THE RESIDENCES AT STONE RIDGE
Milford, MA

December 18, 2017

Comprehensive Permit Site Approval Application

Submitted by:

The Gutierrez Company
200 Wheeler Road
Burlington, MA 01803

the Gutierrez company

Brief Project Description	The Residences at Stone Ridge (the "Project") represents the next phase in the development of Stone Ridge Center. Originally conceived, and approved in 2008 as a 625,000 square foot traditional suburban office park, the subject site has been extensively engineered and received all necessary permits for commercial development. The proposed Project will integrate a "smart growth", residential component to create a more balanced, vibrant, live-work-play environment while leaving approximately 385,000 square feet available for future office/R&D development. The subject Project site, which consists of approximately 59.3 acres, is part of a larger approximately 80 acre site that is bounded by woodlands owned by the Town of Milford to the north, Cedar Street to the east, and Interstate 495 to the south and west. The Project will be accessed via Deer Street, a public road that previously existed only on paper, and is currently under construction by the Applicant. Deer Street will serve the overall Stone Ridge development. The Project will consist of three residential buildings and first class amenities including a swimming pool, fitness room, and resident lounge. The first phase of development at Stone Ridge is underway on an adjacent parcel *(not included in this application*). As part of this first phase, the Applicant is currently installing a sewer main along Deer Street and Cedar Street that will serve the entire Stone Ridge development including the subject residential site. It is expected that the Project will be serviced by municipal water and public sewer discharge. As evidenced by the success of other mixed use projects in near-by towns such as: Littleton, Marlborough, and Westford, the integration of residential into the subject site presents an efficient use of infrastructure and a reduction in the foot print that this project would otherwise have in a stand-alone location.

1.1 Location Map	• Fig. 1.1 USGS Map

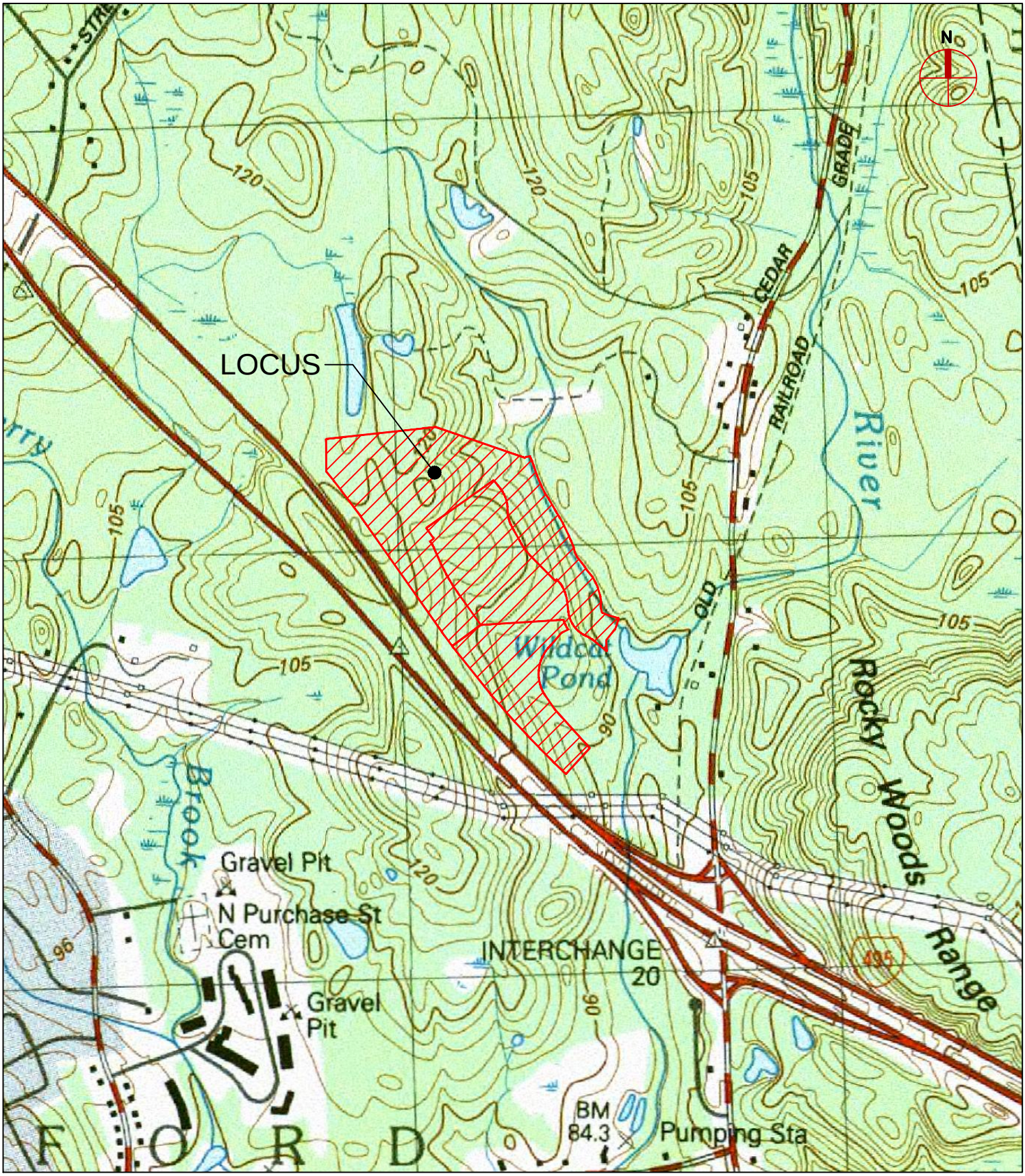

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Figure 1

USGS MAP

DATE:	11/21/2017
ISSUE:	
SCALE:	1"=1,000'±
REF:	
DR BY:	EFP
CK BY:	WWP

Residences at Stone Ridge

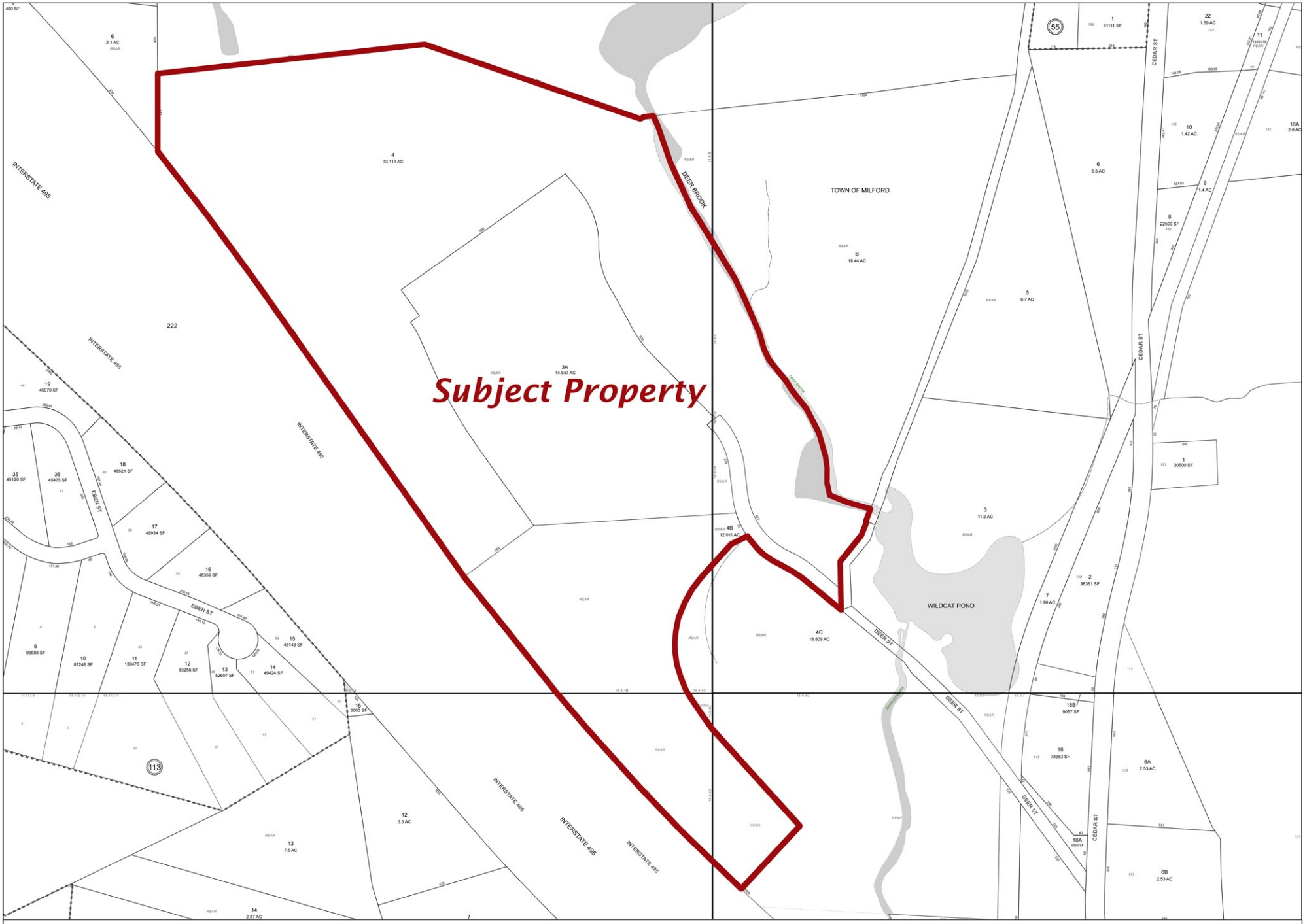
200-300 Deer Street
Milford, MA

JOB NO.: 17095

SMMA

SYMMES MAINI & McKEE ASSOCIATES
1000 Massachusetts Avenue
Cambridge, Massachusetts 02138
P:617.547.5400 F:617.648.4920

1.2 Tax Map	• Fig. 1.2 Tax Map



Legend

- Parcel boundary
- Parcel on adjacent map
- Easement
- Former lot line
- Stream
- Water body
- Block
- 59 Block number
- A Unit number

TOWN OF MILFORD

Massachusetts

ASSESSORS ATLAS

MAP NUMBER: 20

100 50 0 100 200 300 Feet

N W E S

PLANS SHOWN HEREIN ARE COMPILED FROM AERIAL PHOTOGRAPHS, DEEDS, AND PLANS OF RECORD AND ARE NOT TO BE CONSTRUED AS HAVING SUFFICIENT ACCURACY FOR CONVEYANCES.

MAP

	1	2	3	4		
10	9	8	7	6	5	
11	12	13	20	21	16	
23	22	21	20	19	18	17
24	25	26	27	28	29	30
37	36	35	34	33	32	31
38	39	40	41	42	43	44
	50	49	48	47	46	45
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				60	61	

8	7	6
13	14	15
21	20	19

Maps produced by AppGeo March 2017

1.3 Directions	From I-495 North or South, take exit 20 onto Cedar Street (Rt 85) heading north. Follow Cedar Street for 0.1 mile and turn left onto Deer Street (heading west). Deer Street is under construction (expected completion in April 2018) and will serve as the main access road serving the site. The subject Project is located off of Deer Street about 0.3 miles on the left.
Section 2: Previous Development Efforts	The subject 59.3 acre site is part of a larger approximately 80 acre site assemblage know as Stone Ridge, that the Applicant, The Gutierrez Company ("TGC") has been actively permitting at the local, state, and federal level for over a decade. Site plan review for Stone Ridge, a 625,000 square foot master planned corporate center, was initially approved by the Milford Planning Board in 2008. Subsequent extensions and or approvals of the site plan were granted by the Planning Board in 2009, 2010 and 2015. Additionally, the Applicant has expended a significant amount of time, money and resources and secured the other necessary entitlements, including permits from the Milford Conservation Commission, MassDEP, MassDOT, and MEPA, to develop the site. As part of these extensive efforts, the Applicant has agreed to maintain over 29 acres (out of the total 80 acre site) as conservation land. To date, approximately 63,000 SF out of the approved 625,000 SF is currently under development as a wholesale facility for Restaurant Depot ("RD"). In 2016, the Applicant successfully worked with the local zoning board to amend the zoning by-law so as to allow (by special permit) Wholesaling uses within a Business Park zone. This allowed the Applicant to attract and secure RD to the site and begin the 63,000 SF development. The proposed 40B residential project seeks to replace 160,000 SF of office space and 560 related parking spaces, with the subject 272 unit residential Project. This would leave 385,000 SF available to be developed as office space. The Applicant is constructing a subdivision roadway ("Deer Street") and related traffic and infrastructure improvements to serve the site. Water, sewer, electric and gas utility lines and/or conduits will be installed by the Applicant along the subdivision road, as well as a pump house. The Applicant is also installing a force main along Cedar Street (Rte 85). These improvements will serve the Stone Ridge Site including the subject residential development. Given the success of other mixed use projects, the Applicant believes the introduction of a residential component will not only help the Town of Milford provide an affordable housing option, but also help drive increased economic activity to the site.

2.1 Attachments: Existing Conditions Plan / Existing Easements	• Fig. 2.1 Existing Conditions Plan

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Watertown, Massachusetts 02471-9151
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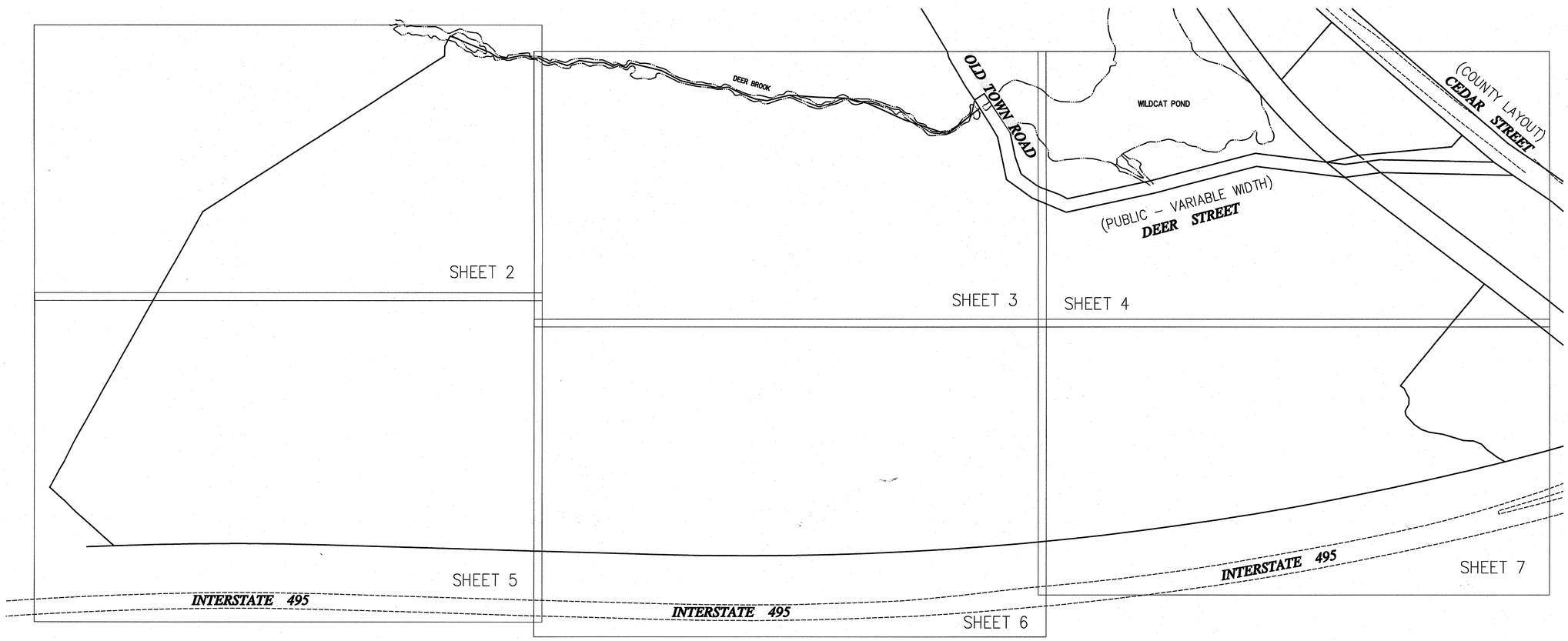

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SCALE IN FEET

Legend

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- LIMIT OF BANK
- VEGETATED WETLAND BOUNDARY

No.	Revision	Date	Appvd.
1	MODIFIED PROPERTY LINE	3/18/08	

Designed by | Drawn by | Checked by
CAD checked by | Approved by
Scale 1"=120' | Date January 28, 2008

Project Title
Stone Ridge
Deer Street

Milford, Massachusetts
Issued for

Drawing Title
Existing Conditions
Plan of Land

Drawing Number
Sv-1

Sheet 1 of 7

Project Number
08921.01

COMMONWEALTH OF MASSACHUSETTS
RUSSELL J. BOUSQUET
NO. 35381
PROFESSIONAL ENGINEER
3/19/08

General Notes

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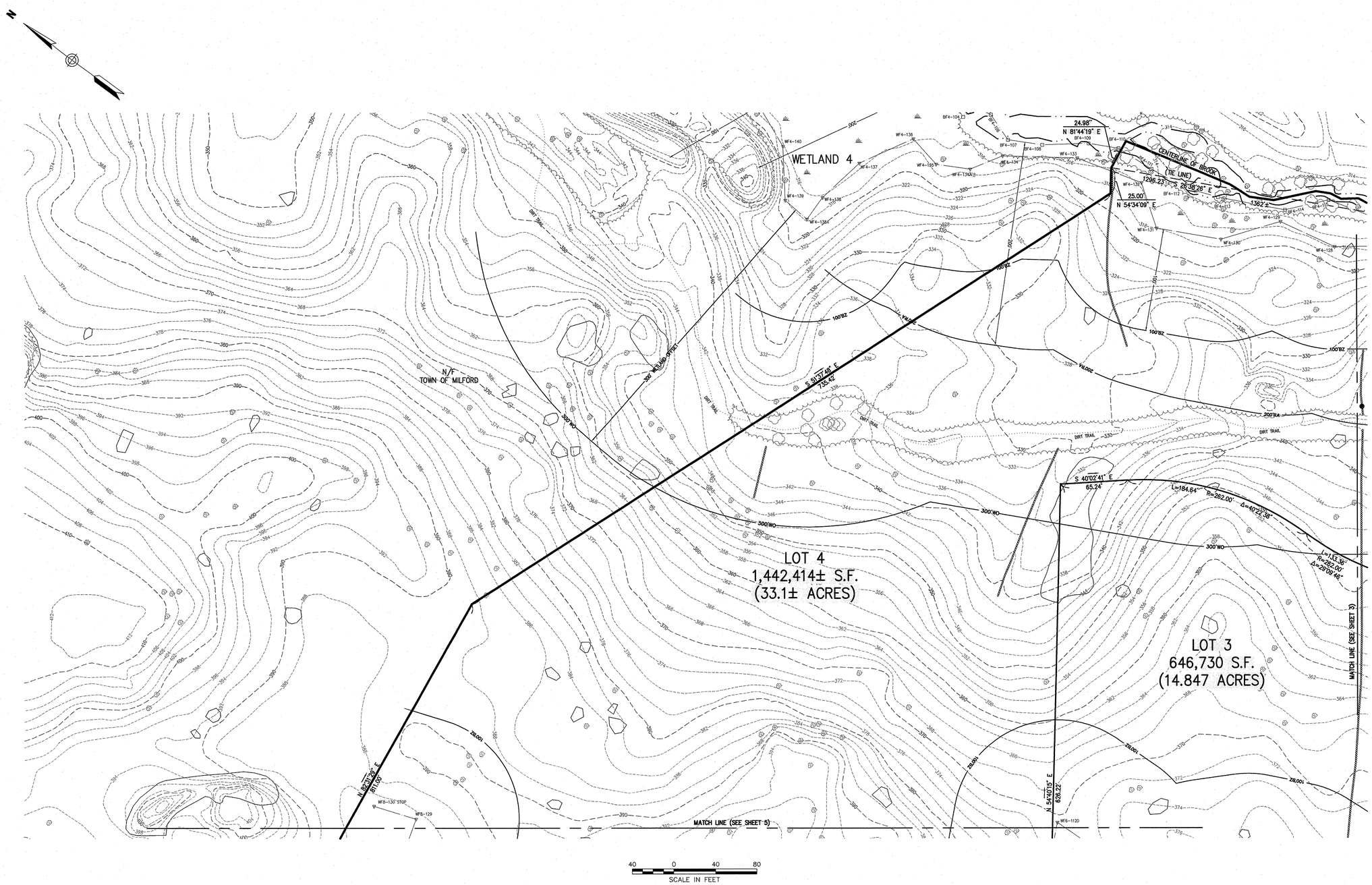

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Legend

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- CATCH BASIN
- SEWER MANHOLE
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- TELEPHONE MANHOLE
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Deer Street

Milford, Massachusetts
Issued for

Drawing Title
Existing Conditions
Plan of Land

COMMONWEALTH OF MASSACHUSETTS
RUSSELL J. BOUSQUET
NO. 35389
PROFESSIONAL LAND SURVEYOR
7/13/08

Drawing Number
Sv-2

Sheet 2 of 7

Project Number
08921.01

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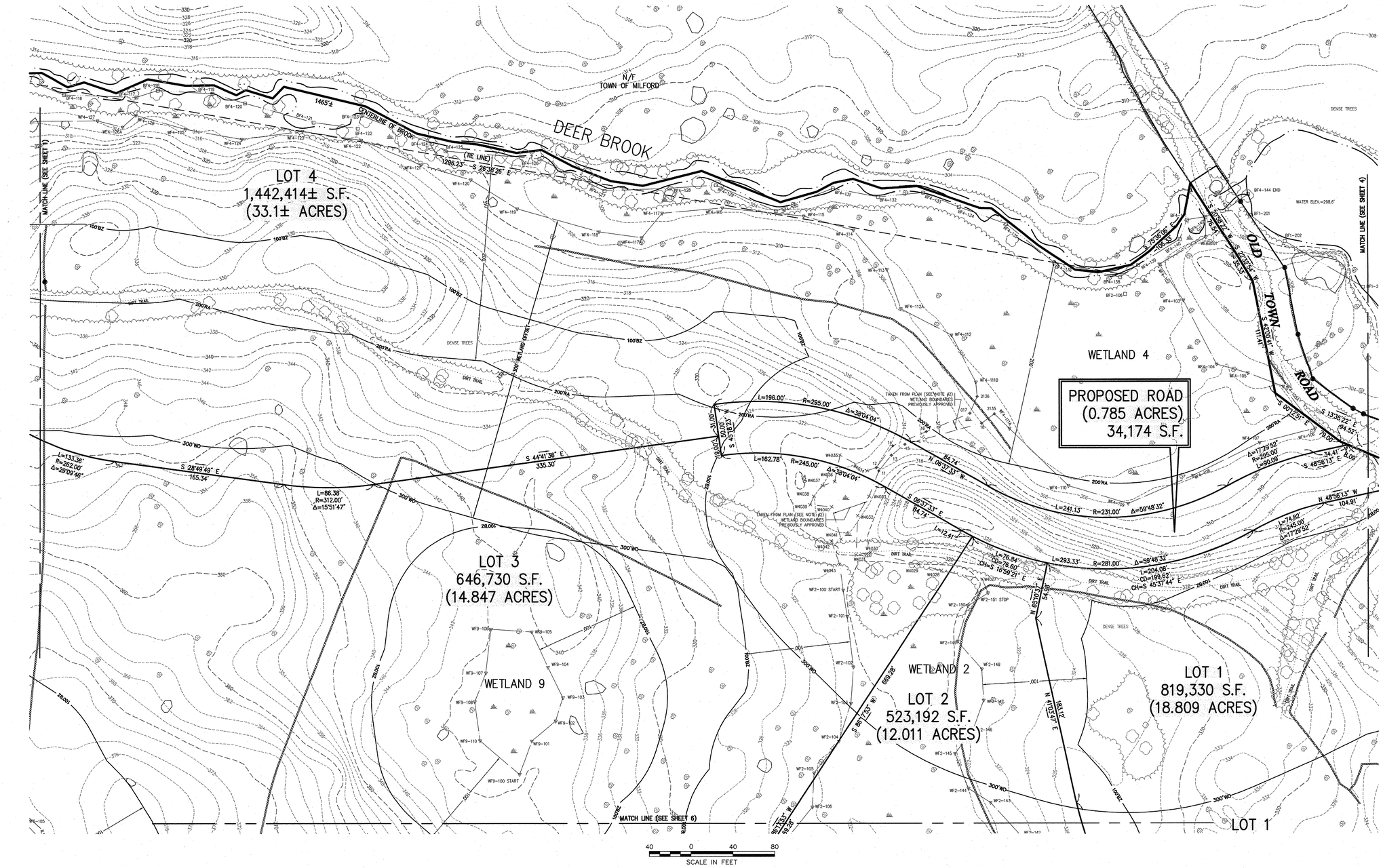

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RUSSELL BOUSQUET NO. 35389
PROFESSIONAL LAND SURVEYOR
5/13/08

Drawing Number
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Sheet 3 of 7

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08921.01

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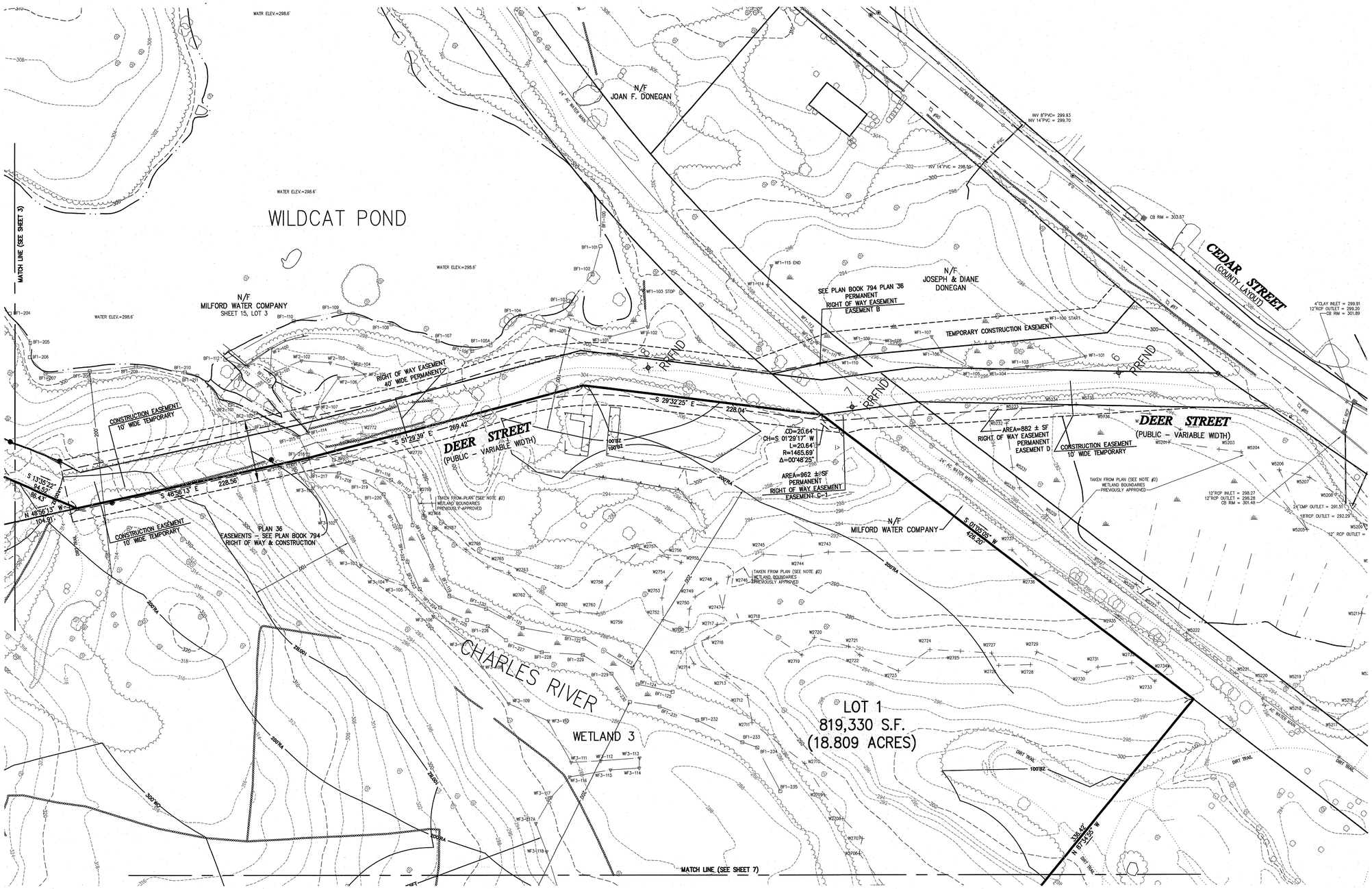

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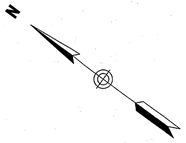

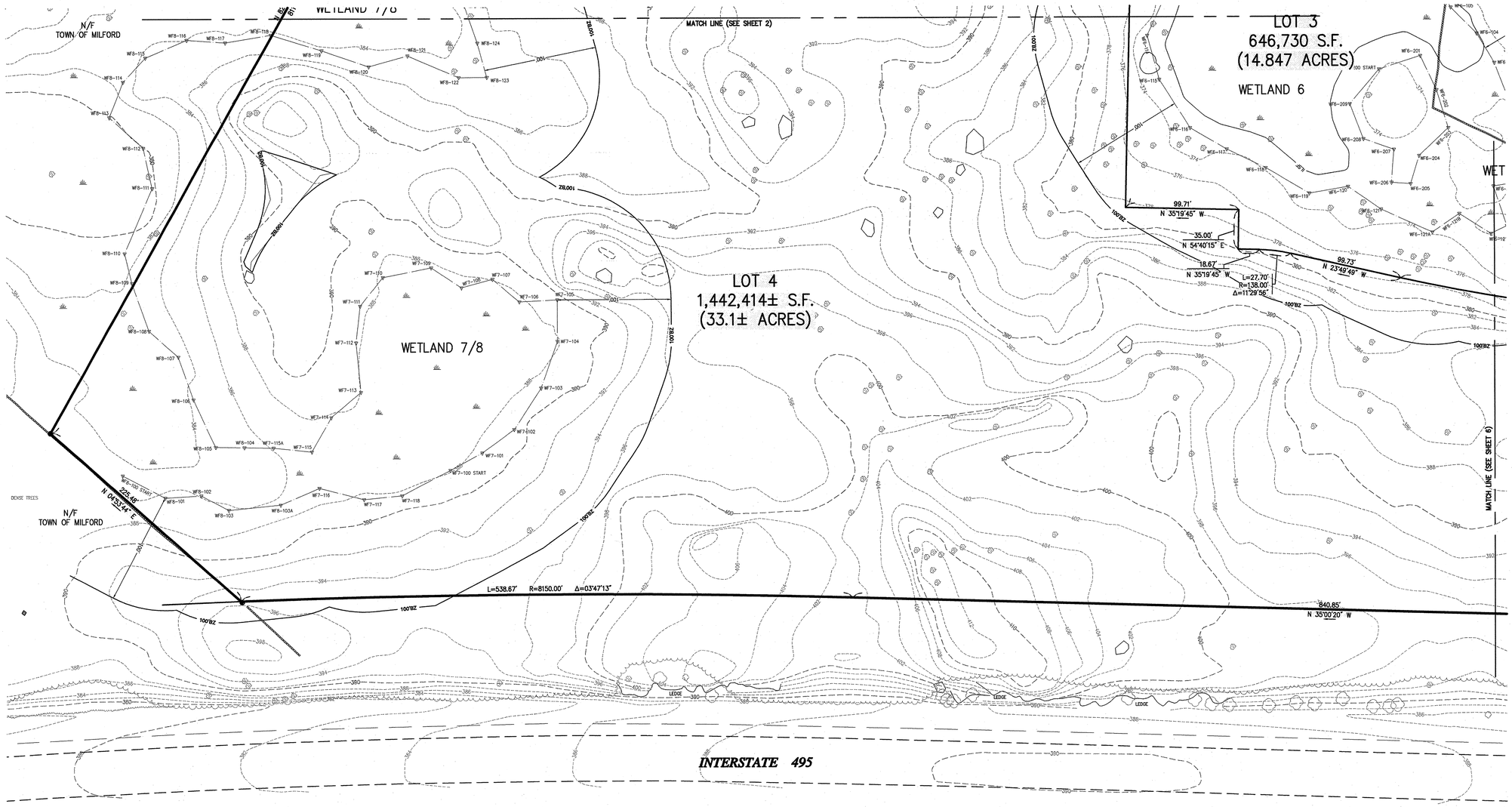

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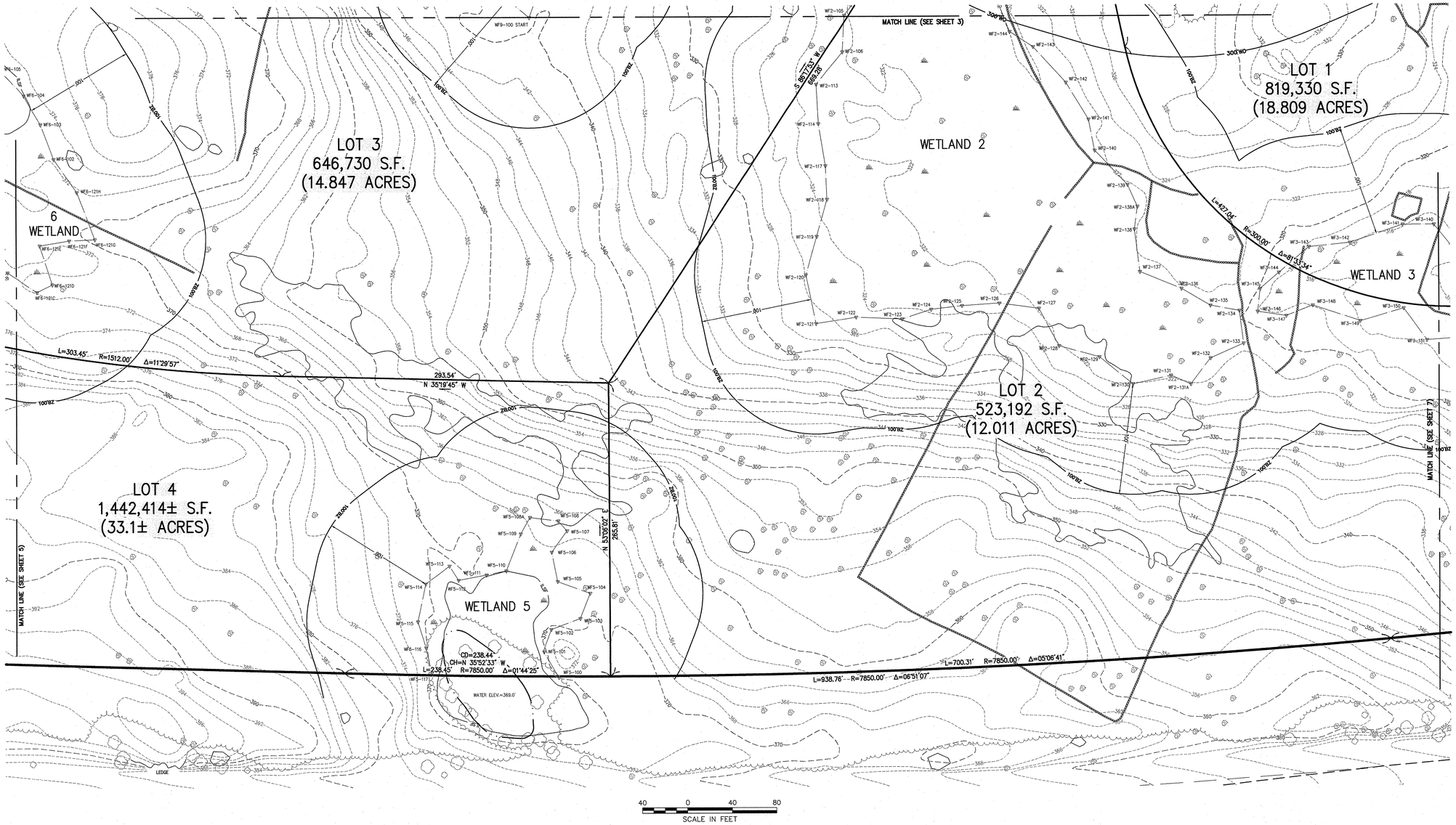

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Stone Ridge
Deer Street

Milford, Massachusetts
Issued for

Drawing Title
Existing Conditions
Plan of Land

Drawing Number
Sv-6

Sheet 6 of 7

Project Number
08921.01

COMMONWEALTH OF MASSACHUSETTS
RUSSELL ROUSSNET
NO. 35309
PROFESSIONAL ENGINEER
3/18/08

General Notes

1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN JANUARY 2007 AND FROM DEEDS AND PLANS OF RECORD.

2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE COMPILED FROM PLANS BY GUERRIERE & HANLON, INC. AND FIELD VERIFIED BY VHB IN JANUARY, 2007.

3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.

4) HORIZONTAL DATUM IS BASED ON MASS GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO THE NGVD OF 1929.

5) THE WETLAND FLAGS WERE DELINIATED AND FIELD LOCATED BY VHB IN JAN., 2007.

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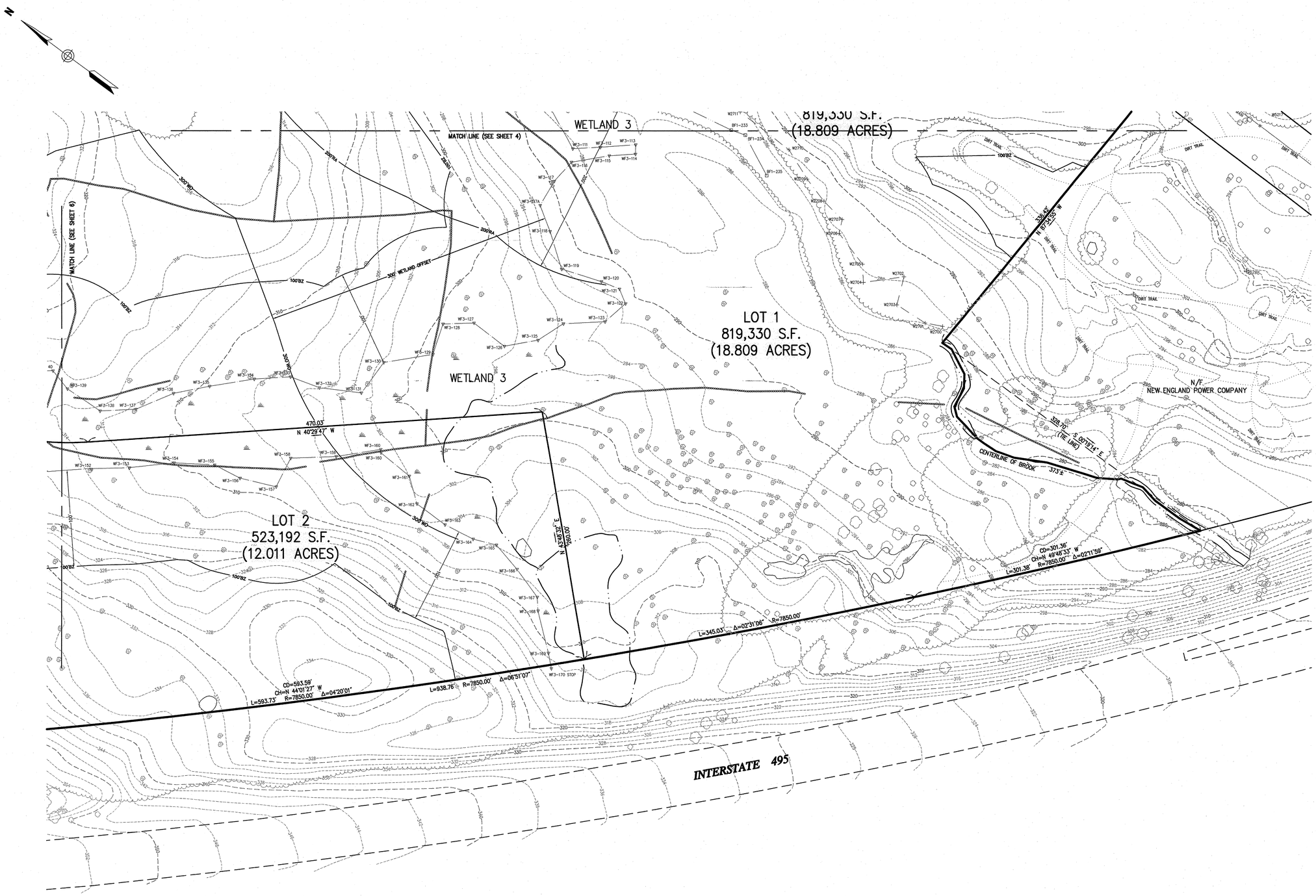

40 0 40 80
SCALE IN FEET

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VHB
Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
Environmental Services
101 Walnut Street, P.O. Box 9151
Watertown, Massachusetts 02471-9151
617 924 1770 • FAX 617 924 2286

Legend

- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- HAND HOLE
- WATER GATE
- FIRE HYDRANT
- GAS GATE
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- GUY POLE
- GUY WIRE
- MONITORING WELL
- ROCK
- F.F.E.=45.27' FINISHED FLOOR ELEVATION
- WELL
- EDGE OF PAVEMENT
- CONCRETE CURB
- VERTICAL GRANITE CURB
- SLOPED GRANITE EDGE
- BITUMINOUS BERM
- BITUMINOUS CURB
- GUARD RAIL
- CHAIN LINK FENCE
- DRAINAGE LINE
- SEWER LINE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- STONE WALL
- TREE LINE
- 100'BZ 100-FT BUFFER ZONE
- 100'RA 100-FT RIVER FRONT AREA
- 200'RA 200-FT RIVER FRONT AREA
- LIMIT MEAN ANNUAL HIGH WATER
- LIMIT OF BANK
- VEGETATED WETLAND BOUNDARY

No.	Revision	Date	Apprvd.
1	MODIFIED PROPERTY LINE	3/18/08	

Designed by | Drawn by | Checked by
CAD checked by | Approved by
Scale 1"=40' | Date January 28, 2008

Project Title
Stone Ridge
Deer Street

Milford, Massachusetts
Issued for

Drawing Title
Existing Conditions
Plan of Land

Drawing Number
Sv-7

COMMONWEALTH OF MASSACHUSETTS
RUSSELL J. BOUSQUET
NO. 35399
LAND SURVEYOR
5/1/08

Sheet of 7

Project Number
08921.01

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2.2 Aerial Photographs showing site boundaries and access points	• Fig. 2.2a Aerial Map of Site • Fig. 2.2b Aerial Map of Nearby Amenities

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Figure 3

AERIAL MAP

DATE:	12/08/2017
ISSUE:	
SCALE:	1"=500'±
REF:	
DR BY:	EFP
CK BY:	WWP

Residences at Stone Ridge

200-300 Deer Street
Milford, MA

JOB NO.: 17095

SMMA

SYMMES MAINI & McKEE ASSOCIATES
1000 Massachusetts Avenue
Cambridge, Massachusetts 02138
P:617.547.5400 F:617.648.4920

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2.3 Site / Context Photographs

Fig. 1 - Cedar Street looking north towards the site as you exit 495

Fig. 2 - Cedar Street looking northwest directly across the street from the site

2.3 Site / Context Photographs (continued)

Fig. 4 – View looking north along Cedar Street towards the lot directly across the street from the site.

Fig. 5 – View looking east towards the lot directly across the street from the site.

Fig. 6 – Upper Charles bike path at intersection with Deer Street leading into site. View looking south.

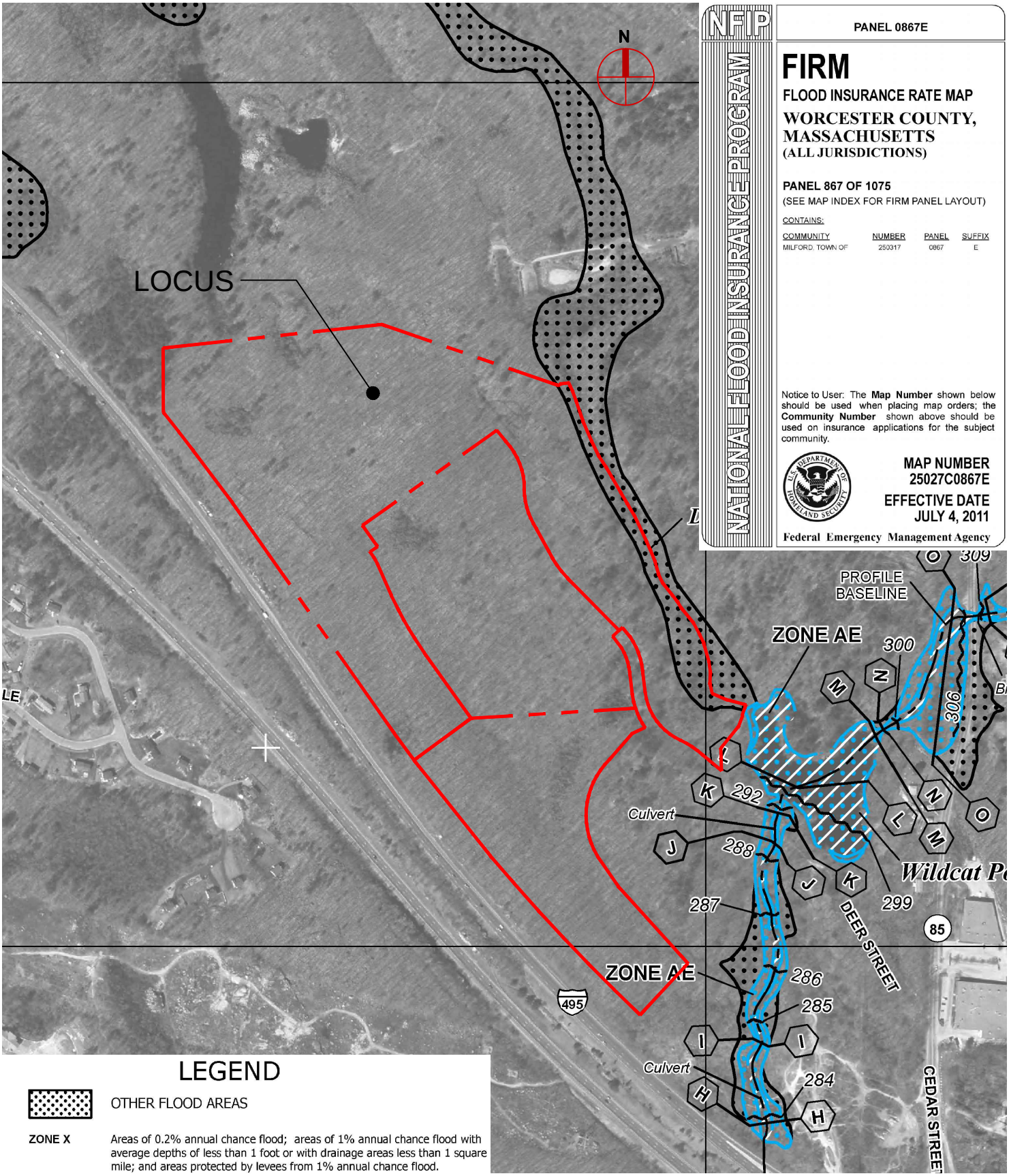
Fig. 7 – Upper Charles bike path north of the site. View looking south.

3 Site / Context Photographs (continued)

Fig. 8 – Cedar Street. View looking north just past the entrance to the site.

Fig. 9 – Cedar Street about 0.1 miles north of the entrance to the site. View looking north.

2.4 Site Characteristics / Constraints	• Fig. 2.4a Flood Insurance Rate Map • Wetlands Delineation (see Existing Conditions Plan attached in Section 2.1) • Historic District Nominations (N/A) • Fig 2.4b Constraints Plan



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LEGEND

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Figure 2

FEMA FLOOD MAP

DATE:	11/21/2017
ISSUE:	
SCALE:	1"=500'±
REF:	
DR BY:	EFP
CK BY:	WWP

Residences at Stone Ridge

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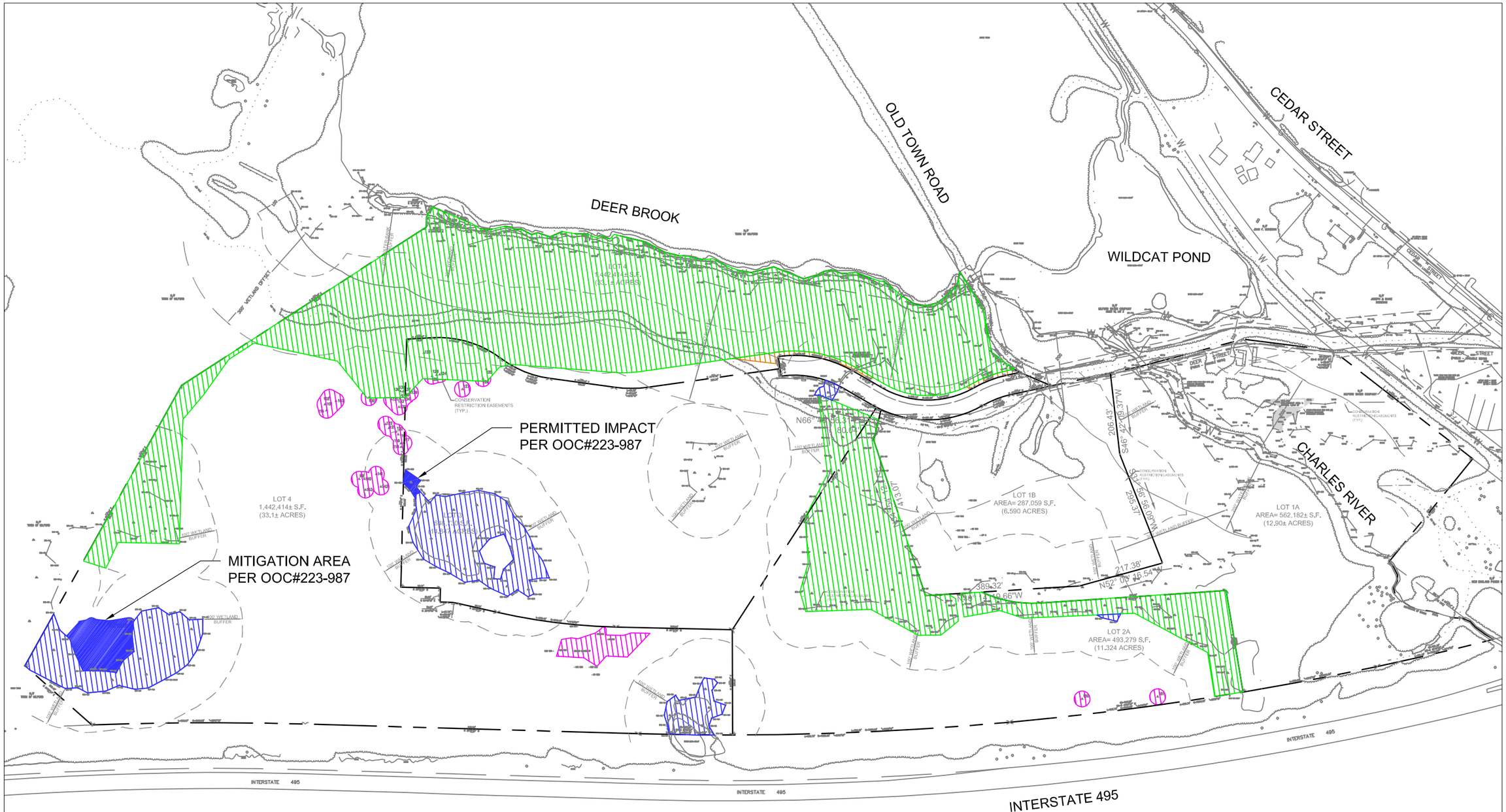

NOTES:

1. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE COMPLIED FROM PLANS BY GUERRIERE & HANLON, INC. AND FIELD VERIFIED BY VHB IN JANUARY 2007.

2. THE WETLAND FLAGS WERE DELINEATED AND FIELD LOCATED BY VHB IN JANUARY 2007.

3. ZONE A LINES SHOWN PER DEER STREET EXTENSION PLANS AND APPROVED ORDER OF CONDITIONS DATED SEPTEMBER 17, 2009.

4. CULTURAL RESOURCE AREAS TO REMAIN SHOWN PER "HISTORIC PROPERTIES AVOIDANCE AND PROTECTION PLAN" LAST REVISED AUGUST 2012.

TOTAL LOT AREA= 59.28 ACRES

CONSERVATION RESTRICTION AREA= 16.82 ACRES

WETLAND AREA= 2.89 ACRES

CULTURAL RESOURCE AREA TO REMAIN (OUTSIDE CR)= 0.75 ACRES

ZONE A (OUTSIDE OTHER CONSTRAINTS)= 0.13 ACRES

REMAINING ON-SITE AREA= 38.69 ACRES

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RESIDENCES AT STONE RIDGE

200-300 DEER STREET
MILFORD, MA

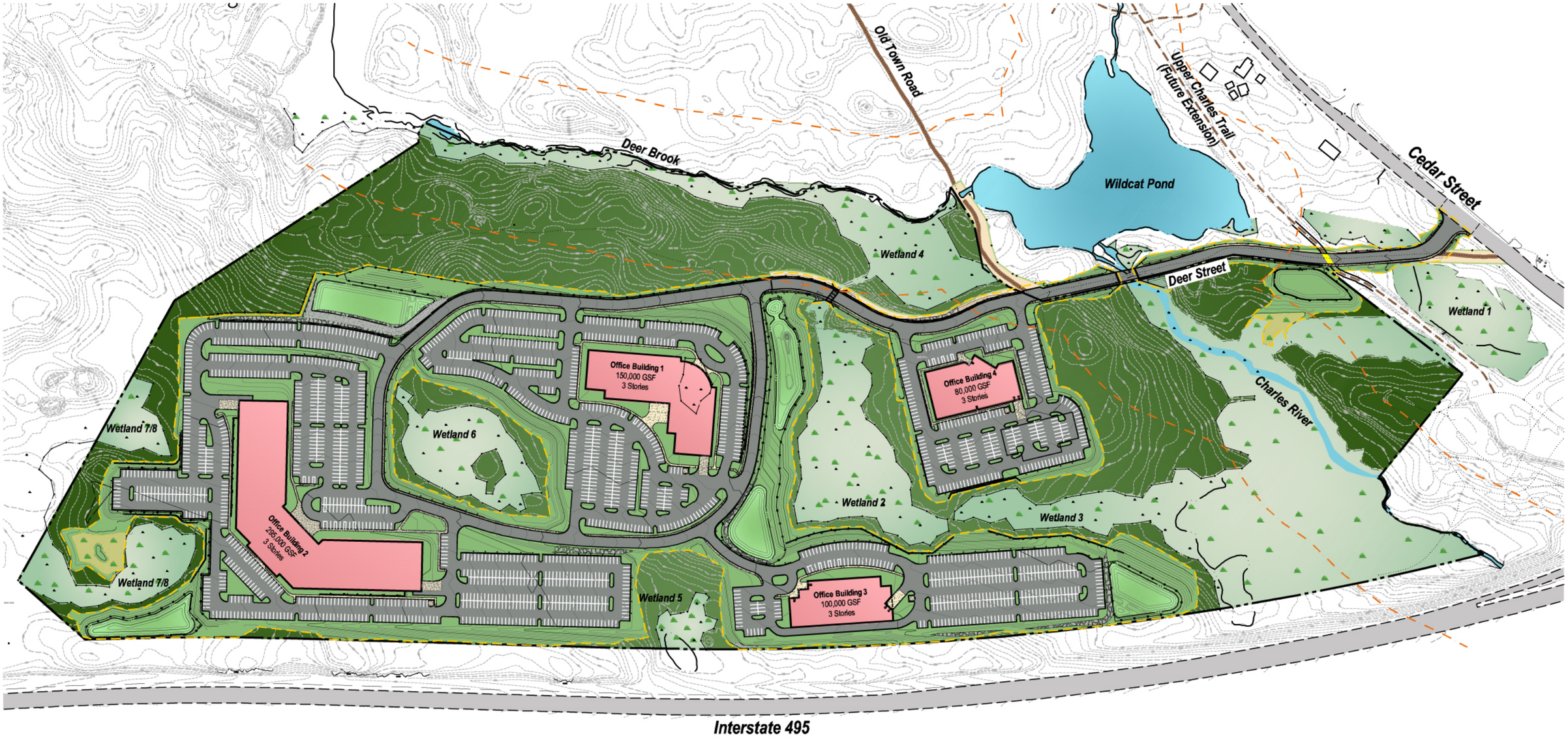
JOB NO.: 17095.00

DATE:	12/08/2017
ISSUE:	
SCALE:	1"=250'
REF:	
DR BY:	SEB
CK BY:	WWP

Figure 4

SITE CONSTRAINTS

2.5 By-Right Site Plan	The site is currently approved for the construction of 3 buildings totaling 545,000 SF: Building 1 (150,000 SF), Building 2 (295,000 SF); and Building 3 (100,000 SF). • Fig. 2.5a By Right Site Plan • Fig. 2.5b Original Site Plan Approval



- Site Boundary
- Wetland Resource
- Proposed Wetland Replication
- Proposed Building
- Proposed Detention Basin
- Landscaped Area
- Undisturbed Area
- Deer Street Right of Way
- Dirt Road (Town Right of Way)
- Upper Charles Bike Trail
- Proposed Bike Trail Crossing
- Limit of Work
- Zone A Limit

0 125 250 Feet

Vanasse Hangen Brustlin, Inc.

Figure 1.4

Proposed Conditions Site Plan
Stone Ridge
Milford, Massachusetts

PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

Joseph Calagione
John H. Cook
Patrick J. Kennelly
Marble Mainini, III
Lena McCarthy

April 1, 2008

Mr. Anthony DeLuca
Building Commissioner
Town Hall
Milford, MA 01757

RE: Approval of Site Plan

Dear Mr. DeLuca:

This is to notify you that, at their regularly scheduled meeting of April 1, 2008, the Planning Board approved the Site Plan of Stone Ridge Management LLC / The Gutierrez Co. subject to the conditions listed below.

The Site Plan concerns: Business/Office Park off Deer Street.

Conditions of approval:

1. Occupancy Permits shall be issued in accordance with the Off-Site Traffic Mitigation Phasing Plan, prepared by VHB dated 3-12-08 and further explained in the correspondence of Attorney Ernest P. Pettinari dated 3-13-08.
2. No Building Permits shall be issued until the Deer Street Bridge plans are finalized and submitted to the Planning Board for acceptance. Preliminary bridge design shall be submitted for Planning Board review at start of MassHighway review process.
3. Subject to Board of Sewer Commissioners approval.
4. Subject to Milford Water Company approval.

NOTE: On-Site improvements associated with the approved Site Plan include installation of two solar powered motion activated flashing warning beacons at the Deer Street crossing of the Upper Charles Trail.

Sincerely,

Chairman, Milford Planning Board
cc: applicant

3.1 Preliminary Site Layout Plans	• Fig. 3.1a Rendered Site Plan • Fig. 3.1b Civil Engineering Site Plan • Fig. 3.1c Grading and Utilities Plan

Proposed Site Plan

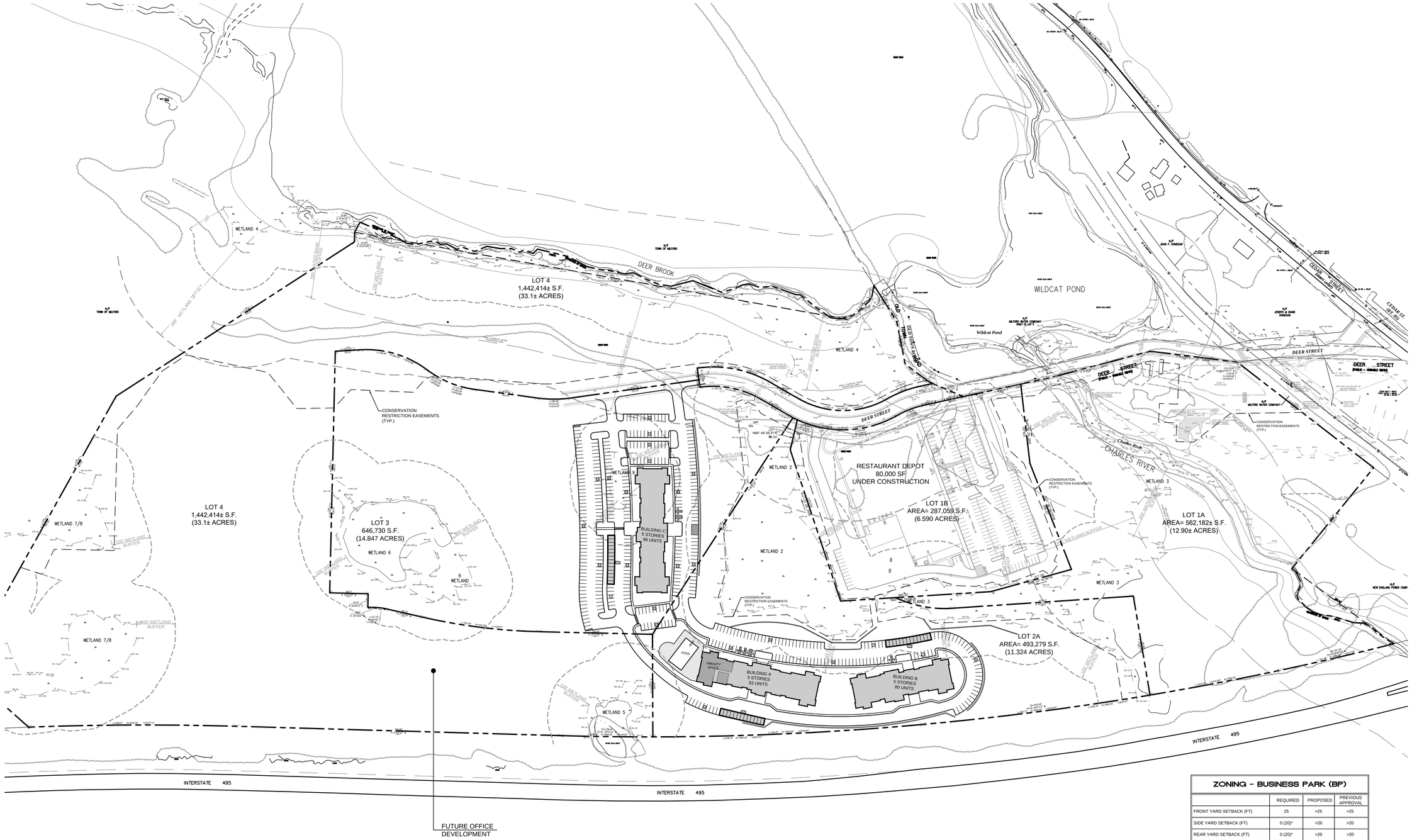
idences at Stone Ridge

, MA

12.07.2017

the Gutierrez company

SM



ZONING - BUSINESS PARK (BP)

	REQUIRED	PROPOSED	PREVIOUS APPROVAL
FRONT YARD SETBACK (FT)	25	>25	>25
SIDE YARD SETBACK (FT)	0 (20)*	>20	>20
REAR YARD SETBACK (FT)	0 (20)*	>20	>20
MAX BUILDING COVERAGE (%)	35	2.4	6.6
MAX. FLOOR AREA RATIO	0.50	0.12	0.21
MIN. OPEN SPACE (%)	20	89.2	65.2
MAX. HEIGHT (FT)	60	59	<40
MAX. HEIGHT (STORIES)	5	5	3
INT. PARKING LOT LANDSCAPE (%)	10	>10	18.6
LANDSCAPE BUFFER STRIP (FT)	15	>15	>15
PARKING LOT SETBACK (FT)	20	>20	>20

PARKING SUMMARY:

REQUIRED PARKING:
2 SPACES PER DWELLING * 272 UNITS = 544 SPACES

PROVIDE PARKING:
444 STANDARD SPACES (9'X18')
7 HANDICAP ACCESSIBLE SPACES (8'X18')
2 VAN ACCESSIBLE SPACE (8'X18')
40 GARAGE SPACES
493 TOTAL SPACES

1.81 SPACES PER DWELLING UNIT ARE PROPOSED

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

N

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the Gutierrez company

THE GUTIERREZ COMPANY

RESIDENCES AT STONE RIDGE

200-300 DEER STREET
MILFORD, MA

MARK:	DATE:	DESCRIPTION:
	12/08/2017	OWNER REVIEW

ISSUE LOG

△ = CLOUDED CHANGE

SCALE	1"=100'
DRAWN BY	WWP
CHECK BY	JAH
PROJ.ARCH./ENGR.	JAH
PROJ. MGR.	JAH
JOB NO.	17095

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LAYOUT & MATERIALS SITE PLAN

SP-1

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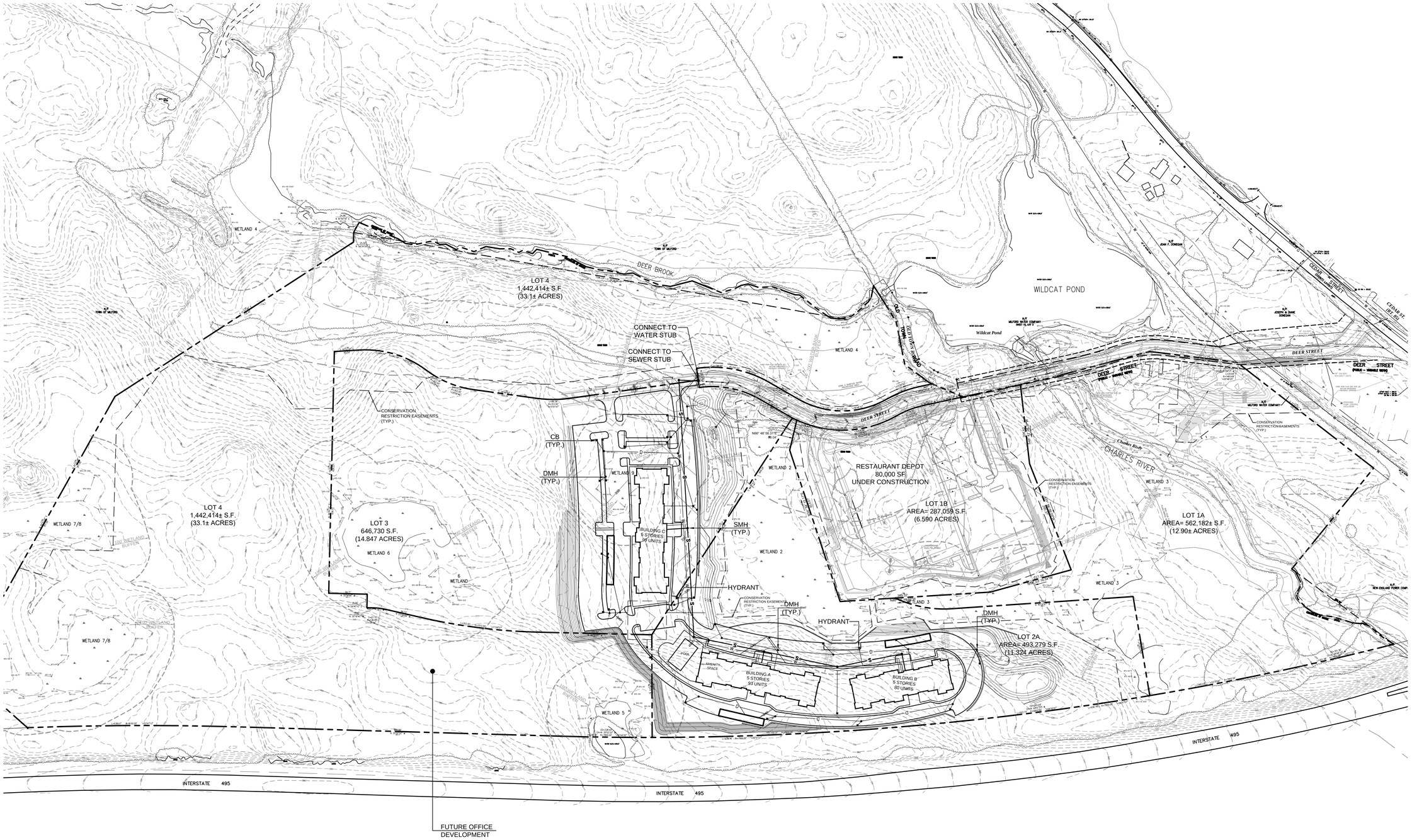

THE GUTIERREZ COMPANY

RESIDENCES AT STONE RIDGE

200-300 DEER STREET
MILFORD, MA

MARK:	DATE:	DESCRIPTION:
	11/22/2017	PROJECT ELIGIBILITY APPLICATION

ISSUE LOG

△ = CLOUDED CHANGE

SCALE	1"=100'
DRAWN BY	WWP
CHECK BY	JAH
PROJ.ARCH./ENGR.	JAH
PROJ. MGR.	JAH
JOB NO.	17095

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GRADING & UTILITIES SITE PLAN

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

N

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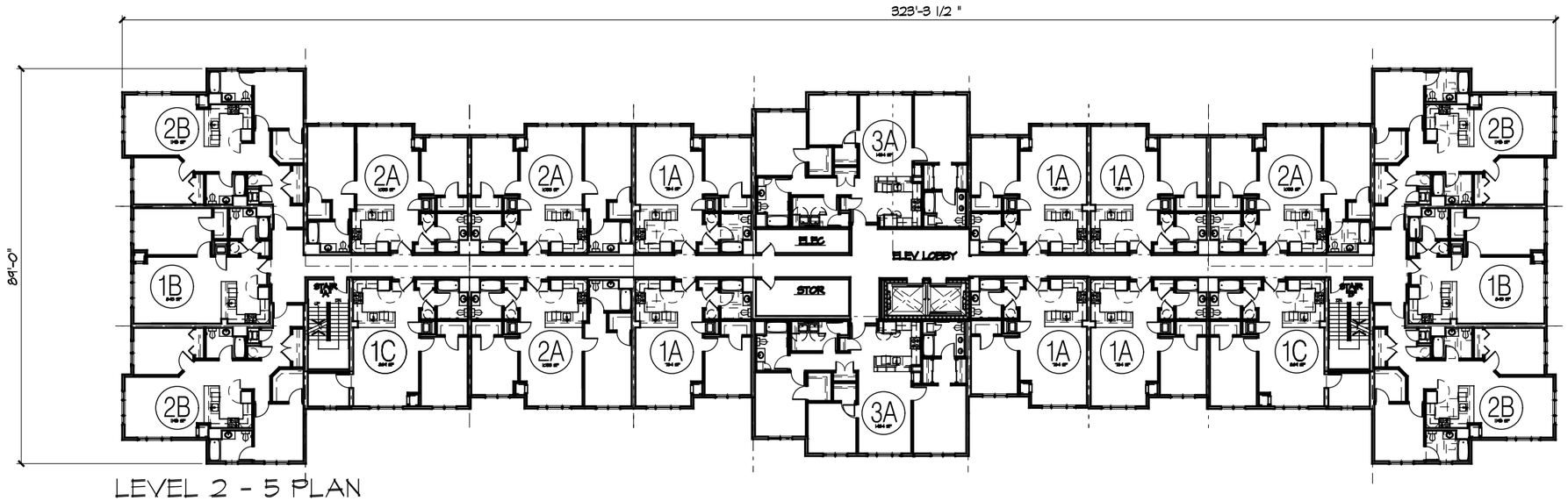
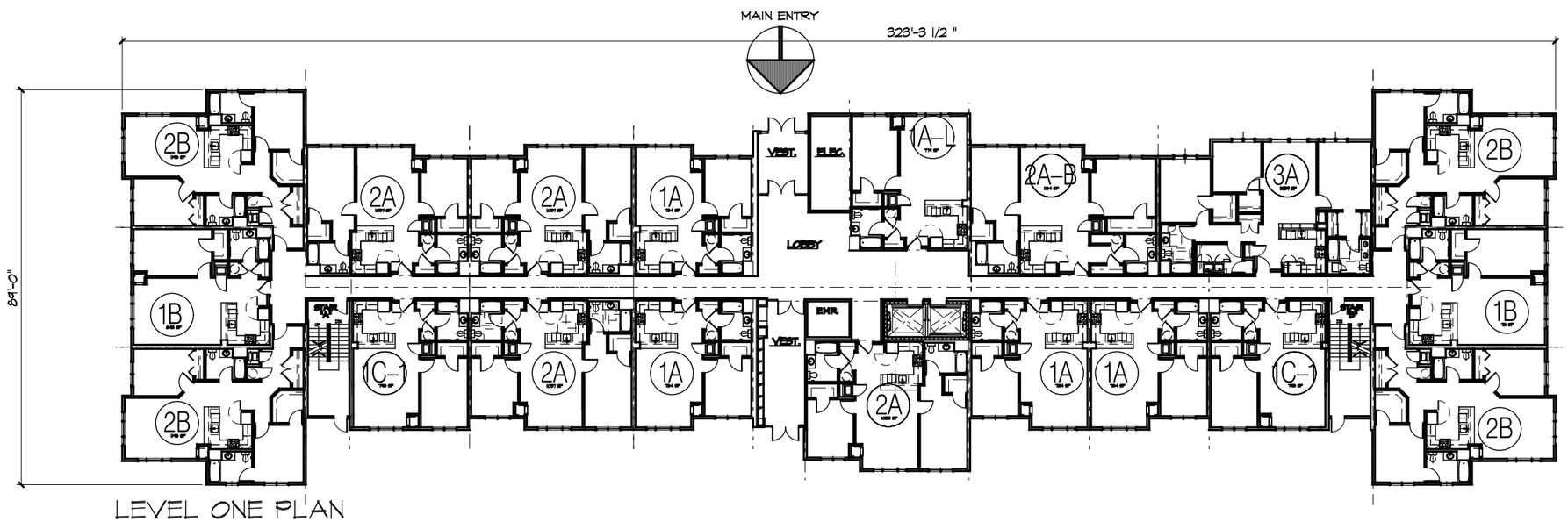
SP-2

3.2 Preliminary Architectural Plans	• Fig. 3.2a Typical floor plans; Unit plans showing dimensions • Fig. 3.2b 3-Dimensional rendering • Fig. 3.2c Building Elevations



LEVEL 2 - 5 PLAN



LEVEL ONE PLAN

BLDG A

5 STORIES - 20 UNITS/FLR
100 UNITS

BLDG B 5 STORY BLDG	LEVEL	1A (704 SF ONE BEDROOM)	1B (849 SF ONE BEDROOM)	1C-1 (748 SF ONE BEDROOM)	1A-L (774 SF ONE BEDROOM)	1C (844 SF ONE BEDROOM + DEN)	2A (1023 SF TWO BEDROOM)	2B (1148 SF TWO BEDROOM)	2-AB (1184 SF TWO BEDROOM)	2-AL (1081 SF TWO BEDROOM)	3A (1484 SF THREE BEDROOM)		TOTAL
	L 5	6	2	0	0	2	4	4	0	0	2		20
	L 4	6	2	0	0	2	4	4	0	0	2		20
	L 3	6	2	0	0	2	4	4	0	0	2		20
	L 2	6	2	0	0	2	4	4	0	0	2		20
	L 1	4	2	2	1	0	4	4	1	0	1		19
	TOTAL	28	10	2	1	8	20	20	1	0	9		99

UNIT TYPE			
1 BED	2 BED	3 BED	TOTAL (3 BLDGS)
49	41	9	272

FLOOR AREA BY LEVEL					
L-1	L-2	L-3	L-4	L-5	TOTAL
22, 039 GSF	22,039	22,039	22,039	22,039	110, 195 GSF

NOTE: SQUARE FOOTAGE CALCULATIONS ARE MEASURED FROM THE CENTERLINE OF DEMISING & CORRIDOR WALLS AND THE OUTSIDE FACE OF STUD ON EXTERIOR WALLS. BALCONIES ARE NOT INCLUDED.

CONCEPTUAL PLANS - BLDG A

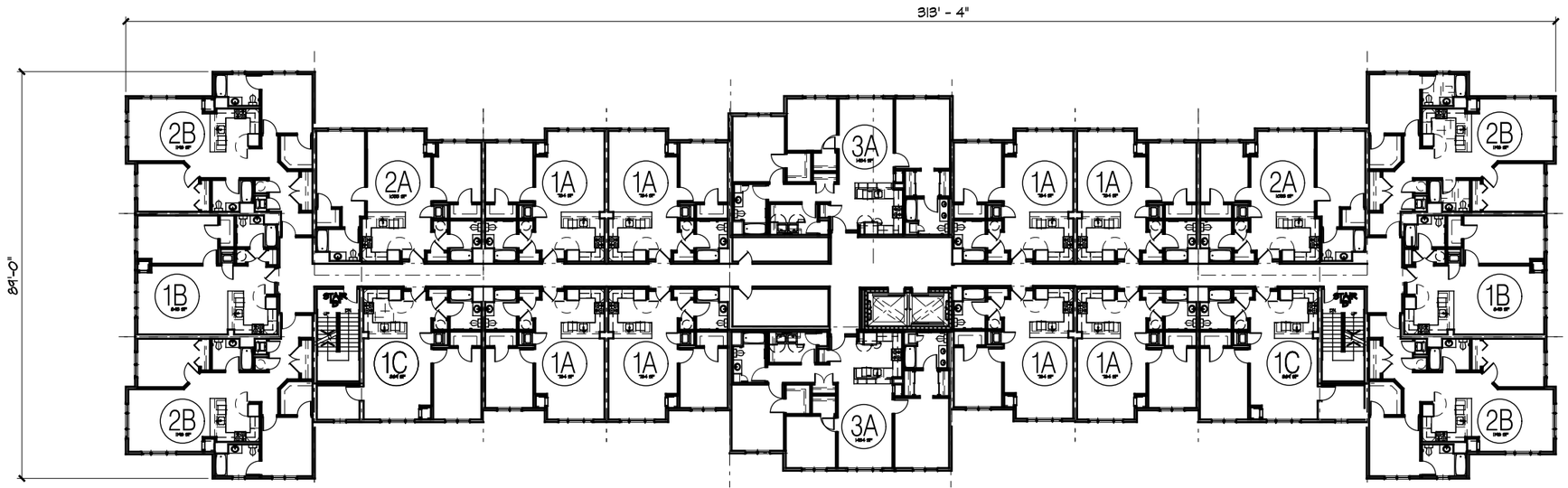
STONE RIDGE
MILFORD, MA

Scale: 1" = 30'-0" 12 - 05 - 17

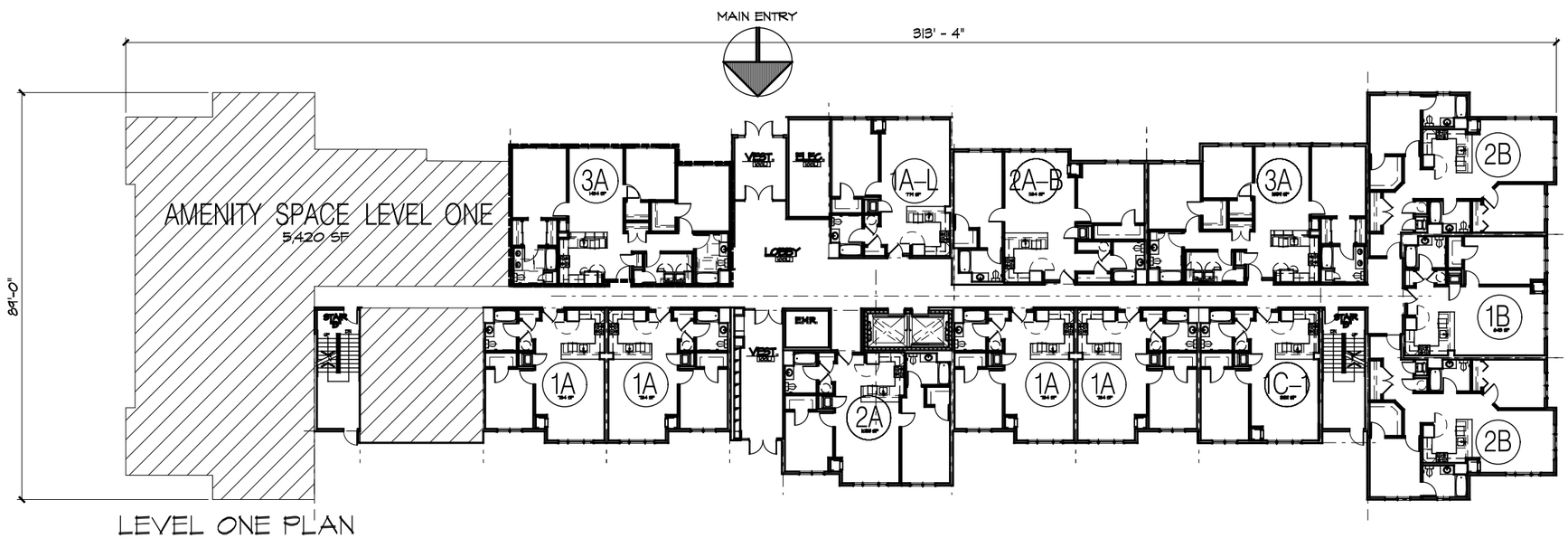
A1-1

sheskeyARCHITECTS
14 Franklin Street Quincy, MA 02169 | sheskeyarchitects.com | 617-770-2010

the Gutierrez company
200 SUMMIT DRIVE
BURLINGTON, MA



LEVEL 2 - 5 PLAN



LEVEL ONE PLAN

BLDG. B

5 STORIES - 20 UNITS/FLR
93 UNITS

BLDG B 5 STORY BLDG

LEVEL	1A (724 SF ONE BEDROOM)	1B (849 SF ONE BEDROOM)	1C-1 (769 SF ONE BEDROOM)	1A-L (774 SF ONE BEDROOM)	1C (864 SF ONE BEDROOM)	2A (1059 SF ONE BEDROOM + DEN)	2B (1178 SF TWO BEDROOM)	2-AB (1124 SF TWO BEDROOM)	2-AL (1081 SF TWO BEDROOM)	3A (1434 SF THREE BEDROOM)		TOTAL
L5	8	2	0	0	2	2	4	0	0	2		20
L4	8	2	0	0	2	2	4	0	0	2		20
L3	8	2	0	0	2	2	4	0	0	2		20
L2	8	2	0	0	2	2	4	0	0	2		20
L1	4	1	1	1	0	1	2	1	0	2		13
TOTAL	36	9	1	1	8	9	18	1	0	10		93

UNIT TYPE			
1 BED	2 BED	3 BED	TOTAL (5 BLDGS)
55	27	10	272

FLOOR AREA BY LEVEL					
L-1	L-2	L-3	L-4	L-5	TOTAL
22,089 GSF	22,089	22,089	22,089	22,089	110,445 GSF

NOTE: SQUARE FOOTAGE CALCULATIONS ARE MEASURED FROM THE CENTERLINE OF DEMISING & CORRIDOR WALLS AND THE OUTSIDE FACE OF STUD ON EXTERIOR WALLS. BALCONIES ARE NOT INCLUDED.

CONCEPTUAL PLANS - BLDG B

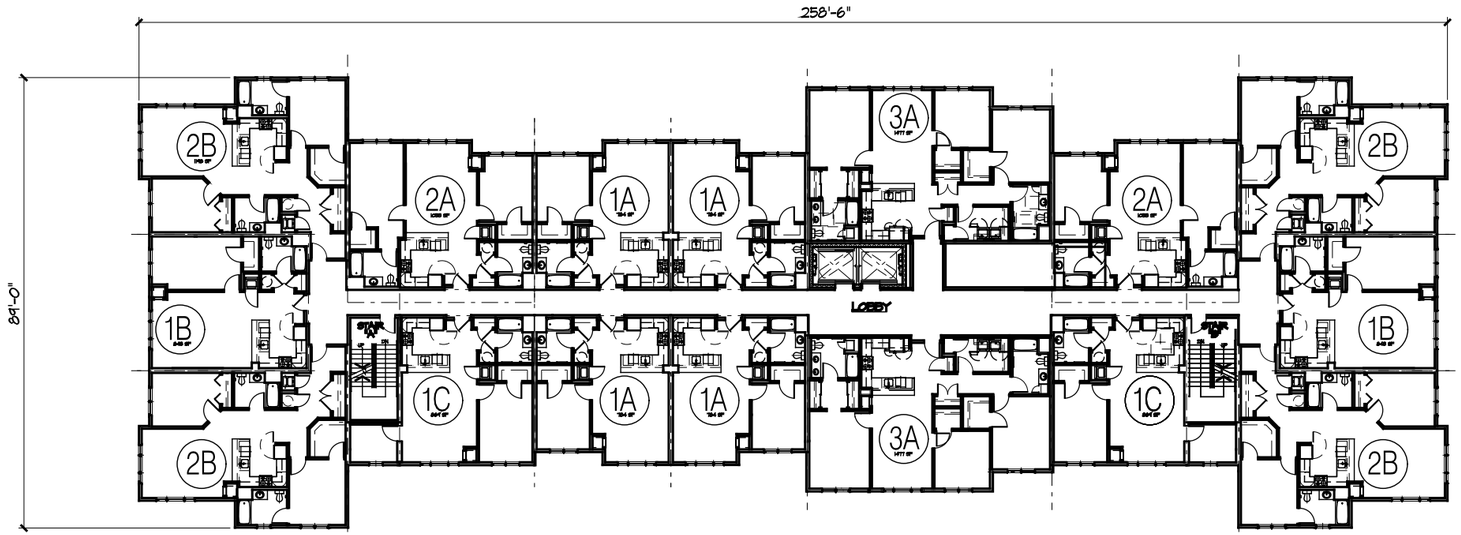
STONE RIDGE
MILFORD, MA

Scale: 1" = 30'-0" 12 - 05 - 17

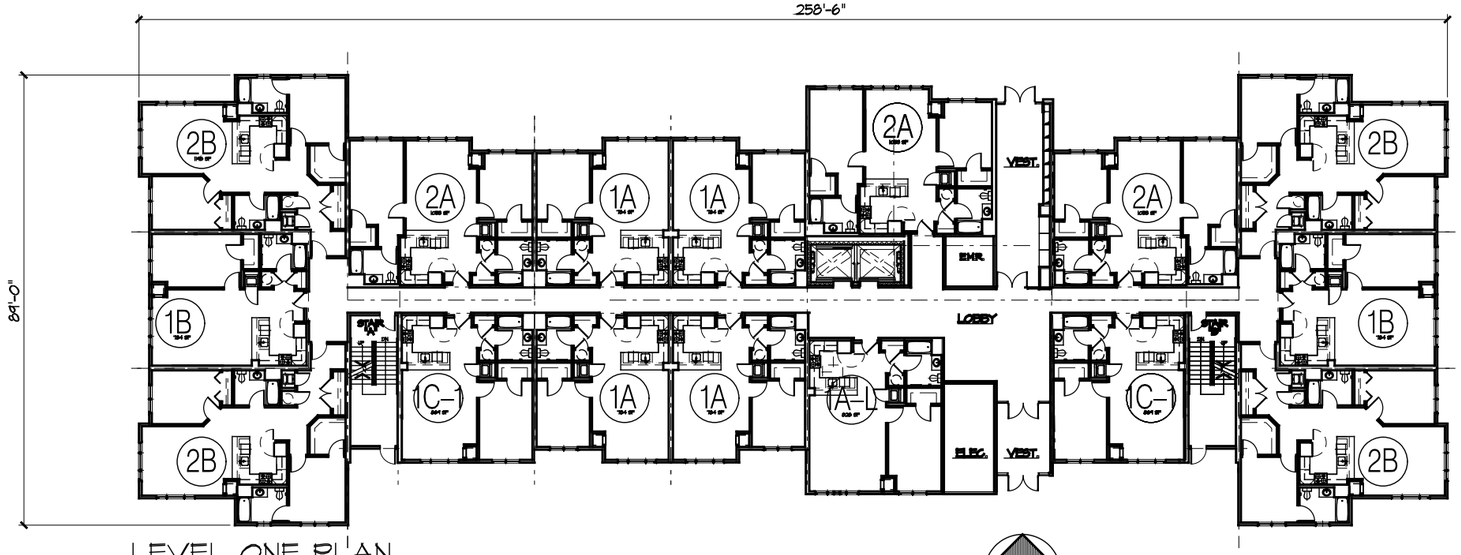
B1-1

sheskeyARCHITECTS
14 Franklin Street Quincy, MA 02169 | sheskeyarchitects.com | 617-770-2010

the Gutierrez company
200 SUMMIT DRIVE
BURLINGTON, MA



LEVEL 2 - 5 PLAN



LEVEL ONE PLAN

MAIN ENTRY

BLDG C

5 STORIES - 16 UNITS/FLR
80 UNITS

BLDG C 5 STORY BLDG

	1B4 SF ONE BEDROOM	8A5 SF ONE BEDROOM	8C4 SF ONE BEDROOM	8A4 SF ONE BEDROOM	8D8 SF ONE BEDROOM + DEN	1D9 SF ONE BEDROOM	1H8 SF TWO BEDROOM	1B4 SF TWO BEDROOM	1D9 SF TWO BEDROOM	1H4 SF TWO BEDROOM	THREE BEDROOM	
LEVEL	1A	1B	1C-1	1C	1A-L	2A	2B	2-AB	2-AL	3A		TOTAL
L 5	4	2	0	2	0	2	4	0	0	2		16
L 4	4	2	0	2	0	2	4	0	0	2		16
L 3	4	2	0	2	0	2	4	0	0	2		16
L 2	4	2	0	2	0	2	4	0	0	2		16
L 1	4	2	2	0	1	3	4	0	0	0		16
TOTAL	20	10	2	8	1	11	20	0	0	8		80

UNIT TYPE			
1 BED	2 BED	3 BED	TOTAL (3 BLDGS)
54	28	10	282

FLOOR AREA BY LEVEL					
L-1	L-2	L-3	L-4	L-5	TOTAL
18,614 GSF	18,614	18,614	18,614	18,614	93,070 GSF

NOTE: SQUARE FOOTAGE CALCULATIONS ARE MEASURED FROM THE CENTERLINE OF DEMISING & CORRIDOR WALLS AND THE OUTSIDE FACE OF STUD ON EXTERIOR WALLS. BALCONIES ARE NOT INCLUDED.

CONCEPTUAL PLANS - BLDG C

STONE RIDGE
MILFORD, MA

Scale: 1" = 30'-0" 12 - 05 - 17

C1-1

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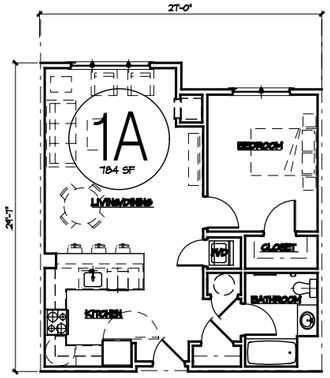
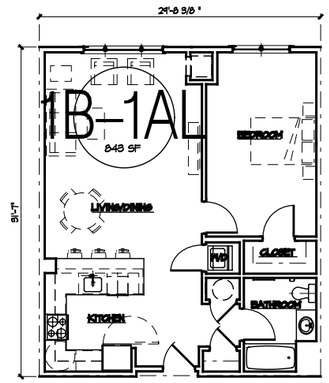
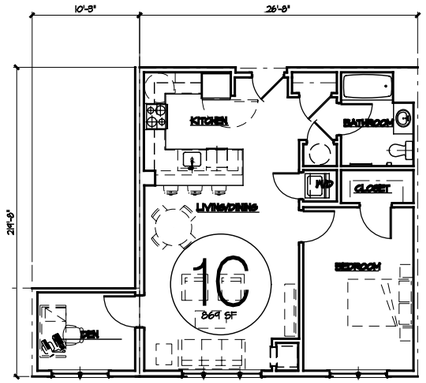


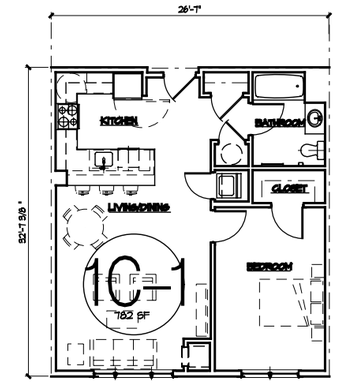
1 UNIT PLAN 1-A - ONE BR
1/16" = 1'-0"



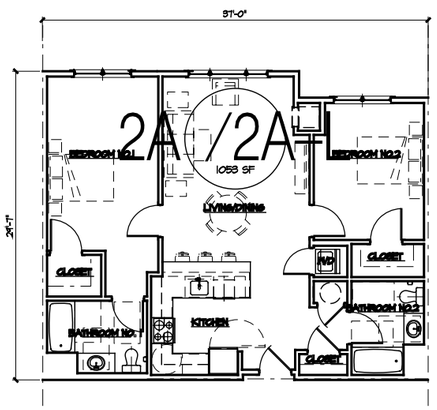
2 UNIT PLAN 1-A / 1A-L - 1BR
1/16" = 1'-0"



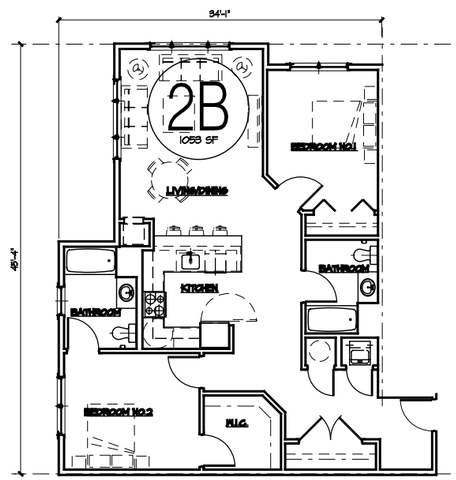
3 UNIT PLAN 1-C - 1 BR + DEN
1/16" = 1'-0"



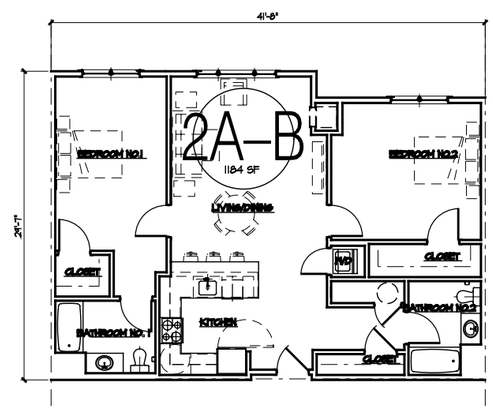
4 UNIT PLAN 1-C1 - 1BR
1/16" = 1'-0"



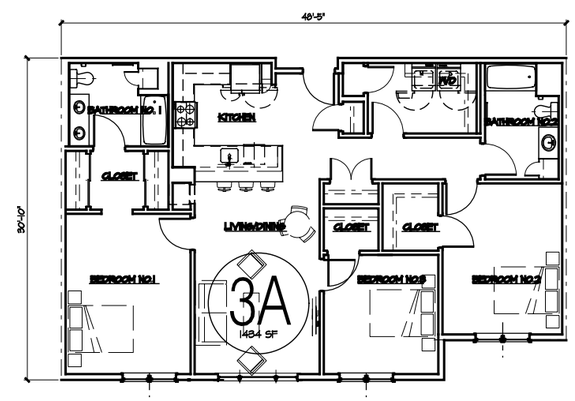
5 UNIT PLAN 2-A / 2A-L - 2BR
1/16" = 1'-0"



6 UNIT PLAN 2-B - 2BR
1/16" = 1'-0"



7 UNIT PLAN 2-AB - 2BR
1/16" = 1'-0"



8 UNIT PLAN 3-A - 3BR
1/16" = 1'-0"

CONCEPTUAL UNIT PLANS

STONE RIDGE
MILFORD, MA

Scale: 1/16" = 1'-0" 12 - 05 - 17

A3-1

sheskeyARCHITECTS
14 Franklin Street Quincy, MA 02169 | sheskeyarchitects.com | 617-770-2010

the Gutierrez company
200 SUMMIT DRIVE
BURLINGTON, MA

rez
any

TECTS

| sheskeyarchitects.com | 617-770-2010

CONCEPTUAL MASSING MODEL

STONE RIDGE
MILFORD, MA

11 - 22 - 17

SIDE ELEVATION

FRONT / REAR ELEVATION

rrez
any
TECTS
| sheskeyarchitects.com | 617-770-2010

STONE RIDGE
MILFORD, MA

11 - 22 - 17

3.3 Narrative Description of Design Approach	The site layout and architectural design for this three building cluster of apartment buildings have been influenced by their location near the center of a suburban office park. The three buildings are arranged linearly, following the contours of the rolling site. The buildings are separated by green space, with parking at their perimeters to allow access from both sides for entry into the buildings. The green space contains a swimming pool, with tenant common space located at the first floor of the middle building overlooking this area. This green space offers opportunities for outdoor activities for all tenants. Parking is distributed around the perimeter of the site, allowing front and rear access to building entries. Each building contains a mix of one, two, and three bedroom apartments on five floors. There are two building sizes. A smaller building containing 80 units and two larger buildings, one with 99 units and one with 93 units, providing 272 apartments on site. There are two formal entrances at grade to each building, providing direct access from all parking areas. The footprint is broken up by a series of projecting bays, with larger bays accenting the entry area at each building. The exterior design utilizes residential type materials – clapboards, a flat panel system at the projecting bays, brick at the entries, and double-hung windows throughout. The facades are varied, with the fiber cement clapboards in two sizes with horizontal trim bands framing the bays with their pattern of flat panels. The buildings have a flat-roofed design, with the paneled bays having a higher roofline to further break up the massing of the buildings.

3.4 Tabular Zoning Analysis

Schedule 4

The following is a comparison of required and proposed dimensional requirements of the Project within the Business Park (BP) zoning:

Regulation	Required	Proposed
Minimum Lot Area	None	
Minimum Lot Frontage	None	
Minimum Lot Width	None	
Minimum Front Yard (ft)	25 FT	>25 FT
Minimum Side Yard (ft)	None	>20 FT
Minimum Rear Yard (ft)	None	>20 FT
Maximum Building Coverage	35%	2.4%
Maximum Floor Area Ratio	0.50	0.12
Minimum Open Space (% Lot Area)	20%	89.2%
Maximum Building Height	60 FT	59 FT
Maximum Building Stories	5	5
Interior Parking Lot Landscape	10%	>10%
Landscape Buffer Strip	15 FT	>15 FT
Parking Lot Side/Rear Yard Setback	20 FT	>20 FT
PARKING		
Standard Spaces	532	467
Standard Accessible Spaces	10	7
Van Accessible Spaces	2	2
Total Spaces (2 per dwelling unit required)	544 (2/unit)	493 (1.81/unit)

3.5 Sustainable Development Principals Evaluation Assessment Form	• See Application

4.1 Evidence of Site Control	• Fig. 4.1a Lot 2 Deed • Fig. 4.1b Lot 3 Deed • Fig. 4.1c Lot 4 Deed

2010 00009749
Bk: 45402 Pg: 18
Page: 1 of 3 01/28/2010 01:36 PM WD

Quitclaim Deed

Stone Ridge Management, LLC a Massachusetts limited liability company with a registered office at 19 Fletcher Street, Chelmsford, Middlesex County, Commonwealth of Massachusetts ("Grantor") in consideration of One Million Fifty Thousand Dollars ($1,050,000.00) paid,

Grants to Arturo J. Gutierrez, John A. Cataldo and Arthur J. Gutierrez, Jr., Trustees under a declaration of trust entitled "Cedar Street Realty Trust", dated January 15, 2007, recorded with the Worcester County Registry of Deeds in Book 40546, Page 357, having offices at Burlington Office Park, One Wall Street, Burlington, MA 01803 ("Grantee"),

with **Quitclaim Covenants**

Parcel 1:

The land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated Northeasterly of and adjacent to Interstate Route 495, a limited access highway and on the Westerly side of Cedar Street but not adjacent thereto being shown as "Lot 2" on a plan of land entitled "Subdivision Plan in Milford, MA", Owner: Stone Ridge Management, LLC, Applicant: The Gutierrez Company, Prepared by: Vanasse Hangen Brustlin, Inc. and Guerrierre & Halnon, Inc., Scale 1 inch = 150 Feet, dated August 15, 2006, recorded with said Deeds in Plan Book 853, Plan 93.

Said Lot 2 contains 523,192 square feet of land or 12.011 acres, more or less, according to said plan.

Said premises are hereby conveyed together with the right and easement to use Deer Street and the Deer Street extension as shown on said plan for the benefit of the premises hereby conveyed, as the same may from time to time be improved, together with all others entitled thereto, for all purposes as streets and ways are used in said Town of Milford.

Said premises are hereby conveyed together with the non-exclusive right and easement to improve said Deer Street and the Deer Street extension as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

Excepting therefrom the fee in the ways shown on said plan as Deer Street Extension and Old Town Road, which were reserved by Stone Ridge Management, LLC, for itself, its grantees, successors and assigns.

Parcel 2:

An easement in, over and under that certain parcel of land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated at the intersection of Deer Street, Deer Street Extension and Old Town Way, being shown as on

Prop. Address: Lot 2 Cedar St & Rte 495, Milford

(3)

PLEASE RETURN TO: JOANN ALLAN
FIRST AMERICAN TITLE INSURANCE COMPANY
101 HUNTINGTON AVENUE, 13TH FLOOR
BOSTON, MA 02199

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 01/28/2010 01:36 PM
Ctrl# 091193 00687 Doc# 00009749
Fee: $4,788.00 Cons: $1,050,000.00

PAA

a plan of land entitled "Easement, Plan of Land in Milford, Mass., Owner: Stone Ridge Management, LLC," dated February 2, 2007, by Guerriere & Halnon, Inc., recorded with said Registry in Plan Book 853, Plan 94, being bounded and described as follows:

Beginning at a point at the intersection of the Northeasterly side of the Deer Street Extension and the Easterly side of Old Town Road; thence

Northerly on the Northeasterly side of the Deer Street Extension 60.71 feet to the intersection of the Northeasterly side of Deer Street Extension and the Northwesterly side of Old Town Road; thence
S 13° 35' 22" E a distance of 86.43 feet; thence
N 48° 24' 46" E distances of 16.64 and 20.49 (total 37.13) feet; thence
N 04° 39' 30 W a distance of 15.98 feet; thence
3.70 feet to the point of beginning.

Said easement consists of the right and easement to use said premises, together with all others entitled thereto, for all purposes for which streets and ways are used in the Town of Milford, and together with the Stone Ridge Management, LLC, its grantees, successors and assigns, to improve said premises as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

Being a portion of the premises conveyed to Stone Ridge Management, LLC, by deed of Mastroianni Family, Inc., dated October 2, 2000, and recorded in the Worcester County Registry of Deeds in Book 23093, Page 344; and Fiduciary Deed from James K. Holland dated November 1, 2002, recorded with said Deeds in Book 28039, Page 172.

This conveyance shall not constitute the sale of all of, or substantially all of, Grantor's assets in the Commonwealth of Massachusetts.

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Signature Page to Follow

IN WITNESS WHEREOF, the undersigned has executed these presents under seal as of this 27th day of January, 2010.

Stone Ridge Management, LLC

By: _____
Bernard J. Pointer
Manager

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX

On this 27th day of January, 2010, before me, the undersigned notary public, personally appeared Bernard J. Pointer, to me through satisfactory evidence of identification, which was a photo-identification (New Hampshire Drivers License) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing was his free act and deed as said Manager of Stone Ridge Management, LLC.

_____
Francis P. Balas - Notary Public
My commission expires: 12/7/2012

FRANCIS P. BALAS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 7, 2012

F:\files\frank\Stoneridge Mgr\GUTIERREZ - PHASE 3 DEED.doc

ATTEST: WORC. Anthony J. Vigliotti, Register

2007 00021333
Bk: 40682 Pg: 313 Doc: DEED
Page: 1 of 8 02/16/2007 02:32 PM

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 02/16/2007 02:32 PM
Ctrl# 061364 23324 Doc# 00021333
Fee: $4,788.00 Cons: $1,050,000.00

Quitclaim Deed

Stone Ridge Management, LLC a Massachusetts limited liability company, with an address c/o Bernard J. Pointer, 11 Crestwood Drive, Hollis, NH 03049 ("Grantor")

in consideration of One Million Fifty Thousand Dollars ($1,050,000.00) paid,

Grants to Arturo J. Gutierrez, John A. Cataldo and Arthur J. Gutierrez, Jr., Trustees under a declaration of trust entitled "Cedar Street Realty Trust", dated January 15, 2007, recorded with the Worcester County Registry of Deeds in Book 40546, Page 357, having offices at Burlington Office Park, One Wall Street, Burlington, MA 01803 ("Grantee").

with **Quitclaim Covenants**

PARCEL 1:

The land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated Northeasterly of but not adjacent to Interstate Route 495, a limited access highway and on the Westerly side of Cedar Street but not adjacent thereto being shown as "Lot 3, 646,730 S.F. (14.847 acres)" on a plan of land entitled "Subdivision Plan in Milford, MA", Owner: Stone Ridge Management, LLC, Applicant: The Gutierrez Company, Prepared by: Vanasse Hangen Brustlin, Inc. and Guerriere & Halnon, Inc., Scale 1 inch = 150 Feet, dated August, 15, 2006, recorded with Worcester County Registry of Deeds in Plan Book 853, Plan 93 (the "Subdivision Plan"), reference to said plan is hereby made for a more particular description.

Said premises are hereby conveyed together with the right and easement to use Deer Street and the Deer Street extension as shown on said plan for the benefit of the premises hereby conveyed, as the same may from time to time be improved, together with all others entitled thereto, for all purposes as streets and ways are used in said Town of Milford.

Said premises are hereby conveyed together with the right and easements to improve said Deer Street and the Deer Street extension as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

The Grantor reserves to itself, its grantees, successors and assigns, the fee in the ways shown on said plan as Deer Street, Deer Street Extension and Old Town Road.

The Grantor reserves to itself, its grantees, successors and assigns, together with the Grantee herein, the rights and easements to improve said Deer Street and the Deer Street extension as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

Lot 3 and Parcel 19-8 off Cedar St., Milford

PLEASE RETURN TO: JOANN ALLAN
FIRST AMERICAN TITLE INSURANCE COMPANY
101 HUNTINGTON AVENUE, 13TH FLOOR
BOSTON, MA 02199

NELSON & O'CONNELL
#20,176-A

8

The within described premises are conveyed subject to the following easements in favor of the Grantor, its grantees, successors and assigns, in, over and upon said Lot 3 for the benefit of Grantor's remaining land shown on said Plan as Lots 1, 2 and 4: (i) to use, connect to, install and maintain and any and all utilities now or hereafter located thereon, and (ii) to use, connect to, install and maintain any and all driveways, passageways, accesses, exits and the like now or hereafter located thereon, provided that the same (a) shall be at Grantor's sole cost and expense and (b) shall be in specific locations specifically approved by Grantee, not to be unreasonably withheld so long as the same do not adversely affect Grantee's development, construction and use of said Lot 3 and the improvements now or hereafter located thereon, which such locations shall be confirmed in a formal easement agreement to be executed between Grantor and Grantee, subject to future relocation rights in favor of Grantee, at its expense.

Being a portion of the premises conveyed to Stone Ridge Management, LLC, by deed of Mastroianni Family, Inc., dated October 2, 2000, and recorded in the Worcester County Registry of Deeds in Book 23093, Page 344 and Fiduciary Deed from James K. Holland dated November 1, 2002, recorded in the Worcester County Registry of Deeds in Book 28039, Page 172.

Together with all our right, title and interest in and to the portion of said Lot 3 contained within the bounds of Milford Assessors Parcel 14-0-2.

PARCEL 2:

An Easement in, over and under that certain parcel of land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated at the intersection of Deer Street, Deer Street Extension and Old Town Way, being shown as on a plan of land entitled "Easement, Plan of Land in Milford, Mass., Owner: Stone Ridge Management, LLC," dated February 2, 2007, by Guerriere & Halnon, Inc., recorded with said Registry herewith in Plan Book 853, Plan 94, being bounded and described as follows

Beginning at a point at the intersection of the Northeasterly side of the Deer Street Extension and the Easterly side of Old Town Road; thence

Northerly on the Northeasterly side of the Deer Street Extension 60.71 feet to the intersection of the Northeasterly side of Deer Street Extension and the Northwesterly side of Old Town Road; thence
S 13° 35' 22" E a distance of 86.43 feet; thence
N 48° 24' 46" E distances of 16.64 and 20.49 (total 37.13) feet; thence
N 04° 39' 30 W a distance of 15.98 feet; thence
3.70 feet to the point of beginning.

Said easement is hereby conveyed with the right and easements to use said premises, together with all others entitled thereto, for all purposes for which streets and ways are

used in the Town of Milford and together with the Grantor, its grantees, successors and assigns to improve said premises as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

The Grantor reserves to itself the fee in the ways shown on said plan as Deer Street, Deer Street extension and Old Town Way.

Being a portion of the premises conveyed to the Grantor by deed of Mastroianni Family, Inc., dated October 2, 2000, and recorded with said Registry in Book 23093, Page 344.

PARCEL 3:

The land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated on the Westerly side of Cedar Street being shown as "Sheet 19, Lot 8, Area = 2.97 ± Acres" on a plan of land entitled "Plan of Land in Milford, MA", Owner: Stone Ridge Management, LLC, Prepared by: Guerriere & Halnon, Inc., Scale 1 inch = 40 Feet, dated January 31, 2007, recorded with said Registry in Plan Book 853, Plan 95 bounded and described as follows:

Beginning at a point on Cedar Street 197.86' S13 ° 53' 09" W from the boundary line of Interstate Route 495; thence

S 82° 23' 44" W	by land n/f of New England Power Company, a distance of 121.09'; thence
N 75° 49' 55" W	by said New England Power Company land, a distance of 83.25'; thence
N 01° 05' 05" W	by land n/f of Milford Water Co., a distance of 756.01'; thence
S 35° 26' 00"E	by Deer Street, a distance of 335.25'; thence
S 02° 14' 54" E	by Cedar Street, a distance of 121.53'; thence
S 02° 53' 06"W	by said Cedar Street, a distance of 100.50'; thence
S 02° 52' 35" E	by said Cedar Street, a distance of 195.00'; thence
S 13° 53' 09" W	by said Cedar Street, a distance of 72.63', to the point of beginning.

To the extent that the Grantor is the owner of any of the fee in the way shown on said Subdivision Plan as "Deer Street", the Grantor reserves to itself said fee in said way. Notwithstanding the foregoing, the Grantor grants to the Grantee the right and easement to use said Deer Street, together with all others entitled thereto, for all purposes streets

and ways are used in the Town of Milford. The Grantor further grants to the Grantee a right to install and maintain utilities in, over and under said Deer Street.

Being a portion of the premises conveyed to the grantor by deed of the Trustees of the H.E. Fletcher Liquidating Trust, dated March 16, 2001, recorded with said Registry in Book 23697, Page 196.

PARCEL 4:

A certain parcel of land located on the westerly side of Cedar Street and the northeasterly side of Deer Street in the Town of Milford, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a Worcester County Highway bound at the southeasterly end of said Deer Street on the westerly side of said Cedar Street as shown on a plan hereinafter referred to;

Thence N. 350 26' 00" W. distance of 329.29 feet along the northeasterly side of said Deer Street to a point at land of the Milford Water Company;

Thence northerly along the arc of a curve to the right, having a radius of 1399.69 feet, a central angle of 00° 41' 48", and an arc length of 17.02 feet by land of said Milford Water Company to a point at Lot 1;

Thence S.4l° 49' 21" E. a distance of 238.l5 feet by said Lot 1 to a point;

Thence S. 85° 27' 00" E. a distance of 40.00 feet by said Lot 1 to a point on the westerly side of said Cedar Street;

Thence 5. 04° 33' 00" W. a distance of 105.00 feet by the westerly sideline of said Cedar Street to the point of beginning.

The above described parcel contains 9,563 square feet, more or less, and is shown as Parcel A on a plan entitled "Plan of Land in Milford, Mass., Owners: Joseph P. and Diane M. Donegan, Parcel A & C, Joan F. Donegan Parcel B & Lot 2, Scale: 60 feet to an inch, Date: January 17, 2002, Guerriere & Halnon, Inc., 333 West Street, Milford, Mass. 01757" recorded with said Registry in Plan Book 777, Plan 52.

To the extent that the Grantor is the owner of any of the fee in the way shown on said plan as "Deer Street" the Grantor reserves said fee in said way. Notwithstanding the foregoing, the Grantor grants to the Grantee the right and easement to use said Deer Street together with all others entitled thereto for all purposes streets and ways are used in the Town of Milford. The Grantor further grants to the Grantee a right to install and maintain utilities in, over and under said Deer Street.

For Grantor's title see deed dated February 8, 2002, recorded with said Registry in Book 25990, Page 322.

Said premises are hereby conveyed together with the benefit and the right to use and employ, together with the Grantee, and others if any entitled thereto, the easements conveyed to the Grantor by Easement Deed of the Milford Water Department, dated March 19 2003,, and recorded with said Registry in Book 35954, Page 1, specifically including "EASEMENT A – MILFORD WATER CO.", "EASEMENT B" and "EASEMENT C" referenced therein, which such easements are more particularly described on a plan entitled "Easement Plan of Land in Milford, MA, Owners: Stone Ridge Management, LLC & Milford Water Company, Scale: 40 Feet To An Inch, Date: November 25, 2002, Guerriere & Halnon, Inc., Engineering & Land Surveying, 333 West Street, Milford, Mass. 01757" (Revised 2-28-03), said plan being recorded in the Worcester District Registry of Deeds as Plan Book 794, Plan 36, as follows:

Said "EASEMENT A-MILFORD WATER CO." is more particularly bounded and described on said plan as follows:

A certain parcel of land located northwesterly of Cedar Street and Deer Street in the Town of Milford, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the northeasterly side of Deer Street at land of Milford Water Company as shown on a plan hereinafter referred to;

THENCE southerly along the arc of a curve to the left, having a radius of 1465.69 feet, an are length of 31.00 feet by said Deer Street to a point at land of Stone Ridge Management, LLC, said point being on the centerline of the old road known as Deer Street;

THENCE N 29° 32' 25" W, a distance of 199.02 feet to a point;

THENCE N 51° 29' 39" W, a distance of 276.13 feet to a point;

THENCE N 48° 56' 13" W, a distance of 226.07 feet to a point, the previous three (3) courses being on the centerline of said Deer Street;

THENCE N 48° 24' 46" E, a distance of 20.49 feet to a point;

THENCE N 04° 39' 40" W, a distance of 1.69 feet to a point, the previous five (5) courses being by land of said Stone Ridge Management, LLC;

THENCE S 48° 56' 13" E, a distance of 292.12 feet to a point of curvature;

THENCE Southeasterly along the arc of a curve to the left, having a radius of 980.00 feet, an arc length of 115.78 feet to a point of reverse curvature;

THENCE southeasterly along the arc of a curve to the right, having a radius of 320.00 feet, an arc length of 146.14 feet to a point of tangency;

THENCE S 29° 32' 25" E distance of 124.94 feet to the point of beginning, the previous four (4) courses being on land of said Milford Water Company.

The above described "EASEMENT A-MILFORD WATER CO." contains 13,193 square feet, more or less, comprises the northeasterly portion of a 40 foot wide Permanent Right of Way Easement, as shown on said plan.

Said "EASEMENT B" is more particularly bounded and described on said plan as follows:

A certain parcel of land located on the northeasterly side of Deer Street and northwesterly of Cedar Street in the Town of Milford, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the northeasterly side of Deer Street said point being N 35° 26' 00" W distance of 329.29 from a Worcester County Highway bound at Parcel A as shown on a plan hereinafter referred to;

THENCE N 39° 47' 24" W distance of 97.20 feet along the northeasterly side of said Deer Street to a point at land of Milford Water Company;

THENCE S 47° 25' 08" W distance of 85.24 feet on other land of said Milford Water Company to a point at land of Stone Ridge Management, LLC, Parcel A;

THENCE southerly along the arc of a curve to the left, having a radius of 1399.69 feet, an arc length of 17.02 feet by land of said Stone Ridge Management, LLC, Parcel A to the point of beginning.

The above described "EASEMENT B" contains 550 square feet, more or less, according to said plan.

Said "EASEMENT C" is more particularly bounded and described according to said plan, as follows:

A certain parcel of land located on the southwesterly side of Deer Street and northwesterly of Cedar Street in the Town of Milford, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the southwesterly side of Deer Street said point being N35° 26' 00" W distance of 335.25 from the westerly sideline of Cedar Street at land of Stone Ridge Management, LLC, as shown on a plan hereinafter referred to;

THENCE N 48° 50' 24" W distance of 86.20 feet on land of Milford Water Company to a point at land of Stone Ridge Management, LLC;

THENCE northerly along the arc of a curve to the right, having a radius of 1465.69 feet, an arc length of 12.42 feet by land of said Stone Ridge Management, LLC, to a point on the southwesterly side of said Deer Street;

THENCE S 43° 01' 01" E distance of 94.57 feet along the southwesterly side of said Deer Street to the point of beginning.

The above described "EASEMENT C" contains 414 square feet, more or less, according to said plan.

Being the same premises conveyed to Stone Ridge Management, LLC, by Easement Deed from the Milford Water Company dated March 19, 2003, recorded in Book 35954, Page 1.

This conveyance shall not constitute the sale of all of, or substantially all of, Grantor's assets in the Commonwealth of Massachusetts.

Remainder of Page Intentionally Left Blank

Signature Page to Follow

IN WITNESS WHEREOF, the undersigned has executed these presents under seal as of this 15th day of February, 2007.

Stone Ridge Management, LLC

By: _____
Bernard J. Pointer, Manager

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX

On this 15th day of February, 2007, before me, the undersigned notary public, personally appeared Bernard J. Pointer, to me through satisfactory evidence of identification, which was a photo-identification (New Hampshire Drivers License) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing was his free act and deed as said Manager of Stone Ridge Management, LLC.

_____
Francis P. Balas - Notary Public
My commission expires: 12/7/2012

FRANCIS P. BALAS
MY COMM. EXPIRES DEC. 7, 2012
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

ATTEST: WORC. Anthony J. Vigliotti, Register

2008 00023566
Bk: 42514 Pg: 281
Page: 1 of 4 03/05/2008 03:56 PM WD

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 03/05/2008 03:56 PM
Ctrl# 072798 19874 Doc# 00023566
Fee: $4,788.00 Cons: $1,050,000.00

Quitclaim Deed

Lot 4 Cedar St Milford

Stone Ridge Management, LLC a Massachusetts limited liability company with a registered office at Chelmsford, Middlesex County, Commonwealth of Massachusetts ("Grantor") in consideration of One Million Fifty Thousand Dollars ($1,050,000.00) paid,

Grants to Arturo J. Gutierrez, John A. Cataldo and Arthur J. Gutierrez, Jr., Trustees under a declaration of trust entitled "Cedar Street Realty Trust", dated January 15, 2007, recorded with the Worcester County Registry of Deeds in Book 40546, Page 357, having offices at Burlington Office Park, One Wall Street, Burlington, MA 01803 ("Grantee").

with **Quitclaim Covenants**

Parcel 1:

The land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated Northeasterly of but not adjacent to Interstate Route 495, a limited access highway and on the Westerly side of Cedar Street but not adjacent thereto being shown as "Lot 4" on a plan of land entitled "Subdivision Plan in Milford, MA", Owner: Stone Ridge Management, LLC, Applicant: The Gutierrez Company, Prepared by: Vanasse Hangen Brustin, Inc. and Guerrirre & Halnon, Inc., Scale 1 inch = 150 Feet, dated August, 15, 2006, recorded with said Deeds in Plan Book 853, Plan 93.

Said Lot 4 contains 1,442,414 square feet of land or 33.113 acres, more or less, according to said plan.

Said premises are hereby conveyed together with the right and easement to use Deer Street and the Deer Street extension as shown on said plan for the benefit of the premises hereby conveyed, as the same may from time to time be improved, together with all

4

others entitled thereto, for all purposes as streets and ways are used in said Town of Milford.

Said premises are hereby conveyed together with the non-exclusive right and easement to improve said Deer Street and the Deer Street extension as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

Excepting therefrom the fee in the ways shown on said plan as Deer Street Extension and Old Town Road, which were reserved by Stone Ridge Management, LLC, for itself, its grantees, successors and assigns.

Said premises are hereby conveyed together with all right, title and interest of Stone Ridge Management, LLC, in and to the portion of said Lot 4 contained within the bounds of Milford Assessors Parcel 14-0-2.

Parcel 2:

An easement in, over and under that certain parcel of land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated at the intersection of Deer Street, Deer Street Extension and Old Town Way, being shown as on a plan of land entitled "Easement, Plan of Land in Milford, Mass., Owner: Stone Ridge Management, LLC," dated February 2, 2007, by Guerriere & Halnon, Inc., recorded with said Registry herewith in Plan Book 853, Plan 94, being bounded and described as follows:

Beginning at a point at the intersection of the Northeasterly side of the Deer Street Extension and the Easterly side of Old Town Road; thence

Northerly on the Northeasterly side of the Deer Street Extension 60.71 feet to the intersection of the Northeasterly side of Deer Street Extension and the Northwesterly side of Old Town Road; thence
S 13° 35' 22" E a distance of 86.43 feet; thence
N 48° 24' 46" E distances of 16.64 and 20.49 (total 37.13) feet; thence
N 04° 39' 30 W a distance of 15.98 feet; thence
3.70 feet to the point of beginning.

Said easement consists of the right and easement to use said premises, together with all others entitled thereto, for all purposes for which streets and ways are used in the Town of Milford, and together with the Stone Ridge Management, LLC, its grantees, successors and assigns, to improve said premises as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

Being a portion of the premises conveyed to Stone Ridge Management, LLC, by deed of Mastroianni Family, Inc., dated October 2, 2000, and recorded in the Worcester County Registry of Deeds in Book 23093, Page 344; Fiduciary Deed from James K. Holland dated November 1, 2002, recorded with said Deeds in Book 28039, Page 172; and by

deed from the Inhabitants of the Town of Milford acknowledged February 27, 2003, recorded with said Deeds in Book 35953, Page 398.

This conveyance shall not constitute the sale of all of, or substantially all of, Grantor's assets in the Commonwealth of Massachusetts.

Remainder of Page Intentionally Left Blank

Signature Page to Follow

IN WITNESS WHEREOF, the undersigned has executed these presents under seal as of this 14th day of March, 2008.

Stone Ridge Management, LLC

By: _____
Bernard J. Pointer, Manager

By: _____
Louis L. Frank, Manager

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX

On this 14th day of March, 2008, before me, the undersigned notary public, personally appeared Bernard J. Pointer and Louis L. Frank, to me through satisfactory evidence of identification, which was a photo-identification (New Hampshire Drivers License) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing was his free act and deed as said Manager of Stone Ridge Management, LLC.

_____
Francis P. Balas - Notary Public
My commission expires: 12/7/2012

FRANCIS P. BALAS
MY COMM. EXPIRES DEC. 7, 2012
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

ATTEST: WORC. Anthony J. Vigliotti, Register

5.1 Bank Letter of Interest	• Fig. 5.1 Bank Letter of Interest

Bank of America
Merrill Lynch

November 14, 2017

Israel Lopez
Managing Director of Development
The Gutierrez Company
200 Summit Drive, 4th Floor
Burlington, MA 01803

Re: The Residences at Stoneridge – a 280+/- unit apartment project (25% affordable) to be developed in Milford, MA

Dear Israel:

Bank of America is pleased to express our interest in providing financing for the development of a new apartment development located off Cedar Street (Route 85) in Milford, MA to be incorporated into your existing office development site known as Stoneridge. We understand the project will contain approximately 280 total units, 25% of which will be affordable and 75% of which will be market rate.

Bank of America has a 35+ year relationship with the Gutierrez Company. The relationship has always remained in good standing and the Company continues to be held in the highest possible regard by the Bank.

Please consider this letter a formal indication of Bank of America's interest in providing the financing for the above referenced project. Please also note that the information presented herein is for discussion purposes only and does not represent a formal commitment by Bank of America. Any formal commitment by Bank of America will be subject to obtaining the necessary approvals from the required parties within the Bank. Finally, Bank of America may choose to deny any credit request.

Sincerely,

Bank of America, N.A.

By: _____
Miriam Crandall
Vice President
Commercial Real Estate Banking

Member FDIC
♻Recycled Paper

5.2 Market Rent Comparable Properties	• Fig. 5.2a Rent Comparable 1 • Fig. 5.2b Rent Comparable 2 • Fig. 5.2c Rent Comparable 3 • Fig. 5.2d Rent Comparable 4

Yardi Matrix

Parc Westborough

Property Details | Report a Problem | Add to Property Group | Notes | Download Brochure | Competitive Environment | Related Reports

This property was recently completed. Primary research is still in progress and some details may need verification.

Property Unit Breakdown | Property Sales | Rental Rate History | Property Characteristics | Area Map

Photos coming soon

Partially Affordable

Number of Units	249
Address	346 Turnpike Road Westborough, MA 01581
Market	Worcester - Springfield
Submarket	3 - Strewsbury - Westborough
Phone	(508) 599-4700
Improvements Rating	A-
Location Rating	A-
Completion Date	2017

Owner
Toll Brothers Apartment Living
John McCullough
(215) 938-8230
250 Gibraltar Road
Horsham, PA 19044

Manager
Toll Brothers Apartment Living
Kira Sterling
(215) 938-8230
250 Gibraltar Road
Horsham, PA 19044

Property Unit Breakdown

Collapsed | **Expanded** **Actual Rent** | Market Rent

Unit Type	No. of Units	% of Total	Unit Size	Total Size	Rent per Unit	Rent Per SqFt
Live-Work	1	0.40%	1,037	1,037		
Live-Work	2	0.80%	1,055	2,110	$2,121	$2.01
Live-Work	1	0.40%	1,089	1,089		
Live-Work	1	0.40%	1,090	1,090		
Live-Work	4	1.61%	1,229	4,916	$2,411	$1.96
Live-Work	1	0.40%	1,314	1,314	$2,642	$2.01
Live-Work	1	0.40%	1,349	1,349	$2,648	$1.96
Live-Work	1	0.40%	1,362	1,362	$2,692	$1.98
One Bedroom	6	2.41%	777	4,662	$1,606	$2.07
One Bedroom	18	7.23%	790	14,220	$1,669	$2.11
One Bedroom	15	6.02%	792	11,880		
One Bedroom	12	4.82%	793	9,516		
One Bedroom	15	6.02%	815	12,225		
One Bedroom	15	6.02%	831	12,465		
One Bedroom	12	4.82%	886	10,632		
One Bedroom	12	4.82%	932	11,184	$1,857	$1.99
One Bedroom/Den	12	4.82%	873	10,476	$1,757	$2.01
Two Bedroom/One and Three Quarter Bath	12	4.82%	1,042	12,504	$2,152	$2.07
Two Bedroom/One and Three Quarter Bath	30	12.05%	1,055	31,650	$2,152	$2.04
Two Bedroom/One and Three Quarter Bath	15	6.02%	1,058	15,870	$2,152	$2.03
Two Bedroom/One and Three Quarter Bath	3	1.20%	1,132	3,396	$2,176	$1.92
Two Bedroom/One and Three Quarter Bath	48	19.28%	1,230	59,040	$2,283	$1.86
Three Bedroom/One and Three Quarter Bath	12	4.82%	1,411	16,932	$2,812	$1.99
	249	**100.00%**	**1,008**	**250,919**	**$2,132**	**$1.98**

Rental Rate History

By Year | By Quarter | By Month

Average | Y-O-Y

Per Unit Monthly Rental Rates

Unit Type	No. of Units	Size (SqFt)	2013	2014	2015	2016	2017
Live-Work	2	1,055					$2,125
Live-Work	4	1,229					$2,416
Live-Work	1	1,314					$2,642
Live-Work	1	1,349					$2,648
Live-Work	1	1,362					$2,692
One Bedroom	6	777				$1,607	$1,606
One Bedroom	18	790					$1,673
One Bedroom	12	932					$1,813
One Bedroom/Den	12	873				$1,835	$1,821
Two Bedroom/One and Three Quarter Bath	12	1,042				$2,077	$2,128
Two Bedroom/One and Three Quarter Bath	30	1,055					$2,152
Two Bedroom/One and Three Quarter Bath	15	1,058					$2,152
Two Bedroom/One and Three Quarter Bath	3	1,132					$2,176
Two Bedroom/One and Three Quarter Bath	48	1,230				$2,253	$2,288
Three Bedroom/One and Three Quarter Bath	12	1,411				$2,518	$2,753
	177	**1,079**				**$2,166**	**$2,151**

Per SqFt Monthly Rental Rates

Unit Type	No. of Units	Size (SqFt)	2013	2014	2015	2016	2017
Live-Work	2	1,055					$2.01
Live-Work	4	1,229					$1.97
Live-Work	1	1,314					$2.01
Live-Work	1	1,349					$1.96
Live-Work	1	1,362					$1.98
One Bedroom	6	777				$2.07	$2.07
One Bedroom	18	790					$2.12
One Bedroom	12	932					$1.95
One Bedroom/Den	12	873				$2.10	$2.09
Two Bedroom/One and Three Quarter Bath	12	1,042				$1.99	$2.04
Two Bedroom/One and Three Quarter Bath	30	1,055					$2.04
Two Bedroom/One and Three Quarter Bath	15	1,058					$2.03
Two Bedroom/One and Three Quarter Bath	3	1,132					$1.92
Two Bedroom/One and Three Quarter Bath	48	1,230				$1.83	$1.86
Three Bedroom/One and Three Quarter Bath	12	1,411				$1.78	$1.95
	177	**1,079**				**$1.88**	**$1.96**

Property Characteristics

Common Area Amenities

- Controlled Access
- Fitness Center
- Clubhouse
- Playground
- Swimming Pool
- Spa
- Total Parking - 315 Spaces
- Parking Type - Grade Level
- Rental Office - Stand Alone
- Media Room

Functional Characteristics

- Detached Garages Are Available For An Additional $175 Per Month
- Four Story
- Roof Type - Pitched (Composition Shingle)
- Elevator Served
- Construction Type - Frame
- Private Balcony/Patio In Select Units
- Indoor Corridor
- Fire Sprinklers

Services Provided As

- Individual Air Conditioning
- Heat Individual - Gas
- Individual Domestic Hot Water - Gas

Other Factors

- Major Street Exposure - Belmont Street/Boston Worcester Turnpike/State Route 9/Turnpike Road
- Partially Affordable
- Developer Type - Merchant Builder

Apartment Interior Amenities

- Washer/Dryer In All Units
- Above Standard Ceiling Height
- Microwave Ovens In All Units
- High Speed Internet Access

Site Characteristics

- Net Site Size - 19.80 acres
- Net Development Density - 12.58 units per acre
- Number of Buildings - 4
- County - Worcester
- Assessors Parcel Number(s) - WBOR M:0025 B:000010 L:0

Utilities Metering

- Gas (Individual)
- Electricity (Partial)
- Electricity (Individual)
- Water (Central)

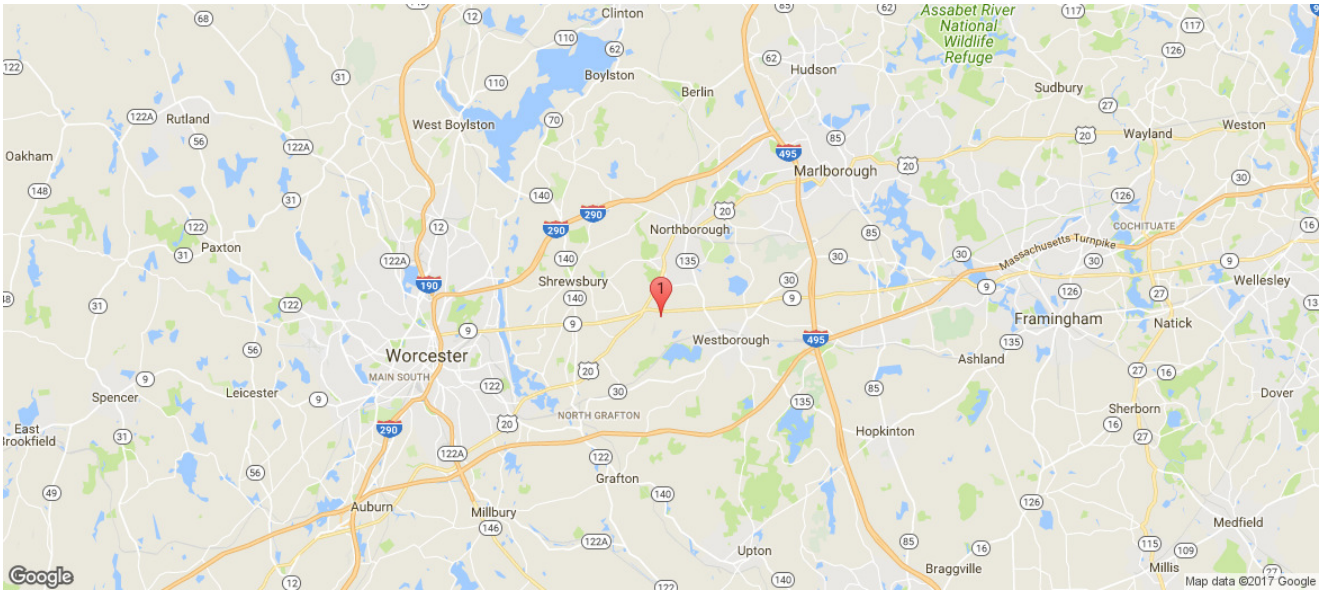
Utilities Responsibility

- Resident Pays Electricity
- Resident Pays Gas
- Resident Pays Sewer
- Property Pays Trash Removal
- Resident Pays Water

Comments

- 63 units are affordable.
- Project developed under 40B provisions.
- Private balcony/patio available in two and three bedroom units.

Area Map


Clinton
Assabet River National Wildlife Refuge
Boylston
Hudson
Berlin
Sudbury
Rutland
West Boylston
Wayland
Weston
Oakham
Marlborough
Northborough
COCHITUATE
Paxton
Massachusetts Turnpike
Shrewsbury
Wellesley
Framingham
Natick
Westborough
Worcester
MAIN SOUTH
Ashland
Spencer
Leicester
Dover
Sherborn
NORTH GRAFTON
Hopkinton
East Brookfield
Grafton
Auburn
Millbury
Medfield
Upton
Braggville
Millis
Google
Map data ©2017 Google

Yardi Matrix

Halstead Westborough

Property Details | Parcel Data beta | Report a Problem | Add to Property Group | Notes | Download Brochure | Competitive Environment | Related Reports

Property Unit Breakdown | Property Sales | Rental Rate History | Property Characteristics | Area Map

Partially Affordable | Agency Securitization

Number of Units	280
Address	1 Homestead Blvd Westborough, MA 01581
Market	Worcester - Springfield
Submarket	3 - Strewsbury - Westborough
Phone	(508) 366-8001
Prior Name	Flanders Hill at Westborough
Improvements Rating	A-
Location Rating	A-
Completion Date	2002

Owner	**Manager**
DSF Group	Bozzuto Group
Joshua Solomon	Stephanie Williams
(781) 250-5940	(301) 220-0100
950 Winter Street #4300	6406 Ivy Lane #700
Waltham, MA 02451	Greenbelt, MD 20770

Property Unit Breakdown

Collapsed | **Expanded** **Actual Rent** | Market Rent

Unit Type	No. of Units	% of Total	Unit Size	Total Size	Rent per Unit	Rent Per SqFt
One Bedroom	12	4.29%	746	8,952	$1,808	$2.42
One Bedroom	4	1.43%	746	2,984		
One Bedroom	16	5.71%	755	12,080	$1,770	$2.34
One Bedroom	12	4.29%	755	9,060		
One Bedroom	12	4.29%	851	10,212	$1,837	$2.16
One Bedroom	6	2.14%	851	5,106		
One Bedroom	12	4.29%	999	11,988	$2,041	$2.04
One Bedroom/Townhouse/Loft/One Bath	7	2.50%	899	6,293	$1,908	$2.12
One Bedroom/Townhouse/Loft/One Bath	12	4.29%	901	10,812	$2,008	$2.23
One Bedroom/Townhouse/Loft/One Bath	9	3.21%	1,177	10,593	$2,109	$1.79
One Bedroom/Townhouse/Loft/One Bath	6	2.14%	1,283	7,698	$2,666	$2.08
Two Bedroom/One Bath	20	7.14%	866	17,320		
Two Bedroom/One Bath	12	4.29%	866	10,392	$2,034	$2.35
Two Bedroom/Two Bath	18	6.43%	1,123	20,214	$2,201	$1.96
Two Bedroom/Two Bath	18	6.43%	1,123	20,214		
Two Bedroom/Two Bath	8	2.86%	1,131	9,048	$2,235	$1.98
Two Bedroom/Townhouse/Two Bath	18	6.43%	1,171	21,078	$2,419	$2.07
Two Bedroom/Townhouse/Loft/Two Bath	24	8.57%	1,281	30,744	$2,461	$1.92
Two Bedroom/Townhouse/Loft/Two Bath	24	8.57%	1,308	31,392	$2,461	$1.88
Three Bedroom/Two Bath	10	3.57%	1,256	12,560		
Three Bedroom/Two Bath	8	2.86%	1,391	11,128	$2,712	$1.95
Three Bedroom/Townhouse/Two Bath	6	2.14%	1,331	7,986	$3,319	$2.49
Three Bedroom/Townhouse/Loft/Two Bath	3	1.07%	1,463	4,389	$2,998	$2.05
Three Bedroom/Townhouse/Loft/Two Bath	3	1.07%	1,573	4,719	$3,211	$2.04
	280	**100.00%**	**1,061**	**296,962**	**$2,251**	**$2.06**

Sales and Loans

Current Loan

Loan Type	Term	Origination Date	Maturity Date	Loan Amount	Interest	Originator	Current Lender	Loar
Permanent	7 Yr	02/01/2015	02/01/2022	$40,000,000	3.39% (Fixed)			CMB

Sales History

Sale Date	Sale Price	Price per Unit	Price Per SqFt	Loan Amount	Loan Maturity Date	Buyer	Se
2015-02	$63,500,000	$226,785.71	$213.83	$40,000,000	02/01/2022	DSF Group	Inv
2009-12	$40,875,000	$145,982.14	$137.64			Invesco Real Estate	Av

- Current Loan: The property became subject to a loan in the amount of $40,000,000 funded by Fannie Mae on 02/01/2015. The 7-year loan bears interest at a rate of 3.39% per annum, due date 02/01/2022.

Lender representative displayed for securitized, GSE, and HUD loans.

Rental Rate History

By Year | By Quarter | By Month

Average | Y-O-Y

Per Unit Monthly Rental Rates

Unit Type	No. of Units	Size (SqFt)	2013	2014	2015	2016	2017
One Bedroom	12	746	$1,529	$1,581	$1,611	$1,708	$1,760
One Bedroom	16	755	$1,575	$1,611	$1,685	$1,774	$1,737
One Bedroom	12	851	$1,643	$1,785	$1,793	$1,908	$1,858
One Bedroom	12	999	$1,703	$1,752	$1,895	$1,969	$1,921
One Bedroom/Townhouse/Loft/One Bath	7	899	$1,754	$1,781	$1,758	$1,877	$1,926
One Bedroom/Townhouse/Loft/One Bath	12	901	$1,768	$1,815	$1,814	$1,877	$1,952
One Bedroom/Townhouse/Loft/One Bath	9	1,177	$1,913	$2,037	$2,128	$2,332	$2,088
One Bedroom/Townhouse/Loft/One Bath	6	1,283	$2,006	$1,979	$2,154	$2,413	$2,589
Two Bedroom/One Bath	12	866	$2,091	$1,813	$1,964	$1,902	$1,974
Two Bedroom/Two Bath	18	1,123	$2,217	$2,002	$1,937	$2,071	$2,178
Two Bedroom/Two Bath	8	1,131	$2,447	$2,540	$2,212	$2,253	$2,216
Two Bedroom/Townhouse/Two Bath	18	1,171	$2,249	$2,566	$2,080	$2,220	$2,356
Two Bedroom/Townhouse/Loft/Two Bath	24	1,281	$2,194	$2,213	$2,133	$2,416	$2,392
Two Bedroom/Townhouse/Loft/Two Bath	24	1,308	$1,980	$2,078	$2,500	$2,639	$2,387
Three Bedroom/Two Bath	8	1,391	$2,329	$2,461	$2,434	$2,730	$2,654
Three Bedroom/Townhouse/Two Bath	6	1,331	$2,254	$2,339	$2,391	$3,205	$3,214
Three Bedroom/Townhouse/Loft/Two Bath	3	1,463	$2,441	$2,658	$2,554	$2,968	$2,918
Three Bedroom/Townhouse/Loft/Two Bath	3	1,573	$2,759	$2,805	$2,685	$3,393	$3,095
	210	**1,094**	**$1,997**	**$2,043**	**$2,052**	**$2,219**	**$2,199**

Per SqFt Monthly Rental Rates

Unit Type	No. of Units	Size (SqFt)	2013	2014	2015	2016	2017
One Bedroom	12	746	$2.05	$2.12	$2.16	$2.29	$2.36
One Bedroom	16	755	$2.09	$2.13	$2.23	$2.35	$2.30
One Bedroom	12	851	$1.93	$2.10	$2.11	$2.24	$2.18
One Bedroom	12	999	$1.70	$1.75	$1.90	$1.97	$1.92
One Bedroom/Townhouse/Loft/One Bath	7	899	$1.95	$1.98	$1.96	$2.09	$2.14
One Bedroom/Townhouse/Loft/One Bath	12	901	$1.96	$2.01	$2.01	$2.08	$2.17
One Bedroom/Townhouse/Loft/One Bath	9	1,177	$1.63	$1.73	$1.81	$1.98	$1.77
One Bedroom/Townhouse/Loft/One Bath	6	1,283	$1.56	$1.54	$1.68	$1.88	$2.02
Two Bedroom/One Bath	12	866	$2.41	$2.09	$2.27	$2.20	$2.28
Two Bedroom/Two Bath	18	1,123	$1.97	$1.78	$1.73	$1.84	$1.94
Two Bedroom/Two Bath	8	1,131	$2.16	$2.25	$1.96	$1.99	$1.96
Two Bedroom/Townhouse/Two Bath	18	1,171	$1.92	$2.19	$1.78	$1.90	$2.01
Two Bedroom/Townhouse/Loft/Two Bath	24	1,281	$1.71	$1.73	$1.66	$1.89	$1.87
Two Bedroom/Townhouse/Loft/Two Bath	24	1,308	$1.51	$1.59	$1.91	$2.02	$1.82
Three Bedroom/Two Bath	8	1,391	$1.67	$1.77	$1.75	$1.96	$1.91
Three Bedroom/Townhouse/Two Bath	6	1,331	$1.69	$1.76	$1.80	$2.41	$2.41
Three Bedroom/Townhouse/Loft/Two Bath	3	1,463	$1.67	$1.82	$1.75	$2.03	$1.99
Three Bedroom/Townhouse/Loft/Two Bath	3	1,573	$1.75	$1.78	$1.71	$2.16	$1.97
	210	**1,094**	**$1.83**	**$1.87**	**$1.88**	**$2.03**	**$2.01**

Property Characteristics

Common Area Amenities

- Fitness Center
- Business Center
- Clubhouse
- Basketball Court
- Playground
- Swimming Pool
- Spa
- Total Parking - 578 Spaces
- Parking Type - Grade Level
- Rental Office - Stand Alone

Functional Characteristics

- Enclosed Garage - Direct Access
- Detached Garages Are Available For An Additional $150 Per Month
- Three and Three and One-Half Story
- Roof Type - Pitched (Composition Shingle)
- Construction Type - Frame
- Tub and Shower Enclosures - Ceramic Tile
- Private Balcony/Patio
- Indoor Corridor
- Fire Sprinklers

Services Provided As

- Individual Air Conditioning
- Heat Individual - Gas
- Individual Domestic Hot Water - Gas

Other Factors

- Agency Securitization
- Partially Affordable

Apartment Interior Amenities

- Washer/Dryer In All Units
- Full Size Washer/Dryer In All Units
- Monitored Security Available
- Fireplaces Available In Select Units
- Vaulted Ceilings
- Above Standard Ceiling Height
- Dual-Pane Glass
- High Speed Internet Access - Charter

Site Characteristics

- Net Site Size - 59.22 acres
- Net Development Density - 4.73 units per acre
- Number of Buildings - 13
- County - Worcester
- Assessors Parcel Number(s) - 24 8 0

Utilities Metering

- Gas (Individual)
- Electricity (Individual)
- Water (Central)

Utilities Responsibility

- Resident Pays Electricity
- Resident Pays Gas
- Resident Pays Sewer
- Property Pays Trash Removal
- Resident Pays Water

Comments

- 70 units are affordable.
- Direct access garages available in 1171, 1283 and 1573 square foot units.
- 1256 square foot units and select 746, 755, 851, 866 and 1126 square foot units are reserved for low income housing.

Yardi Matrix

Woodview Legacy Farms

Property Details | Parcel Data beta | Report a Problem | Add to Property Group | Notes | Download Brochure | Competitive Environment | Related Reports

Property Unit Breakdown | Property Sales | Rental Rate History | Property Characteristics | Area Map

Partially Affordable | Agency Securitization

Number of Units	240
Address	5 Woodview Way Hopkinton, MA 01748
Market	Boston
Submarket	41 - Framingham
Phone	(508) 435-0025
Prior Names	Alta Legacy Farms, Village Center, The
Improvements Rating	A
Location Rating	A-
Completion Date	2014

Owner
Praedium Group
Christopher Hughes
(212) 224-5600
825 3rd Avenue 36th Floor
New York, NY 10022

Manager
Dolben Company
Thomas Beaton
(781) 404-4200
150 Presidential Way #220
Woburn, MA 01801

Special Servicer
CWCapital Asset Management
Brian Hanson
(202) 715-9500
7501 Wisconsin Avenue #500
Bethesda, MD 20814

Property Unit Breakdown

Collapsed | **Expanded** **Actual Rent** | Market Rent

Unit Type	No. of Units	% of Total	Unit Size	Total Size	Rent per Unit	Rent Per SqFt
One Bedroom	36	15.00%	772	27,792	$1,670	$2.16
One Bedroom	12	5.00%	773	9,276	$1,760	$2.28
One Bedroom	36	15.00%	824	29,664	$1,740	$2.11
One Bedroom	72	30.00%	992	71,424	$1,935	$1.95
Two Bedroom/Two Bath	84	35.00%	1,182	99,288	$2,144	$1.81
	240	**100.00%**	**989**	**237,444**	**$1,930**	**$1.95**

Concessions offered: $500 for all Two Bedroom/Two Bath Units.

Note: One-time up-front concessions are not factored into rental rates displayed in Yardi® Matrix. Concessions are subject to change at any time.

Rental Rate History

By Year | By Quarter | By Month

Average | Y-O-Y

Per Unit Monthly Rental Rates

Unit Type	No. of Units	Size (SqFt)	2013	2014	2015	2016	2017
One Bedroom	36	772	$1,727	$1,528	$1,629	$1,657	$1,678
One Bedroom	12	773	$1,789	$1,589	$1,692	$1,685	$1,698
One Bedroom	36	824	$1,784	$1,676	$1,689	$1,701	$1,700
One Bedroom	72	992	$1,897	$1,879	$1,820	$1,752	$1,849
Two Bedroom/Two Bath	84	1,182	$2,351	$2,199	$2,298	$2,228	$2,258
	240	**989**	**$2,008**	**$1,893**	**$1,933**	**$1,893**	**$1,937**

Per SqFt Monthly Rental Rates

Unit Type	No. of Units	Size (SqFt)	2013	2014	2015	2016	2017
One Bedroom	36	772	$2.24	$1.98	$2.11	$2.15	$2.17
One Bedroom	12	773	$2.31	$2.06	$2.19	$2.18	$2.20
One Bedroom	36	824	$2.16	$2.03	$2.05	$2.06	$2.06
One Bedroom	72	992	$1.91	$1.89	$1.83	$1.77	$1.86
Two Bedroom/Two Bath	84	1,182	$1.99	$1.86	$1.94	$1.89	$1.91
	240	**989**	**$2.03**	**$1.91**	**$1.95**	**$1.91**	**$1.96**

Property Characteristics

Common Area Amenities

- Controlled Access
- Fitness Center
- Clubhouse
- Swimming Pool
- Total Parking - 250 Spaces
- Parking Type - Grade Level
- Rental Office - Stand Alone
- Media Room

Functional Characteristics

- Detached Garages Are Available For An Additional $175 Per Month
- Three Story
- Roof Type - Pitched (Composition Shingle)
- Construction Type - Frame
- Tub and Shower Enclosures - Ceramic Tile
- Private Balcony/Patio
- Indoor Corridor
- Outside Storage
- Fire Sprinklers

Services Provided As

- Individual Air Conditioning
- Heat Individual - Gas
- Individual Domestic Hot Water - Gas

Other Factors

- Agency Securitization
- Partially Affordable

Apartment Interior Amenities

- Washer/Dryer In All Units
- Full Size Washer/Dryer In All Units
- Vaulted Ceilings
- Above Standard Ceiling Height
- Dual-Pane Glass
- Microwave Ovens In All Units
- High Speed Internet Access - Verizon

Site Characteristics

- Net Site Size - 31.00 acres
- Net Development Density - 7.74 units per acre
- Number of Buildings - 7
- County - Middlesex
- Assessors Parcel Number(s) - HOPK-000007U-000003
    - Assessor/Treasurer

Utilities Metering

- Gas (Individual)
- Electricity (Individual)
- Water (Central)

Utilities Responsibility

- Resident Pays Electricity
- Resident Pays Gas
- Resident Pays Sewer
- Property Pays Trash Removal
- Resident Pays Water

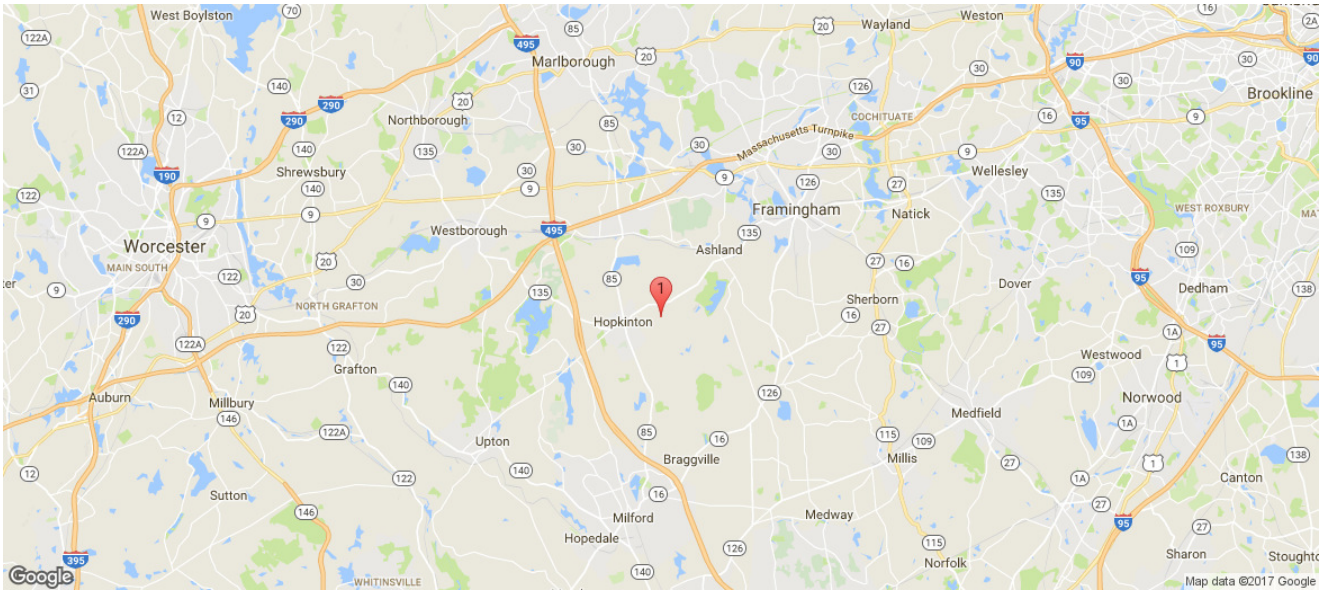
Utilities Provided By

- Electric - NSTAR
- Water - Town of Hopkinton
- Gas - NSTAR
- Billing - NWP

Comments

- 60 units are affordable.
- Additional storage available for $25-50 per month.
- FiOS broadband service available through Verizon.
- Dog park.

Area Map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Wayland
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Northborough
COCHITUATE
Massachusetts Turnpike
Shrewsbury
Wellesley
Framingham
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Worcester
MAIN SOUTH
Westborough
Ashland
Dedham
NORTH GRAFTON
Hopkinton
Sherborn
Dover
Grafton
Westwood
Auburn
Millbury
Norwood
Medfield
Upton
Braggville
Millis
Canton
Sutton
Milford
Medway
Hopedale
Norfolk
Sharon
WHITINSVILLE
Map data ©2017 Google

Yardi Matrix

Rolling Green at Milford

Property Details | Parcel Data beta | Report a Problem | Add to Property Group | Notes | Download Brochure | Competitive Environment | Related Reports

Property Unit Breakdown | Property Sales | Occupancy History | Rental Rate History | Property Characteristics | Area Map

Number of Units	304
Address	1 Rolling Green Drive Milford, MA 01757
Market	Worcester - Springfield
Submarket	6 - Milford
Phone	(508) 478-0400
Improvements Rating	B-
Location Rating	B
Completion Date	1969
Occupancy	94.4%

Owner	**Manager**
PhilMor Real Estate Investments	Dolben Company
Phillip Bakalchuk	Thomas Beaton
N/A	(781) 404-4200
198 Washington Street	150 Presidential Way #220
Auburn, MA 01501	Woburn, MA 01801

Property Unit Breakdown

Collapsed | **Expanded** **Actual Rent** | Market Rent

Unit Type	No. of Units	% of Total	Unit Size	Total Size	Rent per Unit	Rent Per SqFt
One Bedroom	96	31.58%	962	92,352	$1,514	$1.57
Two Bedroom/One Bath	72	23.68%	984	70,848	$1,640	$1.67
Two Bedroom/One Bath	48	15.79%	1,014	48,672	$1,740	$1.72
Two Bedroom/Two Bath	40	13.16%	1,150	46,000	$1,670	$1.45
Two Bedroom/Townhouse/One and One Half Bath	24	7.89%	1,107	26,568	$1,695	$1.53
Three Bedroom/Townhouse/One and One Half Bath	24	7.89%	1,147	27,528	$1,795	$1.56
	304	**100.00%**	**1,026**	**311,968**	**$1,636**	**$1.59**

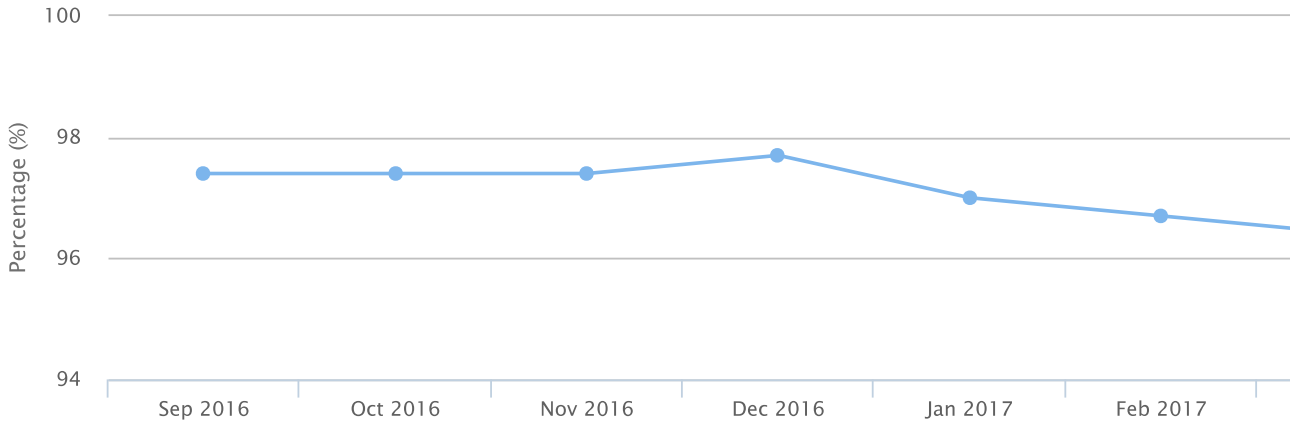
Concessions offered: 4 weeks for Two Bedroom/One Bath Units (984 SqFt). 4 weeks for Two Bedroom/One Bath Units (1,014 SqFt). 4 weeks for all Two Bedroom/Two Bath Units. 4 weeks for all Two Bedroom/Townhouse/One and One Half Bath Units.

Note: One-time up-front concessions are not factored into rental rates displayed in Yardi® Matrix. Concessions are subject to change at any time.

Occupancy History

Month-to-Month | Year-to-Year

Sep 2016	Oct 2016	Nov 2016	Dec 2016	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017
97.4%	97.4%	97.4%	97.7%	97.0%	96.7%	96.4%	95.7%	95.4%	95.1%	94.7%	94.4%



Source: Occupancy data derived from USPS records

Rental Rate History

By Year | By Quarter | By Month

Average | Y-O-Y

Per Unit Monthly Rental Rates

Unit Type	No. of Units	Size (SqFt)	2013	2014	2015	2016	2017
One Bedroom	96	962	$1,197	$1,256	$1,363	$1,414	$1,461
Two Bedroom/One Bath	72	984	$1,304	$1,374	$1,506	$1,514	$1,602
Two Bedroom/One Bath	48	1,014	$1,359	$1,442	$1,559	$1,602	$1,654
Two Bedroom/Two Bath	40	1,150	$1,414	$1,484	$1,613	$1,655	$1,694
Two Bedroom/Townhouse/One and One Half Bath	24	1,107	$1,464	$1,558	$1,716	$1,768	$1,787
Three Bedroom/Townhouse/One and One Half Bath	24	1,147	$1,630	$1,716	$1,807	$1,930	$1,910
	304	**1,026**	**$1,332**	**$1,403**	**$1,524**	**$1,568**	**$1,616**

Per SqFt Monthly Rental Rates

Unit Type	No. of Units	Size (SqFt)	2013	2014	2015	2016	2017
One Bedroom	96	962	$1.24	$1.31	$1.42	$1.47	$1.52
Two Bedroom/One Bath	72	984	$1.33	$1.40	$1.53	$1.54	$1.63
Two Bedroom/One Bath	48	1,014	$1.34	$1.42	$1.54	$1.58	$1.63
Two Bedroom/Two Bath	40	1,150	$1.23	$1.29	$1.40	$1.44	$1.47
Two Bedroom/Townhouse/One and One Half Bath	24	1,107	$1.32	$1.41	$1.55	$1.60	$1.61
Three Bedroom/Townhouse/One and One Half Bath	24	1,147	$1.42	$1.50	$1.58	$1.68	$1.66
	304	**1,026**	**$1.30**	**$1.37**	**$1.48**	**$1.53**	**$1.58**

Property Characteristics

Common Area Amenities

- Playground
- Swimming Pool
- 18 Laundry Facilities
- Total Parking - 610 Spaces
- Parking Type - Grade Level
- Rental Office - Stand Alone

Functional Characteristics

- Two and Two and One-Half Story
- Roof Type Combination: - Flat - Pitched (Composition Shingle)
- Construction Type - Frame
- Tub and Shower Enclosures - Ceramic Tile
- Private Balcony/Patio In Select Units
- Indoor Corridor

Services Provided As

- Central Air Conditioning
- Heat Central - Electric
- Central Domestic Hot Water - Electric

Other Factors

- Major Street Exposure - Congress Street

Apartment Interior Amenities

- High Speed Internet Access - Comcast

Site Characteristics

- Net Site Size - 40.60 acres
- Net Development Density - 7.49 units per acre
- Number of Buildings - 28
- County - Worcester
- Assessors Parcel Number(s) - 26 42 18

Utilities Metering

- Electricity (Central)
- Water (Central)

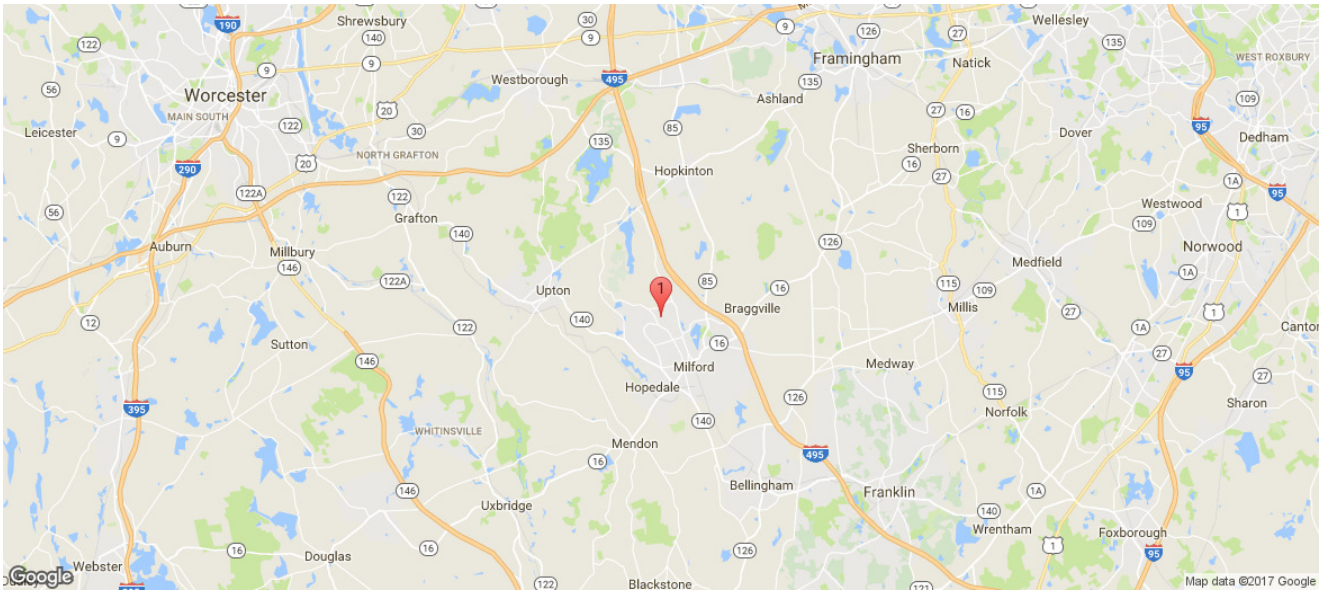
Utilities Responsibility

- Property Pays Electricity
- Property Pays Sewer
- Property Pays Trash Removal
- Property Pays Water

Utilities Provided By

- Electric - National Grid
- Water - Milford Water

Area Map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Worcester
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Leicester
NORTH GRAFTON
Westborough
Framingham
Natick
Wellesley
WEST ROXBURY
Ashland
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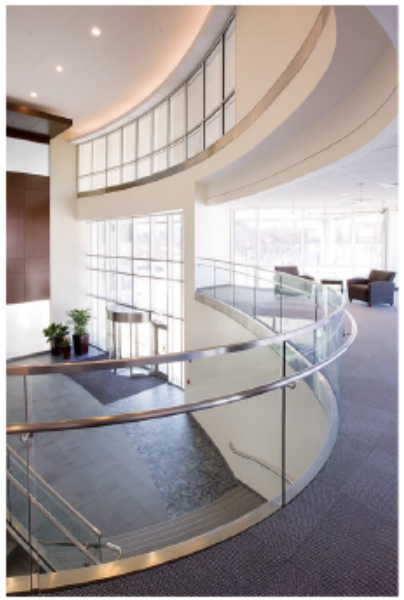
Sherborn
Dedham
Hopkinton
Grafton
Auburn
Millbury
Westwood
Norwood
Medfield
Upton
Braggville
Millis
Sutton
Milford
Medway
Hopedale
Norfolk
Sharon
WHITINSVILLE
Mendon
Bellingham
Franklin
Uxbridge
Wrentham
Foxborough
Douglas
Webster
Blackstone
Map data ©2017 Google

6.1 Development Team Qualifications	• Fig. 6.1a The Gutierrez Company Corporate Profile • Fig. 6.1b The Gutierrez Company Bios • Fig. 6.1c Sheskey Architects Qualifications • Fig. 6.1d Sheskey Architect Multifamily Projects • Fig. 6.1e Symmes Maini & McKee Associates Qualifications



THE GUTIERREZ COMPANY

real estate development

Corporate Overview

- Incorporated in 1978
- Developed over 10 million SF of real estate(+100 projects)
  - First Class Office Space
  - Residential
  - Retail / Restaurants
  - Industrial / R&D
- Financial Stability / Well Capitalized
- Provide a full range of real estate development and construction services
  - Master Planning
  - Entitlements & Legal
  - Construction
  - Property Management
- Specialize in "Build to Suits"

Arthur J. Gutierrez, Jr.
President

As President, Arthur is responsible for implementing the company's strategic planning in connection with acquisitions, dispositions, development opportunities and management of the company's portfolio and operations. He provides leadership in identifying development opportunities and creating and maintaining financial relationships. Through his prior roles as project manager and Vice President and his current duties as President, he has contributed to the growth of the company. He has managed in excess of 2 million square feet of commercial development including first class office, medical office, retail, industrial and multi-family residential over a span of 21 years.

Arthur holds an undergraduate degree from Northeastern University and graduate degrees from Babson College and New York University.

Arthur previously served on the board of NAIOP Massachusetts.

Gloria M. Gutierrez
Executive Vice President and Corporate Counsel

Gloria joined The Gutierrez Company in 1999 as General Counsel and became Executive Vice President in 2006. Gloria oversees all legal aspects of the company, specifically advising on acquisitions and sales, financing, retail and office development, construction, and leasing matters. She also assists Arthur in managing all corporate operations.

Gloria began her career in 1986 with Hinckley Allen where she was a Law Clerk, Associate, Of Counsel and Partner until 2006. She earned her BS from Babson College in 1987 and law degrees from Boston University School of Law (LLM-1992) and Suffolk University Law School (JD-1990). She was admitted to the Massachusetts Bar in 1990 and the Florida Bar in 1991.

Gloria's civic engagement has included being a Member of the Babson College Board of Trustees, the NAIOP Massachusetts Board of Directors, and the Pine Street Inn (Council for Women's Inn).

Scott J. Weiss
Vice President of Development

Scott Weiss manages commercial development activities for the Company with a specific focus on the Burlington and Marlborough / Northborough property portfolios. His work includes entitlement, leasing, design, construction oversight, and asset management for build-to-suit, office, industrial, retail and residential products. Across nearly 25 years of varied development and entitlement experience, Scott has permitted millions of square feet and delivered multiple new buildings throughout the area; recently including the new Keurig/Green Mountain Coffee headquarters and the multi-tenanted 5 Wall Street office building in Burlington.

Prior to joining Gutierrez, Scott served as Vice President of Development with Newton-based National Development overseeing projects such as the delivery of a 180-unit transit-oriented apartment complex and the land entitlement process and financing for a mixed-use redevelopment. Prior to National Development, Scott was the Director of Transportation Planning and Engineering at Vanasse Hangen Brustlin, Inc. where he managed the transportation, permitting and engineering aspects of numerous office, industrial, retail and housing developments.

Earlier, Scott worked in the Nation's Capital, permitting land development projects across the mid-Atlantic region. Scott earned Bachelors and Masters of Science degrees in Civil Engineering from the University of Massachusetts in 1990 and 1993 respectively.

Israel Lopez
Managing Director of Development

Israel manages commercial development activities for the Company including entitlement, leasing, design, construction oversight, and asset management for office, industrial, retail and residential projects.

Prior to joining the Company Israel was a Senior Vice President with Bank of America Merrill Lynch's Commercial Real Estate Banking group where he spent 18 years originating billions in debt financing across all asset classes and at all levels of the capital stack for real estate developers, private equity firms and REITs.

Israel began his career in architecture, having interned for one of the partners of Philip Johnson Architects. He has a Bachelor of Architecture from The Pennsylvania State University, and an MBA from the The Smeal College of Business at Penn State.

Douglas L. Fainelli
Vice President of Operations

Doug Fainelli oversees the property management, leasing, development, and construction efforts for The Gutierrez Company. His experience includes site evaluation/feasibility, entitlements, marketing and overseeing the design and construction functions of company projects. Doug has focused expertise on large commercial projects as well as acting as a liaison to the brokerage community and managing relationships with prospective and current tenants. Over the past 20 years of his real estate development experience, Doug has managed and lead several million square feet of projects through entitlement and development in various market segments with a focus on; office, R&D and mixed-use.

Prior to joining The Gutierrez Company in 2000, Doug worked as a Project Manager for Skanska focusing on pharmaceutical and office facilities as well as a broad array of commercial projects. Doug holds a B.A. from Purdue University and an M.B.A. from Babson College.

David J. Delaney
Vice President of Construction

David joined The Gutierrez Company in 2011 and is responsible for overseeing all aspects of construction and coordinating all related resources. David acts as a liaison with local officials and community groups throughout the execution of a project and ensures compliance with requirements of permits, regulations and other development guidelines and handles issues or policy conflicts. David is active in planning the scope, approving scope changes and signs off on major deliverables.

Prior to joining The Gutierrez Company, David worked for Tocci Building Company, Bovis Lend Lease, and Perini. He received his Bachelor's Degree from Boston College and a Masters of Architecture from Rensselaer Polytechnic Institute.

sheskeyARCHITECTS

14 Franklin Street Quincy, MA 02169 | sheskeyarchitects.com | 617.770.2010

ARCHITECT QUALIFICATIONS

Sheskey Architects is an Architectural and Planning Firm based in Quincy, Massachusetts established in 1981. Since that time our Firm has designed facilities spanning a variety of industries and building types.

Sheskey Architects portfolio includes projects throughout the New England area. We have worked with local developers and national firms on a variety of project types from adaptive reuse of existing buildings to master plans and new construction,

Our focus at this time is primarily residential projects of all sizes and types ranging from detached condominiums to large multi-family residential communities.

Following are examples of recent projects:

Active Projects:

Surfside Commons Nantucket, MA (40B Project)

56 Units in Five 3-Story Wood-Framed Buildings (Zoning Board Review is Underway)

Weymouth Landing Mixed-Use, Weymouth, MA

54 Apartments, Retail and Underground Parking (Zoning Board Review is Underway)

Seascape at Weymouth, Weymouth, MA

50 Condominium Units in One 5-story, Wood-Framed Podium Style Building with Parking Garage at Ground Floor (Zoning Board Submission Pending)

8 Island Court at Queset Commons, Easton, MA

60 Condominium Units in One 5-Story, Wood-Framed Building with Parking Garage at Ground Floor (Construction Underway)

Crown Colony Apartments, Quincy, MA

492 Apartments in Six 4 and 5 Story Buildings with Garage Parking Underground,Club House and Maintenance Building (Construction Underway)

Jefferson at Beaver Brook, Boxborough, MA (40B Project)

244 Apartments in Eleven 3-Story Wood-Framed Residential Buildings with 15 Free Standing Garages and Clubhouse (Construction Underway)

H + W Apartments - Milton, MA (40B Project)

90 Apartments in Two, 3-Story, Wood-Framed Buildings with Garage Parking Below. (Zoning Board Review is Underway)

West of Chestnut - Quincy, MA

169 Apartments in Two 6-Story, Wood-Framed Podium Style Mixed-Use Retail and Apartment Buildings with Garage Parking. (Construction Underway)

Mechanic Street - Quincy, MA

32 Apartments in a Four-Story Wood-Framed Building with Parking at the First Floor Level. (Construction Underway)

Recently Completed Projects:

Edgewater at Queset Commons - Easton, MA

50 Apartments in a Three-Story Wood-Framed Building with Basement Level Parking Below. This is Part of a Larger 40-R Project.

68 Beale Street - Quincy, MA

22 Apartments in a Four-Story Wood-Framed Building with a Parking Garage at the First Floor Level. This is a Transit-Oriented Project Adjacent to the Wollaston Redline Train Station.

Concord Mews – Concord, MA

350 Apartments and Condominiums Built in Fourteen Two and Three Story Wood-Framed Buildings with Integrated Garages. A Clubhouse and an On-Site Sewer Treatment Building is included.

One North of Boston (Phase I) – Chelsea, MA

232 Apartments in One, Five-Story Wood-Framed Podium Style Apartment Building with Parking Garage at Ground Level.

One North of Boston (Phase II) – Chelsea, MA

222 Apartments in One, Six-Story Wood-Framed Podium Style Building with Parking Garage at Ground Level.

The Batchyard, Everett, MA

168 Apartments in Two, Three and Four Story Wood-Framed Buildings Above One-Story Podium Style Parking Garage.

December 4, 2017

MULTI-FAMILY HOUSING PROJECTS

- Merrimack Apts., Merrimack, NH with John Flatley Company
  192 Apartments in Four 4-Story Wood-Framed Buildings with Four 1-Story Wood Buildings

- Riverbridge Apartments, Berlin, MA with NRP Group
  294 Apartments in Seven 3-Story Wood-Framed Buildings with a One Story Clubhouse and Multiply 1-Story Wood-Framed Garage Buildings

- Westford West, Westford, MA with Gutierrez Co.
  282 Apartments in Three 5-Story Wood-Framed Buildings

- 205 Revere Beach Parkway, Revere, MA with Gate Residential Properties, LLC
  195 Apartments in a 6-Story Podium Style Building with Parking in Level One

- Surfside Commons, Nantucket, MA with Atlantic Development (40-B Project)
  50 Units in Five 3-Story Wood-Framed Buildings

- Seascape, Weymouth, MA with DAI Properties
  50 Condominium Units in One 6-Story Wood-Framed Podium Style Building with Parking Garage at Level One

- 8 Island Court at Queset Commons, Easton, MA with Douglas A. King Builders
  60 Condominium Units in One 5-Story, Wood-Framed Podium Style Building with Parking Garage Below

- West of Chestnut, Quincy, MA with Gate Residential and Quincy Mutual Fire Insurance Co.
  169 Apartments, Retail and Underground Parking in Two 6-story Podium Style Buildings

- Crown Colony Apartments, Quincy, MA with John J. Flatley Co.
  492 Apartments in Six 4 and 5 Story Buildings with Garage Parking Underground, Club House and Maintenance Buildings

- Brook Point, Weymouth Landing Mixed Use, Weymouth, MA with Delegas Brothers
  87 Apartments, Retail and Underground Parking

- Front Street, Weymouth Landing, Weymouth, MA with The Heritage Companies
  21 Units in 4-Story Building with Two Floors of Resident Apartments over Two Levels of Parking. Project includes Renovating an Adjacent 2-Story Building with First Floor Restaurant and Second Floor Apartments

- H&W Apartments, Milton, MA with The Holland Companies (40-B Project)
  90 Apartments in Two Wood-Framed Buildings with Parking Underground

- Brook Road Condominiums, Quincy, MA with The Heritage Companies
  32 Condominium Units in One 3-Story Wood-Framed Building Above Parking

- Mechanic Street Apartments, Quincy, MA with the Heritage Companies
  34 Apartments in One 5-Story Wood-Framed Building with Parking Below

- Jefferson at Beaver Brook, Boxborough, MA with JPI/TDI Companies (40-B Project)
  244 Apartments in Eleven 3-Story Wood-Framed Residential Buildings with 15 Free Standing Garages and Clubhouse

- One North of Boston/Phase II, Chelsea, MA with TransDel Corporation and Gate Residential
  222 Apartments in One, 6-Story Wood-Framed over Podium Building with 91 Garage Spaces Below

- The Batchyard, Everett, MA with Post Road Residential
  168 Apartments in Two, Three and Four Story Wood-Framed Buildings Above One Story Parking Garage

- Rockway Avenue Apartments, Weymouth, MA with Mayrock Development
  43 Apartments in One, 5-Story Wood-Framed Building

- Edgewater at Queset Commons, Easton, MA, with Douglas A. King Builders
  50 Apartments in One, 3-Story Wood-Framed Building with 40 Garage Spaces Below

- Tara Heights Phase II, Nashua, NH with John J. Flatley Co.
  384 Apartments in Eight, 4-Story Wood-Framed Buildings with Eight Free Standing Wood-Framed Garages and a Pool House

- Beale Street Lofts, Quincy, MA with The Heritage Companies
  22 Loft Style Apartments in a 4-Story Podium Building with Three Floors of Wood-Framed Residential Apartments above a Concrete and Steel Framed Garage

- One North of Boston, Chelsea, MA with TransDel Corporation and Gate Residential
  230 Apartments in One 5-Story Wood-Framed Podium Building with Garage Parking and Amenity Spaces Below

- Eventide at Southfield, South Weymouth, MA with Eventide Home and Rogerson Communities
  216 Independent Living Apartments, 46 Bed Skilled Nursing Facility and Associated Community Spaces

- Residences at Langwood Commons, Stoneham, MA with The Gutierrez Company
  49 Townhouse Units in Seven Buildings with Private Garages

- Langwood Commons, Stoneham, MA with Simpson Housing, LLP
  261 Apartments and Amenities in Three 4-Story Wood-Framed Buildings

- Star Mill, Middleborough, MA with the Heritage Companies
  Adaptive Reuse of Former Wool Mill into 68 Units of Residential Apartments and 22 Car Parking Garage

- Tara Heights, Nashua, NH with John J. Flatley Company
  180 Apartments in Five 3-Story Wood-Framed Residential Buildings and Five 8-Car Freestanding Wood-Framed Garages and Club House

- Willard Street Apartments, Quincy, MA with The Heritage Companies
  24 Apartments in One 5-Story Steel-Framed Building with Parking Below

- Concord, MA, with Mill Creek Residential Trust, LLC (40-B Project)
  350 Apartments in 18 Buildings with Club House

- Queset Commons, Easton, MA with Douglas A. King Builders
  280 Apartment and Condominium Units with 100,000 SF Retail/Commercial Space
  40R Mixed-Use Development

- Highlands at Dearborn, Peabody, MA with Simpson Housing
  Redesign of 3-Story Wood-Framed Apartment Building with 38 Units and 12 Garages
  Original Building Destroyed by Fire

- Pine Hills, Plymouth, MA with Abbott Real Estate Development, LLC
  123 Single Family and Duplex Homes, Planned 55 and Older Community with Club House

- Cook Estates, Cohasset, MA with Abbott Real Estate Development, LLC
  27 Single Family Homes, 55 and Older Community

- Franklin Center Commons with John S. Marini Management Company
  57 Condominiums with Retail, Office and Garage Parking in Three Buildings

- Village on the River, Canton, MA with John S. Marini Management Company and Edward A. Fish Associates, LLC
  56 Condominiums, 3 Stories Over Parking Garage

- 33 Comm, Newton, MA with the Covenant Housing Initiative (40-B Project)
  44 Residential Condos, One 4-Story Building with Underground Parking

- Regency Place, Wilmington, MA with The Gutierrez Co.
  120 Units in Five 3-Story Building

- Windsor Village, Canton, MA with Criterion Development Partners
  159 Apartments in Three Buildings

- Abington Woods, Abington, MA with The Heritage Companies
  180 Apartments in 15 Three-Story Buildings

- Ten Faxon, Quincy, MA with Intercontinental Developers, Inc.
  200 Units in One 10-Story Building Over Two Levels of Parking

- Granite Lofts, Quincy, MA with Heritage Companies
  Adaptive Reuse, 74 Units with Commercial Space in One Building

- Kimball Woods, Burlington, MA with Joseph R. Mullins Co.
  256 Units in Two 10-Story Buildings with 6-Story Parking Garage

- Residences at Union Place, Franklin, MA with Abbott Real Estate Development, LLC (40-B Project)
  300 Units in 12 Buildings

- Highpoint, Quincy, MA with Congress Group Ventures (40-B Project)
  1080 Units in Ten 8-Story Buildings, 500 Units (Completed)

- President's Landing, Bayview Development Addisson/Wellesley
  15 Condominium Units with Heated Parking Under, One 4-Story Brick Building

- Residences at Wellington Place, Medford, MA with Abbott Real Estate Development, LLC (40-B Project)
  137 Units in Three Buildings

- Reserve II, Marina Bay, Quincy, MA with Lincoln Property Company
  108 Units in One 6-Story Building with Above Ground Parking

- Munroe Place, Quincy, MA with Abbott Real Estate Development, LLC
  111 Units in One 8-Story Building with Retail at Grade, Underground Parking

- Scituate Harbor Condominiums, Scituate, MA with The Welch Company
  24 Units with Retail in Two Buildings

- Saint Chrysostom's, Quincy, MA with St. Chrysostom's Building Project, Inc.
  10 Units Townhouse Style

- Plantation Heights, Worcester, MA with National Development
  330 Units in Three 6-Story Buildings

- Reserve I, Marina Bay, Quincy, MA with Lincoln Property Company
  136 Units in One 6-Story Building with Above Ground Parking Garage

- Roosevelt Circle, North Easton, MA with Douglas A. King Builders
  99 Units of Senior Care Living on Three Floors

SMMA

Jennifer Howe, PE, LEED AP BD+C

DIRECTOR OF SITE DESIGN, CIVIL ENGINEER

EDUCATION

Bachelor of Science in Environmental Engineering, Rensselaer Polytechnic Institute

REGISTRATIONS

Illinois, Kentucky, Maine, Massachusetts, New Hampshire, Rhode Island, Texas, Virginia, Washington DC LEED Accredited Professional

AFFILIATIONS

American Council of Engineering Companies (ACEC), American Society of Civil Engineers (ASCE), Boston Society of Civil Engineers Section (BSCES), National Council of Examiners for Engineering and Surveying (NCEES), Society of American Military Engineers (SAME)

Profile

Ms. Howe is a Principal of the firm and the Director of Site Design. Jennifer oversees all aspects of the firm's civil engineering of building sites, including layout of structures, roadways, site utilities, stormwater management, and environmental permitting. Under her direction, complex permitting processes, often including local, state, and federal authorities, are integrated with project design schedule to assume timely approval and smooth project delivery. Jennifer's 21 years of experience cover a variety of institutional and corporate clients and attests to her familiarity with permitting, construction documents, and project administration.

Experience

Gutierrez Company Westford Technology Park *West Westford, MA*

Master planning and permitting of 1 million sf office campus for The Gutierrez Company. Complete shell and core architectural design services for two office buildings, one for Red Hat and the other for NetScout, both totalling 400,000 sf. Site design included wetlands and numerous storm water retention ponds. Site permitting for the master plan included Site Plan Review, Notice of Intent, Special Permits, MEPA ENF and EIR, Groundwater Discharge Permit, and NPDES CGP NOI. The stormwater design required evaluation of existing and proposed hydrology for the site, including consideration of a number of different stormwater best management practices to ensure appropriate treatment of stormwater generated as a result of the development.

Martins Brook Master Plan *North Reading, MA*

87-acre master plan for Lincoln Properties and The Gutierrez Company on ecologically sensitive site for vibrant mixed use development envisioning 400 apartment units in 12 buildings, 600,000 sf of office and a 225-seat restaurant. Full architecture, engineering and permitting services. The residential development was completed in accordance with Massachusetts Smart Growth Zoning Overlay District Act, Chapter 149 of the Acts of 2004, MGL Chapter 40R. SMMA led the permitting efforts to gain approval of the Residences at Martins Brook development. Design services also include full construction documents and construction administration.

Gutierrez Company Burlington Summit *Burlington, MA*

SMMA provided side permitting and site design services for the development of 350,000 sf of Office/R&D Space on Wheeler Road in Burlington, MA. Site permitting included modifications to existing Site Plan Review approvals as well as submission of an Erosion & Sediment Control permit to the Burlington Conservation Commission. The design of the site was complicated by the presence of an Eversource Power Easement, Bedrock, and challenging topography. The Stormwater Management design had to account for the topographic concerns and high bedrock to demonstrate compliance with town and state requirements.

Keurig Corporate Headquarters *Burlington, MA*

Full architectural and site design services for 350,000 sf, 2-building shell and core for corporate office development. Space types include offices, R&D labs, double-height meeting room/cafeteria, green roof. Site permitting included PDD Zoning & Special Permits, Notice of Intent, MWRA, and NPDES CGP Notice of Intent. The design of this urban setting involved close collaboration between the developer, design team, environmental specialists and the Town of Burlington. The project design was complicated by significant topographic relief, downstream stormwater concerns, previously existing subsurface contamination, and management of stormwater from the adjacent Route 3 highway.

Analog Devices *Wilmington, MA*

Two-story office and lab R&D building, civil engineering design and permitting, 150,000 sf

6.2 Applicant 40B Experience	The Applicant has successfully entitled and/or developed the below 40 Projects: • The Residences at Westford West, Westford, MA • The Residences at Ward Road, Boxborough, MA • Brookview Village, Marlborough, MA • Regency Place, Wilmington, MA • Langwood Commons, Stoneham, MA • Westford Crossing, Westford, MA

7.3 Notifications	• Fig 7.3a Notice Letter to DHCD

the Gutierrez company

December 12, 2017

Ms. Catherine Racer, Associate Director
Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114

RE: Notice of Application for Chapter 40B Site Eligibility Letter – MassHousing New England Fund Project: "***The Residences at Stone Ridge***", Milford, MA

Dear Catherine:

The Gutierrez Company is seeking to develop a 272 unit mixed income development located off of Cedar Street (Rte 85), in Milford, MA. In accordance with Section 31.01(2)(c) of the Rules of the Housing Appeals Committee (760 CMR 31.01), this letter serves to notify the Department that a request for site approval letter has been made by The Gutierrez Company under MassHousing's New England Fund Program for the above referenced 272 unit development.

We will notify you when the site approval letter is issued. In the interim, please feel free to contact me with any questions or comments you may have. I can be reached at (781) 685-4367.

Sincerely,

Israel Lopez
Managing Director of Development

cc: Town of Milford

T: 781-272-7000 | F: 781-272-3130 | 200 Wheeler Road | Burlington, MA 01803 | www.gutierrezco.com