

**PAUL E. SAPERSTEIN Co., INC.**  
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**MORTGAGEE'S SALE OF REAL ESTATE  
AT PUBLIC**

**AUCTION**

**THURSDAY, AUGUST 30, 2012 AT 2PM**



**1 Jewel Drive, Wilmington, MA**  
**191,985+/-SF Flex/Warehouse Buildings**

***PROPERTY LOCATION:***

1 Jewel Drive, Wilmington, MA

***PROPERTY DESCRIPTION:***

191,985+/-SF Flex/Warehouse Buildings

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***AUCTION LOCATION:***

On Site

***AUCTION DATE/TIME:***

Thursday, August 30, 2012 at 2PM

***MORTGAGE REFERENCE:***

See Enclosed Legal Notice

***TERMS OF SALE:***

Terms of Sale: A deposit of \$100,000 by certified or bank check will be required at the time & place of sale. Balance due within 30 days following date of sale. All other terms announced at sale

***AUCTIONEER'S OFFICE:***

For more information on this auction, please contact:

|                  |                         |
|------------------|-------------------------|
| <b>Contact:</b>  | <b>Jeffrey Mann</b>     |
| <b>Tel. #:</b>   | <b>(617) 227- 6553</b>  |
| <b>Fax:</b>      | <b>(781) 767- 9686</b>  |
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**Mortgagee's Sale of Real Estate  
at Public Auction**

**WILMINGTON**  
**191,985+/-SF Flex/Whse Bldgs**

**1 Jewel Drive, Wilmington, MA  
Thursday, August 30, 2012 at 2PM**

**14.25+/- acres improved by 4 adjacent & interconnected, 1 & 2 story, steel frame, concrete block bldgs, built on slab, containing 191,985+/-sf. Bldgs have 1<sup>st</sup> flr wide hallways suitable for forklifts, freight elev, 4 tailbd docks, numerous roll up drs, roof top hvac, 100% wet sprinkler & various electrical mains. Site has 426+/- parking spaces, 412' frontage on Rte 38 & 1,230' frontage on Jewel Dr. Bldgs are approx 47% tenanted.**

**Terms of Sale: A deposit of \$100,000 by certified or bank check required at the time & place of sale & balance within 30 days. All other terms announced at sale.**

**Peter Haley, Esquire  
Nelson Mullins Riley & Scarborough LLP  
Boston, MA  
Attorney for Mortgagee**

**NOTICE OF MORTGAGEE'S SALE  
OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain mortgage (the "Mortgage") given by Hidden Jewel, LLC, a Massachusetts limited liability company, having its principal place of business at c/o VinCo Properties, Inc., 434 Massachusetts Avenue, Suite 505, Boston, Massachusetts 02118 ("Mortgagor"), to Anglo Irish Bank Corporation plc, a banking corporation organized under the laws of the Republic of Ireland, having its principal place of business at Stephen Court, 18/21 St. Stephen's Green, Dublin 2, Ireland, dated as of April 4, 2007, recorded in Middlesex County North Registry of Deeds at Book 21133, Page 1, as affected by (i) an Amendment of Security Instruments, dated as of May 28, 2010, recorded in said Registry of Deeds at Book 23979, Page 107, (ii) an Assignment of Mortgage And Other Documents, dated as of October 25, 2011, from Irish Bank Resolution Corporation Limited, f/k/a Anglo Irish Bank Corporation Limited (f/k/a Anglo Irish Bank Corporation plc), Assignor, to LSREF2 Clover, LLC, Assignee, recorded in said Registry of Deeds at Book 25405, Page 34, and (iii) by an Assignment of Mortgage And Other Documents, dated as of October 25, 2011, from LSREF2 Clover, LLC, Assignor, to Wells Fargo Bank, National Association, Assignee ("Mortgagee"), recorded in said Registry of Deeds at Book 25405, Page 30, of which Mortgage the undersigned is the present holder, for breach of the conditions of said Mortgage and for the purpose of foreclosing the same, will be sold at Public Auction at 2 o'clock P.M. on the 30<sup>th</sup> day of August, 2012, at the mortgaged premises, at 1 Jewel Drive, Wilmington, Middlesex County, Massachusetts, all and singular the premises described in said Mortgage and all personal property in which the Mortgagee has a security interest under the Mortgage (such real estate and such personal property being referred to collectively as the "Mortgaged Premises").

To wit:

Parcel One:

Parcel 5 shown on a "Plan of Land Wilmington, Mass." Dated August 13, 1974 by K.J. Miller Co., Inc., Civil Engineers and Land Surveyors, recorded with the Middlesex North Registry of Deeds, Plan Book 121, Plan 34.

Excepting therefrom the fee in the proposed 60' Right of Way shown on said plan, but together with an easement of way to use the same for all purposes for which public streets may be used in the Town of Wilmington, in common with all others entitled thereto.

Parcel Two:

Lot 10A shown on a plan entitled "Modification and Definitive Subdivision Plan of Jewel Industrial Park, Wilmington, Mass." By K.J. Miller Co., Inc., Civil Engineers and Land Surveyors, recorded with said Deeds, Plan Book 134, Plan 38.

Excepting therefrom the fee in Jewel Drive as shown on said Plan, but together with an easement to use the same for all purposes for which public streets may be used in the Town of Wilmington.

Parcel Three:

Being shown as Parcel B on a plan entitled "Plan of Land in Wilmington, Massachusetts, Owned by: Peter Carbone & Sons, Inc.", dated October 24, 1974 by Emmons, Fleming and Bienvenu, Inc., Engineers and Surveyors, recorded with Middlesex County (Northern District) Registry of Deeds, Plan Book 121, Plan 87.

Parcel Four:

Being shown as Lot B and a parcel adjoining Lot B to the south, shown on a plan entitled "Plan of Land situated in Wilmington, Mass. Surveyed for Albert and Blanche E. Blanchette", dated January 1930 by David & Abbott, Civil Engineers, recorded with said Deeds, Plan Book 54, Plan 65, bounded and described as follows:

Beginning at the Southwesterly corner of premises and at Lot C of a plan recorded with said Deeds, Plan Book 54, Plan 65, the line runs Northerly on Main Street one hundred ninety (190) feet, more or less, to an iron pipe at Lot A on said plan; thence

EASTERLY by Lot A four hundred forty-seven and 50/100 (447.50) feet; thence

SOUTHERLY one hundred eighty-seven and 66/100 (187.66) feet; thence

WESTERLY by Lot C four hundred eighty-four and 75/100 (484.75), containing approximately two (2) acres more or less; and

Another parcel of land, bounded and described as follows:

Beginning at the Southwesterly corner of Main Street; thence

NORTHERLY by Main Street, one hundred (100) feet to above parcel;

EASTERLY by above parcel four hundred eighty-four and 75/100 (484.75) feet; thence

SOUTHERLY one hundred (100) feet; thence

WESTERLY five hundred thirteen and 89/100 (513.89) feet to Main Street.

For title see deed recorded in Book 20127, Page 132.

The description of the Mortgaged Premises in the Mortgage shall control in the event of an error in this publication.

The Mortgaged Premises shall be sold and conveyed in an "as-is" condition subject to, and with the benefit of, all restrictions, easements, covenants, improvements, outstanding tax titles, mortgages, liens, or claims in the nature of liens, notices, all leases, tenancies and occupancies, unpaid taxes, municipal liens and other public taxes, assessments and liens, having priority over the Mortgage, if any, and all existing encumbrances and other matters of record, created prior to the Mortgage or to which the Mortgage is subject, whether or not reference to such restriction, easement, covenant, improvement, outstanding tax title, mortgage, lien, or claim in the nature of a lien, or encumbrance or other matter is made in the foreclosure deed.

The Mortgaged Premises are being sold subject to all applicable building, land use, environmental (including Title V, if applicable) and zoning laws. Said Mortgaged Premises are also being sold subject to the rights, if any of tenancies or occupation by persons on the Mortgaged Premises now and at the time of said auction which tenancies or occupations are subject to the Mortgage and to rights or claims in personal property installed by tenants or former tenants now located on the Mortgaged Premises.

Said Mortgaged Premises shall also be sold subject to the rights of Olin Corporation or the Massachusetts Department of Environmental Protection, if any, under a Notice of Downgradient Property Status by and between Altron Incorporated and Olin Corporation, a Virginia corporation, recorded in said Registry of Deeds at Book 09423, Page 214.

**Terms of Sale:** One Hundred Thousand Dollars (\$100,000.00) Dollars in immediately available funds shall be paid in cash or by certified check or bank cashier's check by the successful bidder at the time and place of sale as a deposit on the full purchase price. The balance of the purchase price shall be paid on the thirtieth (30th) day following the auction sale (or the first business day thereafter if such date falls on a Saturday, Sunday or legal holiday) by the successful bidder in cash or by certified check or bank cashier's check, or by federal funds wire transfer, at the offices of Nelson Mullins Riley & Scarborough LLP, One Post Office Square, 30<sup>th</sup> Floor, Boston, Massachusetts 02109-2127. No deposit shall be required to be paid by the undersigned holder as the high bidder. The purchaser shall be responsible for the payment of documentary tax stamps and all costs of recording.

The Mortgagee reserves the right to postpone the sale to a later date by public announcement at the time and date appointed for the sale and to further postpone at any adjourned sale date by public announcement at the time and date appointed for the adjourned sale date.

The successful bidder for the Mortgaged Premises shall be required to sign a Memorandum of Sale containing the above terms and any other terms set forth therein or announced at the sale. The auction shall not be closed until the successful bidder has made the deposit and executed the Memorandum of Sale. The deposit paid at the time of the sale shall be retained by the Mortgagee as liquidated damages, or for application to actual damages, at the sole option of the Mortgagee, if such successful bidder does not comply strictly with the terms of the Memorandum of Sale.

If the successful bidder at the foreclosure sale defaults in purchasing the property according to the terms of this Notice of Sale or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder provided that the second highest bidder deposits with the Mortgagee's attorneys, Nelson Mullins Riley & Scarborough LLP, the amount of the deposit as set forth above within three (3) business days after written notice of default of the previous higher bidder and title shall be conveyed to the second highest bidder on the twenty-first (21st) day following the receipt of such deposit (or the first business day thereafter if such date falls on a Saturday, Sunday or legal holiday). If the second highest bidder declines to purchase the Mortgaged Premises, the Mortgagee reserves the right to purchase the Mortgaged Premises at the amount bid by the second highest bidder.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagee, the Auctioneer or the Mortgagee's attorney.

OTHER TERMS, IF ANY, TO BE ANNOUNCED AT THE TIME AND PLACE OF SALE.

DATED: AUGUST \_\_, 2012

WELLS FARGO BANK, NATIONAL ASSOCIATION  
PRESENT HOLDER OF SAID MORTGAGE

By its attorney,

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Peter Haley, Esquire  
Nelson Mullins Riley & Scarborough LLP  
One Post Office Square, 30<sup>th</sup> Floor  
Boston, Massachusetts 02109-2127  
(617) 573-4700

## **Description of the Subject Property**

### **Site Description**

#### Land Dimensions:

|                  |  |
|------------------|--|
| Total Land Area: | 14.25 acres                            |
| Frontage:        | 412 feet on Main Street (Route 38)     |
| Frontage:        | 1,230 feet on Jewel Drive              |
| Frontage:        | 278 feet on Eames Street               |
| Access From:     | Main Street (Route 38) and Jewel Drive |

As shown on the following site plan, the site consists of a 14.25 acre irregular shaped parcel that includes approximately 412 feet of frontage on Main Street (Route 38) and 1,230 feet of frontage off Jewel Drive, with additional frontage at the corner of Eames Street and Jewel Drive. Access into the site is provided by three curb cuts off Jewel Drive and the rear of the site along Route 38 is open the entire length of this frontage point. The front of the building faces Jewel Drive and the rear faces Main Street (Route 38), a local commuting route. Jewel Drive is a dead end cul-de-sac improved with two light manufacturing/warehouse buildings and one R&D/flex building located at the end of the street. According to the site plan the parking lots contain 426 spaces or 1 space per 450 sq. ft. of building area. The paved areas contain catch basins, storm water drainage system, parking lot lighting and lined parking spaces.

### **Building Descriptions**

The subject property is a unique structure that consists of four interconnected buildings known as Building 1 (a one-story warehouse), Building 2 (a one-story flex building), Building 3A (a two story flex building) and Building 3B (a one-story building with a partial second floor). The buildings contain 191,985+/-sq. ft. of combined area.

The buildings contain a mixture of open warehouse, flex or R&D areas. Building 3A is a two-story section that was constructed in 1976 and includes 5 tenant areas on the first floor and 7 tenant areas on the second floor ranging in size from 2,200 to 7,830 sq. ft. A second floor annex to this building (Section 3C) is located over a portion of Building 3B which is entirely occupied on the first floor.

The buildings are interconnected on the first floor by wide hallways that are suitable for forklifts and other heavy equipment. Men's and women's bathrooms are also located off the hallways and there are truck doors at various points around the buildings including four tailboard loading docks behind the warehouse annex known as Building 1.

The buildings are steel frame and concrete block structures. The exterior of the buildings consist of concrete block walls (Building 1) and architectural brick facing over concrete block walls on the two-story flex section, along Building 3B walls and along the front of the one-story R&D

building (Building 2). The one-story R&D structure (Building 2) also has a 4 foot steel overhang along the roofline.

**Summary Building Description  
1 Jewel Drive  
Wilmington, Massachusetts**

**OCCUPANCY:** R&D/Flex and warehouse building

**CLASS:** Concrete Block and Steel frame

**RENTABLE FLOOR AREA:** 191,985+/-sq. ft.

**FOUNDATION:** Poured concrete slab

**EXTERIOR WALLS:** Exposed Concrete Block with architectural brick facing and a steel banding around the R&D section

**FRAME:** Steel

**FLOOR STRUCTURES:** Concrete slab

**FLOOR COVER:** Wall to wall carpeting in some of the offices, vinyl tile flooring in the hallways and exposed concrete slab floors in the vacant building areas. Vinyl tile flooring in the bathrooms.

**CEILING:** Suspended 2' by 2' acoustic tiles in offices, unfinished open joist in warehouse area

**LIGHTING:** Recessed fluorescent in offices, strip fluorescent in warehouse areas

**INTERIOR PARTITIONS:** Wallboard on metal stud, some block

**HEATING AND COOLING:**

*Heating:* 12 roof top HVAC units "McGuiness" or "Trane" units and suspended Reznor or Modine gas fired blowers in the warehouse areas and in the hallways.

*Air Conditioning:* Electric from roof top units by ceiling duct work

**PLUMBING:** PVC, Adequate rest rooms in some units and in the hallways.

**HOT WATER:** Electric heaters and hot water tanks

**ELECTRICITY:** Various electrical mains in each buildings typically 480 volt service.

**FIRE PROTECTION:** 100% wet system with sprinkler room tied into the Wilmington Fire Department

**ROOF STRUCTURE:** Metal deck on steel truss

**ROOF COVER:** Rock Ballast Rubber membrane

**ROOF DRAINS:** Interior roof drains

**WINDOWS:** In two-story office section tinted Insulated glass in aluminum frames

**GENERATORS:** One generator on second floor between Building 3A and Building 2

**OTHERS:** One freight elevator and numerous loading doors including 4 dock height tailboard doors at the rear of Building 1 and steel roll up doors in the other building areas as well.



**PROPERTY MA**  
 VECTORIZED IN 2004  
 DATE OF LATEST REVISION: SEPTEMBER 2007  
 TORSHAM, MA  
 WRIGHT & PIERCE, C.R.  
 DATE 3/1/06

**TOWN OF WILMINGTON**  
 ASSESSORS OFFICE  
 Town Hall, 121 Glen Road  
 Wilmington Massachusetts 01897  
 Phone 978-658-3675 • Fax 978-658-6437



MAP-38



MAP-25

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