 square feet (2.58 acres) more or less, according to said Plan recorded herewith as Plan 567 of 2024.

Meaning and intending to convey the same premises known as Parcel 1 conveyed to the Grantor by a Deed dated August 29, 1995 and recorded in the Middlesex South Registry of Deeds in Book 25662, Page 581 and meaning and intending to convey the same premises known as Parcel 2 conveyed to the Grantor by a Deed dated June 1, 1987 and recorded in said Deeds in Book 18198, Page 218. ✓

[Remainder of page left blank; signature continues on the following page]

Executed as a sealed instrument this 27th day of September, 2024

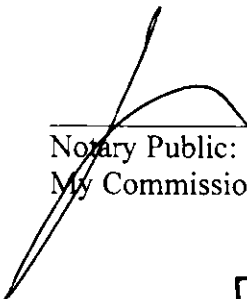
Long Term Centers of New England, Inc.

By: 
Thomas E. Woods, President

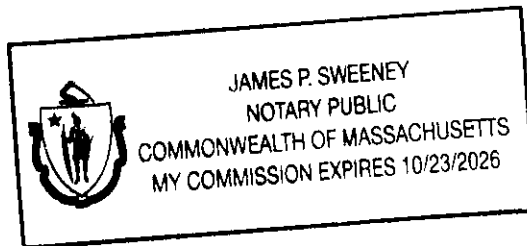
COMMONWEALTH OF MASSACHUSETTS

Plymouth County

On this 27 day of September, 2024, before me, the undersigned notary public, personally appeared **Thomas E. Woods**, proved to me through satisfactory evidence of identification, which was a personal knowledge, 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 as President of Long Term Centers of New England, Inc., a Massachusetts corporation as the voluntary act of the corporation.



Notary Public:
My Commission Expires:



The Commonwealth of Massachusetts, William Francis Galvin
Corporations Division

One Ashburton Place - Floor 17, Boston MA 02108-1512 | Phone: 617-727-9640

Annual Report

(General Laws, Chapter 156C, Section 12)

Filing Fee: \$500.00

Identification Number:	001147147
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Annual Report Filing Year: 2025

1.a. Exact name of the limited liability company: JIW PARTNERS, LLC

<input type="checkbox"/> Check if amending entity name
1.b. The exact name of the limited liability company as amended, is: JIW PARTNERS, LLC

2. Address in the Commonwealth where the records will be maintained:			
Number and street:	38 WELCH ROAD		
Address 2:			
City or town:	BROOKLINE	State: MA	Zip code: 02445
Country:	UNITED STATES		

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered: TO ACQUIRE BY PURCHASE LAND AND INTEREST IN LAND, AND TO OWN, HOLD FOR INVESTMENT AND MANAGE ANY REAL ESTATE SO ACQUIRED AND TO MORTGAGE, SELL, LEASE OR OTHERWISE DISPOSE OF ANY LAND OR INTERESTS IN LAND AND IN BUILDINGS OR OTHER STRUCTURES, AND ANY STORES, WAREHOUSES, SHOPS, OFFICES, SUITES, ROOMS OR PARTS OF ANY BUILDING OR OTHER STRUCTURE AT ANY TIME OWNED OR HELD BY THIS COMPANY AND TO CARRY ON ANY AND ALL BUSINESSES AND ACTIVITIES PERMITTED BY THE LAWS OF THE COMMONWEALTH OF MASSACHUSETTS TO A LIMITED LIABILITY COMPANY ORGANIZED UNDER GENERAL LAWS, CHAPTER 156C, AS AMENDED FROM TIME TO TIME.
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4. The latest date of dissolution, if specified: (mm/dd/yyyy)

5. Name and address of the Resident Agent:
Agent name: IRSHAD SIDEEKA
Number and street: 38 WELCH ROAD

Address 2:

City or town: BROOKLINE

State: MA

Zip code: 02445

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

Title	Name	Address
MANAGER	WAQAR TAJUDDIN	370 CLINTON ROAD BROOKLINE, MA 02445 USA
MANAGER	JAMSHED KHAN	68 WINDSOR ROAD BROOKLINE, MA 02445 USA
MANAGER	IRSHAD SIDEEKA	38 WELCH ROAD BROOKLINE, MA 02445 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	Name	Address

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	Name	Address
REAL PROPERTY	JAMSHED KHAN	68 WINDSOR ROAD BROOKLINE, MA 02445 USA
REAL PROPERTY	IRSHAD SIDEEKA	38 WELCH ROAD BROOKLINE, MA 02445 USA
REAL PROPERTY	WAQAR TAJUDDIN	370 CLINTON ROAD BROOKLINE, MA 02445 USA

9. Additional matters:

NO MANAGER OF THE COMPANY SHALL HAVE ANY PERSONAL LIABILITY TO THE COMPANY OR ITS MEMBERS FOR MONETARY DAMAGES FOR BREACH OF FIDUCIARY DUTY AS A MANAGER NOTWITHSTANDING ANY PROVISION OF LAW IMPOSING SUCH LIABILITY, PROVIDED, HOWEVER, THAT THIS PROVISION SHALL NOT ELIMINATE OR LIMIT THE LIABILITY OF A MANAGER: (I) FOR ANY BREACH OF THE MANAGER'S DUTY OF LOYALTY TO THE COMPANY OR ITS MEMBERS; (II) FOR ACTS OR OMISSIONS NOT IN GOOD FAITH OR WHICH INVOLVE INTENTIONAL MISCONDUCT OR A KNOWING VIOLATION OF LAW; OR (III) FOR ANY TRANSACTION FROM WHICH THE MANAGER DERIVED AN IMPROPER PERSONAL BENEFIT.

SIGNED UNDER THE PENALTIES OF PERJURY, this 21 Day of August, 2025,

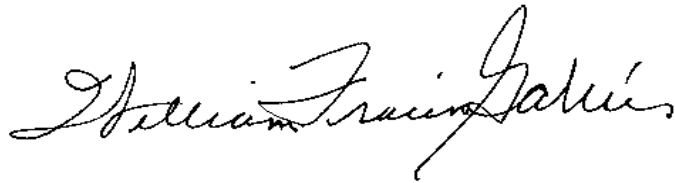
IRSHAD SIDEEKA

, 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:

August 21, 2025 09:22 AM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, prominent initial "W".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth