

ABSOLUTE AUCTION

7 PARCELS TOTALING 95+/- AC. – NORTHBRIDGE, MA 380,000+/- sf Industrial Buildings ~ Leased Income Former "Rockdale Mills" Complex

Selling in the Entirety to the Highest Bidder, Regardless of Price

2341 Providence Rd./Rt. 122 Additional on Rt. 122, Sutton St. & Railroad St.

Wednesday, October 23 at 11am On-site

Property Tour: Wednesday, October 16 (11am-1pm)

MA Auc. Lic. #111



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DISCLAIMER

WAIVER & CONFIDENTIALITY AGREEMENT*

*You must sign & return in order to receive additional information

TRANSMITTAL LETTER TERMS & CONDITIONS BUYER'S PREMIUM SAMPLE P&S PROPERTY INFORMATION & PHOTOS LOCATION MAP



The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property
Information Packet was derived from reliable sources and
is believed to be correct, but is not guaranteed. Buyers
shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.

PLEASE COMPLETE, SIGN & DATE THIS DOCUMENT FAX TO 508-362-1073 (OR) EMAIL TO <u>AUCTIONS@JJMANNING.COM</u> WE WILL EMAIL YOU THE LINK TO THE PASSWORD PROTECTED PDF FILE IN RETURN

WAIVER & CONFIDENTIALITY AGREEMENT

BIDDER INFORMATION REQUEST - 7 PARCELS - NORTHBRIDGE, MA

To receive a copy of the bidder related documents on file including: (Leases, Floor Plans, etc.) for the property known as 2341 Providence Rd., Northbridge, MA (Assessor Parcel ID 25-19), 0 Providence Rd., Northbridge, MA (Assessor Parcel ID's 25-20 & 25-89), 0 Sutton St., Northbridge, MA (Assessor Parcel ID's 22A-172, 22A-174 & 22A-175), 0 Railroad St., Northbridge, MA (Assessor Parcel ID 21-103), you are required to return a completed and signed copy of this form to JJManning Auctioneers prior to the release of any materials to you.

In regard to the above property, ROCKDALE PROPERTIES LLC are providing to prospective purchaser:	
(Full Name)	
(E-Mail Address)	
(Daytime Phone) (Co. Name)	
(Mailing Address)	
the documents for the property identified above for such information (if any) as prospective purchaser deems the lease(s), floor plans and/or related documents to contain.	
ROCKDALE PROPERTIES LLC, JJManning Auctioneers and their agents, employees and attorneys make no representation whatsoever regarding the accuracy of these documents or the qualifications of the reporting firm(s). All the premises will be sold without representation or warranty whatsoever as to its condition, occupancy or fitness for habitation thereon.	
You should conduct such further investigations as you see fit and consult with your own attorney.	
RELEASE AND WAIVER The undersigned has requested an e-mail copy of any confidential documents, leases(s), floor plans & information, if any, regarding the property marked above. The undersigned does hereby forever release and discharge ROCKDALE PROPERTIES LLC, JJManning Auctioneers and its agents, employees and attorneys from any and all damages, claims, demands, actions, and liabilities relating in any way to any reliance by the undersigned or any information contained in said documents regarding the property or as to the accuracy of information contained therein. The undersigned agrees that ROCKDALE PROPERTIES LLC, JJManning Auctioneers and their agents, employees and attorneys have not made and do not make any representation or warranties whatsoever regarding the documen regarding the property, and acknowledges and agrees to the following:	ıts
ROCKDALE PROPERTIES LLC, JJManning Auctioneers makes absolutely NO REPRESENTATIONS OR WARRANTIES WHATSOEVER with respect to the information contained therein, or as to the accuracy of the information contained therein, either at the time it was prepared or at the present time; (b) The information contained in these documents shall remain confidential and may not be disclosed by you to any other party; (c) The information contained therein is being provided to you FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT BE RELIED UPON BY YOU IN ANY MATTER WHATSOEVER, including, without limitation, being used in connection with (i) determining whether or not to submit a pre-auction offer or bid at the public auction to be conducted by ROCKDALE PROPERTIES LLC, JJManning Auctioneers or (ii) determining the amount of any such offer or bid.	; Γ
Signature Date	







September 19, 2024

Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer these 7 Assessor's parcels totaling 95+/- acres with 380,000+/- sf of improvements featuring the historic "Rockdale Mills" stone and brick textile mill complex built circa 1856. Tenants include Altor Solutions/Polyfoam LLC (lease), Curtain Factory Outlet, Rockdale Rug and Home plus Shining Rock Golf Club (lease) for well water for irrigation. It's 13+/- miles to Worcester, 34+/- miles to Providence & 43+/- miles to Boston with easy access to Routes 146, I-90, I-190, I-290 & I-395. The property will sell in the entirety, to the highest bidder, regardless of price!

The owners have chosen Absolute Auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this magnificent complex with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Property Preview. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Wednesday, October 23 at 11:00am on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$100,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at **auctions@jjmanning.com** or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE

President



ABSOLUTE AUCTION

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<u>Terms of Sale:</u> 10% deposit of which One Hundred Thousand Dollars (\$100,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Friday, October 25, 2024. Balance in 30 days.

- <u>A.</u> Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.
- <u>B.</u> Closing will take place on or before Friday, November 22, 2024 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.
- <u>C.</u> A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.
- <u>D.</u> The property is being sold "as is, with all faults." We encourage you to attend the Property Preview and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.
- <u>E.</u> Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.
- <u>F.</u> The property is being sold "Absolute" to the high bidder regardless of price.
- <u>G.</u> The property is <u>NOT</u> being sold with a financing contingency. We recommend that you prequalify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!
- <u>H.</u> Other terms, if any, to be announced at the auction sale.



There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

Bid Price: \$100,000.00

Add 10% Buyer's Premium: \$ 10,000.00

Contract sales price: \$110,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

Buyer's Initials:	
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PURCHASE AND SALE AGREEMENT

This 23rd day of October 2024

1. PARTIES AND MAILING ADDRESSES

ROCKDALE PROPERTIES LLC hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the buildings thereon known as **2341 Providence Rd.**, **Northbridge**, **MA** (Assessor Parcel ID 25-19), **0 Providence Rd.**, **Northbridge**, **MA** (Assessor Parcel ID's 25-20 & 25-89), **0 Sutton St.**, **Northbridge**, **MA** (Assessor Parcel ID's 22A-172, 22A-174 & 22A-175), **0 Railroad St.**, **Northbridge**, **MA** (Assessor Parcel ID 21-103).

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer. The SELLER, its agents or representatives have not made any representations, warranties, promises, covenants, agreements or guarantees, implied or expressed, oral or written with respect to the conformity of the property to any zoning, land use regulations, or suitability for potential development or subdivision.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Quitclaim Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE

The agreed pu	archase price for said p	remises isdollars, of which
	\$	have been paid as a deposit this day and
	\$	are to be paid by wire transfer, certified, cashier's, treasurer's or bank check(s) by 4:00 pm ET on Friday, October 25, 2024 as the additional deposit
	\$	are to be paid at the time of delivery of the deed by certified, cashier's, treasurer's or bank check(s)
	\$	TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Friday, November 22, 2024 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of

any instrument referred to in clause 4 hereof. Selling subject to the existing tenancies. There are a total of four tenants, two with leases and two are month to month. (See PIP for details)

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. SMOKE DETECTORS/SEPTIC/WATER

The BUYER will be responsible for the installation and inspection of smoke detectors and CO2 detectors after closing and once the property is suitable for habitation. If necessary, the buyer shall be responsible for the repair, upgrade or installation of a septic system and/or a well and/or municipal water and/or sewer connections which meet the requirements of the board of health. The closing shall not be contingent upon any certificates of compliance nor contingent upon a certificate of occupancy as the property is being conveyed as is.

24. ENVIRONMENTAL

Seller is not aware of any outstanding environmental issues with the Property. There are also no open files with the DEP on the Property. However, any environmental issues, if any, which arise in the future shall be the sole responsibility of the Buyer, Buyer acknowledges that buyer has reviewed or been given the opportunity to review this information in the Property Information Packages.

25. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

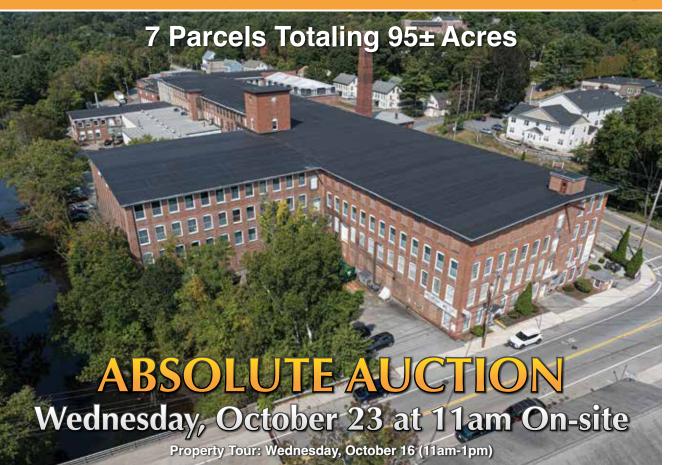
BUYER
BUYER
Buyer's Attorney (Name)
Buyer's Attorney (Firm)
Buyer's Attorney's Address (Street or P.O. Box)
Buyer's Attorney's Address (City, State & Zip Code)

Buyer's Attorney's Phone

Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

NORTHBRIDGE, MA **LEASED INCOME PROPERTY**

Former Textile Mill Complex on Rt 122 · 380,000± sf Industrial Buildings





JJManning.com 800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675















MA AUC LIC 111 MA BROKER LIC 5850 BRO 1813 RFF 24-2078

Terms of Sale:

10% certified deposit of which \$100,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, October 25, 2024. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buvers shall rely entirely on their own judgment & inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers: Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered

Buyer's Broker Terms: Up to 2% Buyer's Broker Commission offered. Visit www.JJManning.com for details & mandatory pre-registration requirements.

Selling in Entirety to the Highest Bidder, Regardless of Price

Former "Rockdale Mills" Complex 7 Parcels Totaling 95± Acres 380,000± sf Industrial Buildings





Parcel ID	Address	± Acres	Improvements
25-19	2341 Providence Rd	4.23	Mill Buildings
25-20	0 Providence Rd	85.90	Unimproved
25-89	0 Providence Rd	0.23	Outbuildings
22A-172	0 Sutton St	0.13	Unimproved
22A-174	0 Sutton St	3.89	Outbuilding
22A-175	0 Sutton St	0.48	Paved Parking
21-103	0 Railroad St	0.44	Outbuildings



2341 Providence Rd (Rt 122) & Additional on Rt 122, Sutton St & Railroad St Northbridge, MA

BLACKSTONE RIVER VALLEY

7 Assessor's parcels totaling 95.3± acres with 380,000± sf of improvements features the historic "Rockdale Mills" stone & brick textile mill complex built circa 1856. Tenants include Altor Solutions/ Polyfoam LLC (lease), Curtain Factory Outlet, Rockdale Rug and Home plus Shining Rock Golf Club (lease) for well water for irrigation.

13± miles to Worcester, 34± miles to Providence & 43± miles to Boston with easy access to Routes 146, I-90. I-190. I-290 & I-395.

Total RE Tax Assessment (2024): \$2,842,500 Zoning: I1 (90± acres) & additional in B1, R2, R3 Site Area: 95.3± acres spread across 7 parcels, not all of which are contiquous

Deed Ref: Worcester County 47790/0312
See Property Info Package: Income, tenants, leases, floorplans, renovations, photos & more

Selling in Entirety to the Highest Bidder, Regardless of Price

Property Tour: Wednesday, October 16 (11am-1pm)



Property Info, Broker Reg & Full Terms at:

JJManning.com 800.521.0111

ABSOLUTE AUCTION

Wednesday, October 23 at 11am On-site

Property Card: 2341 PROVIDENCE RD

Town of Northbridge, MA



Parcel Information

Parcel ID: 25-19 Map: 25 Vision ID: 4385 Lot: 19

Use Description: INDUSTRIAL M96 Owner: ROCKDALE PROPERTIES LLC Zone: 11

Co-Owner:

Mailing Address: PO BOX 201 Land Area in Acres: 4.23

NORTHBRIDGE, MA 01534

Sale History	Assessed Value
Pools/Power 47700/0242	Land, \$400 500

Book/Page: 47790/0312 **Land:** \$492,500 **Sale Date:** 9/2/2011 **Buildings:** \$2,029,400 Sale Price: \$1,270,000 Extra Bldg Features: \$2,065,500 Outbuildings: \$553,300 **Total:** \$2,618,800

Building Details: Building #4



Model: Ind/Comm Int Wall Desc 1: Minim/Masonry

Living Area: 11371 Int Wall Desc 2:

Appr. Year Built: 2007 Ext Wall Desc 1: Concr/Cinder Style: Industrial Ext Wall Desc 2: Pre-finsh Metl Roof Cover: Metal/Tin Stories: 1 Occupancy: 1 Roof Structure: Gable/Hip No. Total Rooms: Heat Type: Hot Air-no Duc

No. Bedrooms: Heat Fuel: Gas No. Baths: A/C Type: None No. Half Baths:

Building Details: Building #2



Int Wall Desc 1: Plastered Model: Ind/Comm

Int Wall Desc 2: Living Area: 6971

Appr. Year Built: 1970 Ext Wall Desc 1: Brick/Masonry Style: Mill Bldg Ext Wall Desc 2: Vinyl Siding Roof Cover: Tar & Gravel Stories: 2

Occupancy: 1 Roof Structure: Flat No. Total Rooms: Heat Type: Steam No. Bedrooms: Heat Fuel: Gas No. Baths: A/C Type: None No. Half Baths:



Building Details: Building #1



Model: Ind/Comm Living Area: 249823 Appr. Year Built: 1970

Style: Mill Bldg

Stories: 4
Occupancy: 2
No. Total Rooms:
No. Bedrooms:
No. Baths:
No. Half Baths:

Int Wall Desc 1: Minim/Masonry

Int Wall Desc 2:

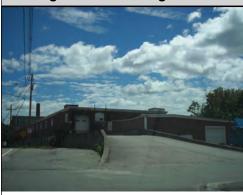
Ext Wall Desc 1: Brick/Masonry

Ext Wall Desc 2:

Roof Cover: Tar & Gravel

Roof Structure: Flat Heat Type: Steam Heat Fuel: Gas A/C Type: None

Building Details: Building # 3



Model: Ind/Comm Int

Living Area: 63376 Appr. Year Built: 1965 Style: Mill Bldg

Stories: 2 Occupancy: 1 No. Total Rooms: No. Bedrooms:

No. Baths: No. Half Baths:

Int Wall Desc 1: Minim/Masonry

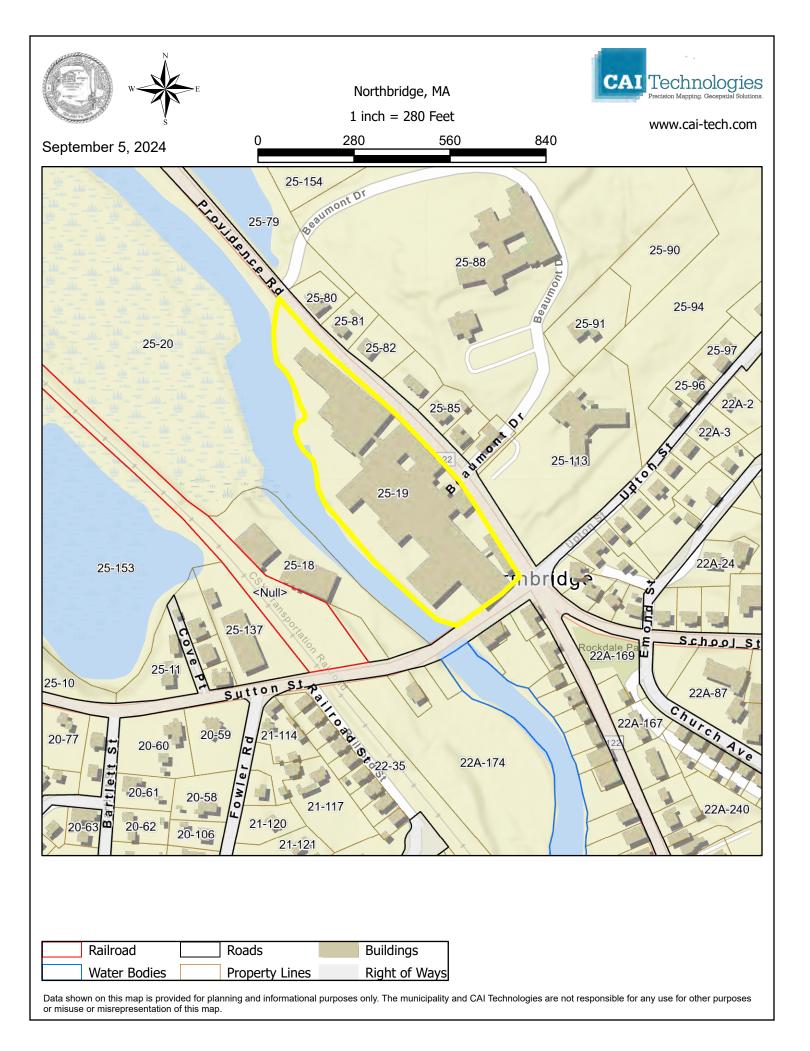
Int Wall Desc 2:

Ext Wall Desc 1: Brick/Masonry

Ext Wall Desc 2:

Roof Cover: Tar & Gravel

Roof Structure: Flat Heat Type: Steam Heat Fuel: Gas A/C Type: None



Property Card: PROVIDENCE RD

Town of Northbridge, MA



Parcel Information

Parcel ID: 25-20 Map: 25 Vision ID: 4386 Lot: 20

Use Description: RES ACLNUD Owner: ROCKDALE PROPERTIES LLC Zone: R2

Co-Owner:

Mailing Address: PO BOX 201 Land Area in Acres: 85.9

NORTHBRIDGE, MA 01534

Sale History Assessed Value

Book/Page: 47790/0312 Land: \$17,300 Sale Date: 9/2/2011 **Buildings:** \$0 Extra Bldg Features: \$0 Sale Price: \$1,270,000 Outbuildings: \$17,300

Total: \$17,300

Building Details: Building # 1

NO PHOTO

AVAILABLE

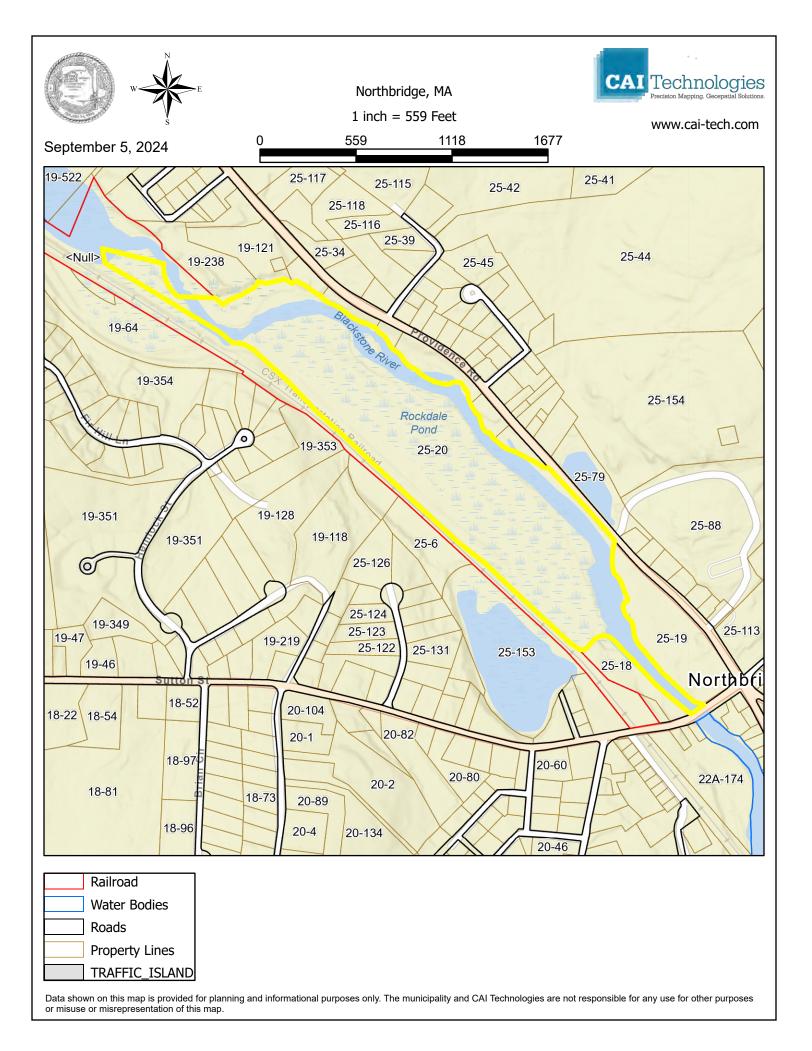
Model: Vacant Int Wall Desc 1: Living Area: 0 Int Wall Desc 2:

Appr. Year Built: 0 Ext Wall Desc 1: Style: Ext Wall Desc 2: Stories: **Roof Cover:** Occupancy: **Roof Structure:**

No. Total Rooms: **Heat Type:** No. Bedrooms: **Heat Fuel:** No. Baths: A/C Type:

No. Half Baths:

CAI Technologies



Property Card: PROVIDENCE RD

Town of Northbridge, MA



Parcel Information

Parcel ID: 25-89 Map: 25 Vision ID: 4446 Lot: 89

Use Description: ACCLND MFG Owner: ROCKDALE PROPERTIES LLC

Co-Owner:

Zone: R3 Mailing Address: PO BOX 201 Land Area in Acres: 0.23

NORTHBRIDGE, MA 01534

Sale History	Assessed Value
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Book/Page: 47790/0312 **Land:** \$4,700 Sale Date: 9/2/2011 **Buildings:** \$0 Extra Bldg Features: \$0 Sale Price: \$1,270,000 Outbuildings: \$4,700

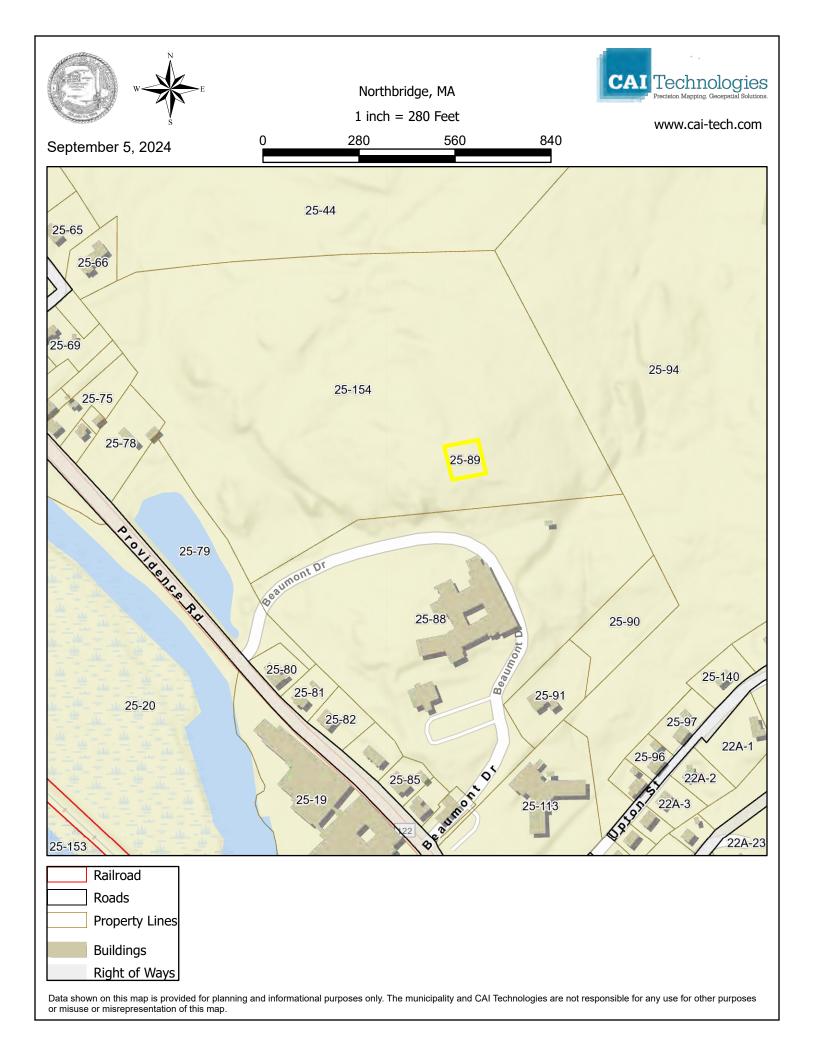
No. Half Baths:

Total: \$4,700

Building Details: Building #1



Model: Vacant Int Wall Desc 1: Living Area: 0 Int Wall Desc 2: Appr. Year Built: 0 Ext Wall Desc 1: Style: Ext Wall Desc 2: Stories: **Roof Cover:** Occupancy: **Roof Structure:** No. Total Rooms: **Heat Type:** No. Bedrooms: **Heat Fuel:** No. Baths: A/C Type:



Property Card: SUTTON ST

Town of Northbridge, MA



Parcel Information

Parcel ID: 22A-172 Map: 22A Vision ID: 3465 Lot: 172

Use Description: RES ACLNUD Owner: ROCKDALE PROPERTIES LLC

Co-Owner:

Zone: R3 Mailing Address: PO BOX 201 Land Area in Acres: 0.13

NORTHBRIDGE, MA 01534

Sale History Assessed Value

Book/Page: 47790/0312 **Land:** \$3,600 Sale Date: 9/2/2011 **Buildings:** \$0 Extra Bldg Features: \$0 Sale Price: \$1,270,000 Outbuildings: \$3,600

Total: \$3,600

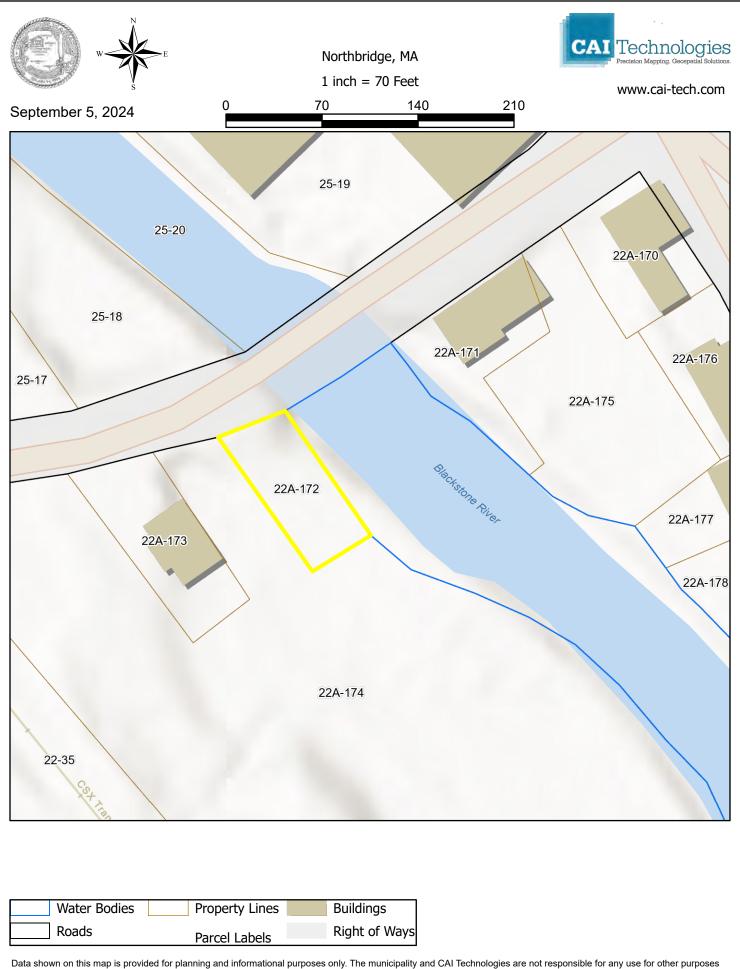
A/C Type:

Building Details: Building # 1

Model: Vacant Int Wall Desc 1: Living Area: 0 Int Wall Desc 2: Appr. Year Built: 0 Ext Wall Desc 1: Style: Ext Wall Desc 2: Stories: **Roof Cover:** Occupancy: **Roof Structure:** No. Total Rooms: **Heat Type: Heat Fuel:**

No. Bedrooms: No. Baths: No. Half Baths:

NO PHOTO **AVAILABLE**



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Card: SUTTON ST

Town of Northbridge, MA



Parcel Information

 Parcel ID: 22A-174
 Map: 22A

 Vision ID: 3467
 Lot: 174

Owner: ROCKDALE PROPERTIES LLC

Use Description: ACCLND MFG

Co-Owner:

Mailing Address: PO BOX 201 Land Area in Acres: 3.89

NORTHBRIDGE, MA 01534

Sale History Assessed Value

 Book/Page: 47790/0312
 Land: \$51,000

 Sale Date: 9/2/2011
 Buildings: \$0

 Sale Price: \$1,270,000
 Extra Bldg Features: \$0

 Outbuildings: \$71,700

No. Half Baths:

Total: \$71,700

Zone: 11

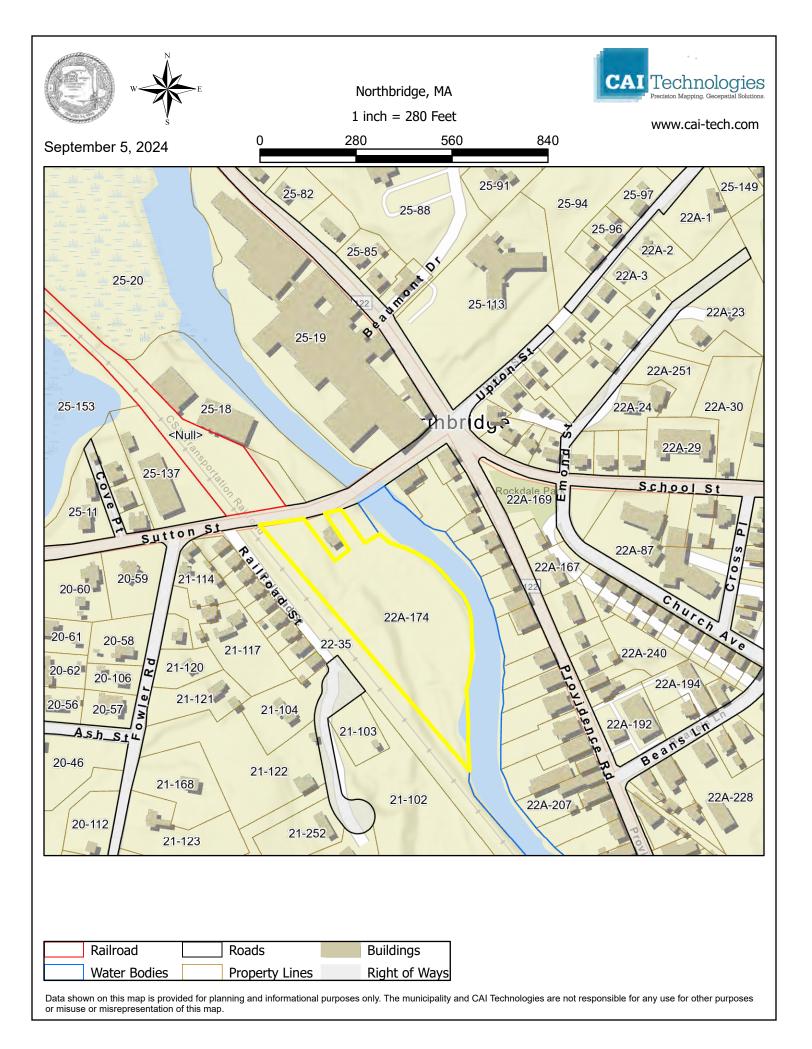
Building Details: Building # 1

Model: Vacant Int Wall Desc 1:
Living Area: 0 Int Wall Desc 2:

Living Area: 0 Int Wall Desc 2:
Appr. Year Built: 0 Ext Wall Desc 1:
Style: Ext Wall Desc 2:
Stories: Roof Cover:
Occupancy: Roof Structure:
No. Total Rooms: Heat Type:

D. Total Rooms: Heat Type:
No. Bedrooms: Heat Fuel:
No. Baths: A/C Type:

NO PHOTO AVAILABLE



Property Card: SUTTON ST

Town of Northbridge, MA



Parcel Information

Parcel ID: 22A-175 Map: 22A Vision ID: 3468 Lot: 175

Use Description: ACCLND MFG Owner: ROCKDALE PROPERTIES LLC

Co-Owner:

Zone: B1 Mailing Address: PO BOX 201 Land Area in Acres: 0.48

NORTHBRIDGE, MA 01534

Sale History Assessed Value

Book/Page: 47790/0312 Land: \$48,200 Sale Date: 9/2/2011 **Buildings:** \$0 Extra Bldg Features: \$0 Sale Price: \$1,270,000 Outbuildings: \$66,200

Total: \$66,200

Building Details: Building # 1

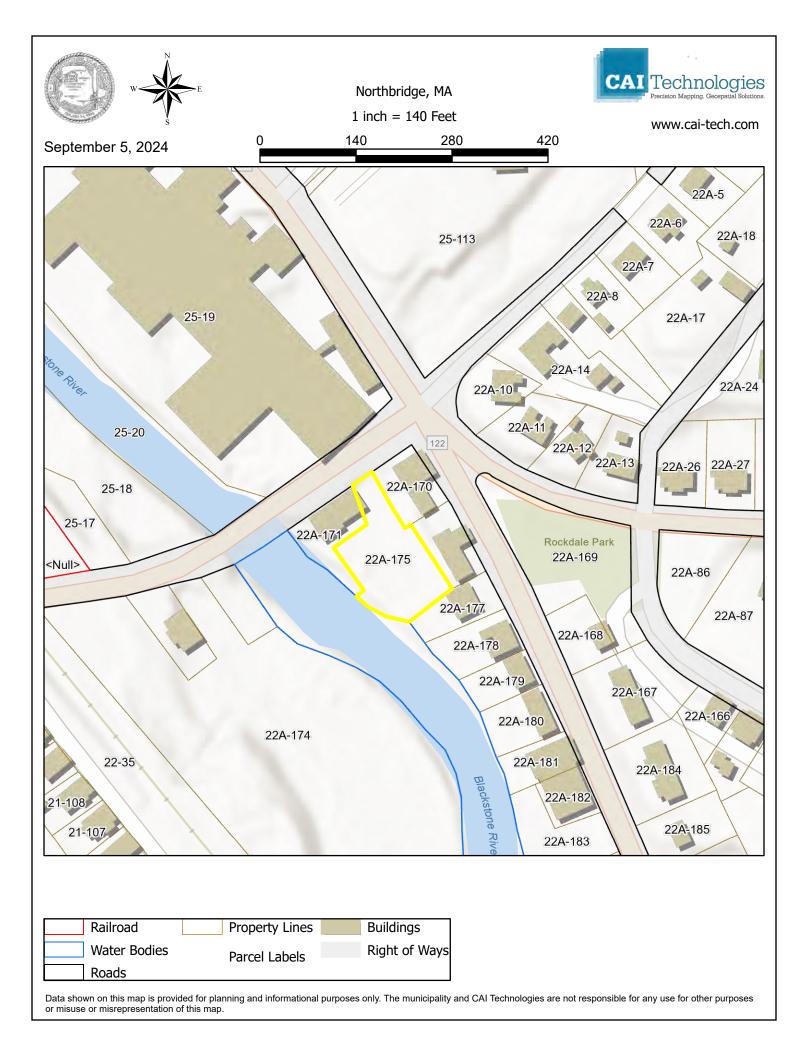
Model: Vacant Int Wall Desc 1:

Living Area: 0 Int Wall Desc 2: Appr. Year Built: 0 Ext Wall Desc 1: Style: Ext Wall Desc 2: Stories: **Roof Cover:** Occupancy: **Roof Structure:**

No. Total Rooms: **Heat Type:** No. Bedrooms: **Heat Fuel:** No. Baths: A/C Type: No. Half Baths:

NO PHOTO **AVAILABLE**

CAI Technologies



Property Card: RAILROAD ST

Town of Northbridge, MA



Parcel Information

 Parcel ID: 21-103
 Map: 21

 Vision ID: 4886
 Lot: 103

Owner: ROCKDALE PROPERTIES LLC

Use Description: ACCLND MFG

Co-Owner:

Mailing Address: PO BOX 201 Land Area in Acres: 0.44

NORTHBRIDGE, MA 01534

Sale History Assessed Value

Book/Page: 47790/0312
Sale Date: 9/2/2011
Sale Price: \$1,270,000

Extra Bldg Features: \$0
Outbuildings: \$60,200

Total: \$60,200

Zone: R3

Building Details: Building # 1

NO PHOTO

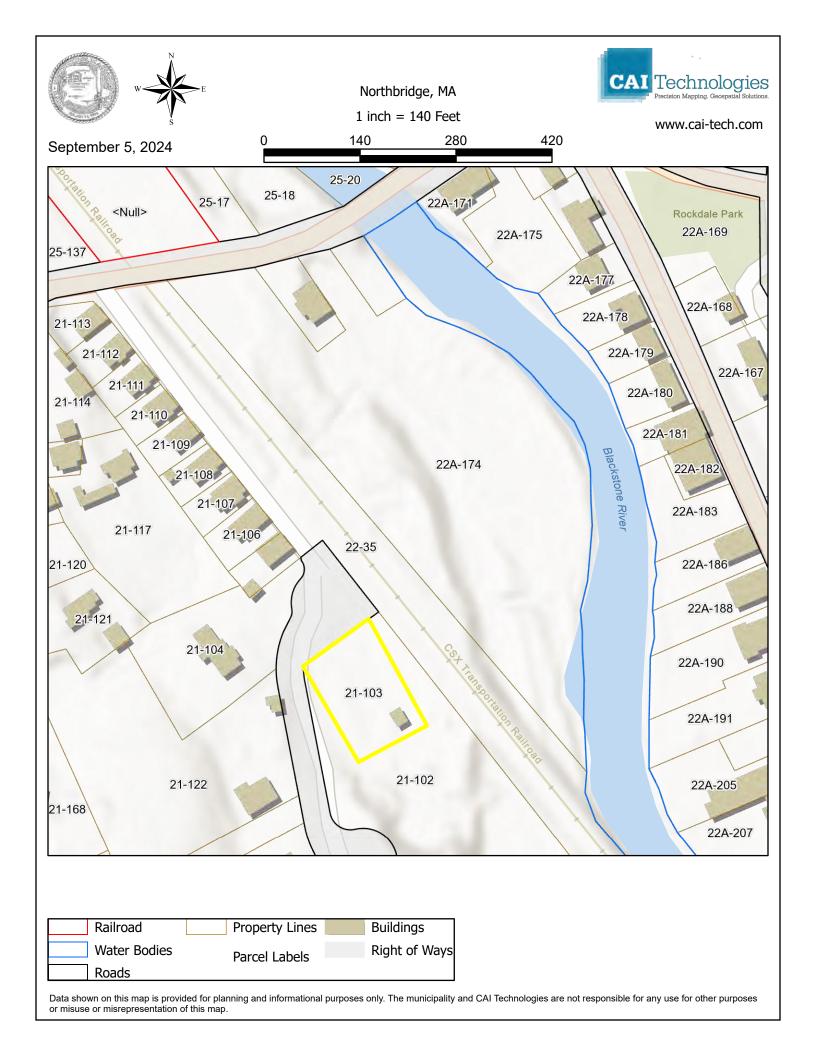
AVAILABLE

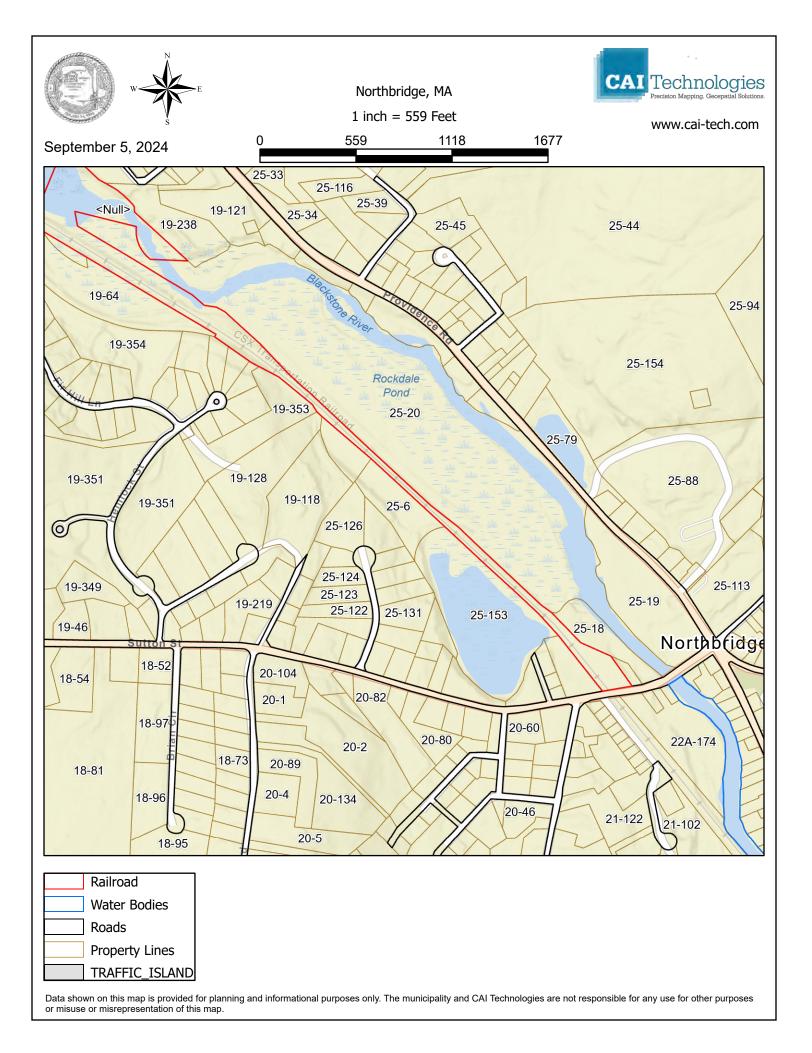
Model: Vacant
Living Area: 0
Appr. Year Built: 0
Style:
Stories:
Roof Cover:

Stories: Roof Cover:
Occupancy: Roof Structure:
No. Total Rooms: Heat Type:
No. Bedrooms: Heat Fuel:
No. Baths: A/C Type:

No. Baths:











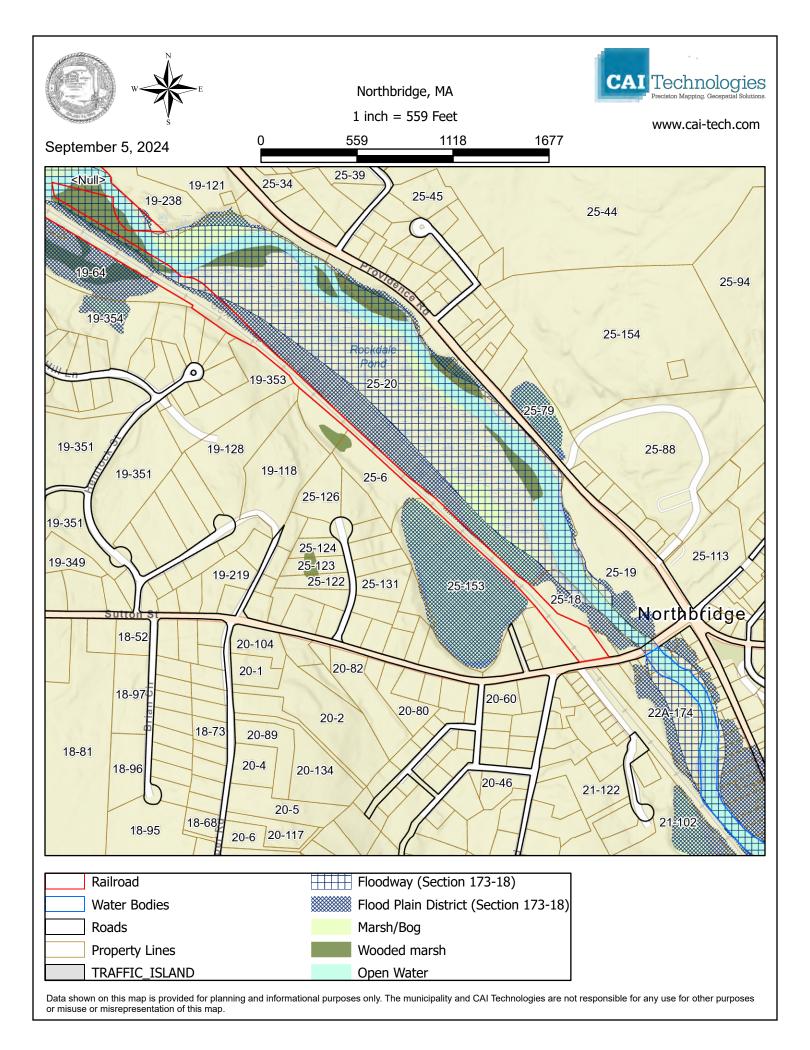


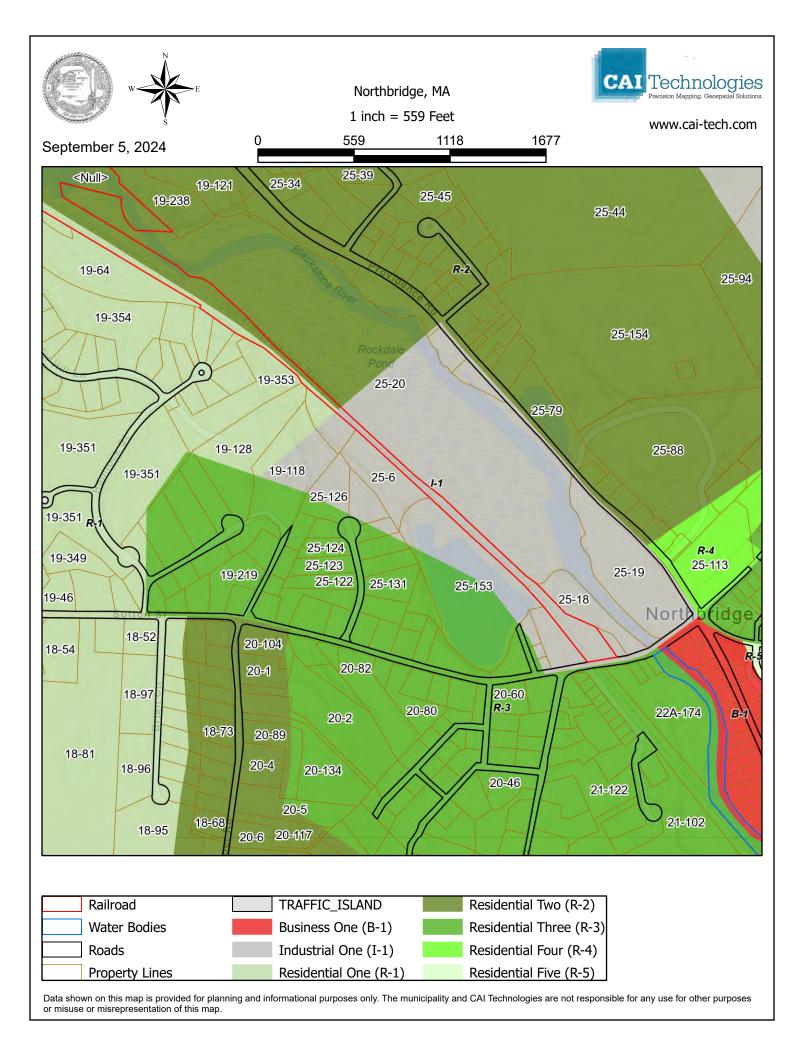
www.cai-tech.com



Railroad
Water Bodies
Roads
Property Lines
TRAFFIC_ISLAND

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.







Bk: 47790 Pg: 312

Page: 1 of 2 09/02/2011 02:26 PM WD

MASSACHUSETTS EXCISE TAX Worcester District ROD #20 001 Date: 09/02/2011 02:26 PM CTH# 100214 07326 Doc# 00087194 Fee: \$5.791.20 Cons. \$1,270,000.00

NELSON & O'CONNELL TITLE COMPANY, INC.

#17,585-6

OUITCLAIM DEED

I, HENRY W. COZ, individually and as trustee of the COZ REALTY TRUST created by Declaration dated April 10, 1962 and recorded in the Worcester District Registry of Deeds in Book 4279, Page 7 (the "Trust"), with an address at 10 South Street, Grafton, Massachusetts, for consideration paid, and in full consideration of One Million Two Hundred Seventy Thousand Dollars and 00/100 (\$1,270,000.00) grant to ROCKDALE PROPERTIES LLC, a Massachusetts limited liability company with its principal office at 9 Fowler Road. Upton. Worcester County, Massachusetts, WITH OUITCLAIM COVENANTS, all of the property owned by me or the Trust located in Northbridge, Massachusetts, being more particularly described as set forth on Exhibit A attached hereto and made a part hereof.

Executed as a sealed instrument this 2nd day of September, 2011.

WENRY W. COZ, Individually and as Trustee of Coz Realty Trust

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 2nd day of September, 2011, before me, the undersigned notary public, personally appeared Henry W. Coz, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, and or affirmation of a credible witness. personal knowledge of the undersigned, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

> Notary Bublic My comprission expires:

Page Lef 2

Notary Public enwealth of Massachusetts My Commission Expires April 7, 2017

GRACIA G. CASEY

[Client File-BANARIS 20000 (DOC)02122343 (DOC)1]

Bk: 47790 Pg: 313

EXHIBIT A

All of the real estate owned by Henry W. Coz or the Coz Realty Trust in Northbridge,
Massachusetts which shall include, without limitation, the parcels described in a deed from
Henry W. Coz and Mary A. Coz, trustees of Coz Realty Trust to Henry W. Coz dated December
29, 1988 and recorded in Book 11847, Page 10 and the parcel described in a deed from Daniel C.
Duggan, Jr. and Muriel S. Duggan to Alfred L. Coz and Henry W. Coz, trustees of Coz Realty
Trust dated October 24, 1962 and recorded in Book 4329, Page 21.

TOWN OF NORTHBRIDGE 7 MAIN STREET WHITINSVILLE, MA 01588-2295 000001 0000035

The Commonwealth of Massachusetts TOWN OF NORTHBRIDGE

FY 2025 PRELIMINARY REAL ESTATE TAX BILL

Pay taxes on-line at northbridgemass.org

000001 0000035		PARCEL NU	MBER	0025-000019
Area: 4.23 Acres	CLASS: 4000	BILL NUM	IBER	4682
BOOK / PAGE: 47790/0312	DEED DATE:09/02/2011	CUSTOMER N	UMBER:	55625
LOCATION: 2341 PROVIDENCE RD		Preliminary Real Estate	T	\$16,463.87
		Preliminary CPA Surcharge		\$164.64
SCH 5-DIGIT 01527 ROCKDALE PROPERTIES LLC PO BOX 201 NORTHBRIDGE, MA 01534-0201 [-[Total Preliminary Real Estate Tax FY 2025		\$16,628.51
		First Quarter Due 08/01/2024		\$8,314.26
		Second Quarter Due		\$8,314.25

Due 10/15/24

PAYMENT COUPON #2

AVMENT COUPON #1

Phone:

Office Hours

ROCKDALE PROPERTIES LLC Collector of Taxes Julie Harris PO BOX 201 NORTHBRIDGE, MA 01534 Your Preliminary Real Estate Tax for the fiscal year beginning July 1, 2024 and ending June 30, 2025 on the Parcel of REAL ESTATE described below is as follows: LOCATION: 2341 PROVIDENCE RD 4.23 Acres CLASS: 4000 | DEED DATE: 09/02/2011 BOOK / PAGE: 47790/0312

8:30AM - 7:00PM

8:30AM - 4:30PM

8:30AM - 1:00PM

Parcel: 0025-000019 Bill Number: 4682 **PAYMENT COUPON #2 DUE & PAYABLE NOVEMBER 1, 2024**

\$8,314.25

ISSUE DATE: 06/30/2024

MAIL PAYMENTS TO: TOWN OF NORTHBRIDGE

Office of the Collector: (508) 234-5432

Monday Tues.-Thurs.

Friday

7 Main Street Whitinsville, MA 01588 Interest at a rate of 14% per annum will accrue on overdue payments until payment is made.

> Parcel: Bill Number:

Assessed owner of record as of 01/01/2024:

ROCKDALE PROPERTIES LLC

26182082025500004682100008314254

Collector of Taxes ROCKDALE PROPERTIES LLC Julie Harris PO BOX 201 NORTHBRIDGE, MA 01534 Your Preliminary Real Estate Tax for the fiscal year beginning July 1, 2024 and ending June 30, 2025 on the Parcel of REAL ESTATE described below is as follows: LOCATION: 2341 PROVIDENCE RD 4.23 Acres CLASS: 4000 DEED DATE: 09/02/2011 BOOK / PAGE: 47790/0312 pd 7/14/24

PAYMENT COUPON #1 DUE & PAYABLE AUGUST 1, 2024 \$8,314.26

ISSUE DATE: 06/30/2024

0025-000019

MAIL PAYMENTS TO:

TOWN OF NORTHBRIDGE

7 Main Street Whitinsville, MA 01588

26182082025500004682100008314262



The Commonwealth of Massachusetts TOWN OF NORTHBRIDGE

FY 2025 PRELIMINARY REAL ESTATE TAX BILL

Pay taxes on-line at northbridgemass.org

000001 00	000036			PARCEL NUMI	BER	0025-000020
Area: 85.90 Acres	-	CLASS: 132	0	BILL NUMBE	ER	4683
BOOK / PAGE: 47790/0312		DEED DATE:09/02/201	1	CUSTOMER NUM	IBER:	55625
LOCATION: 0 PROVIDENCE	E RD		Preliminar	y Real Estate		\$108.76
<u>S</u>			Preliminar	y CPA Surcharge		\$ 0.00
SCH 5-DIGIT 01527 ROCKDALE PROPERTIES LLC PO BOX 201 NORTHBRIDGE, MA 01534-0201 [1][[][][][][][][][][][][][][][][][][]			1	Total Preliminary Real Estate Tax FY 2025		\$108.76
			1	st Quarter Due 08/01/2024		\$54.38
			1	nd Quarter Due 11/01/2024		\$54.38
Phone: Office of	of the Collector: (508	3) 234-5432				
Phone: Office of Office Hours	Monday TuesThurs. Friday	8:30AM - 7:00PM 8:30AM - 4:30PM 8:30AM - 1:00PM		owner of record as of 01/01/	/2024:	

Assessed owner of record as of 01/01/2024: ROCKDALE PROPERTIES LLC

PAYMENT COUPON #2

AYMENT COUPON #1

Collector of Taxes Julie Harris		ROCKDALE PROPERTIES LLC PO BOX 201		
Your Preliminary Real Estate Tax for the fiscal year beginning July 1, 2024 and ending June 30, 2025 on the Parcel of REAL ESTATE described below is as follows:		NORTHBRIDGE, MA 0	11534	
LOCATION: 0 PROVIDENCE	RD			
Area: 85.90 Acres	CLASS: 1320	DEED DATE:	09/02/2011	
BOOK / PAGE:	47790/0312			
MAIL PAYMEN	TS TO:	Due	10/15/24	
TOWN OF	MADTITOD			

PAYMENT COUPON #2 **DUE & PAYABLE NOVEMBER 1, 2024** \$54.38

Parcel: Bill Number:

ISSUE DATE: 06/30/2024

4683

0025-000020

TOWN OF NORTHBRIDGE

7 Main Street Whitinsville, MA 01588 Interest at a rate of 14% per annum will accrue on overdue payments until payment is made.

26182082025500004683900000054387

Collector of Taxes Julie Harris Your Preliminary Real Estate Tax for the fiscal year beginning July 1, 2024 and ending June 30, 2025 on the Parcel of REAL ESTATE described below is as follows:		ROCKDALE PROPERTIES LLC PO BOX 201 NORTHBRIDGE, MA 01534		ISSUE Parcel: 000 Bill Number:	
					LOCATION: 0 PROVIDENCE
Area: 85.90 Acres	CLASS: 1320 DEED DATE:		09/02/2011	PAYMENT C	
BOOK / PAGE:	47790/0312	2		DUE & PA AUGUST	
MAIL PAYMENTS TOWN OF N		1	Mirfa4	\$5	

PAYMENT COUPON #1 DUE & PAYABLE AUGUST 1, 2024 \$54.38

ISSUE DATE: 06/30/2024

0025-000020

7 Main Street Whitinsville, MA 01588

26182082025500004683900000054387

TOWN OF NORTHBRIDGE 7 MAIN STREET WHITINSVILLE, MA 01588-2295 000001 0000037

9,999 Sqr Feet

LOCATION: 0 PROVIDENCE RD

BOOK / PAGE: 47790/0312

The Commonwealth of Massachusetts TOWN OF NORTHBRIDGE

FY 2025 PRELIMINARY REAL ESTATE TAX BILL

DEED DATE:09/02/2011

CLASS: 4030

Preliminar

Preliminar Tot

Real Es

Seco

Pay taxes on-line at northbridgemass.org

PARCEL NUMBER	0025-000089 4684		
BILL NUMBER			
CUSTOMER NUMBER:	55625		
ninary Real Estate	\$29.55		
ninary CPA Surcharge	\$0.30		
Total Preliminary al Estate Tax FY 2025	\$29.85		
First Quarter Due 08/01/2024	\$14.93		
Second Quarter Due	\$14.92		

Area:

SCH 5-DIGIT 01527 ROCKDALE PROPERTIES LLC PO BOX 201

NORTHBRIDGE, MA 01534-0201 լիրիրումիրնդորհունակնրենիկըընդըմիլընիույննիրիդիվին

Office of the Collector: (508) 234-5432

Office Hours

Monday Tues -Thurs 8:30AM - 7:00PM 8:30AM - 4:30PM

Friday

8:30AM - 1:00PM

Assessed owner of record as of 01/01/2024: ROCKDALE PROPERTIES LLC

11/01/2024

AYMENT COUPON #2 REAL ESTATE TAX

Collector of Taxes ROCKDALE PROPERTIES LLC Julie Harris PO BOX 201 NORTHBRIDGE, MA 01534 Your Preliminary Real Estate Tax for the fiscal year beginning July 1, 2024 and ending June 30, 2025 on the Parcel of REAL ESTATE described below is as follows: LOCATION: 0 PROVIDENCE RD CLASS: 4030 DEED DATE: 09/02/2011 9,999 Sqr Feet BOOK / PAGE: 47790/0312 Due iolist 24

Bill Number: 4684 **PAYMENT COUPON #2 DUE & PAYABLE** NOVEMBER 1, 2024

ISSUE DATE: 06/30/2024

0025-000089

\$14.92

MAIL PAYMENTS TO: TOWN OF NORTHBRIDGE

> 7 Main Street Whitinsville, MA 01588

Interest at a rate of 14% per annum will accrue on overdue payments until payment is made.

Parcel:

Parcel:

26182082025500004684700000014928

AYMENT COUPON #1

ROCKDALE PROPERTIES LLC Collector of Taxes PO BOX 201 Julie Harris NORTHBRIDGE, MA 01534 Your Preliminary Real Estate Tax for the fiscal year beginning July 1, 2024 and ending June 30, 2025 on the Parcel of REAL ESTATE described below is as follows: LOCATION: 0 PROVIDENCE RD 9,999 Sqr Feet 09/02/2011 CLASS: 4030 DEED DATE: BOOK / PAGE: 47790/0312

pd 1/4/24

Bill Number:

0025-000089

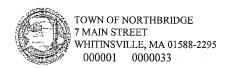
ISSUE DATE: 06/30/2024

PAYMENT COUPON #1 DUE & PAYABLE AUGUST 1, 2024 \$14.93

MAIL PAYMENTS TO:

TOWN OF NORTHBRIDGE

7 Main Street Whitinsville, MA 01588



5,500 Sqr Feet

BOOK / PAGE: 47790/0312

LOCATION: 0 SUTTON ST

The Commonwealth of Massachusetts TOWN OF NORTHBRIDGE

FY 2025 PRELIMINARY REAL ESTATE TAX BILL

DEED DATE:09/02/2011

CLASS: 1320

Preliminary

Preliminary Tota

Real Est

Pay taxes on-line at northbridgemass.org

	PARCEL NUMBER		022A-000172
	BILL NUMI	BER	4680
	CUSTOMER NU	MBER:	55625
ninary Real	Estate	,	\$22.63
ninary CPA	. Surcharge	\$ 0.0	
Total Prel al Estate Ta	iminary ax FY 2025		\$22.63
First Quar 08/01/2			\$11.32

\$11.31

ISSUE DATE: 06/30/2024

4680

022A-000172

Area:

SCH 5-DIGIT 01527 ROCKDALE PROPERTIES LLC PO BOX 201 NORTHBRIDGE, MA 01534-0201

ուլլին միալելիկի իրական հայարարան հետևորին հետա

Office of the Collector: (508) 234-5432

Office Hours

Monday Tues.-Thurs.

8:30AM - 7:00PM 8:30AM - 4:30PM

Friday

8:30AM - 1:00PM

Assessed owner of record as of 01/01/2024: ROCKDALE PROPERTIES LLC

Second Quarter Due

11/01/2024

AVMENT COUPON #2
REAL ESTATE TAX

ROCKDALE PROPERTIES LLC Collector of Taxes Julie Harris PO BOX 201 NORTHBRIDGE, MA 01534 Your Preliminary Real Estate Tax for the fiscal year beginning July 1, 2024 and ending June 30, 2025 on the Parcel of REAL ESTATE described below is as follows: LOCATION: 0 SUTTON ST CLASS: 1320 DEED DATE: 09/02/2011 Area: 5,500 Sqr Feet BOOK / PAGE: 47790/0312 Due 10/15/24

PAYMENT COUPON #2 DUE & PAYABLE NOVEMBER 1, 2024 \$11.31

MAIL PAYMENTS TO: TOWN OF NORTHBRIDGE

> 7 Main Street Whitinsville, MA 01588

Interest at a rate of 14% per annum will accrue on overdue payments until payment is made.

Parcel:

Parcel:

Bill Number:

26182082025500004680500000011312

VMENT COUPON #1

ROCKDALE PROPERTIES LLC Collector of Taxes PO BOX 201 Julie Harris NORTHBRIDGE, MA 01534 Your Preliminary Real Estate Tax for the fiscal year beginning July 1, 2024 and ending June 30, 2025 on the Parcel of REAL ESTATE described below is as follows: LOCATION: 0 SUTTON ST 09/02/2011 CLASS: 1320 DEED DATE: 5,500 Sqr Feet BOOK / PAGE: 47790/0312 pd 7/14/24

Bill Number: **PAYMENT COUPON #1 DUE & PAYABLE AUGUST 1, 2024**

\$11.32

ISSUE DATE: 06/30/2024

022A-000172

MAIL PAYMENTS TO:

TOWN OF NORTHBRIDGE

7 Main Street Whitinsville, MA 01588

TOWN OF NORTHBRIDGE 7 MAIN STREET WHITINSVILLE, MA 01588-2295 000001 0000031

The Commonwealth of Massachusetts TOWN OF NORTHBRIDGE

Pay taxes on-line at northbridgemass.org

FY 2025 PRELIMINARY REAL ESTATE TAX BILL

GRGC PARCEL NUMBER 022A-000174 BILL NUMBER CLASS: 4030 3.88 Acres 4678 BOOK / PAGE: 47790/0312 DEED DATE:09/02/2011 CUSTOMER NUMBER 55625 Preliminary Real Estate \$450.76 LOCATION: 0 SUTTON ST Preliminary CPA Surcharge \$4.51 Total Preliminary \$455.27 SCH 5-DIGIT 01527 Real Estate Tax FY 2025 ROCKDALE PROPERTIES LLC First Quarter Due \$227.64 PO BOX 201 08/01/2024 NORTHBRIDGE, MA 01534-0201 Second Quarter Due \$227.63 11/01/2024

Office of the Collector: (508) 234-5432

Office Hours

Monday Tues.-Thurs. 8:30AM - 7:00PM 8:30AM - 4:30PM

Friday

8:30AM - 1:00PM

Assessed owner of record as of 01/01/2024: ROCKDALE PROPERTIES LLC

AYMENT COUPON #2

Collector of Taxes ROCKDALE PROPERTIES LLC PO BOX 201 Julie Harris NORTHBRIDGE, MA 01534 Your Preliminary Real Estate Tax for the fiscal year beginning July 1, 2024 and ending June 30, 2025 on the Parcel of REAL ESTATE described below is as follows: LOCATION: 0 SUTTON ST CLASS: 4030 DEED DATE: 09/02/2011 Area: 3.88 Acres BOOK / PAGE: 47790/0312 me io/15/24

PAYMENT COUPON #2 DUE & PAYABLE NOVEMBER 1, 2024 \$227.63

ISSUE DATE: 06/30/2024

4678

022A-000174

MAIL PAYMENTS TO:

TOWN OF NORTHBRIDGE

7 Main Street Whitinsville, MA 01588 Interest at a rate of 14% per annum will accrue on overdue payments until payment is made.

Parcel:

Bill Number:

Parcel:

Bill Number:

26182082025500004678900000227637

VMENT COUPON #1

ROCKDALE PROPERTIES LLC Collector of Taxes PO BOX 201 Julie Harris NORTHBRIDGE, MA 01534 Your Preliminary Real Estate Tax for the fiscal year beginning July 1, 2024 and ending June 30, 2025 on the Parcel of REAL ESTATE described below is as follows: LOCATION: 0 SUTTON ST CLASS: 4030 DEED DATE: 09/02/2011 3.88 Acres BOOK / PAGE: 47790/0312

pd 1/14/24

PAYMENT COUPON #1 DUE & PAYABLE AUGUST 1, 2024 \$227.64

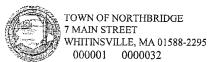
ISSUE DATE: 06/30/2024

022A-000174

MAIL PAYMENTS TO:

TOWN OF NORTHBRIDGE

7 Main Street Whitinsville, MA 01588



The Commonwealth of Massachusetts TOWN OF NORTHBRIDGE

FY 2025 PRELIMINARY REAL ESTATE TAX BILL

Pay taxes on-line at northbridgemass.org

000 4 000155

ISSUE DATE: 06/30/2024

4679

022A-000175

PARCEL NUMBER

000032			PARCEL NUMBER	022A-000175
Area: 20,908 Sqr Feet	CLASS: 4030		BILL NUMBER	4679
BOOK / PAGE: 47790/0312	DEED DATE:09/02/2011		CUSTOMER NUMBER:	55625
LOCATION: 0 SUTTON ST		Preliminary Real	Estate	\$416.19
		Preliminary CPA	Surcharge	\$4.16
SCH 5-DIGIT 01527 ROCKDALE PROPERTIES LLC		Total Prel Real Estate T	- }	\$420.35
ROCKDALE PROPERTIES LLC PO BOX 201 NORTHBRIDGE, MA 01534-0201		First Quarter Due 08/01/2024		\$210.18
ա վրիսկովիրիկիկնիրիկիրդվիպ	դժվոխվ կ	Second Qu 11/01/	1	\$210.17

Phone:

Office of the Collector: (508) 234-5432

Office Hours

Monday

8:30AM - 7:00PM 8:30AM - 4:30PM

Tues.-Thurs. Friday

8:30AM - 1:00PM

Assessed owner of record as of 01/01/2024: ROCKDALE PROPERTIES LLC

PAYMENT COUPON #2

Collector of Taxes ROCKDALE PROPERTIES LLC Julie Harris PO BOX 201 NORTHBRIDGE, MA 01534 Your Preliminary Real Estate Tax for the fiscal year beginning July 1, 2024 and ending June 30, 2025 on the Parcel of REAL ESTATE described below is as follows: LOCATION: 0 SUTTON ST 20,908 Sqr Feet CLASS: 4030 | DEED DATE: 09/02/2011 BOOK / PAGE: 47790/0312

PAYMENT COUPON #2 DUE & PAYABLE NOVEMBER 1, 2024 \$210.17

Due lolis/24 MAIL PAYMENTS TO:

TOWN OF NORTHBRIDGE

7 Main Street Whitinsville, MA 01588 Interest at a rate of 14% per annum will accrue on overdue payments until payment is made.

Parcel:

Bill Number:

Parcel:

Bill Number:

26182082025500004679700000210179

AVMENT COUPON #1

Collector of Taxes Julie Harris	PC	ROCKDALE PROPERTIES LLC PO BOX 201	
Your Preliminary Real Estate Tax for the fiscal ye July 1, 2024 and ending June 30, 2025 on the Par ESTATE described below is as follows:	ar beginning	ORTHBRIDGE, MA 01534	
LOCATION: 0 SUTTON ST			
Area: 20,908 Sqr Feet	CLASS: 4030	DEED DATE:	09/02/2011
BOOK / PAGE:	47790/0312		
MAIL PAYMENTS T TOWN OF NO		ge på 7/14/5	LY e

PAYMENT COUPON #1 DUE & PAYABLE AUGUST 1, 2024

ISSUE DATE: 06/30/2024

4679

022A-000175

\$210.18

TOWN OF NORTHBRIDGE

7 Main Street Whitinsville, MA 01588

TOWN OF NORTHBRIDGE 7 MAIN STREET WHITINSVILLE, MA 01588-2295 000001 0000034

The Commonwealth of Massachusetts TOWN OF NORTHBRIDGE

FY 2025 PRELIMINARY REAL ESTATE TAX BILL

Pay taxes on-line at northbridgemass.org

000001 0000034		1	PARCEL NUMBER	0021-000103
Area: 19,097 Sqr Feet	CLASS: 4030		BILL NUMBER	4681
BOOK / PAGE: 47790/0312	DEED DATE:09/02/2011	CU	JSTOMER NUMBER:	55625
LOCATION: 0 RAILROAD ST		Preliminary Real Es	tate	\$378.47
		Preliminary CPA Su	ırcharge	\$3.79
SCH 5-DIGIT 01527 ROCKDALE PROPERTIES LLC PO BOX 201 NORTHBRIDGE, MA 01534-0201 I		Total Preliminary Real Estate Tax FY 2025		\$382.26
		First Quarter Due 08/01/2024		\$191.13
		Second Quarter Due 11/01/2024		\$191.13

Due 10/15/24

Phone: Office Hours

Office of the Collector: (508) 234-5432

Monday Tues.-Thurs. 8:30AM - 7:00PM 8:30AM - 4:30PM

Friday

8:30AM - 1:00PM

Assessed owner of record as of 01/01/2024: ROCKDALE PROPERTIES LLC

PAYMENT COUPON #2

Collector of Taxes ROCKDALE PROPERTIES LLC Julie Harris PO BOX 201 NORTHBRIDGE, MA 01534 Your Preliminary Real Estate Tax for the fiscal year beginning July 1, 2024 and ending June 30, 2025 on the Parcel of REAL ESTATE described below is as follows: LOCATION: 0 RAILROAD ST 19,097 Sqr Feet CLASS: 4030 | DEED DATE: 09/02/2011 BOOK / PAGE: 47790/0312

PAYMENT COUPON #2 DUE & PAYABLE NOVEMBER 1, 2024 \$191.13

ISSUE DATE: 06/30/2024

4681

0021-000103

MAIL PAYMENTS TO: TOWN OF NORTHBRIDGE

> 7 Main Street Whitinsville, MA 01588

Interest at a rate of 14% per annum will accrue on overdue payments until payment is made.

Parcel:

Bill Number:

Parcel:

Bill Number:

26182082025500004681300000191130

AVMENT COUPON #1

Collector of Taxes ROCKDALE PROPERTIES LLC PO BOX 201 Julie Harris NORTHBRIDGE, MA 01534 Your Preliminary Real Estate Tax for the fiscal year beginning July 1, 2024 and ending June 30, 2025 on the Parcel of REAL ESTATE described below is as follows: LOCATION: 0 RAILROAD ST 19,097 Sqr Feet CLASS: 4030 DEED DATE: 09/02/2011 BOOK / PAGE: 47790/0312 pd online

PAYMENT COUPON #1 DUE & PAYABLE AUGUST 1, 2024

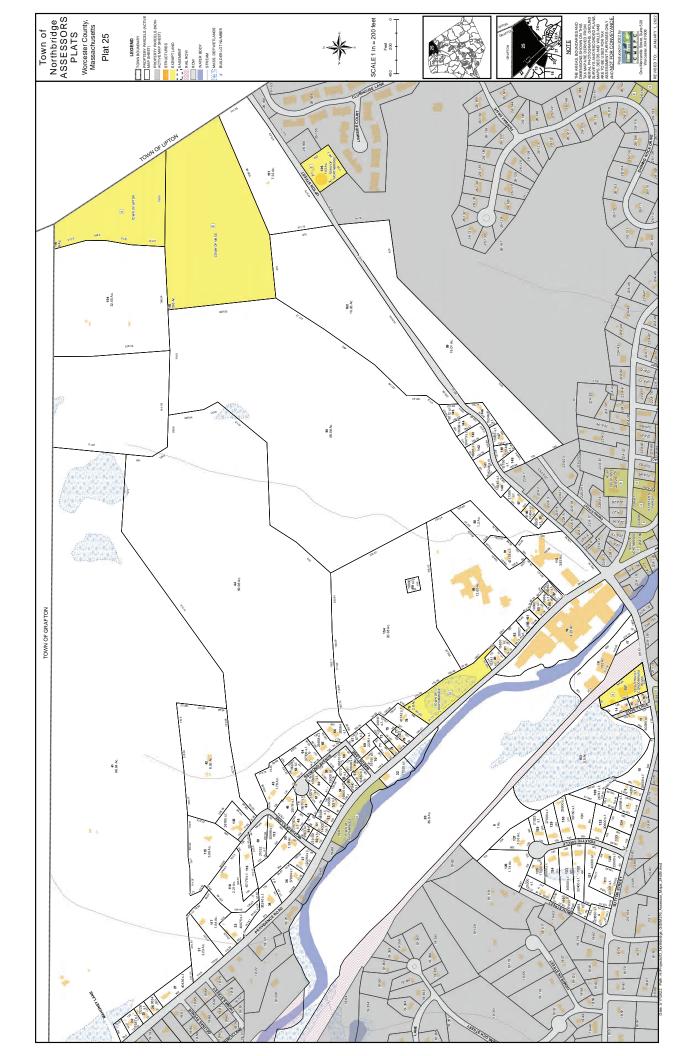
ISSUE DATE: 06/30/2024

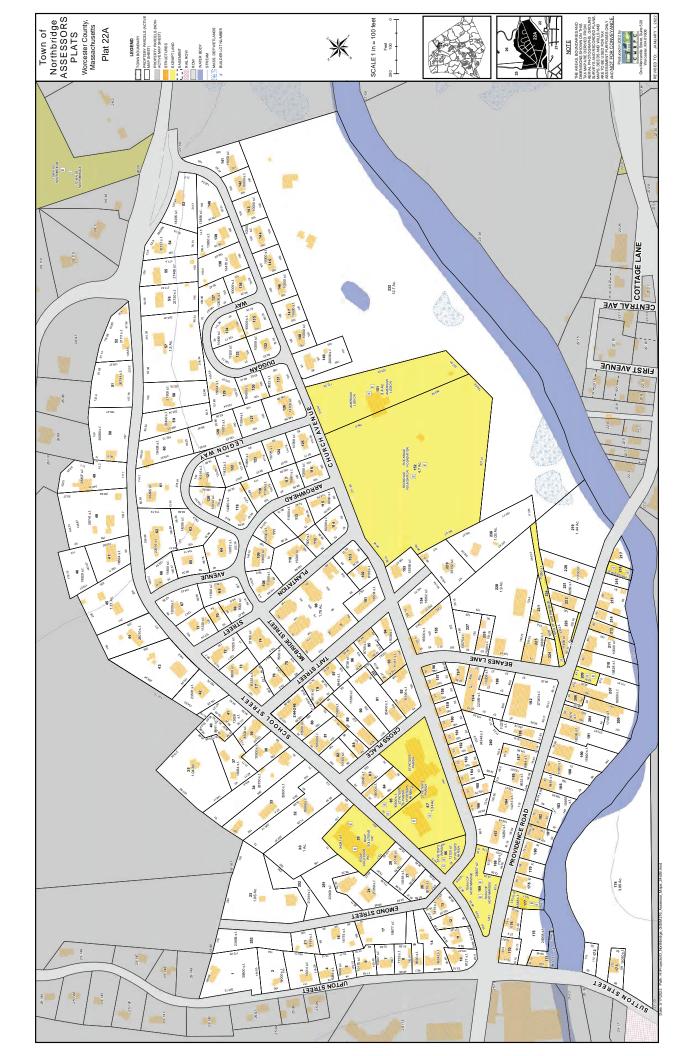
0021-000103

\$191.13

MAIL PAYMENTS TO: TOWN OF NORTHBRIDGE

> 7 Main Street Whitinsville, MA 01588





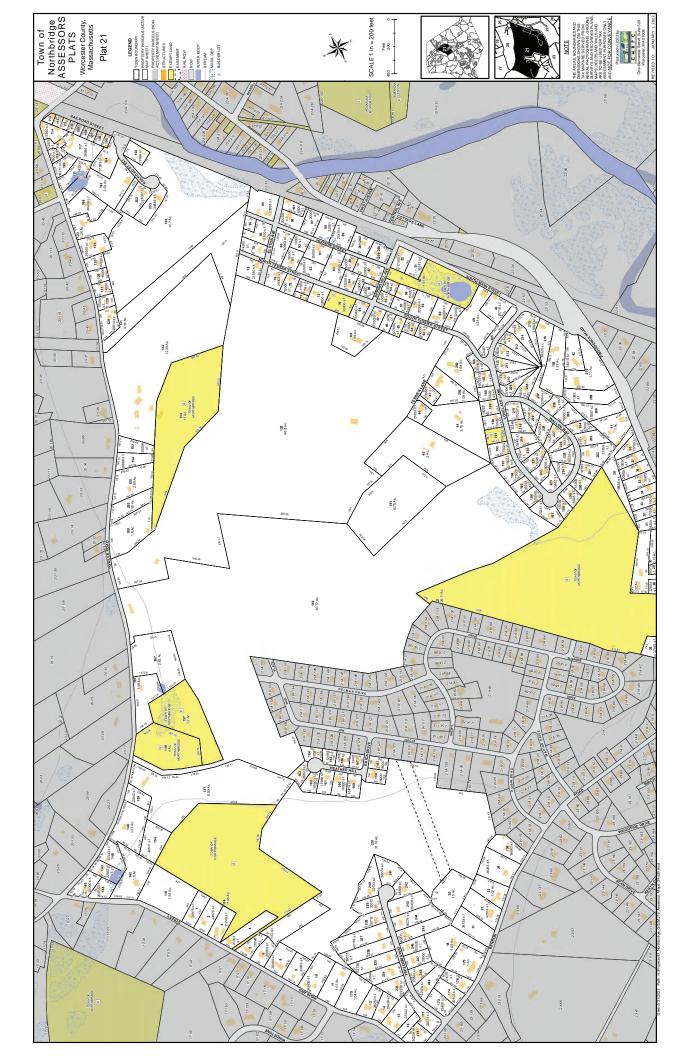


PHOTO GALLERY <u>7 PARCELS – NORTHBRIDGE, MA</u>































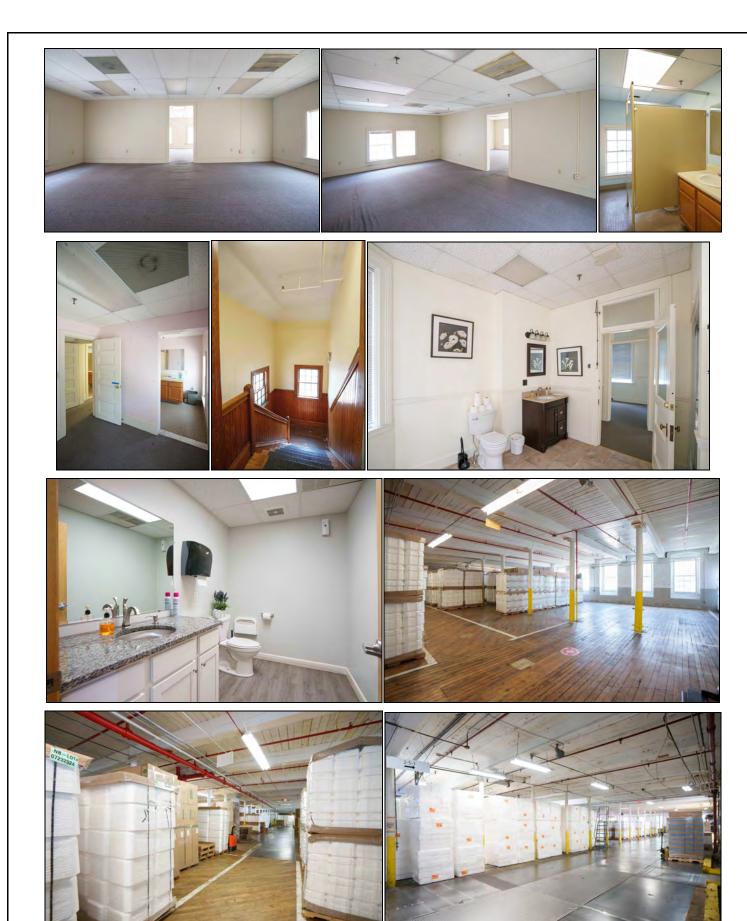










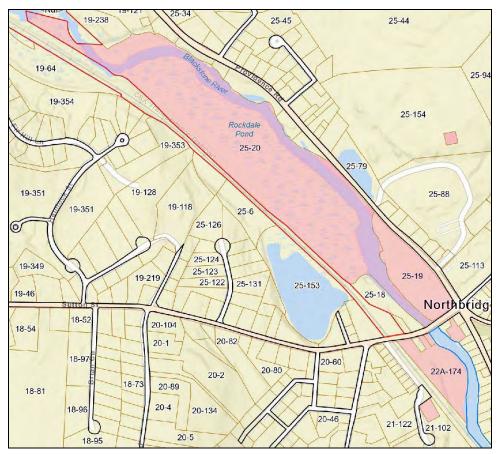


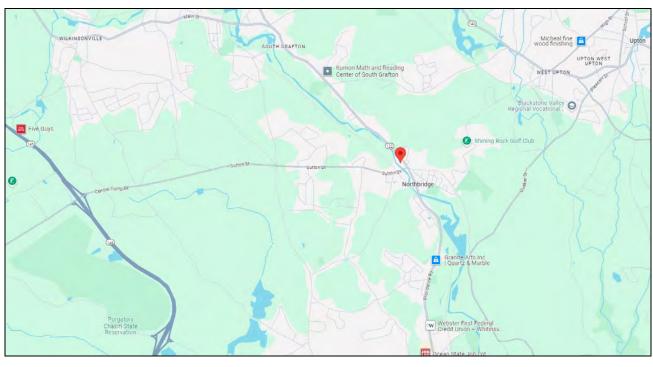






MAP 7 PARCELS – PROVIDENCE RD., SUTTON ST & RAILROAD ST. NORTHBRIDGE, MA







THANK YOU FOR REVIEWING THE ENTIRE PROPERTY INFORMATION PACKAGE. WE LOOK FORWARD TO SEEING YOU AT THE AUCTION. IF YOU HAVE ANY QUESTIONS PLEASE DON'T HESITATE TO CONTACT US.



Justin Manning, CAI, AARE
President
Phone: 800-521-0111

Fax: 508-362-1073

JJManning.com

auctions@JJManning.com

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