NARRATIVE APPRAISAL REPORT

VALUATION ANALYSIS

PROPERTY

3.17 Acres of Ag-Res, and HHOD Zoned Land
Rear 11 and 15 Elm Street
Harvard, Massachusetts

DATE OF VALUATION

September 12, 2017

PREPARED FOR

Richard Maiore, Chair
Housing at Hildreth House Committee
13 Ayer Road
Harvard, MA 01451

PREPARED BY

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September 14, 2017

Richard Maiore, Chair
Housing at Hildreth House Committee
13 Ayer Road
Harvard, MA 01451

RE: 3.17 Acres of Ag-Res, and HHOD Zoned Land
Rear 11 and 15 Elm Street
Harvard, Massachusetts

Dear Mr. Maiore:

In response to your request, as outlined in the appraisal contract dated August 14, 2017, we are pleased to transmit the appraisal report detailing our estimate of the market value of the fee simple interest in the above referenced property.

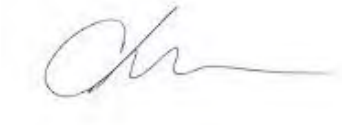
The subject of this report is 3.17 acres of *Agricultural-Residential* zoned land, within the *Hildreth Housing Overlay District*, off of Elm Street in Harvard, MA. The site has been preliminarily approved for a 17 unit, age restricted condominium development. The units will be built within 7 duplex structures and 3 detached buildings. Each unit will be limited in size to no more than 1,500 sq ft of living area. At least one of the occupants of a unit to be built on site must be at least 60 years of age.

The value opinion reported is qualified by certain definitions, assumptions & limiting conditions, a hypothetical condition, an extraordinary assumption, and certifications presented in detail in the appraisal report. This report has been prepared for your exclusive use and may not be distributed to or relied upon by other persons or entities without permission.

As a result of our analysis, it is our opinion that the market value of the fee simple interest in the subject property as of September 12, 2017, subject to the definitions, assumptions and limiting conditions, *hypothetical condition*, *extraordinary assumption*, and certifications set forth in the attached report is:

ONE MILLION TWO HUNDRED THOUSAND ($1,200,000) DOLLARS

Respectfully submitted,



Christopher H. Bowler, MAI, CRE
Massachusetts Certified General
Real Estate Appraiser #495

Jonathan H. Avery, MAI, CRE
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Addenda (in order of presentation)

- Deeds For 11 and 15 Elm Street
- Land Disposition RFP Excerpt
- Design Requirements For Development
- Development Plans
- Flood Map
- Soil Map
- Comparable Condominium Unit Sales
- Roadway Cost Comparables
- Comparable Condominium Costs
- Comparable Multi Family Land Sales Location Map
- Developer Survey Excerpts
- Appraisal Lexicon
- Qualifications

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

ADDRESS: Rear 11 & 15 Elm Street
Harvard, Massachusetts

CLIENT: Town of Harvard, Housing at Hildreth House Committee.

CURRENT OWNER OF RECORD: Town of Harvard

DATE OF VALUE ESTIMATE: September 12, 2017

INTEREST APPRAISED: Fee Simple

ZONING: Agricultural-Residential

OVERLAY DISTRICT: Hildreth House Overlay District

LAND AREA: 3.17 acres

EXISTING IMPROVEMENTS: None on the subject land

HIGHEST AND BEST USE: Development of the land with 17, age restricted condominium units, in accordance with the plans that have received preliminary approvals.

FLOOD ZONE: The land is not within a designated flood hazard zone per FEMA Panel #250 27C 314E dated July 4, 2011.

VALUE ESTIMATE: **$1,200,000**

APPRAISED BY: Christopher H. Bowler, MAI, CRE
Jonathan H. Avery, MAI, CRE
Avery Associates
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SUBJECT PROPERTY PHOTOGRAPHS
off Elm Street
Harvard, Massachusetts
Taken By: C. H. Bowler (9/12/2017)

View Looking SW at the Entrance to the Subject Site Adjacent to the Parking Lot for the Hildreth House.

View Looking NE Along the Path of the Future 562' Roadway to be Installed for Development of the Subject 3.17 Acres.

SUBJECT PROPERTY PHOTOGRAPHS
off Elm Street
Harvard, Massachusetts
Taken By: C. H. Bowler (9/12/2017)

View Looking NE at the North-Central Portion of the Land.

View Looking Northerly Along the Municipal Driveway.
Fire Station is to the Left in Photo.

SUBJECT PROPERTY PHOTOGRAPHS
off Elm Street
Harvard, Massachusetts
Taken By: C. H. Bowler (9/12/2017)

View Looking Westerly at the SW Corner of the Land.
Notice the Rock Outcroppings on Site.

View Looking SW Along the Path of the Future Roadway.

SUBJECT PROPERTY PHOTOGRAPHS
off Elm Street
Harvard, Massachusetts

Aerial View Provided by Mass GIS/Google Earth. Photo Dated April 2017.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the subject 3.17 acres, subject to the extraordinary assumption and hypothetical condition listed below. In estimating this value it has been necessary to:

- Make a careful physical inspection of the site;
- Complete a thorough review of Harvard Zoning Bylaw including the details of the Hildreth Housing Overlay District;
- Review the TTI Environmental, Inc. preliminary design submittal plans dated June 15, 2017 and revised to July 10, 2017; and
- Complete an analysis of current market conditions and how they relate to the subject property and a potential new development on site.

The results are reported in this study.

DEFINITION OF MARKET VALUE: The definition of market value per FIRREA (FIRREA 12 CFR Part 323.2) (EOEEA Specifications for Analytical Narrative Appraisal Reports – February 13, 2015) is:

"The most probable price, which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably and assuming the price is not affect by undue stimulus. Implicit in this definition is consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are motivated;
2. Both parties are well informed or well advised and each acting in what he considers his own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars, or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing, or sales concessions granted by anyone associated with the sale."

PROPERTY RIGHTS APPRAISED

The property rights appraised in the subject property are fee simple, which is defined as:

Fee Simple - "Absolute ownership unencumbered by any other interest or estate. A fee simple estate is subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."(2)

(2) The Dictionary of Real Estate Appraisal, Appraisal Institute, Chicago, IL, 2015, Sixth Edition - Page 90.

SCOPE OF THE APPRAISAL

Christopher H. Bowler, MAI, CRE and Jonathan H. Avery, MAI, CRE inspected the subject property on several occasions, most recently September 12, 2017. Photographs of the property were taken at this time.

In addition to the inspections, Mr. Bowler:

- Reviewed the TTI Environmental, Inc. preliminary design submittal plans dated June 15, 2017 and revised to July 10, 2017;
- Reviewed the 70 page, Town of Harvard Request for Proposals Sale of Town Owned Land in Harvard Center For Senior Housing dated August 23, 2017;
- Reviewed the Rules and Regulations Governing the Subdivision of Land in Harvard and the Zoning Bylaw;
- Obtained additional information regarding the property from the Harvard Assessor's Departments and the Worcester South Registry of Deeds;
- Gathered information on comparable land sales for which multi-family developments had been planned as of the date of sale; and
- Confirmed and analyzed the data and utilized a Sales Comparison Approach in order to estimate the market value of the subject. Because the subject property is vacant land and has no improvements and doesn't produce any measurable income, neither the Cost Approach nor Income Approach were applicable for this assignment.

The valuation process and estimate of value were reviewed by Jonathan H. Avery, MAI, CRE.

DATE OF VALUATION

The date of valuation is September 12, 2017. All data, analysis and conclusions are based upon facts in existence as of the date of valuation.

DATE OF REPORT

September 14, 2017

EXTRAORDINARY ASSUMPTION & HYPOTHETICAL CONDITIONS

The value estimate contained herein is subject to the following assumptions and conditions, in addition to standard assumptions and limiting conditions which are contained after this section:

- The market value estimate is based upon the hypothetical condition that the 3.17 acre subject parcel of land is a separate, legal property as of the date of valuation. Presently the parcel remains part of two parcels of land identified as 11 and 15 Elm Street and as Lots 35 and 36 on Harvard Assessors Map 17C; and

- The market value estimate is based upon the extraordinary assumption that the land will be approved for the 17 unit development that is shown on the TTI Environmental, Inc. preliminary design submittal plans dated June 15, 2017 and revised to July 10, 2017, for which preliminary approvals have been received.

INTENDED USE OF REPORT

The intended use of this appraisal is to estimate the market value of the subject property to assist the Town of Harvard in selling the 3.17 acres that have been deemed surplus property.

INTENDED USER OF REPORT

Richard Maiore, Chair, Housing at Hildreth House Committee.

CONSIDERATION OF HAZARDOUS SUBSTANCES IN THE APPRAISAL PROCESS

Although no specific geotechnical engineering data has been provided, it is our assumption that the property is free and clear of any hazardous wastes or contaminating substances, as specified in applicable municipal, state and federal regulations or laws. In the event that this is not the case, the value as estimated herein may vary to the extent of contamination and the cost of cleanup.

As of the date of valuation the subject property was not included as either a contaminated site or a location to be investigated by the Bureau of Waste Site Cleanup of the Department of Environmental Protection, Commonwealth of Massachusetts.

It is our assumption in this report, therefore, that the subject site is not a contaminated site. However, if the subject site is found to be contaminated, the value estimate contained herein will change.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

3. Responsible ownership and competent property management are assumed.

4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.

9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

This appraisal report has been made with the following general limiting conditions:

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocation of land and building must not be used in conjunction with any other appraisal and are invalid if used.

2. Possession of this report, or a copy thereof, does not carry with it the right of publication.

3. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.

4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

5. Any value estimates provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.

6. The forecasts, projections, or operating estimates contained herein are based upon current market conditions and anticipated short-term supply and demand factors. These forecasts are, therefore, subject to changes in future conditions.

IDENTIFICATION AND HISTORY OF SUBJECT PROPERTY

The subject of this report is 3.17 acres of *Agricultural-Residential* zoned land, within the *Hildreth Housing Overlay District*, off of Elm Street in Harvard, MA. The site has been preliminarily approved for a 17 unit, age restricted condominium development. The units will be built within 7 duplex structures and 3 detached buildings. Units will be limited in size to no more than 1,500 sq ft of living area. At least one of the occupants of a unit to be built on site must be at least 60 years of age.

The 3.17 acres will be derived from the two following properties owned by the Town of Harvard:

Address	Town	Lot Size (ac)	Assessors Map/Lot	Current Owner	Legal Reference (Bk/Pg)
11 Elm Street	Harvard	1.60	17C/35	Town of Harvard	5619/62
15 Elm Street	Harvard	5.66	17C/36	Town of Harvard	6822/23

The 11 Elm Street property serves as a fire station for the Town of Harvard and is presently improved with a 5,600 sq ft, brick fire station building. The 15 Elm Street parcel is improved with the Hildreth House, a 4,000 sq ft wood frame converted dwelling that serves as a senior center for the town.

A municipal driveway extends off of Elm Street serving these two properties. Access to the 3.17 acre subject development site will be to the rear of these two properties, off of the municipal driveway.

The 11 and 15 Elm Street properties have been owned by the Town of Harvard for several decades. There has been no listing of the properties for sale or pending sales within the past 60 months based upon a review of public records.

Copies of the acquisition deeds to both parcels can be found in the Addenda to this report.

MUNICIPAL DESCRIPTION AND MARKET PROFILE

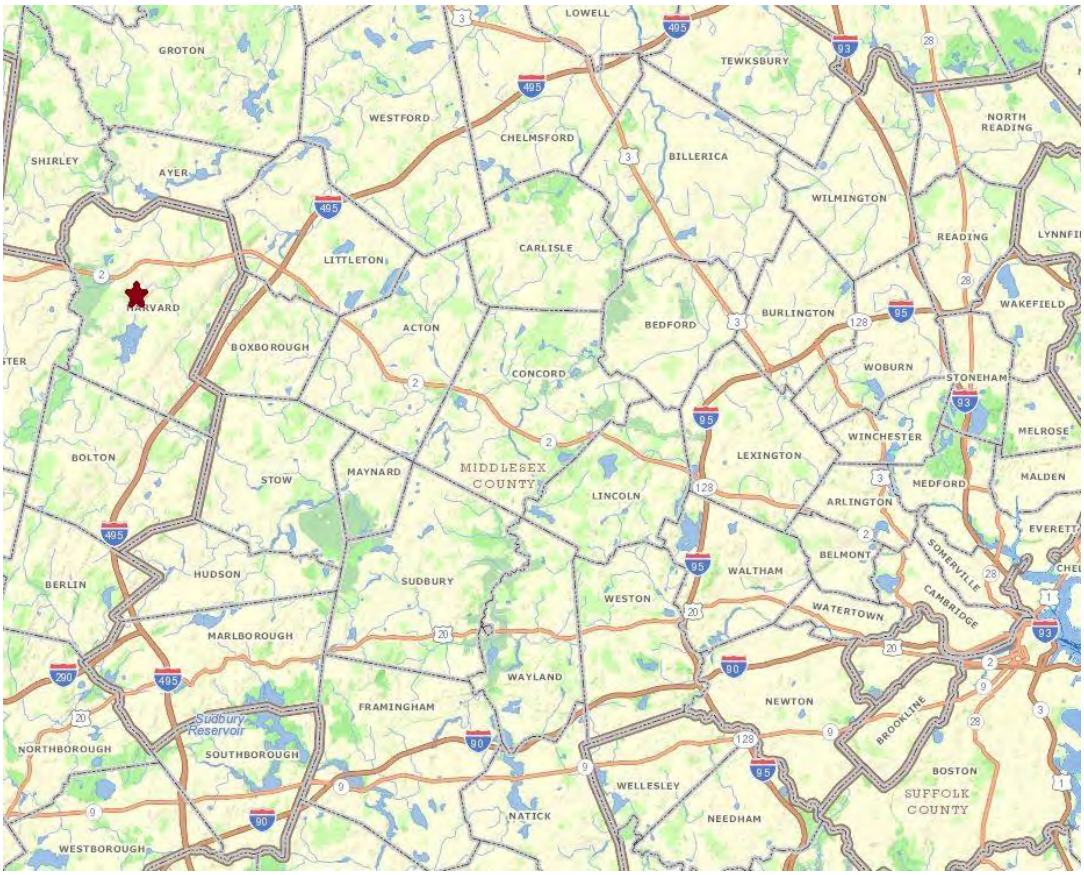
The subject is located in the eastern Worcester County community of Harvard. Surrounding towns are Ayer to the north; Littleton and Boxborough to the east; Stow to the southeast; Bolton to the south; and Lancaster and Shirley to the west. Its population per the 2010 US Census was 6,520, a 9.0% increase from the 2000 figure.

Although just 28 miles from Boston, the town more closely resembles a central Vermont village than it does a suburb of a major city. It is located within a four-five-town region locally referred to as 'apple country'. Harvard is situated at the northern edge of this region and contains several active apple orchards.

The character of the town is that of an affluent, rural community with an excellent school system. The latter is consistently ranked among the top 3 in the entire Commonwealth whether the comparison is test scores, teacher salaries, or the percentage of graduates who go on to 4 year colleges.

Harvard is visually attractive, outdoors oriented town with over 2,000 acres of conservation land, much of it interconnected by walking trails. Among the conservation properties is the 330 acre Bare Hill Pond where swimming and sailing opportunities are available during the Spring and Summer. The town has the highest elevation above sea level between Boston to the east and Mt. Wachusett to the west. It is not uncommon to be on a rural field or farm in town yet have views of the Boston skyline 28 miles to the east.

In recent years, Harvard has become a home to the affluent. Its 2015 median household income was $148,243, over twice the statewide average and within the top 10 of communities in Massachusetts.



Economic Conditions: When completing an appraisal of real property, it is necessary to have a proper perspective of economic conditions as of the date of valuation. Economic conditions play a significant role in the price paid for real estate at any given time. As the third quarter of 2017 moves forward, the economy continues to slowly improve from the depths of the last recession in 2009. General economic conditions suggest slow economic growth, moderate job creation, healthy real estate markets, both residential and commercial, a volatile but currently positive stock market, and consumer confidence levels that suggest the American consumer is confident about economic conditions now and going forward.

We look at the following key economic indicators to gauge the economic situation as of the date of valuation:

ECONOMIC GROWTH (growth in the U.S. GDP)

	Annualized Growth Rate
2017 Q2	3.0%
2017 Q1	1.2%
2016 Annual	1.5%
2015 Annual	2.6%
2014 Annual	2.4%
2013 Annual	2.2%
2012 Annual	2.0%
2011 Annual	1.8%
2010 Annual	3.0%
2009 Annual	-2.4%

(Gross Domestic Product is the total market value of the goods and services produced by a nation's economy during a specific period of time).

EMPLOYMENT/UNEMPLOYMENT

	Town of Harvard	Worcester County	Massachusetts	U.S.
Most Recent Month	3.6%	4.7%	4.3%	4.4%

United States	New Jobs Created	Unempl. Rate
Last Mos.; Aug 2017	156,000	4.4%
Average Last 12 Mos.	172,250	4.6%

STOCK MKT, COMMODITY & INTEREST RATE TRENDS

	Beginning Price 1-Jan-17	Closing Price 12-Sep-17	*Change Since 1/1/2017*
Dow Jones Industrial	19,763	22,119	*11.92%*
S&P 500	2,239	2,496	*11.51%*
London Gold $ fix/oz	1,152	1,336	*15.97%*
Crude Oil $ per barrel	53.72	48.26	*-10.16%*
10 Year Treasury	2.45%	2.17%	*-11.63%*

S & P 500 Returns	
2016	+9.53%
2015	-0.72%
2014	+11.4%
2013	+29.6%
2012	+13.4%
2011	-.003%
2010	+12.8%
2009	+23.5%

CONSUMER CONFIDENCE

Source: Conference Board

2017	Aug	122.9	
2016	Aug	101.8	
2015	Aug	101.1	
2014	Aug	93.4	
2013	Aug	81.8	
2012	Aug	61.3	
2011	Aug	45.2	
2010	Aug	48.5	(1985=100)

CASE-SHILLER HOME PRICE INDEX

		Greater Boston	*1 Year Change*	*Change Since Low/Peak*
Current	Jun-17	202.2	6.2%	-------
1 Year Earlier	Jun-16	190.3	-------	-------
Low this Cycle	Mar-09	145.8	-------	38.63%
Previous Peak	Sep-05	182.5		

In terms of the **GDP**, the most recent figure released for the U.S. economy shows the economy expanded at 3.0% in the 2nd quarter of 2017, up from a disappointing 1.2% figure in the 1st quarter of 2017. For all of 2016 the economy expanded at a 1.5% rate, down from the 2015 figure of 2.6%. Economists suggest we are in a "2%" economy for the time being (average GDP increase annually), although we truly need to be in a "3%" economy to see a substantial rise in employment and wage growth, which have been slow to rise in the post 2008 economic recovery.

The **employment figures** show the economy has created an average of 172,250 new jobs per month for the past 12 months. This is considered moderate job growth. Most economists suggest a minimum of 150,000 new jobs is needed each month just to keep up with population growth and routine turnover. So, the 172,250 while positive, is quite modest in terms of a boost to the overall economy. Monthly job creation figures of 250,000+ are signs that a significant economic recovery is underway. We have not seen this type of job creation figure consistently over the past few years. Last month's job creation figure of 209,000 was considered good, but again, not large enough to create an increase in wages or a significant boost to economic growth.

The **stock market** ended 2016 up 9.53% in terms of the S&P 500. Once down over 9% in terms of the S&P 500, the market recovered after several up and down periods. A post-election 2016 market rally has the stock market reaching record highs in mid 2017 with gains in the S&P 500 of 11.51% for the year as of the date of valuation.

The **consumer confidence** data shown above portrays the ups and downs of the economy over the past 7+ years. The index data is shown for August of each of the past 8 years. The most recent figure of 122.9 is a slight increase from the previous month, and is a much larger 21% increase from one year ago. Per the Conference Board, a reading above 90 translates into an economy on solid footing while a reading above 100 reflects stronger economic growth.

The **housing market** in Massachusetts has been quite strong over the past three years, gaining back all of the price/value lost during the downturn period that began in the 3rd quarter of 2005 and extended through 2008-09. During the downturn period, by several measures, prices dropped approximately 15-25% in Greater Boston. Since the 2nd quarter of 2009, the market stabilized, and in many communities, has surged back to price levels exceeding the peak index year of 2005. An index considered reliable by most is the Case-Shiller Home Price Index. This data includes only repeat sales of homes. The most recent data from the Case-Shiller Home Price Index listed on the previous page indicates that we are up 6.2% in terms of pricing from one year ago in Greater Boston.

Harvard Area Residential Market Snapshot: To get a more defined look at current market conditions and where it may be headed, we have looked at MLS statistics for current listings, pending sales, and total sold relating to single family homes and condominium units in Harvard, Worcester County, and the State as a whole. The following is a breakdown of this data:

VOLUME OF SALES/LISTINGS TRENDS

					PRICE TRENDS		
ACTIVE LISTINGS-Condominium Units		#		% Change	Average Price		% Change
Current Supply of Condo Units (9/12/2017)	Harvard	5	Up	400.00%	$ 435,180	Down	-11.73%
Supply of Condo Units (9/12/2016)	Harvard	1	-----	-----	$ 493,000	-----	-----
Current Supply of Condo Units (9/12/2017)	Worcester County	360	Down	-6.98%	$ 272,448	Up	9.04%
Supply of Condo Units (9/12/2016)	Worcester County	387	-----	-----	$ 249,867	-----	-----
Current Supply of Condo Units (9/12/2017)	Massachusetts	3,513	Down	-7.89%	$ 424,000	Up	16.99%
Supply of Condo Units (9/12/2016)	Massachusetts	3,814	-----	-----	$ 362,430	-----	-----
PENDING SALES-Condominium Units							
# of Condo Units; Went Under Agrmnt; Past Year	Harvard	7	Down	-58.82%	$ 419,542	Up	7.94%
# of Condo Units; Went Under Agrmnt; Previous 12 mos.	Harvard	17	-----	-----	$ 388,694	-----	-----
# of Condo Units; Went Under Agrmnt; Past Year	Worcester County	1,955	Up	3.00%	$ 227,422	Up	2.92%
# of Condo Units; Went Under Agrmnt; Previous 12 mos.	Worcester County	1,898	-----	-----	$ 220,975	-----	-----
# of Condo Units; Went Under Agrmnt; Past Year	Massachusetts	22,921	Down	-0.34%	$ 468,899	Up	5.77%
# of Condo Units; Went Under Agrmnt; Previous 12 mos.	Massachusetts	23,000	-----	-----	$ 443,331	-----	-----
CLOSED SALES-Condominium Units							
Total Closed Sales of Condo Units; Past Year	Harvard	6	Down	-62.50%	$ 411,717	Up	13.47%
Total Closed Sales of Condo Units; Previous 12 mos.	Harvard	16	-----	-----	$ 362,844	-----	-----
Total Closed Sales of Condo Units; Past Year	Worcester County	1,732	Up	3.96%	$ 225,145	Up	1.50%
Total Closed Sales of Condo Units; Previous 12 mos.	Worcester County	1,666	-----	-----	$ 221,811	-----	-----
Total Closed Sales of Condo Units; Past Year	Massachusetts	21,087	Up	1.73%	$ 470,462	Up	7.10%
Total Closed Sales of Condo Units; Previous 12 mos.	Massachusetts	20,728	-----	-----	$ 439,280	-----	-----

					PRICE TRENDS		
ACTIVE LISTINGS-Single Family Homes		#		% Change	Average Price		% Change
Current Supply of SF Homes (9/12/2017)	Harvard	28	Down	-33.33%	$ 775,503	Down	-19.80%
Supply of SF Homes (9/12/2016)	Harvard	42	-----	-----	$ 966,978	-----	-----
Current Supply of SF Homes (9/12/2017)	Worcester County	2,004	Down	-11.87%	$ 399,303	Up	3.99%
Supply of SF Homes (9/12/2016)	Worcester County	2,274	-----	-----	$ 383,989	-----	-----
Current Supply of SF Homes (9/12/2017)	Massachusetts	12,767	Down	-11.30%	$ 744,343	Up	6.76%
Supply of SF Homes (9/12/2016)	Massachusetts	14,394	-----	-----	$ 697,236	-----	-----
PENDING SALES-Single Family Homes							
# of SF Homes; Went Under Agrmnt; Past Year	Harvard	66	Down	-21.43%	$ 701,124	Up	9.55%
# of SF Homes; Went Under Agrmnt; Previous 12 mos.	Harvard	84	-----	-----	$ 639,980	-----	-----
# of SF Homes; Went Under Agrmnt; Past Year	Worcester County	9,324	Down	-3.27%	$ 302,868	Up	4.56%
# of SF Homes; Went Under Agrmnt; Previous 12 mos.	Worcester County	9,639	-----	-----	$ 289,657	-----	-----
# of SF Homes; Went Under Agrmnt; Past Year	Massachusetts	58,830	Down	-2.62%	$ 473,702	Up	6.14%
# of SF Homes; Went Under Agrmnt; Previous 12 mos.	Massachusetts	60,410	-----	-----	$ 446,301	-----	-----
CLOSED SALES-Single Family Homes							
Total Closed Sales of SF Homes; Past Year	Harvard	59	Down	-18.06%	$ 656,980	Up	14.69%
Total Closed Sales of SF Homes; Previous 12 mos.	Harvard	72	-----	-----	$ 572,838	-----	-----
Total Closed Sales of SF Homes; Past Year	Worcester County	8,187	Up	1.47%	$ 303,027	Up	5.81%
Total Closed Sales of SF Homes; Previous 12 mos.	Worcester County	8,068	-----	-----	$ 286,384	-----	-----
Total Closed Sales of SF Homes; Past Year	Massachusetts	53,004	Up	0.64%	$ 466,872	Up	5.02%
Total Closed Sales of SF Homes; Previous 12 mos.	Massachusetts	52,667	-----	-----	$ 444,568	-----	-----

SOURCE: MLS Statistics

From a developers/sellers standpoint, the ideal results from these statistics would be: *decreasing* inventory, *increasing* sales activity, both pending and closed, and rising prices.

The statistics above suggest a healthy residential market overall. Declining sales volume in several of the categories listed above is generally due to a lack of available properties for sale. In the 18 different segments listed above, prices have increased year over year in 16 of them. If prices and sales volume were dropping at the same time, this may be a sign of a market in decline and one for which demand is dropping. However, that is not the case here. The declines in pending and closed sales in some of the categories listed above is due to a lack of properties on the market for sale; a common complaint of brokers over the past several months. The low number of properties in the Harvard market make the data statistically unreliable. However, in the larger Worcester County and MA markets the trend of declining supply, declining sales volumes, yet rising prices is evident.

In the valuation section to follow, based upon a review of the Case/Shiller Index cited earlier, along with a review of MLS statistics and price trends, we have used a +4% annualized market conditions (time) adjustment.

CONCLUSIONS: The following conclusions are drawn based upon the data and observations cited above:

- Today, the economy is in a state of recovery, but one that lacks strength. GDP growth has been positive, but lackluster. Job growth has been positive, but the growth that is occurring is not enough to produce a substantial boost to GDP. And many of the jobs being produced are part time or lower wage.
- Consumer confidence remains at a very high level. Consumers are still expressing a post-election surge in confidence and expect the new administration to be very pro-business.
- As of the writing of this report, the stock market is positive for 2017, up 11.51% in terms of the S&P 500 index.
- In terms of the local residential real estate market, the past 4+ years have been strong, characterized by rising prices and good demand. A lack of inventory, combined with strong economic conditions makes the local real estate market a 'seller's market' for now. However, the market may be reaching a peak in terms of prices and sales volume as discussed above.
- Barring a major economic downturn, market conditions are expected to be strong through 2017 and 2018 in the subject market and Massachusetts.

Each of these factors has been taken into consideration with the valuation of the subject property.

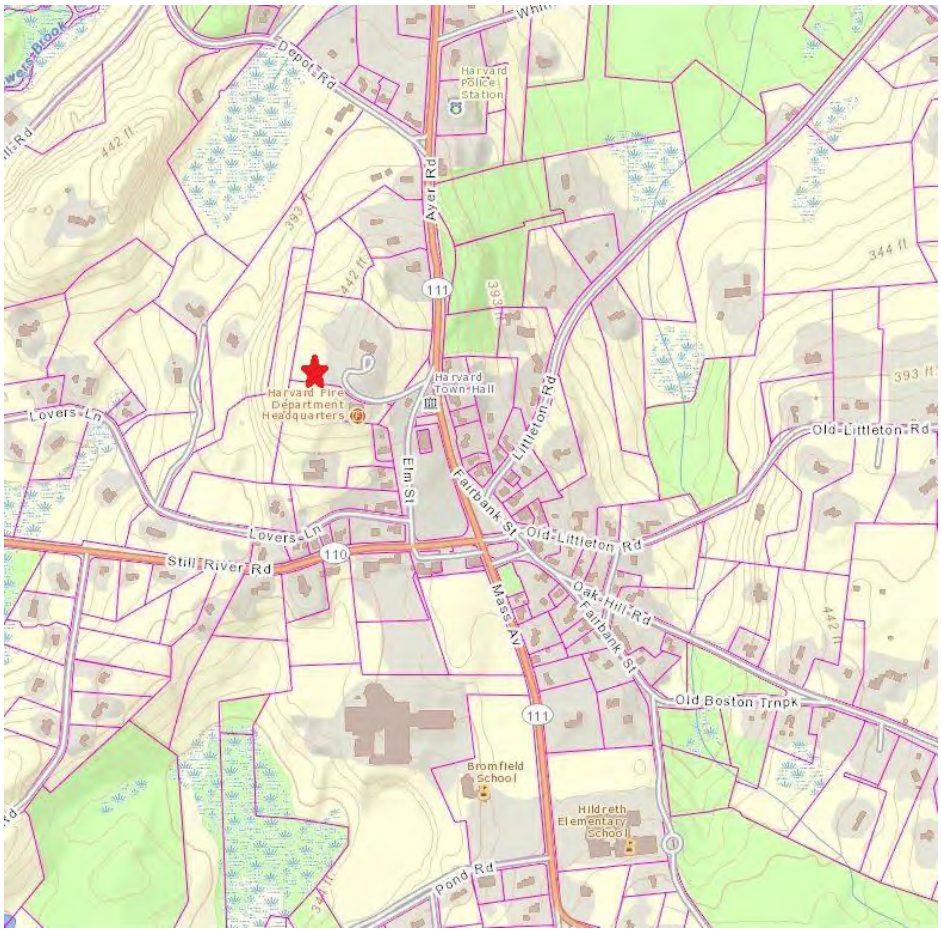
NEIGHBORHOOD ANALYSIS

The subject is located is located off of the westerly side of Elm Street on the northern outskirts of Harvard Center. Access to Route 2 is 1.5 miles to the north. The public school complex and the campuses of both *Hildreth Elementary School* and the *Bromfield School* (6-12), are 0.35 miles to the south.

The immediate area contains the town hall, fire station, and senior housing complex for the Town of Harvard. There are churches nearby as well as residential properties.

Abutting the subject land to the west is a 5 acre parcel improved with a newer, 3,800 sq ft single family dwelling. Abutting to the north is a 2 acre, vacant parcel of land with no frontage on a public roadway. To the east are the Hildreth House and the Fire Station. Abutting to the south at 7 Elm Street is a rectory/parsonage owned by the First Congregation Unitarian Church.

Favorable/Unfavorable Factors: The subject benefits from convenience to the town center and public schools, and access to major roadways including Route 2 to the north. From a residential development standpoint, a location next to a fire station may be off-putting as well as having a municipal parking lot at the entrance to the 3.17 acres.



TAX DATA

The following is the current assessment for two larger parcels from which the subject 3.17 acre parcel will be derived:

Address	Town	Lot Size (ac)	Assessors Map/Lot	Current Assessment
11 Elm Street	Harvard	1.60	17C/35	$ 457,500
15 Elm Street	Harvard	5.66	17C/36	$ 622,700

Note that there are no taxes due because of the municipal ownership. However, on Page 38 of the Land Disposition document, Section 4.8, it says that the buyer of the subject land is to make a payment in lieu of real estate taxes at time of closing. This is part of state law when purchasing municipal property. Per Harvard Town Counsel, the following Massachusetts law applies:

M.G.L. Chapter 44, Section 63A. Whenever in any fiscal year a town, which term, as used in this section, shall include a city, shall sell any real estate, the board or officer executing the deed therefor in the name and behalf of the town shall, as a condition precedent to the power to deliver such deed, receive from the grantee as a payment in lieu of taxes allocable to the days ensuing in said fiscal year after the date of such deed, a sum which shall be equal to such portion of a pro forma tax computed as hereinafter provided as would be allocable to the days aforesaid if such pro forma tax were apportioned pro rata according to the number of days in such fiscal year; provided, however, that whenever the said real estate shall be sold between January second and June thirtieth of the fiscal year, the town shall also receive an additional amount equal to the entire pro forma tax computed as hereinafter provided and allocable as a payment in lieu of taxes for the next succeeding fiscal year. Such pro forma tax shall be computed by applying the town's tax rate for the fiscal year of the sale, or, if such rate is not known, the town's tax rate for the fiscal year next preceding that of the sale, to the sale price after crediting any exemption to which, if the deed had been executed and delivered on January first of such next preceding fiscal year, the grantee would have been entitled under section five of chapter fifty-nine. A recitation in the deed that there has been full compliance with the provisions of this section shall be conclusive evidence of such fact. Sums received under this section shall not be subject to section sixty-three of this chapter or to section forty-three of chapter sixty, but shall be credited as general funds of the town.

The payment will amount to a partial year's tax burden, calculated by taking the existing tax rate and multiplying by the purchase price per the previous paragraph. Given the estimated value contained herein, it is likely the payment due at closing will be a pro rata share of an annual burden in the $15,000 to $18,000 range. The level of the payment will be influenced by the date of closing as well, as detailed in the previous paragraph.

ZONING DATA AND ANALYSIS

The land is located in the *Agricultural/Residential* zoning district of the Town of Harvard. Permitted uses include single family residence, municipal, educational, religious, non-profit uses, forestry or agriculture.

Dimensional requirements for a 'basic' lot include a minimum lot size of 1.5 acres, a minimum access frontage of 180 feet and a lot width of 200 feet at 120 feet from the roadway.

Reduced frontage or 'hammerhead' lots are allowed in town. The minimum lot size increases to 4.5 acres and the frontage can be no less than 50 feet. The reduced frontage lots do require a special permit from the planning board.

Parking requirements call for two spaces per dwelling unit.

Hildreth Housing Overlay District (HHOD): The following are the details of the Hildreth Housing Overlay District. The district was specifically created to allow for the 17 units of age restricted land on the 3.17 acres of 11 and 15 Elm Street that were deemed surplus by the Town of Harvard. The only land in the town within this overlay district is the 7.27 acres of 11 and 15 Elm Street.

Exhibit 11
§125-55 Hildreth Housing Overlay District (HHOD)

A. Purpose: The purposes of the Hildreth Housing Overlay District are to:

(1) Provide an opportunity for development of dwellings containing two to six units;

(2) Create multi-family housing consistent with Harvard's New England style architecture and character of the Town Common/Town Center by following historic design principles;

(3) Benefit the community by providing alternatives to conventional single-family homes for senior citizens wanting to down-size or live in a close-knit community;

(4) Allow flexibility of structure placement to encourage New England-style development in harmony with the Town Common/Town Center;

(5) Allow flexible land division in order to encourage private development of housing; and

(6) Create designs that provides master bedrooms and active living areas on the first floor.

B. Establishment of Overlay District. The HHOD is established as an overlay district. The HHOD consists of parcels 35 and 36 on Assessors' Map 17C containing approximately 7.27 acres in the aggregate. The boundaries of the HHOD are shown on the Hildreth Housing Overlay District Map on file with the Town Clerk. Within the HHOD, all regulations of the underlying district remain in effect, except to the extent the regulations are inconsistent with the provisions of the HHOD.

C. Permitted Uses in the Hildreth Housing Overlay District

(1) Single- and two-family dwellings

(2) Single-family attached units, not to exceed six units in a single building

(3) Accessory residential/recreational uses that are integral to the development

D. Density

(1) Density shall not exceed twelve dwelling units per acre.

(2) A maximum of 25% of the units may have three bedrooms and the remainder shall consist of one and two bedroom units.

E. Dimensional Requirements

(1) A lot proposed for development need not have the required street frontage but shall have legal and physical access to a public way. The Planning Board may require site improvements to provide adequate access for emergency and service vehicles.

(2) There shall be no minimum lot size, lot width, lot setback, or dimensional requirements for dwellings within the development, except as set forth below. Each unit shall have an exclusive area of land for private outdoor use.

(3) Buildings and parking areas shall be setback from exterior property lines by at least ten feet (10').

(4) The maximum building height is thirty-five feet (35').

(5) The minimum separation between buildings is twenty feet (20').

(6) During site plan review, the Planning Board may modify other applicable dimensional requirements in order to facilitate improved design and enhanced livability for the residents of the proposed development.

F. Age Restriction. Each dwelling unit shall be occupied by at least one permanent resident who is 60 years of age or older ~~to allow for change of occupancy to another qualifying household~~.

G. Review Criteria and Considerations

(1) No building permit shall be issued for construction in the HHOD without prior approval by the Planning Board of a site plan in accordance with the provisions of 125-38 of this Protective Bylaw.

(2) The application shall include a statement from the Water and Sewer Commissions specifying the number of units that may connect to the Town Center water and sewer systems. The number of units proposed may not exceed that which can be served by such systems.

(3) The materials and architectural design of the dwellings shall be compatible with the historic character of the Town Center. The applicant shall submit architectural elevations denoting exterior features and preliminary floor plans.

(4) At least 10% of the site shall be set aside as common open space for outdoor activities, such as hiking trails, picnic areas, or gardens.

(5) All units shall be built in conformance with Universal Design Standards. Master bedrooms shall generally be located on the first floor.

(6) Sidewalks shall connect units in the development to common facilities and to the Hildreth House/Senior Center.

H. Homeowners' Association. If the development will contain ownership units, a Qualified Homeowners' Association (as that term is defined in §125-2) shall be responsible for operation and maintenance of the common facilities of the development. If the development will contain rental units, a rental management company shall have similar responsibilities. The Town shall not be responsible for snow plowing, internal road and driveway maintenance, or upkeep of common facilities.

Exhibit 13
Planning Board Preliminary Site Plan Approval Decision

OFFICE OF THE
PLANNING BOARD
13 AYER ROAD HARVARD, MA 01451
978-456-4100 EXT. 321

August 7, 2017

HARVARD PLANNING BOARD:

DECISION ON THE APPLICATION OF

THE TOWN OF HARVARD

PRELIMINARY SITE PLAN APPROVAL FOR A SENIOR HOUSING DEVELOPMENT

Parts of 11 and 15 Elm Street

Harvard, MA 01451

Assessor's Map 17C, Parcels 35 and 36

The Town of Harvard, acting by and through the Housing @ Hildreth House Committee (H@HHC), submitted a preliminary site plan to the Harvard Planning Board for a senior housing development on Town-owned land. The property consists of two adjoining parcels: Parcel A, a 0.68 acre portion of 11 Elm Street (the Fire Station lot) and Parcel B, a 2.48 acre portion of 15 Elm Street (the Hildreth House lot). The proposed development is located within the Hildreth Housing Overlay District and consists of 17 units, comprised of 7 duplex buildings and 3 single family-buildings.

At the request of the H@HHC, the Planning Board reviewed the application as a preliminary site plan submission to determine compliance of the plan with local zoning requirements. It is the intent of the Town to issue a Request for Proposals (RFP) to dispose of the property to a private party, who will develop the property for senior housing in close conformance to the plan. Since the Town itself will not develop the project, and understanding that the selected Proposer may wish to make minor modifications to the plan, the Planning Board's action on the preliminary site plan provides assurance to the selected Proposer that the Board will likely approve a final site plan that conforms in most respects to the preliminary site plan.

PLANS AND DOCUMENTS SUBMITTED IN SUPPORT OF THEAPPLICATION FOR PRELIMINARY SITE PLAN REVIEW

1. The Application for Site Plan Review was received by the Harvard Town Clerk on June 15, 2017. As a Town project, the normal application fee was waived.

2. As agent for the Town of Harvard, TTI Environmental, Inc. submitted a plan entitle "Preliminary Design Submittal" on June 15, 2017 consisting of the following sheets:

Sheet No.	Drawing No.	Drawing Title
1.	CS0001	Cover Sheet
2.	CS0002	Legend, Notes, and Abbreviations
3.	CS0201	Existing Conditions Plan

Sheet No.	Drawing No.	Drawing Title
4.	V0801	Road Layout and Property Line Plan
5.	CS1001	Layout and Materials Plan
6.	CS1501	Grading and Drainage Plan
7.	CS1701	Utility Plan
8.	CS3501	Road Profile Plan
9.	CS6001	Site Details Plan
10.	CS6021	Drainage Details
11.	CS6051	Utility Details
12.	CS8001	Erosion and Sedimentation Control Plan
13.	CS8501	Erosion and Sedimentation Control Notes

3. TTI submitted a revised plan set dated July 10, 2017 incorporating changes requested by Planning Board, the Fire Chief, the Building Commissioner, and the H@HHC.

FINDINGS

The Planning Board reviewed the Preliminary Site Plan at its regularly scheduled public meeting on June 19, 2017 and continued its review on July 10, 2017. The Board finds that:

1. The Plan complies with the requirements of the Hildreth Housing Overlay District, §125-55 of the Harvard Protective Bylaw.

2. The Plan shows a dead-end street of approximately 500 feet in length and 24 feet in width, ending in a cul-de-sac turnaround with an outside diameter of 90 feet. A sidewalk extends on one side of the road to its intersection with the Hildreth House driveway. It is intended that the road will remain a private way and the Town will not be responsible for maintenance, plowing, etc.

3. The housing scheme consists of 17 dwelling units that will address a need for modest-size, moderately-priced housing for seniors, as noted in the Harvard Master Plan and Housing Production Plan. Intended to be operated as a condominium, the development will enable seniors to downsize from a single family home to a residence that has low maintenance responsibility.

4. The development will connect to the Town Center water and sewer systems, which is a necessity for a density of this nature to proceed.

5. The location adjacent to the Town's Senior Center and within the Town Center provides a strong rationale for siting a senior housing development here.

6. Topography is generally level, and development can occur without large-scale earth alteration. While areas of ledge are visible on the site and present near the surface in some locations, the location of the road and building pads help to minimize the amount of blasting that will be necessary to develop the project.

7. The project will have minimal impact on surrounding land uses and is compatible with the mixed use character of the Town Center. About 30% of the land area will be common open space, which provides an amenity to the residents and helps accommodate the natural features of the site.

DECISION

On July 10, 2017, by a unanimous vote of the four attending members, the Harvard Planning Board voted to approve the preliminary site plan for the senior housing development, subject to the following condition:

1. Prior to submitting the final site plan for approval by the Planning Board, the developer shall consult with the Fire Chief regarding the diameter of cul-de-sac turnaround. If the Fire Chief so requests, the developer shall modify the site plan to increase the diameter from 90 feet to 100 feet to accommodate the turning radius of the Fire Department's largest fire truck.

Erin McBee, Chair	Stacia Donahue, Member
Michelle Catalina, Member	Frances Nickerson, Member

DESCRIPTION OF THE SUBJECT PROPERTY

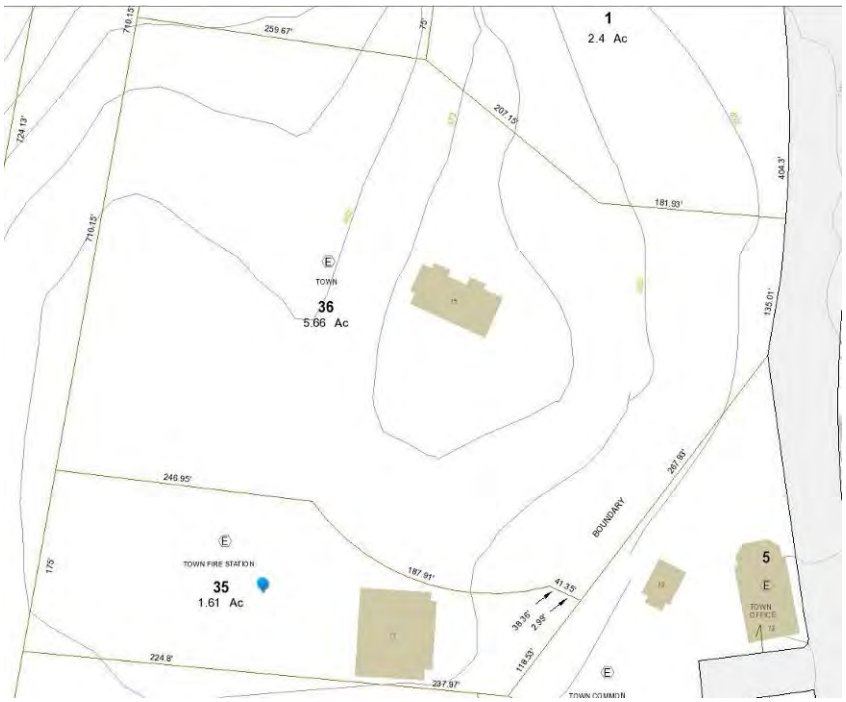
The subject of this report is 3.17 acres of *Agricultural-Residential* zoned land, within the *Hildreth Housing Overlay District*, off of Elm Street in Harvard, MA. The site has been preliminarily approved for a 17 unit, age restricted condominium development. The units will be built within 7 duplex structures and 3 detached buildings. Units will be limited in size to no more than 1,500 sq ft of living area. At least one of the occupants of a unit to be built on site must be at least 60 years of age.

The following are additional details for the property:

Site

Land Area	3.17 acres or 138,199 sq ft.
Road Frontage	None.
Access	The site will have access off of a municipal driveway that serves the Town's Council on Aging facility (Hildreth House) at 15 Elm Street. The driveway also provides access to 11 Elm Street, a Town of Harvard Fire Station.
Shape	Irregular.
Topography	The site contains level areas and moderate slopes. At the future entrance to the development to be built on site, it is 470' above sea level. In the center of the land the elevation is 464'. The peak is 476.4' in the southwest corner of the land at a rock outcropping. In the area on site where the 17 units and the roadway will be built, elevations range from 464 to 476.4'. There is a small section in the northeast tip of the land, within the open space portion of the land, that dips down to 442.1'. The 562' long roadway to be installed will contain no slopes greater than 2.5%.
Zoning	Agricultural-Residential.
Overlay District	Hildreth Housing Overlay District.
Flood Zone	The site is not located in a designated flood hazard zone per FEMA Panel #250 27C 314E dated July 4, 2011.
Wetlands	None on site or nearby.
Utilities	The site has access to municipal water and sewer, electricity, telephone, natural gas and all telecommunication lines.
Easements/ Rights of Way	No known, observed or recorded easements in effect. The subject 3.17 acre site will benefit from a right of way access off of the municipal driveway as shown on the the plans in this report.
Soils	Per the maps of the USDA/NRCS, the predominant soil types on site are Chatfield-Hollis-Rock outcrop complex. A copy of this map can be seen in the Addenda to this report. The site contains rock outcroppings and is densely treed.

Existing Conditions



At present the subject 3.17 acres is part of two parcels owned by the Town of Harvard totaling 7.27 acres. The parcels at 11 and 15 Elm Street contain a fire station building and the Hildreth House respectively. A municipal driveway extends into the 7.27 acres along the boundary line between 11 and 15 Elm. The subject site will have access off of this driveway and the required 562' long roadway needed for the subject development will be built off of this municipal driveway.

Proposed Subject Site

The approximate dimensions of the subject 3.17 acres are shown in red above.

Proposed Development Plans

The preliminarily approved plans call for the installation of a 562' long cul de sac roadway in from the municipal driveway, as shown above. The roadway will have pavement width of 24', a 5' wide sidewalk on one side, and cape-cod berm or asphalt curbing. The roadway will end in a cul de sac with a 90' outside diameter. All utilities are to be installed below ground.

The 17 units to be constructed on site will be no more than 1,500 sq ft in living area with no more than 1 car garage each. The preliminary approvals did not include construction specifications or design requirements other than a stipulation that 3 of the units could be 3 bedrooms versus 2 bedrooms for the others, and each unit must have a first floor master bedroom.

Comments/Conclusions: A full set of the site plans for the subject property and proposed development can be found in the Addenda to this report. The plans were prepared by TTI Environmental, Inc., dated June 15, 2017 and revised to July 10, 2017.

HIGHEST AND BEST USE

The Dictionary of Real Estate Appraisal, Sixth Edition defines highest and best use as "the reasonable, probable, and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability." The highest and best use is often referred to as the optimum use.

The *legally permissible* and *physically possible* uses of the site have essentially been determined through the land disposition request for proposal, and the bylaws of the *Hildreth Housing Overlay District*, which were specifically written for the subject parcel. The land can be developed with 17 units of housing. The units will be built along a required 562' long cul de sac roadway. They are to be built within 7 duplex buildings and 3 freestanding buildings. There can be no more than 25,500 sq ft of living area in the aggregate on site, or 1,500 sq ft per unit. The units must have a first floor master bedroom. There can be no more than a 1 car garage per unit. At least one of the occupants of a unit on site must be at least 60 years of age.

There really isn't an alternative for the site without a re-zoning.

But to proceed with the development as has been preliminarily approved, it must not only be legally permissible and physically possible, which it is, but it must also be *financially feasible*. And to measure this, we first projected retail sale prices for the 17 potential units by reviewing sales of new or newer townhouse style units in the subject area. In the Addenda to this report are details of 10 sales of newer townhouse style units in Harvard and abutting towns, from a pool of 24-36 sales analyzed. These sales were used in making the retail price projections for the potential subject units.

We then projected costs for developing 17 units approved on site against actual costs of similar developments in the area, along with a review of the Marshall Valuation Service, a nationally based construction cost manual, and a review of roadway installation costs from subdivision developments in the area. This data is contained in the Addenda to this report.

After a review of the data needed for income and expense inputs, the following is our projection of financial feasibility:

INCOME		Projected		
	Per	Retail		
Unit Sq Ft	Sq Ft	Price		Totals
1,500	$ 250.00	$ 375,000	X 17 =	$6,375,000

EXPENSES	
Site Costs 562 linear feet @ $900/ft	$ 505,800
Unit Construction; 25,500 sq ft @ $110 per sf	$2,805,000
TOTAL CONSTRUCTION COSTS	$3,310,800
Amount Available for Soft Costs, Overhead&Profit	**$3,064,200**
or	
48%	of retail

The amount of money available for overhead and profit, and soft costs, are above what a developer would need to proceed with development.

Based upon the analysis displayed above, it is our opinion that the highest and best use of the subject property is for development of the 17 units that have been preliminarily approved.

EXPOSURE TIME

The Dictionary of Real Estate, 6th Edition, defines ***Exposure Time*** as:

> *"The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of appraisal. Exposure time is a retrospective opinion based on analysis of past events assuming a competitive and open market. (USPAP, 2016-2017 ed.)" (p 83)*

In other words, how long do we estimate it would have taken to sell the subject property at the estimated value of $1,200,000? Based upon a review of the periods it took to sell other tracts of land in the area, it is our opinion that a reasonable exposure time is 12 months.

APPRAISAL PROCESS

The methodology traditionally used for the valuation of real property is derived from three basic approaches to value: The Cost Approach, the Sales Comparison Approach and the Income Capitalization Approach. From the indicated values produced by each of these approaches and the weight accorded to each, an estimate of market value is made. The following is a brief summary of the method used in each approach to value.

COST APPROACH

The Cost Approach is devoted to analysis of the physical value of a property; that is the market value of the land, assuming it were vacant, to which is added the depreciated value of the improvements to the site. The latter is estimated to be the reproduction cost of the improvements less accrued depreciation from all causes.

SALES COMPARISON APPROACH

The Sales Comparison Approach is based upon the principle of substitution, that is, when a property is replaceable in the market, its value tends to be set at the cost of acquiring an equally desirable substitute property assuming no costly delay in making the substitution. Since few properties are ever identical, the necessary adjustments for differences between comparable properties and the subject property are to a certain extent a function of the appraisers experience and judgment.

INCOME CAPITALIZATION APPROACH

The Income Capitalization Approach is an analysis of the subject property in terms of its ability to produce an annual net income in dollars. This estimated net annual income is then capitalized at a rate commensurate with the relative certainty of its continuance and the risk involved in ownership of the property.

ANALYSIS AND VALUATION

In order to estimate the value of the subject property, we have utilized the Sales Comparison Approach only. Because the subject is essentially vacant land, with no improvements, and produces no income, neither the Income Approach nor Cost Approach are applicable.

SALES COMPARISON APPROACH: The Sales Comparison Approach is a comparative analysis between the subject property and recently sold similar properties. In analyzing this, sales data consisting of arms-length transactions between willing and knowledgeable buyers and sellers, we have identified price trends from which value parameters may be developed. Comparability with respect to physical, locational and economic characteristics is an important criteria in evaluating the sales.

This approach starts with research pertaining to relevant property sales and current offerings throughout the competitive area. The data collected has been analyzed to select those properties considered most similar to the subject property. In most cases, the comparison is accomplished by use of a unit of comparison (common denominator). Adjustments are made to the comparable properties to account for differences between them and the subject.

In the subject case, we searched for recent sales of sites approved or purchased for multi-family development in the Harvard area market. The focus was on smaller developments of 15-30 units. Due to the lack of more recent data in this market itself, both the search area and search period for sales were extended beyond normal guidelines.

This search produced 6 sales considered most similar to the subject. The following are details on each:

LAND SALES COMPARISON SUMMARY - Multi Family Development Sites

	Address	Sale Price	Sale Date	Site Size (ac)	Street Frontage (ft)	Zoning	Grantor/ Grantee	Legal Ref(Bk/Pg)	Allowed Units / Price Per Unit	Utilities
1.	59 N. Main Street Sherborn	$1,275,000	15-Aug-15	6.35	398.00	Residence A	Juliani-Labadini Props LLC/ HP Sherborn LLC	65811/274	12 / $106,250	Private Septic Need
	Comments:	Sherborn Center land. Property consists of 3 parcels of land that could have been 3 single family building lots. Instead, buyer negotiated a deal contingent upon him gaining approvals for a 12 unit, Chapter 40B condominium development. Buyer paid cost of approvals, but price was contigent upon getting 12 units approved.								
2.	Lot 1 Haden Rowe St Hopkinton	$1,070,000	27-Feb-15	20.00	342.56	Residence A	William Perkins/ Crosswinds Hopkinton LLC	64980/103	18 / $59,444	Private Septic Need
	Comments:	Site purchased fully approved for an 18 unit townhouse development known as Hayden Woods. 1 Affordable unit required. A 1,354' long cul de sac roadway up fairly sloping site required. Large units of 2,200 to 3,000 sq ft.								
3.	off Chestnut St Franklin	$800,000	PENDING	9.10	40.17	SF IV	Ranieri Trust/ WV Chestnut Development	23284/524 (past ref).	10 / $80,000	All available
	Comments:	Site purchased fully approved for 10 unit condominium to be known as Chestnut Senior Village. A single, 10 unit, three story garden style building is approved. Two units must be sold at pre-determined below market prices to those making no more than 80% of the median income for the area. Pending buyer is considering trying to get more units through a Chapter 40B permit. The 10 unit approvals are local special permit.								
4.	Blueberry Hill Lane Melrose	$900,000	31-Mar-17	3.95	120.19	URA Residential	Blueberry Hill Homes, LLC/ Forest Street Realty, LLC	69087/570	19 / $47,368	All available
	Comments:	Sloping parcel purchased fully approved for a 19 unit townhouse condominium development. 664' long cul de sac roadway needs to be installed. Two units must be sold a pre determined below market prices to those making no more than 80% for the median income for the area. On Malden town line.								
5.	Lot 2 Powers Road Westford	$587,500	PENDING	10,89	982.43	Residence A	Millette Family Trust/ Walter Eriksen Jr.	9292/95 (past ref).	28 / $20,982	Private Septic Need
	Comments:	Pendingi sale of a 10.89 acre parcel for which the buyer is applying for permits for a 28 unit, Chapter 40B development. 25% of units will be affordable. Price contingent upon getting approvals. However, all time, effort and cost of gaining approvals is paid by the buyer. Site is 40% wetlands and flood plain. Right off of Route 110, Littleton Road. Development will require the installation of an 800' long cul de sac roadway.								
6.	161 Chestnut St Foxborough	$410,000	15-Sep-14	1.32	200.00	R15	Robert Baker/ JBC Realty LLC	32552/85	7 / $58,571	Private Septic Need
	Comments:	Rectangular parcel of land purchased contingent upon gaining approvals for a 7 unit townhouse development. Mixed use area of multi family and single family. Buyer paid costs of engineering and approvals. Property on market 6 days prior to signing P&S.								

Land Sales Analysis (cont.).

A summary of these sales can be found below. We have compared each to the subject on a price per potential unit basis, with 17 being the potential for the subject.

Multi Family Development Site Sales Summary

	Date of Valuation	12-Sep-17									**Time**
	Time Adjustment	4%					**Fully**			**Price**	**Adjusted**
					# of		**Approved**		**Affordable**	**Per**	**Price**
			Sale	**Sale**	**Allowed**		**at time of**		**Units**	**Allowed**	**Per**
Sale	**Address**	**Town**	**Price**	**Date**	**Units**	**Acreage**	**Sale**	**Frontage**	**Req?**	**Unit**	**Unit**
1	59 N. Main Street	Sherborn	$ 1,275,000	15-Aug-15	12	6.35	No	398.00	Yes	$106,250	**$115,090**
2	Lot 1 Hayden Row e St	Hopkinton	$ 1,070,000	27-Feb-15	18	20.00	Yes	342.56	Yes	$59,444	**$ 65,491**
3	off Chestnut Street	Franklin	$ 800,000	PENDING	10	9.10	Yes	40.17	Yes	$80,000	**$ 80,000**
4	Blueberry Hill Lane	Melrose	$ 900,000	31-Mar-17	19	3.95	Yes	120.19	Yes	$47,368	**$ 48,225**
5	Lot 2 Pow ers Road	Westford	$ 587,500	PENDING	28	10.89	No	982.43	Yes	$20,982	**$ 20,982**
6	161 Chestnut Street	Foxborough	$ 410,000	15-Sep-14	7	1.32	No	200.00	Yes	$58,571	**$ 65,589**
Subject	**rear Elm Street**	**Harvard**	--------	--------	**17**	**3.17**	**Partial**	**None**	**No**	------	--------

The sales have first been adjusted for time, to take into consideration the appreciating market conditions in the regional commercial real estate market. We used a 4% annual adjustment based upon a review of several recent surveys and studies.

After making the time adjustment the sales range in price from $20,982 to $115,090 per unit. The sales were then put on the following adjustment grid for a qualitative comparison to the subject parcel:

Date of Valuation	**12-Sep-17**						
Market Conditions Adjustment	**4%**	**(annualized)**					
	SUBJECT	**COMP 1**	**COMP 2**	**COMP 3**	**COMP 4**	**COMP 5**	**COMP 6**
ADDRESS	**rear Elm Street**	**59 N. Main St**	**Lot 1 Hayden Rowe St**	**off Chestnut St**	**Blueberry Hill**	**Lot 2 Powers Rd**	**161 Chestnut St**
CITY/TOWN	**Harvard**	**Sherborn**	**Hopkinton**	**Franklin**	**Melrose**	**Westford**	**Foxborough**
PURCHASE PRICE		$1,275,000	$1,070,000	$800,000	$900,000	$587,500	$410,000
REAL PROPERTY RIGHTS CONVEYED	Fee Simple	Similar	Similar	Similar	Similar	Similar	Similar
Adjustment							
Adjusted Price							
FINANCING TERMS		CASH OR EQU.	CASH OR EQU.	CASH OR EQU.	CASH OR EQU.	CASH OR EQU.	CASH OR EQU.
Adjustment							
Adjusted Price							
CONDITIONS OF SALE		Arms Length	Arms Length	Arms Length	Arms Length	Arms Length	Arms Length
Adjustment		0%	0%	0%	0%	0%	0%
Adjusted Price		$1,275,000	$1,070,000	$800,000	$900,000	$587,500	$410,000
SALE DATE/MARKET CONDITIONS	12-Sep-17	15-Aug-15	27-Feb-15	PENDING	31-Mar-17	PENDING	15-Sep-14
Adjustment		8%	10%	0%	2%	0%	12%
Adjusted Price		$1,381,075	$1,178,841	$800,000	$916,278	$587,500	$459,121
SIZE OF PARCEL (ac)	3.17	6.35	20.00	9.10	3.95	10.89	1.32
POTENTIAL UNITS	17	12	18	10	19	28	7
PRICE PER POTENTIAL UNIT		**$115,090**	**$65,491**	**$80,000**	**$48,225**	**$20,982**	**$65,589**
LOCATION	Aver-Good	Superior	Similar	Similar	Inferior	Inferior	Inferior
APPROVALS IN PLACE	Partially Approved	No, Inferior	Yes, Similar	Yes, Similar	Yes, Similar	No, Inferior	No Inferior
SITE UTILITY (usable area)	All Upland	Similar	Similar	Inferior	Inferior	Inferior	Similar
SEWER	Public	Private, Inferior	Private, Inferior	Public, Similar	Public, Similar	Private, Inferior	Private, Inferior
AFFORDABLE COMPONENT	No	Yes, Inferior	Yes, Inferior	Yes, Inferior	Yes, Inferior	Yes, Inferior	Yes, Inferior
SITE CONDITIONS	Rock outcrop	Slightly Superior	Slopes, Similar	Similar	Inferior	Inferior	Slightly Superior
EXPECTED DEVELOPMENT COSTS	Moderate due to rock outcrop	Low , Superior	Moderate, Similar	Low er, Superior	High, Inferior	High,Inferior	Moderate, Similar
OVERALL COMPARISON TO SUBJECT		**Superior**	**Slightly Inferior**	**Similar**	**Inferior**	**Inferior**	**Slightly Inferior**

Land Sales Analysis (cont.).

Categories for comparison were Location; Approval Status; Site Utility; Presence of Sewer (or not); Site Conditions; and Expected Development Costs.

Location and 'Approvals in Place' are fairly self-explanatory. Sites that sell 'turnkey' with all approvals in place will sell for more than sites sold with the buyer having to pay for the costs of engineering and approvals. We consider the subject site essentially approved. A buyer will simply have to present plans that conform to the engineering that has been completed thus far. There will not be a lengthy approval process needed or costly legal representation.

The subject site, Sales #2, #3 and #4 will sell or sold approved. The remaining sales sold contingent upon the buyer gaining approvals, but with the buyer paying the cost of gaining approvals.

Site utility, site conditions, and expected development costs are generally related categories. For the site utility category, it is our conclusion based upon a review of sales that a developer will pay more for a site approved for 17 units that offers room for ample parking and site amenities, versus a site approved for 17 units that requires structured parking and offers no room for amenities. The subject site and #1, #2, and #6 are similar in that the sites are predominantly usable upland. #3, #4, and #5 are inferior to the subject in this category.

The presence of sewer (or not) is also fairly self-explanatory. Sites requiring private septic systems can cost a developer $10,000 per unit extra (or more) than sites that are readily connected to municipal sewer.

When analyzing the 6 sales, and comparing to the subject, our thoughts on the subject site include, first the positive, then the negative:

- The site is approved and readily connected to municipal sewer. And the site is in Harvard, a desirable community that does not have a significant supply of condo units on the market at present. The site is free from wetlands.
- The location in town is secondary. It is adjacent to a fire station, which may be off-putting to some. It abuts a municipal parking lot as well. Large rock outcroppings on site will increase construction costs. The limit on square footage to 1,500 sq ft per unit means that basements will not be allowed to be finished. This may be off-putting to some seniors, who, studies have shown, like to create additional living area in the basements of units for visits from family members, particularly grandchildren.

Of the 6 sales, we gave most consideration to #1, #2 and #4 and less amount of consideration to #3, #5 and #6.

Based upon a review and analysis of each sale, it is our opinion that an appropriate indicator for the subject site is $70,000 per potential unit. The value of the site as of September 12, 2017 is as follows:

	# of Potential Units		Per Per Potential Unit		Indicated Value
rear Elm Street; 3.17 acres	17.00	x	$ 70,000	=	$1,190,000
			ROUNDED		**$1,200,000**

CHECK OF REASONABLENESS

In order to check to see if this $1,200,000 indication of value is reasonable, we completed a Condominium Sellout Analysis.

In this case, after determining the number and type of units/dwellings that can be created from the appraised parcel, physically, legally, and economically, a sales comparison analysis of finished units/dwelling is then undertaken. After adjusting the comparable sales for differences, the appraiser estimates the most likely retail sale prices of the proposed units/dwellings, the probable development period and the absorption rate.

All costs associated with completing the construction and selling the 17 residential units are then deducted from their projected retail sale prices. Development and entrepreneurial profit are then deducted from the projected gross sale price to arrive at the net sales proceeds. The periodic net sale proceeds are then discounted to present value at an appropriate yield rate over the estimated period required for the project development and market absorption. The result is an indication of the value of the subject 3.17 acre property, 'as-is.'

In the Addenda to this report are 10 sales of new or newer condominium units in the Harvard area market. Based upon a review of these sales, we project that the 1,500 sq ft units allowed on the subject site would have retail sale price potential of $250 per sq ft, or $375,000.

We projected site infrastructure costs at $900 per linear foot, and vertical/unit construction costs at $110 per sq ft of living area, based upon the cost example data, also presented in the Addenda to this report.

We assume a total 3 year construction and sellout/absorption period.

Based upon discussions with developers and a review of the developer survey presented in the Addenda to this report, we project an overhead and profit allowance of 15% of retail sales; and a discount rate of 15% as well.

This exercise produces 3 annual net cash flows from the potential development. Discounting these cash flows by the selected 15% discount rate produces a net present value from this analysis of $1,200,000, supporting our estimate of value from the Sales Comparison Approach. The following are the calculations from this anlaysis:

CONDOMINIUM SELLOUT ANALYSIS

Subject Property

3.17 Acres of Land
rear 11 & 15 Elm Street
Harvard, MA

Development Presumptions/Expenses		
Date of Valuation	12-Sep-17	
Average Unit Price	$375,000	
Site Development Costs	$514,950	$900 per linear ft of road
Vertical Construction Costs	$165,000	per unit; $110 per sq ft
Annual Price Change	3.0%	
Annual Cost Change	3.0%	
Miscellaneous	0.25%	
Developer's Overhead & Profit	15.0%	
Discount Rate	15.0%	

Number of Units to be Sold	17	Sales During Period	5	6	6
		Units Remaining	12	6	0

				Year 1	Year 2	Year 3	Totals
INCOME							
Proceeds from Unit Sales				$1,875,000	$2,317,500	$2,387,025	$6,579,525
EXPENSES							
Additional Engineering, Architectural Plans				$ 25,000	$ -	$ -	$ 25,000
New Roadway Installation Costs (562 linear feet)	@	$900	per linear foot	$ 252,900	$ 208,390	$ 53,660	$ 514,950
Vertical Construction Costs		$165,000	per unit	$1,320,000	$1,019,700	$ 525,146	$2,864,846
Legal Expense/Closing Costs		$4.56/1000 + $1000	per unit	$ 13,550	$ 16,568	$ 16,885	$ 47,003
Advertising, brokerage	@	5%	of sales proceeds	$ 93,750	$ 115,875	$ 119,351	$ 328,976
Miscellaneous	@	0.25%	of sales proceeds	$ 4,688	$ 5,794	$ 5,968	$ 16,449
Total Expenses				$1,709,888	$1,366,326	$ 721,009	$3,797,223
Development Proceeds				$ 165,113	$ 951,174	$1,666,016	$2,782,302
Developer's Overhead & Profit	@	15.0%	of MKT sales proceeds	$ 281,250	$ 347,625	$ 358,054	$ 986,929
Net Development Proceeds				$ (116,138)	$ 603,549	$1,307,962	$1,795,373
PRESENT VALUE OF NET PROCEEDS		$ 1,215,387	Rounded to	$1,200,000			

RECONCILIATION AND VALUE CONCLUSION

The final step in estimating the market value of the subject property is a correlation of the value from each of the approaches utilized in the appraisal process. In order to estimate the value of the fee simple interest in the property we utilized the Sales Comparison Approach. Because the subject property is vacant land, which produces no current measurable income, neither the Cost Approach nor Income Approach was applicable.

The Sales Comparison Approach is considered a good indicator of value for this appraisal. We used 6 sales of multi-family development sites in the Harvard area and beyond, into eastern Massachusetts for comparison to the subject. These sales, after being adjusted for time/market conditions, were compared to the subject on a price per potential unit basis, with 17 units being the figure for the subject.

After analysis of price per potential unit of $70,000 was considered appropriate and then multiplied by the subject's 17 potential units to produce an indication of value from this approach of $1,200,000.

Because the data from the Sales Comparison Approach was, in some cases, beyond the subject market area, and older, we completed a 'Check of Reasonableness' against this indication of value by completing a Condominium Sellout Analysis. Using inputs from the subject market, we projected sale prices and costs that would be incurred with a likely development of the site. The net cash flows from this exercise were then discounted using an appropriate rate and a present value was derived, supporting our indication of value from the Sales Comparison Approach.

Based upon the methods of valuation used in this report, it is our opinion that the market value of the fee simple interest in the subject property, as of September 12, 2017 is:

ONE MILLION TWO HUNDRED THOUSAND ($1,200,000) DOLLARS

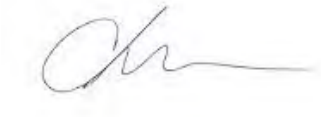
CERTIFICATION

We certify that, to the best of our knowledge and belief,...

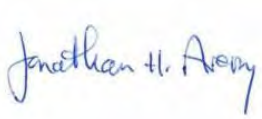
- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal unbiased professional analyses, opinions, and conclusions.
- we have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
- we have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- our compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of this report.
- our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Mr. Bowler and Mr. Avery are currently certified under the voluntary continuing education program of the Appraisal Institute.
- we have made a personal inspection of the property that is the subject of this report.
- no one provided significant professional assistance to the persons signing this report.
- the appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

Based upon the analysis displayed in this report, it is our opinion that the market value of the subject property as of September 12, 2017, subject to the definitions, assumptions and limiting conditions, extraordinary assumption, hypothetical condition, and certifications set forth in the attached report is:

ONE MILLION TWO HUNDRED THOUSAND ($1,200,000) DOLLARS



Christopher H. Bowler, MAI, CRE
Massachusetts Certified General
Real Estate Appraiser #495



Jonathan H. Avery, MAI, CRE
Massachusetts Certified General
Real Estate Appraisers #26

ADDENDA

DEEDS FOR 11 AND 15 ELM STREET

I, DOROTHY E. HILDRETH, of Harvard, Worcester County, Massachusetts, being unmarried, for consideration paid grant to the Town of Harvard, Town Hall Harvard in said County, with QUITCLAIM COVENANTS, the vacant land owned by me in said Harvard bounded and described as follows:

A PARCEL	of land situated on the Northwesterly side of the Town of Harvard Common in the County of Worcester, Commonwealth of Massachusetts, and bounded:
SOUTHERLY	by land of Robert Wasserman et ux. and land of the First Congregational Unitarian Society by a stonewall by two courses totaling four hundred sixty-two and 77/100 (462.77) feet;
NORTHWESTERLY	by land of the Grantor by a stonewall by two courses totaling one hundred seventy-five and 00/100 (175.00) feet;
NORTHERLY	by land of the Grantor by one course measuring two hundred forty-six and 95/100 (246.95) feet;
NORTHEASTERLY	by land of the Grantor by two courses and one arc distance totaling two hundred eighty-five and 27/100 (285.27) feet;
SOUTHEASTERLY	by the Northwesterly side of the Town of Harvard Common by a stonewall by one course measuring one hundred eighteen and 53/100 (118.53) feet;
CONTAINING	1.61 acres, more or less
BEING	the parcel shown on Plan No. S-2879 by Charles A. Perkins Co., Inc. Civil Engineers & Surveyors, entitled "Land in Harvard, Mass. surveyed for Town of Harvard" dated Jan. 17, 1973, Recorded in Plan Book 405 Plan 26.

The premises are conveyed subject to real estate taxes for the year 1973, which the Grantee assumes and agrees to pay.

The consideration for the above deed is the sum of One dollar ($1), the receipt whereof is hereby acknowledged.

WITNESS my hand and seal this 9th day of May, 1973.

Dorothy E. Hildreth

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss. Boston, May 9, 1973.

Then personally appeared the above named Dorothy E. Hildreth and acknowledged the foregoing instrument to be her free act and deed,

Before me,

Martha M. Constan
Notary Public

MARTHA M. CONSTAN, Notary Public
MY COMMISSION EXPIRES NOVEMBER 27, 1978

Recorded NOV 11 1974 at 1 h. 17 m. P.M.

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

Town of Harvard
August 15, 1979

ORDER OF TAKING

WHEREAS, the duly elected Board of Selectmen of the Town of Harvard have determined that it is in the public interest to acquire land abutting the Town Common for the purpose of expansion of municipal facilities and services; and WHEREAS, at the Special Town Meeting of the Town of Harvard, duly called and held on January 29, 1979, and reconvened on March 31, 1979, upon proper motion duly made and seconded, the following votes were properly adopted:

ARTICLE 8. VOTED: That the Town authorize the Board of Selectmen to acquire by eminent domain, for the purpose of expansion of municipal facilities and services, a certain parcel of land, designated as Lot 2, known as the Hildreth land, with buildings thereon, as shown on a plan entitled "Land in Harvard, Mass., surveyed for Dorothy E. Hildreth", by Charles A. Perkins, Inc., dated January 1979, Plan No. 4360, being a parcel of land containing 5.66 acres, more or less.

ARTICLE 9. VOTED: That the Town transfer from free cash the sum of $7,500 and authorize the Town Treasurer to borrow, in accordance with the provisions of General Laws, Chapter 44, Section 7(3), the sum of $140,000 on notes for a period of twenty years, to acquire by eminent domain a certain parcel of land, shown as Lot 2, known as the Hildreth land, with buildings thereon, as shown on a plan entitled "Land in Harvard, Mass., surveyed for Dorothy E. Hildreth", by Charles A. Perkins, Inc., dated January 1979, Plan No. 4360, being a parcel of land containing 5.66 acres, more or less.

AND WHEREAS, at the Special Town Meeting of the Town

of Harvard, duly called and held on June 26, 1979, upon proper motion duly made and seconded, the following vote was properly adopted:

ARTICLE 12. VOTED: That the Town authorize the Town Treasurer, with the approval of the Selectmen to carry out the borrowing of money authorized in Article 9 of the Special Town Meeting of January 29, 1979 which was reconvened on March 31,1979, for periods of up to twenty years, whichever period of time is found to be the most advantageous to the Town.

NOW,THEREFORE, WE, the undersigned Board of Selectmen of the Town of Harvard, by virtue of the foregoing authorizing the Board of Selectmen to acquire the fee in the above-mentioned property; and of the provisions of General Laws, Chapter 40, Section 14, and of the provisions of Chapter 79 of the General Laws as amended, and of all other powers and enabling authority, adopt the following order:

ORDERED: That there be and hereby is taken and that the Board of Selectmen do hereby take for the purpose of expansion of municipal facilities and services including general administrative offices and meeting rooms the fee simple title to the following described parcel of land together with all appurtenant easements and including all of the trees and structures thereon:

A parcel of land situated on the westerly side of Ayer Road in the Town of Harvard, County of Worcester, Commonwealth of Massachusetts, bounded:

SOUTHEASTERLY by the Town of Harvard Common, by one course measuring 267.93 feet;
SOUTHERLY by land of the Town of Harvard by three courses and one arc totalling 535.21 feet;
WESTERLY by Lot 1 shown on the Plan hereinafter referred to by one course measuring 440.40 feet;
NORTHERLY by Parcel 1 shown on said Plan by one course measuring 259.67 feet;

NORTHEASTERLY by land of Robert B. Elwell by two courses totalling 389.08 feet;
EASTERLY by the westerly side of Ayer Road by one course and one arc totalling 135.01 feet;
Containing 5.66 acres.

For bounds and measurements of said parcel reference is made to a plan entitled "Land in Harvard, Mass., surveyed for Dorothy E. Hildreth", by Charles A. Perkins,Co., Inc., dated January 1979, Plan No. 4360, recorded in Worcester District Registry of Deeds, Plan Book 467, Plan 66 .

The land herein described is supposed to belong to the following named persons:

Dorothy E. Hildreth

The name of the owner herein given is correct, so far as may be determined by search of public records, and although supposed to be correct,is a matter of opinion and belief. If it happens that other parties than the above own or have any interest in the above parcel, any damages awarded shall be paid to the true owner or owners or persons having an interest in said parcel in proportion to their respective interests therein.

The land herein before described is taken whether or not the owners of said land are as herein stated.

Damages are awarded pursuant to the authority voted in Article 9 of the Special Town Meeting of the Town of Harvard held on January 29, 1979 and reconvened on March 31, 1979 as amended by Article 12 of the Special Town Meeting held on June 26,1979 in the amount of $147,500. This Order has been adopted by unanimous vote of the Board of Selectmen at a meeting held in Harvard, Massachusetts on August 15, 1979.

We direct that this Order of taking be recorded at the Worcester District Registry of Deeds.

Board of Selectmen of the Town of Harvard

Malcolm C. Henry

George B. Sloane

Peter T. Koch

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss. August 15, 1979

Then personally appeared the above named members of the Board of Selectmen, Malcolm C. Henry, George B. Sloane and Peter T. Koch and acknowledge the foregoing to be their free act and deed and the free act and deed of the Town of Harvard, before me,

Notary Public

My commission expires March 12, 1982

Recorded SEP 10 1979 at 9 h. – m. AM

LAND DISPOSITION RFP EXCERPT

TOWN OF HARVARD

REQUEST FOR PROPOSALS

SALE OF TOWN-OWNED LAND IN HARVARD CENTER

FOR SENIOR HOUSING

RFP Issued: August 23, 2017

Responses Due: September 27, 2017

Board of Selectmen

TOWN OF HARVARD

BOARD OF SELECTMEN

REQUEST FOR PROPOSALS (RFP)

SALE OF LAND IN HARVARD CENTER

A. Introduction

1. Request for Proposals

The Harvard Board of Selectmen ("Selectmen") is seeking proposals pursuant to Massachusetts General Laws Chapter 30B for the disposition by sale of 3.17 acres of Town-owned real property located in Harvard Center, Harvard, Massachusetts (the "Property").

This RFP specifies the process for disposition. The purpose of this RFP is to enable the Selectmen to select a qualified purchaser who will acquire and develop the Property in accordance with this RFP and its Exhibits.

Electronic packets of the RFP may be obtained in person from the Procurement Office, 13 Ayer Road, Harvard, Massachusetts 01451, Monday through Thursday, during the hours of 8:00 AM and 4:30 PM, by calling the Procurement Officer, Marie Sobalvarro, at (978) 456-4100 x330, or via email to msobalvarro@harvard.ma.us.

2. Background

The intent of this RFP is to select a successful Proposer who will build a senior housing development on the Property. Harvard's Master Plan and Housing Production Plan have identified a significant housing need for small, moderately-priced homes for the Town's seniors. Many seniors raised families in large single family homes and now wish to down-size into smaller units with minimum maintenance responsibilities. There are few such units available in Harvard today, and the intent of this RFP is to help meet this need.

The Town identified undeveloped property behind the Hildreth House (aka the Harvard Senior Center) and Fire Station and determined the location would be a suitable site for a small senior housing development. The area is in close proximity to the Senior Center and the many municipal and other institutional uses in the Town Center. The Planning Board drafted a zoning overlay district bylaw to allow a senior housing development there, and Town Meeting approved the amendment in October, 2016. Senior housing developments are permitted by right in the district with site plan approval by the Planning Board. The text of the bylaw and map are provided in Exhibit 11. The overlay district bylaw does not contain a requirement to provide affordable housing as that term is used in the context of MGL c. 40B.

2. Property Description

Map 1 shows the locus of the Property in the Town Center. The Property that is the subject of this RFP consists of 3.17 ± acres of land with the improvements thereon situated in Harvard Center, MA.

The Property available for disposition is shown on a the "Roadway Layout and Property Line Plan" prepared by TTI Environmental, Inc., dated July 10, 2017, attached as Exhibit 12. The complete preliminary site plan accompanies this RFP as a separate attachment.

3. Road Access

The Property has access off a municipal driveway that serves the Town's Council on Aging facility (the Hildreth House) at 15 Elm Street.

4. Existing Buildings and Improvements

The property presently contains a movable tent behind the Fire Station that is used for storage by the Harvard Fire Department. The Town will move and re-assemble the tent a short distance to the location shown on the site plan.

5. Zoning

The Property is located in the AR (Agricultural Residential) zoning district and within the overlay of the Hildreth Housing Overlay District (HHOD). Exhibit 11 contains the text of the bylaw and map of the district. The Property proposed for disposition is located entirely within the overlay of the HHOD. Development schemes proposed by Respondents shall conform to the regulations of the HHOD.

6. Taxes and Assessment

As Town-owned land the Property is currently exempt from real property taxes. The Property is the result of combining portions of two Town-owned lots (the Hildreth House and Fire Station lots) and has not been assessed for tax purposes.

For property tax valuation immediately upon conveyance, the land value will be set at the purchase price of the Property, and taxes will be calculated and paid per Exhibit 5, Commitment for Payment in Lieu of Property Taxes as required by state law for previously municipally-owned properties.

Thereafter, the Property will be assessed based on the land value plus the value of any improvements as of June 30 of any given year for the following fiscal year, until such time as the Property becomes operational in full or in part. The individual homes may also be subject to partial assessments as of June 30.

7. Utilities - Natural Gas and Electricity

National Grid is the Town's electricity provider. The successful RFP Respondent shall be responsible for obtaining and paying for all utility connections concerning the Property.

Natural gas is available in the public ways abutting the Property. National Grid is the Town's gas provider. The Hildreth House heats with natural gas.

8. Water and Sewer Infrastructure

Public water and sewer are available to serve the property. The Hildreth House and Fire Station are both connected to the municipal water and sewer systems. Approximate locations of water and sewer mains are shown on the site plans. The systems are managed by the Water and Sewer Commissions and operated by the Harvard DPW. It is the Town's intent to approve connections to both systems upon submission and approval of the appropriate plans and fees. The Water and Sewer Commissions has allocated 3,000 gpd of design sewage flow into the Town's treatment facility. Respondents shall submit calculations of sewage flow for their proposed project based upon Title 5 requirements in 310 CMR 15.203, Sewage Flow Design Criteria, which shall not exceed 3,000 gpd.

9. Wetlands and Ledge

The preliminary site plan indicates there are no wetlands on the Property as of the date of the plan. Ledge outcrops do exist on the property and portions of the site have shallow depth to bedrock. Refer to the soil logs on Sheet 3 of the Site Plan for information on the depth to bedrock throughout the Property.

10. Respondent's Responsibility for Due Diligence

The RFP Respondent should undertake an independent review and analysis concerning the Property, its history and use, its physical conditions, environmental conditions, applicable zoning, and all other development and legal considerations pertaining to the Property and the proposed use. Respondents shall submit with their Proposal (a) a proposed Scope of Work for any on-site environmental and engineering investigations which the Respondent proposes to conduct on or beneath the Property as part of the Respondent's Due Diligence Investigations to be completed during the due diligence period provided for in the Land Disposition Agreement ("LDA").

DESIGN REQUIREMENTS FOR DEVELOPMENT

8. A description of the respondent team's qualifications and experience, with:
   a. a designation of the project leader and contact information;
   b. information about the team's experience in the real estate development business;
   c. examples of similar projects recently completed or under development; include photos or illustrations that convey a sense of the projects' design; provide sale/rental price information;
   d. resumes of the key personnel indicating the role and experience of each person.
9. Information regarding the financial capability of the team, including available working capital, net worth, access to financing sources, and previous bankruptcies or foreclosures;
10. List of client references with phone, email contact information, and dates associated with the work performed.
11. A Certified Check payable to the Town of Harvard in the amount of $10,000 to be (a) forfeited to the Town in the event the Respondent is awarded the sale but fails or refuses to execute the required LDA within the time set forth in the Notice of Award, or (b) applied to the required deposit under the LDA in the event the Respondent is awarded the sale and timely executes the required LDA, or (c) returned to the Respondent in the event the Selectmen reject all proposals or reject the Respondent's Proposal.
12. Submission of required forms, including:

Proposal Price Form (does not need to be in a separate envelope)	Exhibit 1
Certificate of Non-Collusion	Exhibit 2
Disclosure of Beneficial Interest Form	Exhibit 3
Non-Delinquency Statement	Exhibit 4
Commitment for payment in lieu of taxes calculated in accordance with M.G.L. c. 44, § 63A	Exhibit 5
Certification as to Payment of Taxes	Exhibit 6
Evidence of Authorization for the RFP Respondent's signatory to the RFP (e.g. Corporate Resolution or equivalent depending on form of entity)	Exhibit 7
List of Exceptions (if any) to the LDA and Exhibits 8, 9, 10.	

Updated originals of Exhibits 2-7 shall be executed and delivered by the Successful RFP Respondent at Closing and as a pre-condition to Closing.

F. Design Requirements

The H@HHC has established the following design requirements, which are intended to achieve the type of development that will best meet the needs of Harvard's senior citizens for moderate-income housing.

a) Total living area for all 17 homes cannot exceed 25,500 square feet for 17 units (an average of 1,500 sq. ft. per unit).

b) While there is no local preference requirement, units should be relatively affordable to Harvard seniors who wish to downsize from older single family homes.

c) Units can have no more than a one-car garage.

d) Within the HHOD bylaw, 25% of the units (4 units) may have three bedrooms; however, based on Title 5 calculations for sewage generation for senior housing, the project may not exceed a sewage flow of 3,000 gallons per day.

e) There can be a mix of single story and two-story buildings, but all dwellings must have a first floor master bedroom and bath.

f) Units should have "universal design" features to enable senior citizens to live independently.

g) The plan should provide a pedestrian path to the Hildreth House for ambulatory seniors.

h) It is the Town's preference to have the property developed expeditiously, with a construction start by May 1, 2018. While market fluctuations could cause delays, Proposers should indicate in their marketing plan a proposed timeline for developing and selling the dwelling units.

i) The Town requires that at least one finished unit available for sale exist on the site during the construction period. When the one unit is under contract, the developer shall begin construction of at least one additional unit.

j) Each unit shall have a fire suppression sprinkler system.

G. Rule of Award

The Town will select the responsive and responsible Proposer submitting the most advantageous proposal taking into consideration the firm's experience in implementing senior housing developments and rankings of the comparative criteria, as well as the proposal price.

H. Evaluation Criteria

The Selectmen will assign an Evaluation Committee to evaluate the proposals. After review of the technical proposals, the Evaluation Committee, if needed, will schedule interviews with those Proposers who are determined to be responsive and responsible based on the Minimum Threshold Criteria and who have received the highest composite rankings based on the Comparative Evaluation Criteria.

1. Minimum Threshold Criteria

To be responsive to this RFP, the Respondent must submit a Proposal meeting the following minimum threshold criteria:

a. The Proposal must be complete and conform to all submission requirements set forth in this RFP and any Addendum to this RFP issued before the submission deadline.
b. The Proposal must be timely submitted.

To be responsible under this RFP, the Respondent:

DEVELOPMENT PLANS

PRELIMINARY DESIGN SUBMITAL

11 & 15 ELM STREET

HARVARD, MA 01451
SUBMISSION DATE: JUNE 15, 2017
REVISED DATE: JULY 10, 2017

PREPARED FOR:

TOWN OF HARVARD

HILDRETH HOUSE HOUSING OVERLAY DISTRICT
13 AYER ROAD
HARVARD, MA 01451

INDEX OF DRAWINGS

SHEET NO.	DWG NO.	DRAWING TITLE
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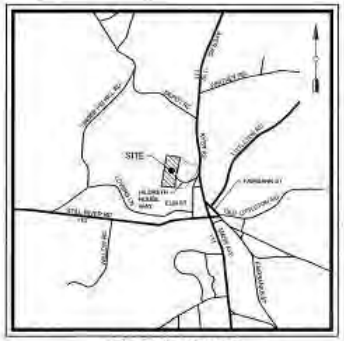
2.	CS0002	LEGEND, NOTES, AND ABBREVIATIONS
3.	CS0201	EXISTING CONDITIONS PLAN
4.	V0801	ROADWAY LAYOUT AND PROPERTY LINE PLAN
5.	CS1001	LAYOUT AND MATERIALS PLAN
6.	CS1501	GRADING AND DRAINAGE PLAN
7.	CS1701	UTILITY PLAN
8.	CS3501	ROAD PROFILE PLAN
9.	CS6001	SITE DETAILS
10.	CS6021	DRAINAGE DETAILS
11.	CS6051	UTILITY DETAILS
12.	CS8001	EROSION & SEDIMENTATION CONTROL PLAN
13.	CS8501	EROSION & SEDIMENTATION CONTROL NOTES



LOCATION MAP
Scale: N.T.S.

USGS MAP
Scale: N.T.S.

PREPARED BY:
TTI ENVIRONMENTAL, INC.
A SERVICE DISABLED VETERAN OWNED SMALL BUSINESS (CVE CERTIFIED)

Since 1985 TTI Environmental, Inc.

Engineering Division
13 Branch Street, Suite 111
Methuen, MA 01844
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THE LAW REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE AT LEAST 72 HOURS BEFORE BEGINNING CONSTRUCTION. 1-888-DIG-SAFE (1-888-344-7233) WWW.DIGSAFE.COM

ALL DRAWINGS MUST BE VERIFIED BY CONTRACTOR BEFORE CONSTRUCTION. ENGINEER TO BE NOTIFIED IMMEDIATELY IF DISCREPANCIES BETWEEN PROFESSIONALS WITH WORK.

COVER SHEET
11 & 15 ELM STREET
HARVARD, MA 01451

ASSESSOR'S MAP 17C LOTS 35 & 36

PREPARED FOR:
TOWN OF HARVARD
HILDRETH HOUSE HOUSING OVERLAY DISTRICT
13 AYER ROAD
HARVARD, MA 01451

DATE	REVISION	BY
2017-06-15	GENERAL REVISIONS / CHANGES	CPH
2017-07-10	TOWN COMMENTS	CPH

PROJECT	17-004
DATE	2017-06-15
DRAWING SCALE	AS NOTED
DRAWN BY	CPH
DESIGNED BY	BCD

CS0001

SHEET 1 OF 13

LEGEND

EXISTING		PROPOSED
	BUILDING	
	PROPERTY LINE	
	EXCLUSIVE USE AREA	
	ADJACENT PROPERTY LINE	
	SETBACK LINE	
	RIGHT-OF-WAY LINE	
	RIGHT-OF-WAY EASEMENT	
	ROADWAY CENTERLINE	
	STONE WALL	
	FENCE	
	EDGE OF PAVEMENT	
	CAPE COD BERM	
	SIDEWALK	
	DUTCH DRIVEWAY	
	GRAVEL DRIVEWAY	
	BIT. CONC. PAVEMENT	
	BIT. CONC. SIDEWALK	
	BIT. CONC. DRIVEWAY	
	SPOT ELEVATION	
	LIGHT	
	SIGN	
	TEST PIT LOCATION	
	PERCOLATION LOCATION	
	CONTOUR	
	WATER LINE DOMESTIC	
	SANITARY SEWER	
	STORM SEWER	
	GAS LINE	
	UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC	
	SANITARY MANHOLE	
	STORM DRAIN MANHOLE	
	STORM DRAIN INLET	
	STORM DRAIN FLARED END SECTION	
	COMPERGOUS TREE	
	DECIDUOUS TREE	
	TREE LINE	
	FIRE HYDRANT	
	WATER VALVE	
	CONSTRUCTION ENTRANCE	
	SILT SACK	
	SILT FENCE/SILT SACK	
	HAYBALES	

ABBREVIATIONS

ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BOS	BOTTOM OF SLOPE
CB	CATCH BASIN
CCB	CAPE COD BERM
CLD	CEMENT LINED DUCTILE IRON
C.L.F.	CHAIN LINK FENCE
CONC	CONCRETE
CONDU	CONDUIT
DCB	DOUBLE CATCH BASIN
DH	DRILL HOLE
DMH	DRAIN MANHOLE
DS	DOWN SPOUT
ELEV	ELEVATION
EDG	EDGE OF GRASS
EG	EGRAN
ESHGW	ESTIMATED SEASONAL HIGH GROUND WATER
EXIST	EXISTING
FDN	FOUNDATION
FES	FLARED END SECTION
FND	FOUND
FP	FIRE PROTECTION SERVICE
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GF	GARAGE FLOOR
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HYD	HYDRANT
INV	INVERT ELEVATION
IP	IRON PIPE
IR	IRON ROD
LA	LANDSCAPE AREA
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OCS	OUTLET CONTROL STRUCTURE
OE	OVERHEAD ELECTRIC
PC	POINT OF CURVATURE
POC	POINT OF CURVE-CURVE
PERF	PERFORATED
PRC	POINT OF REVERSE CURVE CURVE
PROP	PROPOSED
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
REM	REMOVE
REMOD	REMODEL
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
R&S	REMOVE AND STACK
SMH	SEWER MANHOLE
STR	STRUCTURE
SW	SIDEWALK
TOS	TOP OF SLOPE
TSVME	TAPPING SLEEVE, VALVE AND BOX
TYP	TYPICAL
UGD	UNDERGROUND DRAINAGE SYSTEM
UGU	UNDERGROUND UTILITY
VCP	VITRIFIED CLAY PIPE
WCR	WHEEL CHAIR RAMP

GENERAL NOTES:

1. EXISTING CONDITIONS INFORMATION

A. UTILITIES:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE.

THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR IS TO CONTACT "DIG SAFE" AT 1-888-344-7233, 72 HOURS PRIOR TO ANY EXCAVATION PERFORMED ON SITE.

2. MATERIALS
A. CURBING
ON SITE
ALL CURBING ON SITE SHALL BE CAPE COD BERM (CCB) WITH A 4 INCH VERTICAL REVEAL, UNLESS OTHERWISE NOTED.

B. BITUMINOUS CONCRETE PAVEMENT

ROADWAYS:
SURFACE COURSE: 1-1/2 INCH BITUMINOUS WEARING COURSE
BINDER COURSE: 2-1/2 INCHES BITUMINOUS BINDER COURSE
GRAVEL BASE COURSE: 8 INCHES SELECT COMPACTED DENSE GRADES CRUSHED STONE FOR SUBBASE M2.01.7
GRAVEL BASE COURSE: 8 INCHES SELECT COMPACTED SUBBASE M1.03 TYPE C

PARKING AREAS & RESIDENTIAL DRIVEWAYS
SURFACE COURSE: 1 INCH BITUMINOUS WEARING COURSE
BINDER COURSE: 2 INCHES BITUMINOUS BINDER COURSE
GRAVEL BASE COURSE: 8 INCHES SELECT COMPACTED GRANULAR FILL

C. BITUMINOUS CONCRETE SIDEWALK
SURFACE COURSE: 1-INCH BITUMINOUS WEARING COURSE
BINDER COURSE: 1-1/2 INCHES BITUMINOUS BINDER COURSE
GRAVEL BASE COURSE: 8 INCHES SELECT COMPACTED GRANULAR FILL

D. LANDSCAPE AREAS
ALL DISTURBED AREAS NOT COVERED BY STRUCTURES OR PAVEMENT AND NOT OTHERWISE SPECIFIED ON THE LANDSCAPE PLAN SHALL RECEIVE 6 INCHES OF TOPSOIL. THESE AREAS ARE TO BE SEEDED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED OR MULCHED AS DIRECTED BY THE ARCHITECT.

E. DISTURBED AREAS:
AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

F. LAYOUT DIMENSIONS:
LAYOUT DIMENSIONS ARE FROM FACE OF BUILDINGS, RETAINING WALLS, CURBS OR BERMS.

G. TRAFFIC CONTROLS:
ALL SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

H. ADA CONFORMANCE:
ALL HANDICAPPED ACCESSIBLE RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (WHICHEVER IS MORE RESTRICTIVE).

I. UTILITIES
A. EXISTING UTILITIES
THE LOCATION AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON THE SURVEY NOTED ABOVE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING STRUCTURES.

B. PRIVATE UTILITIES
THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE OR ELECTRIC). FINAL DESIGN AND LOCATIONS AT THE BUILDING WILL BE PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION OR DEMOLITION.

C. EXTERIOR LIGHTING
ON-SITE LIGHTING SHALL BE LOCATED AS SHOWN ON THE UTILITY AND LIGHTING PLANS AND CONFORM TO THE PROVIDED DETAILS.

D. STORM DRAINAGE
STORM DRAIN PIPING SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH CORRUGATED EXTERIOR, SMOOTH LINED WITH LOCK TIGHT JOINTS UNLESS OTHERWISE NOTED ON THE GRADING & DRAINAGE PLAN.

E. PROPOSED STRUCTURES
RIM ELEVATIONS OF PROPOSED DRAINAGE MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLAN. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE WITHIN LIMITS OF WORK.

F. GENERAL CONSTRUCTION REQUIREMENTS
a. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

b. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATION REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.

NOTES

1. THE LOCUS IS SHOWN ON TOWN OF HARVARD ASSESSOR'S MAP 17C, LOTS 35 & 36, LOCATED IN ZONING DISTRICT: HILDRETH HOUSE OVERLAY DISTRICT, AND IS KNOWN AS 11 & 13 ELM STREET, HARVARD, MA 01451
2. ELEVATIONS ARE REFERENCED TO A BENCHMARK FOUND ON A SURVEY TRAVERSE POINT FROM A PREVIOUS PROJECT AT HILDRETH HOUSE SENIOR CENTER. ELEV = 474.33
3. TOPOGRAPHY SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY TTI ENVIRONMENTAL, INC. DURING FEBRUARY 2017.
4. DEED REFERENCE: BOOK 5519 PAGE 62 & BOOK 6922 PAGE 23, WORCESTER DISTRICT REGISTRY OF DEEDS.
5. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS MAPPED BY FEMA, WORCESTER COUNTRY, MASSACHUSETTS FIRM MAP NO. 25027C0314E, PANEL 314 OF 1075 EFFECTIVE DATE JULY 4, 2011

PLAN REFERENCES:

1. "LAND IN HARVARD, MASS., SURVEYED FOR DOROTHY E. HILDRETH", PREPARED BY: CHARLES A. PERKINS CO. INC., SCALE: 1"=80', DATED: JANUARY 1975, PLAN BOOK 467 PLAN 68
2. "LAND IN HARVARD, MASS. SURVEYED FOR TOWN OF HARVARD" PREPARED BY: CHARLES A. PERKINS CO. INC., SCALE: 1"=40', DATED: JAN. 17, 1973, PLAN BOOK 455 PLAN 28
3. "PLAN OF EASEMENTS, HARVARD COMMONS, HARVARD, MASSACHUSETTS", PREPARED BY DAVID E. ROSS ASSOCIATES, INC., SCALE: 1"=40', DATED: DECEMBER, 1982, PLAN BOOK 662 PLAN 2
4. "LAND IN HARVARD MASS. SURVEYED FOR EVA SMALL ESTATE & FIRST CONGREGATIONAL UNITARIAN SOCIETY" PREPARED BY: CHARLES A. PERKINS CO., INC., SCALE: 1"=20', DATED: OCTOBER, 1970, PLAN BOOK 345 PLAN 93

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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. ARCHITECT TO BE NOTIFIED OF DISCREPANCIES BEFORE PROCEEDING WITH WORK.

7-12-17

LEGEND, NOTES AND ABBREVIATIONS

11 & 13 ELM STREET
HARVARD, MA 01451

ASSESSOR'S MAP 17C, LOTS 35 & 36

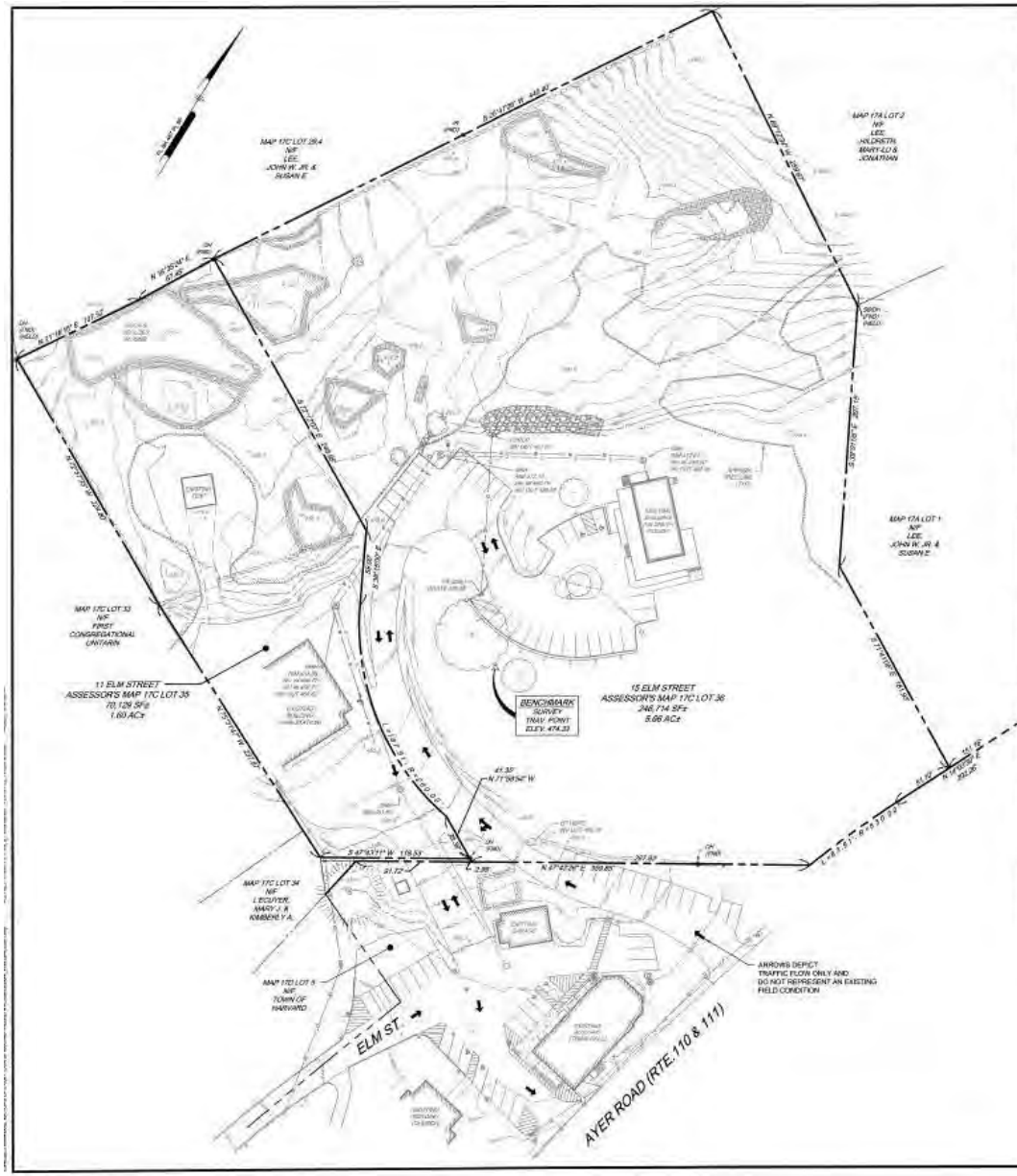
PREPARED FOR
TOWN OF HARVARD
HILDRETH HOUSE - FACILITIES OVERLAY DISTRICT
13 PETER HOUSE
HARVARD, MA 01451

DATE	BY
2017-06-15	CPR
2017-07-12	CPR

PROJECT	17-004
DATE	2017-06-15
DRAWING SCALE	N.T.S.
DRAWN BY	CPR
APPROVED BY	BCC

CS0002

SHEET 2 OF 13



SOIL TESTING DATA

PERFORMED ON 09/06/2016 BY BENJAMIN C OSGOOD, JR.
CERTIFIED SOIL EVALUATOR NOV. 1986 LIC # SE1618
WITNESSED BY SAM STACY, D.P.W.

TOP ELEV 460.80 — ESHGW 456.80

TP1

DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0-24"	A	S.L.		
4-36"	Bw	S.L.		
36-48"	C	L.S.		@ 48"

TOP ELEV 462.71 — ESHGW 451.33

TP2

DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0-4"	A			
4-18"	B			@ 18"

TOP ELEV 460.53 — ESHGW 453.53

TP3

DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0-4"	A	S.L.		
4-30"	B	S.L.		
30-44"	C	L.S.		

TOP ELEV 461.50 — ESHGW 454.00

TP4

DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0-18"	A	S.L.		
18-36"	B	S.L.		
36-44"	C	L.S.		

WEEPING @ 19"

TOP ELEV 461.55 — ESHGW 453.55

TP5

DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0-18"	A	S.L.		@ 18"

TOP ELEV 461.15 — ESHGW 458.65

TP6

DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0-18"	A	S.L.		
18-38"	Bw	S.L.		@ 30"

TOP ELEV 463.68 — ESHGW 453.68

TP7

DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0-4"	A	S.L.		
4-38"	Bw	S.L.		@ 24"

TOP ELEV 465.11 — ESHGW 464.11

TP8

DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0-4"	A	S.L.		
4-12"	Bw	S.L.		@ 12"

TOP ELEV 468.42 — ESHGW 463.09

TP9

DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0-4"	A	S.L.		
4-18"	Bw	S.L.		@ 18"

TOP ELEV 462.91 — ESHGW 455.56

TP10

DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0-4"	A	S.L.		
4-8"	Bw	S.L.		ESHGW
8-30"	Bx	S.L.		@ 10

TOP ELEV 467.25 — ESHGW 464.75

TP11

DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0-8"	A			
8-30"	Bw	S.L.		MILD @30"

TOP ELEV 467.00 — ESHGW 464.00

TP12

DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0-10"	A	S.L.		
10-30"	Bw	S.L.		
30-42"	C	L.S.		@ 40"

TOP ELEV 467.79 — ESHGW 460.79

TP13

DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0-4"	A	S.L.		
4-20"	Bw	S.L.		
20-44"	C	L.S.		

TOP ELEV 468.56 — ESHGW 462.39

TP14

DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0-4"	A	S.L.		
4-24"	B	ROCK FILL		
24-48"	C	L.S.		@ 48"

TOP ELEV 471.70 — ESHGW 466.29

TP15

DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0-4"	A	S.L.		
4-28"	B	S.L.		@ 18"

TOP ELEV 467.71 — ESHGW 464.71

TP16

DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0-3"	A	S.L.		
3-18"	B	S.L.		@ 18"

TOP ELEV 469.64 — ESHGW 467.5

TP17

DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0-4"	A			
4-18"	Bw			ESGW @ 18"

TOP ELEV 470.24 — ESHGW 466.24

TP18

DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0-40"	SAND FILL OLD Bw			@ 40"

TOP ELEV 470.94 — ESHGW 465.94

TP19

DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0-48"	SAND FILL			@ 30"

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EXISTING CONDITIONS PLAN

11 & 15 ELM STREET
HARVARD, MA 01451

ASSESSOR'S MAP 17C LOTS 35 & 36

PREPARED FOR:
TOWN OF HARVARD
HILDRETH HOUSE HOUSING OVERLAY DISTRICT
13 AYER ROAD
HARVARD, MA 01451

DATE	NO.	REVISION	BY
07/13/2017	1	CHANGE BOUNDARY CHANGE	CPH
08/08/2017	2	TOWN COMMENTS	CPH

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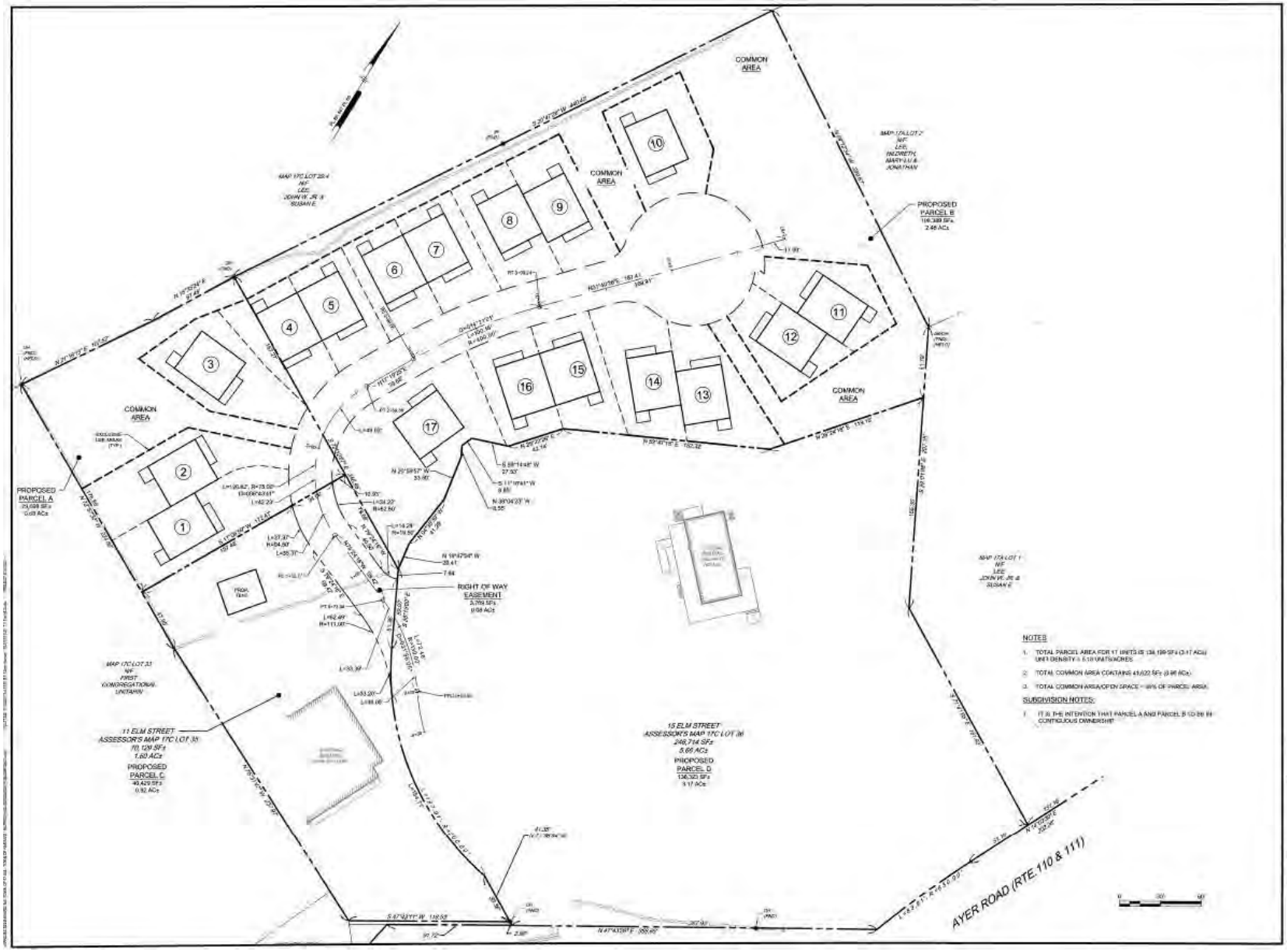
PROJECT	17-004
DATE	2017-06-15
DRAWING SCALE	1"=40'
DRAWN BY	CPH
APPROVED BY	BGO

CS0201



NOTES

1. TOTAL PARCEL AREA FOR 17 UNITS IS 138,199 SF± (3.17 ACs)
   UNIT DENSITY = 5.18 UNITS/ACRES
2. TOTAL COMMON AREA CONTAINS 43,022 SF± (0.98 ACs)
3. TOTAL COMMON AREA/OPEN SPACE = 31% OF PARCEL AREA

SUBDIVISION NOTES:

1. IT IS THE INTENTION THAT PARCEL A AND PARCEL B TO BE IN CONTIGUOUS OWNERSHIP

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ROADWAY LAYOUT AND PROPERTY LINE PLAN

11 & 15 ELM STREET
HARVARD, MA 01451

ASSESSOR'S MAP 17C LOTS 35 & 36

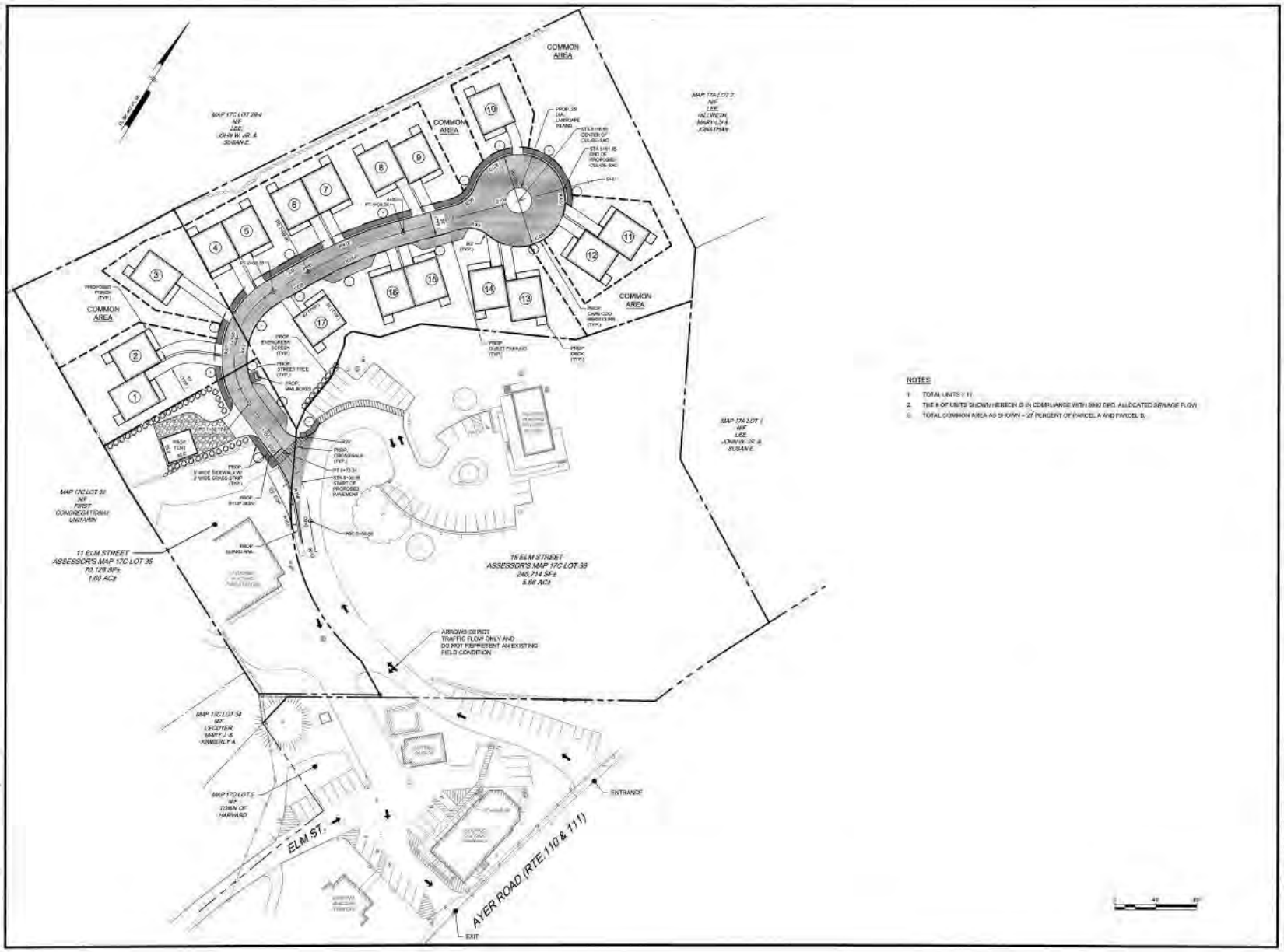
PREPARED FOR:
TOWN OF HARVARD
HILLWETH HOUSE HOUSING OVERLAY DISTRICT
15 AYER ROAD
HARVARD, MA 01451

REV.	DATE	DESCRIPTION	BY	CK	APP
1	10/13/2017	PARCEL BOUNDARY CHANGE		DPM	
0	06/06/2017	TOWN COMMENTS		LDH	

PROJECT	17-004
DATE	2017-05-10
DRAWING SCALE	1"=50'
DRAWN BY	DPM
APPROVED BY	BCC

V0801

SHEET 4 OF 13



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LAYOUT AND MATERIALS PLAN
11 & 15 ELM STREET
HARVARD, MA 01451

ASSESSOR'S MAP 17C LOTS 35 & 39

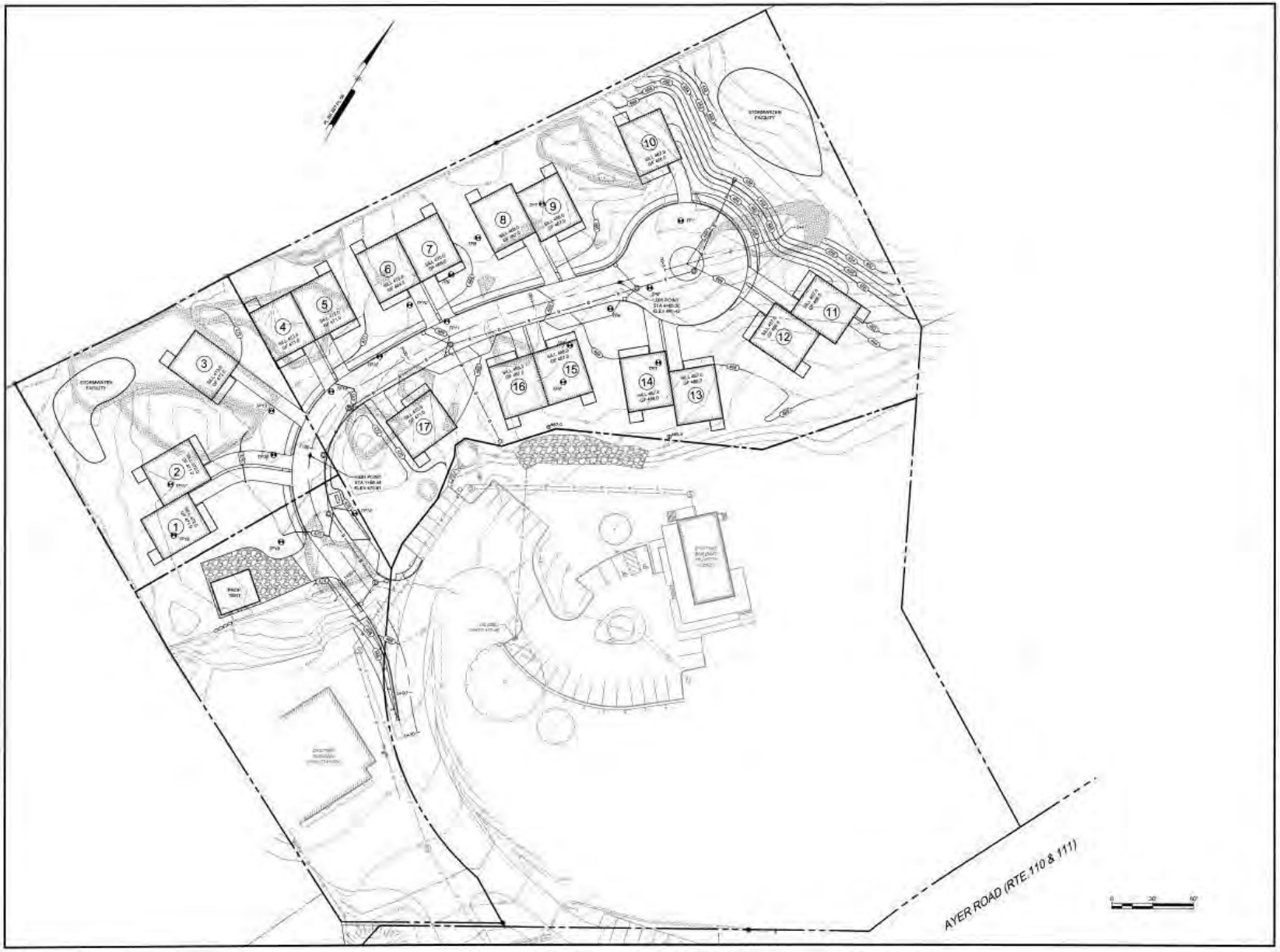
PREPARED FOR
TOWN OF HARVARD
HILDRETH HOUSING LOTTERY DISTRICT
13 AYER ROAD
HARVARD, MA 01451

REVISIONS			
3	PARCEL BOUNDARY CHANGES	CBK	
2	TOWN COMMENTS	CBK	
1			
REVISION	DATE	BY	

PROJECT	17-004
DATE	2017-06-15
DRAWING SCALE	1"=40'
DRAWN BY	GPR
APPROVED BY	BCD

CS1001

SHEET 5 OF 13



TTI ENVIRONMENTAL INC.
Engineering Division
13 Branch Street, Suite 111
Methuen, MA 01844
T 978.749.9925 F 978.749.9920

GRADING AND DRAINAGE PLAN

11 & 13 ELM STREET
HARVARD, MA 01451

ASSESSOR'S MAP 17C LOTS 35 & 36

PREPARED FOR:
TOWN OF HARVARD
HILDRETH HOUSE HOUSING OVERLAY DISTRICT
13 AYER ROAD
HARVARD, MA 01451

DATE	REVISIONS	BY
07/10/17	PLANNING BOARD SUBMISSION COMMENTS	CRH
7/20/17	TOWN COMMENTS	CRH

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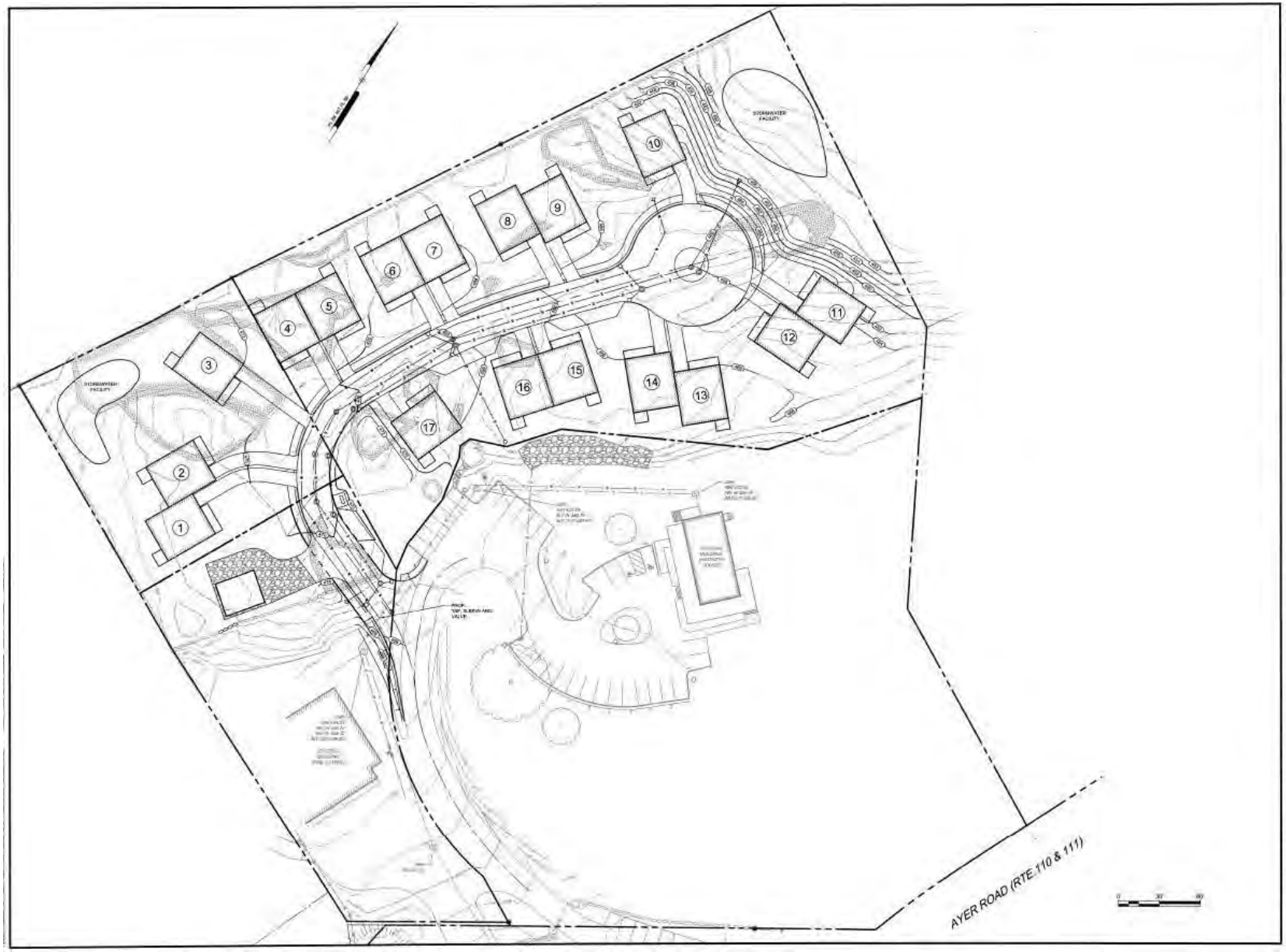
PROJECT:	17-004
DATE:	2017-06-15
DRAWING SCALE:	1"=30'
DRAWN BY:	CRH
APPROVED BY:	BCO

CS1501

SHEET 6 OF 13



TTI ENVIRONMENTAL INC.
Engineering Division
33 Branch Street, Suite 111
Methuen, MA 01844
T 978.749.9525 F 978.749.9620

7-10-17

UTILITY PLAN

11 & 13 ELM STREET
HARVARD, MA 01451

ASSESSOR'S MAP 17C LOTS 35 & 36

PREPARED FOR:
TOWN OF HARVARD
HEZRETH HOUSE HOUSING OVERLAY DISTRICT
13 AYER ROAD
HARVARD, MA 01451

DATE	REVISIONS	BY
2017-07-11	2 PARCEL BOUNDARY CHANGE	CPH
2017-06-16	1 TOWN COMMENTS	CPH

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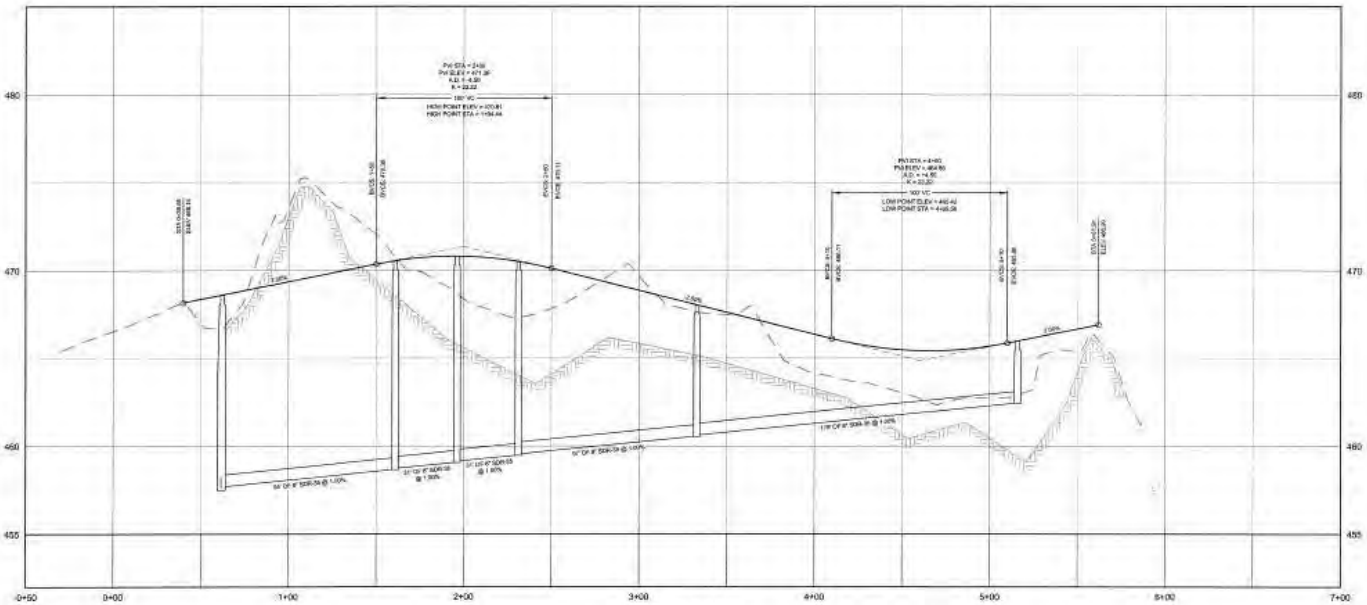
PROJECT	17-004
DATE	2017-06-16
DRAWING SCALE	1"=30'
DRAWN BY	CPH
APPROVED BY	SCO

CS1701

SHEET 7 OF 13



PROP. ROAD A 9+00
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

NOTE:

BEDROCK ELEVATION TAKEN FROM TEST PITS LOCATED AT VARIOUS POINTS ALONG THE ROADWAY. ACTUAL ELEVATION MAY VARY BETWEEN TEST PIT LOCATIONS.

HORIZONTAL
0 30' 60'
VERTICAL 1"=3'

TTI ENVIRONMENTAL INC.
Engineering Division
13 Elizabeth Drive, Suite 111
Methuen, MA 01844
T 978.749.9020 F 978.749.9029

7-10-17

ROAD PROFILE PLAN

11 & 15 ELM STREET
HARVARD, MA 01451

ASSESSOR'S MAP 17C LOTS 35 & 36

PREPARED FOR:
TOWN OF HARVARD
HELEN BETH HOUSE HOUSING OVERLAY DISTRICT
15 AYER ROAD
HARVARD, MA 01451

DISTRIBUTION	DATE	NO.	REVISIONS	BY
2			PARCEL BOUNDARY CHANGE	CRK
1			TOWN COMMENTS	CRK

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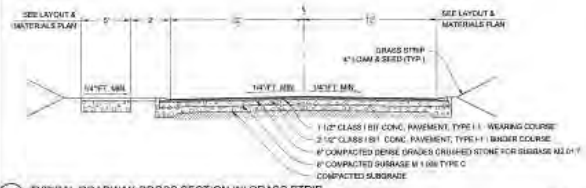
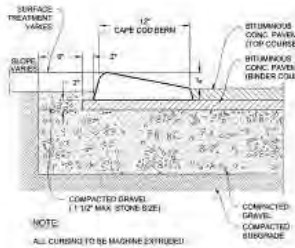
PROJECT	17-004
DATE	2017-06-16
DRAWING SCALE	H 1"=30', V 1"=3'
DRAWN BY	CPH
APPROVED BY	SCD

CS3501

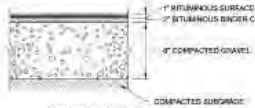
SHEET 8 OF 13



1 TYPICAL ROADWAY CROSS SECTION W/ GRASS STRIP
NOT TO SCALE



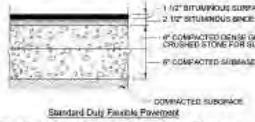
2 CAPE COD BERM
NOT TO SCALE



Standard Duty Flexible Pavement

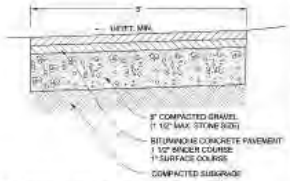
PARKING & RESIDENTIAL DRIVEWAYS

3 BIT. CONC. PAVEMENT SECTIONS
NOT TO SCALE



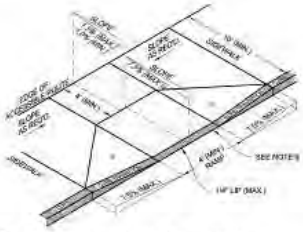
Standard Duty Flexible Pavement

4 BIT. CONC. PAVE. SECTIONS - ROADWAY
NOT TO SCALE



5 TYPICAL SIDEWALK SECTION
NOT TO SCALE

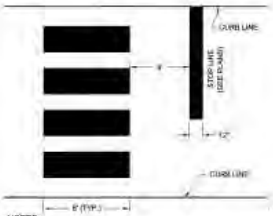
6 TYPICAL DRIVEWAY ENTRANCE W/ SIDEWALK
NOT TO SCALE



7 ACCESSIBLE CURB RAMP (ACR) - TYPE 'D'
NOT TO SCALE

NOTES:

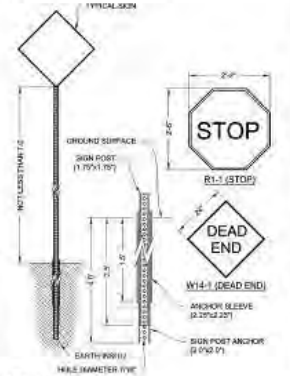
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1:48 (1% MIN.)
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 1:20.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE.
6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. TYPICAL SIDEWALK SECTION FOR RAMP SECTION CONSTRICTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP WHERE IT MEETS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE SET FLUSH.



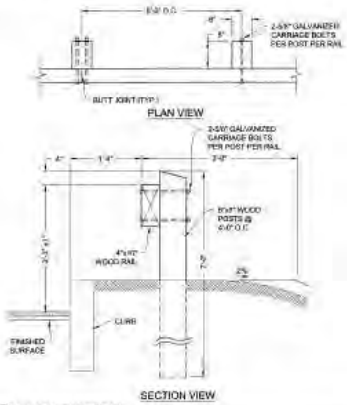
NOTES:

1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION. NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
2. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURB LINE.
3. ALL LONGITUDINAL CROSSWALK LINES TO BE THE SAME LENGTH AND PROPERLY ALIGNED.
4. CROSS WALK SIDE SLOPE SHALL NOT EXCEED 1:50.

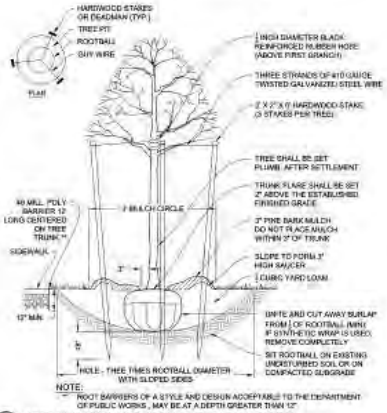
8 CROSSWALK
NOT TO SCALE



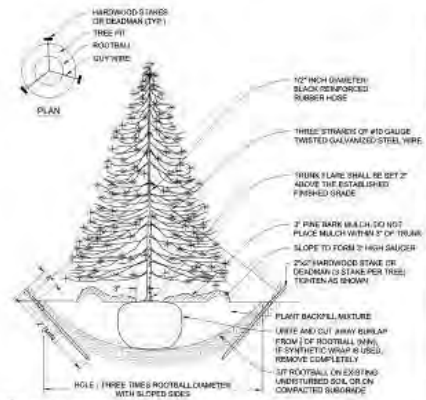
9 SIGN POST DETAIL
NOT TO SCALE



10 WOOD GUARDRAIL
NOT TO SCALE



11 TREE PLANTING (FOR 2" CALIPER 12' TALL TREES)
NOT TO SCALE



12 EVERGREEN TREE PLANTING
NOT TO SCALE

TTI ENVIRONMENTAL INC.
Engineering Division
13 Branch Street Suite 111
Nashua, MA 01844
T. 978 149 9503 F. 978 149 9503

SITE DETAILS
71 & 75 ELM STREET
HAVERHILL, MA 01832

ASSESSOR'S MAP 17C LOTS 35 & 36

PREPARED FOR:
TOWN OF HARVARD
HILDITH HOUSE HOUSING OVERLAY DISTRICT
75 ELM STREET
HAVERHILL, MA 01832

07/10/2017	0	FINAL SITE PLAN	CRH
06/06/2017	1	TOWN COMMENTS	CRH
DATE	REV.	REVISIONS	BY

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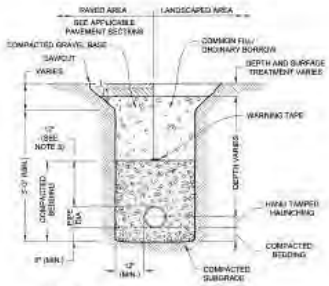
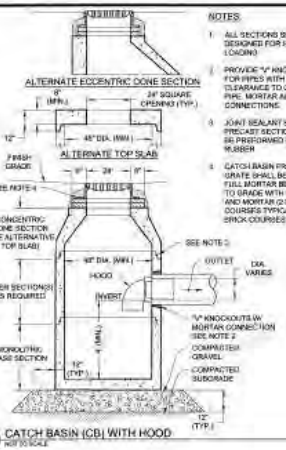
PROJECT:	17-004
DATE:	2017-06-15
DRAWING SCALE:	AS NOTED
DRAWN BY:	CRH
APPROVED BY:	BCO

CS6001

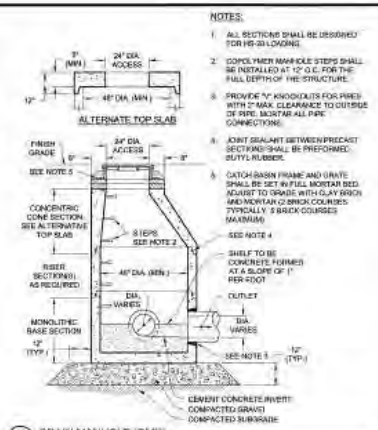
SHEET 9 OF 13



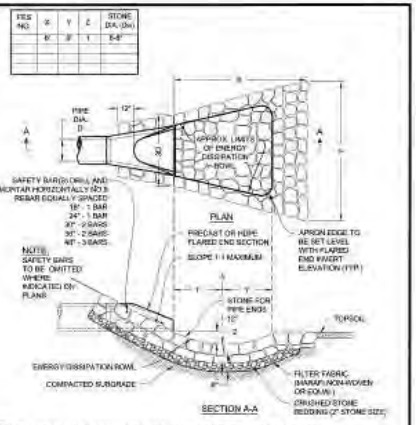
1 DRAINAGE TRENCH
NOT TO SCALE



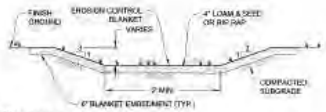
2 CATCH BASIN (CB) WITH HOOD
NOT TO SCALE



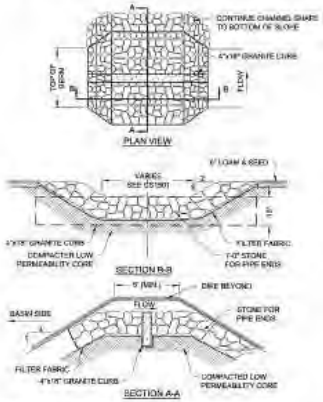
3 DRAIN MANHOLE (DMH)
NOT TO SCALE



4 FLARED END SECTION (FES) WITH STONE PROTECTION
NOT TO SCALE



5 SWALE
NOT TO SCALE



6 SPILLWAY TYPICAL DETAIL
NOT TO SCALE

TTI ENVIRONMENTAL INC.
Stephen Fries, President
13 Brandt Street, Suite 111
Methuen, MA 01844
T 978.740.9000 F 978.740.9003

DRAINAGE DETAILS

11 & 13 ELM STREET
HARVARD, MA 01451

ASSESSOR'S MAP 17C LOTS 35 & 36

PREPARED FOR:
TOWN OF HARVARD
HILLSBOROUGH HOUSING OVERLAY DISTRICT
13 AYER ROAD
HARVARD, MA 01451

REVISION	DESCRIPTION	BY	DATE
0	PERMIT SUBMISSION - DRAFT	CPH	2017-09-11
1	TOWN COMMENTS	CPH	2017-09-18

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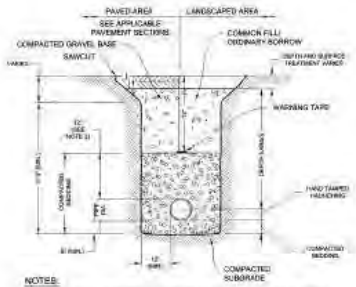
PROJECT: 17-004
DATE: 2017-09-11
DRAWING SCALE: 1"=20'
DRAWN BY: CPH
APPROVED BY: BDD

CS6021

SHEET 10 OF 13



NOTES:

1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES

1 WATER TRENCH
NOT TO SCALE

TABLE OF DIMENSIONS

BENDS	G	C	D	E	F	BENDS	B	C	D	E	F
4" 11¼"	8"	15"	12"	24"	12"	6" 45°	-	32"	12"	24"	14"
4" 22½"	-	24"	-	-	13"	6" 90°	-	33"	-	-	27"
4" 11¼"	-	20"	-	-	12"	8" 45°	-	33"	-	-	24"
4" 22½"	-	22"	-	-	13"	8" 90°	-	35"	-	-	36"
12" 11¼"	-	30"	-	-	15"	12" 45°	-	40"	-	-	42"
12" 22½"	-	35"	-	-	20"	12" 90°	-	60"	-	-	52"

BENDS

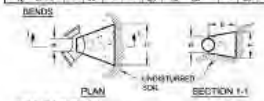
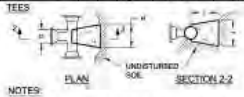


TABLE OF DIMENSIONS

TEES	G	H	I	J	TEES	G	H	I	J
6"x 6"x 6"	12"	24"	24"	18"	12"x 12"x 6"	12"	24"	24"	18"
8"x 6"x 6"	-	-	-	-	16"x 12"x 6"	-	-	-	21"
8"x 8"x 8"	-	-	-	24"	16"x 16"x 12"	-	36"	-	36"

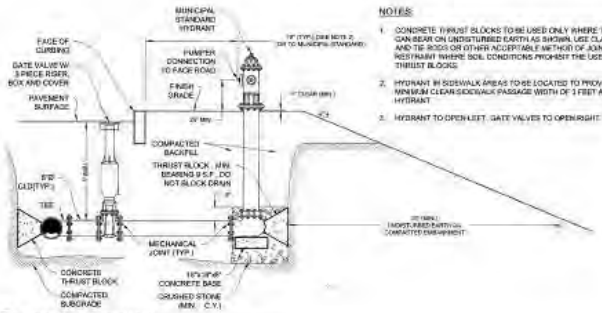
TEES



NOTES:

1. PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES
2. CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING
3. CONCRETE SHALL BE 3000 PSI TYPE I.

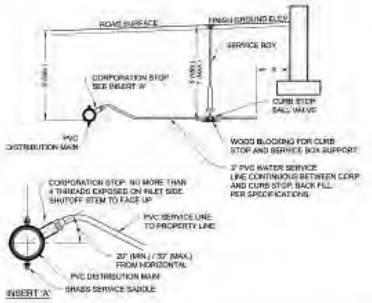
2 CONCRETE THRUST BLOCK
NOT TO SCALE



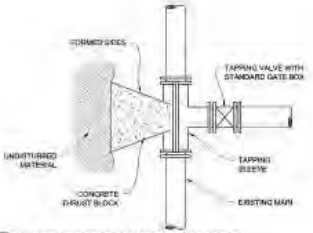
NOTES:

1. CONCRETE THRUST BLOCKS TO BE USED ONLY WHERE THEY CAN BEAR ON UNDISTURBED EARTH AS SHOWN. USE CLAMPS AND TIE RODS OR OTHER ACCEPTABLE METHOD OF JOINT RESTRAINT WHERE SOIL CONDITIONS PROHIBIT THE USE OF THRUST BLOCKS.
2. HYDRANT IN SIDEWALK AREAS TO BE LOCATED TO PROVIDE MINIMUM CLEAR SIDEWALK PASSAGE WIDTH OF 3 FEET AT HYDRANT
3. HYDRANT TO OPEN LEFT. GATE VALVES TO OPEN RIGHT.

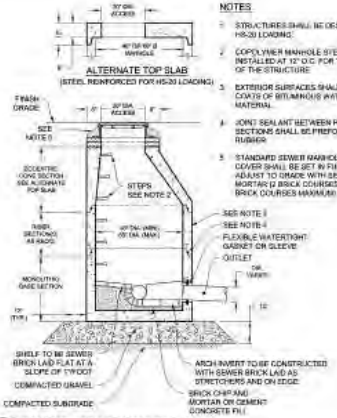
3 HYDRANT CONNECTION
NOT TO SCALE



4 WATER SERVICE INSTALLATION
NOT TO SCALE



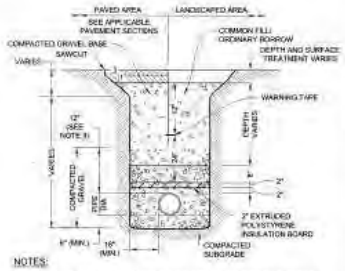
5 TAPPING SLEEVE & VALVE CONNECTION
NOT TO SCALE



NOTES

1. STRUCTURES SHALL BE DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE
3. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER PROOFING MATERIAL.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER
5. STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES (TYPICALLY, 1 BRICK COURSES MAXIMUM)

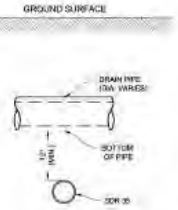
6 SANITARY SEWER MANHOLE (SMH)
NOT TO SCALE



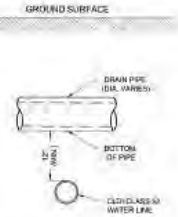
NOTES:

1. SEWER LINE SHALL BE INSULATED WHEN COVER IS LESS THAN FOUR (4) FEET AND WHERE SHOWN ON PLANS
2. BACKFILL PLACED IN UTILITY TRENCHES INCLUDING DISTURBED AREAS SURROUNDING UTILITY TRENCHES SHALL BE PLACED AND COMPACTED IN 12" (MAX.) VERTICAL LIFTS.

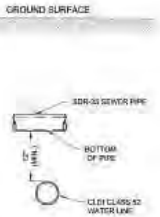
7 SEWER LINE TRENCH
NOT TO SCALE



8 DRAIN PIPE AND SEWER PIPE CROSSING
NOT TO SCALE



9 DRAIN PIPE AND WATER PIPE CROSSING
NOT TO SCALE



10 SEWER PIPE AND WATER PIPE CROSSING
NOT TO SCALE

TTI ENVIRONMENTAL INC.
Engineering Division
13 Branch Street, Suite 111
Methuen, MA 01844
T 978.749.9929 F 978.749.9930

UTILITY DETAILS
114 & 116 BRAINTREE
HARVARD, MA 01451

ASSESSOR'S MAP 17C LOTS 35 & 36

PREPARED FOR
TOWN OF HARVARD
HILLSNETH HOUSE HOUSING OVERLAY DISTRICT
19 AYER ROAD
HARVARD, MASSACHUSETTS

REVISION	BY	DATE
1	PARCEL BOUNDARY CHANGE	DRH
2	TOWN COMMENTS	DRH

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PROJECT	17-004
DATE	2017-05-15
DRAWING SCALE	1/5 NOTED
DRAWN BY	DRH
APPROVED BY	SCO

CS6051

SHEET 11 OF 13

TTI ENVIRONMENTAL INC.
Engineering Consultants
13 Brandi Street, Suite 111
Methuen, MA 01844
P 978.749.0020 F 978.749.0020

EROSION & SEDIMENTATION CONTROL PLAN

11 & 15 ELM STREET
HARVARD, MASSACHUSETTS

ASSESSOR'S MAP 17C LOTS 35 & 36

PREPARED FOR
TOWN OF HARVARD
HILLSBOROUGH HOUSING OVERLAY DISTRICT
13 AYER ROAD
HARVARD, MA 01451

REVISION	DATE	REV.	REVISIONS	BY
2			PARCEL BOUNDARY CHANGE	
1			TOWN COMMENTS	

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PROJECT:	17-004
DATE:	2017-06-13
DRAWING SCALE:	1"=30'
DRAWN BY:	CPH
APPROVED BY:	BCO

CS8001

SHEET 12 OF 13

EROSION CONTROL NOTES (DURING CONSTRUCTION)

1. THE CONTRACTOR MUST INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND IN THE DETAILS PRIOR TO STARTING ANY OTHER WORK ON THE SITE. EROSION CONTROL MUST BE INSTALLED AT EVERY INLET STRUCTURE (EXISTING AND PROPOSED) AND MAINTAINED FOR THE DURATION OF THE PROJECT.
2. EROSION CONTROLS AS SHOWN ON PLANS SHALL BE INSPECTED, REPAIRED AND/OR MAINTAINED BY THE CONTRACTOR WEEKLY AND WITHIN 12 HOURS OF EACH STORM EVENT.
3. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH A DEPTH OF 6 INCHES.
4. SEDIMENT SHALL BE CONTAINED WITHIN THE CONSTRUCTION SITE, AWAY FROM DRAINAGE STRUCTURES.
5. STABILIZE SLOPES STEEPER THAN 3:1 (HORIZONTAL TO VERTICAL) WITH SEED, SECURED GEOTEXTILE FABRIC, OR ROCK RIP-RAP AS REQUIRED TO PREVENT EROSION DURING CONSTRUCTION.
6. CLEAN OUT ALL CATCH BASINS, DRAIN MANHOLES AND STORM DRAIN PIPES AFTER COMPLETION OF CONSTRUCTION.
7. LOAM AND SEED ALL DISTURBED AREAS.
8. UPON ESTABLISHMENT OF PERMANENT VEGETATION OVER DISTURBED AREAS, REMOVE AND DISPOSE OF HAYBALES, STAKES AND SILT FENCE.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND SUPPLEMENT THE SPECIFIED SEDIMENTATION CONTROLS AS NECESSARY TO PREVENT SEDIMENTATION OF OFF-SITE AREAS AND/OR ANY REGULATED RESOURCE AREAS. FAILURE BY THE CONTRACTOR TO CONTROL EROSION, POLLUTION AND/OR SILTATION SHALL BE CAUSE FOR THE OWNER TO EMPLOY OUTSIDE ASSISTANCE OR TO USE HIS OWN MEANS TO PROVIDE THE NECESSARY CORRECTIVE MEASURE. THE COST OF SUCH ASSISTANCE PLUS PROJECT ENGINEERING COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
10. THE CONTRACTOR SHALL CHECK THE CONDITION OF EROSION CONTROLS DAILY TO KEEP THEM IN GOOD OPERATING CONDITION. EROSION CONTROLS SHALL ALSO BE INSPECTED, REPAIRED AND MAINTAINED BY THE CONTRACTOR WITHIN 12 HOURS OF ANY STORM EVENT PRODUCING 1/2 INCH OF RAINFALL OR MORE. EROSION CONTROLS SHALL BE REPLACED WHEN DETERIORATED, OR WHEN ORDERED BY THE ENGINEER. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH A DEPTH OF 6 INCHES.
11. IN ADDITION TO THOSE LOCATIONS SHOWN ON THIS PLAN AND ON THE GRADING AND DRAINAGE PLANS, EROSION CONTROLS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS: TOE OF SLOPE OF EMBANKMENT CONSTRUCTION, TOE OF TEMPORARY EARTHWORK STOCKPILES.
12. EROSION AND SEDIMENTATION CONTROL SHALL BE IN COMPLIANCE WITH MASSACHUSETTS STORMWATER POLICY.

CONSTRUCTION SEQUENCE NOTES:

1. INSTALL EROSION AND SEDIMENT CONTROLS AS SHOWN ON PLAN.
2. COMMENCE CLEARING, GRUBBING AND EARTHWORK.
3. CUT AND DISPOSE OF ANY DEBRIS PRODUCED DURING EARTHWORK.
4. INSTALL SITE DRAINAGE AND UTILITIES.
5. STABILIZE SIDE SLOPES. SIDE SLOPES MUST BE FULLY STABILIZED BEFORE ANY STORMWATER DISCHARGE.
6. PERFORM EARTHWORK OPERATIONS. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS AFTER BEING CONSTRUCTED. TEMPORARY GRADED AREAS SHOULD BE STABILIZED WITH MULCH BY OCTOBER 1ST, SO AS NOT TO BE LEFT EXPOSED DURING WINTER CONDITIONS.
7. INSTALLATION OF UNDERGROUND UTILITIES AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT IN ACCORDANCE WITH THE PLANS. THE CONTROLS SHALL REMAIN UNTIL THE SITE IS SUFFICIENTLY STABILIZED. ALL PERMANENT STORMWATER MANAGEMENT MEASURES SHALL HAVE A HEALTHY STAND OF VEGETATION ESTABLISHED PRIOR TO DIRECTING RUNOFF INTO THEM.
8. AS THE BUILDING(S) ARE COMPLETED, ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 72 HOURS.
9. FINAL PAVING OF DRIVEWAYS.
10. INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES.
11. INSTALL SITE LANDSCAPING AND PERMANENT SEEDING OF ALL DISTURBED AREAS.
12. AFTER ALL SEEDED AREAS HAVE ESTABLISHED STABLE GROWTH, ALL TEMPORARY EROSION CONTROL CAN BE REMOVED.
13. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL AUTHORITIES RESPONSIBLE FOR INSPECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED INSPECTION SIGN-OFFS.

OPERATION AND MAINTENANCE

CONSTRUCTION PHASE

THE BMPS ASSOCIATED WITH THIS PROJECT WILL BE OWNED BY THE PROJECT ASSOCIATION, WHO WILL BE RESPONSIBLE FOR INSPECTION, OPERATION AND MAINTENANCE.

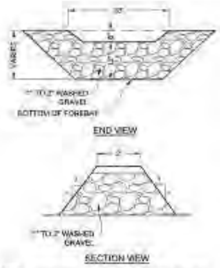
1. THE CONTRACTOR IS TO INSTALL AND MAINTAIN DRAINAGE FACILITIES AS SHOWN ON PLAN BY TTI ENVIRONMENTAL, INC., DATED MARCH, 2017.
2. PRIOR TO CONSTRUCTION, ALL EROSION/SILTATION CONTROL DEVICES SHOWN ON ABOVE PLAN ARE TO BE INSTALLED. TO PREVENT SILT INTRUSION INTO THE DRAINAGE SYSTEM DURING CONSTRUCTION, THE CONTRACTOR IS TO INSTALL AND MAINTAIN INLET PROTECTION AT ALL CATCH BASINS, AND SET A SILT FENCE AND HAY BALES AT ALL SLOPES WHICH MAY ERODE IN THE DIRECTION OF ANY OPEN DRAINAGE FACILITIES. SUCH PREVENTIVE MEASURES ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
3. ALL CONSTRUCTION OF DRAINAGE FACILITIES IS TO BE INSPECTED BY TTI ENVIRONMENTAL INC. TO VERIFY CONFORMANCE TO THE DESIGN PLAN.
4. THE SEQUENCE OF DRAINAGE CONSTRUCTION SHALL BE AS FOLLOWS:
   A. CLEAR, GRUB, EXCAVATE AREAS FOR DRAINAGE SYSTEMS.
   B. TRENCH AND INSTALL PIPES, CATCH BASINS MANHOLES.
   C. INSTALL INLET PROTECTION.
5. EROSION CONTROLS ARE TO BE INSPECTED AND MAINTAINED ON A DAILY BASIS. UPON DISCOVERY OF SILT BUILD-UP IN ANY CATCH BASIN SUMPS, OR ANY OTHER STRUCTURES, THEY ARE TO BE CLEANED.
6. ALL EXPOSED SOILS SHALL BE IMMEDIATELY STABILIZED WITH A LAYER OF MULCH HAY OR JUTE BLANKETS AS NEEDED FOR SLOPES STEEPER THAN 3:1.
7. UPON INSTALLATION OF CATCH BASINS, INLET PROTECTION AS DESCRIBED ON SITE PLANS SHALL BE INSTALLED AND MAINTAINED UNTIL READY FOR PAVING.
8. PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS, ALL DRAINAGE STRUCTURES AND PIPES SHALL BE INSTALLED AND INSPECTED FOR PROPER FUNCTION DURING CONSTRUCTION OF OTHER SITE FEATURES. ALL DRAINAGE FACILITIES SHALL BE INSPECTED ON A DAILY BASIS AND CLEANED/REPAIRED IMMEDIATELY UPON DISCOVERY OF SEDIMENT BUILD-UP OR DAMAGE.
9. AFTER PAVING IS INSTALLED, IT SHALL BE SWEPT CLEAN ON A REGULAR BASIS.
10. THE ENTIRE DRAINAGE SYSTEM MUST BE VACUUMED OUT BEFORE THE ISSUANCE OF THE LAST CERTIFICATE OF OCCUPANCY.

POST-DEVELOPMENT PHASE

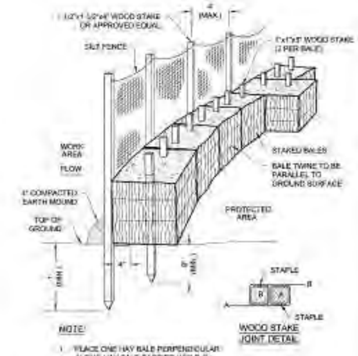
THE OWNER/OCCUPANT IS TO BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE STRUCTURES IN THE PROJECT - INCLUDING ROOF DRAINS AND DRAIN PIPES. THE FUTURE OWNER IS EXPECTED TO BE THE PROJECT ASSOCIATION, WHO WILL ULTIMATELY BE RESPONSIBLE FOR COMPLIANCE WITH THE PLAN. IN THE EVENT OF CHANGE OF OWNERSHIP, THE O & M PLAN SHALL BE TRANSFERRED TO THE NEW OWNER.

REGULAR MAINTENANCE IS TO INCLUDE THE FOLLOWING:

1. INSPECTION OF ALL DRAINAGE FACILITIES (CATCH BASINS, PIPES AND DETENTION BASINS) EVERY THREE MONTHS. DURING THESE INSPECTIONS, THE INSPECTOR (A REGISTERED PROFESSIONAL CIVIL ENGINEER QUALIFIED IN DRAINAGE SYSTEMS AS DESIGNATED BY THE PROJECT ASSOCIATION) SHALL LOOK FOR EVIDENCE OF THE FOLLOWING: STRUCTURAL DAMAGE, SILT ACCUMULATION (NEAR INLET INVERTS ON CATCH BASINS, INFILTRATORS), AND IMPROPER FUNCTION. A REPORT ON THE SYSTEM SHALL BE DELIVERED TO THE PROJECT ASSOCIATION, WITH A COPY DELIVERED TO THE TOWN ENGINEER.
2. AFTER INSPECTION, IF ANY OF THE ABOVE CONDITIONS EXIST, THE INSPECTOR SHALL NOTIFY THE PROJECT ASSOCIATION, WHO SHALL IMMEDIATELY ARRANGE FOR ALL NECESSARY REPAIRS AND/OR SEDIMENT REMOVAL.
3. THE ROADWAY IS TO BE SWEPT CLEAN AS REQUIRED (I.E., VISUALLY NOTICEABLE DEBRIS BUILDUP), A MINIMUM OF ONCE PER YEAR.
4. ALL GRADED SLOPES SHALL BE INSPECTED EVERY SPRING FOR EROSION. UPON DISCOVERY OF ANY FAILURE (I.E. EROSION), LOAM AND SEED SHALL BE PUT IN PLACE AND NURTURED.
5. DURING THE WINTER MONTHS, ALL SNOW IS TO BE STORED SUCH THAT SNOW MELT IS CONTROLLED WITHIN THE PAVED AREA AND ENTERS THE STORMWATER TREATMENT SYSTEM.

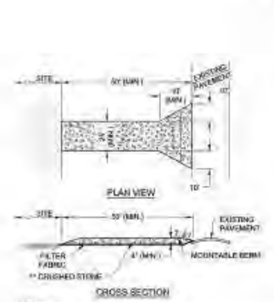


(1) TEMPORARY CHECK DAM DETAIL
NOT TO SCALE



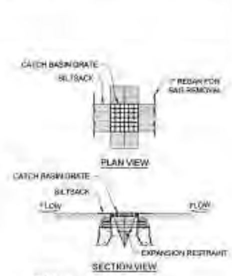
NOTE:
1. PLACE ONE HAY BALE PERPENDICULAR ALONG HAY BALE BARRIER (MAY O.C.)

(2) SILT FENCE / HAY BALE BARRIER
NOT TO SCALE



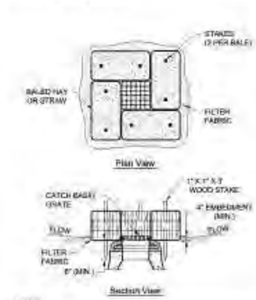
NOTES:
1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED [illegible] AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.

(3) STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTES:
1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLANS BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED WEEKLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.
4. SILTSACKS SHALL NOT BE INSTALLED [illegible] DURING THE WINTER MONTHS.

(4) SILTSACK SEDIMENT TRAP
NOT TO SCALE



NOTES:
1. ENCLOSE STRUCTURE WITH HAYBALES IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION. MAINTAIN UNTIL PAVING BINDER COURSE IS COMPLETE OR A PERMANENT STAND OF GRASS HAS BEEN ESTABLISHED.
2. IF GRATE IS AGAINST EXISTING CURB THEN HAY BALES ARE TO BE PLACED AROUND THREE SIDES OF GRATE ONLY.
3. GRATE TO BE PLACED OVER FILTER FABRIC.
4. BALES SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS. REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.

(5) CATCH BASIN SEDIMENT TRAP
NOT TO SCALE

TTI ENVIRONMENTAL, INC.
Engineering Division
11 Branch Street, Suite 111
Methuen, MA 01844
T 978.749.9929 F 978.749.9920

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

EROSION & SEDIMENTATION CONTROL NOTES

11 & 15 ELM STREET
HARVARD, MA 01451

ASSESSOR'S MAP 17C LOTS 35 & 36

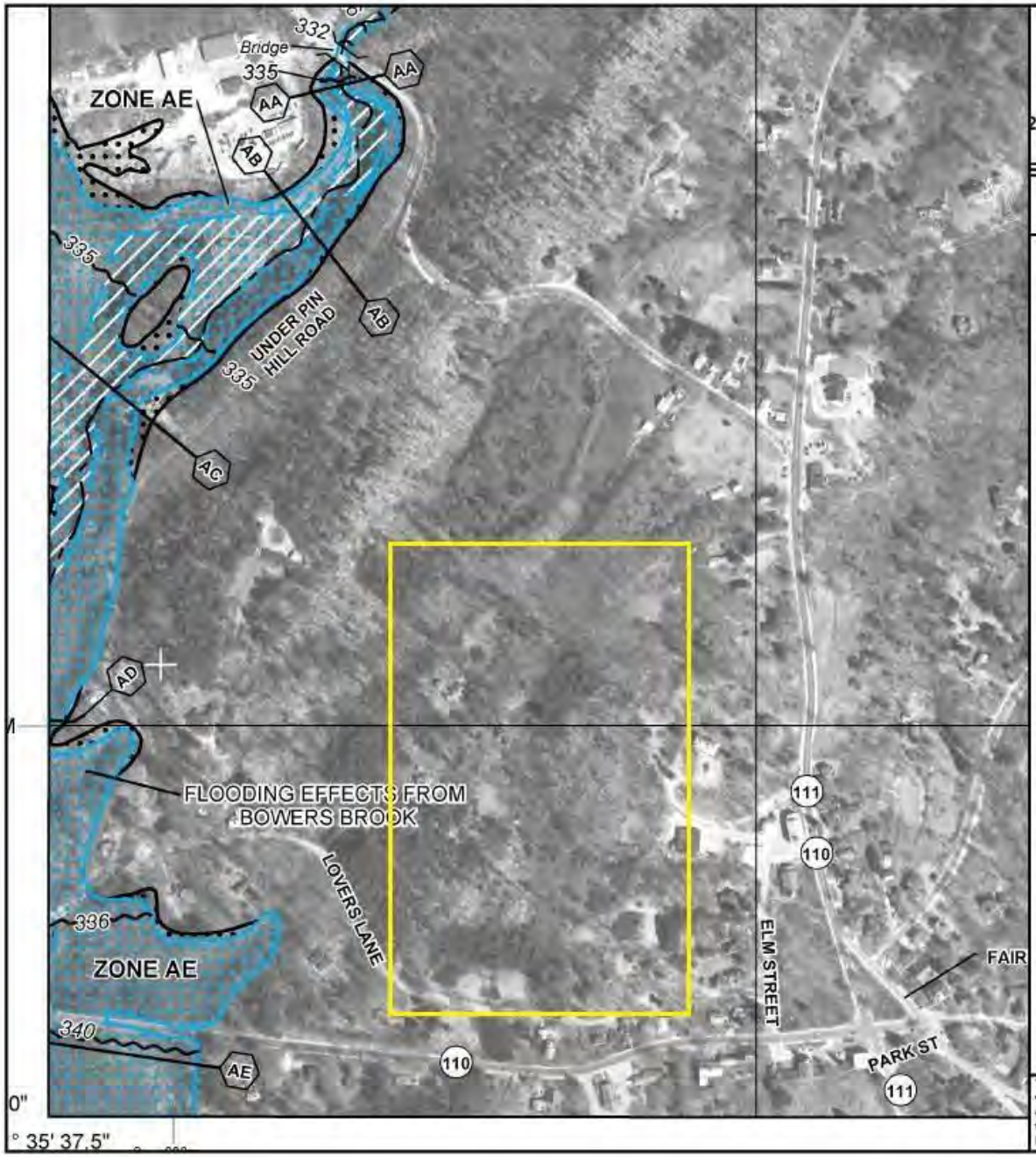
PREPARED FOR
TOWN OF HARVARD
HILDRETH HOUSE HOUSING OVERLAY DISTRICT
13 AYER ROAD
HARVARD, MA 01451

DATE	NO	REVISIONS	BY
05/26/17	1	TOWN COMMENTS	
07/28/17	2	PARCEL BOUNDARY CHANGE	

PROJECT	17-004
DATE	2017-08-15
DRAWING SCALE	N.T.S.
DRAWN BY	CPH
APPROVED BY	SGD

CS8501
SHEET 13 OF 13

FLOOD MAP



MAP SCALE 1" = 500'

250 0 500 1000 FEET

METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0314E

FIRM

FLOOD INSURANCE RATE MAP

WORCESTER COUNTY, MASSACHUSETTS

(ALL JURISDICTIONS)

PANEL 314 OF 1075

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
HARVARD, TOWN OF	250308	0314	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
25027C0314E

EFFECTIVE DATE
JULY 4, 2011

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

SOIL MAP

Soil Map—Worcester County, Massachusetts, Northeastern Part

Map Scale: 1:1,220 if printed on A portrait (8.5" x 11") sheet.

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

N

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

Map Unit Legend

Worcester County, Massachusetts, Northeastern Part (MA613)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
102C	Chatfield-Hollis-Rock outcrop complex, 0 to 15 percent slopes	3.0	66.1%
102D	Chatfield-Hollis-Rock outcrop complex, 15 to 35 percent slopes	1.5	33.3%
305C	Paxton fine sandy loam, 8 to 15 percent slopes	0.0	0.6%
Totals for Area of Interest		**4.5**	**100.0%**

COMPARABLE CONDOMINIUM UNIT SALES

MLS # 72163402 - Sold
Condo - Detached

38 Sugar Rd - Unit 18
Bolton, MA 01740
Worcester County
Unit Placement: **Courtyard**
Unit Level: **1**
Grade School:
Middle School:
High School:
Outdoor Space Available: **Yes - Common**
Handicap Access/Features:

List Price: **$474,900**
Sale Price: **$462,000**
Total Rooms: **7**
Bedrooms: **2**
Bathrooms: **2f 1h**
Master Bath: **Yes**
Fireplaces: **1**

Directions: **Sugar Rd at intersection of Rt 495 and Rt 117. homes are on the left**

Remarks

Looking for maintenance free living, look no further! These homes are settled on a country road right off Rt 495 and Rt 117 making this a great commuter location. The detached homes are designed to foster a sense of community while providing a modern private dwelling. All homes feature two full suites, a main suite on the 1st level plus a study. .2nd level opens to a spacious loft and bedroom suite. This craftsman style home is finished with stainless appliances including a modern hood vent, refrigerator, gas range, counter top built in microwave, dishwasher and wine fridge. Upgraded cabinetry with Marble counter top, large island for entertaining.... Plenty of windows lend itself to a light drenched setting with vaulted ceilings.....

Property Information

Approx. Living Area: **1,935 Sq. Ft. ($238.78/Sq. Ft.)**
Living Area Includes:
Living Area Source: **Unit Floor Plan**
Living Area Disclosures:
Disclosures:

Approx. Acres: **0**
Heat Zones: **1 Forced Air, Gas**
Cool Zones: **1 Central Air**

Garage Spaces: **2 Detached, Garage Door Opener, Deeded**
Parking Spaces: **2**
Levels in Unit: **2**

Complex & Association Information

Complex Name:
Units in Complex: **30** Complete: **No**
Units Owner Occupied: **0** Source:
Association: **Yes** Fee: **$375 Monthly**
Assoc. Fee Inclds: **Water, Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**
Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Kitchen Island, Recessed Lighting, Stainless Steel Appliances, Gas Stove
Master Bedroom:	1		Flooring - Hardwood, Recessed Lighting
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet, Recessed Lighting
Bath 1:	1		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	2		Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	1		Flooring - Stone/Ceramic Tile
Study:	1		Flooring - Hardwood
Loft:	2		Flooring - Wall to Wall Carpet, Recessed Lighting

Features

Area Amenities: **Shopping, Walk/Jog Trails, Golf Course, Bike Path, Conservation Area, Highway Access**
Appliances: **Range, Dishwasher, Microwave**
Basement: **Yes Full, Bulkhead**
Beach: **No**
Construction: **Frame**
Docs in Hand: **Master Deed, Rules & Regs, Floor Plans, Association Financial Statements, Certificate of Insurance**
Electric Features: **200 Amps**
Energy Features: **Insulated Windows**
Exterior: **Composite**
Exterior Features: **Porch, Decorative Lighting, Garden Area, Professional Landscaping, Sprinkler System**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Hot Water: **Propane Gas, Tankless**
Insulation Features: **Fiberglass, Fiberglass - Batts**
Management: **Developer Control**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**
Water Utilities: **Community Well**
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup, Icemaker Connection**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions:
Laundry Features: **In Unit**
Lead Paint: **None**
UFF: Warranty Features: **Yes**
Year Built/Converted: **2017**
Year Built Source: **Builder**
Year Built Desc: **Under Construction**
Year Round: **Yes**
Short Sale w/Unk. Apo. Rep: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **$0**
Tax: **$0** Tax Year: **2017**
Book: **0** Page: **0**
Cert:
Zoning Code: **res**
Map: Block: Lot:

Office/Agent Information

Listing Office: **MCO Realty Service, LLC (978) 456-8388**
Listing Agent: **Karen Morand (978) 235-5595**
Team Member(s):**Karen Morand (978) 235-5595**
Sale Office: **Exit New Options Real Estate** [x] **(888) 363-3948 Ext. 116**
Sale Agent: **Denise P. Wortman** [x] **(978) 852-7955**

Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Agent, Accompanied Showings, Appointment Required**
Showing: Facilitator:
Special Showing Instructions:

Compensation
Sub-Agent: **Not Offered**
Buyer Agent: **2.5**
Facilitator: **0**
Compensation Based On: **Net Sale Price**

Firm Remarks

Open House scheduled every Saturday, Sunday afternoon from 1pm to 4 pm

Market Information

Listing Date: **5/12/2017**
Days on Market: Property has been on the market for a total of **12** day(s)
Expiration Date:
Original Price: **$474,900**
Off Market Date: **5/24/2017**
Sale Date: **7/21/2017**
Sale Price: **$462,000**
Offer Date: **5/24/2017** Days to Offer: **12**

Listing Market Time: MLS# has been on for **12** day(s)
Office Market Time: Office has listed this property for **12** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:
Financing: **Conv. Fixed**

MLS # 71902705 - Sold

Condo - Townhouse, Duplex

3A Trail Ridge Way - Unit 3
Harvard, MA: Harvard, 01451
Worcester County
Unit Placement: Street, End, Walkout
Unit Level: 2
Grade School: Harvard
Middle School: Harvard
High School: Bromfield
Outdoor Space Available: Yes - Common
Handicap Access/Features: No
Directions: GPS or Mapquest 204 Littleton County Road, Harvard, MA

List Price: $465,000
Sale Price: $445,000

Total Rooms: 7
Bedrooms: 2
Bathrooms: 2F 1h
Master Bath: Yes
Fireplaces: 1

Remarks

The Preakness II (No Age Restriction) - 30 Day Occupancy - Now building Duplexes with two car garage! Stunning new floor plan boasting sophisticated style and flare. Sited on 40 estate like acres Trail Ridge at Harvard affords a rare quality of life. Dramatic interior with an open floor plan, gas fireplace with marble surround and hearth, granite, stainless steel appliances, hardwoods, island in gourmet kitchen, unfinished walk out lower level...all the bells and whistles! Fabulous four season room tops off this luxury condo. Country living at it's finest yet close to major highways and commuter railways. (Was Rated) PHOTOS OF SIMILAR TO BE BUILT.

Property Information

Approx. Living Area: 2,274 Sq. Ft. ($195.69/Sq. Ft.)
Living Area Include:
Living Area Source: Unit Floor Plan
Living Area Disclosure: Unfinished walk out lower level
Disclosure: Comm paid on base price/$1500 septic reserve required at closing

Approx. Acres: 40 (1,742,400 Sq. Ft.)
Heat Zones: 2 Forced Air, Gas, ENERGY STAR
Cool Zones: 2 Central Air, ENERGY STAR

Garage Spaces: 2 Attached, Garage Door Opener, Insulated
Parking Spaces: 2 Off-Street, Paved Driveway
Levels in Unit: 3

Complex & Association Information

Complex Name: Trail Ridge at Harvard
Units in Complex: 52 Complete: No
Units Owner Occupied: 26 Source:
Association: Yes Fee: $325 Monthly
Assoc. Fee Incl.: Water, Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal
Special Assessments: No

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	17X16	Ceiling - Cathedral, Flooring - Hardwood, Cable Hookup, Deck - Exterior, Open Floor Plan, Recessed Lighting
Dining Room:	1	13X12	Flooring - Hardwood
Kitchen:	1	12X12	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Kitchen Island, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances
Master Bedroom:	2	16X16	Bathroom - Full, Ceiling - Cathedral, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Cable Hookup
Bedroom 2:	2	15X14	Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Shower Stall, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	1		Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup
Loft:	2	20X11	Flooring - Wall to Wall Carpet, Open Floor Plan, Recessed Lighting
Entry Hall:	1	10X9	Ceiling - Cathedral, Flooring - Hardwood
Sun Room:	1	12X10	Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Balcony / Deck
-	1		-

Features

Area Amenities: Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Conservation Area, Highway Access, House of Worship, Public School, T-Station
Appliances: Microwave, Dishwasher - ENERGY STAR, Range - ENERGY STAR
Association Pool: No
Basement: Yes Full, Walk Out, Interior Access, Concrete Floor, Unfinished Basement
Beach: Yes Lake/Pond
Beach Ownership: Public
Beach - Mile to: 1 to 2 Mile
Construction: Frame, Stone/Concrete, Conventional (2x4-2x6)
Docs in hand: Master Deed, Rules & Regs, Master Plan, Floor Plans, Certificate of Insurance
Electric Features: Circuit Breakers, 150 Amps
Energy Features: Insulated Windows, Insulated Doors, Prog. Thermostat
Exterior: Vinyl, Stone
Exterior Features: Porch, Deck, Screens, Professional Landscaping
Flooring: Tile, Wall to Wall Carpet, Hardwood
Hot Water: Propane Gas
Insulation Features: Full, Blown In, Fiberglass - Batts
Interior Features: Cable Available
Management: Professional - Off Site
Pets Allowed: Yes w/ Restrictions Pets Negotiable
Restrictions: RV/Boat/Trailer
Roof Materials: Asphalt/Fiberglass Shingles
Sewer Utilities: Private Sewerage - Title 5: Certificate of Compliance
Water Utilities: Community Well, Private Water
Utility Connections: for Gas Range, for Electric Dryer, Washer Hookup, Icemaker Connection
Waterfront: No
Water View: No

Other Property Info

Adult Community: No
Elevator: No
Disclosure Declaration: No
Exclusions:
Facing Direction: West
Green Certified: Proposed Other (See Remarks)
Laundry Features: In Unit
Lead Paint: None
LIHTC: No Warranty Features: Yes
Year Built/Converted: 2015
Year Built Source: Builder
Year Built Desc: Under Construction
Year Round: Yes
Short Sale w/Lndr. App. Req: No
Lender Owned: No

Tax Information

Pin #:
Assessed: $0
Tax: $0 Tax Year: 2015
Book: TBD Page: TBD
Cert:
Zoning Code: Res
Map: Block: Lot:

Office/Agent Information

Listing Office: Keller Williams Realty North Central (978) 840-9000 Ext. 3612
Listing Agent: Apple Country Team (978) 860-3612
Team Member(s): Elaine E. Davis-Curll (978) 877-0026
Sale Office: Harvard Realty (978) 456-8839
Sale Agent: Steve Nignus (617) 834-8516
Listing Agreement Type: Exclusive Right to Sell
Entry Only: No
Showing: Sub-Agent: Sub-Agency Relationship Not Offered
Showing: Buyer-Agent: Call List Agent, Accompanied Showings, Appointment Required, Sign
Showing: Facilitator: Call List Agent, Lock Box, Accompanied Showings, Appointment Required, Sign
Special Showing Instructions: Agent must accompany buyer first showing.

Compensation
Sub-Agent: Not Offered
Buyer Agent: 2.5
Facilitator: 2.5
Compensation Based On: Net Sale Price

Firm Remarks

Visit our website at www.applecountryteam.com Photos of similar to be built.

Market Information

Listing Date: 9/11/2015
Days on Market: Property has been on the market for a total of 462 day(s)
Expiration Date:
Original Price: $495,900
Off Market Date: 6/14/2016
Sale Date: 8/15/2016
Sale Price: $445,000
Offer Date: 6/14/2016 Days to Offer: 277

Listing Market Time: MLS# has been on for 277 day(s)
Office Market Time: Office has listed this property for 462 day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:
Financing: Conv. Fixed

MLS # 71902147 - Sold
Condo - Townhouse, Duplex

3C Trail Ridge Way - Unit 7
Harvard, MA: Harvard, 01451
Worcester County
Unit Placement: **Street, End, Walkout**
Unit Level: **2**
Grade School: **Harvard**
Middle School: **Harvard**
High School: **Bromfield**
Outdoor Space Available: **Yes - Common**
Handicap Access/Features: **No**
Directions: **GPS or Mapquest 204 Littleton County Road, Harvard, MA**

List Price: **$465,000**
Sale Price: **$445,000**

Total Rooms: **7**
Bedrooms: **2**
Bathrooms: **2F 1h**
Master Bath: **Yes**
Fireplaces: **1**

Remarks

The Preakness II (No Age Restriction) - Immediate Occupancy - New building Duplexes with two car garage! New open floor plan sure to warm the heart of the most discerning buyer. Sited on 40 estate like acres Trail Ridge at Harvard affords a rare quality of life. This sophisticated design boasts a bright and airy open floor plan, gas fireplace with marble surround and hearth, beautiful sun room, granite, stainless steel appliances, hardwoods, island in gourmet kitchen, designer lighting, unfinished walk out lower level...all the bells and whistles! Country living at it's finest yet close to major highways and commuter railways.

Property Information

Approx. Living Area: **2,154 Sq. Ft. ($206.59/Sq. Ft.)**
Living Area Includes:
Living Area Source: **Unit Floor Plan**
Approx. Acres: **40 (1,742,400 Sq. Ft.)**
Heat Zones: **2 Forced Air, Gas, ENERGY STAR**
Cool Zones: **2 Central Air, ENERGY STAR**
Garage Spaces: **2 Attached, Garage Door Opener, Insulated**
Parking Spaces: **2 Off-Street, Paved Driveway**
Levels in Unit: **3**
Living Area Disclosures: **Unfinished walk out lower level**
Disclosures: **Comm paid on base price/$2,000 water and septic reserve required at closing.**

Complex & Association Information

Complex Name: **Trail Ridge at Harvard**
Units in Complex: **52** Complete: **No**
Units Owner Occupied: **25** Source:
Association: **Yes** Fee: **$350 Monthly**
Assoc. Fee Incldc: **Water, Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**
Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	17X16	**Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood**
Dining Room:	1	13X12	**Flooring - Hardwood**
Kitchen:	1	12X12	**Flooring - Hardwood, Countertops - Stone/Granite/Solid, Kitchen Island, Recessed Lighting**
Master Bedroom:	2	16X16	**Bathroom - Full, Ceiling Fan(s), Flooring - Wall to Wall Carpet**
Bedroom 2:	2	15X14	**Flooring - Wall to Wall Carpet**
Bath 1:	1		**Bathroom - Half, Flooring - Stone/Ceramic Tile**
Bath 2:	2		**Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid**
Bath 3:	2		**Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid**
Laundry:	1		**Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup**
Loft:	2	20X11	**Flooring - Wall to Wall Carpet**
Entry Hall:	1	10X8	**Ceiling - Cathedral, Flooring - Hardwood**
Sun Room:	1	12X10	**Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Balcony / Deck**

Features

Area Amenities: **Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Conservation Area, Highway Access, House of Worship, Public School, T-Station**
Appliances: **Range, Dishwasher, Microwave**
Association Fee: **No**
Basement: **Yes Full, Walk Out, Interior Access, Concrete Floor**
Beach: **Yes Lake/Pond**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**
Construction: **Frame, Stone/Concrete, Conventional (2x4-2x6)**
Docs in Hand: **Master Deed, Rules & Regs, Master Plan, Floor Plans, Certificate of Insurance**
Electric Features: **Circuit Breakers, 150 Amps**
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
Exterior: **Vinyl, Stone**
Exterior Features: **Porch, Deck, Professional Landscaping, Sprinkler System**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Hot Water: **Propane Gas**
Insulation Features: **Full, Blown In, Fiberglass - Batts**
Interior Features: **Cable Available**
Management: **Professional - Off Site**
Pets Allowed: **Yes w/ Restrictions Pets Negotiable**
Restrictions: **RV/Boat/Trailer**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**
Water Utilities: **Community Well, Private Water**
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup, Icemaker Connection**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Elevator: **No**
Disclosure Declaration: **No**
Exclusions:
Facing Direction: **West**
Laundry Features: **In Unit**
Lead Paint: **None**
UFI?: **No** Warranty Features: **Yes**
Year Built/Converted: **2015**
Year Built Source: **Builder**
Year Built Desc: **Under Construction**
Year Round: **Yes**
Short Sale w/Undr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **$0**
Tax: **$0** Tax Year: **2015**
Book: **TBD** Page: **TBD**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Keller Williams Realty North Central** (978) 840-9000 Ext. 3612
Listing Agent: **Apple Country Team (978) 660-3612**
Team Member(s): **Elaine E. Davis-Curll** (978) 877-0028
Sale Office: **The Attias Group, LLC** (978) 371-1234
Sale Agent: **The Zur Attias Team (978) 621-0734**
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Lock Box, Appointment Required, Sign, Schedule with ShowingTime or call 888-627-2775**
Showing: Facilitator: **Lock Box, Appointment Required, Sign, Schedule with ShowingTime or call 888-627-2775**
Special Showing Instructions: **Agent must accompany buyer first showing. Please remove shoes.**

Compensation
Sub-Agent: **Not Offered**
Buyer Agent: **2.5**
Facilitator: **2.5**
Compensation Based On: **Net Sale Price**

Firm Remarks

Visit our website at www.neconstructionservices.com

Market Information

Listing Date: **9/10/2015**
Days on Market: Property has been on the market for a total of **622** day(s)
Expiration Date:
Original Price: **$495,900**
Off Market Date: **8/9/2016**
Sale Date: **9/15/2016**
Sale Price: **$445,000**
Offer Date: **7/26/2016** Days to Offer: **320**

Listing Market Time: MLS# has been on for **335** day(s)
Office Market Time: Office has listed this property for **622** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:
Financing: **Conv. Fixed**

MLS # 71969713 - Sold
Condo - Townhouse

1 Trail Ridge Way - Unit A
Harvard, MA 01451-1463
Worcester County

List Price: **$449,900**
Sale Price: **$445,000**

Unit Placement: **End, Walkout**
Unit Level: **1**
Grade School:
Middle School:
High School: **Bromfield**
Outdoor Space Available: **Yes - Private**
Handicap Access/Features:
Directions: **Rt 111 to Littleton Country Road to Trail Ridge Way.**

Total Rooms: **7**
Bedrooms: **2**
Bathrooms: **2F 1h**
Master Bath: **Yes**
Fireplaces: **1**

Remarks

Spectacular in every way! Contemporary townhome with gorgeous views of the meadow from many windows. Outstanding sunlight fills this home with light. Tons of upgrades INCLUDED! This home delights with a wonderful sunroom to sit and watch the birds or read a book, gas fireplaced family room, soaring ceilings, transom windows, an open floor plan and gleaming hardwood throughout the first floor. Granite and stainless kitchen with upgraded cabinets and double oven is perfection with a built in pantry, eat-in island and tons of storage for all of your cooking needs. A huge walkout basement with sliders and windows is ready for your expansion. Views of the nearby meadow will delight you with wildlife and beauty year round. Not an age restricted unit!!!

Property Information

Approx. Living Area: **2,189 Sq. Ft. ($203.29/Sq. Ft.)**
Approx. Acres:
Garage Spaces: **2 Attached, Garage Door Opener**
Living Area Includes:
Heat Zones: **2 Forced Air, Gas**
Parking Spaces: **2 Off-Street, Paved Driveway, Exclusive Parking**
Living Area Source: **Unit Floor Plan**
Cool Zones: **2 Central Air**
Levels in Unit: **2**
Living Area Disclosures: **Does not include large walkout basement - ready to finish!**
Disclosures:

Complex & Association Information

Complex Name:
Units in Complex: **52** Complete: **No**
Units Owner Occupied: Source:
Association: **Yes** Fee: **$325 Monthly**
Assoc. Fee Inclds: **Water, Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Walking/Jogging Trails**
Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	17X12	Flooring - Hardwood, Open Floor Plan, Recessed Lighting
Dining Room:	1	14X12	Flooring - Hardwood, Open Floor Plan
Family Room:	1	17X13	Fireplace, Skylight, Ceiling - Cathedral, Flooring - Hardwood, Open Floor Plan, Recessed Lighting
Kitchen:	1	12X11	Closet, Flooring - Hardwood, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Breakfast Bar / Nook, Recessed Lighting
Master Bedroom:	2	18X14	Bathroom - Full, Bathroom - Double Vanity/Sink, Ceiling - Cathedral, Closet - Walk-in, Closet, Double Vanity, Recessed Lighting
Bedroom 2:	2	12X12	Bathroom - Full, Closet
Bath 1:	1		Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Jacuzzi / Whirlpool Soaking Tub, Enclosed Shower - Fiberglass
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower, Countertops - Stone/Granite/Solid
Laundry:	2		Dryer Hookup - Dual, Dryer Hookup - Electric
Bonus Room:	2		Ceiling - Cathedral, Balcony - Interior
Sun Room:	1		Flooring - Hardwood, Balcony / Deck, Recessed Lighting

Features

Area Amenities: **Walk/Jog Trails, Stables, Golf Course, Conservation Area, Highway Access, Public School**
Appliances: **Refrigerator - ENERGY STAR, Dishwasher - ENERGY STAR, Rangetop - ENERGY STAR, Oven - ENERGY STAR**
Association Pool: **No**
Basement: **Yes Full, Walk Out, Interior Access, Concrete Floor, Unfinished Basement**
Beach: **Yes Lake/Pond**
Beach Ownership: **Association**
Beach - Mile to: **Unknown**
Docs In Hand: **Master Deed**
Exterior: **Clapboard**
Exterior Features: **Deck**
Flooring: **Hardwood**
Hot Water: **Propane Gas**
Interior Features: **Cable Available**
Management: **Developer Control**
Pets Allowed: **Yes**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**
Water Utilities: **Community Well**
Utility Connections: **for Gas Range, for Electric Oven, for Gas Dryer, for Electric Dryer, Washer Hookup**
Waterfront: **No**
Water View: **No**

Other Property Info

Elevator: **No**
Disclosure Declaration: **No**
Exclusions: **Washer/dryer excluded**
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: **No** Warranty Features: **No**
Year Built/Converted: **2008**
Year Built Source: **Public Record**
Year Built Desc: **Approximate**
Year Round: **Yes**
Short Sale w/Undr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:014.0 P:0069-001A.0**
Assessed: **$397,600**
Tax: **$7,177** Tax Year: **2016**
Book: **52054** Page: **283**
Cert: **14887**
Zoning Code: **Condo**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Keller Williams Realty Boston Northwest** (978) 369-5775
Listing Agent: **Catherine Hammil** (617) 872-4972
Team Member(s):
Sale Office: **Keller Williams Realty Boston Northwest** (978) 369-5775
Sale Agent: **Tonya Melillo** (508) 633-9131
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Lock Box, Appointment Required, Schedule with ShowingTime or call 888-627-2775**
Showing: Facilitator: **Lock Box, Appointment Required, Schedule with ShowingTime or call 888-627-2775**
Special Showing Instructions:

Compensation
Sub-Agent: **Not Offered**
Buyer Agent: **2.5**
Facilitator: **1**
Compensation Based On: **Net Sale Price**

Firm Remarks

Back on market due to buyer's sale falling through.

Market Information

Listing Date: **3/9/2016**
Days on Market: Property has been on the market for a total of **106** day(s)
Expiration Date:
Original Price: **$459,900**
Off Market Date: **6/23/2016**
Sale Date: **8/11/2016**
Sale Price: **$445,000**
Offer Date: **6/7/2016** Days to Offer: **90**

Listing Market Time: MLS# has been on for **106** day(s)
Office Market Time: Office has listed this property for **106** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:
Financing: **Conv. Fixed**

MLS # 72186991 - Sold
Condo - Townhouse

15 Littleton Rd - Unit 3C
Harvard, MA 01451-1428
Worcester County
Unit Placement: **Street, End, Walkout, Courtyard**
Unit Level: **1**
Grade School: **Hildreth**
Middle School: **Bromfield**
High School: **Bromfield**
Outdoor Space Available: **Yes - Private**
Handicap Access/Features:
Directions: **Harvard Center to Littleton Rd**

List Price: **$449,000**
Sale Price: **$445,000**

Total Rooms: **6**
Bedrooms: **2**
Bathrooms: **2f 1h**
Master Bath: **Yes**
Fireplaces: **1**

Remarks

Location, Location, Location! Unbelievably convenient living in this remarkable, well designed 2-level end unit with all the Bells & Whistles and wonderful open, bright spaces. Perfectly situated just steps from the Harvard Common allowing residents to enjoy living close to the Town Hall, Senior Center, Award Winning Library, Bear Hill Pond (for swimming & boating), General Store, Schools and playing fields with the ability to join in on all that this quintessential small town has to offer - farmers market, town activities & more! Enter the tiled foyer through a covered farmers porch overlooking pretty vistas - perfect for a rocking chair and lemonade. The open floor plan includes a dramatic Living Room with soaring ceiling to balcony above, gas fireplace surrounded by custom built-ins, a country kitchen with loads of granite counters, stainless appliances, sit-down peninsula, dining area with walk-out to private patio for summer entertaining and first floor master bedroom suite.

Property Information

Approx. Living Area: **1,803 Sq. Ft. ($246.81/Sq. Ft.)**
Approx. Acres: **1.75 (76,230 Sq. Ft.)**
Garage Spaces: **2 Attached, Under, Garage Door Opener, Storage, Work Area, Deeded**
Living Area Includes:
Heat Zones: **Forced Air, Gas**
Parking Spaces: **1 Off-Street, Assigned, Paved Driveway**
Living Area Source: **Field Card**
Cool Zones: **Central Air**
Levels in Unit: **2**
Living Area Disclosure:
Disclosure: **Monthly condo fee $275, Rules & Regulations attached. Estate - sold "as is" Seller has not lived in unit.**

Complex & Association Information

Complex Name: **Harvard Commons**
Units in Complex: **12** Complete: **Unknown**
Units Owner Occupied: Source:
Association: **Yes** Fee: **$275 Monthly**
Assoc. Fee Incl.: **Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Walking/Jogging Trails**
Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	17X16	Fireplace, Ceiling - Cathedral, Flooring - Hardwood
Dining Room:	1	14X12	Flooring - Hardwood
Kitchen:	1	14X12	Wood / Coal / Pellet Stove, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Country Kitchen, Open Floor Plan, Slider, Gas Stove, Peninsula
Master Bedroom:	1	14X14	Bathroom - Full, Ceiling - Cathedral, Closet - Walk-in
Bedroom 2:	2	14X12	Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - Double Vanity/Sink, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	1		-
Loft:	2	22X13	Flooring - Hardwood, Flooring - Wall to Wall Carpet

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Stables, Golf Course, Conservation Area, Highway Access**
Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
Basement: **Yes**
Beach: **Yes**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**
Construction: **Frame**
Docs In Hand: **Master Deed, Unit Deed, Rules & Regs**
Electric Features: **200 Amps**
Energy Features: **Insulated Windows, Insulated Doors**
Exterior: **Clapboard**
Exterior Features: **Porch, Patio, Decorative Lighting, Screens**
Flooring: **Wood, Tile, Wall to Wall Carpet**
Insulation Features: **Full**
Interior Features: **Central Vacuum, Cable Available**
Management: **Other (See Remarks)**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Terms: **Estate Sale**
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Laundry Features: **In Unit**
Lead Paint: **None**
UFFI: **No** Warranty Features:
Year Built/Converted: **2010**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round:
Short Sale w/Undr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:17-D B:14 L:3-C**
Assessed: **$350,700**
Tax: **$6,348** Tax Year: **2017**
Book: **48993** Page: **61**
Cert: **000000055981**
Zoning Code: **ma**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Harvard Realty** (978) 456-8839
Listing Agent: **Rhonda Sprague** (508) 341-0888
Team Member(s):
Sale Office: **Prospective Realty INC** (508) 633-2288
Sale Agent: **Eric Callahan** (508) 633-2288
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Accompanied Showings, Appointment Required, Sign, Schedule with ShowingTime or call 888-627-2775**
Showing: Facilitator: **Accompanied Showings, Appointment Required, Sign, Schedule with ShowingTime or call 888-627-2775**
Special Showing Instructions: **Call Showing Time 888-627-2775. Showings start Sunday at Open House.**

Compensation
Sub-Agent: **Not Offered**
Buyer Agent: **2**
Facilitator: **0**
Compensation Based On: **Net Sale Price**

Market Information

Listing Date: **6/21/2017**
Days on Market: Property has been on the market for a total of **29** day(s)
Expiration Date:
Original Price: **$449,000**
Off Market Date: **7/19/2017**
Sale Date: **8/16/2017**
Sale Price: **$445,000**
Offer Date: **6/30/2017** Days to Offer: **9**

Listing Market Time: MLS# has been on for **29** day(s)
Office Market Time: Office has listed this property for **29** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:
Financing: **Cash**

MLS # 71619518 - Sold
Condo - Townhouse, Duplex

13C Trail Ridge Way - Unit 47
Harvard, MA: Harvard, 01451
Worcester County
Unit Placement: **Street, End, Walkout**
Unit Level: **2**
Grade School: **Harvard**
Middle School: **Harvard**
High School: **Bromfield**
Outdoor Space Available: **Yes - Common**
Handicap Access/Features: **No**
Directions: **GPS or Mapquest 204 Littleton County Road, Harvard, MA**

List Price: **$437,000**
Sale Price: **$445,000**

Total Rooms: **6**
Bedrooms: **2**
Bathrooms: **2f 1h**
Master Bath: **Yes**
Fireplaces: **1**

Remarks

We have a new attitude!! The Derby II (Age Restricted 55+) at Trail Ridge-Under Construction! - Duplex with stunning new design featuring a versatile open floor that boasts cathedral ceilings, hardwoods, gourmet kitchen, granite, tile, gas fireplace with marble surround and hearth, stainless steel appliances and more. Sited on 40 estate like acres affording country living in comfortable elegance. Close to major highways and commuter railways. PHOTOS OF SIMILAR TO BE BUILT.

Property Information

Approx. Living Area: **2,110 Sq. Ft. ($210.90/Sq. Ft.)**
Living Area Includes:
Living Area Source: **Unit Floor Plan**
Living Area Disclosure:
Disclosure: **$1500 septic reserve required at closing**

Approx. Acres: **40 (1,742,400 Sq. Ft.)**
Heat Zones: **1 Forced Air, Gas**
Cool Zones: **1 Central Air**

Garage Spaces: **2 Attached, Garage Door Opener**
Parking Spaces: **2 Off-Street, Paved Driveway**
Levels in Unit: **3**

Complex & Association Information

Complex Name: **Trail Ridge at Harvard**
Units in Complex: **52** Complete: **No**
Units Owner Occupied: **20** Source:
Association: **Yes** Fee: **$325**
Assoc. Fee Incldd: **Water, Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**
Special Assessments:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	17X13	Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood
Dining Room:	1	13X12	Flooring - Hardwood
Kitchen:	1	22X10	Ceiling - Cathedral, Flooring - Hardwood, Countertops - Stone/Granite/Solid
Master Bedroom:	1	18X16	Bathroom - Full, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bedroom 2:	2	20X18	Bathroom - Full, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Loft:	2	14X13	Skylight, Flooring - Wall to Wall Carpet
Entry Hall:	1	18X6	Flooring - Hardwood
Mud Room:	1		Flooring - Hardwood
Other:	1		Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup

Features

Area Amenities: **Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Conservation Area, Highway Access, House of Worship, Public School**
Appliances: **Range, Dishwasher, Microwave**
Association Pool: **No**
Basement: **Yes Full, Concrete Floor**
Beach: **Yes Lake/Pond**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**
Construction: **Frame**
Docs in Hand: **Master Deed, Rules & Regs, Master Plan, Floor Plans, Certificate of Insurance**
Electric Features: **Circuit Breakers, 150 Amps**
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
Exterior: **Vinyl, Stone**
Exterior Features: **Porch, Deck**
Flooring: **Wood, Tile, Wall to Wall Carpet**
Hot Water: **Propane Gas**
Insulation Features: **Full, Fiberglass, Blown In**
Interior Features: **Cable Available**
Management: **Professional - Off Site**
Pets Allowed: **Yes w/ Restrictions Pets Negotiable**
Restrictions: **Adult Community**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**
Water Utilities: **Community Well, Private Water**
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **Yes**
Disclosure Declaration: **No**
Exclusions:
Facing Direction: **Northwest**
Laundry Features: **In Unit**
Lead Paint: **None**
UFFI: **No** Warranty Features: **Yes**
Year Built/Converted: **2014**
Year Built Source: **Builder**
Year Built Desc: **To Be Built**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **$0**
Tax: **$0** Tax Year: **2014**
Book: **TBD** Page: **TBD**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Northwest Development (978) 577-0026**
Listing Agent: **Elaine E. Davis-Curll** [x] **(978) 577-0026**
Team Member(s):
Sale Office: **Coldwell Banker Residential Brokerage - Waltham** [x] **(781) 893-0808**
Sale Agent: **Linda Cantillon** [x] **(978) 501-0083**
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Agent, Appointment Required, Sign**
Showing: Facilitator: **Call List Agent, Appointment Required**
Special Showing Instructions: **SHOWING MUST BE BY APPOINTMENT AND ACCOMPANIED. Agent must accompany buyer first showing.**

Compensation
Sub-Agent: **Not Offered**
Buyer Agent: **2.5**
Facilitator: **0**
Compensation Based On: **Net Sale Price**

Firm Remarks

Visit our website at www.nwconstructionservices.com Photos may depict homeowner modifications.

Market Information

Listing Date: **1/3/2014**
Days on Market: Property has been on the market for a total of **434** day(s)
Expiration Date:
Original Price: **$424,900**
Off Market Date: **6/23/2014**
Sale Date: **10/10/2014**
Sale Price: **$445,000**
Offer Date: **6/23/2014** Days to Offer: **171**

Listing Market Time: MLS# has been on for **171** day(s)
Office Market Time: Office has listed this property for **434** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:
Financing: **Conv. Fixed**

MLS # 71694900 - Sold
Condo - Townhouse, Duplex

30 Trail Ridge Way - Unit 8
Harvard, MA: Harvard, 01451
Worcester County
Unit Placement: **Street, End**
Unit Level: **2**
Grade School: **Harvard**
Middle School: **Harvard**
High School: **Bromfield**
Outdoor Space Available: **Yes - Common**
Handicap Access/Features: **No**
Directions: **GPS or Mapquest 204 Littleton County Road, Harvard, MA**

List Price: **$443,000**
Sale Price: **$443,000**

Total Rooms: **6**
Bedrooms: **2**
Bathrooms: **2F 1h**
Master Bath: **Yes**
Fireplaces: **1**

Remarks

We have a new attitude!! The Preakness II (No Age Restriction) - TO BE BUILT - New building Duplexes with two car garage! New open floor plan sure to warm the heart of the most discerning buyer. Sited on 40 estate like acres Trail Ridge at Harvard affords a rare quality of life. This sophisticated design boasts a bright and airy open floor plan, gas fireplace with marble surround and hearth, granite, stainless steel appliances, hardwoods, island in gourmet kitchen, unfinished walk out lower level...all the bells and whistles! Country living at it's finest yet close to major highways and commuter railways. Photos of similar to be built

Property Information

Approx. Living Area: **2,154 Sq. Ft. ($205.66/Sq. Ft.)**
Living Area Includes:
Living Area Source: **Unit Floor Plan**
Living Area Disclosure: **Unfinished walk out lower level**
Disclosure: **Comm paid on base price/$1500 septic reserve required at closing**

Approx. Acres: **40 (1,742,400 Sq. Ft.)**
Heat Zone: **1 Forced Air, Gas**
Cool Zone: **1 Central Air**

Garage Spaces: **2 Attached, Garage Door Opener**
Parking Spaces: **2 Off-Street, Paved Driveway**
Levels in Unit: **3**

Complex & Association Information

Complex Name: **Trail Ridge at Harvard**
Units in Complex: **52** Complete: **No**
Units Owner Occupied: **21** Source:
Association: **Yes** Fee: **$325**
Assoc. Fee Incl: **Water, Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**
Special Assessments:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	17X16	Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood
Dining Room:	1	13X12	Flooring - Hardwood
Kitchen:	1	12X12	Ceiling - Cathedral, Flooring - Hardwood, Countertops - Stone/Granite/Solid
Master Bedroom:	2	16X16	Bathroom - Full, Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bedroom 2:	2	15X14	Bathroom - Full, Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	1		Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup
Loft:	2	20X11	Flooring - Wall to Wall Carpet
Entry Hall:	1	18X8	Flooring - Hardwood
:	1		-

Features

Area Amenities: **Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Conservation Area, Highway Access, House of Worship, Public School, T-Station**
Appliances: **Range, Dishwasher, Microwave**
Association Pool: **No**
Basement: **Yes Full, Interior Access, Concrete Floor**
Beach: **Yes Lake/Pond**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**
Construction: **Frame, Stone/Concrete, Conventional (2x4-2x6)**
Doc in Hand: **Master Deed, Rules & Regs, Master Plan, Floor Plans, Certificate of Insurance**
Electric Features: **Circuit Breakers, 150 Amps**
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
Exterior: **Vinyl, Stone**
Exterior Features: **Porch, Deck, Professional Landscaping**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Hot Water: **Propane Gas**
Insulation Features: **Full, Fiberglass, Blown In**
Interior Features: **Cable Available**
Management: **Professional - Off Site**
Pets Allowed: **Yes w/ Restrictions Pets Negotiable**
Restrictions: **RV/Boat/Trailer**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**
Water Utilities: **Community Well, Private Water**
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup, Icemaker Connection**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Elevator: **No**
Disclosure Declaration: **No**
Exclusions:
Facing Direction: **West**
Laundry Features: **In Unit**
Lead Paint: **None**
UFFI: **No** Warranty Features: **Yes**
Year Built/Converted: **2014**
Year Built Source: **Builder**
Year Built Desc: **To Be Built**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **$0**
Tax: **$0** Tax Year: **2014**
Book: **TBD** Page: **TBD**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Northwest Development (978) 877-0026**
Listing Agent: **Elaine E. Davis-Curll** (978) 877-0026
Team Member(s):
Sale Office: **Keller Williams Realty** (781) 843-3200 Ext. 145
Sale Agent: **Dakota Riley** (781) 883-7580
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Agent, Appointment Required, Sign**
Showing: Facilitator:
Special Showing Instructions: **Agent must accompany buyer first showing.**

Compensation
Sub-Agent: **Not Offered**
Buyer Agent: **2.5**
Facilitator: **0**
Compensation Based On: **Net Sale Price**

Firm Remarks

Visit our website at www.newconstructionservices.com Photos of similar to be built.

Market Information

Listing Date: **6/7/2014**
Days on Market: Property has been on the market for a total of **10** day(s)
Expiration Date:
Original Price: **$443,000**
Off Market Date: **6/17/2014**
Sale Date: **6/12/2015**
Sale Price: **$443,000**
Offer Date: **6/17/2014** Days to Offer: **10**

Listing Market Time: MLS# has been on for **10** day(s)
Office Market Time: Office has listed this property for **10** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:
Financing: **Conv. Fixed**

MLS # 72022897 - Sold
Condo - Townhouse, Attached

15 Littleton Road - Unit 2C
Harvard, MA 01451
Worcester County
Unit Placement: **End, Corner**
Unit Level: **1**
Grade School: **Hildreth**
Middle School: **Bromfield**
High School: **Bromfield**
Outdoor Space Available:
Handicap Access/Features:
Directions: **Rts. 111 to Littleton Road**

List Price: **$400,000**
Sale Price: **$400,000**

Total Rooms: **6**
Bedrooms: **2**
Bathrooms: **2f 1h**
Master Bath: **Yes**
Fireplaces: **0**

Remarks

Terrific opportunity to own at Harvard Commons, just off the town center! Delight in this young and elegant town home offering a bright and open floor plan. Be greeted by a cathedral ceiling foyer, open to the second floor loft. Custom kitchen offering hardwood flooring, custom cabinetry, granite counters and stainless appliances. Formal dining room with hardwoods, crown molding, chair rail and access to a beautiful patio space. Soaring living room with hardwood flooring. First floor master suite with crown molding, full bath and walk-in closet. Upstairs offers a spacious second bedroom, full bath and an enormous loft space. Partially finished lower level for an office or playroom. Delight in the over sized 2 car garage!

Property Information

Approx. Living Area: **1,958 Sq. Ft. ($204.29/Sq. Ft.)**
Living Area Includes:
Living Area Source: **Field Card**
Living Area Disclosure: **Does not include finished basement**
Disclosure: **See agent for exclusions.**

Approx. Acres:
Heat Zones: **Central Heat, Gas**
Cool Zones: **Central Air**

Garage Spaces: **2 Attached**
Parking Spaces: **2 Off-Street, Paved Driveway**
Levels in Unit: **3**

Complex & Association Information

Complex Name: **Harvard Commons**
Units in Complex: **6** Complete:
Units Owner Occupied: Source:
Association: **Yes** Fee: **$325 Monthly**
Assoc. Fee Incldc: **Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Walking/Jogging Trails, Refuse Removal**
Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	19X15	-
Dining Room:	1	11X15	-
Kitchen:	1	11X13	-
Master Bedroom:	1	13X16	-
Bedroom 2:	2	14X11	-
Laundry:	1		-
Loft:	2	11X17	-
Office:	B	14X13	-

Features

Area Amenities: **Public Transportation, Tennis Court, Walk/Jog Trails, Golf Course, Conservation Area, Highway Access, House of Worship**
Appliances: **Range, Dishwasher, Refrigerator**
Association Pool: **No**
Basement: **Yes Full, Partially Finished, Garage Access**
Beach: **Yes**
Construction: **Frame**
Docs in Hand: **Master Deed, Rules & Regs, Association Financial Statements**
Electric Features: **200 Amps**
Energy Features: **Insulated Windows, Storm Windows, Insulated Doors**
Exterior: **Clapboard**
Exterior Features: **Patio, Decorative Lighting**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Hot Water: **Tank**
Insulation Features: **Full**
Interior Features: **Cable Available**
Pets Allowed: **Yes**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Pass**
Water Utilities: **City/Town Water**
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions: **See agent**
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built/Converted: **2012**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **$367,000**
Tax: **$6,624.35** Tax Year: **2016**
Book: **50739** Page: **122**
Cert:
Zoning Code: **RES**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Coldwell Banker Residential Brokerage - Bolton** (978) 779-2247
Listing Agent: **Jennifer Russo** (508) 574-5046
Team Member(s):
Sale Office: **William Raveis R.E. & Home Services** (978) 443-0334
Sale Agent: **Kristen Foster** (978) 618-3154
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Agent, Lock Box, Appointment Required**
Showing: Facilitator: **Call List Agent, Lock Box, Appointment Required**
Special Showing Instructions: **Call/Text/Email Jenn Russo at 508-574-5046; jenn.russo@remaxma.com**

Compensation
Sub-Agent: **Not Offered**
Buyer Agent: **2.5**
Facilitator: **2.5**
Compensation Based On: **Net Sale Price**

Market Information

Listing Date: **6/14/2016**
Days on Market: Property has been on the market for a total of **29** day(s)
Expiration Date:
Original Price: **$400,000**
Off Market Date: **7/8/2016**
Sale Date: **8/18/2016**
Sale Price: **$400,000**
Offer Date: **6/18/2016** Days to Offer: **4**

Listing Market Time: MLS# has been on for **29** day(s)
Office Market Time: Office has listed this property for **29** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing: **$500**
Financing: **Conv. fixed**

MLS # 71419908 - Sold
Condo - Townhouse

15 Littleton Road - Unit 2A
Harvard, MA 01451
Worcester County
Unit Placement: **Upper, End**
Unit Level: **1**
Grade School: **Harvard Elem.**
Middle School: **Bromfield**
High School: **Bromfield**
Outdoor Space Available: **Yes - Common**
Handicap Access/Features:
Directions: **Harvard Center East Side to Littleton Road**

List Price: **$399,900**
Sale Price: **$385,000**

Total Rooms: **5**
Bedrooms: **2**
Bathrooms: **2f 1h**
Master Bath: **Yes**
Fireplaces: **1**

Remarks

Beautifully designed townhomes right outside of Harvard Center. Spacious and unique layouts offer granite counters and stainless steel appliances in the kitchen. Hardwood flooring in the living room with cozy gas fireplace. Main level laundry. Master suite with scenic views, private bath and walk in closet. Multi-functional loft, garage parking and more. Professionally landscaped lots. Wonderful Schools-GreatSchools.com gives Harvard Elemand Bromfield a 10 out of 10!

Property Information

Approx. Living Area: **2,300 Sq. Ft. ($167.39/Sq. Ft.)**
Living Area Includes:
Living Area Source: **Appraiser**
Living Area Disclosures:
Disclosures:

Approx. Acres: **1.75 (76,230 Sq. Ft.)**
Heat Zones: **Central Heat, Gas**
Cool Zones: **Central Air**

Garage Spaces: **2 Attached, Under, Garage Door Opener, Storage**
Parking Spaces: **0 Off-Street, Assigned, Paved Driveway**
Levels in Unit: **2**

Complex & Association Information

Complex Name: **Harvard Commons**
Units in Complex: **12** Complete: **No**
Units Owner Occupied: Source:
Association: **Yes** Fee: **$250 Monthly**
Assoc. Fee Inclds: **Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Walking/Jogging Trails**
Special Assessments:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		**Fireplace, Ceiling - Cathedral, Flooring - Hardwood**
Dining Room:	1		**Flooring - Hardwood**
Kitchen:	1		**Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid**
Master Bedroom:	1		**Bathroom - Full, Ceiling - Cathedral, Closet - Walk-in, Flooring - Wall to Wall Carpet**
Bedroom 2:	2		**Closet - Walk-In, Flooring - Wall to Wall Carpet**
Bath 1:	1		**Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid**
Bath 2:	2		**Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid**
Bath 3:	2		**Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid**
Laundry:	1		-
Loft:	2		-

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Highway Access, Public School**
Appliances: **Range, Dishwasher, Microwave**
Association Pool: **No**
Basement: **Yes Full, Interior Access, Garage Access**
Beach: **No**
Construction: **Frame**
Docs in Hand: **Master Deed, Rules & Regs, Floor Plans**
Electric Features: **200 Amps**
Energy Features: **Insulated Windows, Storm Windows, Insulated Doors**
Exterior: **Clapboard**
Exterior Features: **Patio, Decorative Lighting, Screens**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Hot Water: **Tank**
Insulation Features: **Fiberglass**
Interior Features: **Cable Available**
Management: **Owner Association**
Pets Allowed: **Yes w/ Restrictions Other (See Remarks)**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Pass**
Water Utilities: **City/Town Water**
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Elevator: **No**
Disclosure Declaration: **No**
Exclusions:
Laundry Features: **In Unit**
Lead Paint: **None**
UFI: **No** Warranty Features: **Yes**
Year Built/Converted: **2012**
Year Built Source: **Builder**
Year Built Desc: **Actual**
Year Round: **Yes**
Short Sale w/Undr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **$0**
Tax: **$0** Tax Year: **2012**
Book: **44446** Page: **6**
Cert:
Zoning Code: **R**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Coco, Early & Associates** (978) 687-8484 Ext. 3007
Listing Agent: **Linda Early** (978) 687-8484
Team Member(s): **Deb Forte** (978) 423-6464
Sale Office: **MCD Realty Service, LLC (978) 456-8388**
Sale Agent: **Tamara Nuenighoff (978) 821-3688**
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Other (See Special Showing Instructions)**
Showing: Facilitator: **Other (See Special Showing Instructions)**
Special Showing Instructions: **Schedule all showings at www.cocoearlyshowings.com or email Kathryn at kearly.cocoearly@gmail.com**

Compensation
Sub-Agent: **Not Offered**
Buyer Agent: **2**
Facilitator: **2**
Compensation Based On:

Firm Remarks

Commission paid on purchase price after Seller concessions, prepaids, etc.

Market Information

Listing Date: **8/8/2012**
Days on Market: Property has been on the market for a total of **225** day(s)
Expiration Date:
Original Price: **$399,900**
Off Market Date: **3/21/2013**
Sale Date: **3/27/2013**
Sale Price: **$385,000**
Offer Date: **3/3/2013** Days to Offer: **207**

Listing Market Time: MLS# has been on for **225** day(s)
Office Market Time: Office has listed this property for **225** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:
Financing: **Cash**

MLS # 71579168 - Sold
Condo - Townhouse

15 Littleton Road - Unit 4C
Harvard, MA 01451
Worcester County
Unit Placement: **Street, End**
Unit Level: **1**
Grade School: **Harvard**
Middle School: **Harvard**
High School: **Bromfield-Hrvd**
Outdoor Space Available: **Yes - Private**
Handicap Access/Features: **No**

List Price: **$368,000**
Sale Price: **$360,000**

Total Rooms: **6**
Bedrooms: **2**
Bathrooms: **2f 1h**
Master Bath: **Yes**
Fireplaces: **1**

Directions: **Harvard Center,east side - Littleton Road - short distance on left. No sign**

Remarks

Phenomenal former model condominium a short stroll to historic, picturesque town center with year round festivities on renowned commons, or walk/bike ride to schools, library, or beach at Sara Hill Pond are only a few reasons to enjoy this prime location. Loaded with quality amenities, beautiful neutral décor by present owners, soaring cathedral great room with fireplace, abundance of detailed built-ins, and interior balcony study viewing this great open layout. 1st floor master suite, lavatory/laundry, stunning kitchen open to dining/living room. Second floor includes the balconied study, second bedroom and large full bath. Lower Level has the utility room and storage with ample shelving, garage, and entry vestibule/mud room. Rear patio with privacy fence, beautiful custom high stonewalls, and many perennials to enjoy. A pleasure to offer this lovely condo home.

Property Information

Approx. Living Area: **1,874 Sq. Ft. ($192.10/Sq. Ft.)**
Living Area Includes:
Living Area Source: **Field Card**
Living Area Disclosure: **Finished vestibule in lower level entrance from garage**
Disclosures:

Approx. Acres: **1.75 (76,230 Sq. Ft.)**
Heat Zones: **Central Heat, Forced Air, Gas**
Cool Zones: **Central Air**

Garage Spaces: **1 Attached, Garage Door Opener, Storage**
Parking Spaces: **1 Off-Street, Assigned, Paved Driveway**
Levels in Unit: **3**

Complex & Association Information

Complex Name: **Harvard Common Condominiums1 Trust**
Units in Complex: **12** Complete:
Units Owner Occupied: Source:
Association: **Yes** Fee: **$238 Monthly**
Assoc. Fee Incldc: **Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**
Special Assessments:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	22X18	Fireplace, Ceiling - Cathedral, Flooring - Hardwood
Dining Room:	1		-
Kitchen:	1	13X10	Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Master Bedroom:	1	16X14	Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	20X12	Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Loft:	2	13X10	Flooring - Wall to Wall Carpet
Vestibule:	0	8X8	Flooring - Stone/Ceramic Tile, Recessed Lighting, Walk-in Storage

Features

Area Amenities: **Walk/Jog Trails, Bike Path, Conservation Area, House of Worship, Public School**
Appliances: **Range, Dishwasher, Microwave, Refrigerator**
Association Pool: **No**
Basement: **Yes Partial, Partially Finished, Interior Access, Garage Access, Concrete Floor**
Beach: **Yes Lake/Pond**
Beach Ownership: **Public**
Beach - Miles to: **1/2 to 1 Mile**
Construction: **Frame**
Docs in Hand: **Unit Deed, Rules & Regs, Floor Plans**
Electric Features: **Circuit Breakers, 200 Amps**
Energy Features: **Insulated Windows, Insulated Doors**
Exterior: **Clapboard**
Exterior Features: **Porch, Patio, Decorative Lighting, Screens, Professional Landscaping, Stone Wall**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Hot Water: **Natural Gas, Tank**
Insulation Features: **Full**
Interior Features: **Cable Available**
Management: **Developer Control, Owner Association**
Pets Allowed: **Yes w/ Restrictions**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Pass**
Water Utilities: **City/Town Water**
Utility Connections: **for Electric Oven, for Electric Dryer, Washer Hookup**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Elevator: **No**
Disclosure Declaration: **No**
Exclusions:
Facing Direction: **South**
Laundry Features: **In Unit**
Lead Paint: **None**
Liftt: **No** Warranty Features:
Year Built/Converted: **2010**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Tax: **$5,526** Tax Year: **2013**
Book: **49373** Page: **69**
Cert: **2012**
Zoning Code: **RES**
Map: **017** Block: **0014** Lot: **0004.C**

Office/Agent Information

Listing Office: **TP Hazel Sotheby's International Realty** (978) 456-3307
Listing Agent: **Nancy Hazel** (978) 697-9777
Team Member(s): **Suzanne Dutkewych** (978) 302-2824
Sale Office: **RE/MAX Property Promotions** (978) 847-0800
Sale Agent: **Kurt Thompson** (978) 833-3569
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Agent, Accompanied Showings, Appointment Required**
Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required**
Special Showing Instructions: **Call Listing Broker Nancy Hazel 978-697-9777 or Suzanne 978-302-2824**

Compensation
Sub-Agent: **Not Offered**
Buyer Agent: **2.0**
Facilitator: **1.0**
Compensation Based On:

Market Information

Listing Date: **9/5/2013**
Days on Market: Property has been on the market for a total of **172** day(s)
Expiration Date:
Original Price: **$378,000**
Off Market Date: **2/14/2014**
Sale Date: **2/21/2014**
Sale Price: **$360,000**
Offer Date: **2/14/2014** Days to Offer: **162**

Listing Market Time: MLS# has been on for **172** day(s)
Office Market Time: Office has listed this property for **172** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:
Financing: **Conv. fixed**

ROADWAY COST COMPARABLES

Town	Project	Road(lf)	Road Cost	Price/LF	Date	Comments
Lexington	Cedar Street Subdivision	626	$1,030,590	$1,646.31	2017	10 lots; 22' wide pavement, all underground utilities; granite curbing for entire roadway; 4' sidewalk on 1 side. Gentle slopes, no ledge. Amount includes razing of 3 older dwellings. Some wetlands to rear. Extensive drainage correction measures needed.
Wellesley	Fieldstone Way	500	$350,000	$700.00	2017	12 lots; 22' wide pavement; all underground utilities; granite curbing for entire roadway; 4' sidewalk on 1 side. Gentle slopes, no ledge. Amount includes razing of two older dwellings.
Northbridge	Presidential Farms V	750	$1,000,000	$1,333.33	2017	Cul de sac roadway for 14 lots. All utilties including water/sewer/gas below ground; granite curbing. Slopes up. Ledge blasting is cause of high costs.
Boxborough	Silas Taylor Farme Road	1,508	$697,649	$462.63	2016	11 lot, 30.61 acre conventional subdivision. 22' wide pavement, asphalt curbing, private well & septic, cistern required. Sloping site.
Plymouth	Pine Hills OSMUD	477	$201,960	$423.40	2016	14 lots; 4.37 acres; 28' wide road; private wells and septic; asphalt curbing.
Westminster	Westminster Estates	3,600	$1,500,000	$416.67	2016	Phase I of an 88.27 acre, 126 lot cluster subdivision. Private well & septic, 26' wide pavement width, asphalt curbing.
Hanover	Stable Ridge	1,384	$827,630	$598.00	2015	14 lot cul de sac roadway required. 28' wide pavement; granite curbing; municipal water, individual septic. Level land.
Wilmington	North Wilmington Estates	2,358	$1,184,259	$502.20	2014	26 lots; municipal water; private septic systems; 63.95 acres; 26' wide pavement; 5' wide sidewalk on one side; granite curbing; moderate slopes in topo.
Boylston	Barnard Hill	6,773	$3,787,000	$559.10	2014	46 lot development. Not yet constructed. High costs due to required bridge over wetlands and extensive grading. Public water, private septic. Not yet started.
Hudson	Olde North Estates	1,480	$580,000	$391.89	2014	19 lots. public water/sewer.
Middleton	East Meadow Farm	2,615	$1,176,750	$450.00	2013	17 lots. public water/private sewer. asphalt curbing, sidewalk 1 side.
Marshfield	Cranberry Cove	1,400	$670,543	$478.96	2013	13 lots. public water/private sewer.
Holden	Stanhope Estates	506	$300,770	$594.41	2011	6 lots. Hilly location; public water/sewer.
Leominster	Sheldon Hill	1,705	$573,472	$336.35	2010	23 lot development; 22' wide pavement. Asphalt curbing; septic, muni water. ground, 24' wide pavement, steep slps. below grnd utils, asphalt curbs, septic.

COMPARABLE CONDOMINIUM COSTS

	Project Name	Town	# of Units	Site Construction Cost/Unit	Vertical/Building Construction Cost/Unit Cost/SF	Average Unit Size(sf)	Type of Development	Comments
1	Craftsman Vill	Bolton	30	$56,250	$195,070 $100.19	1,947	30 Detached	Targeted towards 1st time buyer with retail prices in high $400s. Chapter 40B permit requires 25% affordable. Site infrastructure requires 2 common septics; 2 long common driveways. Average quality construction. 2016 construction.
2	Wildflower Meadows	Littleton	56	$64,554	$194,150 $110.00	1,765	Detached Hms	56 unit detached development under construction as of June of 2014. All units to be detached. Costs include pro rata share of waste water treatment facility.
3	Residences @ Black Birch Lane II	Concord	16	$51,563	$411,750 $182.92	2,251	8 Detached, 8 Attached	55+ development on 5.79 acres. Private septic required. 2 affordable units. Loop roadway through complex. Construction to start July 2017.
4	Residences @ Black Birch Lane I	Concord	25	$79,000	$341,701 $151.20	2,260	15 Detached, 10 Attached	55+ development on 15.57 acres. Private septic required. 3 affordable units. Long, loop roadway through complex. Construction started September 2015.
5	Black Horse Ln	Concord	22	$95,518	$340,000 $130.02	2,615	16 Detached 6 Attached	Development on 44.48 sloping acres in Concord near the Acton line. Private septic required. Extensive wetlands and ledge removal. Construction began 11/2016.
6	Wolcott Estate Canton Ave	Milton	58	$87,000	$465,000 $175.14	2,655	Attached T-hmes	Proposed development off Canton Ave. All attached duplex units; and 3 units in re-developed existing dwellings. Water, sewer. Sewer extension of 500' needed. Sloping site; 47 ac. Likley 2018 start. In approval process.
7	Woodmere @ Brush Hill	Milton	36	$63,472	$336,900 $150.00	2,246	Attached T-hmes	34 new units @ 2 redeveloped units in mansion building on 8.58 acres. High end finishes. 4 of units affordable at $170,000 each. Avg market rate unit - $920,000+/-.
8	Village @ Cooks Farm	Franklin	55	$53,083	$296,125 $125.00	2,369	Detached Hms	55 unit detached development starting construction in March of 2015. All units to be detached. Municipal water and sewer,natural gas. 20 acre site.
9	Holly Glen	Burlington	32	$65,594	$257,712 $112.00	2,301	Detached Hmes	32 unit development of all detached units on a 14.58 acre site. Municipal water/sewer. Two loop roadways needed. 2013 construction start.
10	Boynton Meadows	Groton	21	$20,238	$240,232 $105.09	2,286	Townhouses	21 unit development under construction in 2012. Includes 15 t-house units, 3 garden style units, 3 office units. Level site, short loop road.
11	Northfields	Andover	80	$65,000	$240,350 $110.00	2,185	Townhouses	32 t-houses; 48 garden style. Only t-hses under constr. Level site, but with extensive wetlands. Town sewer, water. Started 2009; still under construction 2013.

COMPARABLE MULTI FAMILY LAND SALES LOCATION MAP

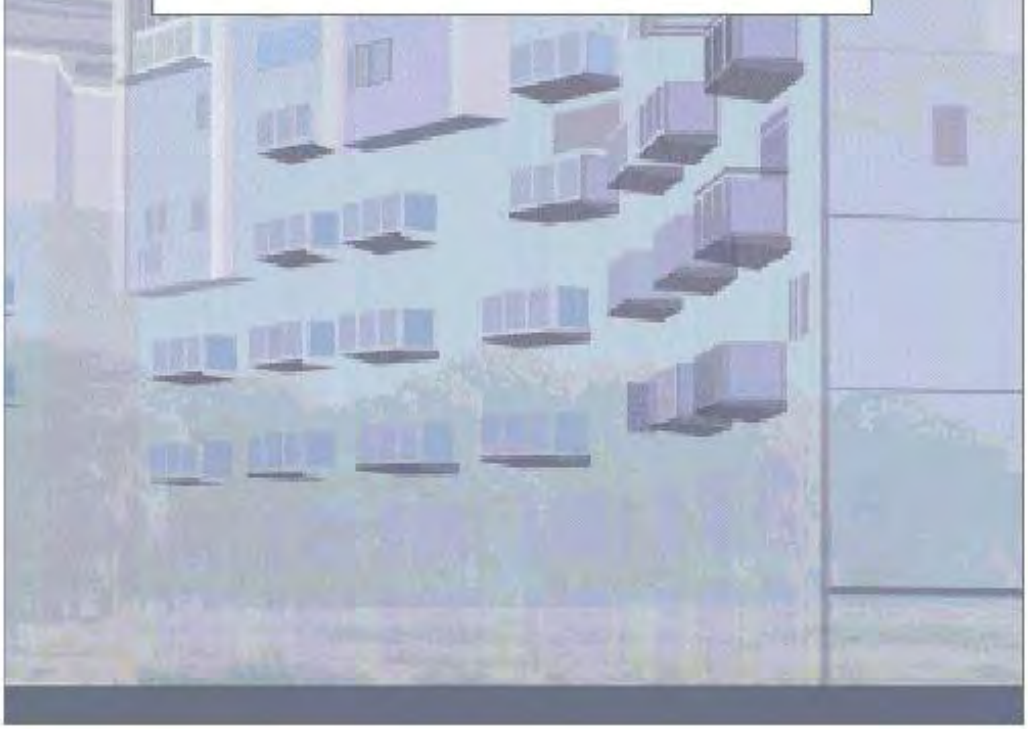
SUBJECT
Land Sale #1
Land Sale #2
Land Sale #3
Land Sale #4
Land Sale #5
Land Sale #6
West Townsend
Hovey Corner
Pepperell
Tyngsboro
Dunstable
Dracut
Andover
Boxford
Topsfield
Townsend Harbor
North Chelmsford
Lowell
Groton
West Groton
West Chelmsford
Tewksbury
Middleton
North Billerica
North Reading
Westford
Ayer
Billerica
Grand City Plaza
Leominster
Littleton
Carlisle
Wilmington
Peabody
Pinehurst
Harvard
Still River
Acton
Bedford
Salem
Middlesex
Concord
West Concord
Lynn
Saugus
South Lancaster
Stow
Maynard
Lincoln
Sterling
Clinton
Medford
Nahant
Revere
Hudson
Berlin
Sudbury
Somerville
Chelsea
Waltham
Boston
Marlborough
Brookline
Northborough
Southborough
Roxbury
Shrewsbury
Framing
Roslindale
Hull
Westborough
Ashland
West Roxbury
North Quincy
Hopkinton
Dover
Hyde Park
Milton
Sherborn
Grafton
Westwood
Millbury
Holliston
Norwood
Braintree
West Upton
Millis
East Walpole
Sutton
Milford
Medway
Walpole
Canton
Randolph
Hopedale
Whitinsville
Linwood
Mendon
South Walpole
Stoughton
Abington
Brockton
North Uxbridge
Uxbridge
Bellingham
North Easton
East Douglas
Centerville
Whitman
Douglas
Wrentham
South Easton
Millville
Sheldonville
Easton
East Mansfield
West Bridgewater
Elmwood
Plainville
Bridgewater
Slatersville
Glendale
Manville
Norton
Attleboro Falls

DEVELOPER SURVEY EXCERPTS

RealtyRates.com

Developer Survey

2nd Quarter 2017



RealtyRates.com - Developer Survey ™

Welcome to the 2nd Quarter, 2017 edition (1st Quarter 2017 data) of the RealtyRates.com™ *Developer Survey*.

The *Developer Survey* tracks actual and pro-forma discount rates on 22 sell-out property types including residential subdivisions and PUDs, business and industrial parks, and residential and commercial/industrial condominiums and co-ops. The data is presented on both a national and regional basis and covers all 50 states as well as Puerto Rico, Guam and the U.S. Virgin Islands.

The *Developer Survey* represents a polling of 366 commercial appraisers (8%), lenders (26%), and local, regional and national developers (66%). The bulk of the data is comprised of individual tables for each region that include surveyed actual (historical) and pro-forma (forward looking) minimum, maximum and average discount rates for each property type. In the case of subdivisions and PUDs, rates incorporate developer's profit, while condominium and co-op rates do not.

RealtyRates.com™ is the Trade Name and a Trademark of Robt. G. Watts (RGW). Founded in Honolulu, Hawaii as Pacific Research Company and now headquartered in Bradenton, Florida, RGW has provided professional analytical, advisory and development management services to investors, property owners, major corporations, lenders and government agencies worldwide since 1973.

We hope you find the *Developer Survey* useful and informative.

Robert Watts

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Market Commentary

RealtyRates.com™ *Developer Survey* Reports Decreased Discount Rates For Most Sell-Out Property Types During 1st Quarter 2017

Prices continued their upward trend while inventories remained relatively low, and decreases in average discount rates for most sell-out property types were reported during the 1st Quarter of 2017.

Site-Built Residential Subdivision and PUD rates decreased an average 53 basis points but Manufactured Housing rates were up 13 basis points during the 1st Quarter. Business and Industrial Park rates decreased an average 86 basis points during the same period. Residential Condominium and Co-Op rates meanwhile were down 10 basis points while Commercial/Industrial Condominiums dropped 12 basis points.

Overall, pro-forma and actual discount rates moved largely in tandem, indicating a market consistent outlook by developers.

RealtyRates.com DEVELOPER SURVEY - 2nd Quarter 2017*
Average Comparative (Quarter-Over-Quarter) National Rates

Subdivisions & PUDs	Actual Rates			Pro-Forma Rates		
	1Q17	4Q16	Basis Point Change	1Q17	4Q16	Basis Point Change
Site-Built Residential	32.59%	33.13%	-54	31.29%	31.81%	-52
-100 Units	29.04%	29.50%	-46	27.88%	28.32%	-44
100-500 Units	31.43%	31.94%	-51	30.77%	31.27%	-50
500+ Units	32.71%	33.25%	-53	32.85%	33.19%	-53
Mixed Use	33.10%	33.64%	-54	33.04%	33.58%	-54
Manufactured Housing	35.14%	35.00%	13	33.07%	32.95%	12
-100 Units	31.48%	31.35%	13	29.63%	29.51%	12
100-500 Units	34.09%	33.96%	13	32.73%	32.60%	13
500+ Units	35.49%	35.35%	14	34.74%	34.60%	13
Business Parks	33.15%	33.99%	-84	31.21%	31.99%	-79
-100 Acres	29.75%	30.47%	-72	28.01%	28.68%	-67
100-500 Acres	32.20%	32.99%	-79	30.91%	31.67%	-76
500+ Acres	33.51%	34.34%	-83	32.80%	33.61%	-81
Industrial Parks	29.45%	30.36%	91	28.33%	29.21%	-88
-100 Acres	26.53%	27.32%	-79	25.02%	25.77%	-75
100-500 Acres	28.65%	29.53%	-87	27.56%	28.40%	-84
500+ Acres	29.80%	30.72%	91	28.11%	28.97%	-86

Condominiums & Co-Ops	Actual Rates			Pro-Forma Rates		
	1Q17	4Q16	Basis Point Change	1Q17	4Q16	Basis Point Change
Primary Residential	19.04%	19.14%	-10	18.31%	18.41%	-10
Hi-Rise/Urban Townhouse	19.36%	19.46%	-10	18.58%	18.68%	-10
Garden/Suburban Townhouse	19.63%	19.77%	-14	17.99%	18.02%	-13
Mixed Use	19.61%	19.72%	-11	18.63%	18.73%	-11
Resort & Second Home	21.36%	21.46%	-10	20.10%	20.20%	-10
Hi-Rise	21.00%	21.10%	-10	20.16%	20.26%	-10
Garden/Townhouse	19.19%	19.29%	-10	18.42%	18.52%	-10
Commercial/Industrial	19.24%	19.36%	-12	18.29%	18.40%	-11
Urban Office	17.68%	17.87%	-19	16.81%	16.99%	-18
Suburban Office	17.45%	17.69%	-24	16.59%	16.82%	-23
Retail	19.56%	19.68%	-12	18.60%	18.71%	-11
Industrial	17.78%	18.02%	-24	16.91%	17.13%	-22

*1st Quarter 2017 Data

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National Sell-Out Property Discount Rates

Subdivisons and PUDs

The following summarizes discount rates for conventionally financed (interest-only interim or construction financing) subdivisions and planned unit developments (PUDs) nationwide. Actual Rates are historical rates achieved by survey respondents, while Pro-Forma Rates reflect forward-looking revenue and expenses. Developer's profit is not treated as a line item expense.

RealtyRates.com DEVELOPER SURVEY - 2nd Quarter 2017* National - Subdivisions & PUDs						
	Actual Rates			Pro-Forma Rates		
	Min	Max	Avg	Min	Max	Avg
Site-Built Residential	13.57%	51.23%	32.59%	13.03%	49.24%	31.29%
-100 Units	13.57%	44.21%	29.04%	13.03%	42.45%	27.89%
100-500 Units	13.91%	48.64%	31.43%	13.35%	46.69%	30.77%
500+ Units	14.25%	50.85%	32.71%	13.68%	48.81%	32.65%
Mixed Use	14.59%	51.23%	33.10%	14.01%	49.24%	33.04%
Manufactured Housing	13.84%	54.71%	35.14%	13.28%	52.53%	33.07%
-100 Units	13.84%	47.58%	31.48%	13.28%	45.67%	28.63%
100-500 Units	14.19%	52.34%	34.09%	13.62%	50.24%	32.73%
500+ Units	14.54%	54.71%	35.49%	13.95%	52.53%	34.74%
Business Parks	13.84%	50.85%	33.15%	13.28%	48.81%	31.21%
-100 Acres	13.84%	44.21%	29.75%	13.28%	42.45%	28.01%
100-500 Acres	14.19%	48.64%	32.20%	13.62%	46.69%	30.91%
500+ Acres	14.54%	50.85%	33.51%	13.95%	48.81%	32.80%
Industrial Parks	13.78%	43.63%	29.45%	13.23%	41.94%	28.33%
-100 Acres	13.78%	37.99%	26.53%	13.23%	36.47%	25.02%
100-500 Acres	14.13%	41.79%	28.65%	13.56%	40.11%	27.56%
500+ Acres	14.47%	43.63%	29.80%	13.89%	41.94%	28.11%

*1st Quarter 2017 Data

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Condominiums and Co-Ops

The following summarizes discount rates for conventionally financed condominium and co-op projects nationwide. Actual Rates are historical rates achieved by survey respondents, while Pro-Forma Rates reflect forward-looking revenue and expenses and developer's profit is treated as a line item expense.

RealtyRates.com DEVELOPER SURVEY - 2nd Quarter 2017* National - Condominiums & Co-Ops						
	Actual Rates			Pro-Forma Rates		
	Min	Max	Avg	Min	Max	Avg
Primary Residential	9.14%	28.74%	19.04%	8.78%	27.59%	18.31%
Hi-Rise/Urban Townhouse	9.78%	28.74%	19.36%	9.39%	27.59%	18.59%
Garden/Suburban Townhouse	9.14%	27.22%	18.63%	8.78%	26.13%	17.89%
Mixed Use	9.50%	28.63%	19.61%	8.86%	27.48%	18.63%
Resort & Second Home	10.44%	31.23%	21.36%	10.03%	29.98%	20.10%
Hi-Rise	10.56%	31.23%	21.00%	10.14%	29.98%	20.16%
Garden/Townhouse	10.44%	27.00%	19.19%	10.03%	25.92%	18.42%
Commercial/Industrial	7.75%	29.42%	18.24%	7.44%	28.24%	18.28%
Urban Office	8.67%	26.18%	17.68%	8.32%	25.13%	16.81%
Suburban Office	7.98%	25.91%	17.45%	7.56%	24.81%	16.59%
Retail	8.36%	29.42%	18.56%	8.05%	28.24%	18.60%
Industrial	7.75%	26.61%	17.78%	7.44%	25.55%	16.91%

*1st Quarter 2017 Data

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Financial Indicators

Relevant financial indicators, many of which are utilized as indices for the pricing of various mortgage products, are summarized on the following table:

RealtyRates.com™ - Investor & Developer Surveys FINANCIAL INDICES					
	Feb 17	Nov 16	Quarterly Change (BP)	Feb 16	Yearly Change (BP)
Prime Rate					
	4.00%	3.50%	50	3.50%	50
LIBOR					
1-Month	0.78%	0.56%	22	0.43%	35
3-Month	1.04%	0.91%	13	0.62%	42
6-Month	1.35%	1.22%	13	0.87%	48
1-Year	1.72%	1.60%	12	1.14%	58
Treasury Yield (Constant Maturity)					
3-Month	0.52%	0.49%	3	0.32%	20
6-Month	0.67%	0.62%	5	0.46%	21
1-Year	0.82%	0.79%	3	0.52%	30
2-Year	1.19%	1.10%	9	0.74%	45
3-Year	1.45%	1.38%	7	0.93%	52
5-Year	1.88%	1.81%	7	1.29%	59
7-Year	2.20%	2.15%	5	1.52%	68
10-Year	2.39%	2.34%	5	1.75%	64
20-Year	2.75%	2.70%	5	2.17%	58
30-Year	3.01%	3.01%	0	2.61%	40
Conventional Fixed Rate Home Mortgage					
30-Year	4.27%	3.66%	61	3.88%	39

Sources: U. S. Federal Reserve and British Bankers' Association

New England - CT, MA, ME, NH, RI, VT

RealtyRates.com DEVELOPER SURVEY - 2nd Quarter 2017* New England - Subdivisions & PUDs	Actual Rates			Pro-Forma Rates		
	Min	Max	Avg	Min	Max	Avg
Site-Built Residential	17.88%	42.34%	27.95%	15.78%	36.06%	24.13%
-100 Units	17.98%	36.50%	26.70%	15.78%	32.72%	23.76%
100-500 Units	18.40%	40.15%	28.12%	15.83%	35.24%	24.51%
500+ Units	18.88%	41.98%	28.60%	15.87%	36.06%	24.40%
Mixed Use	18.30%	42.34%	28.37%	16.24%	36.58%	23.94%
Manufactured Housing	18.34%	45.17%	29.43%	16.15%	38.60%	25.67%
-100 Units	18.34%	39.28%	28.24%	16.27%	35.21%	25.22%
100-500 Units	18.30%	43.21%	29.76%	16.15%	37.92%	25.95%
500+ Units	19.26%	45.17%	30.28%	16.16%	38.60%	25.64%
Business Parks	18.34%	41.98%	27.89%	16.10%	36.06%	24.38%
-100 Acres	18.34%	36.50%	26.87%	16.10%	32.72%	23.92%
100-500 Acres	18.30%	40.15%	28.30%	16.15%	35.24%	24.67%
500+ Acres	19.26%	41.98%	28.78%	16.16%	36.06%	24.55%
Industrial Parks	18.26%	36.07%	25.27%	16.03%	30.98%	22.00%
-100 Acres	18.26%	31.36%	24.32%	16.03%	28.11%	21.63%
100-500 Acres	18.72%	34.50%	25.54%	16.06%	30.28%	22.25%
500+ Acres	19.17%	36.07%	25.96%	16.10%	30.98%	22.13%

*1st Quarter 2017 Data

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RealtyRates.com DEVELOPER SURVEY - 2nd Quarter 2017* New England - Condominiums & Co-Ops	Actual Rates			Pro-Forma Rates		
	Min	Max	Avg	Min	Max	Avg
Primary Residential	12.12%	23.73%	17.35%	10.41%	22.63%	15.63%
Hi-Rise/Urban Townhouse	12.97%	23.73%	17.98%	11.14%	21.26%	15.88%
Garden/Suburban Townhouse	12.12%	22.47%	16.60%	10.41%	20.14%	14.66%
Mixed Use	12.77%	23.63%	17.47%	11.74%	22.63%	16.53%
Resort & Second Home	13.84%	25.78%	18.42%	10.85%	23.11%	16.25%
Hi-Rise	13.99%	25.73%	19.49%	12.02%	23.11%	17.21%
Garden/Townhouse	13.84%	22.29%	17.34%	10.85%	19.98%	15.30%
Commercial/Industrial	10.27%	24.29%	15.58%	8.33%	21.77%	14.13%
Urban Office	11.48%	21.61%	16.22%	9.86%	19.37%	14.32%
Suburban Office	10.44%	21.33%	15.25%	8.97%	19.12%	13.48%
Retail	11.11%	24.29%	16.59%	9.54%	21.77%	15.03%
Industrial	10.27%	21.97%	15.48%	8.83%	19.69%	13.69%

*1st Quarter 2017 Data

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APPRAISAL LEXICON
&
ASSUMPTIONS, LIMITING CONDITIONS

APPRAISAL LEXICON

MARKET VALUE

"The most probable price, which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably and assuming the price is not affect by undue stimulus. Implicit in this definition is consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are motivated;
2. Both parties are well informed or well advised and each acting in what he considers his own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars, or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing, or sales concessions granted by anyone associated with the sale." (1)

FEE SIMPLE ESTATE

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat. (2)

HIGHEST AND BEST USE

The reasonably probable use of property that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum productivity. (3)

LEASED FEE INTEREST

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (4)

MARKETING TIME

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (5)

(1) FIRREA 12 CFR Part 323.2.
(2) The Dictionary of Real Estate Appraisal, Appraisal Institute, Chicago, IL, 2015, Sixth Edition - Page 90.
(3) Ibid. - 109.
(4) Ibid. - 128.
(5) Ibid. - 140.

MARKET RENT

The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs). (6)

EXPOSURE TIME

1. The time a property remains on the market.
2. [The] estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. (USPAP, 2016-2017 ed.) (7)

PROSPECTIVE OPINION OF VALUE

A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy. (8)

RETROSPECTIVE VALUE OPINION

A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." (9)

(6) Ibid. - 140.
(7) Ibid. - 83.
(8) Ibid. - 180.
(9) Ibid. - 201.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions:

1. This is a narrative Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraisers are not responsible for the unauthorized use of this report.

2. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

3. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

4. Responsible ownership and competent property management are assumed.

5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

6. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.

10. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

11. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

This appraisal report has been made with the following general limiting conditions:

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocation of land and building must not be used in conjunction with any other appraisal and are invalid if used.

2. Possession of this report, or a copy thereof, does not carry with it the right of publication.

3. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be attendance in court with reference to the property in question unless arrangements have been previously made.

4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

5. Any value estimates provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.

6. The forecasts, projections, or operating estimates contained herein are based upon current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes in future conditions.

QUALIFICATIONS

QUALIFICATIONS OF CHRISTOPHER H. BOWLER
REAL ESTATE APPRAISER AND CONSULTANT

EDUCATION

- BA Economics, Union College, Schenectady, New York 1987

- Appraisal Institute

Course SPP	Standards of Professional Practice
Course 1A-1	Basic Appraisal Principles, Methods and Techniques
Course 1A-2	Basic Valuation Theory and Techniques
Course 8-1	Residential Valuation
Course 1B-A	Capitalization Theory & Techniques Part A
Course 1B-B	Capitalization Theory & Techniques Part B
Course 550	Advanced Applications
Course 410	Standards of Professional Practice Part A
Course 420	Standards of Professional Practice Part B
Course 540	Report Writing & Valuation Analysis

- Argus Software
  Valuation DCF 2 Day Training; 11/09

PROFESSIONAL AND TRADE AFFILIATIONS

- The Counselors of Real Estate

2015	CRE Designation #13359

- Appraisal Institute

1992	Senior Residential Appraiser - SRA Designation
2000	Member of Appraisal Institute - MAI Designation #11564
2002-4	Director, Massachusetts Chapter
2005	Secretary, Massachusetts Chapter
2006	Treasurer, Massachusetts Chapter
2007	Vice President, Massachusetts Chapter
2008	President, Massachusetts Chapter

- Massachusetts Certified General Real Estate Appraiser License #495

PROFESSIONAL EXPERIENCE

Qualified expert witness; Land Court of Massachusetts.
Qualified expert witness; Massachusetts Appellate Tax Board.

BUSINESS EXPERIENCE

Presently the Senior Associate and Chief Valuation Officer of Avery Associates, Acton, Massachusetts. Avery Associates handles a wide variety of real estate appraisal and consulting assignments. Mr. Bowler has prepared appraisals of apartment complexes, office buildings, industrial buildings, shopping centers, research and development facilities, hotels/motels, golf courses, restaurants, laboratory-life sciences buildings, medical office buildings, auto dealerships, truck terminals, warehouses, bank branches, commercial and industrial condominium units and buildings, lumber yards, service stations, industrial mill buildings, and cranberry bogs.

Mr. Bowler's experience also includes the appraisal of large tracts of land, conservation restrictions, proposed developments; condominium projects, mixed use retail and residential, and traditional single family subdivisions. Mr. Bowler has prepared market studies and feasibility analyses for proposed developments of both residential and commercial projects. Prior to joining Avery Associates in 1992, Mr. Bowler was employed in the following manner:

1987-1992 Real Estate Appraiser
Edward W. Bowler Associates
Waltham, Massachusetts

1987 Research Associate, New York State Department of Transportation
Albany, New York

BUSINESS ADDRESS

Avery Associates
282 Central Street
Post Office Box 834
Acton, MA 01720-0834
Tel: 978-263-5002
Fax: 978-635-9435
chris@averyandassociates.com

QUALIFICATIONS OF JONATHAN H. AVERY
REAL ESTATE APPRAISER AND CONSULTANT

EDUCATION

BBA University of Massachusetts, Amherst, Massachusetts
Graduate of Realtors Institute of Massachusetts - GRI
American Institute of Real Estate Appraisers

Course 1-A	Basic Appraisal Principles, Methods and Techniques
Course 1A-B	Capitalization Theory and Techniques
Course 2	Basic Appraisal of Urban Properties
Course 6	Real Estate Investment Analysis
Course 410/420	Standards of Professional Practice

PROFESSIONAL AND TRADE AFFILIATIONS

The Counselors of Real Estate

1985	-	CRE Designation #999
1993	-	Chairman, New England Chapter
1995	-	National Vice President
1999	-	National President

Appraisal Institute

1982	-	Member Appraisal Institute - MAI Designation #6162
1975	-	Residential Member - RM Designation #872
1977	-	Senior Residential Appraiser - SRA Designation
1981	-	Senior Real Property Appraiser - SRPA Designation
1986-1987	-	President, Eastern Massachusetts Chapter
1992	-	President, Greater Boston Chapter
1995	-	Chair, Appraisal Standards Council
1996-1998	-	Vice Chair, Appraisal Standards Council

Massachusetts Board of Real Estate Appraisers

1972	-	MRA Designation
1981	-	President of the Board

Royal Institution of Chartered Surveyors

2005	-	FRICS Designation

Affiliate Member, Greater Boston Real Estate Board
Licensed Real Estate Broker - Massachusetts 1969
Massachusetts Certified General Real Estate Appraiser #26
New Hampshire Certified General Real Estate Appraiser #NHGC-241

BUSINESS EXPERIENCE

Mr. Avery is Principal of the firm of Avery Associates located in Acton, Massachusetts. Avery Associates is involved in a variety of real estate appraisal and consulting activities including: market value estimates, marketability studies, feasibility studies, and general advice and guidance on real estate matters to public, private and corporate clients. Mr. Avery has served as arbitrator and counselor in a variety of proceedings and negotiations involving real estate. During 1993, he served as an appraisal consultant for the Eastern European Real Property Foundation in Poland. He has been actively engaged in the real estate business since 1967 and established Avery Associates in 1979. Prior to his present affiliation, Mr. Avery served in the following capacities:

1978-1979	Managing Partner, Avery and Tetreault, Real Estate Appraisers and Consultants
1975 -1978	Chief Appraiser, Home Federal Savings and Loan Association Worcester, Massachusetts
1972-1975	Staff Appraiser, Northeast Federal Saving and Loan Association Watertown, Massachusetts
1971-1972	Real Estate Broker, A. H. Tetreault, Inc. Lincoln, Massachusetts

TEACHING EXPERIENCE

Instructor, Bentley College, Continuing Education Division, 1976-1982;
Appraisal Methods and Techniques
Computer Applications for Real Estate Appraisal
Approved Instructor Appraisal Institute - since 1982
Chapter Education Chairman 1986-1987
Seminar Instructor; Massachusetts Board of Real Estate Appraisers since 1981
Certified Appraisal Standards Instructor-Appraiser Qualifications Board

PROFESSIONAL EXPERIENCE

Qualified expert witness; Middlesex County District Court and Superior Court, Essex County Superior Court, Norfolk County Superior Court, Plymouth Superior Court, Worcester County Probate Court, Federal Tax Court, Federal Bankruptcy Court, Appellate Tax Board of Massachusetts and Land Court of Massachusetts. Member, Panel of Arbitrators - American Arbitration Association, National Association of Securities Dealers Regulation.

Property Assignments Include:

Land (Single Lots and Subdivisions)
One to Four Family Dwellings
Apartments
Residential Condominiums
Office Buildings
Restaurants
Industrial Buildings
Racquet Club
Petroleum Fuel Storage Facility
Lumber Yard
School Buildings
Historic Renovations
Movie Theater
Conservation Easements
Hotels and Motels
Shopping Centers
Golf Courses
Churches
Gasoline Service Stations
Farms
Office Condominiums
Automobile Dealerships

BUSINESS ADDRESS

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Acton, MA 01720-0834
Tel: 978-263-5002
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jon@averyandassociates.com

AVERY ASSOCIATES
REPRESENTATIVE LIST OF CLIENTS

FINANCIAL INSTITUTIONS

Avidia Bank
Bank of New England
Belmont Savings Bank
Berkshire Bank
Cambridge Savings Bank
East Boston Savings Bank
Enterprise Bank & Trust
First Pioneer Farm Credit
Marlborough Savings Bank
Middlesex Federal Savings
Middlesex Savings Bank
North Middlesex Savings Bank
North Shore Bank
Rollstone Bank & Trust
Salem Five Cent Savings Bank
Seneca Insurance Co.
TD Bank, N.A.
Webster Five Cents Savings Bank
Workers Credit Union

PUBLIC SECTOR/NONPROFIT

American Arbitration Association
Church of Latter Day Saints
City of Marlborough
Emerson Hospital
Essex County Greenbelt Association
Internal Revenue Service
Mass Audubon
Mass. Dept. of Conservation/Recreation
Massachusetts Dept. of Agricultural Resources
MassDevelopment
MassHousing
Sudbury Valley Trustees
The Nature Conservancy
The Trust for Public Land
Town of Acton
Town of Concord
Town of Lexington
Trustees of Reservations
U. S. Department of Interior
U.S. Department of Justice
U.S. Forest Service
Walden Woods Project
Water Supply District of Acton

CORPORATIONS

Avalon Bay Communities
Boston Medflight
Concord Lumber Corporation
Dow Chemical Company
Exxon Mobil Company
Fidelity Real Estate
Genzyme/Sanofi
John M. Corcoran & Co.
Marvin F. Poer and Company
McDonald's Corporation
Minuteman Airfield, Inc.
PriceWaterhouseCoopers
Sun Life Assurance Company
The Mathworks, Inc.
Toyota Financial Services
U.S. Postal Service
W. J. Graves Construction Co., Inc.
Zoll Medical Corp.

LAW FIRMS & FIDUCIARIES

Anderson & Kreiger LLP
Choate, Hall & Stewart
DLA Piper, LLP
Edwards, Angel, Palmer & Dodge
Foley Hoag, LLP
Goodwin Procter
Hemenway & Barnes
Holland & Knight
Kates and Barlow
Kirkpatrick Lockhart Nicholson Graham
Kopelman & Paige, P.C.
Lee, Rivers & Corr, LLP
Lynch, Brewer, Hoffman & Fink, LLP
Nutter, McClennen & Fish, LLP
Office of Stephen Small
Peabody & Arnold, LLP
Prince, Lobel, Glovsky & Tye
Rackemann, Sawyer & Brewster
Riemer & Braunstein, LLP
Ropes & Gray
Sally & Fitch
Stern, Shapiro, Weissberg & Garin
Wilmer Hale