

TOWN OF WAREHAM  
ZONING BOARD OF APPEALS

APPLICATION FOR A PUBLIC HEARING FOR A VARIANCE/SPECIAL PERMIT

Certain uses are allowed in several zoning districts only by means of a Variance and/or Special Permit from the Zoning Board of Appeals. Those uses are indicated in the Wareham Zoning By-Laws. To apply for a Variance/Special Permit from the Zoning Board of Appeals, please do the following:

- o Complete this form.
- o Complete information packets. (Directions attached)
- o Submit application form and packet to Town Clerk for signature.
- o Submit application form and packet to Town Collector for signature.
- o Submit completed form, packets, and appropriate fees\*\* to the Zoning Board of Appeals secretary.

\*\*Permits may be issued only after a public hearing. There is a filing fee of \$300.00 per lot, per application for all non-conforming residential lots, whether built upon or not. There is a filing fee of \$750.00 per lot, per application for all commercial applications. In the case of a multi-family development, the fee is \$300.00 plus an additional \$50.00 for every unit over two (2). Please make check payable to the Town of Wareham.

\*\*A check to cover two (2) legal advertisements for the public hearing should be made payable to Wareham Week in the amount of \$100.00.

\*\*The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$6.90 per certified letter to each abutter. Please see Zoning Board secretary for cost of mailings. Please make check payable to the Town of Wareham.

I hereby apply for a Variance/Special Permit for a use to be made of the following described place:

STREET & NUMBER: 2991 Cranberry Highway LOT: C MAP: 15

ZONING DISTRICT: CS

USE REQUESTED: Commercial

OWNER OF LAND & BUILDING: TBT Wareham LLC TEL.# 781-273-5555

ADDRESS OF OWNER: 1 Van De Graaff Drive, Suite 402, Burlington, Ma 01803

PERSON(S) WHO WILL UTILIZE PERMIT: BANK OF AMERICA

ADDRESS: 2991 Cranberry Highway, Wareham, MA

DATE: 01/15/23 SIGNATURE: 

This application was received on the date stamped here:

WAREHAM TOWN CLERK  
2024 MAR 18 PM 12:00

Town Clerk: \_\_\_\_\_ Date: \_\_\_\_\_

Tax Collector:  Date: 3/18/24

Planning/Zoning Dept.: SONIA Raposa Date: 3/18/24

Application fee paid: 750.00 Check #: 1037 Receipt: \_\_\_\_\_

Advertising fee paid: 150.00 Check #: 1036 Receipt: \_\_\_\_\_

Abutters fee paid: 25.60 Check #: 1038 Receipt: \_\_\_\_\_

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check One:  Variance  Special Permit  Site Plan  Appeal

Date stamped in: \_\_\_\_\_ Date decision is due \_\_\_\_\_

Applicant's Name: Bank of America

Applicant's Address: 110 Forge River Parkway, Raynham, Ma 02767

Telephone Number: 910-553-6814

Cell Phone Number: \_\_\_\_\_

Email Address: anna@prosigngraphics.com

Address of Property/Project: 2991 Cranberry Highway, Wareham, MA

Landowner's Name: TRT Wareham LLC

Owner's Address: 1 Van de Graaff Drive, Suite 402, Burlington, Ma 01803

Telephone Number: 781-273-5555

Contact Person: Anna Haluch Telephone Number: 910-553-6814

Map 15 Lot C Zone CS

Date Approved \_\_\_\_\_ Date Denied 11/15/23

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

One Van De Graaff Drive, Suite 402  
Burlington, MA 01803  
Tel: 781.273.5555  
Fax: 781.272.8408  
KeyPointPartners.com

August 21, 2023

Town of Wareham  
54 Marion Rd  
Wareham, MA 02571  
Attn: George Stuart – Building Inspector

Re: Cranberry Shopping Center  
2991 Cranberry Hwy  
Wareham, MA 02538

Dear Mr. Stuart:

On behalf of TRT Wareham LLC (“Landlord”), we hereby authorize Status Unlimited LLC and/or its agents to file and obtain necessary permit(s) for Bank of America for exterior signage work within the property located at the above-mentioned address.

Kindly contact this office with any questions.

Sincerely,  
KeyPoint Partners, LLC as agent for  
TRT Wareham LLC



Alicia Busconi  
Senior Vice President of Property & Asset Management

## Letter to the Board

To the member of the board,

We are requesting your relief to install (4) wall signs where (2) are allowed by-right and sized at (2x) 55.1sf and (2x) 31.6sf where a total area shall not exceed 75sf.

- a. The existing sign bands cover the full length of each elevation. We are looking to replace the faces with the new Bank of America rebranded logo.
- b. Allowing signs on all four sides will allow the public to identify the ATM from all parking spots - Supporting better traffic flow
- c. Majority of the total sign area is made up of a solid opaque backer. The letters/logo are less than 15sf (60sf total area).
- d. The signs are located on a remote ATM building surrounded by a large parking lot.

Sincerely,

Anna Haluch

Pro Sign Service LLC

110 Forge River Parkway

Raynham, Ma 02767



# TOWN of WAREHAM

*Massachusetts*

## BUILDING DEPARTMENT

Paul Turner  
Director of Inspectional Services

November 15, 2023

Ms. Anna Haluch  
110 Forge River Parkway  
Raynham, Massachusetts 02767

**RE: 2991 Cranberry Highway / Map 15, Lot C**

Ms. Haluch,

I have reviewed your Sign Permit application S-23-36, submitted October 23, 2023 with a description of work stating "Bank of America rebrand sign package; replace existing sign band cabinets with new logo on the front, rear and side elevations of ATM building" located at 2991 Cranberry Highway, Wareham, Massachusetts. At this time I must deny your request.

Your application is being denied under the following section of the Wareham Zoning By-Laws:

### **Article 11 Signs;**

**1128 Alteration of Existing Signs;** Non-conforming signs which are enlarged, redesigned, **replaced, or altered** in any way including repainting in a different color, shall comply immediately with all provisions of this bylaw; and provided further that any such sign which has deteriorated to such an extent that the cost of restoration would exceed thirty-five (35) percent of the replacement value of the sign at the time of replacement shall not be repaired or rebuilt or altered except to conform to the requirements of this bylaw.

### **1172 Signs in Business and Commercial Districts;**

#### **par. 1, Total Sign Area;**

Unless otherwise hereinafter provided, the total area of all signs erected on a lot **shall not exceed one and one-half (1 1/2) square feet in area for each horizontal linear foot of the building face(s)** parallel to, or substantially parallel to, a street line. However, if the primary façade is on a parking lot area, then said façade shall be used to determine the amount of allowable signage. A **Variance** will be required for the excess square footage of the sign package.

**Par. 2, Principal Signs;** No more than two principal signs shall be allowed for each business establishment. A principal sign may be a flat wall sign, a projecting sign, or a free standing sign.

1. The total area of all flat wall signs shall not exceed seventy-five (75) square feet on any one wall of the business establishment. Flat wall signs shall not project more than (12) inches from the face of the wall. Subject to the approval of the Director of Inspectional Services, a flat wall sign may be located anywhere on any wall of a building, provided that it does not conceal any part of a window, and that its **length**

**does not exceed seven-eighths (7/8) of the façade of the business establishment. A Variance will be required as the signs are 100% of the façades length.**

The subject site is located in the CS zoning district.

Respectfully,

A handwritten signature in cursive script that reads "Paul E. Turner". The signature is written in black ink and is positioned above the printed name and title.

Paul E. Turner  
Building Commissioner  
Zoning Enforcement Officer

**In accordance with the provisions of MGL chapter 40A §§ 15, you may apply to the Zoning Board of Appeals for the above noted relief within thirty (30) days of receipt of this letter.**

## Re: BOA Tax Sign off

collector <collector@wareham.ma.us>

Mon 1/8/2024 5:10 PM

To: Anna Haluch <Anna@prosigngraphics.com>

It is up to date

---

**From:** Anna Haluch <Anna@prosigngraphics.com>

**Sent:** Thursday, January 4, 2024 4:17:08 PM

**To:** collector

**Subject:** BOA Tax Sign off

Hi Cheryl,

Could you please confirm that all taxes/fees owed to the Town have been paid for 2991 CRANBERRY HIGHWAY.

Thank You  
Anna Haluch  
Permit Expeditor

**Pro Sign Service LLC**  
110 Forge River Parkway  
Raynham, MA 02767  
**910-553-6814**  
**signs@prosignservice.com**

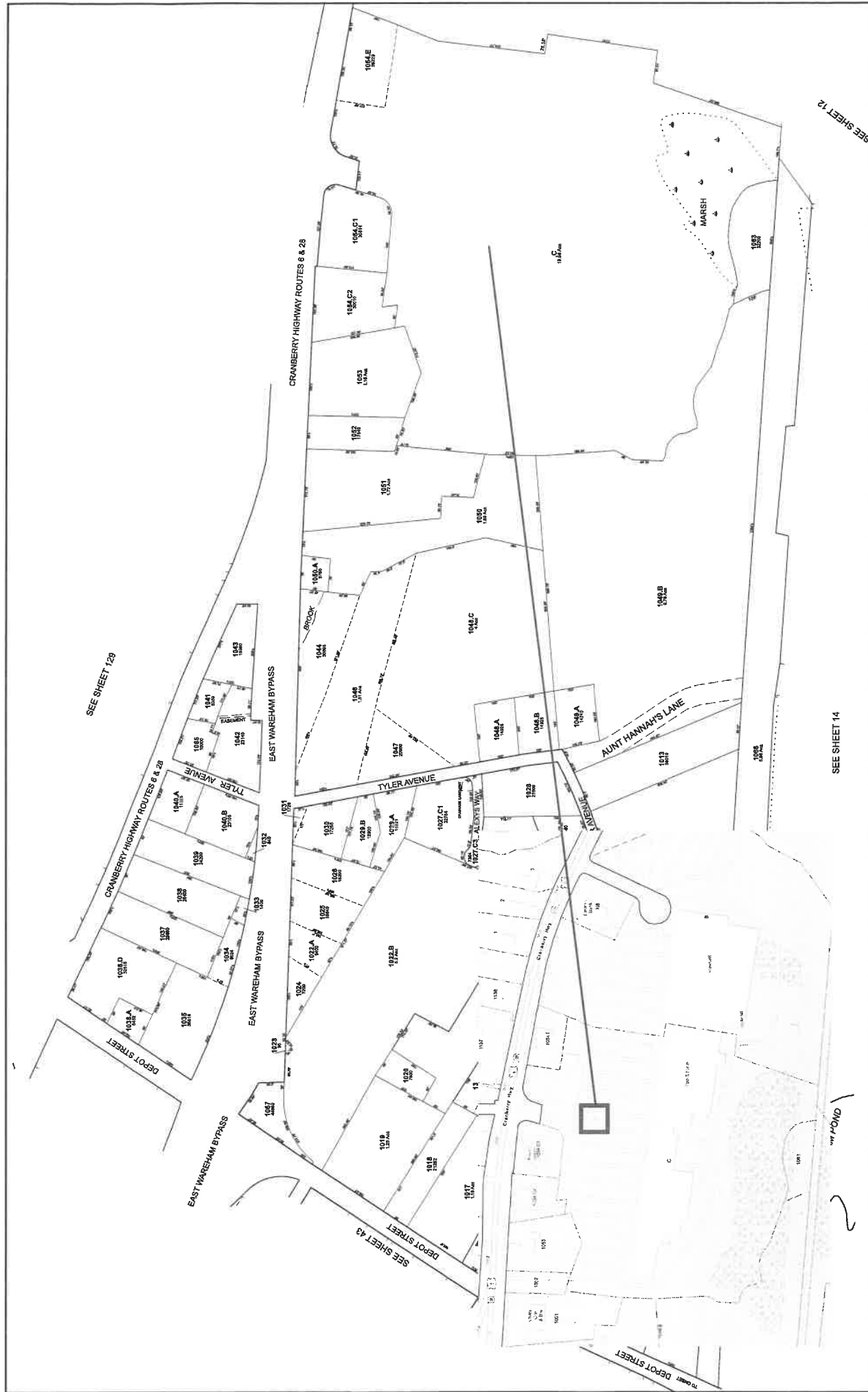
**What can we INSTALL for you?**

Interior Sign Packages – ADA signs – Office Vinyl – Non-illuminated – Exterior Signs – Free Standing Signs – Monuments – Channel letters installs – Light box installs – Vinyl Installs – Privacy Film-- AND MORE...

### **Disclaimer**

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

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SEE SHEET 129

SEE SHEET 12

SEE SHEET 14

INDEX DIAGRAM

PROPERTY MAPS  
**WAREHAM**  
 MASSACHUSETTS

SCALE: 1" = 100'  
 0 100 200  
 FEET  
 0 30 60 90  
 METERS  
 REVISION TO: JANUARY 1, 2022

LEGEND  
 RECORD DIVISION  
 COMMON CONCERN  
 WETLAND  
 WATER

REVIEWED & REPRINTED BY  
**CAI Technologies**  
 1000 Main Street, Suite 101  
 Wareham, MA 01956  
 TEL: 508-548-1111  
 FAX: 508-548-1112

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR  
 RECORDING IN DEED.  
 THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM AND IS  
 ORIGINAL MAPS PREPARED BY WALTER E. ROWLEY, TOWN ENGINEER. MODIFIED BY FULL CIRCLE  
 TECHNOLOGIES IN 2015.



QUITCLAIM DEED

TEDESCHI DARMAN COMPANY LLC, a Massachusetts limited liability company, having an address at 14 Howard Street, Rockland, Massachusetts 02370 (the "Grantor"), for consideration of Thirty-Five Million Four Hundred Ninety-Six Thousand Seven Hundred Fifty-Three and 00/100 Dollars (\$35,496,753.00) paid, grants to TRT WAREHAM LLC, a Delaware limited liability company, having an address at c/o Dividend Capital Total Realty Trust, 518 17th Street, Suite 1700, Denver, Colorado 80202, Attn: Andrea Karp (the "Grantee"), with QUITCLAIM COVENANTS, the land, together with the buildings and other improvements thereon, situated at 2899-3015 Cranberry Highway, Wareham, Plymouth County, Massachusetts, said land being respectively bounded and described in Exhibit A, attached hereto and made a part hereof.

Said land is conveyed subject to and with the benefit of all rights, restrictions, easements and reservations of record appurtenant to and burdening said land, if any, insofar as the same may be now in force and applicable, and further subject to real estate taxes assessed for the current fiscal year, but not yet due and payable, which the Grantee, by its acceptance hereof, hereby assumes and agrees to pay.

For the Grantor's title, see (a) deed recorded with the Plymouth County Registry of Deeds in Book 15301, Page 269, (b) deed recorded with said Deeds in Book 24335, Page 213, and (c) Certificate of Title No. 91678 filed with the Plymouth Registry District of the Land Court.

[SIGNATURE ON FOLLOWING PAGE]

Received & Recorded  
PLYMOUTH COUNTY  
REGISTRY OF DEEDS  
03 AUG 2007 11:23AM  
JOHN R. BUCKLEY, JR.  
REGISTER  
Bk 34912 Pg 237-242

When Recorded Return to:  
Dividend Capital Total Realty Trust  
518 17th Street, Suite 1700  
Denver, CO 80202  
Attn: Andrea Karp

Witness my hand and seal this 25 day of July, 2007.

TEDESCHI DARMAN COMPANY LLC, a  
Massachusetts limited liability company

By: Terrence C. Tedeschi  
Name: Terrence C. Tedeschi  
Title: Manager

For State Stamps see deed  
filed with Plymouth Land  
Court document # 626089  
in the amount of \$ 161,866.32

COPY

Commonwealth of Massachusetts

Date July 25, 2007

County of Plymouth

On this 25<sup>th</sup> day of JULY, 2007, before me, the undersigned notary public, personally appeared Terrence C. Tedeschi, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged that he signed it voluntarily for its stated purpose, as Manager of Tedeschi Darman Company LLC.

Eugene V. Blanchard  
Name: EUGENE V. BLANCHARD  
Title: NOTARY PUBLIC  
My commission expires: 7/6/12  
Seal:

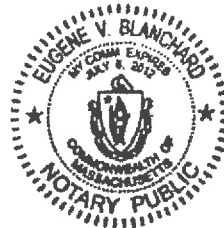


Exhibit A

Legal Description

**PARCEL 1: 2885 Cranberry Highway, Wareham, MA**

A certain parcel of land with the improvements thereon situated on the Southwesterly side of Cranberry Highway in Wareham, Plymouth County, Massachusetts, consisting of three tracts bounded and described as follows:

a) The land in Wareham known as East Wareham, Plymouth County, Massachusetts, bounded and described as follows:

Beginning at a point in the southwesterly side of Cranberry Highway, a state highway as laid out in 1949, at the northerly corner of land now or formerly of Andrew T. Wilson and Helen F. Wilson;

THENCE running SOUTH 5 degrees 19' WEST, three hundred twenty-four and 52/100 (324.52) feet more or less by land of said Wilson to a cement bound;

THENCE by the following courses and distances:

SOUTH 74 degrees 04' EAST, Sixty and 52/100 (60.52) feet to a stake;

SOUTH 18 degrees 52' WEST, Seventy-five and 46/100 (75.46) feet to a stake;

SOUTH 66 degrees 25' EAST, One hundred twenty-six and 83/100 (126.83) feet to a stake;

SOUTH 10 degrees 34' WEST, One hundred fifty-six and 37/100 (156.37) feet to a stake;

NORTH 77 degrees 02' WEST, One hundred twenty-nine and 34/100 (129.34) feet to a stake;

NORTH 62 degrees 51' WEST, One hundred three and 35/100 (103.35) feet to a stake;

NORTH 17 degrees 41' EAST, One hundred twenty-one and 44/100 (121.44) feet to a stake; standing in the turn of a brook;

NORTH 5 degrees 17' WEST, One hundred fifty-eight and 00/100 (158.00) feet by the brook to a stake standing in the middle of said brook;

NORTH 1 degree 36' EAST, Forty-seven and 59/100 (47.59) feet by the brook to a stake standing in the middle of said brook;

NORTH 6 degrees 08' WEST, Sixty and 49/100 (60.49) feet by the brook to a stake standing in the middle of said brook;

NORTH 14 degrees 59' WEST, Thirty and 65/100 (30.65) feet by the brook to a stake standing in the middle of said brook;

NORTH 65 degrees 23' WEST, Sixty-two and 63/100 (62.63) feet by a ditch to a stake standing in the middle of the ditch;

NORTH 11 degrees 23' WEST, Eighty-nine and 25/100 (89.25) feet by a ditch to a stake standing in the middle of the ditch;

NORTH 11 degrees 33' EAST, Forty-seven and 20/100 (47.20) feet by a ditch to a Massachusetts highway bound at said Cranberry Highway;

THENCE EASTERLY One hundred fifty (150) feet by said Cranberry Highway to the point of beginning. Containing 1.9 acres, more or less.

b) The land in that part of Wareham, Plymouth County, Massachusetts, known as East Wareham, with the buildings thereon, bounded and described as follows:

**BEGINNING** at a concrete bound in the southerly sideline of Sandwich Road (n/k/a Cranberry Highway) at the northwesterly corner of land of Henry J. Franklin, said concrete bound being distant 39.92 feet westerly from a Massachusetts highway bound; thence running

**SOUTH** 11 degrees 36' 10" West 199.86 feet by said land of Franklin to a stone post; thence

**SOUTH** 64 degrees 23' 50" East 16.92 feet by said land of Franklin to land of Mary E. Weich; thence

**SOUTH** 16 degrees 43' 45" West 224.59 feet by said land of Weich to a stake and land of Walton E. & Christine M. Truran; thence

**NORTH** 66 degrees 10' 45" West 125.82 feet by said land of Truran to a stake; thence

**NORTH** 18 degrees 22' 00" East 75.50 feet by said land of Truran to a stake; thence

**NORTH** 74 degrees 05' 15" West 59.76 feet by said land of Truran to a concrete bound; thence

**NORTH** 5 degrees 11' 00" East 325.79 feet by said land of Truran to a concrete bound in the southerly sideline of Sandwich Road; and thence

**SOUTH** 77 degrees 48' 45" East 213.75 feet by Sandwich Road to the point of beginning. Containing 1.8 acres more or less.

c) A certain parcel of land, together with the buildings thereon, situated on the Southerly side of the State Highway known as Routes 6 and 2A (Cranberry Highway) and formerly called Sandwich Road in Wareham, Plymouth County, Massachusetts; more fully bounded and described as follows:

Beginning at the Northeastly corner of the premises herein conveyed at a stone post in line of said Highway being 3.03 feet Westerly from the Massachusetts Highway bound; being also the Northwesterly corner of land now or formerly of Warren A. Besse;

Thence South 18 degrees 43' West, 224 feet, more or less, in line of land now or formerly of said Besse to land now or formerly of the Estate of Hattie M. Davis to a stone bound;

Thence North 57 degrees 53' West, 88 feet by land now or formerly of said Davis Estate and land now or formerly of Frank W. Sherman to a stone post;

Thence North 18 degrees 7' East, 204.7 feet, more or less, by land now or formerly of said Frank W. Sherman to a stone bound on the Southerly line of said Highway;

Thence South 70 degrees 30' East, 88 feet to the point of beginning.

**PARCEL TWO: 2891 Cranberry Highway, Wareham, MA**

A certain parcel of land with the improvements thereon situated on the Southwesterly side of Cranberry Highway in Wareham, Plymouth County, Massachusetts, being shown as Lot C2 on a plan entitled, "Supplemental Plan for Land Court Case No. 35418A Prepared for Tedeschi-Darman Trust," dated February 24, 1978, prepared by Charles L. Rowley & Associates and recorded with Plymouth County Registry of Deed in Plan Book 20, Page 612.

Containing 30,010 square feet more or less according to said plan.

**PARCEL THREE: 2991 Cranberry Highway, Wareham, MA**

A certain parcel of land with the improvements thereon situated on the Southwesterly side of Cranberry Highway in Wareham, Plymouth County, Massachusetts, being shown as Lot C1 on a plan entitled, "Supplemental Plan for Land Court Case No. 35418A Prepared for Tedeschi-Darman Trust," dated February 24, 1978, prepared by Charles L. Rowley & Associates and recorded with Plymouth County Registry of Deeds in Plan Book 20, Page 612. Containing 30,814 square feet more or less according to said plan.

**PARCEL FOUR: 2991 Cranberry Highway, Wareham, MA**

Certain parcels of land with the improvements thereon situated on the Southwesterly side of Cranberry Highway in Wareham, Plymouth County, Massachusetts, being shown as Lot C on a plan entitled, "Form 'A' Subdivision Plan of Land in Wareham, Massachusetts prepared for Sumner Schein Architects and Engineers," dated October 12, 1990, prepared by Bostwick Engineering, Inc. and recorded with Plymouth County Registry of Deeds in Plan Book 36, Page 349, and shown as Lot E on a plan entitled, "Supplemental Plan for Land Court Case No. 35418A, Prepared for Tedeschi-Darman Trust," dated February 24, 1978, prepared by Charles L. Rowley & Associates and recorded with Plymouth County Registry of Deeds in Plan Book 20, Page 612.

Said Lot C containing 19.98 acres and said Lot E containing 25, 229 square feet, more or less, according to the respective plans.

**PARCEL FIVE: 3003 Cranberry Highway, Wareham, MA**

A certain parcel of land with the improvements thereon situated on the Southwesterly side of Cranberry Highway, Wareham, Plymouth County, Massachusetts, being shown as the parcel labeled, "N/A Brian Tedeschi & Gary Darman, Trustees, Darman-Tedeschi Trust," and Lot A on a plan entitled, "Plan of Land in Wareham, MA Showing Lot To Be Conveyed To The Darman-Tedeschi Trust, prepared for Tedeschi Realty Corporation," dated Oct. 25, 1994, drawn by Bostwick Engineering, Inc., recorded with Plymouth County Registry of Deeds in Plan Book 37, Page 346.

Containing a total of 38, 373 square feet, more or less, according to said plan.

**PARCEL SIX: 3015 and 3017 Cranberry Highway, Wareham, MA (includes registered land)**

A certain parcel of land situated on the Southwesterly side of Cranberry Highway in Wareham, Plymouth County, Massachusetts, being shown as Lot A on a plan entitled, "Form 'A' Subdivision Plan of Land in Wareham, Massachusetts, Prepared for Tedeschi Realty

Corporation," dated June 9, 1993, prepared by Bostwick Engineering, Inc., and recorded with  
Plymouth County Registry of Deeds in Plan Book 35, Page 1190.

Containing 5.45 acres, more or less, according to said plan.

INCLUDED in the above Lot A are certain parcels of REGISTERED land being shown as Lot  
30 and Lot 31 on Land Court Plan #16393S filed with Certificate of Title No. 6444.

1648780.3

UNOFFICIAL COPY

[Home](#) » [Departments](#) » [Assessors Department](#) » [Abutter Request Form - Online](#) » [Webform results](#)

# Submission #264

[View](#) [Delete](#)

Your current password appears in [HIBP](#), an online database of previous data breaches. You should change your password.

Welcome to the website. For Help Documentation & Videos, please visit our [Municipal User Center](#) or, for schools, visit our [Schools User Center](#). **It is recommended you write down the following credentials to login to the User Center - Username: "CivicOpen" and Password: "ClientUser10!"**

[Previous submission](#)   [Next submission](#)

[Print](#)   [Resend e-mails](#)

<p>Submission information</p> <p>Form: <a href="#">Abutter Request Form - Online</a>  Submitted by Anonymous (not verified)  January 4, 2024 - 4:11pm  2603:6081:59f0:6170:d5cd:6a46:e941:b5e1</p>
--

### Contact Information

Anna Haluch

### Phone Number:

9105536814

### Email Address:

anna@prosigngraphics.com

### Date of Request:

January 4, 2024

### Owners Name:

TRT WAREHAM LLC

### Property Location:

2991 Cranberry Highway

### Map/Lot

15\_C

### Distance Required

300'

### Which Board are you appearing before?

ZBA

**RECEIVED**

JAN - 4 2024

**TOWN OF WAREHAM  
ASSESSING DEPARTMENT**

[Previous submission](#)   [Next submission](#)

TOWN OF WAREHAM ABUTTERS

MAP 15 LOT C

TRT WAREHAM LLC, C/O MARVIN F POER & COMPANY

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
12-0-B	OSI OF WAREHAM LLC, C/O PAT ROSE	375 COMMERCE PARK RD	N KINGSTOWN, RI	02852
12-0-1	SARAO JOSEPH, C/O KATHERN SARAO	162 HOLWORTHY ST,	CAMBRIDGE, MA	02138-4508
12-0-1000	NSTAR ELECTRIC COMPANY, PROPERTY TAX DEPT	PO BOX 2915,	HARTFORD, CT	06104
12-0-1011	COMMONWEALTH OF MASS, EXEC OFFICE OF TRANS & CONST	MULTI-MODEL RAIL UNIT, 10 PARK PLAZA RM 3170	BOSTON, MA	02116
12-0-24	BOUSQUET DOROTHY O & HALL ROGER, I JR & BUCKLEY CARMEN L ET AL	C/O MARCIA MCINTYRE, 846 MAIN ST	W WAREHAM, MA	02576
12-0-25	BEACH WILLIE, C/O NANCY S ANGUS & NANCY C ANGUS TRS	PO BOX 270,	BUZZARDS BAY, MA	02532
12-0-26	BENTO JAMES J & FLORA S, C/O WESLEY FRIES	7 TOMAHAWK DR,	CENTERVILLE, MA	02362
12-0-27	PETRUSEWICZ JOSEPH P, C/O CHRISTINA LUZAITIS	3 WARD ST,	SO BOSTON, MA	02127
12-0-28	ANDRADE WILLIAM P TRUSTEE, ANDRADE LIVING TRUST	PO BOX 255,	ONSET, MA	02558
12-0-29	JOHNSON JOAN S TRUSTEE, MUDDY COVE REALTY TRUST	PO BOX 2259,	SARASOTA, FL	34230
129-0-1133	G TRADE INC, C/O PAMELA REEVES	535 BANYAN RD,	VERO BEACH, FL	32963
129-0-1134	USSEF ENTERPRISES LLC,	2889 CRANBERRY HWY,	E WAREHAM, MA	02538
129-0-1135	LEGACY REDWING LLC C/O KAYLA VAWTER	10710 N TATUM BLVD SUITE 102-301	PHOENIX, AZ	85028
129-0-1136	2900 CRANBERRY REALTY LLC, C/O MOBILE CIRK		E WAREHAM, MA	02538
129-0-1137	JULIEN & MONA MA LLC, C/O CVS #1247-02/OCC EXP DEPT	2900 CRANBERRY HWY,	WOONSOCKET, RI	02895
129-0-1138	HD DEVELOPMENT OF, MARYLAND INC	1 CVS DRIVE,	ATLANTA, GA	30348-5842
130-0-1	CEJ REAL ESTATE TRUST LLC, JAKUBOWSKI CHESTER S	HOME DEPOT PROP TAX DEPT #2613, PO BOX 105842	NEWTON, MA	02458
130-0-1001	LEGACY MOGANS LLC C/O KAYLA VAWTER	C/O CEJ REAL ESTATE, 41 CONVERSE AVE	PHOENIX, AZ	85028
14-0-1007	AMADO WILHELMINA,	10810 N TATUM BLVD SUITE 102-301	E WAREHAM, MA	02538
15-0-C	TRT WAREHAM LLC, C/O MARVIN F POER & COMPANY	PO BOX 762,	ATLANTA, GA	30305
15-0-1046	STROCIO CARMEN,	3520 PIEDMONT RD NE SUITE 410,	NORWOOD, MA	02062
15-0-1049.B	GAUVIN DARRYL J, GAUVIN DAWNA M	88 LONGMEADOW RD,	E WAREHAM, MA	02538
15-0-1050	TRT WAREHAM LLC, C/O KEYPOINT PARTNERS	18 TYLER AVE,	PLYMOUTH, MA	02360
15-0-1053	GIANA CORP,	174 COLONY PLACE,	E WAREHAM, MA	02538
15-0-1063	BANFILL ELVIRA F, C/O HELTERMAN	2889 CRANBERRY HWY,	MORRISTOWN, NJ	07960
		28 FRANKLIN ST,		

CERTIFIED ABUTTERS AS THEY APPEAR

ON OUR TAX ROLLS AS OF 1/8/2024

*Anna Haluch*  
ASSESSORS OFFICE

REQUESTED BY

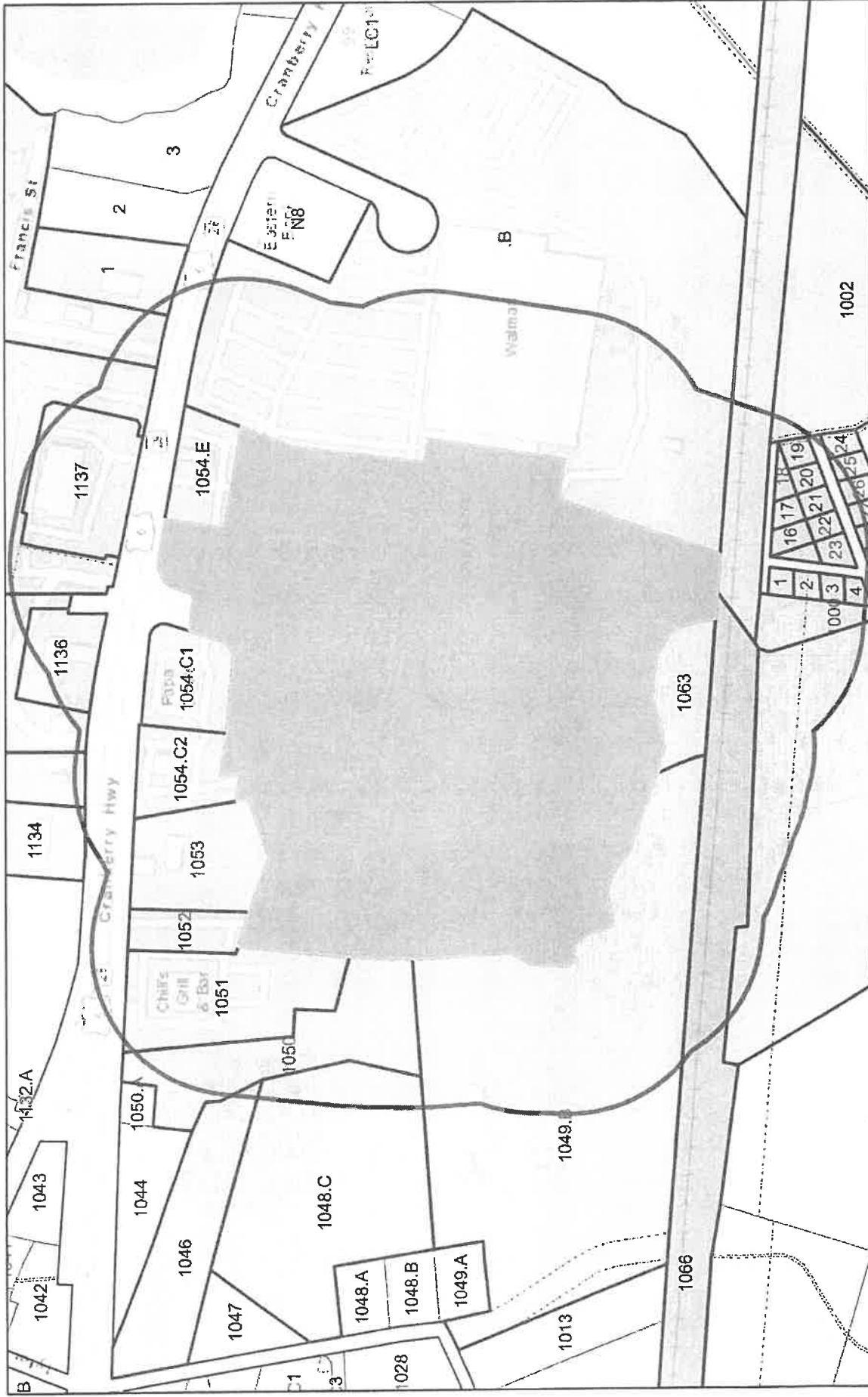
ANNA HALUCH

910 553-6814

ANNA@PROSIGNGRAPHICS.COM



# ArcGIS Web Map



1/8/2024, 8:55:50 AM

- Parcels with CAMA Data
- Parcel Lines
- Common Line
- PWater
- Private Road
- Property Line
- Public Road
- Railroad
- MiscPolys
- Private Road ROW
- Right of Way
- Miscellaneous Lines
- Trail
- Wetland

1:4,514  
0 0.03 0.06 0.11 mi  
0 0.04 0.09 0.18 km

Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Web AppBuilder for ArcGIS  
Esri, HERE, Garmin, INCREMENT P, NGA, USGS | FEMA, MassGIS | MassDEP |



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		
TRT WAREHAM LLC	1 Level	1 All Public	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed
C/O MARVIN F POER & COMPANY					COM LAND	3110	360,100	360,100
					COMMERC.	3110	200,200	200,200
					COMMERC.	3230	11,883,100	11,883,100
3520 PIEDMONT RD NE SUITE 410	AI Prol ID				COM LAND	3230	5,910,100	5,910,100
ATLANTA GA 30305	Total Ac. 20.56			23-2001	COMMERC.	3230	392,400	392,400
	District S.C.E. UNQUAL			1054E				
	GIS ID M_269352_834542			Assoc Pid#	Total		18,745,900	18,745,900

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
Year	Code	Description	Amount	Code	Year	Code	Assessed	Year	Code	Assessed	V	Year	Assessed	
		TRT WAREHAM LLC	34912 0237		08-03-2007	U	I	35,456,753	1G	360,100		2023	3110	360,100
		TEDESCHI DARMAN COMPANY LLC	15301 0269		07-03-1997	U	I		1B	200,200		2022	3110	200,200
		TEDESCHI BRIAN S	4693 0416		07-24-1979	Q			UNK	11,883,100			3230	11,883,100
		Total	0.00							5,910,100			3230	5,910,100
		Total								18,745,900			Total	18,745,900

**EXEMPTIONS**  
 Description Amount Code Description Number Amount Comm Int

OTHER ASSESSMENTS			
Year	Code	Description	Amount
		Appraised Bldg. Value (Card)	11,640,500
		Appraised Xf(B) Value (Bldg)	242,600
		Appraised Ob (B) Value (Bldg)	592,600
		Appraised Land Value (Bldg)	6,270,200
		Special Land Value	0
		Total Appraised Parcel Value	18,745,900
		Valuation Method	C

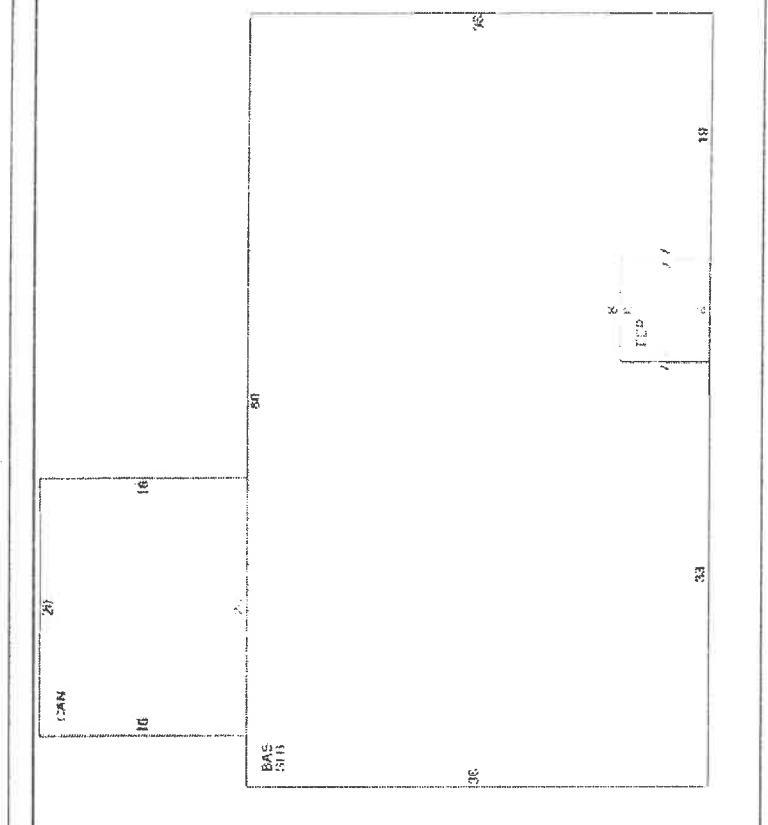
ASSESSING NEIGHBORHOOD			
Nbrhd	Name	B	Rating
9000		B	

**NOTES**  
 STOP AND SHP GAS STATION=  
 KSK I  
 SEPERATE BATHROOM=BHS1

BUILDING PERMIT RECORD			
Permit Id	Issue Date	Type	Description

LAND LINE VALUATION SECTION																				
B#	Use Cod	Description	Zone	D	Front	Depth	Land Units	Unit Price	I. Factor	S.A.	Acres	CFact	St.Idx	Adj.	Notes	Special Pricing	S. AdjF	Adj Unit	Land Value	
4	3110	RTL GAS ST	SC	1			25,214 SF	4.02	1.75000	0	1.000	1.00	9000	2.03	STOP+SHOP G	0	1.0000		360,100	
		Total Card Land Units					0.58 AC												Total Land Value	360,100

**VISION**

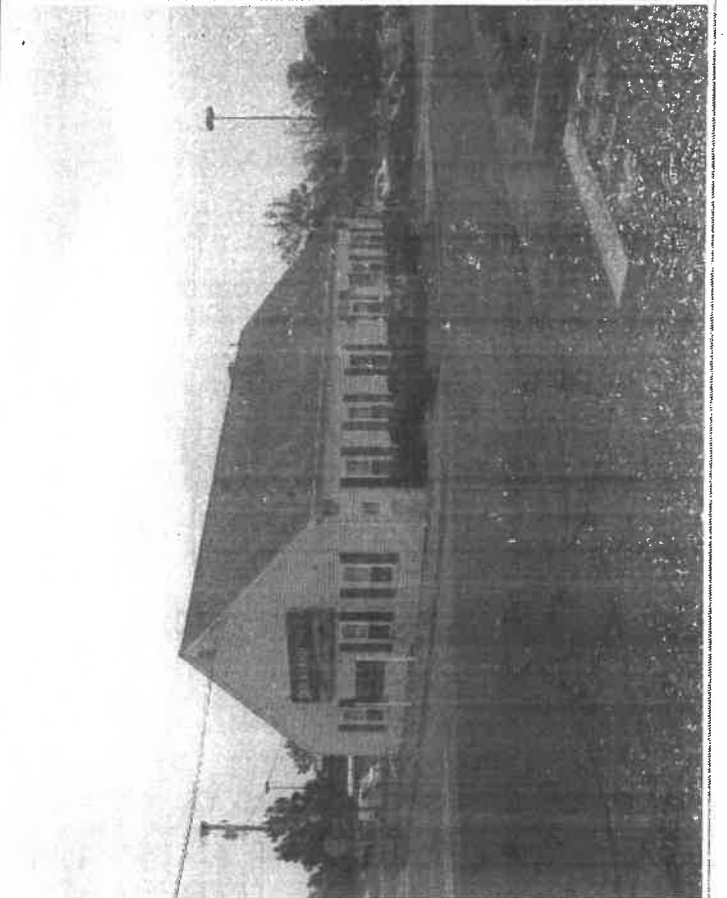


CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Description	Description
Style:	31	Bank	
Model	94	Commercial	
Grade	04	Ave	
Stories	1		
Occupancy	1.00	Vinyl Siding	
Exterior Wall 1	25		
Exterior Wall 2			
Roof Structure	03	Gable/Hip	
Roof Cover	03	Asphalt Shing	
Interior Wall 1	05	Drywall	
Interior Wall 2			
Interior Floor 1	14	Carpet	
Interior Floor 2			
Heating Fuel	03	Gas	
Heating Type	04	Forced Hot Air	
AC Type	03	Central	
Bldg Use	3410	BANK BLDG	
Total Rooms	00		
Total Bedrms	2		
Total Baths	01		
Heat/AC	07	HEAT/AC PKGS	
Frame Type	02	WOOD FRAME	
Baths/Plumbing	02	AVERAGE	
Ceiling/Wall	05	SUS-CEIL & WL	
Rooms/Ftns	02	AVERAGE	
Room Height	12.00		
% Comn Wall	0.00		
1st Floor Use:	3410		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Good	Grade	Grade Ad	Appr. Value
DUW	W/PNEU TUBE	B	1	20,000.00	1995		77		0.00	15,400
NDP	NITE DEPOSIT	B	1	7,500.00	1995		77		0.00	5,800
VLT3	VAULT-EXCELL	B	80	150.00	1995		77		0.00	9,200
ATM1	AUTOMATIC	B	1	40,000.00	1995		77		0.00	30,800
PAV1	PAVING-ASPH	L	30,000	2.50	1995		50		0.00	37,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,104	2,104	2,104	0	0
CAN	Canopy	0	0	320	0	0
FEP	Enclosed Porch	0	0	56	0	0
SLB	Slab Fndtn	0	0	2,104	0	0
Ttl Gross Liv / Lease Area		2,104	4,584			



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
TRT WAREHAM LLC		1 Level	1 All Public	1 Paved	4 Bus. District	Description	Code
C/O MARVIN F POER & COMPANY						COM LAND	3110
3520 PIEDMONT RD NE SUITE 410						COMMERC.	3110
ATLANTA GA 30305						COMMERC.	3230
Total Ac 20.56		SUPPLEMENTAL DATA		Assessed			
District S.C.E. 13 UNQUAL		Plan # 23-2001		Year		Assessed	
GIS ID M_269352_834542		Assoc. Parcels 1054E		2023		360,100	
Assoc Pld#				2022		200,200	
				2024		11,883,100	
				Total		18,745,900	

RECORD OF OWNERSHIP							
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Code	Assessed
34912 0237	08-03-2007	U	I	35,496,753	1G	3110	360,100
15301 0269	07-03-1997	U	I	0	1B	3110	200,200
4693 0416	07-24-1979	Q		1	UNK	3230	11,883,100
Total						Total	18,745,900

EXEMPTIONS			OTHER ASSESSMENTS		
Year	Code	Description	Amount	Number	Amount

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
9000			
Total 0.00			

BUILDING PERMIT RECORD			
Permit Id	Issue Date	Type	Description

LAND LINE VALUATION SECTION														
B#	Use Cod	Description	Zone D	Front	Depth	Land Units	Unit Price	I. Factor	S.A.	AcreD	CFact	St.Idx	Adj.	Notes
3	3230	PLAZA	SC 1	0	0	0 SF	0.00	1.00000	0	1.000	1.00	1.00	1.00	
Total Appraised Parcel Value														18,745,900

VISIT / CHANGE HISTORY									
Date	Id	Type	Is	Cd	Purpose/Result				

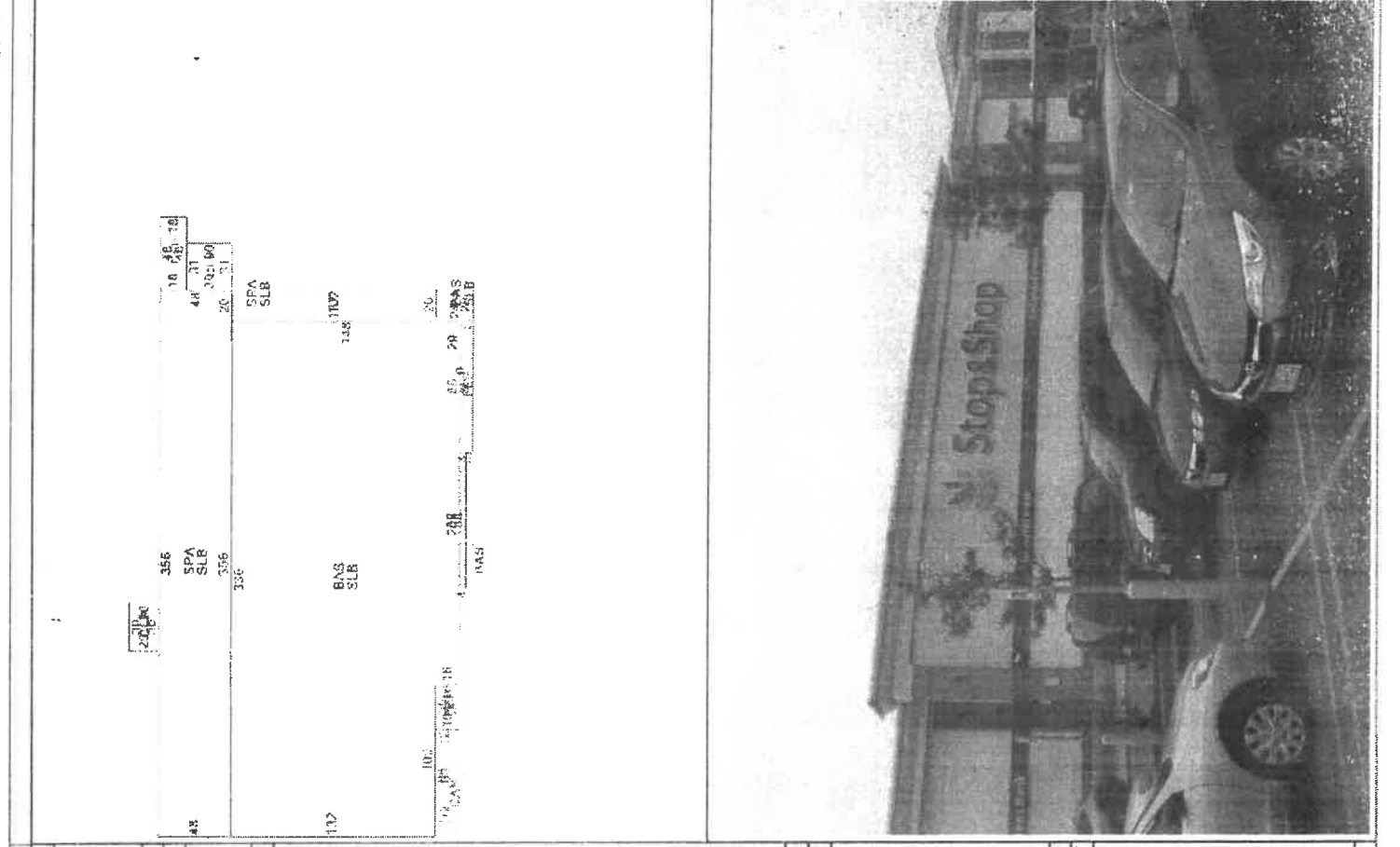
APPRaised VALUE SUMMARY						
Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
11,640,500	242,000	592,600	6,270,200	0	18,745,900	

This signature acknowledges a visit by a Data Collector or Assessor

**VISION**

925-

WAREHAM, MA



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
22	Supermarket		
94	Commercial		
05	Above Ave		
1	Stories		
1.00	Occupancy		
15	Exterior Wall 1		
20	Exterior Wall 2		
01	Roof Structure		
04	Roof Cover		
05	Interior Wall 1		
05	Interior Wall 2		
05	Interior Floor 1		
05	Interior Floor 2		
03	Heating Fuel		
04	Heating Type		
03	AC Type		
3231	Bldg Use		
00	Total Rooms		
00	Total Bedrms		
01	Heat/AC		
01	Frame Type		
02	Baths/Plumbing		
06	Ceiling/Wall		
02	Rooms/Prtns		
20.00	Wall Height		
0.00	% Conn Wall		
3231	1st Floor Use:		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)					
Code	Description	UB Units	Unit Price	Yr Bld	Grade
LDL2	W/MAN FLIPO	B	1500.00	2005	87
CLR1	COOLER	B	1,272	25.00	2005
CLR2	FREEZER TEM	B	540	30.00	2005
MEZ3	W/PARTITIONS	B	832	30.00	2005

BUILDING SUB-AREA SUMMARY SECTION					
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost
BAS	First Floor	48,960	48,960	0	0
CAN	Canopy	0	720	0	0
CLP	Loading Platform, Finished	0	2,394	0	0
FEP	Enclosed Porch	0	1,168	0	0
SLB	Slab Fndtn	0	68,336	0	0
SPA	Service Production Area	19,728	19,728	0	0
		<b>TL Gross Liv/Lease Area</b>	<b>141,306</b>		

COST / MARKET VALUATION	
RCN	5,950,728
Year Built	1992
Effective Year Built	2007
Depreciation Code	G
Remodel Rating	12
Year Remodeled	0
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	87
Condition %	5,177,100
Percent Good	
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



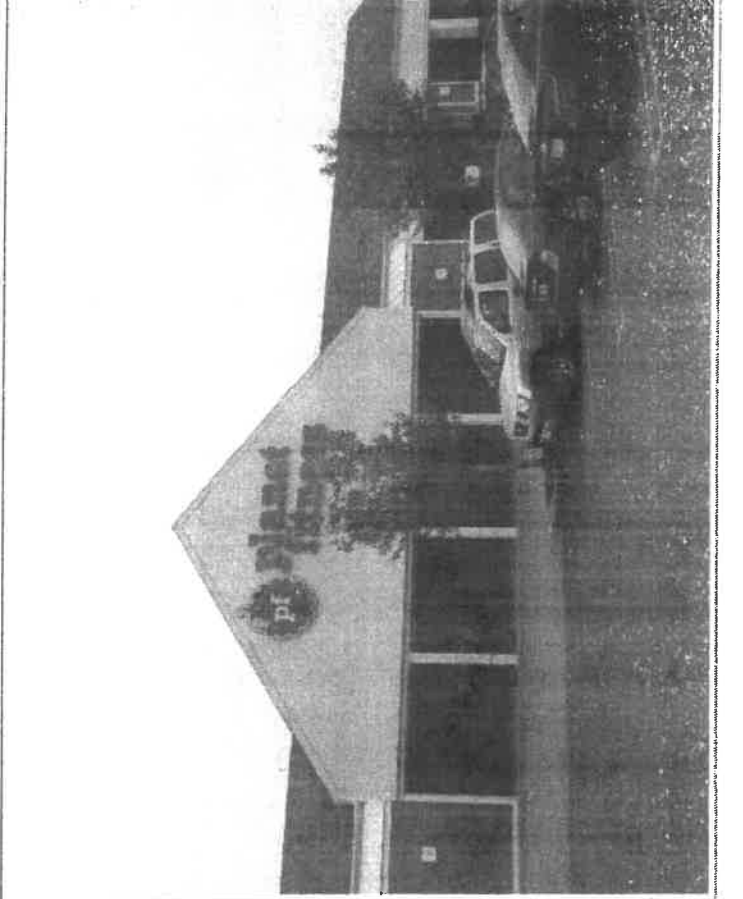
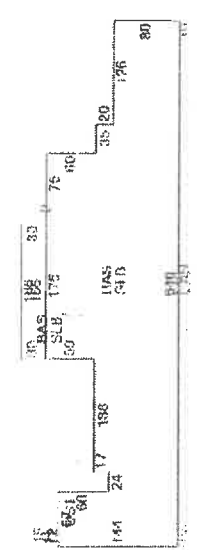
CURRENT OWNER		TOPO	UTILITIES	START / ROAD	LOCATION	CURRENT ASSESSMENT		925															
TRT WAREHAM LLC C/O MARVIN F POER & COMPANY 3520 PIEDMONT RD NE SUITE 410 ATLANTA GA 30305		1 Level	1 All Public	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed														
Wareham, MA		SUPPLEMENTAL DATA		23-2001 1054E Assoc. Parcels		COM LAND	3110	360,100	360,100														
Total Ac 20.56		UNQUAL		1054E		COMMERC.	3110	200,200	200,200														
District S.C.E.		M_269352_834542		Assoc Pid#		COMMERC.	3230	11,883,100	11,883,100														
GIS ID		UNQUAL		Assoc Pid#		COMMERC.	3230	5,910,100	5,910,100														
Total		0.00		0		COMMERC.	3230	392,400	392,400														
Total		0.00		0		Total	Total	18,745,900	18,745,900														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU / V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																
TRT WAREHAM LLC		24912	0237	U	1	1G	Year	Code	Assessed	Year	Code	Assessed											
TEDESCHI DARMAN COMPANY LLC		15301	0269	U	1	1B	2024	3110	360,100	2022	3110	360,100											
TEDESCHI BRIAN S		4683	0416	Q	1	UNK	2023	3110	200,200	2022	3110	200,200											
Total		0.00		0		UNK	2023	3230	11,883,100	2022	3230	11,883,100											
Total		0.00		0		UNK	2023	3230	5,910,100	2022	3230	5,910,100											
Total		0.00		0		UNK	Total	Total	18,745,900	Total	Total	18,745,900											
EXEMPTIONS		Description	Code	Amount	OTHER ASSESSMENTS		This signature acknowledges a visit by a Data Collector or Assessor																
Year		Description		Code	Amount	Number																	
Nbhd		Nbhd Name		Assessing Neighborhood																			
9000		B		Trading																			
SUPER STOP & SHOP		NOTES																					
BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	VISIT / CHANGE HISTORY												
											Id	Type	Is	Cd	Purpose/Result								
LAND LINE VALUATION SECTION		B#	Use Cod	Description	Zone	D	Front	Depth	Land Units	Unit Price	I. Factor	S.A.	Acres	CFact	St. Idx	Adj.	Notes	Special Pricing	S, AdjF	Adj. Unit	Land Value		
		2	3230	PLAZA	SC	1	0	0	0	0.00	1.00000	0	1.000	1.00	1.00	1.00		0	0.0000			0	
Total Card Land Units		0.00		AC		Parcel Total Land Area		19.77		Total Land Value		0		Total Land Value		0						0	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	16	Plaza w/anchr			
Model	94	Commercial			
Grade	05	Above Ave			
Stories:	1				
Occupancy	14.00				
Exterior Wall 1	15	Cinder Block			
Exterior Wall 2	19	Masonry Veneer			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall			
Interior Wall 2	06	Linoleum			
Interior Floor 1	14	Carpet			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	04	Forced Hot Air			
AC Type	05	Central			
Bldg Use	3230	PLAZA			
Total Rooms	00				
Total Bedrms	9				
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Rooms/Prtns	02	AVERAGE			
Wall Height	18.00				
% Conn Wall	0.00				
1st Floor Use:	3230				

OB - OUTBUILDING & YARD ITEMS (L) / XF - BUILDING EXTRA FEATURES (B)										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond.	Cd	% Good	Grade	Appr Value
ATM1	AUTOMATIC	B	1	40000.00	1995			77		30,800
SPR1	SPRINKLERS-	B	84,000	1.00	1995			77		64,700
MEZ3	W/PARTITIONS	B	800	30.00	1995			77		18,500
PAV1	PAVING-ASPH	L	250.00	2.50	1995			50		312,500
LT4	W/FOUR LIGH	L	11	2200.00	1995			50		12,100
SGN2	DOUBLE SIDE	L	193	50.00	1995			50		4,800
KSK2	ATM BLDG	L	192	175.00	1995			75		25,200
SHD3	SHED/METAL	L	48	13.00	2005			50		300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	84,162	84,162	84,162	0	
CAN	Canopy	0	6,400	6,400	0	
SLB	Slab Fndn	0	84,162	84,162	0	
UST	Utility/Storage	0	180	180	0	
		<b>111 Gross Liv / Lease Area</b>	<b>84,162</b>	<b>174,904</b>		





CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
TRT WAREHAM LLC		1 Level	1 All Public	1 Paved	4 Bus. District	Description	Code
C/O MARVIN F POER & COMPANY						COM LAND	3110
3520 PIEDMONT RD NE SUITE 410						COMMERC.	3230
ATLANTA GA 30305						COMMERC.	3230
Assoc. Parcels		Plan # 23-2001		Assoc Pid#		Assessed	Assessed
M_269352_834542		1054E				360,100	360,100
Total Ac 20.56						200,200	200,200
District S.C.E. UNQUAL						11,883,100	11,883,100
						5,910,100	5,910,100
						392,400	392,400
						Total	18,745,900

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TRT WAREHAM LLC	24912	0237	08-03-2007	U	I	35,496,753	1G	Year	Code	Assessed	Year	Code	Assessed
TEDESCHI DARMAN COMPANY LLC	15301	0269	07-03-1997	U	I	0	1B	2024	3110	360,100	2022	3110	360,100
TEDESCHI BRIAN S	4693	0416	07-24-1979	Q	I	1	UNK		3110	200,200		3110	200,200
									3230	11,883,100		3230	11,883,100
									3230	5,910,100		3230	5,910,100
									Total	18,745,900		Total	18,745,900

**EXEMPTIONS**  
 Description Amount Code Description Number Amount Comm Int

OTHER ASSESSMENTS		ASSESSING NEIGHBORHOOD	
Year	Code	Amount	Code
		0.00	B
Total		0.00	
Nbrhd	Nbrhd Name	Rating	Batch
9000			

**NOTES**  
 --CRANBERRY PLAZA--  
 DELKEN, DOLLAR TREE  
 KIOSK BANK OF AMERICA  
 PLANET FITNESS  
 AUTO ZONE, US POST OFFICE  
 FY20 HWY TAKING 9,226 SF  
 PLZ-2019  
 VAC 7/19 2 LG UNITS, 2 SMALL UNITS  
 1 REAR UNIT  
 DOT TEMPORARY EASEMENT TILL 10/26/2025

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
B23-713	11-30-2023	RE	Roofing	98,150		0		REPL ROOF OVER SLEEPYS	04-12-2022	SC	06		06	Building Permit
B23-662	11-02-2023	MS	Misc.	14,000		0		FIRE ALARM ROCKLAND TR	07-15-2021	SC	06		06	Building Permit
B23-451	10-16-2023	MS	Misc	50,000		0		FIRE SPRINKLER SYSTEM	08-20-2019	BL	50		50	Vision Review
B23-506	09-06-2023	AL	Alterations	402,270		0		ROCKLAND TRUST INT REN	07-17-2019	MGP	01		01	Measured & Notices
B23-481	08-22-2023	AL	Alterations	426,840		0		FIT OUT TOWN FAIR TIRE	06-24-2013	PH	01	2	06	Building Permit
B23-474	08-16-2023	AL	Alterations	160,000		0		INT FIT OUT F ORE RETAIL	02-01-2013	EM	01		30	Abatement-M+L
BP23-343	06-20-2022	RE	Roofing	155,500		0		REPLERT FASCADRE ROOF	01-19-2012	EM	01		30	Abatement-M+L
Total Appraised Parcel Value														

LAND LINE VALUATION SECTION		SPECIAL PRICING													
B#	Use Cod	Description	Zone	D	Front	Depth	Land Units	Unit Price	I. Factor	S.A.	Acres	CFact	St.Idx	Adj.	Notes
1	3230	PLAZA	SC	1	0	0	17,290 AC	168,300.0	1.00000	C	1.000	1.00	9000	2.03	SITE
1	3230	PLAZA	SC	1	0	0	1,900 AC	16,000.00	1.00000	C	1.000	0.10	1.00	1.00	MARSH
Total Appraised Parcel Value															

**APPRAISED VALUE SUMMARY**  
 Appraised Bldg. Value (Card) 11,640,500  
 Appraised Xf(B) Value (Bldg) 242,600  
 Appraised Ob (B) Value (Bldg) 592,600  
 Appraised Land Value (Bldg) 6,270,200  
 Special Land Value 0  
 Total Appraised Parcel Value 18,745,900  
 Valuation Method

Total Appraised Parcel Value 18,745,900

---

# Stratus™

stratusunlimited.com

888.503.1569

**LOCATION NUMBER:**

2781

**SITE ADDRESS:**

2991 Cranberry Highway  
Wareham, MA  
02571

[View in Google Maps](#)

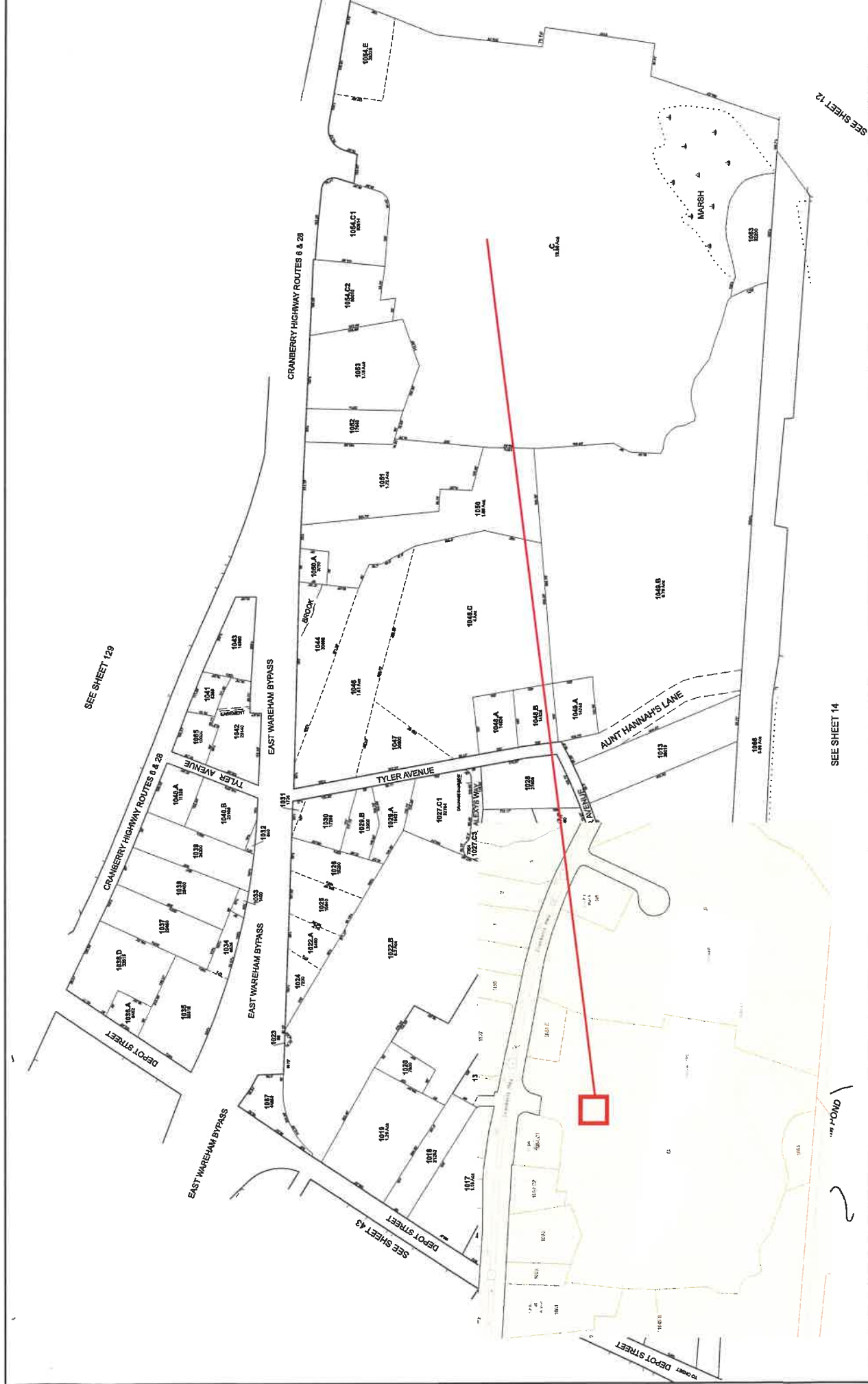


# BANK OF AMERICA

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Infinite possibilities, ideal solutions.

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SEE SHEET 129

SEE SHEET 12

SEE SHEET 14

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM AND AS ORIGINAL MAPS PREPARED BY WALTER E. ROWLEY, TOWN ENGINEER, MODIFIED BY FULL CIRCLE TECHNOLOGIES IN 2015.

REVISIONS & REPRINTED BY  
**FCAT Technologies**  
 11 Pleasant Street, Wareham, MA 01996  
 TEL: 508-548-3333 FAX: 508-548-3334

LEGEND  
 RECORD BOUNDARY: Dotted line  
 BOUNDARY: Dashed line  
 WATER: Blue area  
 COMMON OVERLAP: Dotted line  
 WETLANDS: Dotted line with wavy pattern

SCALE: 1" = 100'  
 0 25 50 75 100  
 0 12.5 25 37.5 50  
 REVISION DATE: JANUARY 1, 2022

PROPERTY MAPS  
**WAREHAM**  
 MASSACHUSETTS

INDEX DIAGRAM  
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15  
 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

MAP NO. 15

# SITE OVERVIEW



EXT-006  
EXT-007  
EXT-008  
EXT-001  
EXT-002

EXT-004  
EXT-005  
EXT-007  
EXT-008  
EXT-003



## Proposed Sign Schedule

Item	Description	Qty	Page #
EXT-001	Custom D5eng - Illuminated Channel Letters on Backer	1	5,7
EXT-002	Custom D5eng - Illuminated Channel Letters on Backer	1	8,10
EXT-003	Custom D5eng - Illuminated Channel Letters on Backer	1	6,7
EXT-004	Custom D5eng - Illuminated Channel Letters on Backer	1	9,10
EXT-005	Entrance Door Graphics - Remote ATM w/ ADA Decal	1	12
EXT-006	Entrance Door Graphics - Remote ATM w/ ADA Decal	1	13
EXT-007	Card Reader / Manual Door - Vertical - Decal	2	14
EXT-008	Entrance Graphics - Security Camera Vinyl	2	14

**Stratus™**  
stratusunlimited.com  
8880 Tyler Boulevard  
Mason, Ohio 44009  
888.503.1569

**CLIENT:**  
**BANK OF AMERICA**

**ADDRESS:**  
2991 Cranberry Highway  
Wareham, MA 02671

**PAGE NO.:**  
2

**ORDER NUMBER:**  
1198253

**PROJECT NUMBER:**  
4306

**SITE NUMBER:**  
2781

**PROJECT MANAGER:**  
Paul Fischer

**ELECTRONIC FILE NAME:**  
K:\ACCOUNTS\BANK OF AMERICA\2023\MA\2781\_Wareham\4306\_2781\_Wareham.cdr

Rev #	Rev #	Date/Artist	Description
Original	440703	08/29/23 DB	

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**EXISTING SITE CONDITIONS**



**Stratus™**  
 stratusunlimited.com  
 8809 Tyne Boulevard  
 Mentor, Ohio 44060  
 888.503.1569

**CLIENT:**  
**BANK OF AMERICA**

**ADDRESS:**  
 2991 Cranberry Highway  
 Wareham, MA 02571

**ORDER NUMBER:**  
 1198253

**SITE NUMBER:**  
 2781

**ELECTRONIC FILE NAME:**  
 KWACCOUNTS/BANK OF AMERICA/023/MA/2781\_Wareham.tdr

**PROJECT NUMBER:**  
 4306

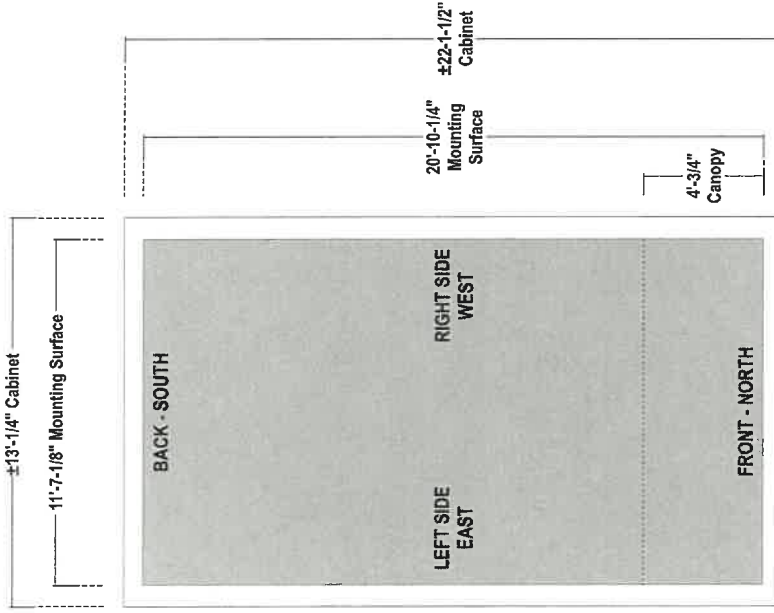
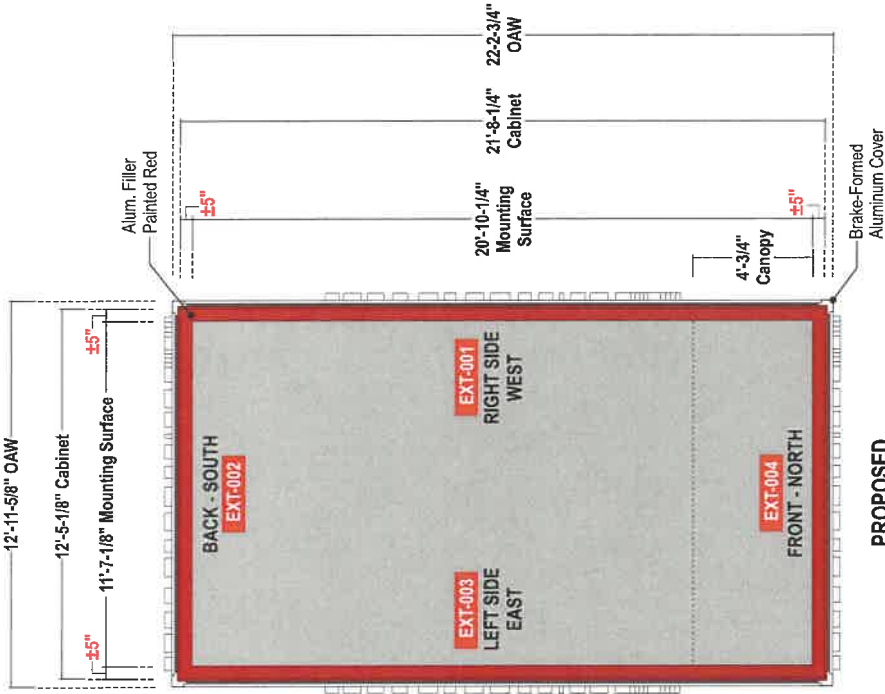
**PROJECT MANAGER:**  
 Paul Fischer

Rev #	Rect #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	440708	3/28/23 DB					

THIS IS AN ILLUSTRATION OF THE PROPOSED PROJECT. THIS MATERIAL SHALL NOT BE USED, PUBLISHED, OR OTHERWISE REPRODUCED WITHOUT THE WRITTEN CONSENT OF STRATUS.

**PLAN VIEW @ REMOTE ATM BUILDING**

Scale: 1/4"=1'-0"



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 Mentor, Ohio 44060  
 888.503.1569

CLIENT:  
**BANK OF AMERICA**  
 ADDRESS:  
 2991 Canterbury Highway  
 Wareham, MA 02671

ORDER NUMBER:  
 1199253  
 PROJECT NUMBER:  
 4306  
 SITE NUMBER:  
 2781  
 PROJECT MANAGER:  
 Paul Fischer  
 ELECTRONIC FILE NAME:  
 K:\ACCOUNTS\BANK OF AMERICA\023\MAV2781\_Wareham\4306\_2781\_Wareham.cdr

Rev #	Desc #	Date/Artist	Description	Rev #	Desc #	Date/Artist	Description
Original	440709	08/22/23	DB				

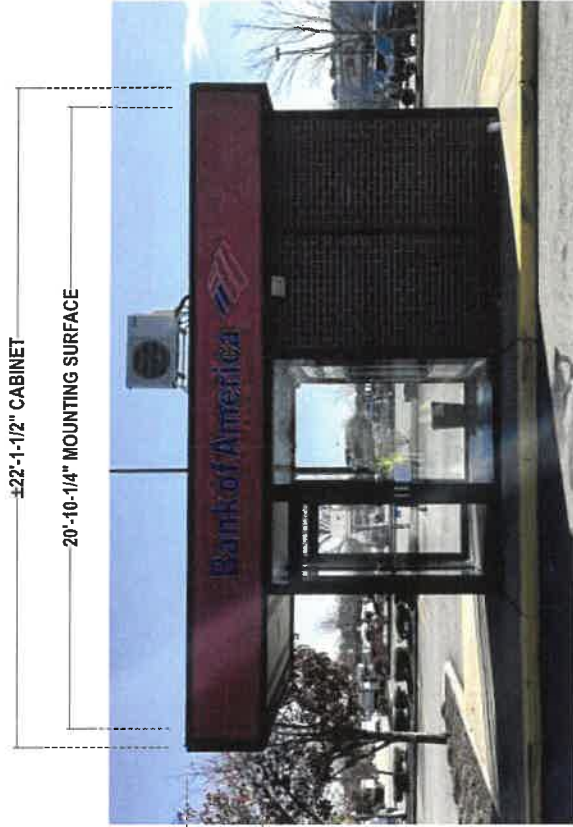
THIS IS A PLAN VIEW OF THE EXISTING BUILDING. THE EXISTING BUILDING IS NOT TO BE USED. THE EXISTING BUILDING IS NOT TO BE USED. THE EXISTING BUILDING IS NOT TO BE USED.

**EXT-001 RIGHT SIDE (WEST) ELEVATION @ REMOTE ATM BUILDING**

Scale: 1/4"=1'-0"

Existing SQ. FT.	±56.2
Proposed SQ. FT.	55.1

**CUSTOM D5ng**  
NOTE: USE EXISTING ELECTRIC



EXISTING 2'-6-1/2" x ±22'-1-1/2" CABINET  
TO BE REMOVED & REPLACED

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ADDRESS:  
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Wareham, MA 02571

PAGE NO.  
**5**

ORDER NUMBER:  
1186253

SITE NUMBER:  
2781

ELECTRONIC FILE NAME:  
KMACCOUNTSIBANK-OF-AMERICA\2023\MA\2781\_Wareham\4306\_2781\_Wareham.cdr

PROJECT NUMBER:  
4306

PROJECT MANAGER:  
Paul Fischer

Rev #	Req #	Date/Artist	Description
Original	440708	08/22/23	D5

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**EXT-003 LEFT SIDE (EAST) ELEVATION @ REMOTE ATM BUILDING**

Scale: 1/4"=1'-0"

Existing SQ. FT.	±56.2
Proposed SQ. FT.	55.1

**CUSTOM D5ng**

NOTE: USE EXISTING ELECTRIC



**PROPOSED**



**EXISTING CONDITIONS**

EXISTING 2'-6-1/2" x 22'-1-1/2" CABINET TO BE REMOVED & REPLACED

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 Wareham, MA 02571

PAGE NO.:  
**6**

ORDER NUMBER:  
 1198253

SITE NUMBER:  
 2781

ELECTRONIC FILE NAME:  
 K:\ACCOUNTS\BANK OF AMERICA\2023\MA2781\_Wareham\4306\_2781\_Wareham.cdr

PROJECT NUMBER:  
 4306

PROJECT MANAGER:  
 Paul Fischer

Rev #	Req #	Date/Artist	Description
Original	440709	08/29/23	06

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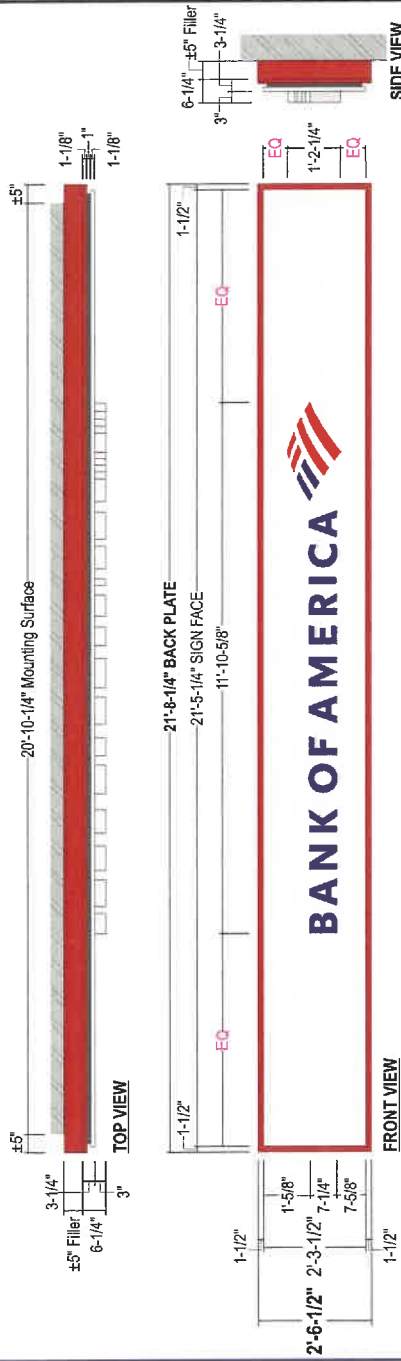


**EXT-001** ILLUMINATED CHANNEL LETTERS ON BACKER (INLINE)

Scale: 3/8"=1'-0"

**EXT-003** CUSTOM D5ng

55.1 square feet



**CABINET FACE:** 1/8" thick aluminum sign panel. Chem weld 1"x1"x.125" Aluminum tube frame at perimeter to form sign box. Miller cut, weld and grind smooth at corners. Paint finish face and tube frame Garbo Silver, gloss finish.

**LETTERS:** 1/2" thick Plaskolite 2406 LD acrylic w/ routed back 5/16" from back leaving a 3/16" thick x 5/32" flange for drop in faces secured thru returns (see detail). Surface applied vinyl overlays to match colors shown w/ 3M overlaminate. 3" deep .040 alum returns - aluminum Coil Bright Brushed Clear by Alumet Supply. .090" alum. backs - insides painted w/ White Light Enhancement paint. Mount letters to sign face using hex head bolts, 3/8"-16 zinc finish, w/ riv-nuts & washers.

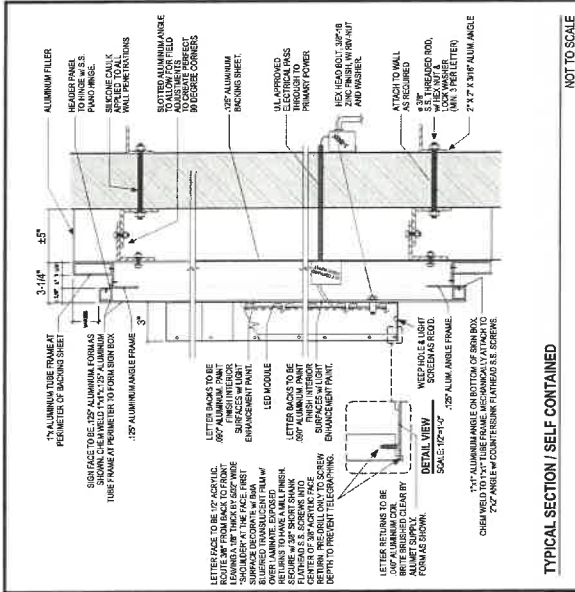
**BACKING SHEET & FRAME:** 1/8" Aluminum Angle Frame. Form as shown. Paint finish Bank of America Dark Gray, semi-gloss finish. Mechanically attach to rear tube frame with countersunk flathead stainless steel screws. Paint screw heads to match. 1" Aluminum tube frame at perimeter of backing sheet. size as required. Paint finish all exposed surfaces BOA Red, semi-gloss finish.

**ILLUM.:** Agilight White LED illumination as required by manufacturer or approved equivalent. Self contained power supplies.

**INSTALL:** Attach to existing RATM building w/ adjustable mounting brackets for field adjustment to create perfect 90 degree corners. Fill gaps w/ alum. filler; painted BOA Red. Install .040" break formed alum. corner covers painted garbo silver, gloss finish (see corner detail page).

**QUANTITY:** (2) Two required, Left Side (East) & Right Side (West) elevations

**SIMULATED NIGHT VIEW**



**TYPICAL SECTION / SELF CONTAINED**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A)(1) OF THE NATIONAL ELECTRICAL CODE.



**COLOR PALETTE**

- Mathews Garbo Silver MP0260R14405 LVG. Full Gloss.
- 3M 3630-2413 Red w/ Overlam 3M 3660M
- Bank of America Dark Gray MP56477. Semi-Gloss.
- 3M 3630-8530 Blue w/ Overlam 3M 3660M
- Mathews Red MP46695
- Akzo Nobel Sign 20129. Semi-Gloss.
- Brile Brushed Alum.
- Coil -Alumet Supply

<b>CLIENT</b> BANK OF AMERICA	<b>ORDER NUMBER:</b> 1198253	<b>PROJECT NUMBER:</b> 4306	<b>Rev #</b> Original	<b>Date/Artist</b> 08/29/22 DB	<b>Description</b>
	<b>SITE NUMBER:</b> 2781	<b>PROJECT MANAGER:</b> Paul Fischer	<b>Rev #</b> 1	<b>Date/Artist</b>	<b>Description</b>
<b>ADDRESS:</b> 2981 Cranberry Highway Wareham, MA 02571	<b>ELECTRONIC FILE NAME:</b> K:\ACCOUNTS\BANK OF AMERICA\023\MA02781_Mareham	<b>PAGE NO.:</b> 7			

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**EXT-002 BACK (SOUTH) ELEVATION @ REMOTE ATM BUILDING**

Scale: 3/8"=1'-0"

Existing SQ. FT.	±33.1
Proposed SQ. FT.	31.6

**CUSTOM D5ng**  
NOTE: USE EXISTING ELECTRIC



**PROPOSED**



**EXISTING CONDITIONS**

EXISTING 2'-6-1/2" x 13'-1/4" CABINET  
TO BE REMOVED & REPLACED

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CLIENT:  
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ADDRESS:  
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Wareham, MA 02571

PAGE NO.:  
**8**

ORDER NUMBER:  
1199253

SITE NUMBER:  
2781

ELECTRONIC FILE NAME:  
K:\ACCOUNTS\BANK OF AMERICA\2010\MAV781\_Wareham  
4306\_2781\_Wareham.cdf

PROJECT NUMBER:  
4306

PROJECT MANAGER:  
Paul Fischer

Rev #	Rev #	Date/Artist	Description
Original	40708	08/23/08	DB

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**EXT-004 FRONT (NORTH) ELEVATION @ REMOTE ATM BUILDING**

Scale: NTS

Existing SQ. FT.	±33.1
Proposed SQ. FT.	31.6

**CUSTOM D5ng**

NOTE: USE EXISTING ELECTRIC



**PROPOSED**



**EXISTING CONDITIONS**

EXISTING 2'-6-1/2" x 13'-1/4" CABINET TO BE REMOVED & REPLACED

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**CLIENT:**  
**BANK OF AMERICA**

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Wareham, MA 02571

**PAGE NO.:** 9

**ORDER NUMBER:** 1198253  
**PROJECT NUMBER:** 4306

**SITE NUMBER:** 2781  
**PROJECT MANAGER:** Paul Fischer

**ELECTRONIC FILE NAME:**  
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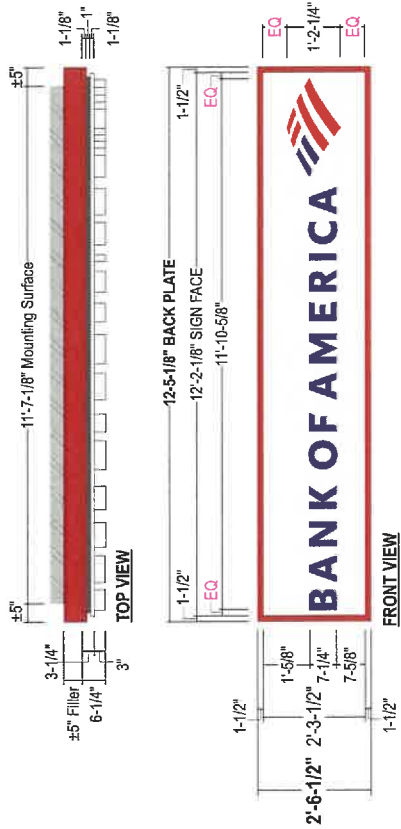
Rev #	Rec #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	4/07/08	08/28/23 DB					

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**EXT-004 ILLUMINATED CHANNEL LETTERS ON BACKER (INLINE)**

**EXT-002 CUSTOM D5ng**

Scale: 3/8"=1'-0"  
31.6 square feet



**CABINET FACE:** 1/8" thick aluminum sign panel. Chem weld 1"x1"x.125" Aluminum tube frame at perimeter to form sign box. Miller cut, weld and grind smooth at corners. Paint finish face and tube frame Garbo Silver, gloss finish.

**LETTERS:** 1/2" thick Plaskolite 2406 LD acrylic w/ routed back 5/16" from back leaving a 3/16" thick x 5/32" flange for drop in faces secured thru returns (see detail). Surface applied vinyl overlays to match colors shown w/ 3M overlaminate. 3" deep .040 alum returns - aluminum Coil Bright Brushed Clear by Alumet Supply. .090" alum. backs - insides painted w/ White Light Enhancement paint. Mount letters to sign face using hex head bolts, 3/8"-16 zinc finish, w/ riv-nuts & washers.

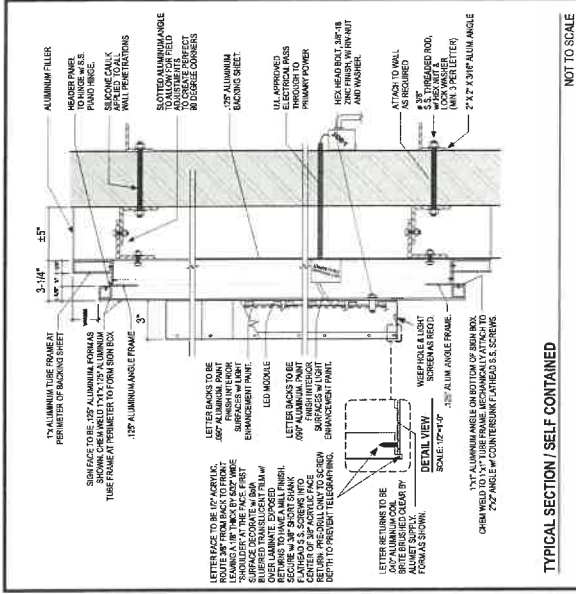
**BACKING SHEET & FRAME:** 1/8" Aluminum Angle Frame. Form as shown. Paint finish Bank of America Dark Gray, semi-gloss finish. Mechanically attach to rear tube frame with countersunk flathead stainless steel screws. Paint screw heads to match. 1" Aluminum tube frame at perimeter of backing sheet. size as required. Paint finish all exposed surfaces BOA Red, semi-gloss finish.

**ILLUM.:** Agilight White LED illumination as required by manufacturer or approved equivalent. Self contained power supplies.

**INSTALL:** Attach to existing RA1TM building w/ adjustable mounting brackets for field adjustment to create perfect 90 degree corners. Fill gaps w/ alum. filler; painted BOA Red. Install .040" break formed alum. corner covers painted garbo silver, gloss finish (see corner detail page).

**QUANTITY:** (2) Two required, Front (North) & Back (South) elevations

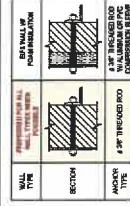
**SIMULATED NIGHT VIEW**



**TYPICAL SECTION / SELF CONTAINED**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A)(1) OF THE NATIONAL ELECTRICAL CODE.



**COLOR PALETTE**

- Mathews Garbo Silver MP02650R14405 LVG. Full Gloss.
- Bank of America Dark Gray MP-56477. Semi-Gloss.
- Mathews Red MP-49696
- Alzo Nobel Sign 20129. Semi-Gloss.
- 3M 3630-2413 Red w/ Overlam 3M 3660M
- 3M 3630-8530 Blue w/ Overlam 3M 3660M
- Brite Brushed Alum. Coil -Alumet Supply

**CLIENT:** BANK OF AMERICA

**ADDRESS:** 2991 Cornbury Highway, Wareham, MA 02571

**ORDER NUMBER:** 1198253

**PROJECT NUMBER:** 4306

**DATE:** 08/28/25

**PROJECT MANAGER:** Paul Fischer

**ELECTRONIC FILE NAME:** K\_ACCOUNTSIBBANK OF AMERICA\0253\MA2781\_Wareham\4306\_2781\_Wareham.cdr

Rev #	Req #	Date/Artist	Description
Original	140700	08/28/25	D5

**CLIENT:** BANK OF AMERICA

**ADDRESS:** 2991 Cornbury Highway, Wareham, MA 02571

**ORDER NUMBER:** 1198253

**PROJECT NUMBER:** 4306

**DATE:** 08/28/25

**PROJECT MANAGER:** Paul Fischer

**ELECTRONIC FILE NAME:** K\_ACCOUNTSIBBANK OF AMERICA\0253\MA2781\_Wareham\4306\_2781\_Wareham.cdr

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