



Appraisal Report
for
Camp Sewataro

Located at 1 Liberty Ledge, Sudbury, Massachusetts

Requested by Melissa Murphy-Rodrigues – Town Manager

Town of Sudbury – 278 Old Sudbury Road – Sudbury, MA 01776

February 20, 2019

Prepared by:

LandVest, Inc.
10 Post Office Square
Suite 1125 South
Boston, MA 02109

Report #**10520**

February 20, 2019

Melissa Murphy-Rodrigues, Town Manager
Town of Sudbury
278 Old Sudbury Road
Sudbury, MA 01776

Re: APPRAISAL REPORT

Camp Sewataro – 45.61± Acres with Improvements
Located at 1 Liberty Ledge
Sudbury, Massachusetts

Dear Ms. Murphy-Rodrigues,

At your request, we have prepared the accompanying appraisal, which is integral with this letter, of the above-referenced real property located in Sudbury, Massachusetts and referred to hereinafter as “the subject” or “the subject property”.

The primary purpose of this report is to provide the Town of Sudbury with a well-supported analysis of the subject property’s highest and best use and market value in order to facilitate negotiations regarding possible town acquisition of the subject property for conservation and to support possible public and private funding. I inspected the subject property on January 31, 2019, which serves as the effective valuation date of the appraisal.

The appraisal documented in the accompanying report is intended to be used by the Town of Sudbury, our client, and the Massachusetts Executive Office of Energy and Environmental Affairs.

The real property rights appraised represent ownership of the fee simple interest, unencumbered by easements, encroachments, or other conditions that affect the subject property’s utility or market value – either positively or adversely, other than those noted in the attached report.

The accompanying Appraisal Report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. The Appraisal Report has also been prepared in conformity with the Massachusetts Executive Office of Energy and Environmental Affairs Specifications for Analytical Narrative Appraisal Reports.

The market value opinion set forth in the accompanying report is subject to the attached Assumptions and Limiting Conditions and is based on cash terms or conventional market financing terms available as of the effective valuation date.



Based on our research and analyses of relevant market data, as documented in the accompanying appraisal report, our opinion of market value, as of January 31, 2019, was:

\$10,370,000

(TEN MILLION THREE HUNDRED SEVENTY THOUSAND DOLLARS)

Additional documentation in support of the above market value opinion is included in the attached Appraisal Report, respectfully submitted for your review.

Sincerely,
LandVest, Inc.

A handwritten signature in black ink, appearing to read "James E. Monahan", is located below the typed name. The signature is fluid and cursive, with a prominent initial "J" and a long, sweeping underline.

James E. Monahan
Senior Advisor – LandVest, Inc.
(MA Certified General Appraiser #3481)


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USPAP CERTIFICATION OF VALUE

I hereby certify that:

1. I have made a personal inspection of the property that is the subject of this report.
2. To the best of my knowledge and belief, the statements of fact and the opinions contained in this report are true and correct.
3. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and my personal, unbiased professional analyses, opinions, and conclusions.
4. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
5. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
6. This appraisal was not based on a requested minimum valuation, specific valuation or approval of a loan.
7. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Code of Professional Ethics and Standards of Professional Practice of The Appraisal Institute*, as well as the Uniform Standards of Professional Appraisal Practice of the Appraisal Institute. I am currently licensed as a Certified General Appraiser in Massachusetts (CG #3481).
8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
9. Nicholas R. Pratt (Project Manager, LandVest) provided research assistance in the preparation of this report.

Appraiser: 

James E. Monahan

Date: February 15, 2019

CERTIFICATION OF VALUE

OWNER:

FILE NO.:

ADDRESS/LOCATION OF PROPERTY:

I, _____ HEREBY CERTIFY THE FOLLOWING: THAT ON _____ I PERSONALLY MADE A FIELD INSPECTION OF THE PROPERTY HEREIN APPRAISED AND HAVE AFFORDED THE OWNER THE OPPORTUNITY TO ACCOMPANY ME ON THIS INSPECTION; THAT DURING _____ I PERSONALLY MADE A FIELD INSPECTION OF THE COMPARABLE SALES RELIED UPON IN MAKING SAID APPRAISAL;

That to the best of my knowledge and belief, the statements contained in the appraisal herein set forth are true, and the information upon which the opinions expressed herein are based is correct, subject to the limiting conditions therein set forth;

That I understand that such appraisal may be used in connection with acquisition of the subject property or rights associated therewith by the Commonwealth of Massachusetts;

That such appraisal has been made in conformity with appropriate state laws, regulations, policies, specifications and procedures;

That neither my employment nor my compensation for making this appraisal and report are in any way contingent upon the values reported herein;

That I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of such property appraised;

That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the agency of the Commonwealth of Massachusetts for whom this appraisal was undertaken, and I will not do so until so authorized by an appropriate representative thereof, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified in a court of law as to such findings; and

That, to the best of my knowledge and belief I certify that:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the most current *Uniform Standards of Professional Appraisal Practice* and *EEA Specifications for Analytical Appraisal Reports*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification, unless such parties are listed below.

THAT MY OPINION OF THE VALUE OF THE PROPERTY AFFECTED BY THE PROPOSED ACQUISITION OR TAKING, AS OF THE _____ DAY OF _____ WAS _____, AND THAT THE CONCLUSIONS SET FORTH IN THIS APPRAISAL ARE BASED UPON THE EXERCISE OF MY INDEPENDENT PROFESSIONAL JUDGMENT.

DATE _____ SIGNATURE _____

STANDARD ASSUMPTIONS AND LIMITING CONDITIONS

- a. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The appraisal assumes the property is under responsible ownership.
- b. Sketches, maps, plans and exhibits in the report may show approximate dimensions, and are included to assist the reader in visualizing the property. The appraiser has made no survey of the property. Data relative to size and area were taken from sources considered reliable. Except otherwise noted, it is assumed that no encroachments exist.
- c. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or attend court with reference to the property that is the subject of this appraisal, unless arrangements have otherwise been made.
- d. The appraiser assumes there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or for engineering which might be required to discover such factors.
- e. Information, estimates, and opinions furnished to the appraiser and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for the accuracy of such items furnished can be assumed by the appraiser.
- f. Neither all, nor any part of the content of the report, or copy thereof, including conclusions as to the property value, the identity of the appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the appraiser is connected, shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, mortgage insurers, or professional appraisal organizations, without the previous written consent of the appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the appraiser.
- g. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the subject property, was not observed by the appraiser.
- h. The date of value is expressed within this report. Any forecasts included in this report are based on existing market conditions and expectations. The appraiser takes no responsibility for any events, conditions, economic factors, physical factors, or other circumstances occurring after the date of value that would affect the opinions expressed in this report.
- i. Except as otherwise noted, it is assumed that there are no encroachments, building violations, code violations, or zoning violations affecting the subject property.

- j. Responsible ownership and competent property management are assumed.
- k. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
- l. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in the appraisal report.

EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is defined by USPAP as an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. The market value opinion contained in this report is predicated on the following extraordinary assumptions:

1. The Definitive Subdivision approval granted on April 13, 1998 (which expired on December 1, 2008) could be renewed.
2. Soil conditions would support code-compliant private septic systems for each of the 31 lots shown on the Highest and Best Use Plan. Septic designs for each of the lots were prepared by Colburn Engineering as part of the Definitive Subdivision approval granted in 1998. These septic designs have since expired and pre-date current Title V design regulations. Based on current NRCS soils data, prior testing and approval granted in 1998, and the fact that the building lots in potentially more challenging areas average over one acre, we have assumed that suitable soils can be found to support renewal of the Definitive Subdivision plan.
3. The subject property has no recognized environmental hazards or adverse conditions that would affect its highest and best use and market value.

SUMMARY OF IMPORTANT FACTS

Location:	1 Liberty Ledge Sudbury, Massachusetts
Land Area:	45.61± acres
Improvements:	Multiple camp buildings and accessory structures as well as three residences
Effective Valuation Date:	January 31, 2019 – date of most recent inspection
Owner of Record:	Liberty Ledge, LLC
Property Rights Appraised:	Fee simple.
Highest and Best Use:	Definitive/ANR Subdivision of 31 residential building lots
Zoning:	Residence A (RA)
Utilities:	Public water, private septic, and overhead electrical service.
Wetlands:	The subject contains two wetland areas on the southern portion of the site.
Assessor's Parcel IDs:	See report.
Title Reference:	Land Court Book 1505, Page 37 (3/13/2017) Registry Book 69003, Page 75 (3/13/2017)
Opinion of Market Value:	\$10,370,000

SITE PHOTOGRAPHS – Camp Sewataro
(Taken January 31, 2019)



Photo #1 – Westerly view of property entrance at Haynes Road.



Photo #2 – Westerly interior view along main entry road.

SITE PHOTOGRAPHS – Camp Sewataro
(Taken January 31, 2019)



Photo #3 – Southwesterly view of sloped upland with mature border woodlands.



Photo #4 – Open-bay maintenance garage – typical of accessory improvements.

SITE PHOTOGRAPHS – Camp Sewataro
(Taken January 31, 2019)



Photo #5 – Recreational fields and pavilion.



Photo #6 – Northwesterly view along Greystone Lane – subject's wooded and fenced frontage at right.

SITE PHOTOGRAPHS – Camp Sewataro
(Taken January 31, 2019)



Photo #7 – Northerly view along Greystone Lane (public) frontage.



Photo #8 – Typical wooded upland view from Greystone Lane at Tax Parcels 148 & 149.

I. SCOPE OF APPRAISAL & PERTINENT DEFINITIONS

A. Purpose of Appraisal

The purpose of this appraisal is to estimate the “as is” market value of the fee simple interest in the subject property as of January 31, 2019, subject to any existing easements, encumbrances, or restrictions.

B. Intended Use & User

This appraisal is intended to be used by the Town of Sudbury, our client, and the Massachusetts Executive Office of Energy and Environmental Affairs, in order to facilitate negotiations regarding possible town acquisition of the subject property for conservation and to support possible public and private funding.

C. Effective Date of Valuation

The effective valuation date of this appraisal is January 31, 2019, the date of my most recent site visit.

D. Pertinent Definitions

1. Market Value

The opinion of value estimate set forth herein is **Market Value**, the major focus of most real property appraisal assignments. Economic and legal definitions of Market Value have been developed and refined as follows:

- *The most probable price that the specified property interest should sell for in a competitive market after a reasonable exposure time, as of a specified date, in cash, or in terms equivalent to cash, under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, for self-interest, and assuming that neither is under duress.*
- *Market value is described in the Uniform Standards of Professional Appraisal Practice (USPAP) as follows: A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal. (USPAP, 2010-2011 ed.)³*

USPAP also requires that certain items be included in every appraisal report. Among these items, the following are directly related to the definition of market value:

³The Dictionary of Real Estate Appraisal, Appraisal Institute, Chicago, IL, 5th Edition, 2010; p. 122.

- *Identification of the specific property rights to be appraised.*
- *Statement of the effective date of the value opinion.*
- *Specification as to whether cash, terms equivalent to cash, or other precisely described financing terms are assumed as the basis of the appraisal.*

- *If the appraisal is conditioned upon financing or other terms, specification as to whether the financing or terms are at, below, or above market interest rates and/or contain unusual conditions or incentives. The terms of above-or below-market interest rates and/or other special incentives must be clearly set forth; their contribution to, or negative influence on, value must be described and estimated; and the market data supporting the opinion of value must be described and explained.*

2. Fee Simple Estate

The ownership interest appraised herein is that of Fee Simple Estate.

Fee Simple Estate is defined as:

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

3. Highest and Best Use

The subject property is valued in accordance with the appraiser's conclusion of Highest and Best Use under current regulatory and market conditions.

The **Highest and Best Use** of real estate is defined as:

The reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and results in the highest value.³

In consideration of this definition, a potential use for a site must pass the following tests:

- *The use must be physically and legally permissible;*
- *The legal use must be probable, not speculative;*
- *The use must be in demand;*
- *The use must be profitable;*
- *The use must return to the land the highest return possible; and*
- *The use must provide the highest return for the longest period of time.*

²The Dictionary of Real Estate. American Institute of Real Estate Appraisers, 1984, Page 123.

³Dictionary of Real Estate Appraisal, American Institute of Real Estate Appraisers, Chicago, Illinois, 3rd printing, 1987; Page 152.

Additionally, the Federal definition of Highest and Best Use is outlined as follows:

The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future.

The Highest and Best Use analysis involves consideration of existing land use regulations, any *reasonably probable* modifications to those regulations, the subject property's physical adaptability, and economic demand for the physically and legally permissible uses of the subject property type. This analysis also accounts for prevailing market trends, established neighborhood development patterns, and physical/aesthetic issues influencing market demand.

F. Appraisal Problem

The appraisal problem to be resolved in this analysis will be to value the subject property in accordance with its economic highest and best use. In this appraisal we will review sales of comparable vacant lots in the Town of Sudbury as well as the proximate Towns of Lincoln and Wayland.

G. Scope of Appraisal and Analysis

In developing opinions of value of the defined subject property rights, we reviewed and inspected the subject property and comparable sale properties. Mapping was provided by LandVest's GIS Department utilizing publicly available GIS data layers. Due to the Definitive Subdivision approval granted in 1998, the subject property's highest and best use is readily affirmed and not speculative.

Based on this finding, we researched and reviewed sales involving comparable building lots in Sudbury and surrounding Towns of Lincoln and Wayland. The comparable sales information was verified with the listing broker or other people familiar with the transaction (if they could be reached), the Southern Middlesex County Registry of Deeds, and Town of Sudbury Board of Assessors records. Summaries, photographs and a context plan showing the location of comparable building lots are contained within this report.

Sources of market data research include Registry of Deeds records, Assessor's records and information published by The Warren Group and Multiple Listing Service (MLS).

All current regulatory and economic factors affecting the highest and best use of the subject property were also taken into account.

All relevant approaches to value were considered in the valuation section of this report. However, the Sales Comparison Approach and Cost of Development Approach (variation of the Income Approach) were the primary methodologies developed to yield a well-supported "as is" estimate of value of the entire property as of January 31, 2019. The Cost Approach was deemed inappropriate as the age, condition, and special use nature of the camp and residential improvements make it impossible to reliably determine accrued depreciation and a buyer

would most likely raze all the improvements. The Income Approach was not used since the highest and best use is not based on the going concern.

H. Estimated Exposure Time

USPAP requires that an appraisal include an estimate of exposure time, which is the estimated length of time that the property interest being appraised would have been offered to the market prior to the hypothetical consummation of a sale at the concluded market value as of the effective valuation date.

The subject property is a unique development opportunity and there are no recent directly comparable sales or competing listings. Exposure time would likely vary depending on the initial asking price. However, if the asking price was within 5% of our opinion of market value, we expect an offer would be accepted and purchase and sale agreement would be signed within 90 days. We assume any offer would be contingent on all approvals being secured with appeals periods having lapsed. Therefore, the closing could likely occur approximately within six to nine months of signing the purchase and sale agreement.

I. Previous Work

I previously appraised the subject property for the Liberty Ledge, LLC (current owners) in 2012, 2015, and 2018. The purpose of my previous appraisals was to provide periodic market value opinions as part of the owner's on-going disposition planning for the subject property.

J. Qualified Appraiser Statement

Section 1219 of the Pension Protection Act (PPA) provides statutory definitions of a qualified appraisal and qualified appraiser. A "*qualified appraiser*" means an individual who:⁴

1. has earned an appraisal designation from a recognized professional appraiser organization or has otherwise met minimum education and experience requirements. *As an Affiliate Member of the Appraisal Institute and State Certified General Appraiser (in five U.S. States including Massachusetts), I've met the education and experience requirements for this Certification. As part of my continuing education, I've attended seminars relative to the valuation of vacant land as well as for completing appraisals in conformance with the UASFLA (i.e. the federal yellow book) to federally approved standards;*

2. regularly performs appraisals for which the individual receives compensation. *My typical appraisal assignment involves suburban, rural, recreational, and transitional property like the subject. I rarely appraise conforming single-family residences (i.e. residential) or commercial or industrial properties. Thus, the vast majority of my resources are devoted to evaluating properties that are similar to the subject. I've*

⁴ The text in *italics* is in response to the criterion set forth for a qualified appraiser.

completed several hundred appraisals for gift and acquisition purposes over a 30-year term of professional practice. My appraisals have been reviewed and accepted by multiple Federal and State reviewers/agencies;

3. an individual will not be treated as a qualified appraiser unless that individual demonstrates verifiable education and experience in valuing the type of property subject to this appraisal. *See attached statement of qualifications within the addenda of this report.*

II. IDENTIFICATION OF THE SUBJECT PROPERTY

A. Title

As of the effective valuation date the subject property was owned by:

Liberty Ledge, LLC

Fee simple title to the subject property was most recently conveyed by the Liberty Ledge Real Estate Trust (William J. Dowie, Trustee) to Liberty Ledge, LLC on March 13, 2017. The deed was registered in the Middlesex County South District Land Court in Book 1505, Page 37 (Certificate of Title Number 264467) and recorded in the Middlesex County South District Registry of Deeds Book 69003, Page 75.

The majority of the subject property is registered with the Middlesex County South District Land Court. Three parcels are non-registered, and three parcels are partially registered and partially non-registered. The status of each lot is summarized in *Table I: FY 2019 Property Summary* on page 21.

The subject property is depicted on a Definitive Subdivision Plan prepared by David E. Ross Associates, Inc. that was approved by the Town of Sudbury Planning Board on May 12, 1998. The plan is registered in the Middlesex County South District Land Court as Plan 2170W and recorded in the Middlesex County South District Registry of Deeds as Plan 736 of 1998.

We have reviewed the above referenced deed and plan of record and are not aware of any title issues that would adversely affect the subject property's Highest and Best Use.

Copies of the above-referenced deed and plan of record are included in the Appendix of this report.

B. Tax Assessment & Annual Tax Load

The subject property's Town of Sudbury Fiscal Year 2019 assessed values and taxes are summarized on *Table I: FY 2019 Property Summary* on the following page. Taxes are based on the Town of Sudbury Fiscal Year 2019 tax rate of \$17.91 per \$1,000 of assessed value.

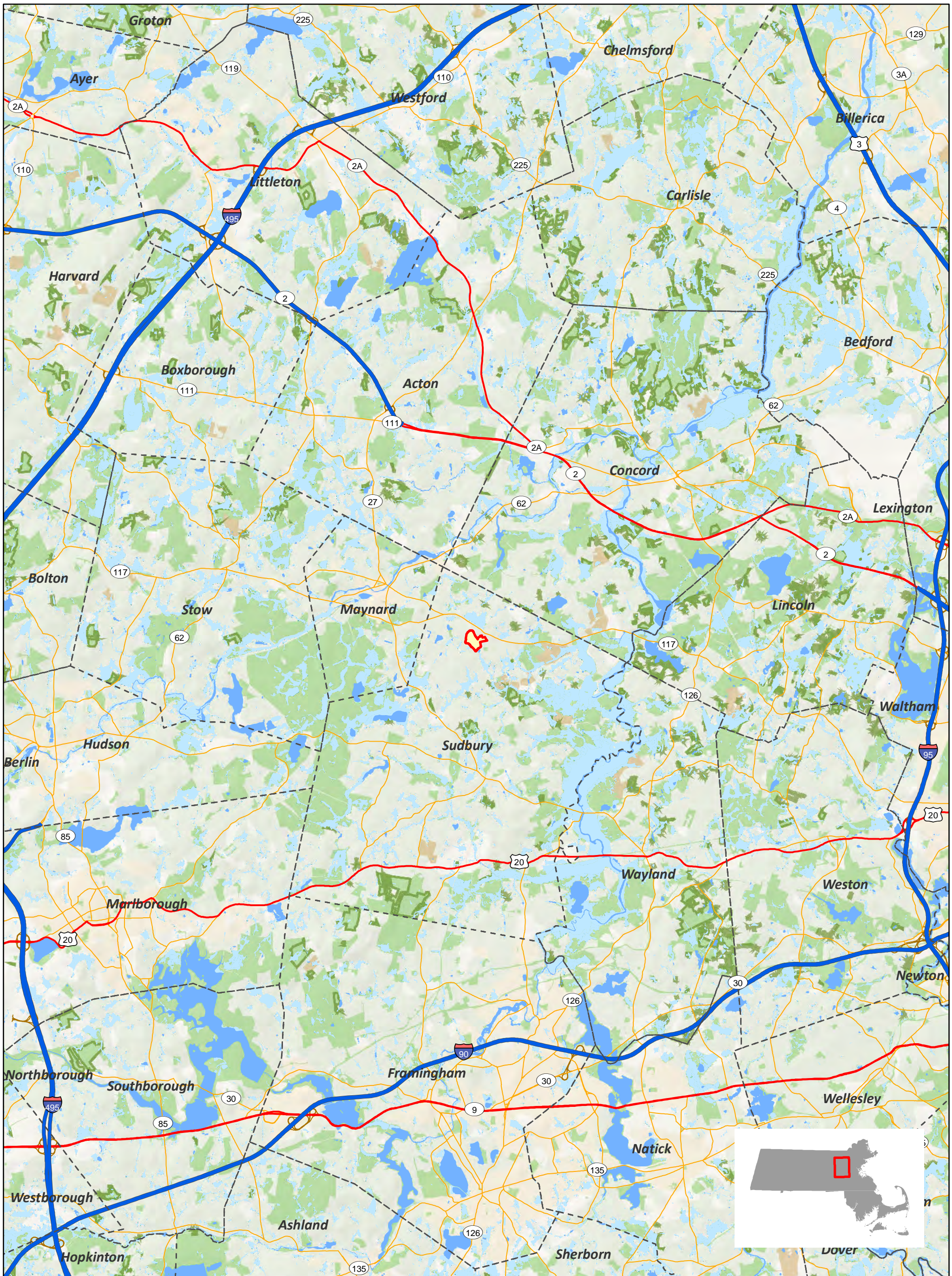
The subject property is currently comprised of 33 separately-assessed lots. 31 lots are assessed as though buildable and the remaining two lots are assessed as though unbuildable. The three residences are the only improvements that are assigned assessed values. None of the camp related improvements are assigned assessed values. The total Fiscal Year 2019 assessed value for taxation purposes is \$11,269,700 and Fiscal Year 2019 taxes total approximately \$201,840.

The subject property is not currently enrolled in Chapter 61, 61A, or 61B and no penalties or special assessments payable are upon development or conversion of use.

Please refer to Table I: FY 2019 Property Summary on the following page. Copies of the Property Record Cards are included in the Appendix of this report.

**Table I:
Fiscal Year 2019 Property Summary**

Address	Owner of Record	Parcel ID	Book/Page	Area	Land Assessment	Improvements Assessment	Total Assessment	Taxes	Description
Bittersweet Circle	Liberty Ledge LLC	C08-0151	LC 1505/37	0.92	\$ 344,500	\$ -	\$ 344,500	\$ 6,170	Vacant.
Bittersweet Circle	Liberty Ledge LLC	C08-0152	LC 1505/37	0.94	\$ 344,300	\$ -	\$ 344,300	\$ 6,166	Vacant.
Bittersweet Circle	Liberty Ledge LLC	C08-0154	LC 1505/37 & 69003/75	1.04	\$ 346,400	\$ -	\$ 346,400	\$ 6,204	Improved with portions of tennis courts.
Greystone Lane	Liberty Ledge LLC	C08-0120	LC 1505/37	0.92	\$ 344,100	\$ -	\$ 344,100	\$ 6,163	Vacant.
Greystone Lane	Liberty Ledge LLC	C08-0121	LC 1505/37	0.92	\$ 344,000	\$ -	\$ 344,000	\$ 6,161	Vacant.
Greystone Lane	Liberty Ledge LLC	C08-0138	LC 1505/37 & 69003/75	1.62	\$ 358,000	\$ -	\$ 358,000	\$ 6,412	Improved with camp buildings and portions of tennis courts.
Greystone Lane	Liberty Ledge LLC	C08-0145	LC 1505/37	0.92	\$ 344,200	\$ -	\$ 344,200	\$ 6,165	Vacant.
Greystone Lane	Liberty Ledge LLC	C08-0146	LC 1505/37	0.92	\$ 344,600	\$ -	\$ 344,600	\$ 6,172	Vacant.
Greystone Lane	Liberty Ledge LLC	C08-0147	LC 1505/37	0.92	\$ 344,000	\$ -	\$ 344,000	\$ 6,161	Improved with a camp building.
Greystone Lane	Liberty Ledge LLC	C08-0148	LC 1505/37	0.92	\$ 344,800	\$ -	\$ 344,800	\$ 6,175	Vacant.
Greystone Lane	Liberty Ledge LLC	C08-0149	LC 1505/37	0.93	\$ 344,200	\$ -	\$ 344,200	\$ 6,165	Vacant.
Greystone Lane	Liberty Ledge LLC	C08-0150	LC 1505/37	0.92	\$ 344,100	\$ -	\$ 344,100	\$ 6,163	Vacant.
Greystone Lane	Liberty Ledge LLC	D08-0523	69003/75	1.45	\$ 354,600	\$ -	\$ 354,600	\$ 6,351	Vacant.
213 Haynes Road	Liberty Ledge LLC	C09-0112	LC 1505/37	0.94	\$ 344,400	\$ 98,700	\$ 443,100	\$ 7,936	Improved with a c. 1955 Cape.
Julian's Way	Liberty Ledge LLC	D08-0524	69003/75	1.44	\$ 354,400	\$ -	\$ 354,400	\$ 6,347	Vacant.
Liberty Ledge	Liberty Ledge LLC	C08-0113	LC 1505/37	0.92	\$ 344,000	\$ -	\$ 344,000	\$ 6,161	Vacant.
Liberty Ledge	Liberty Ledge LLC	C08-0114	LC 1505/37	0.92	\$ 345,200	\$ -	\$ 345,200	\$ 6,183	Vacant.
Liberty Ledge	Liberty Ledge LLC	C08-0115	LC 1505/37	5.01	\$ 406,300	\$ -	\$ 406,300	\$ 7,277	Improved with pool and camp structures.
Liberty Ledge	Liberty Ledge LLC	C08-0115-A	LC 1505/37 & 69003/75	3.85	\$ 13,200	\$ -	\$ 13,200	\$ 236	Vacant. Contains pond.
Liberty Ledge	Liberty Ledge LLC	C08-0116	LC 1505/37	1.99	\$ 365,400	\$ -	\$ 365,400	\$ 6,544	Improved with camp structures.
Liberty Ledge	Liberty Ledge LLC	C08-0119	LC 1505/37	0.92	\$ 344,000	\$ -	\$ 344,000	\$ 6,161	Improved with a camp building.
Liberty Ledge	Liberty Ledge LLC	C08-0139	LC 1505/37	0.92	\$ 344,000	\$ -	\$ 344,000	\$ 6,161	Improved with a camp building.
Liberty Ledge	Liberty Ledge LLC	C08-0140	LC 1505/37	1.12	\$ 348,000	\$ -	\$ 348,000	\$ 6,233	Improved with camp buildings.
Liberty Ledge	Liberty Ledge LLC	C08-0142	LC 1505/37	0.93	\$ 347,200	\$ -	\$ 347,200	\$ 6,218	Vacant.
Liberty Ledge	Liberty Ledge LLC	C08-0144	LC 1505/37	0.94	\$ 344,400	\$ -	\$ 344,400	\$ 6,168	Vacant.
Liberty Ledge	Liberty Ledge LLC	C08-0164	LC 1505/37	0.92	\$ 344,700	\$ -	\$ 344,700	\$ 6,174	Vacant.
Liberty Ledge	Liberty Ledge LLC	C09-0165	LC 1505/37	0.92	\$ 345,800	\$ -	\$ 345,800	\$ 6,193	Vacant.
Liberty Ledge	Liberty Ledge LLC	C08-0502	69003/75	1.06	\$ 21,200	\$ -	\$ 21,200	\$ 380	Vacant.
1 Liberty Ledge	Liberty Ledge LLC	C08-0143	LC 1505/37	1.08	\$ 347,200	\$ 199,400	\$ 546,600	\$ 9,790	Improved with a c. 1940 Ranch.
2 Liberty Ledge	Liberty Ledge LLC	C08-0117	LC 1505/37	1.80	\$ 361,000	\$ -	\$ 361,000	\$ 6,466	Improved with a camp building.
3 Liberty Ledge	Liberty Ledge LLC	C08-0118	LC 1505/37	0.92	\$ 344,000	\$ -	\$ 344,000	\$ 6,161	Improved with camp buildings.
4 Liberty Ledge	Liberty Ledge LLC	C08-0141	LC 1505/37	1.01	\$ 345,800	\$ 113,100	\$ 458,900	\$ 8,219	Improved with a c. 1948 Ranch.
6 Liberty Ledge	Liberty Ledge LLC	C08-0163	LC 1505/37	0.92	\$ 346,500	\$ -	\$ 346,500	\$ 6,206	Improved with camp buildings.
Totals				41.87	\$ 10,858,500	\$ 411,200	\$ 11,269,700	\$ 201,840	



Legend

- Subject Property - 45.61 ±Ac
- Adjacent Properties
- Protected Land
- Conservation Restrictions (CRs)
- Agricultural Preservation Restrictions (APRs)
- Open Water
- Wetlands

Credits: Background from ESRI 'Terrain Base' map service

Regional Locus

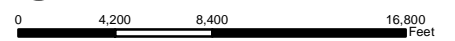
Project Number: 10520

Date: 01/30/19

Camp Sewataro
Sudbury, MA

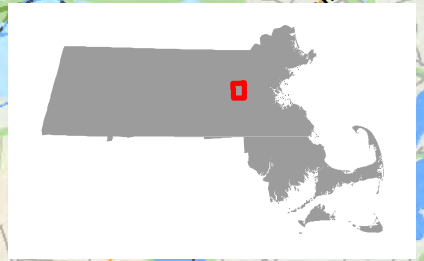
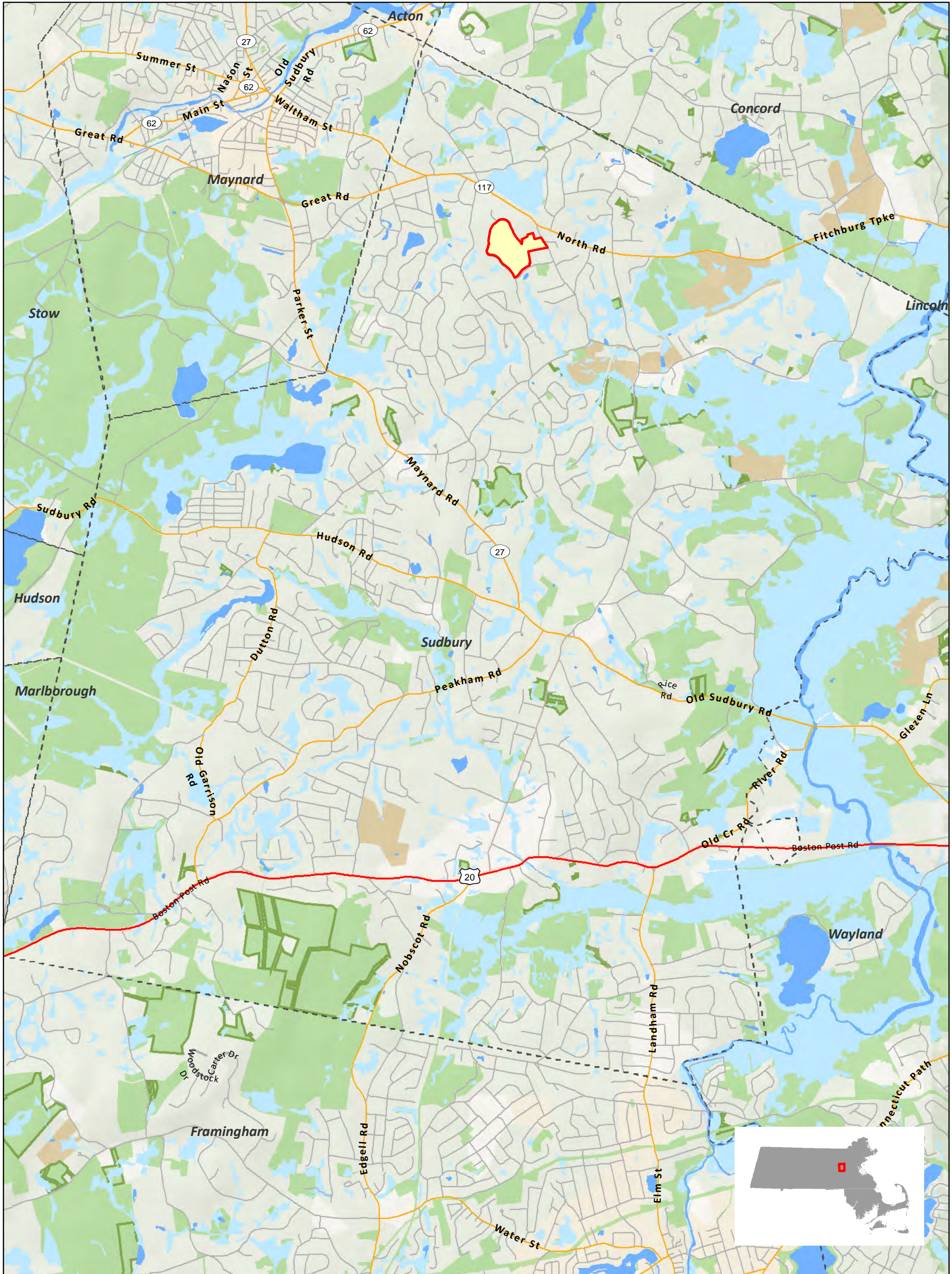


Scale: 1" = 8,333'



This plan is conceptual only and is not represented as an engineered plan.

LandVest



Legend

- Subject Property - 45.61 ±Ac
- Protected Land
- Conservation Restrictions (CRs)
- Agricultural Preservation Restrictions (APRs)
- Open Water
- Wetlands

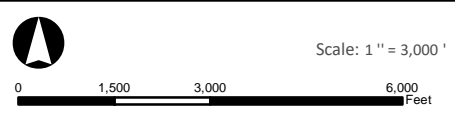
Credits: Background from ESRI 'Terrain Base' map service

Town Context Plan

Project Number: 10520

Date: 01/31/19

Camp Sewataro
Sudbury, MA



This plan is conceptual only and is not represented as an engineered plan.



III. REGIONAL AND COMMUNITY ANALYSIS

A. Location

Sudbury is one of the oldest towns in New England. It was founded in 1637 and incorporated in 1639. Sudbury is therefore deeply rooted in history and known for Longfellow's Wayside Inn, including the Redstone Schoolhouse, Martha Mary Chapel, and the historic Grist Mill. Sudbury is also known for its highly rated school system, conservation land and recreational facilities, as well as convenient proximity to various services and employment centers, including Boston located approximately 24 miles east of the town center. Therefore, Sudbury is considered a desirable and relatively affluent suburban community.

Sudbury is situated in a region commonly known as Metro West. Major routes in town are Routes 117 to the north, Route 27 that roughly bisects the town, and Route 20 to the south. The subject property is located on Liberty Ledge, off Haynes Road and just south of Route 117 in the northwestern section of town near the boundary with the Town of Maynard. This location is 4.6 miles north of Route 20, 10.3 miles northwest of the junction of Route 20 and Interstate 95, and 10.3 miles west of the junction of Route 2 and Interstate 95. The nearest MBTA Commuter Rail station is 3.6 miles north in neighboring West Concord. There are also other MBTA Commuter Rail stations nearby along the Fitchburg Line. Therefore, Sudbury is considered well within commuting distance of Boston.

B. Demographics

The following section of this report provides a concise overview of economic and demographic information that collectively influence market demand for residential real estate in Sudbury.

Sudbury is governed by an open town meeting with a Board of Selectmen and Town Manager. There are four elementary schools, one middle school, Lincoln Sudbury Regional High School, and Minuteman Regional Vocational Technical High School. Hospitals within 10 miles are: Emerson Hospital (Concord), MetroWest Medical Center / Framingham Union Hospital (Framingham), and UMass Memorial Marlborough Hospital (Marlborough).

Table II below provides a demographic overview of the Town of Sudbury based on U.S. Census Data from 2010.

Table II – Demographic Overview – Sudbury, Massachusetts

Population		Total Housing	
2000	16,841	2000	5,590
2010	17,659	2010	5,951
% Change from 2000 to 2010		% Change from 2000 to 2010	
4.86%		6.46%	

Total Housing - Occupied		Total Housing - Vacant	
2000	5,504	2000	86
2010	5,771	2010	180
% Change from 2000 to 2010		% Change from 2000 to 2010	
4.85		109.3%	

Median Age - Householder		Avg. Household Size		Median Household Income	
2000	49.1	2000	3.02	2000	\$119,625
2007	52.5	2007	3.04	2007	\$142,731
2011	41.8	2011	3.08	2011	\$159,713

Source: The Warren Group

As outlined above, Sudbury saw gradual population and housing growth over the most recent 10-year census period. The median household has also become substantially younger and more affluent. *The median household income of \$159,713 in 2011 compares to \$62,859 statewide.* For people 25 and older in Sudbury, 99% have high school degrees or higher and 79% have bachelor's degrees of higher. Therefore, the Sudbury population is considered highly educated.

C. Residential Market Overview

As a gauge of recent residential market trends, **Table III** below provides an overview of median single-family residential sales prices in Sudbury from the market peak in 2005 through 2018.

**Table III – Single-Family Median Sales Price Trends in Sudbury
January 2005 through December 2018**

Year	Period	1-Fam	% Chg.
2018	Jan - Dec	\$750,000	+3.0%
2017	Jan - Dec	\$728,500	+4.2%
2016	Jan - Dec	\$699,000	+3.6%
2015	Jan - Dec	\$675,000	-1.5%
2014	Jan - Dec	\$685,000	+1.5%
2013	Jan - Dec	\$675,000	+11.5%
2012	Jan - Dec	\$605,500	-4.3%
2011	Jan - Dec	\$632,500	+2.1%
2010	Jan - Dec	\$619,600	+7.4%
2009	Jan - Dec	\$577,000	-3.8%
2008	Jan - Dec	\$600,000	-8.8%
2007	Jan - Dec	\$657,750	+0.5%
2006	Jan - Dec	\$654,250	-11.2%
2005	Jan - Dec	\$737,000	N/A

Source: The Warren Group

The median sale price of \$750,000 in 2018 broke the record high for the Town of Sudbury previously set in 2005 at \$737,000. Similar to other communities in Greater Boston, the market entered a major correction period in 2006 that precipitated steeply in 2008 and 2009 at the height of the financial crisis. The recovery began in 2010 and accelerated significantly in 2013. The 2010 spike was largely the result of the first-time homebuyer tax credits that expired in 2010. The 2013 spike was fueled in large part a combination of seller concerns about rising capital gains rates and buyer concerns about rising mortgage interest rates, which prompted both buyers and sellers to act.

Although 2018 was a record-setting year in Sudbury, many economists now predict the next national recession could hit in 2019 or 2020 though the exact impact of the next recession on the Sudbury housing market is difficult to predict at this point.

Table IV below summarizes single-family home sales volume by price category in Sudbury from January 2005 through December 31, 2018.

Table IV – Single-Family Home Sales Volume by Price Category in Sudbury
January 1, 2005 through December 31, 2018

Price Range	# of Sales	Avg. Days on Market	Average Sale Price	Average List Price	SP:LP Ratio	Average Orig Price	SP:OP Ratio
\$50,000 - \$99,999	1	133	\$87,450	\$104,900	83	\$154,900	56
\$100,000 - \$149,999	2	214	\$110,000	\$161,950	69	\$174,450	65
\$150,000 - \$199,999	8	295	\$173,788	\$206,613	86	\$232,975	76
\$200,000 - \$249,999	15	116	\$223,910	\$265,553	88	\$291,887	83
\$250,000 - \$299,999	35	156	\$275,171	\$297,371	93	\$320,786	87
\$300,000 - \$349,999	76	114	\$326,185	\$341,703	96	\$358,755	92
\$350,000 - \$399,999	117	115	\$376,813	\$391,438	96	\$405,468	93
\$400,000 - \$449,999	185	103	\$426,179	\$441,470	97	\$455,441	94
\$450,000 - \$499,999	221	96	\$474,044	\$486,574	98	\$503,128	95
\$500,000 - \$599,999	474	98	\$548,902	\$560,400	98	\$573,199	98
\$600,000 - \$699,999	467	97	\$648,247	\$662,308	98	\$677,752	96
\$700,000 - \$799,999	398	107	\$746,877	\$762,671	98	\$781,012	96
\$800,000 - \$899,999	303	113	\$847,050	\$864,683	98	\$886,796	96
\$900,000 - \$999,999	220	132	\$946,360	\$970,010	98	\$998,838	95
\$1,000,000 - \$1,499,999	415	163	\$1,199,518	\$1,252,289	96	\$1,291,633	93
\$1,500,000 - \$1,999,999	73	215	\$1,689,923	\$1,768,487	96	\$1,838,411	93
\$2,000,000 - \$2,499,999	15	315	\$2,165,667	\$2,373,733	92	\$2,493,667	88
\$2,500,000 - \$2,999,999	4	321	\$2,693,000	\$2,886,000	94	\$2,810,750	101
\$3,000,000 - \$3,999,999	3	222	\$3,276,500	\$3,219,667	110	\$3,219,667	110
Total Properties	3,032	119	\$747,508	\$770,754	97	\$792,928	90
Lowest Price: \$87,450				Median Price: \$680,000			
Highest Price: \$3,694,500				Average Price: \$747,508			

Source: Multiple Listing Service (MLS)

The most active market segments are the \$500,000 to \$600,000 range followed by the \$600,000 to \$700,000 range. The third most active market segment is \$1,000,000 to \$1,500,000 (14% of the market). The market becomes significantly thinner between \$1,500,000 and \$2,000,000, and extremely thin above \$2,000,000 with only 22 sales in the latter category.

The average market exposure of 119 days and list/sales price ratio of 97% are seen as signs of a stable market where pricing is in alignment with demand.

Table V below provides a comparative snapshot of single-family home listings in Sudbury as of January 30, 2019 and the same date a year earlier, which is generally considered a period in the annual real estate market cycle when listing inventory is relatively low.

The total number of active single-family listings has increased somewhat over this period. This indicates that pricing in 2019 may decrease slightly but will likely remain stable. Overall, inventory is currently considered to be low across all segments of the Sudbury market, particularly the \$500,000 to \$700,000 range where demand is the highest and sales volume has also historically been the highest.

Table V – Single-Family Home Listings as of 1/30/19 and One Year Prior

Price Range	1/30/18		1/30/19	
	Number of Listings	Avg. Days on Market	Number of Listings	Avg. Days on Market
\$300,000 - \$349,999	-	-	1	240
\$350,000 - \$399,999	-	-	-	-
\$400,000 - \$449,999	-	-	-	-
\$450,000 - \$499,999	-	-	1	201
\$500,000 - \$599,999	-	-	5	95
\$600,000 - \$699,999	1	8	4	125
\$700,000 - \$799,999	2	106	1	6
\$800,000 - \$899,999	2	122	2	257
\$900,000 - \$999,999	3	377	5	133
\$1,000,000 - \$1,499,999	12	208	12	159
\$1,500,000 - \$1,999,999	3	114	7	192
\$2,000,000 - \$2,499,999	1	477	1	114
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,999,999	-	-	1	282
Total Properties	24	204	40	156

Source: Multiple Listing Service (MLS)

D. Residentially-Zoned Lot/Land Market Overview

The following section of this report provides a similar overview of basic supply-demand and pricing trends affecting building lots in the Sudbury market as of the effective valuation date.

As an additional gauge of overall market health, as well as confidence in the Sudbury real estate market, the number of permits issued for new construction in Sudbury from 2005 to 2018 is summarized in the following table based on data provided by the Town of Sudbury Building Department.

Table VI – New Construction Building Permits Issued

Year	Annual # of New Construction Permits Issued
2005	13
2006	35
2007	59
2008	41
2009	8
2010	39
2011	20
2012	54
2013	42
2014	29
2015	30
2016	20
2017	68
2018	65

Source: Town of Sudbury Building Department

As summarized above, following a severe downturn in 2009, the number of permits issued annually has remained relatively stable and consistent over time. Spikes in 2007, 2012-2013, and 2017-2018 are largely attributed to just a few large development projects and not an indication that increased development has spread evenly throughout town. In 2017-2018, most of the building permits were associated with *Meadow Walk*, a Chapter 40B mixed use development on Route 20 with retail, a memory care facility, 250 rental units, and 57 age-restricted condos for sale. *Meadow Walk* is being developed by National Development, AvalonBay, and Pulte Homes. Construction is anticipated to be complete by spring 2019.

Based on a table provided by the Town of Sudbury Planning and Community Development Department, there are no conventional Definitive Subdivision Plans or Approval Not Required (ANR) Plans currently in the permitting process. There have only been two ANR endorsements for small projects (2 lot divisions) in the past six months, and the five most recent conventional Definitive Subdivisions to be approved have all recently sold out. Therefore, the subject would be an attractive development opportunity as there are no directly-competing projects as of the effective valuation date.

The majority of permitting and construction activity in town in recent years has been related to Chapter 40B multi-family and age-restricted (55+) developments. We have not considered Chapter 40B or age-restricted developments on the subject property, as no legal and engineering work has been completed to test the feasibility of these uses, and these uses are considered overly speculative for appraisal purposes.

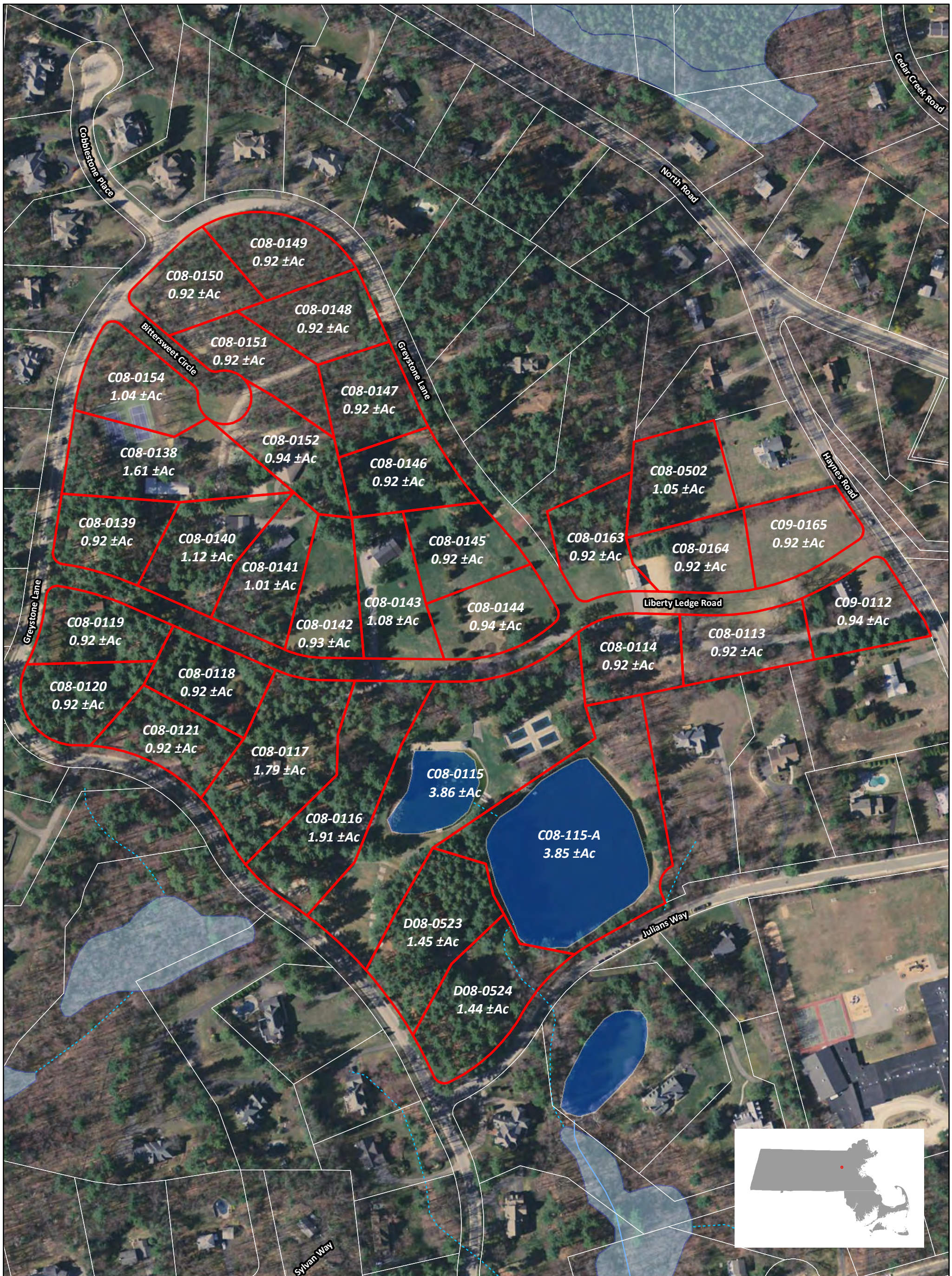
Table VII below provides a summary of residential lot sales in Sudbury from January 1, 2005 through December 31, 2018.

Table VII – Residential Lot Sales in Sudbury
January 1, 2005 through December 31, 2018

Price Range	# of Sales	Avg. Days on Market	Average Sale Price	Average List Price	SP:LP Ratio	Average Orig Price	SP:OP Ratio
\$150,000 - \$199,999	3	159	\$174,167	\$296,300	64	\$336,633	61
\$200,000 - \$249,999	2	117	\$222,500	\$256,500	87	\$268,950	83
\$250,000 - \$299,999	5	181	\$267,000	\$293,760	91	\$323,580	84
\$300,000 - \$349,999	4	171	\$323,750	\$351,750	92	\$358,475	91
\$350,000 - \$399,999	7	111	\$358,929	\$392,114	92	\$401,843	89
\$400,000 - \$449,999	4	134	\$428,000	\$471,950	91	\$484,225	89
\$450,000 - \$499,999	5	118	\$467,300	\$484,940	96	\$491,940	95
\$500,000 - \$599,999	7	124	\$541,071	\$554,714	98	\$561,857	96
\$600,000 - \$699,999	2	190	\$637,500	\$662,500	97	\$699,500	92
\$700,000 - \$799,999	-	-	-	-	-	-	-
\$800,000 - \$899,999	1	435	\$800,000	\$875,000	91	\$875,000	91
\$900,000 - \$999,999	2	554	\$925,000	\$974,500	95	\$1,150,000	80
\$1,000,000 - \$1,499,999	2	128	\$1,112,500	\$1,399,500	80	\$1,520,000	73
\$1,500,000 - \$1,999,999	-	-	-	-	-	-	-
\$2,000,000 - \$2,499,999	1	511	\$2,000,000	\$2,195,000	91	\$2,195,000	91
Total Properties	45	173	\$491,022	\$541,356	91	\$567,802	87
Lowest Price: \$165,000				Median Price: \$425,000			
Highest Price: \$2,000,000				Average Price: \$491,022			

A total of 45 closed sales (average of roughly three per year) resulted in a median sale price of \$425,000. Although it is more common for developers to sell finished homes than vacant lots in Sudbury, it's clear based on the data provided by the Town of Sudbury Planning and Community Development Department summarized earlier that the supply of both vacant lots and new construction (detached and non-age restricted) single-family homes in Sudbury is currently quite low relative to historic demand.

A compiled (GIS format) Base Plan of the subject property is provided for illustrative purposes on the following page.



Legend

- Subject Property - 45.61 ±Ac (Including Roads)
- Adjacent Properties
- Open Water (DEP)
- Wetlands (DEP)
- Hydrologic Connections (DEP)

Credits: 2013/14 imagery from MassGIS Imagery map service.

Base Plan Orthophotograph

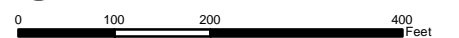
Project Number: 10520

Date: 01/31/19

Camp Sewataro
Sudbury, MA



Scale: 1" = 200'



This plan is conceptual only and is not represented as an engineered plan.

LandVest

IV. DESCRIPTION OF THE SUBJECT PROPERTY

The subject property is a summer day camp known as Camp Sewataro. The site totals 45.61± acres, including private roads. In 1998 the site received Definitive Subdivision approval for 33 lots, though only 31 are buildable. The individually-assessed building lots per the division plan of record are illustrated on the preceding Base Plan.

The overall configuration of the subject property is irregular as most of the perimeter boundaries conform to the public layout of Haynes Road, Julian's Way and Greystone Lane. The combined and improved road frontage on these three public road totals approximately 4,300± linear feet.

There are two ponds that comprise approximately 3.20± acres and no other wetlands areas. Topography is gently rolling, ranging from roughly 206 feet along the access off Haynes Road to 275± feet near the layout of Bittersweet Circle.

The existing interior road layouts span a total of approximately 2,620± linear feet. There are three older single-family dwellings and numerous accessory camp improvements totaling approximately 30,400± square feet. In consideration of the underlying subdivision potential, a prospective buyer would undoubtedly demolish all improvements, and therefore the improvements provide no contributory value and instead present cost liabilities.

The site is set within a high-end subdivision of large homes (i.e. approximately 5,000+ square feet) that were predominantly built in the mid to late-1990s. Since 2015, sales of these homes have ranged from \$1,150,000 to \$1,675,000, with most sales roughly in the \$1,300,000 to \$1,500,000 range.

Although the subject property has been operated successfully for years as a well-known summer day camp, it presents a very attractive development opportunity due to the desirable rural-residential location, well-established surrounding development pattern and values, approvals granted in 1998, and very few physical development constraints.

V. REGULATORY AND SITE CONSTRAINT FACTORS AFFECTING UTILITY

The following section of this report reviews the laws and regulations that control the possible uses of the subject property. These include: zoning, subdivision, wetland, floodplain, the State Sanitary Code (a/k/a Title 5), and Sudbury Board of Health regulations.

A. Town of Sudbury Zoning

The subject property is located in the Town of Sudbury’s Residence A (RA) zoning district. This is primarily a residential zone. However, certain agricultural, educational, municipal and other uses are allowed by right. Basic dimensional requirements that apply to new single-family building lots in the RA zoning district are summarized below.

Dimension	Requirement
Minimum Lot Size	40,000 sq. ft. (0.92 acres)
Minimum Lot Frontage	180 ft.
Minimum Front Yard Setback	40 ft.
Minimum Side Yard Setback	20 ft.
Minimum Rear Yard Setback	30 ft.
Maximum Height (Stories)	2.5 stories
Maximum Height (Feet)	35 ft.
Maximum Building Coverage (% of Lot Area)	40%

B. Special Permit

Camp Sewataro currently operates under a Special Permit granted by the Town of Sudbury Zoning Board of Appeals (ZBA). The Special Permit became effective of March 13, 2017 when it was recorded in the Middlesex County South District Registry of Deeds Book 69003, Page 69.

The primary conditions of the Special Permit are:

- The number of campers for nursery, kindergarten and first graders shall not exceed 150. The number of all other campers up to age 14 cannot exceed 450;
- The camp may offer additional programming for up to 100 camp families on evenings and weekends during the regular camp session (June through Labor Day);
- The camp may be opened for occasional use up to 15 days per year outside of the regular summer season (September through May).

The Special Permit has no expiration and does not require renewal. However, any change in use or ownership requires compliance review by the ZBA.

A copy of the Special Permit is included in the Appendix of this report.

C. Definitive Subdivision Approval

The subject property received Definitive Subdivision approval on April 13, 1998, which was recorded in the Middlesex County South District Registry of Deeds Book 28814, Page 276 on July 8, 1998. Among other conditions of the approval, all road and utility improvements were to be completed by December 1, 2008. This condition is also documented in a Covenant that was recorded simultaneously with the Definitive Subdivision approval in the Middlesex County South District Registry of Deeds Book 28814, Page 284 on July 8, 1998. This condition has not been satisfied and no extensions have been filed. Therefore, it is our understanding that the Definitive Subdivision approval is currently expired. However, for the purposes of our analysis, we have made the extraordinary assumption that renewal of the original approval would be feasible as the original subdivision layout appears to fully conform to the current spatial requirements of zoning. It is also worth noting that the Town recognizes the 31-residential lots in their annual assessment of the subject property for taxation purposes.

Consultation regarding the status of the existing definitive plan with Beth Suedmeyer of the Town of Sudbury's Planning and Community Development Department indicated the Town's Planning Board would potentially reinstate the plan approval either via a request for extension of the original approval or through the filing of an amended definitive plan with the one caveat that the proposed lot density does not exceed the originally-approved lot density. We have not assumed any increase in density, so we are confident the definitive subdivision represents a fairly reliable planning model in the current valuation of the subject property.

Copies of the Definitive Subdivision Decision and Covenant are in the Appendix of this report.

D. Cluster and Flexible Developments

Cluster and Flexible Developments are allowed on parcels 10 acres or larger with a Special Permit from the Planning Board, whereby dimensional requirements can be reduced if a certain amount of land is permanently dedicated for open space and restrictions are placed on the lots prohibiting future subdivision. However, the total number of building lots cannot exceed the number of lots that would otherwise be allowed under a Conventional Definitive Subdivision Plan.

The Town of Sudbury Planning Board no longer requires applicants to submit Cluster and Flexible Development plans. Applicants were required to submit Cluster and Flexible Development plans in 1998, however this requirement was waived by the Planning Board in the Definitive Subdivision Decision. It is our opinion that there would be no advantage of a Cluster or Flexible Development from a density and layout standpoint.

E. Road Design Standards

The Town of Sudbury Subdivision Regulations detail road design requirements, the relevant portions of which are briefly summarized below.

Design Factor	Requirement
Minimum Right of Way Width	50 feet
Minimum Separation of Road Right of Way from Property Line	50 feet
Paved Road Width	24 feet
Maximum Dead-End Road Length	1,200 feet
Dead-End Road Turnaround Right of Way Radius	60 feet
Dead-End Road Turnaround Minimum Paved Radius	40 feet
Minimum Centerline Offset (Opposite Sides of Street)	125 feet
Minimum Centerline Offset (Same Side of Street)	360 feet
Minimum Centerline Radii for Curved Streets	150 feet
Minimum Street Intersection Angle	60 feet
Minimum Fillet Radius at Intersections	25 feet
Minimum Centerline Grade	1%
Maximum Centerline Grade	6%
Street Leveling Area at Intersections	Maximum 2% grade for at least 50 feet
Maximum Grade at Last 100 Feet of Dead-End Streets	2%
Minimum Sight Distance	200 feet (Driver height of 3.5 feet)

Five-foot-wide sidewalks are required for all new roads. Granite curbing is also required around all cul-de-sacs, street corners, and where the grade exceeds 3%.

F. Utilities

Future development on the subject property would be serviced by private on-site septic systems, public water, and underground electrical service. The Town of Sudbury Subdivision Regulations requires all utilities to be underground.

Colburn Engineering prepared septic designs for each of the subject lots as part of the Definitive Subdivision approval granted in 1998. However, these septic designs are currently expired and pre-date current Title V design regulations. We have therefore assumed that updated soil testing and septic designs would be required in order to renew the Definitive Subdivision approval.

Predominant soil types on the subject property are summarized below based on soils data provided by the Natural Resource Conservation Service (NRCS).

Soil Code	Soil Type	Slope Rating
103C	Charlton-Hollis Rock Outcrop Complex	3% to 15%
104C	Hollis Rock Outcrop - Charlton Complex	3% to 15%
253C	Hinckley Loamy Sand	8% to 15%
254B	Merrimac Fine Sandy Loam	3% to 8%
300B	Montauk Fine Sandy Loam	3% to 8%
302B	Montauk Fine Sandy Loam – Extremely Stony	3% to 8%
305B	Paxton Fine Sandy Loam	3% to 8%
317B	Scituate Fine Sandy Loam – Extremely Stony	3% to 8%

The Charlton-Hollis Rock Outcrop Complex (103C) presents moderate limitations for septic systems, with the Hollis component (about 25% of the overall soil complex) posing the greatest limitations due to shallow depth. The same is true for the Hollis Rock Outcrop - Charlton Complex (104C), where shallow depth and slopes can have severe limitations on septic systems. Otherwise, the NRCS soil types summarized above are generally known to be suitable for code-compliant private on-site septic systems.

Based on current NRCS soils data, prior testing and approval granted in 1998, and the fact that the building lots in potentially more challenging areas average over one acre, we have assumed that suitable soils can be found to support renewal of the Definitive Subdivision plan.

G. Wetlands

The area within 100 feet of a wetland is regulated by the Massachusetts Wetlands Protection Act and the Town of Sudbury Wetlands Administration Bylaw Regulations, which are enforced by the Town of Sudbury’s Conservation Commission. Any proposed activity within the 100-foot buffer zone must be reviewed and approved by the Conservation Commission and generally the 100-foot buffer zone is considered a no-build zone for new construction, including residential septic systems. For any proposed activity within the 100-foot buffer zone, the applicant has the burden of proving there is no reasonable alternative to the proposed activity. Based on recent discussions with the Town of Sudbury Conservation Coordinator, we have assumed no roadway, structure or septic system would be allowed in the 100-foot buffer area as shown on the following *Site Analysis Plan*.

H. Flood Zones

The subject property is not located within any Flood Zones mapped by the Federal Emergency Management Agency (FEMA).

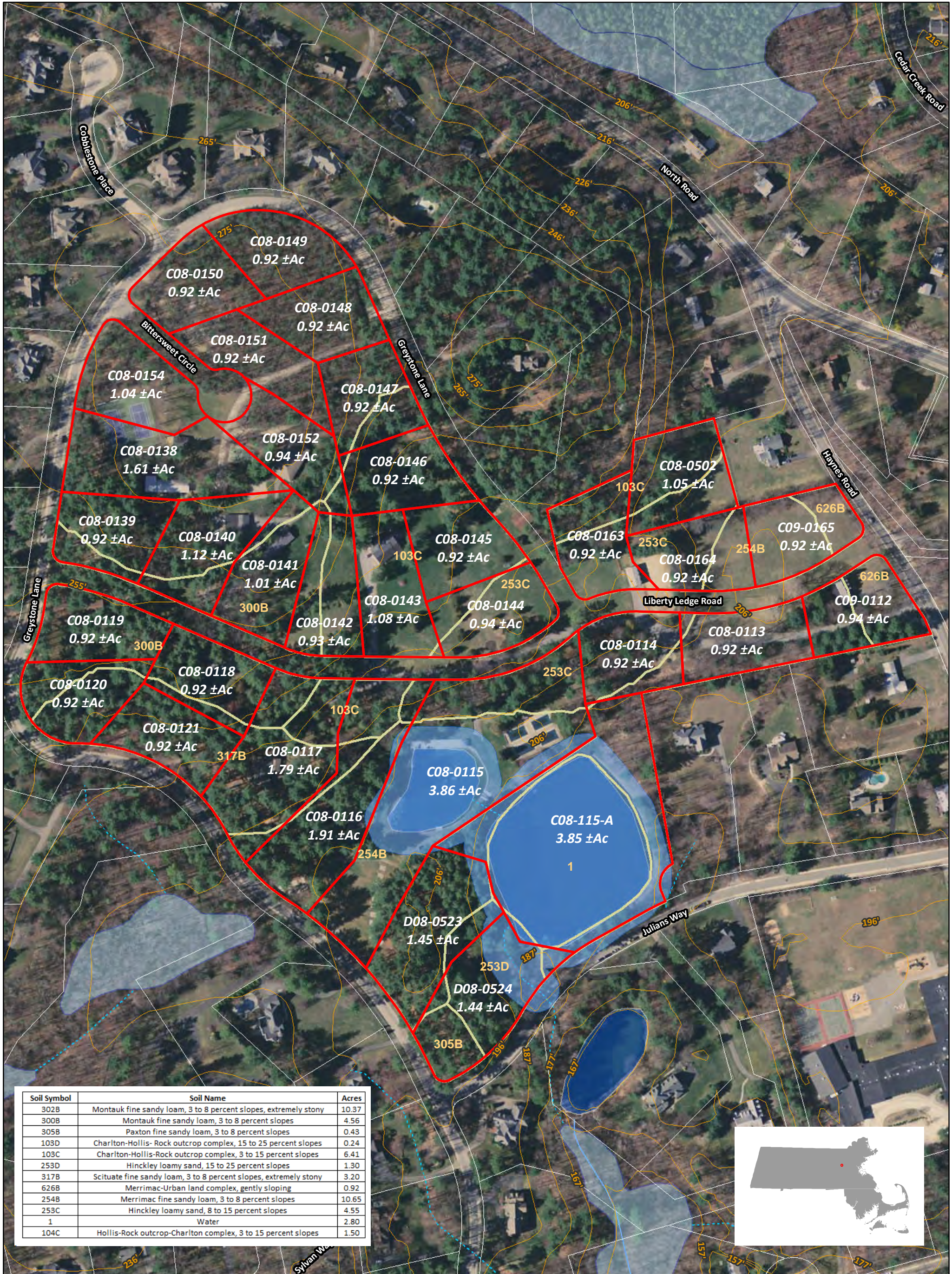
I. Natural Heritage and Endangered Species Habitat

The subject property is not located within any areas designated as Priority or Estimated Habitat by the Massachusetts Natural Heritage and Endangered Species Program (NHESP). Therefore, NHESP review of any development on the subject property would not be required.

J. Environmental Conditions

No recent Phase I environmental assessment has been undertaken on the subject property and we are not aware of any environmental conditions that would affect the Highest and Best Use of the subject property.

A compiled Site Analysis Plan on the following page illustrates the most pertinent planning constraints affecting the subject property's utility.



Soil Symbol	Soil Name	Acres
302B	Montauk fine sandy loam, 3 to 8 percent slopes, extremely stony	10.37
300B	Montauk fine sandy loam, 3 to 8 percent slopes	4.56
305B	Paxton fine sandy loam, 3 to 8 percent slopes	0.43
103D	Charlton-Hollis- Rock outcrop complex, 15 to 25 percent slopes	0.24
103C	Charlton-Hollis-Rock outcrop complex, 3 to 15 percent slopes	6.41
253D	Hinckley loamy sand, 15 to 25 percent slopes	1.30
317B	Scituate fine sandy loam, 3 to 8 percent slopes, extremely stony	3.20
626B	Merrimac-Urban land complex, gently sloping	0.92
254B	Merrimac fine sandy loam, 3 to 8 percent slopes	10.65
253C	Hinckley loamy sand, 3 to 15 percent slopes	4.55
1	Water	2.80
104C	Hollis-Rock outcrop-Charlton complex, 3 to 15 percent slopes	1.50



Legend

- Subject Property - 45.61 ±Ac (Including Roads)
- Adjacent Properties
- Soil Types
- Open Water (DEP)
- Wetlands (DEP)
- 100' Wetlands Setback
- ~ Hydrologic Connections (DEP)
- ~ Contours (ft)

Credits: 2013/14 imagery from MassGIS Imagery map service.

Site Analysis Plan

Project Number: 10520
Date: 01/31/19

Scale: 1" = 200'

Camp Sewataro
Sudbury, MA

This plan is conceptual only and is not represented as an engineered plan.

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VI. HIGHEST AND BEST USE ANALYSIS

The analysis of Highest and Best Use involves consideration of existing land use regulations, any *reasonably probable* modifications to those regulations, the subject property's physical conditions, and economic demand for the physically and legally permissible uses of the subject property type. This analysis also accounts for prevailing market trends, established neighborhood development patterns, and aesthetic issues impacting market demand.

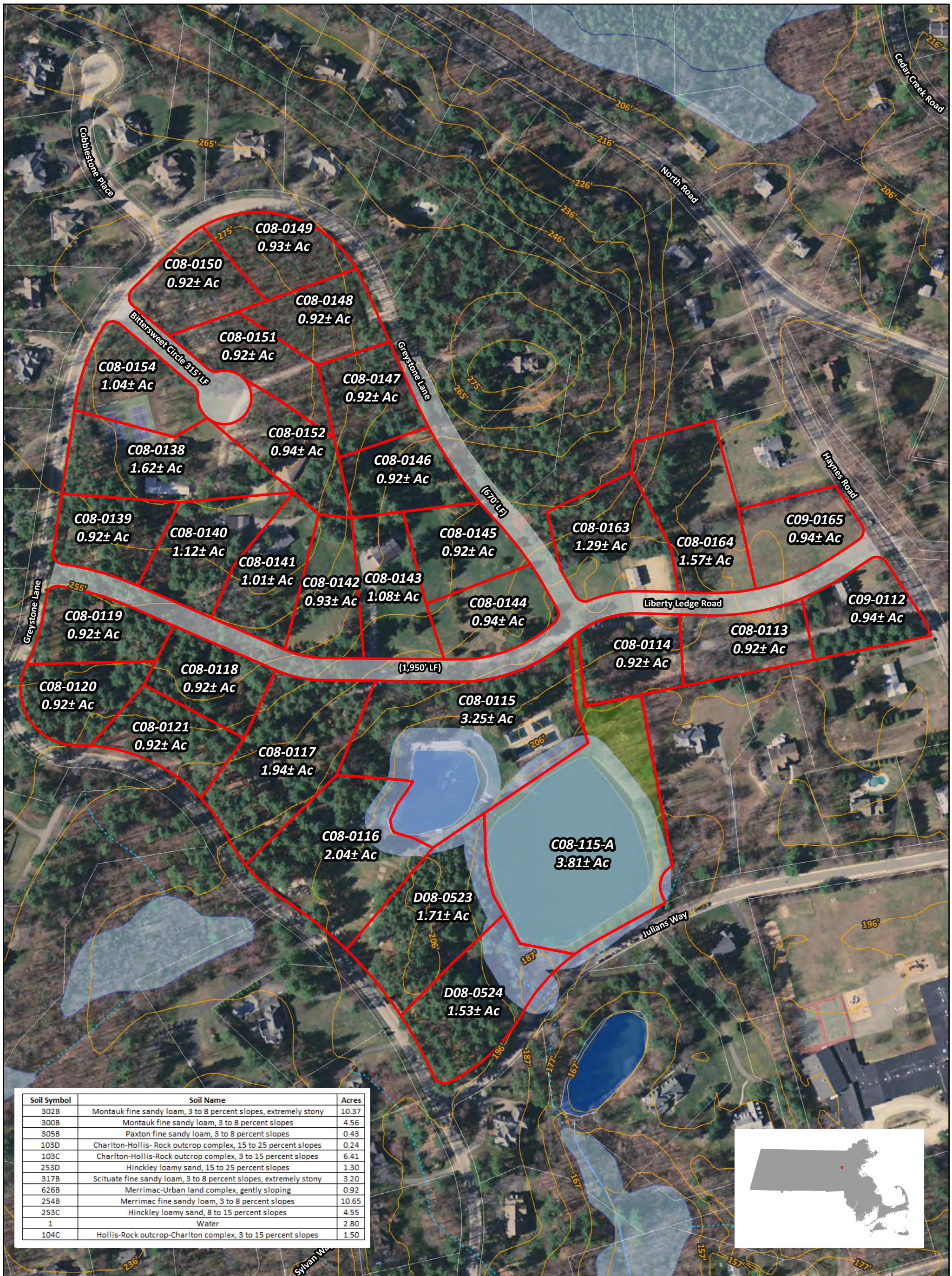
As noted earlier, we have previously appraised the property and provided consulting advice to the owners on several occasions dating back to 2012. As part of these earlier analyses, we were provided with detailed profit and loss statements from several full years of both post-recession and stabilized operations as Camp Sewataro. Based on our review of both provided and reconstructed operating statements, it is clear that the subject property's market value as a going concern is consistently less than 50% of its value as a 31-lot Definitive Subdivision, regardless of applied cap rates.

The subject property's Highest and Best Use (both as improved and as though vacant) is clearly illustrated by the Definitive Subdivision approval granted 1998. The plan includes approximately 16 lots with existing road frontage ("ANR" lots) that require no road improvements or other infrastructure costs. The remaining interior lots require through-road construction per the 1998 Definitive Plan.

In the course of our plan review and highest and best use analysis, we made a few relatively minor modifications to the 1998 Definitive Subdivision plan to improve the overall spatial efficiency of the plan and enhance the marketability of certain parcels.

These adjustments did not alter or change the originally-approved lot density and were primarily aimed at eliminating "double frontage" lots and merging certain limited-utility backland acreage with road-front acreage. These lot line adjustments would be endorsed by the Sudbury Planning Board via an Approval Not Required filing with no required public hearing or input. Hence, our few modifications are seen to carry nominal approval risk.

Our conclusion of highest and best use as of the effective valuation date is illustrated on the modified 31-Lot Definitive/ANR plan on the following page.



Soil Symbol	Soil Name	Acres
302B	Montauk fine sandy loam, 3 to 8 percent slopes, extremely stony	10.37
300B	Montauk fine sandy loam, 3 to 8 percent slopes	4.56
305B	Paxton fine sandy loam, 3 to 8 percent slopes	0.43
103D	Charlton-Hollis- Rock outcrop complex, 15 to 25 percent slopes	0.24
103C	Charlton-Hollis-Rock outcrop complex, 3 to 15 percent slopes	6.41
253D	Hinckley loamy sand, 15 to 25 percent slopes	1.30
317B	Scituate fine sandy loam, 3 to 8 percent slopes, extremely stony	3.20
626B	Merrimac-Urban land complex, gently sloping	0.92
254B	Merrimac fine sandy loam, 3 to 8 percent slopes	10.65
253C	Hinckley loamy sand, 8 to 15 percent slopes	4.55
1	Water	2.80
104C	Hollis-Rock outcrop-Charlton complex, 3 to 15 percent slopes	1.50



Legend

- Subject Property - 45.61 ±Ac (Including Roads)
- New Paved Roadway - 2,935 LF
- Adjacent Properties
- Open Space
- Open Water (DEP)
- Wetlands (DEP)
- ~ Hydrologic Connections (DEP)
- ~ Perennial Streams (DEP)
- ~ 100' Wetlands Setback

Credits: 2013/14 imagery from MassGIS Imagery map service.

Highest and Best Use Plan: 31 Lots

Project Number: 10520
Date: 02/11/19

Scale: 1" = 200'

Camp Sewataro
Sudbury, MA

This plan is conceptual only and is not represented as an engineered plan.

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VII. VALUATION OF SUBJECT PROPERTY

A. Valuation Methodology

Overview of Accepted Valuation Methods

There are three accepted approaches to appraising real estate. These include the Cost Approach, the Sales Comparison Approach, and the Income Approach. Each methodology is described below.

- ***The Cost Approach*** is a method whereby the actual costs to build are considered, with deductions for all forms of physical and functional obsolescence, arriving at a depreciated building cost. This cost is added to the value of the land to arrive at a value via the Cost Approach. This approach is based on the theory that an informed buyer would not buy a property that it would cost less to build.
- ***The Sales Comparison Approach*** is a method whereby recent sales of comparable properties are analyzed and compared to the subject property by making adjustments for perceived differences. The Sales Comparison Approach is based on the theory of exchange, which implies that a comparison of similar properties has been made by the potential purchaser, and that the purchaser would not pay more than the cost of acquiring a property with the same utility.
- ***The Income Approach*** is based on the principle of anticipation, which states that value is the present worth of the anticipated future benefits, or income to the property. The reliability of this approach is limited when it is applied to properties that are not usually bought and sold for their rental or other income potential.
- ***The Cost of Development Approach*** (a/k/a the “Subdivision Approach”) is a method of estimating a property's “bulk” or wholesale value, to a single purchaser, under the assumption that the highest and best use of the property is to divide it into two or more components for resale of one or more of the newly created parcels. The investor/developer is projected to receive proceeds from the sale of one or more actual or conceptual lots or units, the “retail” value of which is often estimated by the Sales Comparison Approach. From these “retail” sales proceeds, all costs to approve, develop, carry and sell the subdivided lots are deducted. These costs can include engineering and survey costs, access and utility costs, legal costs, hard construction costs, as well as sales and advertising costs, property taxes during the holding period, and some provision for entrepreneurial profit. The development and approval period, as well as the sale or absorption period, are estimated and the net proceeds are discounted to present worth by application of an appropriate discount rate, reflective of the opportunity cost of capital, adjusted for risk, as well as the required developer's/investor's profit. The Cost of Development Approach is a commonly-used variation of the Income Approach.

B. Subject Methodology

The most appropriate methods for valuing properties with subdivision and development potential are the Sales Comparison and Cost of Development Approaches. These two approaches are used in the valuation of the subject property, whereby the retail market values of each of the 31 lots shown on the Highest and Best Use Plan are estimated utilizing the Sales Comparison Approach and the net present value of the subject property is estimated via development of the Cost of Development Approach.

The Cost Approach is not applicable since the age of the subject improvements makes it impossible to reliably estimate accrued depreciation. The existing improvements would also undoubtedly be viewed by the buyer as a liability that entail demolition costs. Additionally, the Income Approach is not applicable since the market value of the subject property is not supported by the going concern or other potential income sources.

C. Sales Comparison Approach: Valuation of 31 Vacant Building Lots

In order to value the 31 lots shown on the Highest and Best Use Plan, we have compared them to 22 similar lots in Sudbury, as well as neighboring Lincoln and Wayland, which have sold since 2013. These 22 sales are summarized in the following **Table VIII**.

The lots range in size from 0.70± acres to 2.74± acres, and range in sale price from \$425,000 to \$700,000 with a median value of \$545,000 and average value of \$542,273. Where applicable, Table VIII also summarizes the size of the new home, and the new home sale or list price. Sales include open market sales (i.e. listed in the MLS) as well as privately-negotiated arm's length sales.

Of the 22 sales summarized in Table VIII, we selected eight sales for direct comparison to the subject lots. These lots are highlighted in in Table VIII and are all located in Sudbury within 1.2 to 5.8 miles of the subject.

A Comparable Sales Context Plan and detailed summaries of the eight comparable sales follow Table VIII.

Please refer to Table VIII, Comparable Sales Context Plan, and detailed summaries of the eight primary comparable residential building lot sales on the following pages.

**Table VIII: Sudbury Comparable Lot Sales
2013 - Present**

Address	Town	Proximity to Subject (Miles)	Lot Size (Acres)	Sale Price	Sale Date	DOM	Original Asking Price	Sale % of Original Ask	New Home Size (SF)	New Home Sale/List Price	New Home Sale Date
48 Mary Catherine Lane	Sudbury	1.2	0.92	\$ 425,000	03/30/17	115	\$ 450,000	94%	4,200	\$ 1,350,000	06/01/18
11 Walker Farm Road	Sudbury	4.5	1.40	\$ 425,000	10/17/18	39	\$ 448,000	95%	Vacant	N/A	N/A
1 Wildwood Road	Wayland	7.6	2.74	\$ 432,000	07/26/13	22	\$ 400,000	108%	4,910	\$ 2,150,000	11/14/14
206 Concord Road	Sudbury	3.5	2.64	\$ 450,000	07/05/17	222	\$ 495,000	91%	3,895	\$ 1,695,000	Active
12 Pheasant Run	Wayland	7.4	1.07	\$ 475,000	01/17/13	94	\$ 530,000	90%	4,500	\$ 1,500,000	Cancelled
121 South Great Road	Lincoln	5.1	2.21	\$ 475,000	06/14/13	Private	Private	N/A	Vacant	N/A	N/A
Goodman's Hill Road	Sudbury	4.6	1.61	\$ 476,500	12/13/18	52	\$ 499,900	95%	Vacant	N/A	N/A
Winter Street	Lincoln	11.2	0.92	\$ 500,000	03/11/16	Private	Private	N/A	Vacant	N/A	N/A
115 Concord Road	Wayland	5.9	1.03	\$ 525,000	10/01/14	Private	Private	N/A	Vacant	N/A	N/A
58 Carriage Way	Sudbury	5.8	2.01	\$ 517,500	07/23/18	20	\$ 525,000	99%	Vacant	N/A	N/A
17 Training Field Road	Wayland	5.5	1.23	\$ 540,000	03/30/18	341	\$ 550,000	98%	Vacant	N/A	N/A
Silver Hill Road	Lincoln	7.6	0.73	\$ 550,000	10/23/17	Private	Private	N/A	Vacant	N/A	N/A
1 Appletree Lane	Wayland	5.6	1.38	\$ 555,000	10/22/14	58	\$ 729,000	76%	5,400	\$ 1,714,218	12/16/16
10 Kato Summit	Sudbury	4.6	1.38	\$ 575,000	07/11/16	Private	Private	N/A	5,848	\$ 2,299,900	06/01/18
2 Winchelsea Lane	Lincoln	5.5	1.36	\$ 580,000	09/06/18	137	\$ 590,000	98%	Vacant	N/A	N/A
29 Plympton Road	Sudbury	3.3	1.45	\$ 590,000	01/29/15	81	\$ 590,000	100%	5,445	\$ 2,000,000	12/07/18
34 Candy Hill Lane	Sudbury	2.9	1.67	\$ 590,000	10/01/15	216	\$ 649,000	91%	6,300	\$ 1,850,000	12/22/17
10 Fiddlehead Lane	Wayland	7.6	1.71	\$ 611,500	06/16/15	76	\$ 600,000	102%	6,600	\$ 2,270,000	09/13/16
Hidden Springs Lane (Lot 8)	Wayland	6.7	0.70	\$ 625,000	03/29/13	Private	Private	N/A	4,165	\$ 1,695,000	Cancelled
21 Adams Lane	Wayland	7.8	1.39	\$ 650,000	08/08/16	46	\$ 650,000	100%	5,156	No re-sale	No re-sale
233 Concord Road	Lincoln	5.5	1.97	\$ 662,500	07/17/18	33	\$ 695,000	95%	Vacant	N/A	N/A
5 Appletree Lane	Wayland	5.7	1.39	\$ 700,000	10/17/14	57	\$ 729,000	96%	3,192	No re-sale	No re-sale







Average	\$ 542,273
Median	\$ 545,000

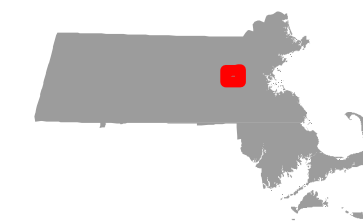
Camp Sewataro

Sudbury, MA

Comparable Sales Plan

LEGEND

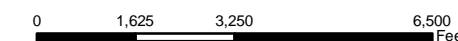
-  Subject Property - 45.61 ±Ac
-  Comparable Sales
-  Adjacent Properties
-  Protected Land
-  Open Water
-  Wetlands



Notes:
Credits: Background from
ESRI "Terrain Base" map
service

Date: 02/05/19

Project Number: 10520

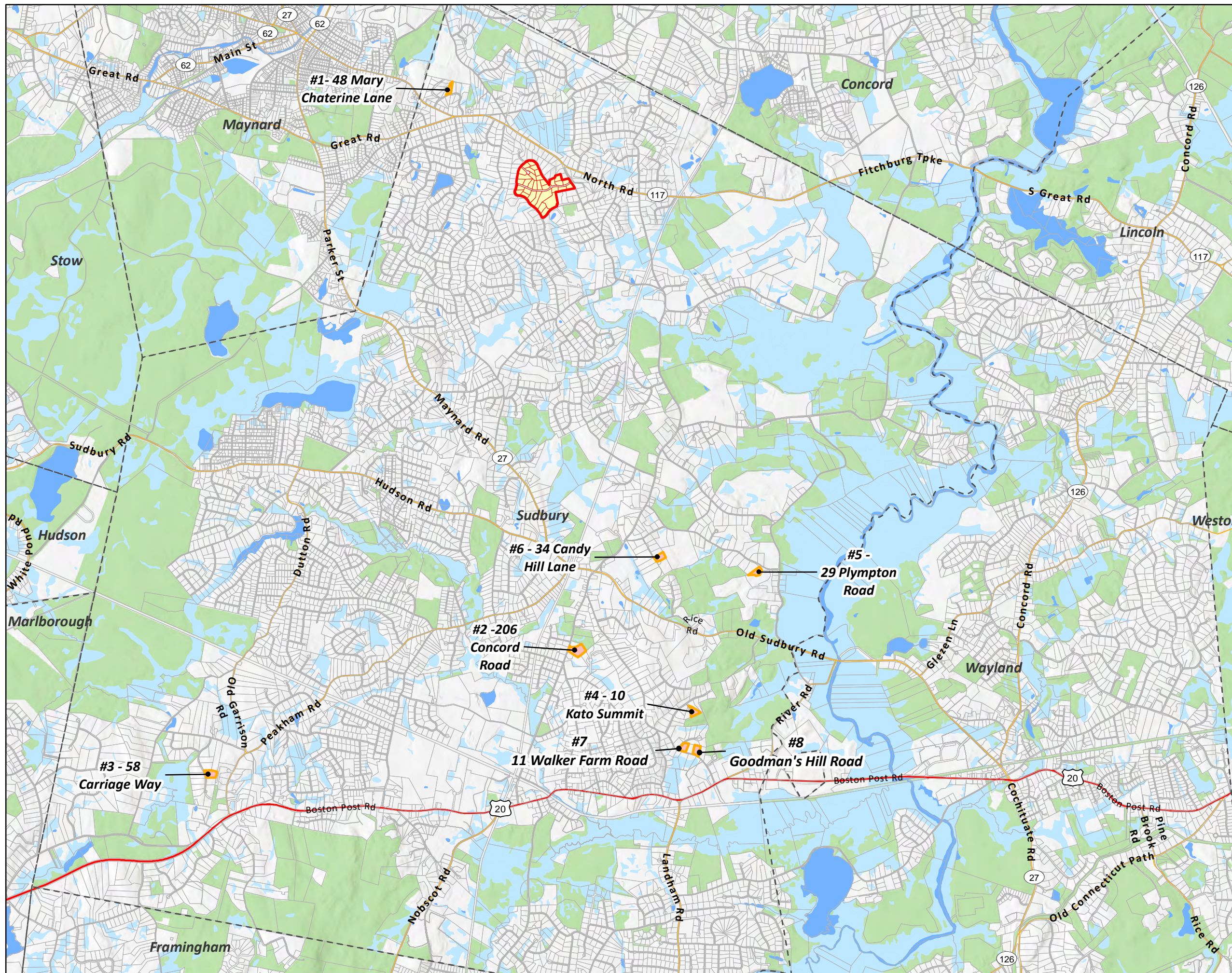


Scale: 1" = 3,155'



This plan is conceptual only and is not
represented as an engineered plan.

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Comparable Sale #1

Transaction Data:		
<i>Address:</i>	48 Mary Catherine Ln.	<i>Sale Date:</i> 3/30/17
<i>Community:</i>	Sudbury	<i>Sale Price:</i> \$425,000
<i>Assessor's Reference:</i>	B07-0704	<i>Grantor:</i> LedgeWood II at Sudbury Development Corporation
<i>Conditions of Sale:</i>	Arm's Length	<i>Grantee:</i> G Gardner Contracting LLC
<i>Financing:</i>	Conventional	<i>Record:</i> B. 1506, P. 8

Property Data:		
<i>Land Area:</i>	0.92± acres	<i>Topography:</i> Level to gently sloping
<i>Zoning:</i>	RA	<i>Utilities Available:</i> Water, electrical
<i>Frontage:</i>	180± feet	<i>Proposed Use:</i> Single-family
<i>Assessed Value:</i>	\$434,400 (FY 2019 – land)	<i>Information Source:</i> MLS, public record

Comments:

This lot is located approximately 1.2 miles northwest of the subject just off Route 117 in an established neighborhood known as LedgeWood Estates where most homes were either built in the mid-1980s or mid-2000s. The location is somewhat inferior to the subject, as it's more on the outskirts of town near Maynard, whereas the subject is in a more desirable high-end subdivision. A new 4,200 sf home pictured above was built and listed on the market for \$1,395,000 in November 2017. The home ended up being sold by the builder directly for \$1,350,000 in June 2018. Overall, this lot is considered to be somewhat inferior to the subject lots – primarily due to the somewhat inferior location.



Comparable Sale #2

Transaction Data:		
<i>Address:</i>	206 Concord Rd.	<i>Sale Date:</i> 7/6/17
<i>Community:</i>	Sudbury	<i>Sale Price:</i> \$450,000
<i>Assessor's Reference:</i>	H09-0217	<i>Grantor:</i> Concord Road RT
<i>Conditions of Sale:</i>	Arm's Length	<i>Grantee:</i> Greg Parzych
<i>Financing:</i>	Conventional	<i>Record:</i> B. 69559, P. 247

Property Data:	
<i>Land Area:</i> 2.64± acres	<i>Topography:</i> Level to rolling
<i>Zoning:</i> RA	<i>Utilities Available:</i> Water, electrical
<i>Frontage:</i> 188.85± feet	<i>Proposed Use:</i> Single-family
<i>Assessed Value:</i> \$378,400 (FY 2019 – land)	<i>Information Source:</i> MLS, public record

Comments:
<p>This lot is located approximately 3.5 miles south of the subject on Concord Road. The location is inferior to the subject, as Concord Road is a heavily travelled main road. The house site is set back a good distance from Concord Road; however, road noise is a factor and privacy is limited. The lot also features some wetlands along the southern and northern boundaries. A new 3,895 sf home pictured above is being finished. It was listed on the market for \$1,695,000 in October 2017 but has not yet sold. Overall, this lot is considered to be somewhat inferior to the subject lots – primarily due to the busy roadfront location.</p>



Comparable Sale #3

Transaction Data:

<i>Address:</i> 58 Carriage Way	<i>Sale Date:</i> 7/23/18
<i>Community:</i> Sudbury	<i>Sale Price:</i> \$517,000
<i>Assessor's Reference:</i> K04-0511	<i>Grantor:</i> Chadwick Blair
<i>Conditions of Sale:</i> Arm's Length Sale	<i>Grantee:</i> Portside Realty Trust
<i>Financing:</i> Conventional	<i>Record:</i> B. 71255, P. 443

Property Data:

<i>Land Area:</i> 2.01± acres	<i>Topography:</i> Rolling
<i>Zoning:</i> RH	<i>Utilities Available:</i> Water, electrical
<i>Frontage:</i> 255.21± feet	<i>Proposed Use:</i> Single-Family
<i>Assessed Value:</i> \$528,600 (FY 2019 – land)	<i>Information Source:</i> MLS, public record

Comments:

This lot is located approximately 5.8 miles southwest of the subject in an established and desirable neighborhood known as Carding Mill Estates, which is located just east of Carding Mill Pond and near the Wayside Inn. The location is comparable to the subject. The site features rolling topography and required significant grading prior to construction, which is currently underway. The lot was the last vacant lot in Carding Mill Estates and surrounding homes were predominantly built in the early 1990s. The lot previously sold in 2016 for \$540,000. Overall, this lot is considered to be directly comparable to most of the subject lots.



Comparable Sale #4

Transaction Data:			
<i>Address:</i>	10 Kato Summit	<i>Sale Date:</i>	7/11/16
<i>Community:</i>	Sudbury	<i>Sale Price:</i>	\$575,000
<i>Assessor's Reference:</i>	J10-0612	<i>Grantor:</i>	Defense Housing Trust
<i>Conditions of Sale:</i>	Arm's Length	<i>Grantee:</i>	Eligius Homes Company, Inc.
<i>Financing:</i>	Conventional	<i>Record:</i>	B. 67596, P. 144

Property Data:			
<i>Land Area:</i>	1.38± acres	<i>Topography:</i>	Level to gently sloping
<i>Zoning:</i>	RC	<i>Utilities Available:</i>	Water, electrical
<i>Frontage:</i>	210± feet	<i>Proposed Use:</i>	Single-family
<i>Assessed Value:</i>	\$516,000 (FY 2019 – land)	<i>Information Source:</i>	MLS, public record

Comments:
 This lot is located approximately 4.6 miles south of the subject on a short 2-lot cul-de-sac off Kato Drive. The location is similar to the subject. Surrounding homes are mostly 4,500 to 6,000 sf and built in the early-mid 1990s. A new 5,848 sf home pictured above was completed in 2018 and the builder sold it privately for \$2,299,900 in June 2018. This lot is directly comparable to the subject lots.



Comparable Sale #5

Transaction Data:			
<i>Address:</i>	29 Plympton Rd.	<i>Sale Date:</i>	2/5/15
<i>Community:</i>	Sudbury	<i>Sale Price:</i>	\$590,000
<i>Assessor's Reference:</i>	H11-0003	<i>Grantor:</i>	Parker L. Coddington Revocable Trust
<i>Conditions of Sale:</i>	Arm's Length	<i>Grantee:</i>	LAS Properties, LLC
<i>Financing:</i>	Conventional	<i>Record:</i>	B. 1466, P. 140

Property Data:			
<i>Land Area:</i>	1.45± acres	<i>Topography:</i>	Level to rolling
<i>Zoning:</i>	RA	<i>Utilities Available:</i>	Water, electrical
<i>Frontage:</i>	153.86± feet	<i>Proposed Use:</i>	Single-family
<i>Assessed Value:</i>	\$517,600 (FY 2019 – land)	<i>Information Source:</i>	MLS, public record

Comments:
 This lot is located approximately 3.3 miles southeast of the subject in one of the most desirable estate areas of Sudbury, near Great Meadows National Wildlife Refuge. The location is similar to the subject. The lot is irregularly shaped. However, the house site is set back a good distance from Plympton Road and offers a good level of privacy. A new 5,445 sf home pictured above was recently completed and sold for \$2,000,000 in December 2018. Overall, this lot is considered to be directly comparable to the subject lots.



Comparable Sale #6

Transaction Data:			
<i>Address:</i>	34 Candy Hill Ln.	<i>Sale Date:</i>	10/1/15
<i>Community:</i>	Sudbury	<i>Sale Price:</i>	\$590,000
<i>Assessor's Reference:</i>	G10-0505	<i>Grantor:</i>	Carolyn H. Sullivan & Patrick J. Sullivan
<i>Conditions of Sale:</i>	Arm's Length	<i>Grantee:</i>	Woodside Development LLC
<i>Financing:</i>	Conventional	<i>Record:</i>	B. 66167, P. 333

Property Data:			
<i>Land Area:</i>	1.67± acres	<i>Topography:</i>	Level to rolling
<i>Zoning:</i>	RC	<i>Utilities Available:</i>	Water, electrical
<i>Frontage:</i>	293.44± feet	<i>Proposed Use:</i>	Single-family
<i>Assessed Value:</i>	\$630,600 (FY 2019 – land)	<i>Information Source:</i>	MLS, public record

Comments:
 This lot is located approximately 2.9 miles south of the subject in a bucolic and coveted estate area. The location is similar to the subject. The lot was sold by a neighbor to a builder who built a 6,300-s.f. home pictured above. Construction on the home was completed in 2016. The house was originally listed in March 2016 for \$2,325,000. The price was reduced several times until the property sold for \$1,850,000 in December 2017. Overall, this lot is considered directly comparable to the subject lots.



Comparable Sale #7

Transaction Data:			
<i>Address:</i>	11 Walker Farm Rd.	<i>Sale Date:</i>	10/17/18
<i>Community:</i>	Sudbury	<i>Sale Price:</i>	\$425,000
<i>Assessor's Reference:</i>	K10-0206	<i>Grantor:</i>	Frederick A. Walker Revocable Trust
<i>Conditions of Sale:</i>	Arm's Length	<i>Grantee:</i>	Ali A. Hayat and Afra A. Hayat
<i>Financing:</i>	Conventional	<i>Record:</i>	B. 71756, P. 257

Property Data:	
<i>Land Area:</i> 1.40± acres	<i>Topography:</i> Rolling
<i>Zoning:</i> RC	<i>Utilities Available:</i> Water, electrical
<i>Frontage:</i> 328.50± feet	<i>Proposed Use:</i> Single-family
<i>Assessed Value:</i> \$371,600 (FY 2019 – land)	<i>Information Source:</i> MLS, public record

Comments:
<p>This lot is located approximately 4.5 miles south of the subject, just north of Route 20. The location is inferior to the subject. The lot is a corner lot with frontage on Walker Farm Road and Goodman's Hill Road and has limited privacy due to traffic on Goodman's Hill Road. Topography is level to rolling and there are no wetlands. The property was purchased by end users after 39 days on market. The original asking price was \$448,000. The lot remains vacant, but clearing has recently been done. Overall this lot is considered inferior to the subject lots.</p>



Comparable Sale #8

Transaction Data:			
<i>Address:</i>	Goodman's Hill Rd.	<i>Sale Date:</i>	12/13/18
<i>Community:</i>	Sudbury	<i>Sale Price:</i>	\$476,500
<i>Assessor's Reference:</i>	K10-0207	<i>Grantor:</i>	Richard P. Walker
<i>Conditions of Sale:</i>	Arm's Length	<i>Grantee:</i>	Stephen A. Maimone and Pauline S. Maimone
<i>Financing:</i>	Conventional	<i>Record:</i>	B. 72003, P. 150

Property Data:	
<i>Land Area:</i> 1.61± acres	<i>Topography:</i> Rolling
<i>Zoning:</i> RC	<i>Utilities Available:</i> Water, electrical
<i>Frontage:</i> 219.65± feet	<i>Proposed Use:</i> Single-family
<i>Assessed Value:</i> \$375,800 (FY 2019 – land)	<i>Information Source:</i> MLS, public record

Comments:
<p>This lot is located approximately 4.6 miles south of the subject, just north of Route 20 and just to the east of 11 Walker Farm Road (Sale #7). The location is inferior to the subject. The lot has limited privacy due to traffic on Goodman's Hill Road. Topography is rolling and there are no wetlands. The property was purchased by end users after 52 days on market. The original asking price was \$499,900. The lot remains vacant, but clearing has recently been done. Overall this lot is considered inferior to the subject lots.</p>

We have utilized the eight comparable sales in order to bracket an estimated value for each of the 31 subject lots.

The eight comparable sales range from \$425,000 to \$590,000. However, the four comparable sales on the low end (\$425,000 to \$476,500) are clearly inferior, whereas the four comparable sales on the high end (\$517,500 to \$590,000) are more directly comparable. These latter comparable sales effectively “bracket” the likely range of value more tightly.

Relying primarily on these sales, and with support from the other 14 sales outlined in *Table VIII*, we have concluded the following average retail lot values by lot type:

Lot Type	Average Retail Market Value
Lot Type I: Average Quality ANR Lots	\$525,000
Lot Type II: Average Quality Interior Lots	\$540,000
Lot Type III: Oversized Excellent Quality ANR Lots	\$575,000
Lot Type IV: Oversized Excellent Quality Interior Lots with Pond Views	\$590,000

Please note that the above retail market values are *averages* for each lot type, as there will likely be some slight variation within each lot type due to the size, quality, utility, site development costs and privacy of each lot.

D. Cost of Development Approach: 31-Lot Highest and Best Use Plan

The pre-discounted aggregate value of the 31 residential building lots comprising the Before Plan amounts to **\$16,765,000**.

However, since the subject property is not yet fully approved for development, all costs to approve, hold and re-sell the lots must be accounted for in the calculation of the subject property’s “as-is” (or net present) market value to a developer. Accordingly, we have utilized the above retail market value ranges for the 31 lots in a discounted cash flow (DCF) model that factors in the projected revenue from the sale of the lots over a reasonable absorption period and deducts all costs associated with approving, holding and successfully re-selling the lots. The annual net revenues are then discounted to a present value, which factors in the time value of money as well as the risk to the initial capital required to purchase the property. This analysis is intended to simulate the analysis that a buyer would undertake prior to making an offer to purchase.

The following are the major input assumptions in the DCF:

- Retail lot values noted above with an average of 3% appreciation per year.
- Absorption (or sellout) period for all 31 lots: 4 years. This is based on absorption rates for similar developments in Sudbury since 2013 and it considers the readily severable 15 ANR lots per the HBU Plan. Please refer to *Table IX - Absorption* on page 56.

- Engineering (survey, wetlands, soil testing and septic designs): \$4,500 per lot. This estimate considers the engineering that was completed in 1998.
- Legal: \$20,000 for permitting/representation plus \$1,000 per lot sale for conveyancing.
- Demolition: Approximately 33,400± square feet at an average unit price of \$4 per square foot.
- Grading and site prep: \$75,000.
- New subdivision road (including water, storm drainage and subsurface conduits): 2,935± linear feet. The 2,620' through road is estimated at \$525/l.f. and the 315' Bittersweet Lane cul-de-sac is estimated at \$600/l.f. These estimates are based on a review of several recent single-family projects of similar scale as outlined below.

Town	Project	Road(lf)	Cost	Price/LF	Date	Comments
Peabody	Tanners Ridge Subdivision	1,685	\$1,434,000	\$851	2018	23 lots; 32' wide pavement, all underground utilities; granite curbing for entire roadway; 5' sidewalk on 1 side. 2-6% grades in elevation. Two roadways, one ending in a cul-de-sac. Small lots; 15+ acre site.
Wellesley	Fieldstone Way	500	\$350,000	\$700	2017	12 lots; 22' wide pavement; all underground utilities; granite curbing for entire roadway; 4' sidewalk on 1 side. Gentle slopes, no ledge. Amount includes razing of two older dwellings.
Boxborough	Silas Taylor Farme Road	1,508	\$697,649	\$463	2016	11 lot, 30.61-acre conventional subdivision. 22' wide pavement, asphalt curbing, private well & septic, cistern required. Sloping site.
Plymouth	Pine Hills OSMUD	477	\$201,960	\$423	2016	14 lots; 4.37 acres; 28' wide road; private wells and septic; asphalt curbing.
Westminster	Westminster Estates	3,600	\$1,500,000	\$417	2016	Phase I of an 88.27-acre, 126 lot cluster subdivision. Private well & septic, 26' wide pavement width, asphalt curbing.
Hanover	Stable Ridge	1,384	\$827,630	\$598	2015	14-lot cul-de-sac roadway required. 28' wide pavement; granite curbing; municipal water, individual septic. Level land.

- Filing and inspection fees: \$20,000.
- Real estate brokerage costs: 5% of gross lot sale prices.
- Real estate taxes over the holding period based on the current tax rate of \$17.91 per \$1,000 of assessed value, incurred at a rate of 70% of full retail market value (\$12.54/\$1,000).
- Project Management & Overhead: 1% of annual gross revenue with appreciation.
- Contingency: 1% of total direct and indirect costs.
- Discount rate: 15% (unleveraged equity yield rate). This is based on the *Q3 2018 Realty Rates Developer Survey* for New England-based, site built residential subdivisions & PUDs of less than 100 units. Pro forma rates for this product type ranged from 16.15% - 33.08 with an indicated average of approximately 24.12%. The selection of a 15% discount rate considers the previous Definitive Subdivision approval of the subject property and the absence of any measurable approval risk. The project will carry both capital and market risk, but these factors are hedged by the subject property's excellent market location. Additionally, the 15 approval-not-required lots with improved road frontage provide near-term liquidity while the interior portion of the property is improved for lot sales.

The Discounted Cash Flow Statement (Table X) two pages forward summarizes all revenue, absorption and cost assumptions associated with the successful approval and sellout of the 31 residential building lots.

In accordance with the analyses performed, it is our opinion that the net present value of the subject property, as of January 31, 2019, was:

\$10,370,000

(TEN MILLION THREE HUNDRED SEVENTY THOUSAND DOLLARS)

Please refer to Tables IX and X on the following pages.

E. Reconciliation with Development Tract Sales

The above-outlined market value opinion indicates unit values of approximately \$227,370 per gross acre and \$334,528 per approved lot. These relatively high unit values reflect the subject property's unique market setting, approval history and availability of highly-valued approval not required building lots. Hence, these site-specific characteristics did not allow for a meaningful or supportable comparison with other development tract sales in the local and regional real estate market.

**Table IX:
Sudbury Absorption Data
2013 - Present**

	North Ridge Farm	The Arboretum	Pine Grove	Olde Bostonian Estates	Mailett Estates
Density (Lots)	6	10	5	3	4
Pre-2013 Sales	N/A	N/A	N/A	N/A	3
2013 Sales	N/A	N/A	1	N/A	N/A
2014 Sales	N/A	N/A	1	N/A	N/A
2015 Sales	N/A	6	1	3	N/A
2016 Sales	2	1	2	N/A	N/A
2017 Sales	2	2	N/A	N/A	1
2018 Sales	1	1	N/A	N/A	N/A
Maximum Annual Sales	2	6	2	3	1

Table X - Discounted Cash Flow Analysis

45.61 Acres

DCF: 31-Lot Highest and Best Use Plan



Camp Sewataro Property - Sudbury, MA

Table with 3 columns: Description, Amount, and Notes. Includes ESTIMATED PV OF LAND: \$10,874,505; Price Per Gross Acre \$238,424; Total Market Value of Subject Property: \$10,874,505; Price Per Approved Lot \$350,790; IRR 9.80%; Profit as % of Appreciated Gross Sales 20.48%.

Table with 4 columns: # Units, Unit Value, Description, and a sub-column for Description. Lists assumptions for Tax Rate, Market & Advertising Cost, CPI, Appreciation Rate, and Discount Rate across various categories.

NUMBER SALES/YEAR

Table with 13 columns: YEARS (2018-2028) and TOTAL. Rows list sales categories from Category 1 to Category 9 and a TOTAL SALES/YR row.

PROJECTED REVENUES (\$000)

Table with 13 columns: YEARS (2018-2028) and TOTAL. Rows include individual category revenues, Ann. Gross Rev w/Appreciation, Cumulative Gross Revenues, and Remaining Gross Retail Value.

DIRECT COSTS

Table with 13 columns: YEARS (2018-2028) and TOTAL. Rows list costs for Wetland Mitigation, Road Construction, Grading, and Demolition.

INDIRECT COSTS

Table with 13 columns: YEARS (2018-2028) and TOTAL. Rows list various indirect costs like Marketing, Legal, Surveying, R.E. Taxes, and Property Maintenance.

TOTAL COSTS (\$000)

Table with 13 columns: YEARS (2018-2028) and TOTAL. Row for total costs across all years.

NET REVENUES (\$000)

Table with 13 columns: YEARS (2018-2028) and TOTAL. Rows for Discount Factor, Present Value of Annual Receipts, and CURRENT MARKET VALUE ESTIMATE (\$000).

PROFIT AS PERCENTAGE OF APPRECIATED REVENUE (000): \$10,875; \$3,691

APPENDIX

Qualifications of the Appraiser

Deed and Plan (Land Court and Registry of Deeds)

Special Permit

Definitive Subdivision Decision and Covenant

Property Record Cards

Zoning Bylaw Excerpts

Property Inspection Certificate

Qualifications of the Appraiser

JAMES E. MONAHAN

Senior Advisor, Real Estate Consulting Group, LandVest, Inc.

James E. Monahan is a Senior Advisor with the Real Estate Consulting Group of LandVest, a broad-based real estate company involved in all aspects of land planning, real estate brokerage, broad-scope consulting, development, and conservation planning. As Senior Advisor, he is responsible for oversight and management of residential and commercial real property appraisals, development feasibility studies, land use planning and design, conservation planning and implementation of limited development projects. Mr. Monahan's specific area of expertise involves the design, valuation and implementation of multi-use disposition plans for privately held land in the context of generational asset/estate planning.

Prior to joining the firm in 1989, Mr. Monahan was Project Manager with the Massachusetts Department of Environmental Management where his responsibilities included design and engineering studies, contract documents, and construction management on a variety of projects. Additionally, as co-founder of Landforms, Inc., he has worked as a design/build consultant on various residential and commercial design projects throughout Boston's North Shore.

Mr. Monahan received a Bachelor of Arts degree in Liberal Studies from St. Anselm's College, Manchester, New Hampshire in 1982 and a Master of Arts degree in Landscape Design from the Conway School of Design in 1985. He is a Certified General Appraiser in the state of Massachusetts (CG-#3481).

Deed and Plan (Land Court and Registry of Deeds)

BOTH WAYS



Bk: 1505 Pg: 37 Cert#: 264467
Doc: DEED 03/13/2017 12:33 PM

Deed
Deed Not
Deed Not

(THIS SPACE RESERVED FOR REGISTRY OF DEEDS)

QUITCLAIM DEED

Property Address: Off Haynes Road, Liberty Ledge, Greystone Lane and Julian's Way, including 213 Haynes Road and 1, 2, 3, 4 and 6 Liberty Ledge, Sudbury, MA 01776

William J. Dowie, Trustee of **LIBERTY LEDGE REAL ESTATE TRUST**, under Declaration of Trust dated September 19, 1961, recorded in Book 9898, Page 39 with the Middlesex South District Registry of Deeds (the "Registry"), as amended by that certain Amendment of Trust dated September 18, 1993, filed with the Middlesex South District Land Court as Document No. 899458, and as further amended by that certain Amendment of Trust, dated April 26, 2012, recorded with the Registry in Book 59028, Page 24, (the "Grantor"), having a mailing address of One Liberty Ledge, Sudbury, Middlesex County, Massachusetts 01776,

for consideration paid, and in full consideration of One and No/100^{THS} Dollars (\$1.00),

Grants to **LIBERTY LEDGE, LLC**, a Massachusetts limited liability company (the "Grantee"), having a mailing address of One Liberty Ledge, Sudbury, Middlesex County, Massachusetts 01776,

with QUITCLAIM COVENANTS

Those certain parcels of land in Sudbury, Middlesex County, Massachusetts, located off Haynes Road, Liberty Ledge, Greystone Lane and Julian's Way, without limitation, but inclusive of 213 Haynes Road, as well as numbers 1, 2, 3, 4 and 6 Liberty Ledge, more particularly described in Exhibit A hereto.

The properties conveyed to Mark Taylor and M. Janette Goddard-Taylor, as Trustees of the Mark Taylor Revocable Trust under declaration entitled Second Amendment and Restatement of Trust dated January 4, 2006, as amended by First Amendment of Restated Trust, dated March 30, 2012, by deed recorded herewith, are expressly excluded.

This being a transfer between affiliated corporations and the consideration for this conveyance being less than One Hundred Dollars (\$100.00), there are no Massachusetts deed excise taxes payable under Massachusetts General Laws Chapter 64D.

Record and Return to:
Kathryn Cochrane Murphy, Esq.
Krokidas & Bluestein LLP
600 Atlantic Ave., 19th Floor
Boston, MA 02210

deed 200643-1130-93-701173
deed 184646-1053-76
7012130 2179 Pt 701182 & Pt 701183
Deed Not 05852-659-102
Lots 184 thru 208 & Lot 212-92
Pt. Lot 182 & Pt 701183

Executed as a sealed instrument on this 24th day of February, 2017.

Liberty Ledge Real Estate Trust

By: Wm J. Dowie, Trustee
William J. Dowie, as Trustee and not individually

STATE OF LOUISIANA

TANGIPAHOLA, ss.

On this 15 day of February, 2017, before me, the undersigned notary public, personally appeared, William J. Dowie, proved to me through satisfactory evidence of identification, which was,

- Driver's license issued the Commonwealth of Massachusetts
- Notary public's personal knowledge of individual
- Other: _____

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 as the Trustee of Liberty Ledge Real Estate Trust.

William R. BKE
Notary Public

Print Name: WILLIAM R. BKE - 043512
My Commission Expires: WITH LIFE



Elite Notary Service
620 N. Morrison Blvd.
Hammond, LA 70401
ID No: 043512
Commission Expires at Death

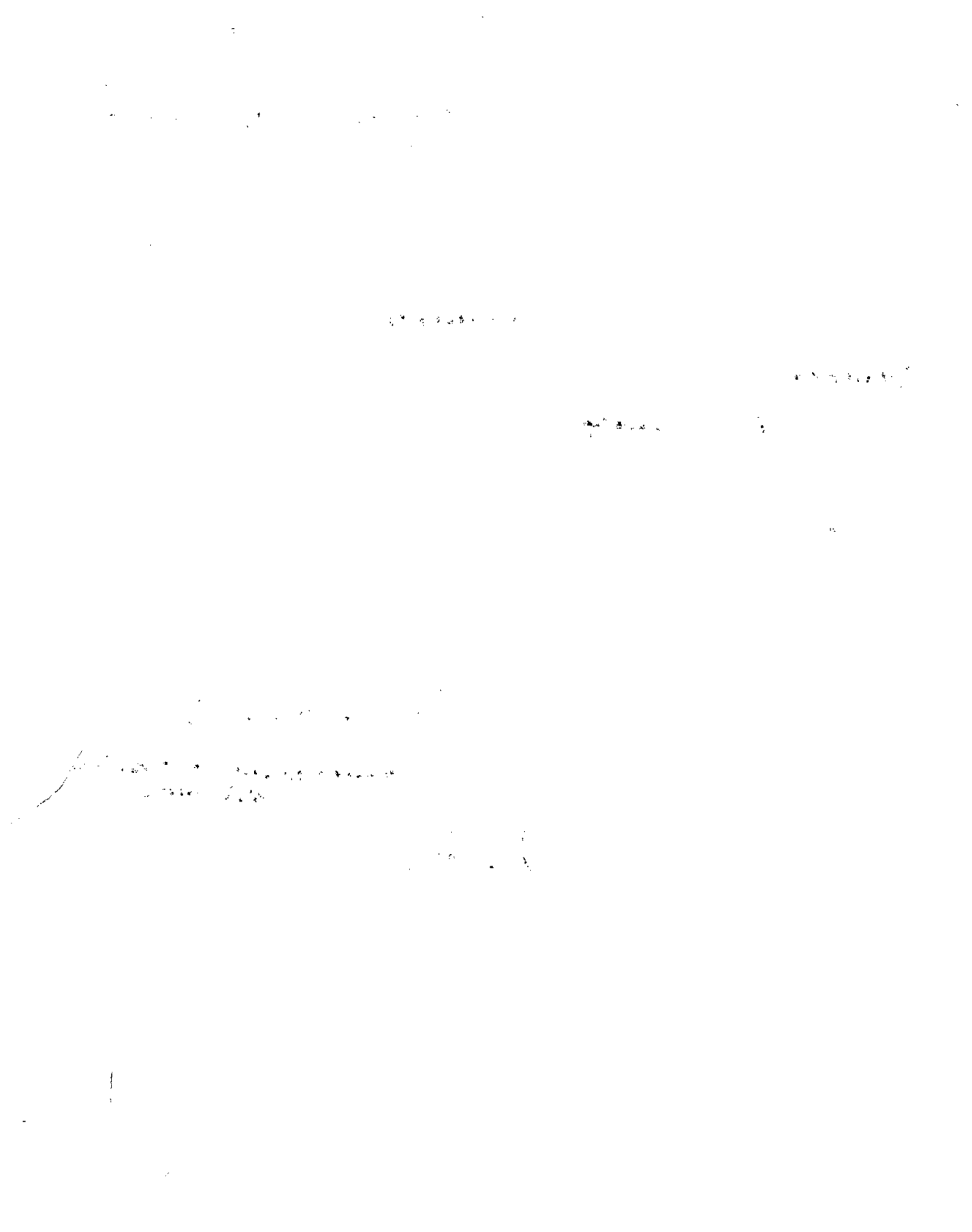


Exhibit A

LEGAL DESCRIPTION

Those certain parcels of land in the Town of Sudbury, County of Middlesex and Commonwealth of Massachusetts, together with the improvements thereon, bounded and described as follows:

RECORDED LANDGilman Parcel

Beginning at the Southeasterly corner of the premises on the road leading from the Old Pratt Tavern, so-called, to the centre of Sudbury and land now or formerly of Leander Haynes, thence running WESTERLY and SOUTHERLY by land of said Haynes to land now or formerly of J.P. Bent, thence WESTERLY, NORTHERLY and again WESTERLY by said Bent land to land formerly of Abel B. Jones, thence still WESTERLY by said Jones land to land now or formerly of Frank M. Bowker, thence NORTHERLY by said Bowker land to land formerly of said Abel B. Jones, thence EASTERLY, SOUTHERLY and again EASTERLY by said Jones land to the road aforesaid and thence by said road to the point of beginning;

Excepting and excluding from the above described parcel some portion thereof as was conveyed by the above grantors to the Inhabitants of the Town of Sudbury by deed dated December 30, 1955 (and with the benefit of a certain agreement of record in favor of the within grantors) and recorded with Middlesex South District Deeds, Book 8710, Page 305;

Triangular parcel off Haynes Road

A portion of that certain parcel of land beginning at the northwesterly corner of land of Jack L. and Geraldine R. Scholbe and land of Liberty Ledge Real Estate Trust, Franklin Secatore, Trustee: thence S. 3° 07' 00" W. 18.41 feet by land of Jack L. and Geraldine R. Scholbe to land of the Town of Sudbury; thence N. 83° 36' 17" W. 458.41 feet by land of the said Town of Sudbury to land of Liberty Ledge Real Estate Trust, Franklin Secatore, Trustee: thence N. 0° 49' 28" E. 2.05 feet by land of said Real Estate Trust to other land of said Real Estate Trust to point of beginning. Said parcel is shown on a plan entitled "Plan of Land in Sudbury, Mass., scale one inch equal 40 feet, January 15, 1964" recorded with said Registry as Plan 1301 of 1964;

Tim Jones Lot

A portion of that certain parcel of land situated in SUDBURY in said County and being a certain lot of woodland known as the "Tim Jones Lot" situated in the Northerly part of Sudbury in said County, containing three and one-half (3½) acres, more or less, bounded as follows, to wit: - Commencing at the Northeasterly corner of the premises at land now or late of Esther L. Jones at a pitch pine tree marked; thence running Southerly on land now or late of said Jones to a stone set in the ground at the end of a wall; thence Westerly on land now or late of said Esther L. Jones to a corner of land now or late of Frank M. Bowker, two walls uniting there, one running Southerly and one Westerly; thence Northerly on land now or late of Conant to a stake and stones; thence Easterly on other land now or late of said Conant, known as the Dow lot to the pitch pine tree, the point of beginning; and

Parcel 3-B

A certain parcel of land in Sudbury, Middlesex County, Massachusetts, being shown as Parcel 3-B on a plan of land entitled, "Plan of Land in Sudbury, Mass.", Prepared for: William & Barbara Butler, 225 Haynes Road, Sudbury, Mass., Plan By: On-Line Engineering Company, 12 Kendall Road, Boylston, Mass. 01505, Date: March 22, 1996, recorded with the Middlesex South District Registry of Deeds in

Book 26289, Page 202, and to which plan reference may be had for a more particular description of said Parcel 3-B.

Grantor means and intends to convey lots shown as 317A; 318A; 332A; 333A; 334; 335 and Parcel 3-B as shown on a plan recorded with Middlesex South Recorded Land on July 8, 1998 as Plan No. 736 of 1998 and being entitled, "Bittersweet", Definitive Subdivision of Land in Sudbury, Mass., Prepared for Liberty Ledge Real Estate Trust, William Dowie, Trustee, Scale: 1"=160', dated May 5, 1998 by David E. Ross Associates, Inc., Civil Engineers, Land Surveyors, Environmental Consultants, P.O. Box 368-111 Fitchburg Rd-Ayer, Mass. 01432".

REGISTERED LAND

Lot 173 shown on Plan 2170^U (Address: Off Haynes Road, Sudbury, MA)

1130,
p.93
Lot 173 on Land Court Plan 2170^U entitled "Subdivision Plan of Land in Sudbury, MA.' being a subdivision of a portion of Lot 77 shown on Land Court Plan 2170^K, owned by Robert A. and Broncia P. Smale, Prepared by Marchionda & Assoc., Inc., Surveyors, Stoneham, MA., Scale 1" = 40', dated April 5, 1994".

For title, see deed registered with the Middlesex South District Registry of the Land Court as Document No. 954559, as set forth in Certificate of Title No. 200043, Book 1130, Page 93.

Lots shown on Plan 2170^W (Address: 213 Haynes Road, Sudbury, MA)

654-
p.102
Lot Numbers 213, 214 and a portion of Lots 182 and 183 as shown on plan filed with the Land Court on October 30, 1998, as Plan 2170^W and being entitled, "Bittersweet", Definitive Subdivision of Land in Sudbury, Mass., Prepared for Liberty Ledge Real Estate Trust, William Dowie, Trustee, Scale: 1"=100', dated May, 1998 by David E. Ross Associates, Inc., Civil Engineers, Land Surveyors, Environmental Consultants, P.O. Box 368-111 Fitchburg Rd-Ayer, Mass. 01432", a copy of which is filed in Middlesex South District Registry of the Land Court with Certificate of Title Number 184626, Book 1053, Page 76.

The foregoing is also referred to as Lot C¹ shown on a plan filed with the Land Court on June 2, 1937, as Plan 2170^B, referenced in Certificate of Title Number 184626, Book 1053, Page 76.

For title, see deed registered with the Middlesex South Registry District of the Land Court as Document No. 791689, as set forth in Certificate of Title Number 184626, Book 1053, Page 76. ~~AND CERTIFICATE~~
105852 BK 659 p 102

Lots shown on Plan 2170^W (Address: Off Greystone Lane and Haynes Road; 1, 2, 3, 4 and 6 Liberty Ledge, Sudbury, MA)

659,
p.102
Lot Numbers 184 through 208 and Lot 212, plus a portion of Lots 182 and 183 as shown on plan filed with the Land Court on October 30, 1998, as Plan 2170^W and being entitled, "Bittersweet", Definitive Subdivision of Land in Sudbury, Mass., Prepared for Liberty Ledge Real Estate Trust, William Dowie, Trustee, Scale: 1"=100', dated May, 1998 by David E. Ross Associates, Inc., Civil Engineers, Land Surveyors, Environmental Consultants, P.O. Box 368-111 Fitchburg Rd-Ayer, Mass. 01432", a copy of which is filed in Middlesex South District Registry of the Land Court with Certificate of Title Number 105852, Book 659, Page 102.

A portion of the foregoing is referred to as Lot C² shown on a plan filed with the Land Court on July 30, 1941, as Plan 2170^D, referenced in Certificate of Title Number 105852, Book 659, Page 102. ~~AND CERTIFICATE~~
184626 BK 1053 p 76

Subject to the Order of Taking filed as Document No. 1180785, as set forth in Certificate of Title Number 105852, Book 659, Page 102.

For title, see deed registered with the Middlesex South Registry District of the Land Court at Book 659, Page 102, as set forth in Certificate of Title Number 105852.

CARE

CARE

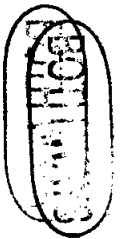
By this deed, Grantor means and intends to convey all land owned by Grantor except for the following:

Lot numbers 209, 210 and 211, as shown on plan filed with the Middlesex South Registry District of the Land Court on October 30, 1998, as Plan 2170W and being entitled, "Bittersweet", Definitive Subdivision of Land in Sudbury, Mass., Prepared for Liberty Ledge Real Estate Trust, William Dowie, Trustee, Scale: 1"=100', dated May, 1998 by David E. Ross Associates, Inc., Civil Engineers, Land Surveyors, Environmental Consultants, P.O. Box 368-111 Fitchburg Rd-Ayer, Mass. 01432", a copy of which is filed in Middlesex South District Registry of the Land Court with Certificate of Title Number 105852, Book 659, Page 102.

3003\0001\418187.9

For Grantors' title, see deeds recorded with the Registry in Book 9898, Page 38, Book 12895, Page 593, and Book 26289, Page 206, plus a portion of the land in the Deed in Book 10676, Page 280, and see deeds registered with the Middlesex South Registry District of the Land Court at Book 659, Page 102, as set forth in Certificate of Title Number 105852, as Document No. 791689, as set forth in Certificate of Title Number 184626, and as Document No. 954559, as set forth in Certificate of Title Number 200043.

[Signature Page Follows]



DOCUMENT 01755771

Southern Middlesex Land Court
REGISTRY DISTRICT

RECEIVED FOR REGISTRATION

On: Mar 13, 2017 at 12:33P

Document Fee: 125.00
Receipt Total: \$1,000.00

NEW: CERT 264467 BK 01505 PG 37

OLD: CERT 200043 BK 1130 PG 93

OLD Cert

OLD Cert

Bk: 01063 Pg: 76 Cert#: 184626
Bk: 00659 Pg: 102 Cert#: 105852

BOTH WAYS

JK

Deed
back and
closed NOT



Bk: 69003 Pg: 75 Doc: DEED
Page: 1 of 6 03/13/2017 01:22 PM

(THIS SPACE RESERVED FOR REGISTRY OF DEEDS)

QUITCLAIM DEED

Property Address: Off Haynes Road, Liberty Ledge, Greystone Lane and Julian's Way, including 213 Haynes Road and 1, 2, 3, 4 and 6 Liberty Ledge, Sudbury, MA 01776

William J. Dowie, Trustee of **LIBERTY LEDGE REAL ESTATE TRUST**, under Declaration of Trust dated September 19, 1961, recorded in Book 9898, Page 39 with the Middlesex South District Registry of Deeds (the "Registry"), as amended by that certain Amendment of Trust dated September 18, 1993, filed with the Middlesex South District Land Court as Document No. 899458, and as further amended by that certain Amendment of Trust, dated April 26, 2012, recorded with the Registry in Book 59028, Page 24, (the "Grantor"), having a mailing address of One Liberty Ledge, Sudbury, Middlesex County, Massachusetts 01776,

for consideration paid, and in full consideration of One and No/100^{THS} Dollars (\$1.00),

Grants to **LIBERTY LEDGE, LLC**, a Massachusetts limited liability company (the "Grantee"), having a mailing address of One Liberty Ledge, Sudbury, Middlesex County, Massachusetts 01776,

with QUITCLAIM COVENANTS

Those certain parcels of land in Sudbury, Middlesex County, Massachusetts, located off Haynes Road, Liberty Ledge, Greystone Lane and Julian's Way, without limitation, but inclusive of 213 Haynes Road, as well as numbers 1, 2, 3, 4 and 6 Liberty Ledge, more particularly described in Exhibit A hereto.

The properties conveyed to Mark Taylor and M. Janette Goddard-Taylor, as Trustees of the Mark Taylor Revocable Trust under declaration entitled Second Amendment and Restatement of Trust dated January 4, 2006, as amended by First Amendment of Restated Trust, dated March 30, 2012, by deed recorded herewith, are expressly excluded.

This being a transfer between affiliated corporations and the consideration for this conveyance being less than One Hundred Dollars (\$100.00), there are no Massachusetts deed excise taxes payable under Massachusetts General Laws Chapter 64D.

Record and Return to:
Kathryn Cochrane Murphy, Esq.
Krokidas & Bluestein LLP
600 Atlantic Ave., 19th Floor
Boston, MA 02210

2006 200643-119-13-7-1 173
184646-1153-76
Not 701 213 & 214 & Pt 701 182 & Pt 701 183
Deed Not // 05952-609-102
Lots 184 thru 208 & Lot 212 &
Pt. Lot 182 & Pt 701 183

Executed as a sealed instrument on this 24th day of February, 2017.

Liberty Ledge Real Estate Trust

By: W. J. Dowie, Trustee
William J. Dowie, as Trustee and not individually

STATE OF LOUISIANA

TANGIPAHOLA, ss.

On this 15 day of February, 2017, before me, the undersigned notary public, personally appeared, William J. Dowie, proved to me through satisfactory evidence of identification, which was,

- Driver's license issued the Commonwealth of Massachusetts
- Notary public's personal knowledge of individual
- Other: _____

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 as the Trustee of Liberty Ledge Real Estate Trust.

William R. BKE
Notary Public

Print Name: WILLIAM R. BKE - 043512
My Commission Expires: WITH LIFE



Bke Notary Service
620 N. Morrison Blvd.
Hammond, LA 70401
ID No: 043512
Commission Expires at Death

Exhibit A

LEGAL DESCRIPTION

Those certain parcels of land in the Town of Sudbury, County of Middlesex and Commonwealth of Massachusetts, together with the improvements thereon, bounded and described as follows:

RECORDED LANDGilman Parcel

Beginning at the Southeasterly corner of the premises on the road leading from the Old Pratt Tavern, so-called, to the centre of Sudbury and land now or formerly of Leander Haynes, thence running WESTERLY and SOUTHERLY by land of said Haynes to land now or formerly of J.P. Bent, thence WESTERLY, NORTHERLY and again WESTERLY by said Bent land to land formerly of Abel B. Jones, thence still WESTERLY by said Jones land to land now or formerly of Frank M. Bowker, thence NORTHERLY by said Bowker land to land formerly of said Abel B. Jones, thence EASTERLY, SOUTHERLY and again EASTERLY by said Jones land to the road aforesaid and thence by said road to the point of beginning;

Excepting and excluding from the above described parcel some portion thereof as was conveyed by the above grantors to the Inhabitants of the Town of Sudbury by deed dated December 30, 1955 (and with the benefit of a certain agreement of record in favor of the within grantors) and recorded with Middlesex South District Deeds, Book 8710, Page 305;

Triangular parcel off Haynes Road

A portion of that certain parcel of land beginning at the northwesterly corner of land of Jack L. and Geraldine R. Scholbe and land of Liberty Ledge Real Estate Trust, Franklin Secatore, Trustee: thence S. 3° 07' 00" W. 18.41 feet by land of Jack L. and Geraldine R. Scholbe to land of the Town of Sudbury; thence N. 83° 36' 17" W. 458.41 feet by land of the said Town of Sudbury to land of Liberty Ledge Real Estate Trust, Franklin Secatore, Trustee: thence N. 0° 49' 28" E. 2.05 feet by land of said Real Estate Trust to other land of said Real Estate Trust to point of beginning. Said parcel is shown on a plan entitled "Plan of Land in Sudbury, Mass., scale one inch equal 40 feet, January 15, 1964" recorded with said Registry as Plan 1301 of 1964;

Tim Jones Lot

A portion of that certain parcel of land situated in SUDBURY in said County and being a certain lot of woodland known as the "Tim Jones Lot" situated in the Northerly part of Sudbury in said County, containing three and one-half (3½) acres, more or less, bounded as follows, to wit: - Commencing at the Northeasterly corner of the premises at land now or late of Esther L. Jones at a pitch pine tree marked; thence running Southerly on land now or late of said Jones to a stone set in the ground at the end of a wall; thence Westerly on land now or late of said Esther L. Jones to a corner of land now or late of Frank M. Bowker, two walls uniting there, one running Southerly and one Westerly; thence Northerly on land now or late of Conant to a stake and stones; thence Easterly on other land now or late of said Conant, known as the Dow lot to the pitch pine tree, the point of beginning; and

Parcel 3-B

A certain parcel of land in Sudbury, Middlesex County, Massachusetts, being shown as Parcel 3-B on a plan of land entitled, "Plan of Land in Sudbury, Mass.", Prepared for: William & Barbara Butler, 225 Haynes Road, Sudbury, Mass., Plan By: On-Line Engineering Company, 12 Kendall Road, Boylston, Mass. 01505, Date: March 22, 1996, recorded with the Middlesex South District Registry of Deeds in

Book 26289, Page 202, and to which plan reference may be had for a more particular description of said Parcel 3-B.

Grantor means and intends to convey lots shown as 317A; 318A; 332A; 333A; 334; 335 and Parcel 3-B as shown on a plan recorded with Middlesex South Recorded Land on July 8, 1998 as Plan No. 736 of 1998 and being entitled, "Bittersweet", Definitive Subdivision of Land in Sudbury, Mass., Prepared for Liberty Ledge Real Estate Trust, William Dowie, Trustee, Scale: 1"=160', dated May 5, 1998 by David E. Ross Associates, Inc., Civil Engineers, Land Surveyors, Environmental Consultants, P.O. Box 368-111 Fitchburg Rd-Ayer, Mass. 01432".

REGISTERED LAND

Lot 173 shown on Plan 2170^U (Address: Off Haynes Road, Sudbury, MA)

1130,
p. 93

Lot 173 on Land Court Plan 2170^U entitled "'Subdivision Plan of Land in Sudbury, MA.' being a subdivision of a portion of Lot 77 shown on Land Court Plan 2170^K, owned by Robert A. and Broncia P. Smale, Prepared by Marchionda & Assoc., Inc., Surveyors, Stoneham, MA., Scale 1" = 40', dated April 5, 1994".

For title, see deed registered with the Middlesex South District Registry of the Land Court as Document No. 954559, as set forth in Certificate of Title No. 200043, Book 1130, Page 93.

Lots shown on Plan 2170^W (Address: 213 Haynes Road, Sudbury, MA)

659,
p. 102

Lot Numbers 213, 214 and a portion of Lots 182 and 183 as shown on plan filed with the Land Court on October 30, 1998, as Plan 2170^W and being entitled, "Bittersweet", Definitive Subdivision of Land in Sudbury, Mass., Prepared for Liberty Ledge Real Estate Trust, William Dowie, Trustee, Scale: 1"=100', dated May, 1998 by David E. Ross Associates, Inc., Civil Engineers, Land Surveyors, Environmental Consultants, P.O. Box 368-111 Fitchburg Rd-Ayer, Mass. 01432", a copy of which is filed in Middlesex South District Registry of the Land Court with Certificate of Title Number 184626, Book 1053, Page 76.

CARE

The foregoing is also referred to as Lot C¹ shown on a plan filed with the Land Court on June 2, 1937, as Plan 2170^B, referenced in Certificate of Title Number 184626, Book 1053, Page 76.

For title, see deed registered with the Middlesex South Registry District of the Land Court as Document No. 791689, as set forth in Certificate of Title Number 184626, Book 1053, Page 76.

AND CERTIFICATE
105852 BK 659 P 102

Lots shown on Plan 2170^W (Address: Off Greystone Lane and Haynes Road; 1, 2, 3, 4 and 6 Liberty Ledge, Sudbury, MA)

659,
p. 102

Lot Numbers 184 through 208 and Lot 212, plus a portion of Lots 182 and 183 as shown on plan filed with the Land Court on October 30, 1998, as Plan 2170^W and being entitled, "Bittersweet", Definitive Subdivision of Land in Sudbury, Mass., Prepared for Liberty Ledge Real Estate Trust, William Dowie, Trustee, Scale: 1"=100', dated May, 1998 by David E. Ross Associates, Inc., Civil Engineers, Land Surveyors, Environmental Consultants, P.O. Box 368-111 Fitchburg Rd-Ayer, Mass. 01432", a copy of which is filed in Middlesex South District Registry of the Land Court with Certificate of Title Number 105852, Book 659, Page 102.

CARE

A portion of the foregoing is referred to as Lot C² shown on a plan filed with the Land Court on July 30, 1941, as Plan 2170^D, referenced in Certificate of Title Number 105852, Book 659, Page 102.

AND CERTIFICATE
184626 BK 1053 P 76

Subject to the Order of Taking filed as Document No. 1180785, as set forth in Certificate of Title Number 105852, Book 659, Page 102.

For title, see deed registered with the Middlesex South Registry District of the Land Court at Book 659, Page 102, as set forth in Certificate of Title Number 105852.

By this deed, Grantor means and intends to convey all land owned by Grantor except for the following:

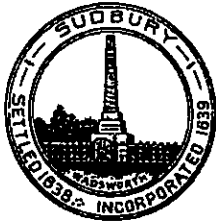
Lot numbers 209, 210 and 211, as shown on plan filed with the Middlesex South Registry District of the Land Court on October 30, 1998, as Plan 2170W and being entitled, "'Bittersweet', Definitive Subdivision of Land in Sudbury, Mass., Prepared for Liberty Ledge Real Estate Trust, William Dowie, Trustee, Scale: 1"=100', dated May, 1998 by David E. Ross Associates, Inc., Civil Engineers, Land Surveyors, Environmental Consultants, P.O. Box 368-111 Fitchburg Rd-Ayer, Mass. 01432", a copy of which is filed in Middlesex South District Registry of the Land Court with Certificate of Title Number 105852, Book 659, Page 102.

3003\0001\418187.9

For Grantors' title, see deeds recorded with the Registry in Book 9898, Page 38, Book 12895, Page 593, and Book 26289, Page 206, plus a portion of the land in the Deed in Book 10676, Page 280, and see deeds registered with the Middlesex South Registry District of the Land Court at Book 659, Page 102, as set forth in Certificate of Title Number 105852, as Document No. 791689, as set forth in Certificate of Title Number 184626, and as Document No. 954559, as set forth in Certificate of Title Number 200043.

[Signature Page Follows]

Special Permit



2016 DEC 20 PM 3: 27 Case #: 16-28 Filing Date: December 20, 2016

Both ways

20289 - 206

4898 - 38

17895 - 913

10674 - 280



Bk: 69003 Pg: 69 Doc: DECIS
Page: 1 of 3 03/13/2017 01:22 PM

**TOWN OF SUDBURY
BOARD OF APPEALS
NOTICE OF DECISION**

Location of Property:

One Liberty Ledge
Sudbury, MA 01776

Owner's Title Reference:

Deed Dated: 6/17/2015
Book: 659 & 1053 Page: 102 & 76

Name and Address of Applicant:

Camp Sewataro, Inc.
One Liberty Ledge
Sudbury, MA 01776

Name and Address of Current Owners:

Liberty Ledge Real Estate Trust
One Liberty Ledge
Sudbury, MA 01776

DECISION of the Zoning Board of Appeals (the "Board") on the application of Camp Sewataro, Inc., Applicant and Liberty Ledge Real Estate Trust, Owner, for a modification of a Special Permit 15-4 under the provisions of Section 2140 of the Zoning Bylaw, to modify an existing permit to allow a change to the ownership structure of the permit holder, Assessor's Map C08-0143, One Liberty Ledge, Residential Zone A-1.

This Decision is in response to an Application filed on November 7, 2016. After causing notice of the time and place of the public hearing and of the subject matter thereof to be published in the Sudbury Town Crier on November 17 and November 24, 2016, posted and mailed to the Applicant, abutters and other parties of interest as required by law, the public hearing was conducted on December 5, 2016. The record of the proceedings and submissions upon which this Decision is based may be referred to in the office of the Town Clerk or the Board office.

Mr. Mark Taylor, Director of Camp Sewataro and William Dawi, one of the owners and Trustee of Liberty Ledge Real Estate Trust, appeared at the hearing. The Applicants seek approval to modify an existing permit to allow a change to the ownership structure of the permit holder (formation of a new legal entity to own part of the property and transfer of the permit to the new entity).

Members present and voting at the Hearing were: Jonathan F.X. O'Brien, Chair; Jonathan G. Gosseis; Jeffrey P. Klofft; Nancy Rubenstein and John Riordan, Clerk.

The Board, after considering the materials submitted with the application, together with the information developed at the hearing, finds that:

1. The Applicant wishes to fulfill the requirements of the SPECIAL PERMIT previously issued by the Board under Section 2140 of the Zoning Bylaw by obtaining the Board's consent to the transfer of the assets of the Liberty Ledge Real Estate Trust to a new legal entity to be formed by the beneficiaries of the Trust, which shall be owned by the same individuals who were the beneficiaries of the Trust.
2. The proposed activity which is the subject of this application is described in the Application, dated November 4, 2016.

1053 52-659-102 - see Dec.

18 626-1053-76 - see Dec.



Case #: 16-28
Filing Date: December 20, 2016

3. The use is in harmony with the general purpose and intent of the Bylaw. The property is developed as a Camp in residential lots which will not change with this proposal. Zoning in this district is Residential A-1.
4. The use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district.
5. Adequate and appropriate facilities will be provided for the proper operation of the proposed use.
6. The proposed use will not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials or other visual nuisances. The proposal has been designed to mitigate impacts on neighboring properties.
7. The proposed use will not cause undue traffic congestion in the immediate area.
8. The Board has imposed restrictions which are necessary for the general welfare of the Town, noted below.

Therefore, the Board, after reviewing the available materials and based upon the above findings, voted unanimously to GRANT the SPECIAL PERMIT modification subject, to the following conditions:

At the hearing, a motion was made and seconded to allow the special permit to be transferred by the Liberty Ledge Real Estate Trust to the new entity to be owned by the same individuals who were the beneficiaries of the trust.

The proposed activity shall be conducted substantially in accordance with the Plan and Application submitted and materials contained in the file.

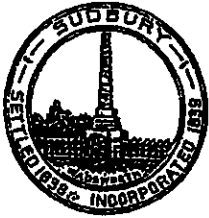
The number of campers for nursery, kindergarten and first graders shall not exceed 150.

The number of campers for all other campers to age 14 shall not exceed 450.

The camp may also offer additional programming for up to 100 camp families on evenings and weekends during the regular camp session in June, July, and August through Labor Day.

The camp may also be opened for occasional use up to 15 days per year outside of the regular summer season, September through May.

No Special Permit, or modification or extension thereof, shall take effect until a copy of this Decision has been recorded in Middlesex County South District Registry of Deeds. The Decision to be filed shall bear the certification of the Town Clerk that twenty (20) days have elapsed after the Decision has been filed in the Office of the Town Clerk and no appeal has been filed, or that if such appeals have been filed, it has been dismissed or denied.



Case #: 16-28
Filing Date: December 20, 2016

Any person aggrieved by the Decision may appeal pursuant to Massachusetts General Laws, Chapter 40A, Section 17 within twenty (20) days after this Decision is filed with the Sudbury Town Clerk.

The Decision rendered herein is concerned only with the Zoning Bylaw and not with the Building Code or any other Town Bylaw. The Applicant is responsible for determining and complying with Town, State, and Federal regulations in using the authorization granted.

This permit is non-transferable and has no expiration, however any change in use or in ownership will require review by the Zoning Board of Appeals.

*OK
Ed. W*

TOWN OF SUDBURY BOARD OF APPEALS

By, John Riordan Clerk

January 11, 2017

This is to certify that no notice of an appeal from the Board of Appeals Decision, Case # 16-28 was filed in this office within 20 days after such decision was filed on December 20, 2017

A True Copy Attest:

Rose M. Miranda

Rose M. Miranda
Assistant Town Clerk

Definitive Subdivision Decision and Covenant

June 22, 1998



TOWN OF SUDBURY
SUDBURY, MASS.
98 APR 14 11:03
TOWN OF SUDBURY
Planning Board

A TRUE COPY, ATTEST:
Kathleen S. Middleton
TOWN CLERK

Sudbury, Massachusetts 01776
Tel. (508) 443-8891, ext. 387
FAX (508) 443-0756

13 April 1998

DEFINITIVE SUBDIVISION DECISION – BITTERSWEET

DECISION of the Planning Board of the Town of Sudbury Massachusetts (hereinafter referred to as the Board) on the petition of Liberty Ledge Real Estate Trust (hereinafter referred to as the Petitioner) for property located in Sudbury, Massachusetts, off Haynes Road. Said property is shown on Property Map C08, Lots 44, 113-124, 138-154, and 160-164; Map C09, Lots 112 and 165; and Map D08, Lots 523 and 524, and proposes the division of approximately 50.55 acres into 35 building lots. The property is within the A-1 Residential Zoning District.

This decision is in response to an application by the Petitioner for approval of a Definitive Subdivision Plan submitted to the Board on February 10, 1998, under Massachusetts General Laws, Chapter 41, Sections 81-K through 81-GG, inclusive, and the Town of Sudbury Planning Board Rules and Regulations Governing the Subdivision of Land.

After causing notice of the time and place of its public hearing and of the subject matter thereof to be published, posted and mailed to the petitioner, abutters and other parties in interest, as required by Law, John O. Rhome, Chairman of the Board, called the public hearing to order on March 10, 1998. The hearing was continued to March 31, 1998. The public hearing was closed at the end of the March 31, 1998 hearing. Board members William J. Cossart, Carmine L. Gentile, Lawrence W. O'Brien and John O. Rhome were present throughout the proceedings. The record of the proceedings and the submissions upon which this decision is based may be referred to in the office of the Town Clerk or the Planning Board office.

Submitted to the Board for their consideration was a Plan entitled "Bittersweet Definitive Subdivision of Land," drawn by David E. Ross Associates, Inc., Ayer, Massachusetts, dated February 9, 1998. This Plan consisted of the following:

Sheets 1 through 6 of 16, Lot Plans; Sheets 7 through 12 of 16, Site Plans; Sheets 13 through 15 of 16, Plan and Profiles; Sheet 16, Site Location Plan.

10676-279

MSD 07/08/98 12:20:18 589 20.00
97/08/98 PLAN NUMBER: 00000736

SEE PLAN IN RECORD BOOK PAGE

The Planning Board hereby APPROVES the subdivision of Bittersweet as shown on the Plan, to be recorded herewith, subject to and with the benefits of the following restrictions and conditions:

1. The approval herein granted is based on the Plan as described herein, with modifications as required by this decision, as well as other documents on file but not included herein.
2. The subdivision shall be limited to 35 residential building lots. Any further division of said property into more than 35 building lots shall require Planning Board approval pursuant to Massachusetts General Laws Chapter 41 and the Town of Sudbury Planning Board Rules and Regulations Governing the Subdivision of Land.
3. The Board has waived compliance with the following requirements of the Town of Sudbury Rules and Regulations Governing the Subdivision of Land, having found that such action is in the public interest and is not inconsistent with the intent and purposes of the Subdivision Control Law:
 - a. Section IV.C.1.b to waive the requirement that that plan be submitted on electronic disc.
 - b. Section IV.C.3.p and u to waive the requirement to show the location of trees over eight inches in diameter within, or within ten feet of the right-of-way, and all trees over 18 inches in diameter.
 - c. Section IV.C.3.t to waive the requirement to construct the proposed private ways to the standard shown on the typical cross section. However, it is noted that those portions of the ways proposed for public acceptance shall not have the typical cross section requirements waived.
 - d. Section V.H.1 through 5 to waive the requirement to show a stormwater management plan in accordance with current regulations.
 - e. Section IV.C.1.h to waive the requirement to submit an alternative cluster plan.
 - f. Section IV.C.5 to waive the requirement to submit a Site Evaluation.
4. The Petitioner shall cause the Definitive Subdivision Plan to be revised to show the following additional or revised information, which shall be subject to review and approval of the Board prior to endorsement of the Plan:
 - a. A notation shall be added to the plan stating "This subdivision approval is limited to 35 building lots. Any further division of said property shall

require Planning Board approval pursuant to MGL Chapter 41 and the Town of Sudbury Planning Board Rules and Regulations Governing the Subdivision of Land.

- b. All required signatures on the Detail Sheet, and the Town Clerk's certification of no appeal, shall be obtained on the original Plan prior to Planning Board endorsement.
5. The following additional information and documentation shall be submitted to the Planning Board prior to endorsement of the Plan:
 - a. A Covenant satisfactory to the Board guaranteeing the construction of ways and installation of municipal services in the subdivision prior to December 1, 2008 shall be submitted prior to endorsement of the Plan.
 - b. Common Turnaround Easements Drainage and utility easements shall be submitted for review and approval of the Planning Board.
 - c. A notation on Sheet 1 of 16 should indicate that parcel 3-B is not to be considered a building lot since it does not contain adequate frontage.
 - d. The offset distance between Cobblestone Place and Roadway A shall be added to the Plan.
 - e. Roadway A must be named regardless of the fact that it is to be a private way.
6. Prior to release of any lots from the covenant, the Petitioner shall submit the following information and fees:
 - a. A highway inspection fee in conformance with Section VI.B of the Planning Board Rules and Regulations shall be submitted prior to release of any lots from the covenant.
 - b. All recording information on the Plan, decision and legal documents.
7. The Planning Board has waived typical construction of portions of the roadway in this subdivision, as required under sections VI.D.1 through 3 of the Planning Board Rules and Regulations, and hereby grants approval to construct Private Ways on: Liberty Ledge from station 7+75 to station 19+33 to serve Lots 320, 321 and 327, and 322 and 323; and Roadway A to serve lots 315 and 316. The ways serving these lots shall be constructed to minimum standards consisting of an improved width of eighteen (18) feet with three (3) foot cleared shoulders on each side. A twelve (12) inch gravel base shall be installed for the entire width of the

roadway and the shoulder area. The owners of Lots 315 and 316; 320, 321 and 327; and 322 and 323 shall be jointly responsible for the maintenance of the respective sections of the Private Way which provide access to the lots.

8. The Petitioner agrees as a condition of approval of the Plan that each and every owner or owners of Lots 315, 316, 320 through 323 and 327 shall be jointly and severally responsible and liable for the costs of the maintenance, snow plowing, repair and reconstruction of the respective sections of the Private Way which provide access to the lots, as shown on the plan and designated thereon, and all services the installation of which is required in connection with this approval, or which may be installed at any time, including, without limitation, maintenance, repair and reconstruction of roadways, water, sewer and drainage facilities and other utilities and related equipment, curbs, monuments, sidewalks and street signs, as and whenever necessary, and including all actions of any kind or nature necessary or appropriate in order to maintain the Private Way in a good, safe and passable condition, providing access from the lots to the public way, as shown on the Plan and to provide adequate services to said lots, all in accordance with these conditions. For purposes thereof, owner shall mean the record owner of the said lots as of the date that the maintenance, repair or reconstruction work as the case may be is begun.
9. The Petitioner agrees as a condition of approval of the Plan that all maintenance, snow plowing, repairs and reconstruction required and performed hereunder shall comply with and conform to all requirements of the Town of Sudbury and other requirements imposed by law or governmental authority.
10. The Petitioner agrees as a condition of approval of the Plan that the respective owner or owners of lots 315, 316, 320 through 323 and 327 shall not use nor permit use of the respective sections of the Private Way which provide access to the lots for any purpose other than ingress and egress from the lots by the residents of the lots and their guests and invitees, such use to be limited to pedestrian and private passenger vehicular traffic, and such other vehicular traffic as is necessary from time to time in cases of emergency, delivery or customary and usual household services and equipment or in connection with the maintenance, repair or reconstruction of the Private Way and services installed thereon, or thereunder, or other uses specifically approved by the Planning Board in this decision. No owner or owners of the lots shall park or cause to be parked any motor vehicle on the Private Way in such a way as to impede or obstruct the passage of pedestrian or vehicular traffic on the Private Way.
11. The Petitioner agrees as a condition of approval of the Plan that any and all maintenance, repair or reconstruction work performed on or to the Private Way or in connection with services installed thereon or thereunder by or at the direction of any owner or owners of lots 315, 316, 320 through 323 and 327 as provided herein shall be carried out so as to ensure that no fill material nor any products or

excavation or erosion resulting from or arising in connection with such work shall be discharged into the storm drainage system, and soil and other material or debris shall be removed from the site only to the extent necessary in connection with such work.

12. The Petitioner agrees as a condition of approval of the Plan that neither the owner nor any successor owner or owners of lots 315, 316, 320 through 323 and 327 shall at any time request that the respective sections of the Private Way which provide access to the lots be laid out or accepted as a public way in the Town of Sudbury unless such owner or owners at its or their sole expense, perform and complete such work as necessary to cause the respective sections of the Private Way which provide access to the lots to comply with all standards and regulations of the Town of Sudbury and obtain all permits and approvals required by law in connection therewith. If any of the respective sections of the Private Way which provide access to the lots is accepted by the Town of Sudbury as a public way at any time, then the provisions hereof applicable to ownership and maintenance of the Private Way shall thereafter terminate.
13. The Petitioner agrees as a condition of approval of the Plan that neither the owners nor any successor owners of lots 315, 316, 320 through 323 and 327 shall at any time request or petition that any drainage system, water or sewer pipes or related equipment or any other improvement within the respective sections of the Private Way which provide access to the lots, for which design or improvement requirements have been waived by the Board as provided herein, be accepted or maintained by the Town of Sudbury.
14. The Petitioner agrees as a condition of approval of the Plan that the Town of Sudbury and its designees shall have the right to enter upon the Private Ways for all purposes for which ways are used, constructed and maintained in the Town of Sudbury.
15. The Petitioner agrees as a condition of approval of the Plan that in any sale or transfer by the owners or any successor owners of lots 315, 316, 320 through 323 and 327, the deed or other instrument shall refer to and incorporate conditions 8 through 15 inclusive. The fee in the respective sections of the Private Way which provide access to the lots shall be owned by the owners of lots 315 and 316; 320, 321 and 327; and 322 and 323. The right-of-way created as part of this subdivision, which serves as frontage for these lots shall not become part of any adjacent property.
16. Addresses for Lots 315, 316, 320, 321 and 327 shall be on Greystone Lane. Addresses for Lots 322 and 323 shall be on Liberty Ledge. All house numbers shall be posted at the intersection of the Private Way and either Greystone Lane or Liberty Ledge, and along the private way where it divides and provides separate and independent access to the homesites.

17. Greystone Lane and Liberty Ledge (up to station 7+75) shall be constructed in accordance with plans entitled Liberty Hill Estates by Colburn Engineering Inc. dated August 13, 1987, revised December 21, 1988.
18. The Petitioner shall be responsible for cleaning the catch basins in the subdivision twice annually until the street is accepted by the Town. Regular cleaning and maintenance of the catch basins is critical to proper functioning of the detention basin, especially during construction when siltation is likely to occur. Prior to final release of the performance bond, the Petitioner shall have the catch basins cleaned, and the Town Engineer shall inspect the catch basins and the detention basin to determine that the drainage system is functioning properly prior to Town acceptance of the street.
19. In the event removal of earth from the site shall be required to complete the roadway and drainage improvements shown on the Plan, the Petitioner shall comply with the provisions of Article V.A. of the Town of Sudbury bylaws regarding earth removal.
20. All large healthy trees on the site shall be retained and not disturbed or destroyed during the construction of the subdivision except for those trees which must be removed or disturbed for the construction of the proposed way, driveways and dwellings and uses accessory thereto.
21. Shade trees having a trunk diameter of at least two and one-half inches (2 ½"), properly wrapped and guyed in a manner to ensure their survival, shall be planted not more than forty (40) feet apart along the right of way where, in the opinion of the Board, existing trees are inadequate. The Board shall view the subdivision property at or shortly before the time of substantial completion of all construction, services, and dwellings for the purpose of making such a determination.
22. On each lot approval shall be obtained from the Board of Health for a sewage disposal system.
23. Town water shall be extended to serve all the lots within this subdivision. Installation of water mains and hydrants shall be under the direction of the Sudbury Water District and the Sudbury Fire Chief.
24. All utilities shall be installed underground, including any extensions from existing service lines or poles.
25. Changes which are required to be made to the approved Plan as a result of any Order of Conditions issued by the Sudbury Conservation Commission shall be submitted to the Planning Board, including but not limited to revisions to the drainage system, delineation of the wetland line or identification of the buffer

zone. In the event that such changes substantially affect the road drainage or road layout, as determined by the Planning Board, then such changes shall be subject to modification pursuant to Section 81W of Chapter 41 of the Massachusetts General Laws.

26. All required work on the ground shall be completed before December 1, 2008, unless a new application is filed with, and approved by, the Board extending such time.
27. The Petitioner or his authorized representative shall present the Plan to the Board for proper endorsement within 90 days of the date of this decision, unless such time period is extended in writing by the Board. The Board reserves the right to rescind its approval if said Plan is not presented to the Board for endorsement within the time period herein specified. The Petitioner or his authorized representative shall further submit the Plan to the Town Planner at least 14 days prior to this deadline to allow the Town Planner adequate time to review the revised Plan for compliance with the conditions of this Decision.

The foregoing have been stated for the purpose of emphasizing their importance and are not intended to be all inclusive or to negate any provision of the Town of Sudbury Subdivision Rules and Regulations. Under the provisions of the Town of Sudbury Subdivision Rules and Regulations and Massachusetts General Laws, Chapter 41, Sections 81-K through 81-GG inclusive, the Board shall have the power to modify or amend the terms and conditions of this approval on the application of the owner, lessee or mortgagee of the premises or upon its own motion. All the provisions of the Subdivision Control Law applicable to approval shall, where appropriate, be applicable to such modification or amendment. Such power is hereby reserved. Appeals, if any, shall be made pursuant to Section 81-BB of the Massachusetts General Laws, Chapter 41, and shall be filed within twenty (20) days after the date of filing this decision with the Town Clerk.

The provisions of this Approval and Conditions shall be binding upon every owner or owners of each of the lots, as shown on the Plan, and the executors, administrators, heirs, successors and assigns of such owners, and the obligations and restrictions herein set forth shall run with said land in full force and effect for the benefit of and enforceable by the Town of Sudbury.

Reference to this Approval shall be entered upon the Plan and this Approval and the Plan shall be recorded in the Middlesex South Registry of Deeds.

Witness our hands this ^{13th} 14th Day of April 1998

SUDBURY PLANNING BOARD

John O. Rhome
John O. Rhome, Chairman

William J. Cossart
William J. Cossart

Carmine L. Gentile
Carmine L. Gentile

Lawrence W. O'Brien
Lawrence W. O'Brien

98 APR 14 PM 10:05
SUDBURY, MASS

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss

April ¹³ 14, 1998

Then personally appeared John O. Rhome, one of the members of the Planning Board of the Town of Sudbury, Massachusetts, and acknowledged the foregoing instrument to be the free act and deed of said Planning Board, before me

Jody A. Kablack
Jody A. Kablack, Notary Public
My commission expires January 31, 2003

- cc: Town Clerk
- Board of Health
- Highway Surveyor
- Town Engineer
- Water District
- Board of Assessors
- Liberty Ledge Real Estate Trust

- Conservation Commission
- Building Inspector
- Town Counsel
- Police Chief
- Fire Chief
- David A. Ross Associates, Inc..

June 22, 1998

This is to certify that no notice of an appeal from the Planning Board's Definitive Subdivision Decision - Bittersweet, dated April 13, 1998, was filed in this office within 20 days after such decision was filed on April 14, 1998.

Kathleen D. Middleton
Kathleen D. Middleton
Town Clerk

COVENANT

MSD 07/08/98 12:20:20 590 11.50

WILLIAM J. DOWIE, TRUSTEE OF LIBERTY LEDGE REAL ESTATE TRUST under Declaration of Trust dated September 19, 1961, recorded in Book 9898, Page 39, with the Middlesex South District Registry of Deeds, as amended of record and having its usual place of business at One Liberty Ledge, Sudbury, Middlesex County, Massachusetts 01776, hereinafter called the Developer, does hereby covenant for itself, its heirs and assigns and for its successors in title to the land shown on a Definitive Plan entitled "Definitive Subdivision of Land In Sudbury, Mass., prepared for Owner/Applicant: Liberty Ledge Real Estate Trust, William Dowie, Trustee, Prepared By: David E. Ross Associates, Inc., Scale: 1' = 40', dated January, 1998, as revised, to be recorded herewith, pursuant to Massachusetts General Laws, Chapter 41, Section 81-U, as amended, with the Planning Board of the Town of Sudbury as follows:

1. That we are the owner of record of the premises shown on said plan.
2. That the construction of ways and the installation of municipal services shall be provided to serve any lot in accordance with the Rules and Regulations of the Sudbury Planning Board before such lot shall be built upon or conveyed, other than by mortgage deed; provided that a mortgagee who acquires title to the mortgaged premises or part thereof may sell any such lot, subject only to that portion of this Covenant which provides that no lot so sold shall be built upon until such ways and services have been provided to serve such lot. This Covenant shall run with the land.
3. That the owner covenants and agrees to install municipal services and construct all ways and improvements within ten (10) years from the date of endorsement of the Definitive Subdivision Plan and in accordance with the Definitive Plan and the Rules and Regulations of the Planning Board of the Town of Sudbury. This covenant shall run with the land.
4. That nothing herein shall be deemed to prohibit a conveyance subject to this Covenant by a single deed of the entire parcel of land shown on the subdivision plan or of all lots not previously released by the Planning Board without first providing such ways and services. That in any conveyance of any lot or lots in said subdivision which the Developer shall hereafter make by deed or

PLAN NUMBER: 00000736
28814
SEE PLAN IN RECORD BOOK PAGE 263

mortgage conveyed to the Grantee or Mortgagee title shall be conveyed only to the side line of the way abutting said lot or lots shown on the Definitive Subdivision Plan, and that upon completion of said ways in accordance with the Rules and Regulations of said Board, the Developer will convey the fee simple within said ways to the Inhabitants of the Town of Sudbury, together with the title to all sewers and drains in said subdivision and the prescribed easements therefor.

5. That this Covenant shall take effect upon the approval of said plan by the Planning Board of the Town of Sudbury.

IN WITNESS WHEREOF, the said William J. Dowie, Trustee of Liberty Ledge Real Estate Trust, has hereunto set forth his hand and seal this 1st day of June, 1998. The Trustee further certifies that this trust is in full force and effect and that there are no amendments thereto except as recorded in the records of the Middlesex South District Registry of Deeds and that the Trustee has been unanimously authorized and directed by the Beneficiaries to execute and deliver the within Deed.

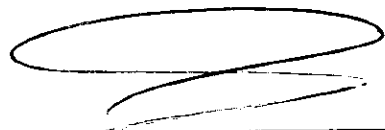
William J. Dowie, Trustee of Liberty Ledge Real Estate Trust, and not individually
William J. Dowie, Trustee of
Liberty Ledge Real Estate Trust,
and not individually

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

June 1, 1998

Then personally appeared the above-named William J. Dowie, Trustee as aforesaid, and acknowledged the foregoing to be his free act and deed and the free act and deed of said Liberty Ledge Real Estate Trust, before me.

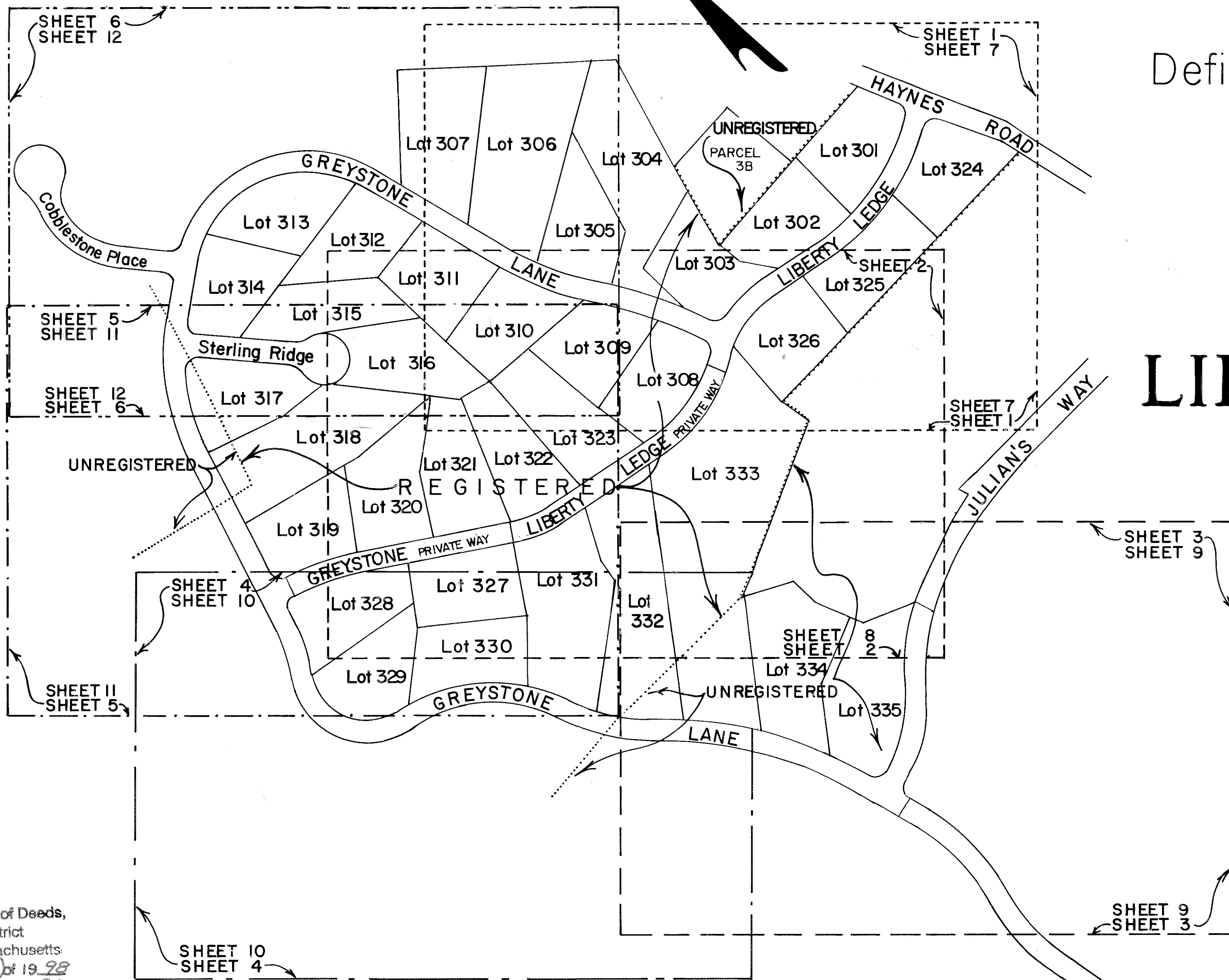

Notary Public **Stanley L. Gordon**
My Commission Expires: **NOTARY PUBLIC**
My Commission Expires Dec.1, 2000

s:\libertyhillcovenant.wp

"BITTERSWEET"

SHEET INDEX:

Sheets 1 thru 6.....Lot Plans.
 Sheets 7 thru 12.....Site Plans.
 Sheets 13 thru 15.....Plan and Profiles.
 Sheet 16.....Site Location Plan.



Definitive Subdivision of land in
SUDBURY, MASS.

Prepared for
 Owner / Applicant
**LIBERTY LEDGE
 REAL ESTATE TRUST**

William Dowie, Trustee
 One Liberty Ledge—Sudbury, Mass.
 01776

Prepared By:

David E. Ross Associates, Inc.
 Civil Engineers - Land Surveyors
 Environmental Consultants

Landscape Architects

111 Fitchburg Rd. - P.O. Box 368 - Ayer, Mass. 01432-0368

(Tel. No. 978-772-6232)

Revised 4-27-98 per Planning Board decision.

Middlesex Registry of Deeds,
 Southern District
 Cambridge, Massachusetts
 Plan No. 736-1 of 19-98
 Rec'd 7-8 19 98
 at 2:20 P.M. Doc No. 582
 Rec'd Bk 28814 Page 263

Attest

 Registrar

"KEY SHEET"

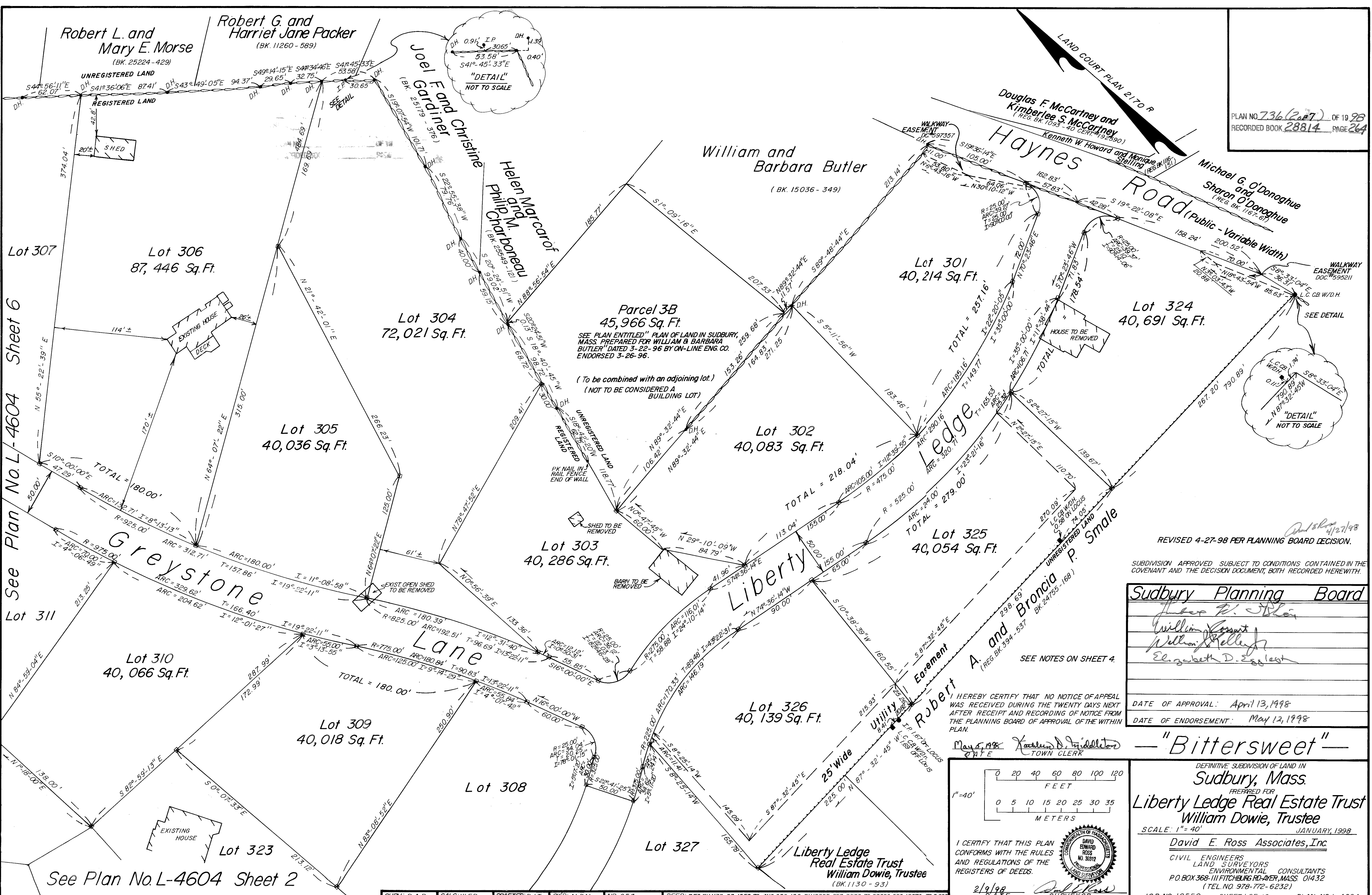
SCALE: 1" = 160'

736-1

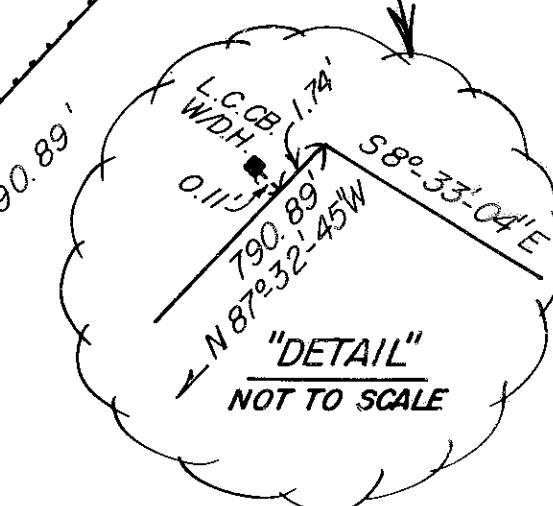
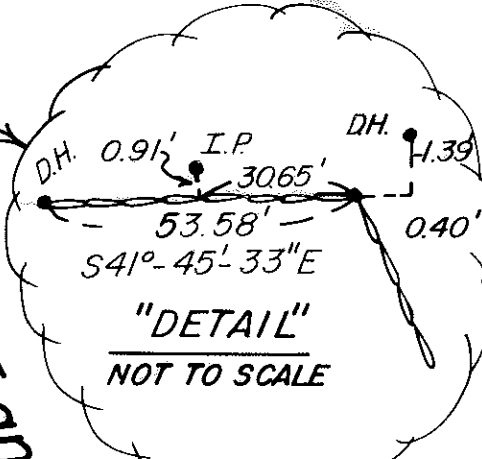
JOB NO. 10550

Plan No. L-4604

07/05/98 PLAN NUMBER: 00000736
 07/05/98 12:20:07 582 175.00



PLAN NO. 736 (2027) OF 19 98
 RECORDED BOOK 28814 PAGE 264



REVISED 4-27-98 PER PLANNING BOARD DECISION.

SUBDIVISION APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE COVENANT AND THE DECISION DOCUMENT, BOTH RECORDED HERewith.

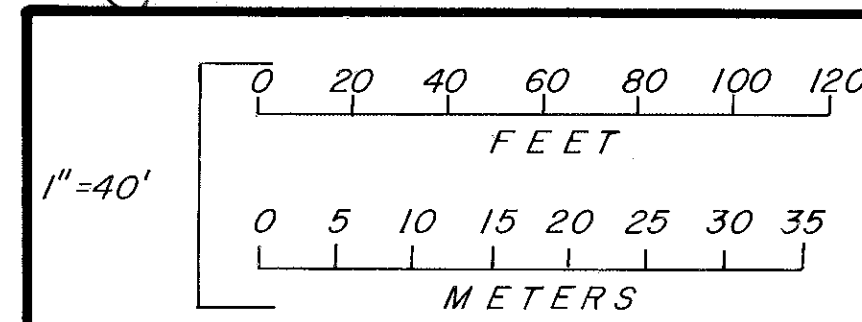
Sudbury Planning Board

James W. Stiles
 William Rossant
 Nathan Kelley
 Elizabeth D. Zappala

DATE OF APPROVAL: April 13, 1998
 DATE OF ENDORSEMENT: May 12, 1998

HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN.

May 1998
 DATE TOWN CLERK



I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

2/9/98
 DATE SURVEYOR

DEFINITIVE SUBDIVISION OF LAND IN
Sudbury, Mass.
 PREPARED FOR
Liberty Ledge Real Estate Trust
 William Dowie, Trustee

SCALE: 1" = 40'
 JANUARY, 1998

David E. Ross Associates, Inc.
 CIVIL ENGINEERS
 LAND SURVEYORS
 ENVIRONMENTAL CONSULTANTS
 P.O. BOX 368-111 FITCHBURG RD., MASS. 01432
 (TEL. NO. 978-772-6232)

JOB NO. 10550 SHEET 1 OF 16 PLAN NO. L-4604

See Plan No. L-4604 Sheet 6

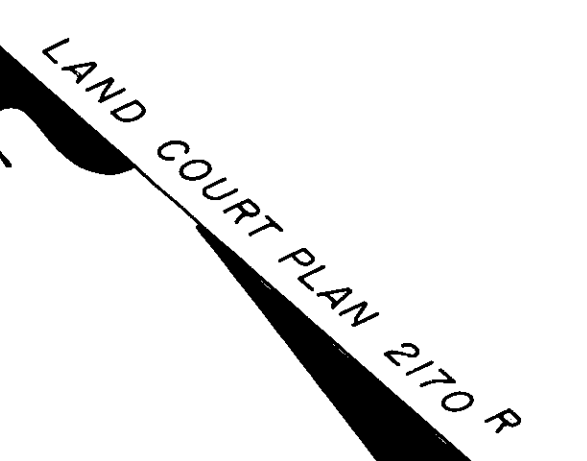
See Plan No. L-4604 Sheet 2

736-2

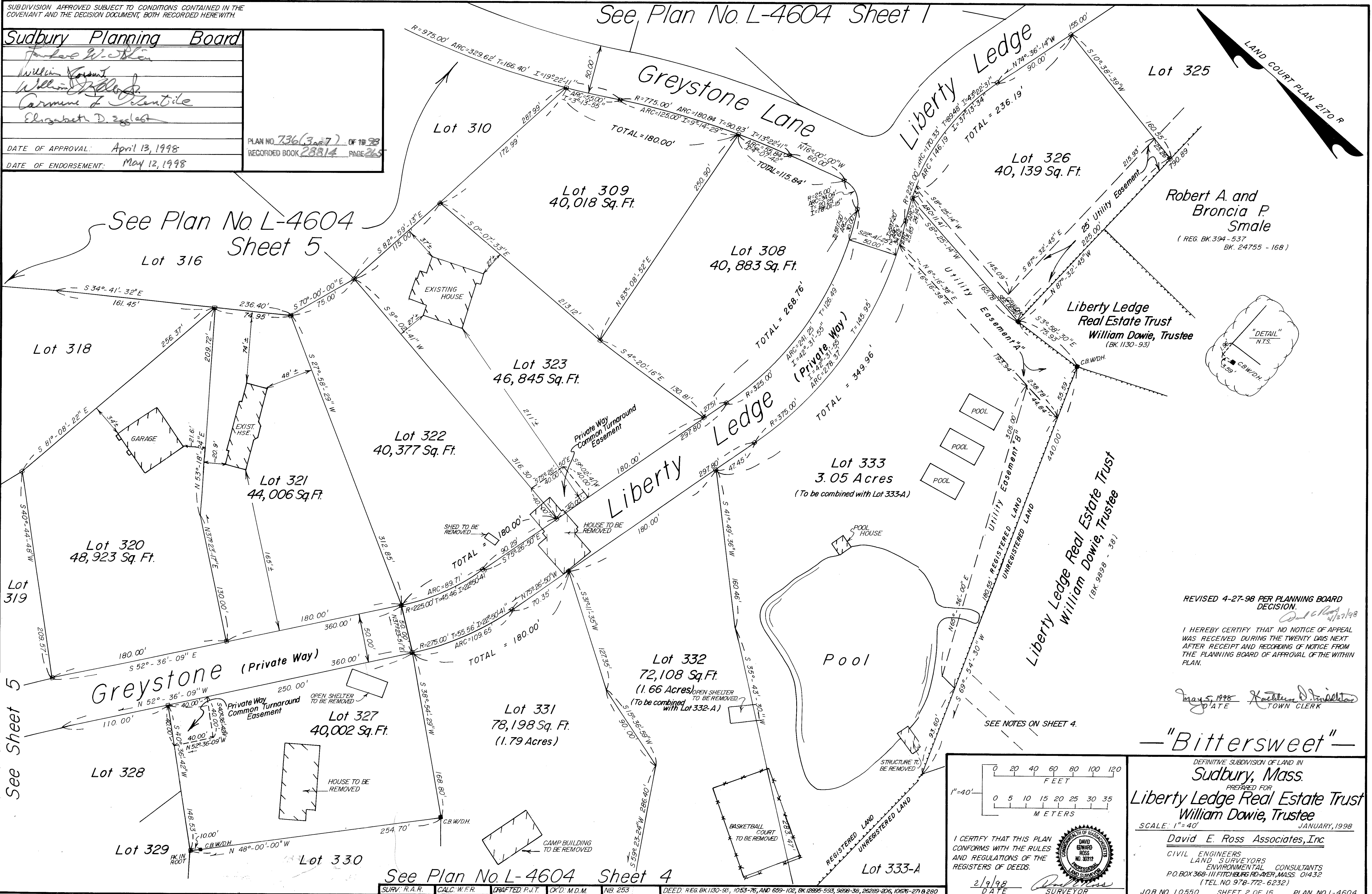
SUBDIVISION APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE COVENANT AND THE DECISION DOCUMENT, BOTH RECORDED HEREWITH.

Sudbury Planning Board	
<i>James W. O'Brien</i>	
<i>William J. Goulet</i>	
<i>William J. Kelly</i>	
<i>Carmine F. Mentile</i>	
<i>Elizabeth D. Ziegler</i>	
DATE OF APPROVAL:	April 13, 1998
DATE OF ENDORSEMENT:	May 12, 1998
PLAN NO. 736(3-97) OF 19 98	RECORDED BOOK 28814 PAGE 265

See Plan No. L-4604 Sheet 1



See Plan No. L-4604 Sheet 5



Robert A. and Broncia P. Smale
(REG. BK. 394-537 BK. 24755-168)

Liberty Ledge Real Estate Trust
William Dowie, Trustee
(BK. 1130-93)

Liberty Ledge Real Estate Trust
William Dowie, Trustee
(BK. 9898-38)

REVISED 4-27-98 PER PLANNING BOARD DECISION

I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN.

DATE *May 5, 1998* *Kathleen D. Smith*
TOWN CLERK

—"Bittersweet"—

DEFINITIVE SUBDIVISION OF LAND IN
Sudbury, Mass.
PREPARED FOR
Liberty Ledge Real Estate Trust
William Dowie, Trustee
SCALE: 1" = 40' JANUARY, 1998

David E. Ross Associates, Inc.
CIVIL ENGINEERS
LAND SURVEYORS
ENVIRONMENTAL CONSULTANTS
P.O. BOX 368-111 FITCHBURG RD., AER, MASS. 01432
(TEL. NO. 978-772-6232)
JOB NO. 10550 SHEET 2 OF 16 PLAN NO. L-4604

1" = 40'

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

2/9/98
DATE *David E. Ross*
SURVEYOR

736-3

See Sheet 2

Liberty Ledge Real Estate Trust
William Dowie, Trustee
(BK. 9898 - 38)

LAND COURT PLAN #170R

Lot 333
3.05 Acres
To be combined
with Lot
333-A

Lot
332

See Sheet 4

Lot 333-A
35,045 Sq. Ft.
To be combined with Lot 333

Lot 334
63,050 Sq. Ft.
(1.45 Acres)

Lot 335
62,722 Sq. Ft.
(1.44 Acres)

Robert A. and
Andrea M. Langer
(BK. 23436 - 467)

Klaus-Dieter and
Gerlinde Schottenhamel
(BK. 25385 - 492)

Julian's
Douglas N. Meal
(BK. 24922 - 514)

Leon M. and
Myrna K. Omansky
(BK. 26997 - 575)

Jeffrey P. and
Susan M. Lagarce
(BK. 25166 - 595)

Daniel Harrington
and
Diane L. Gregg
(BK. 25770 - 520)

Charles J. and
Dorothy B.
Greenberg
(BK. 24117 - 314)

Greystone

SUBDIVISION APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE COVENANT AND THE DECISION DOCUMENT, BOTH RECORDED HEREWITH.

REVISED 4-27-98 PER PLANNING BOARD DECISION.
SEE NOTES ON SHEET 4.

"Bittersweet"

Sudbury Planning Board

James W. [Signature]
William [Signature]
Elizabeth D. [Signature]
William [Signature]
Carmen [Signature]

DATE OF APPROVAL: April 13, 1998
DATE OF ENDORSEMENT: May 12, 1998

PLAN NO. 736 (4167) OF 1998
RECORDED BOOK 28814 PAGE 266

SURV. R.M.R. CALC. W.F.R. DRAFTED P.J.T. CK'D. M.D.M. NB. 253 DEED. REG. BK. 1130-93, 1053-76, AND 653-102, BK. 12895-593, 9898-38, 25289-209, 10676-279 & 280

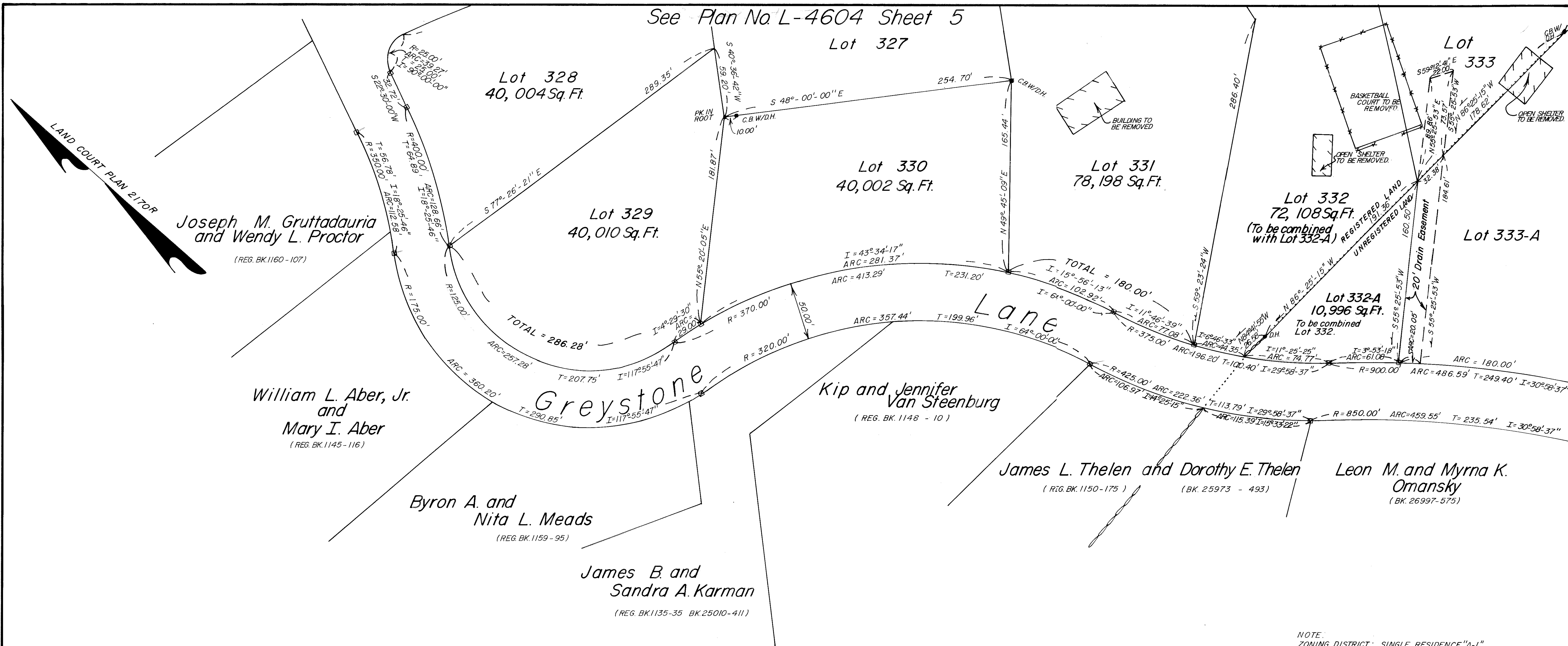
I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN.

May 5, 1998 [Signature] TOWN CLERK

Scale: 1"=40'
0 20 40 60 80 100 120 FEET
0 5 10 15 20 25 30 35 METERS
I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.
2/9/98 [Signature] SURVEYOR

DEFINITIVE SUBDIVISION OF LAND IN
Sudbury, Mass.
PREPARED FOR
Liberty Ledge Real Estate Trust
William Dowie, Trustee
SCALE: 1"=40' JANUARY, 1998
David E. Ross Associates, Inc.
CIVIL ENGINEERS
LAND SURVEYORS
ENVIRONMENTAL CONSULTANTS
P.O. BOX 368-111 FITCHBURG RD., AYER, MASS. 01432
(TEL. NO. 978-772-6232)
JOB NO. 10550 SHEET 3 OF 16 PLAN NO. L-4604

736-4



LAND COURT PLAN 2170P
 Joseph M. Gruttadauria
 and Wendy L. Proctor
 (REG. BK.1160-107)

William L. Aber, Jr.
 and
 Mary I. Aber
 (REG. BK.1145-116)

Byron A. and
 Nita L. Meads
 (REG. BK.1159-95)

James B. and
 Sandra A. Karman
 (REG. BK.1135-35 BK.25010-411)

Kip and Jennifer
 Van Steenburg
 (REG. BK.1148-10)

James L. Thelen and Dorothy E. Thelen
 (REG. BK.1150-175) (BK.25973-493)

Leon M. and Myrna K.
 Omansky
 (BK.26997-575)

SUBDIVISION APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE COVENANT AND THE DECISION DOCUMENT, BOTH RECORDED HEREWITH.

Sudbury Planning Board	
<i>James W. Thelen</i>	
<i>William J. Ross</i>	
<i>William J. Kelly</i>	
<i>Elizabeth D. Egglest</i>	
<i>Carmen F. Denton</i>	
DATE OF APPROVAL:	April 13, 1998
DATE OF ENDORSEMENT:	May 12, 1998

PLAN NO. 736 (5 of 7) OF 10 98
 RECORDED BOOK 28814

NOTE:
 ○ ... INDICATES DRILL HOLE TO BE SET.
 □ ... INDICATES CONCRETE MONUMENT TO BE SET.
 REINFORCED CONCRETE BOUNDS SHALL BE INSTALLED ON BOTH SIDES OF THE STREET, AT ALL ANGLE POINTS, AT THE BEGINNING AND END OF ALL CURVES THEREOF, AT ALL INTERSECTIONS OF STREETS AND WAYS, AND ON THE FRONT AND REAR CORNERS OF ALL LOTS. BOUNDS SHALL NOT BE LESS THAN FOUR FEET (4') IN LENGTH AND NOT LESS THAN SIX INCHES (6") IN WIDTH AND BREADTH AND SHALL HAVE A DRILL HOLE IN THE CENTER. BOUNDS SHALL NOT EXTEND MORE THAN SIX INCHES (6") ABOVE GRADE.

PRIOR TO THE GRANTING OF THE BUILDING PERMITS, EACH LOT SHALL BE PROVIDED TO HAVE ADEQUATE WATER SUPPLIES IN BOTH QUANTITY AND QUALITY AS REQUIRED BY THE TOWN OF SUDBURY BOARD OF HEALTH AND ALL STATE LAWS AND REGULATIONS.

APPROVED BY:
 Sudbury Fire Chief
Michael C. Dunne
 DATE: May 4, 1998

APPROVED BY:
 Sudbury Water District
[Signature]
 DATE: 4/may/98

APPROVED BY:
 Sudbury Wiring Inspector
[Signature]
 DATE: 4-98

I HEREBY CERTIFY THAT NO NOTICE OF APEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN.

DATE: May 5, 1998 [Signature]
 TOWN CLERK

SURV: R.M.R. CALC: W.F.R. DRAFTED: P.J.T. CKD: M.D.M. NB 253 DEED: REG. BK.1130-93, 1023-76, AND 659-102, BK. 12895-593, 9698-36, 26229-209, 10676-271 & 280

NOTE:
 "THIS SUBDIVISION APPROVAL IS LIMITED TO 35 BUILDING LOTS. ANY FURTHER DIVISION OF SAID PROPERTY SHALL REQUIRE PLANNING BOARD APPROVAL PURSUANT TO MGL CH 41 AND THE TOWN OF SUDBURY PLANNING BOARD RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND."

NOTE:
 ZONING DISTRICT: SINGLE RESIDENCE "A-1"
 REGISTERED LAND - DENOTES LAND REGISTERED WITH THE MASSACHUSETTS LAND COURT.
 UNREGISTERED LAND - DENOTES LAND NOT REGISTERED WITH THE MASSACHUSETTS LAND COURT.

NONE OF THE PROPERTY IS LOCATED WITHIN ZONE II OR III OF THE WATER RESOURCE DISTRICT OF THE TOWN OF SUDBURY.

REVISED 4-27-98 PER PLANNING BOARD DECISION.

[Signature]
 4/27/98

"Bittersweet"

1"=40'

0 20 40 60 80 100 120
 FEET

0 5 10 15 20 25 30 35
 METERS

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE: 2/9/98 [Signature]
 SURVEYOR

DEFINITIVE SUBDIVISION OF LAND IN
 Sudbury, Mass.
 PREPARED FOR
 Liberty Ledge Real Estate Trust
 William Dowie, Trustee

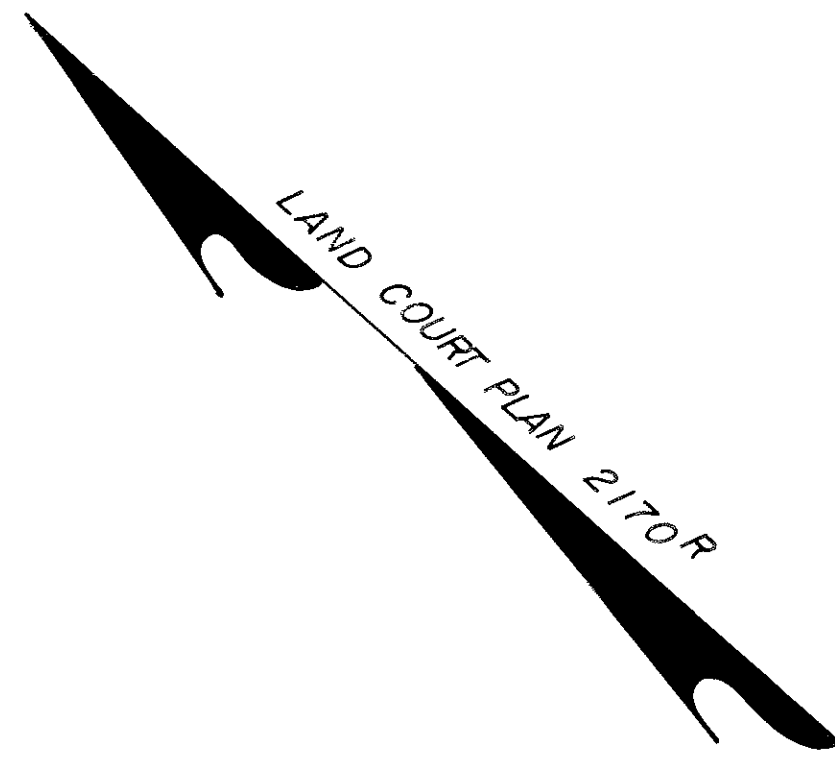
SCALE: 1" = 40' JANUARY, 1998

David E. Ross Associates, Inc.
 CIVIL ENGINEERS
 LAND SURVEYORS
 ENVIRONMENTAL CONSULTANTS
 P.O. BOX 368-111 FITCHBURG RD. AVER, MASS. 01432
 (TEL. NO. 978-772-6232)

JOB NO. 10550 SHEET 4 OF 16 PLAN NO. L-4604

PLAN NO. 736-5
 RECORDED BOOK

See Sheet 6



Curt Gridley and Tracy Ann Hoover

(BK. 26387 - 474)

Ellen M. Thomas-Jones

(BK. 26923 - 551)

Paul H. Alfille and Laurie E. Shapiro

(BK. 26015-242)

Richard J. and Kimberly H. Cramer

(REG. BK. 1158 - 166)

Joseph M. Gruttadauria and Wendy L. Proctor

(REG. BK. 1160 - 107)

SUBDIVISION APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE COVENANT AND THE DECISION DOCUMENT, BOTH RECORDED HEREWITH.

Sudbury Planning Board

James W. O'Brien
William Carson
Elizabeth D. Egarty
William Kelley

DATE OF APPROVAL: April 13, 1998

DATE OF ENDORSEMENT: May 12, 1998

PLAN NO. 736 (6 OF 7) OF TOWN 28
RECORDED BOOK 28814 PAGE 268

SURV: R.M.R.

CALC: W.F.R.

DRAFTED: P.J.T.

CK'D: M.D.M.

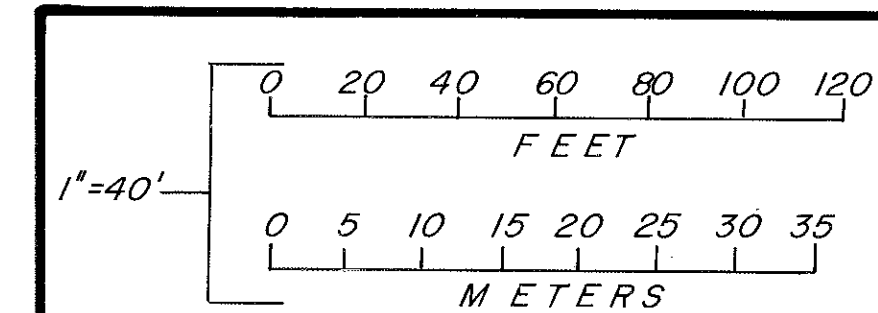
NB: 253

DEED: REG. BK. 1130-93, 1053-76, AND 659-102, BK. 12295-593, 9898-38, 26289-206, 10576-279 A&B

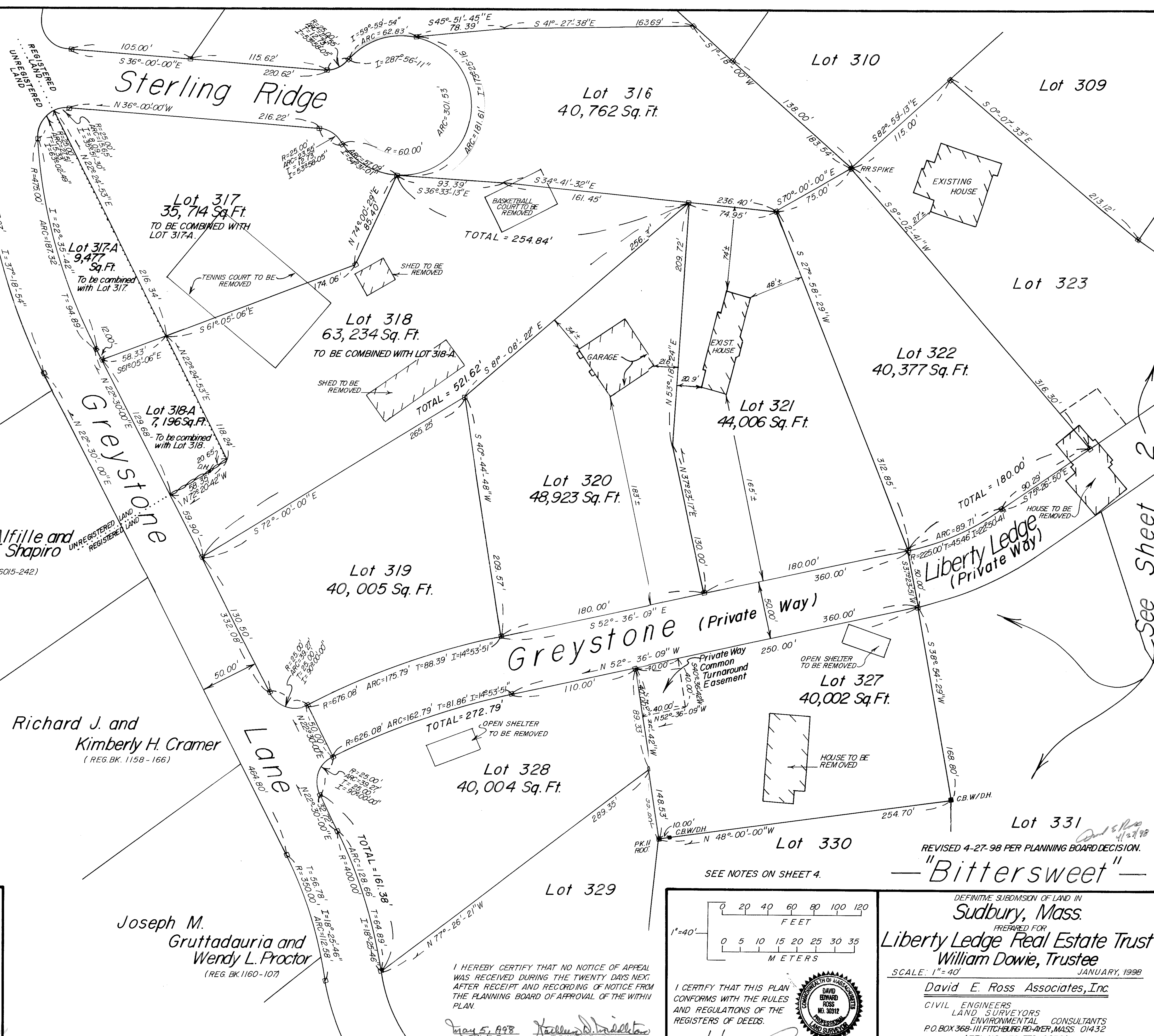
I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN.

May 5, 1998
DATE TOWN CLERK

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.
2/9/98
DATE SURVEYOR

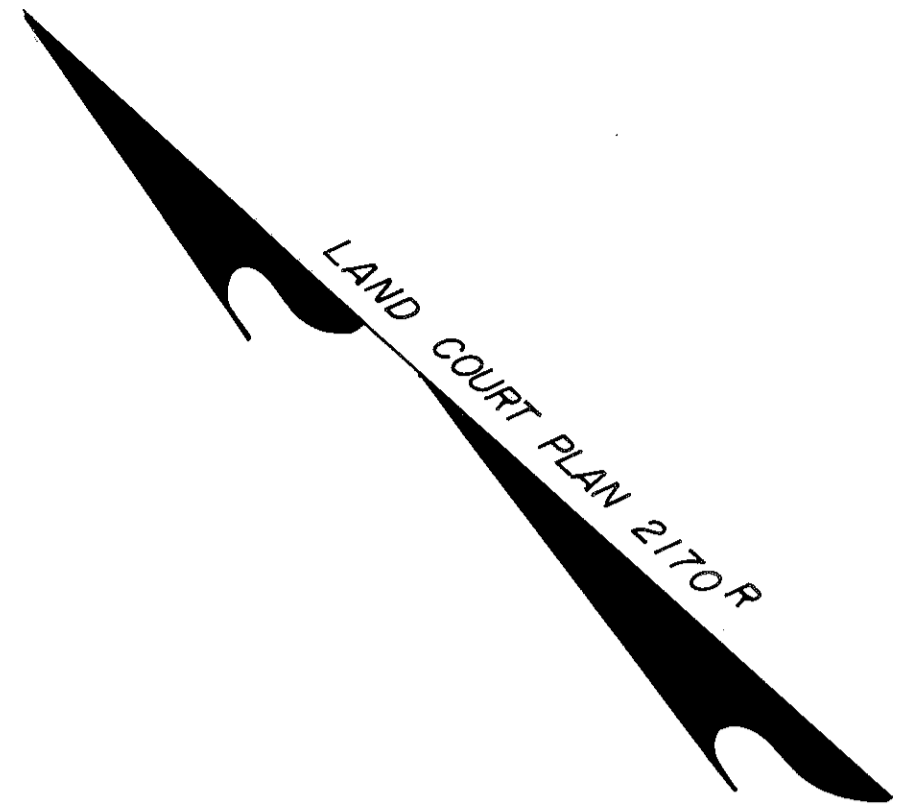


DEFINITIVE SUBDIVISION OF LAND IN
Sudbury, Mass.
PREPARED FOR
Liberty Ledge Real Estate Trust
William Dowie, Trustee
SCALE: 1"=40' JANUARY, 1998
David E. Ross Associates, Inc.
CIVIL ENGINEERS
LAND SURVEYORS
ENVIRONMENTAL CONSULTANTS
P.O. BOX 368-111 FITCHBURG ROAD, MASS. 01432
(TEL. NO. 978-772-6232)
JOB NO. 10 550 SHEET 5 OF 16 PLAN NO. L-4604



00001

736-6



LAND COURT PLAN 2170R

Joseph S and Cameron J. Fraer (BK. 19232-411)
Robert J. and Mary G. Brauer (BK. 24000-581)
Robert L. and Mary E. Morse (BK. 25224-429)
Robert G. and Harriet Jane Packer (BK. 11260-589)

LJD Realty Trust
John J. McNulty, Trustee (REG. BK. 1155-168)
Paul D. and Juel L. Rubin (REG. BK. 1156-129)
Michael T. and Cynthia A. Carpenter (REG. BK. 1173-166)

Mark A. Kaplan (REG. BK. 1167-143)

Cobblestone Place

Eligius Homes Company, Inc. (REG. BK. 1153-172)

Greystone Lane

Sterling Ridge

Lot 313
40,103 Sq. Ft.

Lot 312
40,088 Sq. Ft.

Lot 314
40,145 Sq. Ft.

Lot 311
40,001 Sq. Ft.

Lot 315
40,060 Sq. Ft.

Lot 307
57,966 Sq. Ft.

Lot 306
87,446 Sq. Ft.

Lot 304

Lot 305

Lot 310

Lot 316

I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN.

May 5 1998
TOWN CLERK

"Bittersweet"

SUBDIVISION APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE COVENANT AND THE DECISION DOCUMENT, BOTH RECORDED HEREWITH.

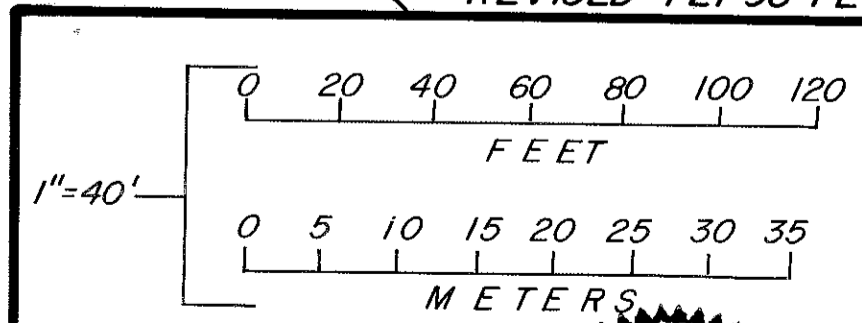
Sudbury Planning Board	
Julia N. Stein	
William Adams	
William Kelly	
Carmen Mentell	
Elizabeth D. Eggle	
DATE OF APPROVAL:	April 13, 1998
DATE OF ENDORSEMENT:	May 12, 1998

PLAN NO. 736 (207) OF 1978
RECORDED BOOK 28814 PAGE 267

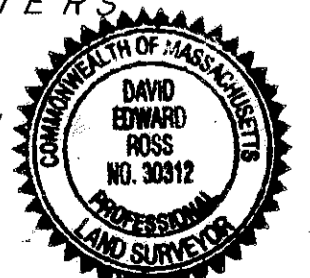
SURV. R.M.R. CALC. W.F.R. DRAFTED P.J.T. CKD. M.D.M. NB. 253 DEED: REG. BK. 1130-93, 1053-76, AND 629-102, BK. 12895-593, 9899-39, 26289-209, 10676-279 & 20

736-7

See Plan No. L-4604 - Sheet 5



I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



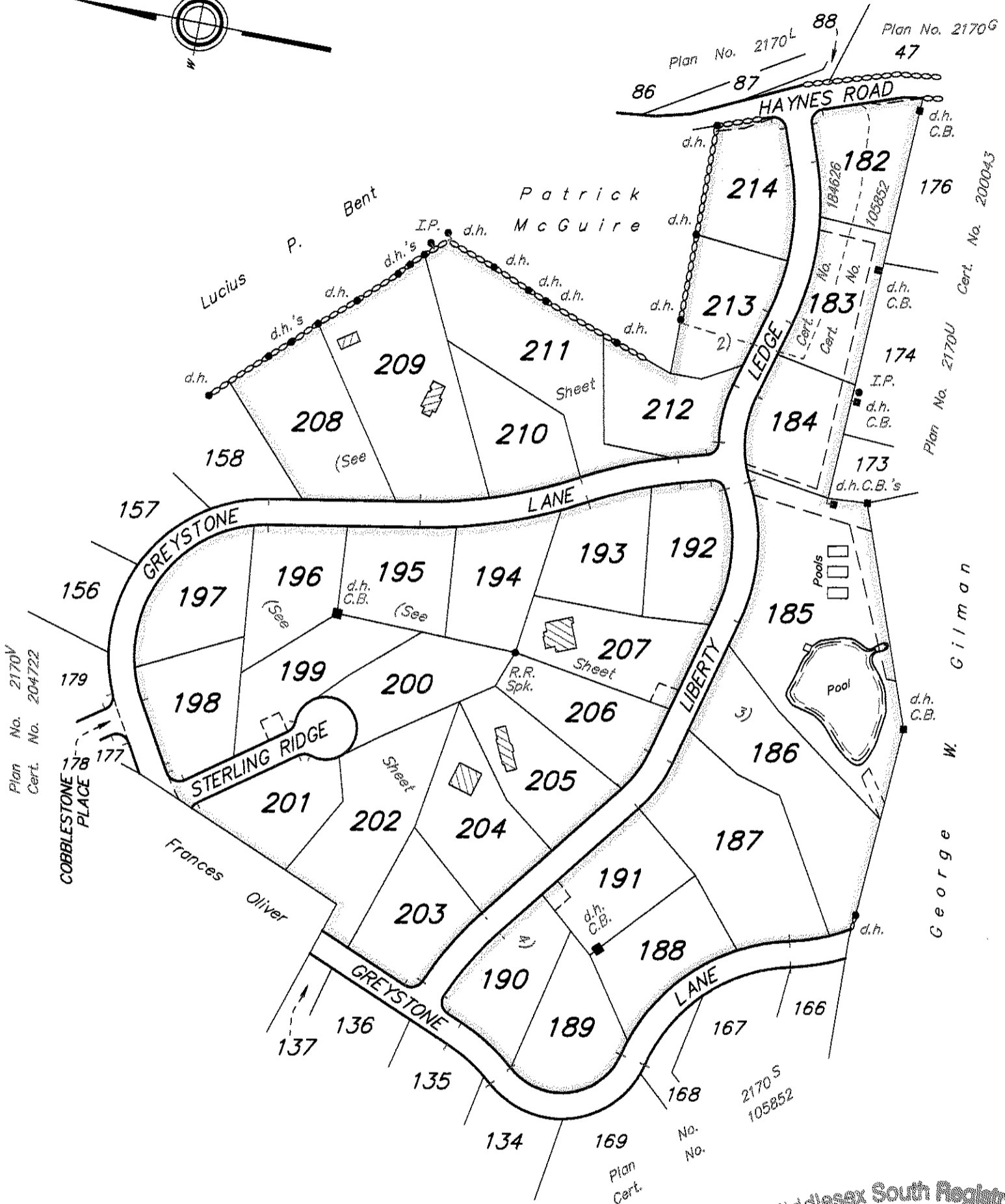
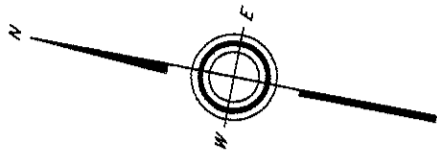
2/9/98 DATE SURVEYOR

DEFINITE SUBMISSION OF LAND IN
Sudbury, Mass.
PREPARED FOR
Liberty Ledge Real Estate Trust
William Dowie, Trustee
SCALE: 1" = 40'
JANUARY, 1998
David E. Ross Associates, Inc.
CIVIL ENGINEERS
LAND SURVEYORS
ENVIRONMENTAL CONSULTANTS
P.O. BOX 368-III FITCHBURG RD. AVER, MASS. 01432
(TEL. NO. 978-772-6232)
JOB NO. 10550 SHEET 6 OF 16 PLAN NO. L-4604

See Plan No. L-4604 - Sheet 1

SUBDIVISION PLAN OF LAND IN SUDBURY
 David E. Ross Associates, Inc., Surveyors
 Moy, 1998

2170W
 KEY SHEET
 Sheet 1 of 4



Subdivision of Lots 112 through 124, 138 through 154 and 159 through 165
 Shown on Plan 2170-R
 Filed with Cert. of Title No. 184626
 South Registry District of Middlesex County

Separate certificates of title may be issued for land
 shown hereon and on Sheets 2 through 4 as Lots 182 through 214
 By the Court.

Charles W. Trounble, Jr., (DP)
 Recorder

February 22, 1999

SJK-031P

Middlesex South Registry District
 OCT 28 2011
 RECEIVED FOR REGISTRATION

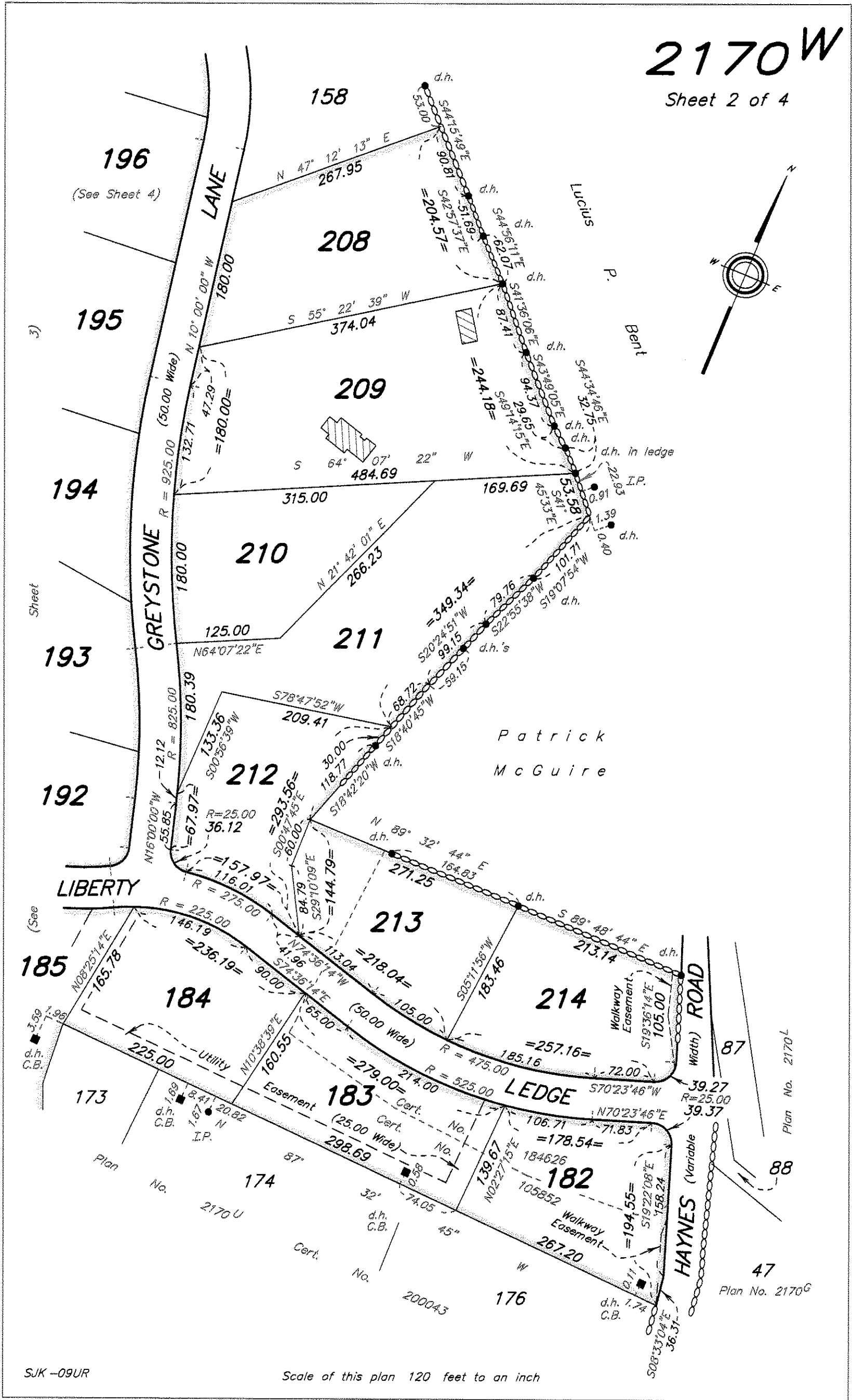
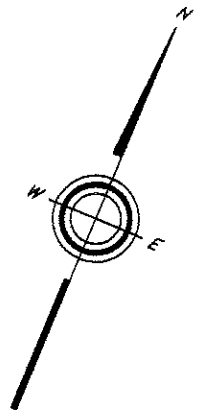
9 O'CLOCK 15 A.M.

Abutters are shown as
 on original decree plan.

Copy of part of plan
 filed in
LAND REGISTRATION OFFICE
 Oct. 30, 1998
 Scale of this plan 240 feet to an inch
 Louis A. Moore, Engineer for Court

2170W

Sheet 2 of 4

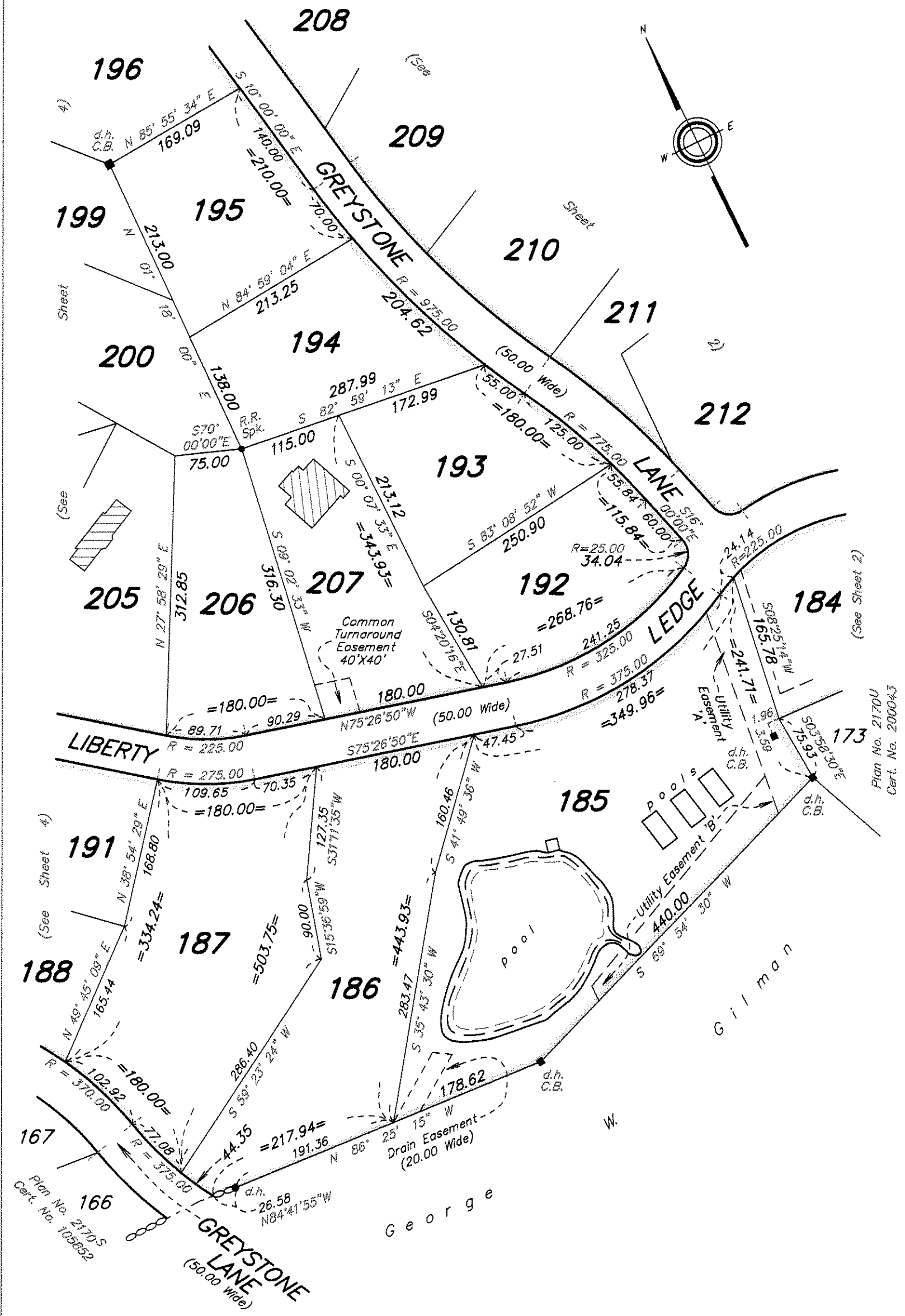


SJK-09UR

Scale of this plan 120 feet to an inch

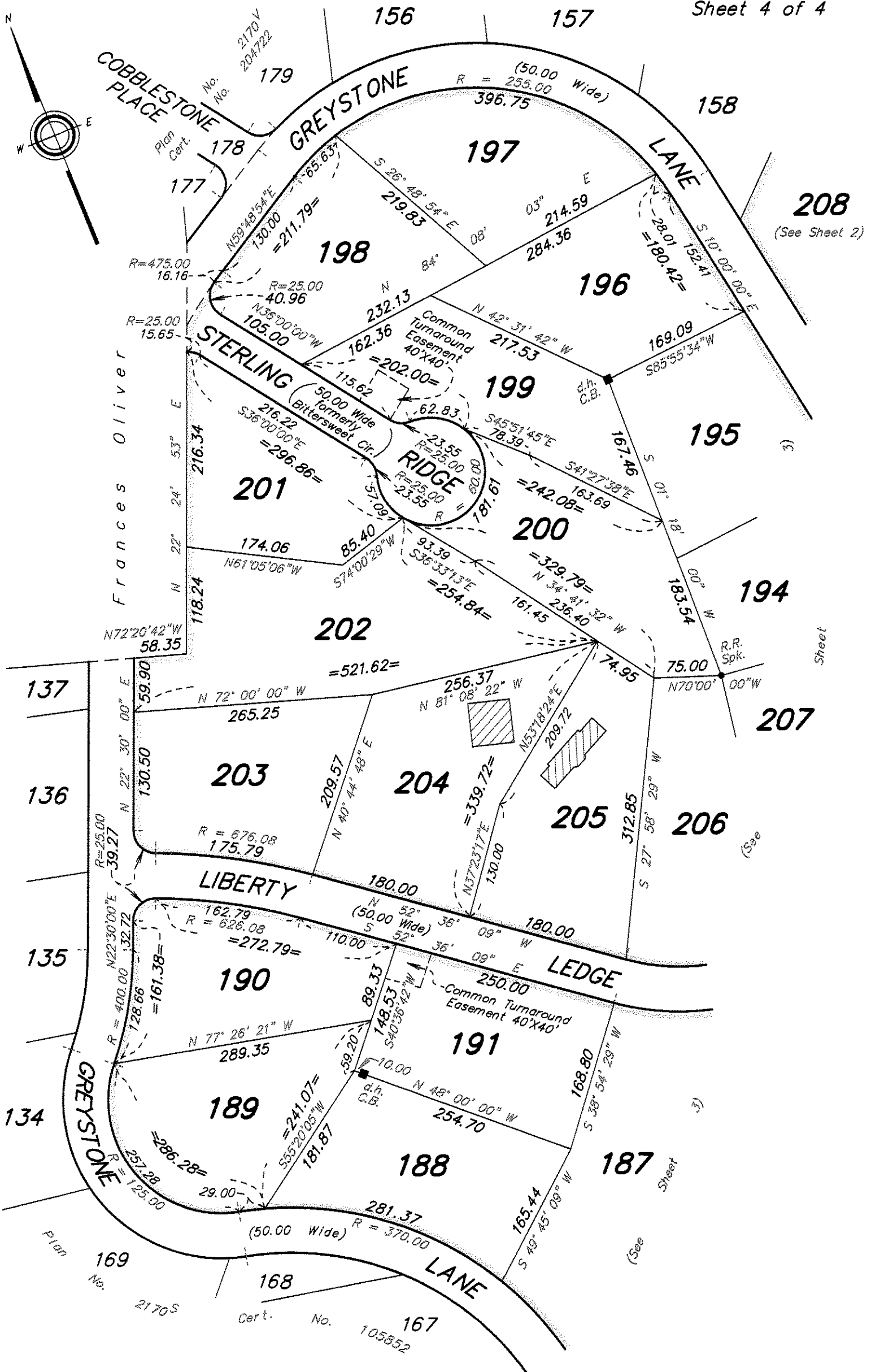
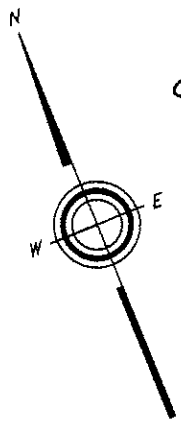
2170W

Sheet 3 of 4



2170W

Sheet 4 of 4



SJK-09V0

Scale of this plan 120 feet to an inch

Property Record Cards

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **C08-0113**
 Prior Parcel ID **LOT-325 -736 OF 98 -**
 Property Owner **LIBERTY LEDGE LLC**
 Mailing Address **ONE LIBERTY LEDGE**
 City **SUDBURY**
 Mailing State **MA** Zip **01776**
 ParcelZoning **RESA**

Account Number
 Property Location **LIBERTY LEDGE**
 Property Use **LAND**
 Most Recent Sale Date **3/13/2017**
 Legal Reference **69003-75**
 Grantor **DOWIE WILLIAM J TRUSTEE,**
 Sale Price **1**
 Land Area **0.918 acres**

Current Property Assessment

Land Value **344,000**

Building Value **0**

Total Value **344,000**

Building Description

Building Style **N/A**
 # of Living Units **N/A**
 Year Built **N/A**
 Building Grade **N/A**
 Building Condition **Average**
 Finished Area (SF) **N/A**
 Number Rooms **0**
 # of 3/4 Baths **0**

Foundation Type **N/A**
 Frame Type **N/A**
 Roof Structure **N/A**
 Roof Cover **N/A**
 Siding **N/A**
 Interior Walls **N/A**
 # of Bedrooms **0**
 # of 1/2 Baths **0**

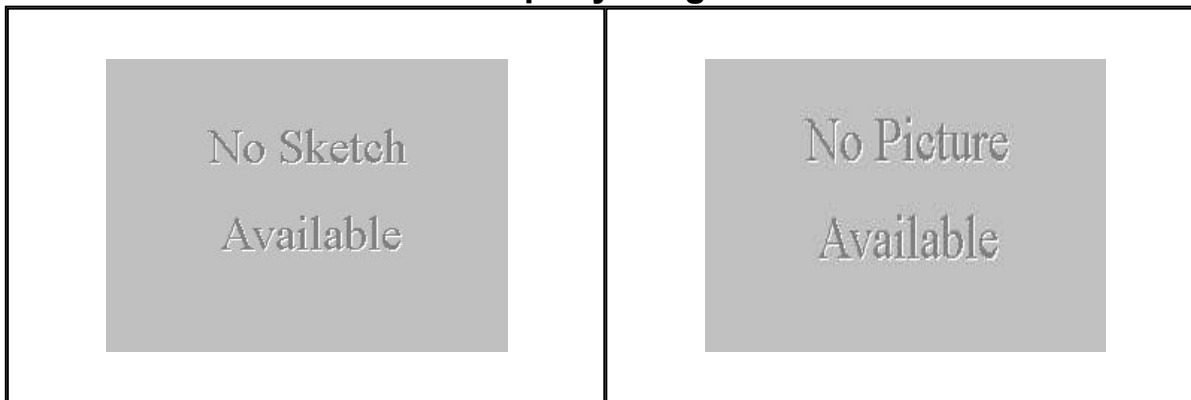
Flooring Type **N/A**
 Basement Floor **N/A**
 Heating Type **N/A**
 Heating Fuel **N/A**
 Air Conditioning **0%**
 # of Bsmt Garages **0**
 # of Full Baths **0**
 # of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 0.918 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **C08-0114**
 Prior Parcel ID **LOT-326 -736 OF 98 -**
 Property Owner **LIBERTY LEDGE LLC**
 Mailing Address **ONE LIBERTY LEDGE**
 City **SUDBURY**
 Mailing State **MA** Zip **01776**
 ParcelZoning **RESA**

Account Number
 Property Location **LIBERTY LEDGE**
 Property Use **LAND**
 Most Recent Sale Date **3/13/2017**
 Legal Reference **69003-75**
 Grantor **DOWIE WILLIAM J TRUSTEE,**
 Sale Price **1**
 Land Area **0.921 acres**

Current Property Assessment

Land Value **345,200**Building Value **0**Total Value **345,200**

Building Description

Building Style **N/A**
 # of Living Units **N/A**
 Year Built **N/A**
 Building Grade **N/A**
 Building Condition **Average**
 Finished Area (SF) **N/A**
 Number Rooms **0**
 # of 3/4 Baths **0**

Foundation Type **N/A**
 Frame Type **N/A**
 Roof Structure **N/A**
 Roof Cover **N/A**
 Siding **N/A**
 Interior Walls **N/A**
 # of Bedrooms **0**
 # of 1/2 Baths **0**

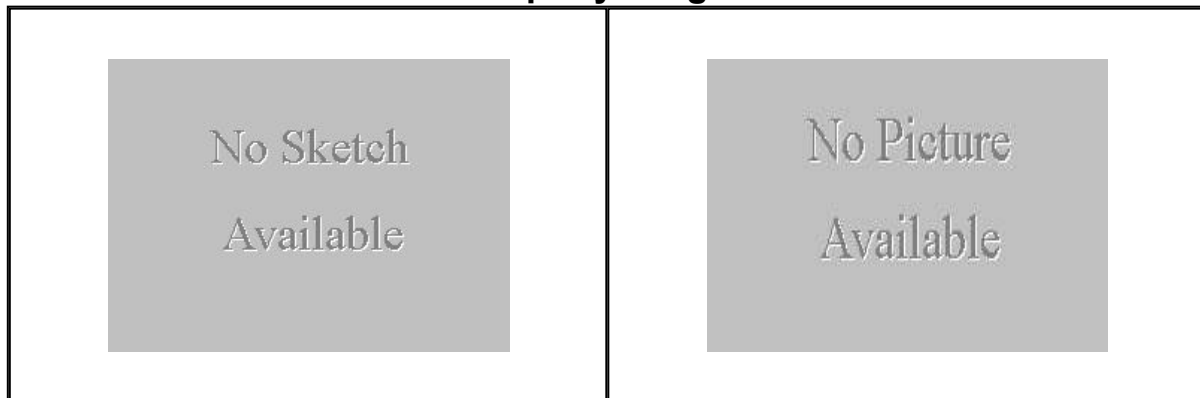
Flooring Type **N/A**
 Basement Floor **N/A**
 Heating Type **N/A**
 Heating Fuel **N/A**
 Air Conditioning **0%**
 # of Bsmt Garages **0**
 # of Full Baths **0**
 # of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 0.921 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID C08-0115	Account Number
Prior Parcel ID LOT-333 & -333A; PAR -A 736 OF	Property Location LIBERTY LEDGE
Property Owner LIBERTY LEDGE LLC	Property Use LAND
Mailing Address ONE LIBERTY LEDGE	Most Recent Sale Date 3/13/2017
City SUDBURY	Legal Reference 69003-78
Mailing State MA Zip 01776	Grantor DOWIE WILLIAM J TRUSTEE,
ParcelZoning RESA	Sale Price 1
	Land Area 5.008 acres

Current Property Assessment

Land Value **406,300**Building Value **0**Total Value **406,300**

Building Description

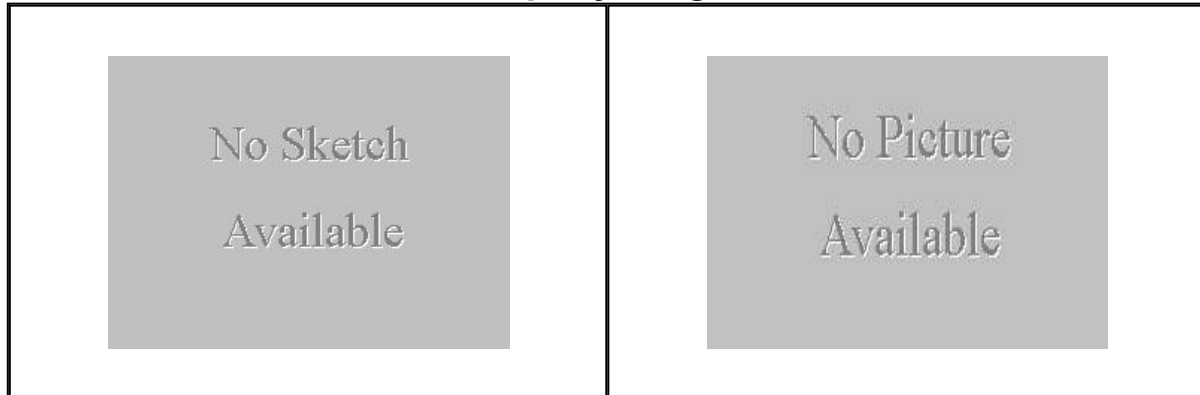
Building Style N/A	Foundation Type N/A	Flooring Type N/A
# of Living Units N/A	Frame Type N/A	Basement Floor N/A
Year Built N/A	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition N/A	Siding N/A	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 5.008 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **C08-0115-A**
Prior Parcel ID **LOT-115A &-LOT-17 -PLAN 748 O**
Property Owner **LIBERTY LEDGE LLC**

Account Number

Mailing Address **ONE LIBERTY LEDGE**

Property Location **LIBERTY LEDGE**

Property Use **UNDEV**

Most Recent Sale Date **3/13/2017**

Legal Reference **1505-37**

Grantor **DOWIE WILLIAM J TRUSTEE,**

City **SUDBURY**

Mailing State **MA** Zip **01776**

Sale Price **1**

ParcelZoning **RESA**

Land Area **3.850 acres**

Current Property Assessment

Land Value **13,200**

Building Value **0**

Total Value **13,200**

Building Description

Building Style **N/A**
of Living Units **N/A**
Year Built **N/A**
Building Grade **N/A**
Building Condition **N/A**
Finished Area (SF) **N/A**
Number Rooms **0**
of 3/4 Baths **0**

Foundation Type **N/A**
Frame Type **N/A**
Roof Structure **N/A**
Roof Cover **N/A**
Siding **N/A**
Interior Walls **N/A**
of Bedrooms **0**
of 1/2 Baths **0**

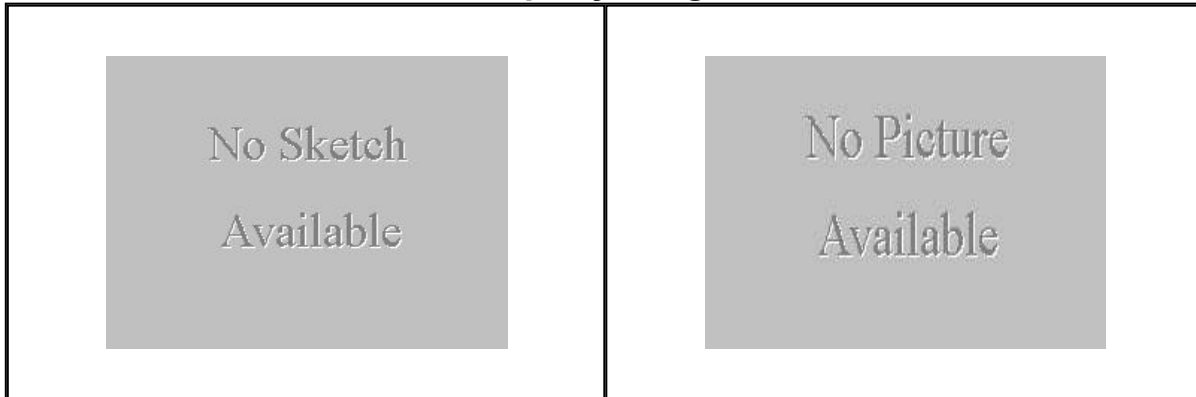
Flooring Type **N/A**
Basement Floor **N/A**
Heating Type **N/A**
Heating Fuel **N/A**
Air Conditioning **0%**
of Bsmt Garages **0**
of Full Baths **0**
of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 3.850 acres of land mainly classified as UNDEV with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **C08-0116**
Prior Parcel ID **LOT-332 & -332A 736 -OF 98**
Property Owner **LIBERTY LEDGE LLC**

Account Number

Mailing Address **ONE LIBERTY LEDGE**

Property Location **LIBERTY LEDGE**
Property Use **LAND**

City **SUDBURY**

Most Recent Sale Date **3/13/2017**

Legal Reference **1505-37**

Mailing State **MA** Zip **01776**

Grantor **DOWIE WILLIAM J TRUSTEE,**

ParcelZoning **RESA**

Sale Price **1**

Land Area **1.988 acres**

Current Property Assessment

Land Value **365,400**

Building Value **0**

Total Value **365,400**

Building Description

Building Style **N/A**
of Living Units **N/A**
Year Built **N/A**
Building Grade **N/A**
Building Condition **N/A**
Finished Area (SF) **N/A**
Number Rooms **0**
of 3/4 Baths **0**

Foundation Type **N/A**
Frame Type **N/A**
Roof Structure **N/A**
Roof Cover **N/A**
Siding **N/A**
Interior Walls **N/A**
of Bedrooms **0**
of 1/2 Baths **0**

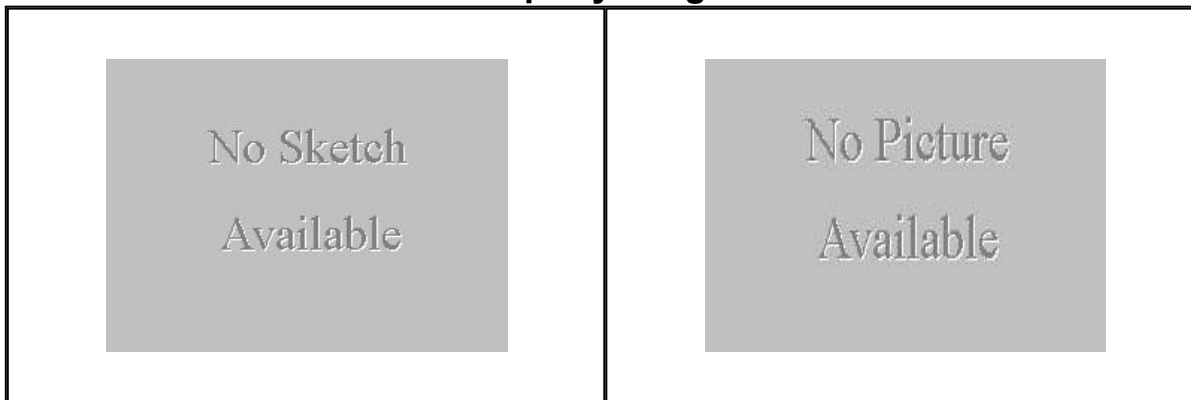
Flooring Type **N/A**
Basement Floor **N/A**
Heating Type **N/A**
Heating Fuel **N/A**
Air Conditioning **0%**
of Bsmt Garages **0**
of Full Baths **0**
of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 1.988 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **C08-0117**
 Prior Parcel ID **LOT-331 -736 OF 98 -**
 Property Owner **LIBERTY LEDGE LLC**

 Mailing Address **ONE LIBERTY LEDGE**

 City **SUDBURY**
 Mailing State **MA** Zip **01776**
 ParcelZoning **RESA**

Account Number

 Property Location **2 LIBERTY LEDGE**
 Property Use **LAND**
 Most Recent Sale Date **3/3/2017**
 Legal Reference **1505-37**
 Grantor **DOWIE WILLIAM J TRUSTEE,**
 Sale Price **1**
 Land Area **1.798 acres**

Current Property Assessment

Land Value **361,600**

Building Value **0**

Total Value **361,600**

Building Description

Building Style **N/A**
 # of Living Units **N/A**
 Year Built **N/A**
 Building Grade **N/A**
 Building Condition **Average**
 Finished Area (SF) **N/A**
 Number Rooms **0**
 # of 3/4 Baths **0**

Foundation Type **N/A**
 Frame Type **N/A**
 Roof Structure **N/A**
 Roof Cover **N/A**
 Siding **N/A**
 Interior Walls **N/A**
 # of Bedrooms **0**
 # of 1/2 Baths **0**

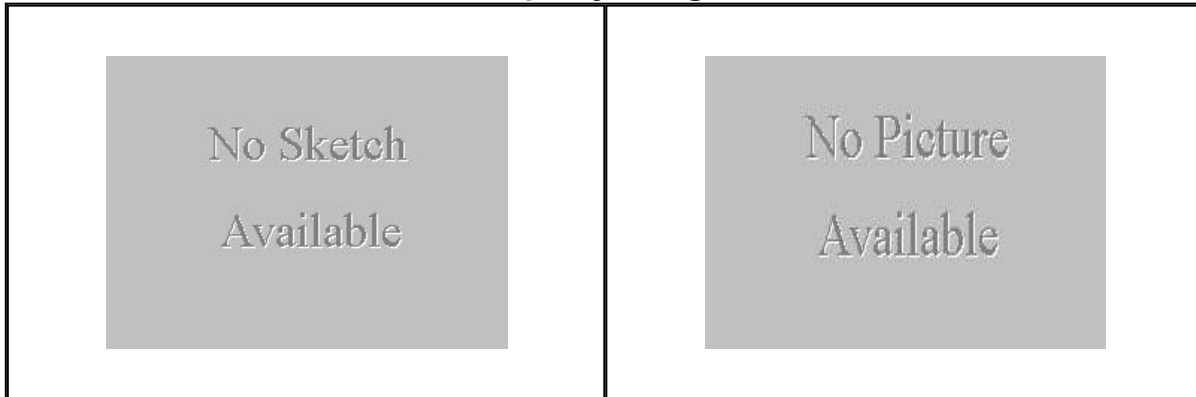
Flooring Type **N/A**
 Basement Floor **N/A**
 Heating Type **N/A**
 Heating Fuel **N/A**
 Air Conditioning **0%**
 # of Bsmt Garages **0**
 # of Full Baths **0**
 # of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 1.798 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **C08-0118**
 Prior Parcel ID **LOT-327 -736 OF 98 -**
 Property Owner **LIBERTY LEDGE LLC**
 Mailing Address **ONE LIBERTY LEDGE**
 City **SUDBURY**
 Mailing State **MA** Zip **01776**
 ParcelZoning **RESA**

Account Number
 Property Location **3 LIBERTY LEDGE**
 Property Use **LAND**
 Most Recent Sale Date **3/13/2017**
 Legal Reference **1505-37**
 Grantor **DOWIE WILLIAM J TRUSTEE,**
 Sale Price **1**
 Land Area **0.918 acres**

Current Property Assessment

Land Value **344,000**

Building Value **0**

Total Value **344,000**

Building Description

Building Style **N/A**
 # of Living Units **N/A**
 Year Built **N/A**
 Building Grade **N/A**
 Building Condition **Average**
 Finished Area (SF) **N/A**
 Number Rooms **0**
 # of 3/4 Baths **0**

Foundation Type **N/A**
 Frame Type **N/A**
 Roof Structure **N/A**
 Roof Cover **N/A**
 Siding **N/A**
 Interior Walls **N/A**
 # of Bedrooms **0**
 # of 1/2 Baths **0**

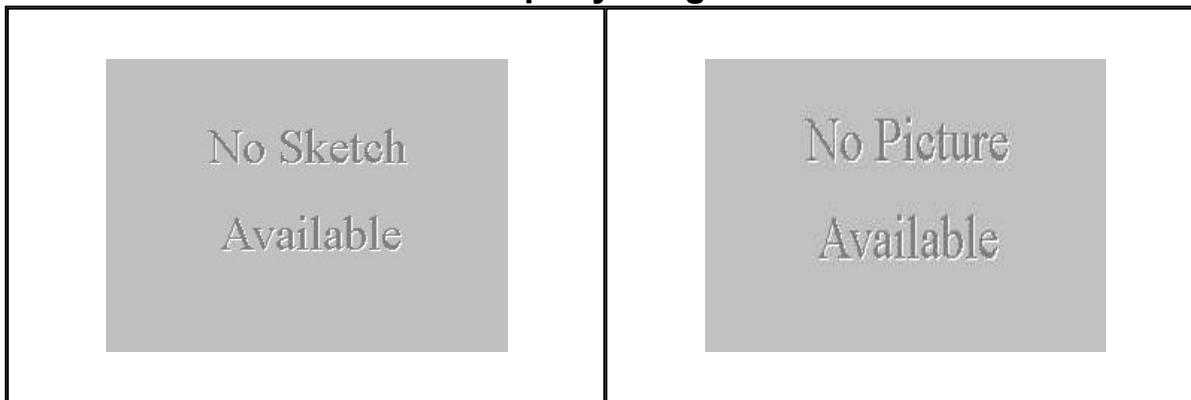
Flooring Type **N/A**
 Basement Floor **N/A**
 Heating Type **N/A**
 Heating Fuel **N/A**
 Air Conditioning **0%**
 # of Bsmt Garages **0**
 # of Full Baths **0**
 # of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 0.918 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **C08-0119**
Prior Parcel ID **LOT-328 -736 OF 98 -**
Property Owner **LIBERTY LEDGE LLC**

Account Number

Mailing Address **ONE LIBERTY LEDGE**

Property Location **LIBERTY LEDGE**
Property Use **LAND**

City **SUDBURY**

Most Recent Sale Date **3/13/2017**

Legal Reference **1505-37**

Mailing State **MA** Zip **01776**

Grantor **DOWIE WILLIAM J TRUSTEE,**

ParcelZoning **RESA**

Sale Price **1**

Land Area **0.918 acres**

Current Property Assessment

Land Value **344,000**

Building Value **0**

Total Value **344,000**

Building Description

Building Style **N/A**
of Living Units **N/A**
Year Built **N/A**
Building Grade **N/A**
Building Condition **Average**
Finished Area (SF) **N/A**
Number Rooms **0**
of 3/4 Baths **0**

Foundation Type **N/A**
Frame Type **N/A**
Roof Structure **N/A**
Roof Cover **N/A**
Siding **N/A**
Interior Walls **N/A**
of Bedrooms **0**
of 1/2 Baths **0**

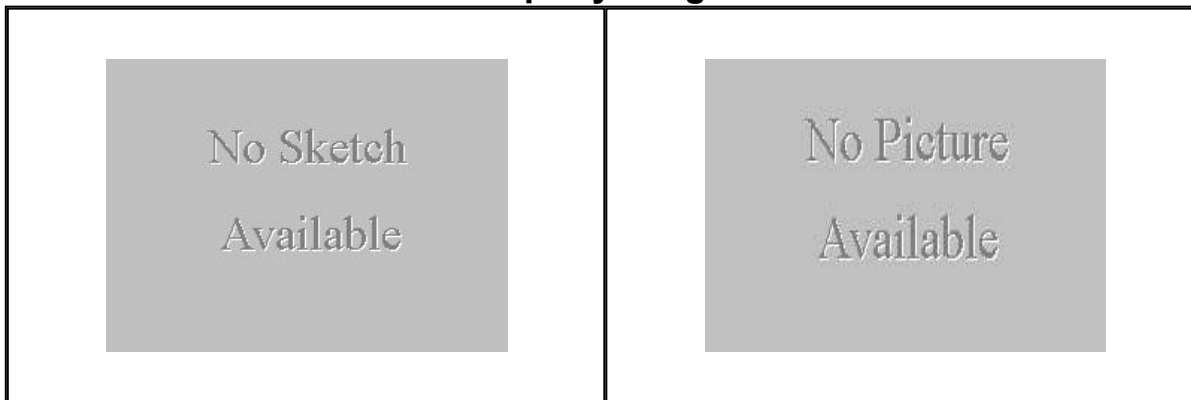
Flooring Type **N/A**
Basement Floor **N/A**
Heating Type **N/A**
Heating Fuel **N/A**
Air Conditioning **0%**
of Bsmt Garages **0**
of Full Baths **0**
of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 0.918 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **C08-0120**
 Prior Parcel ID **LOT-329 -736 OF 98 -**
 Property Owner **LIBERTY LEDGE LLC**
 Mailing Address **ONE LIBERTY LEDGE**
 City **SUDBURY**
 Mailing State **MA** Zip **01776**
 ParcelZoning **RESA**

Account Number
 Property Location **GREYSTONE LN**
 Property Use **LAND**
 Most Recent Sale Date **3/13/2017**
 Legal Reference **1505-37**
 Grantor **DOWIE WILLIAM J TRUSTEE,**
 Sale Price **1**
 Land Area **0.919 acres**

Current Property Assessment

Land Value **344,100**Building Value **0**Total Value **344,100**

Building Description

Building Style **N/A**
 # of Living Units **N/A**
 Year Built **N/A**
 Building Grade **N/A**
 Building Condition **Average**
 Finished Area (SF) **N/A**
 Number Rooms **0**
 # of 3/4 Baths **0**

Foundation Type **N/A**
 Frame Type **N/A**
 Roof Structure **N/A**
 Roof Cover **N/A**
 Siding **N/A**
 Interior Walls **N/A**
 # of Bedrooms **0**
 # of 1/2 Baths **0**

Flooring Type **N/A**
 Basement Floor **N/A**
 Heating Type **N/A**
 Heating Fuel **N/A**
 Air Conditioning **0%**
 # of Bsmt Garages **0**
 # of Full Baths **0**
 # of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 0.919 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID C08-0121 Prior Parcel ID LOT-330 -736 OF 98 - Property Owner LIBERTY LEDGE LLC Mailing Address ONE LIBERTY LEDGE City SUDBURY Mailing State MA Zip 01776 ParcelZoning RESA	Account Number Property Location GREYSTONE LN Property Use LAND Most Recent Sale Date 3/13/2017 Legal Reference 1505-37 Grantor DOWIE WILLIAM J TRUSTEE, Sale Price 1 Land Area 0.918 acres
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Current Property Assessment

Land Value 344,000	Building Value 0	Total Value 344,000
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Building Description

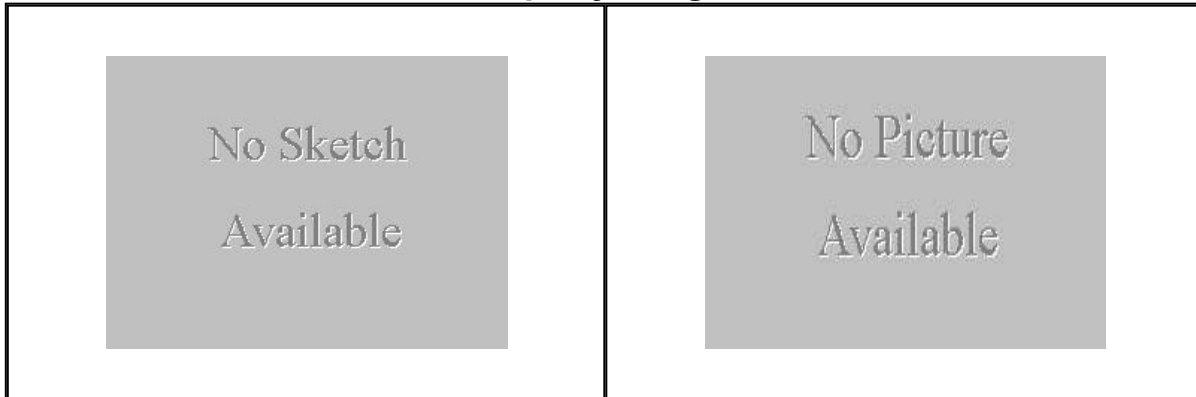
Building Style N/A # of Living Units N/A Year Built N/A Building Grade N/A Building Condition Average Finished Area (SF) N/A Number Rooms 0 # of 3/4 Baths 0	Foundation Type N/A Frame Type N/A Roof Structure N/A Roof Cover N/A Siding N/A Interior Walls N/A # of Bedrooms 0 # of 1/2 Baths 0	Flooring Type N/A Basement Floor N/A Heating Type N/A Heating Fuel N/A Air Conditioning 0% # of Bsmt Garages 0 # of Full Baths 0 # of Other Fixtures 0
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Legal Description

Narrative Description of Property

This property contains 0.918 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **C08-0138**
Prior Parcel ID **LOT-318 & -318A -736 OF 98**
Property Owner **LIBERTY LEDGE LLC**

Account Number

Mailing Address **ONE LIBERTY LEDGE**

Property Location **GREYSTONE LN**
Property Use **LAND**

City **SUDBURY**

Most Recent Sale Date **3/13/2017**

Legal Reference **1505-37**

Mailing State **MA** Zip **01776**

Grantor **DOWIE WILLIAM J TRUSTEE,**

ParcelZoning **RESA**

Sale Price **1**

Land Area **1.618 acres**

Current Property Assessment

Land Value **358,000**

Building Value **0**

Total Value **358,000**

Building Description

Building Style **N/A**
of Living Units **N/A**
Year Built **N/A**
Building Grade **N/A**
Building Condition **Average**
Finished Area (SF) **N/A**
Number Rooms **0**
of 3/4 Baths **0**

Foundation Type **N/A**
Frame Type **N/A**
Roof Structure **N/A**
Roof Cover **N/A**
Siding **N/A**
Interior Walls **N/A**
of Bedrooms **0**
of 1/2 Baths **0**

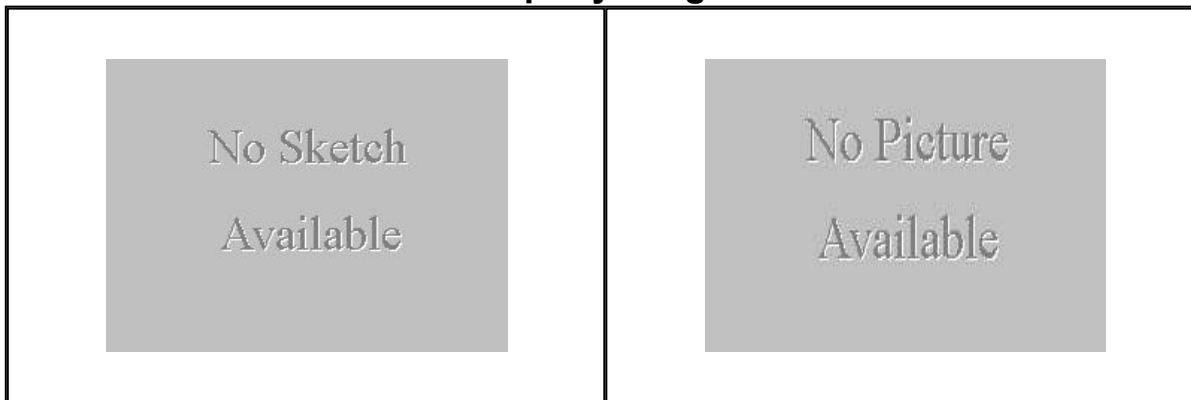
Flooring Type **N/A**
Basement Floor **N/A**
Heating Type **N/A**
Heating Fuel **N/A**
Air Conditioning **0%**
of Bsmt Garages **0**
of Full Baths **0**
of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 1.618 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **C08-0139**
Prior Parcel ID **LOT-319 -736 OF 98 -**
Property Owner **LIBERTY LEDGE LLC**

Account Number

Mailing Address **ONE LIBERTY LEDGE**

Property Location **LIBERTY LEDGE**
Property Use **LAND**

City **SUDBURY**

Most Recent Sale Date **3/13/2017**

Legal Reference **1505-37**

Mailing State **MA** Zip **01776**

Grantor **DOWIE WILLIAM J TRUSTEE,**

ParcelZoning **RESA**

Sale Price **1**

Land Area **0.918 acres**

Current Property Assessment

Land Value **344,000**

Building Value **0**

Total Value **344,000**

Building Description

Building Style **N/A**
of Living Units **N/A**
Year Built **N/A**
Building Grade **N/A**
Building Condition **Average**
Finished Area (SF) **N/A**
Number Rooms **0**
of 3/4 Baths **0**

Foundation Type **N/A**
Frame Type **N/A**
Roof Structure **N/A**
Roof Cover **N/A**
Siding **N/A**
Interior Walls **N/A**
of Bedrooms **0**
of 1/2 Baths **0**

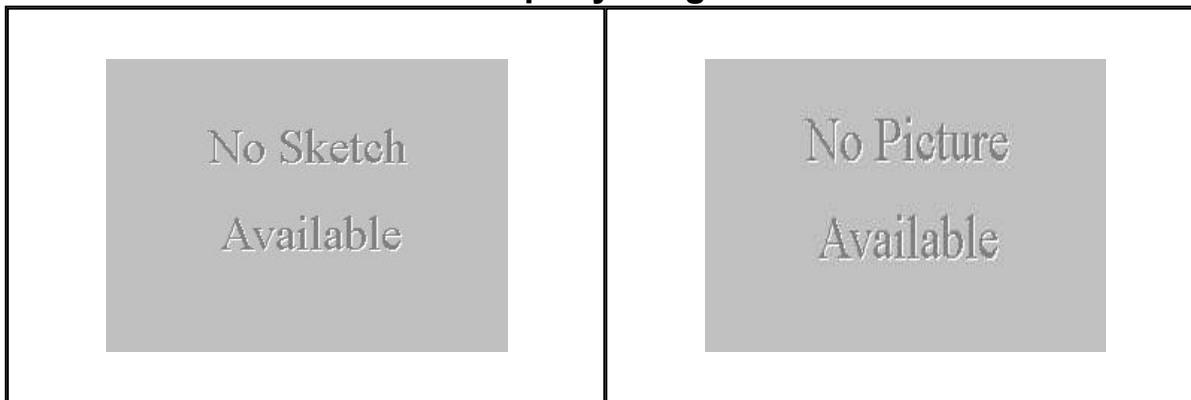
Flooring Type **N/A**
Basement Floor **N/A**
Heating Type **N/A**
Heating Fuel **N/A**
Air Conditioning **0%**
of Bsmt Garages **0**
of Full Baths **0**
of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 0.918 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **C08-0140**
Prior Parcel ID **LOT-320 -736 OF 98 -**
Property Owner **LIBERTY LEDGE LLC**

Account Number

Mailing Address **ONE LIBERTY LEDGE**

Property Location **LIBERTY LEDGE**
Property Use **LAND**

City **SUDBURY**

Most Recent Sale Date **3/13/2017**

Legal Reference **1505-37**

Mailing State **MA** Zip **01776**

Grantor **DOWIE WILLIAM J TRUSTEE,**

ParcelZoning **RESA**

Sale Price **1**

Land Area **1.118 acres**

Current Property Assessment

Land Value **348,000**

Building Value **0**

Total Value **348,000**

Building Description

Building Style **N/A**
of Living Units **N/A**
Year Built **N/A**
Building Grade **N/A**
Building Condition **Average**
Finished Area (SF) **N/A**
Number Rooms **0**
of 3/4 Baths **0**

Foundation Type **N/A**
Frame Type **N/A**
Roof Structure **N/A**
Roof Cover **N/A**
Siding **N/A**
Interior Walls **N/A**
of Bedrooms **0**
of 1/2 Baths **0**

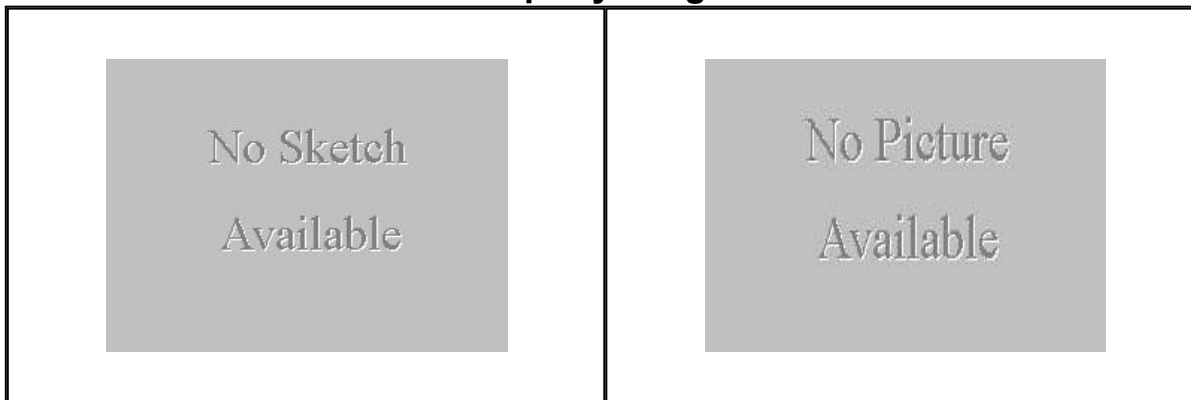
Flooring Type **N/A**
Basement Floor **N/A**
Heating Type **N/A**
Heating Fuel **N/A**
Air Conditioning **0%**
of Bsmt Garages **0**
of Full Baths **0**
of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 1.118 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **C08-0141**
 Prior Parcel ID **LOT-321 -736 OF 98 -**
 Property Owner **LIBERTY LEDGE LLC**
 Mailing Address **ONE LIBERTY LEDGE**
 City **SUDBURY**
 Mailing State **MA** Zip **01776**
 ParcelZoning **RESA**

Account Number
 Property Location **4 LIBERTY LEDGE**
 Property Use **ONE FAM**
 Most Recent Sale Date **3/13/2017**
 Legal Reference **1505-37**
 Grantor **DOWIE WILLIAM J TRUSTEE,**
 Sale Price **1**
 Land Area **1.008 acres**

Current Property Assessment

Land Value **345,800**

Building Value **113,100**

Total Value **458,900**

Building Description

Building Style **RANCH**
 # of Living Units **1**
 Year Built **1948**
 Building Grade **AVERAGE**
 Building Condition **Fair-Avg**
 Finished Area (SF) **1668**
 Number Rooms **5**
 # of 3/4 Baths **0**

Foundation Type **SLAB**
 Frame Type **WOODEN**
 Roof Structure **GABLE**
 Roof Cover **ASPHALT SH**
 Siding **BRICK**
 Interior Walls **N/A**
 # of Bedrooms **1**
 # of 1/2 Baths **0**

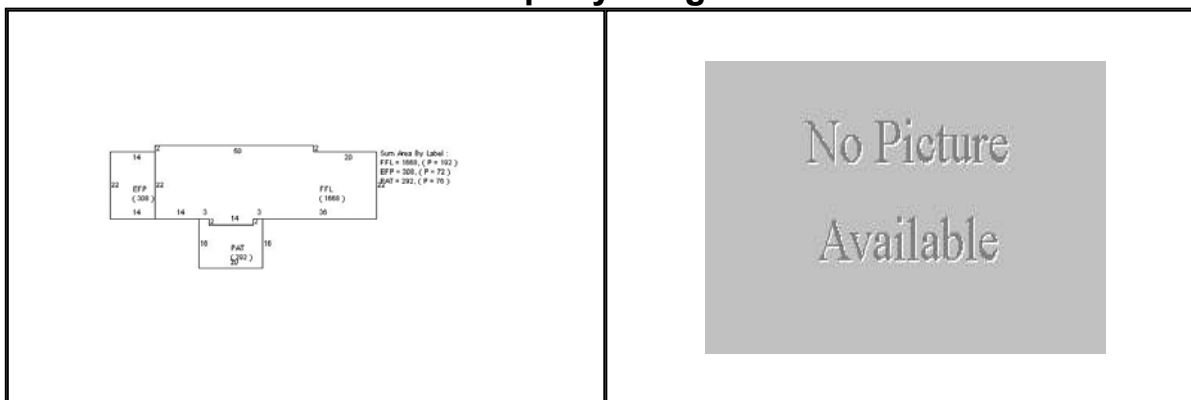
Flooring Type **N/A**
 Basement Floor **N/A**
 Heating Type **FORCED H/A**
 Heating Fuel **OIL**
 Air Conditioning **100%**
 # of Bsmt Garages **0**
 # of Full Baths **1**
 # of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 1.008 acres of land mainly classified as ONE FAM with a(n) RANCH style building, built about 1948 , having BRICK exterior and ASPHALT SH roof cover, with 1 unit(s), 5 room(s), 1 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

<p>Parcel ID C08-0142 Prior Parcel ID LOT-322 -736 OF 98- Property Owner LIBERTY LEDGE LLC</p> <p>Mailing Address ONE LIBERTY LEDGE</p> <p style="text-align: center;">City SUDBURY</p> <p>Mailing State MA Zip 01776</p> <p>ParcelZoning RESA</p>	<p>Account Number</p> <p>Property Location LIBERTY LEDGE Property Use LAND</p> <p>Most Recent Sale Date 3/13/2017 Legal Reference 1505-37 Grantor DOWIE WILLIAM J TRUSTEE,</p> <p>Sale Price 1 Land Area 0.927 acres</p>
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Current Property Assessment

Land Value **347,200**Building Value **0**Total Value **347,200**

Building Description

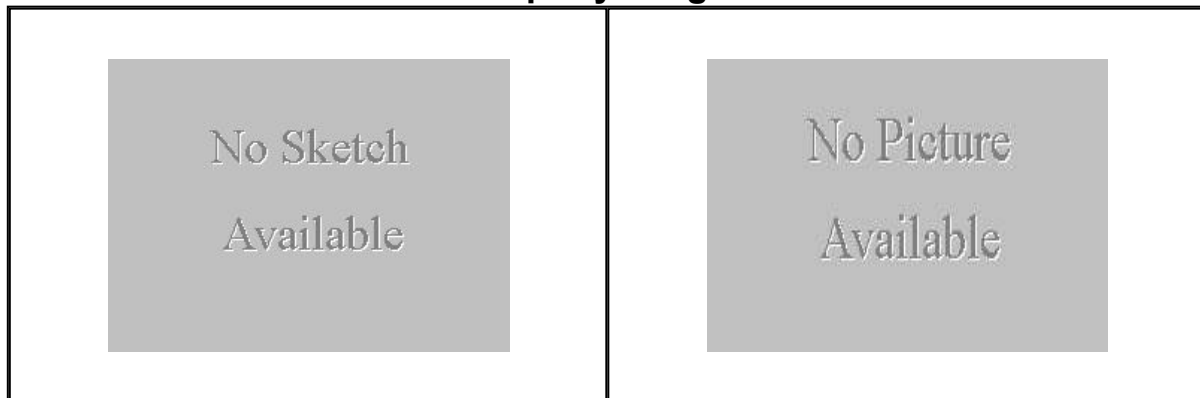
<p>Building Style N/A # of Living Units N/A Year Built N/A Building Grade N/A Building Condition Average Finished Area (SF) N/A Number Rooms 0 # of 3/4 Baths 0</p>	<p>Foundation Type N/A Frame Type N/A Roof Structure N/A Roof Cover N/A Siding N/A Interior Walls N/A # of Bedrooms 0 # of 1/2 Baths 0</p>	<p>Flooring Type N/A Basement Floor N/A Heating Type N/A Heating Fuel N/A Air Conditioning 0% # of Bsmt Garages 0 # of Full Baths 0 # of Other Fixtures 0</p>
--	---	--

Legal Description

Narrative Description of Property

This property contains 0.927 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **C08-0143**
Prior Parcel ID **LOT-323 -736 OF 98 -**
Property Owner **LIBERTY LEDGE LLC**

Account Number

Mailing Address **ONE LIBERTY LEDGE**

Property Location **1 LIBERTY LEDGE**

Property Use **ONE FAM**

Most Recent Sale Date **3/13/2017**

Legal Reference **1505-37**

Grantor **DOWIE WILLIAM J TRUSTEE,**

City **SUDBURY**

Mailing State **MA** Zip **01776**

Sale Price **1**

ParcelZoning **RESA**

Land Area **1.078 acres**

Current Property Assessment

Land Value **347,200**

Building Value **181,100**

Total Value **546,600**

Building Description

Building Style **RANCH**
of Living Units **1**
Year Built **1940**
Building Grade **AVERAGE(+)**
Building Condition **Good**
Finished Area (SF) **3122**
Number Rooms **7**
of 3/4 Baths **0**

Foundation Type **SLAB**
Frame Type **WOODEN**
Roof Structure **GABLE**
Roof Cover **ASPHALT SH**
Siding **VINYL**
Interior Walls **N/A**
of Bedrooms **2**
of 1/2 Baths **0**

Flooring Type **N/A**
Basement Floor **N/A**
Heating Type **STEAM**
Heating Fuel **OIL**
Air Conditioning **0%**
of Bsmt Garages **0**
of Full Baths **2**
of Other Fixtures **1**

Legal Description

Narrative Description of Property

This property contains 1.078 acres of land mainly classified as ONE FAM with a(n) RANCH style building, built about 1940 , having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 7 room(s), 2 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **C08-0144**
 Prior Parcel ID **LOT-308 -736 OF 98 -**
 Property Owner **LIBERTY LEDGE LLC**
 Mailing Address **ONE LIBERTY LEDGE**
 City **SUDBURY**
 Mailing State **MA** Zip **01776**
 ParcelZoning **RESA**

Account Number
 Property Location **LIBERTY LEDGE**
 Property Use **LAND**
 Most Recent Sale Date **3/13/2017**
 Legal Reference **1505-37**
 Grantor **DOWIE WILLIAM J TRUSTEE,**
 Sale Price **1**
 Land Area **0.938 acres**

Current Property Assessment

Land Value **344,400**

Building Value **0**

Total Value **344,400**

Building Description

Building Style **N/A**
 # of Living Units **N/A**
 Year Built **N/A**
 Building Grade **N/A**
 Building Condition **N/A**
 Finished Area (SF) **N/A**
 Number Rooms **0**
 # of 3/4 Baths **0**

Foundation Type **N/A**
 Frame Type **N/A**
 Roof Structure **N/A**
 Roof Cover **N/A**
 Siding **N/A**
 Interior Walls **N/A**
 # of Bedrooms **0**
 # of 1/2 Baths **0**

Flooring Type **N/A**
 Basement Floor **N/A**
 Heating Type **N/A**
 Heating Fuel **N/A**
 Air Conditioning **0%**
 # of Bsmt Garages **0**
 # of Full Baths **0**
 # of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 0.938 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **C08-0145**
Prior Parcel ID **LOT-309 -736 OF 98 -**
Property Owner **LIBERTY LEDGE LLC**

Account Number

Mailing Address **ONE LIBERTY LEDGE**

Property Location **GREYSTONE LN**
Property Use **LAND**

City **SUDBURY**

Most Recent Sale Date **3/13/2017**

Legal Reference **1505-37**

Mailing State **MA** Zip **01776**

Grantor **DOWIE WILLIAM J TRUSTEE,**

ParcelZoning **RESA**

Sale Price **1**

Land Area **0.919 acres**

Current Property Assessment

Land Value **344,200**

Building Value **0**

Total Value **344,200**

Building Description

Building Style **N/A**
of Living Units **N/A**
Year Built **N/A**
Building Grade **N/A**
Building Condition **Average**
Finished Area (SF) **N/A**
Number Rooms **0**
of 3/4 Baths **0**

Foundation Type **N/A**
Frame Type **N/A**
Roof Structure **N/A**
Roof Cover **N/A**
Siding **N/A**
Interior Walls **N/A**
of Bedrooms **0**
of 1/2 Baths **0**

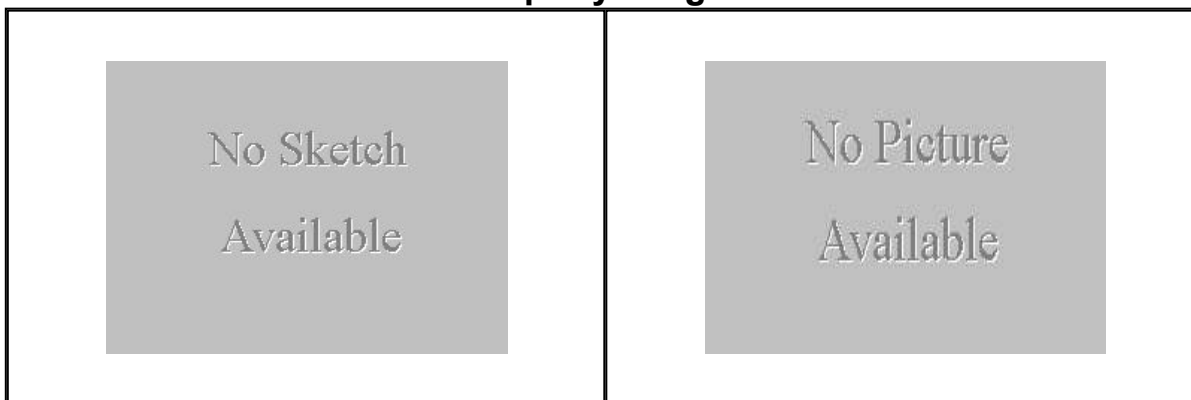
Flooring Type **N/A**
Basement Floor **N/A**
Heating Type **N/A**
Heating Fuel **N/A**
Air Conditioning **0%**
of Bsmt Garages **0**
of Full Baths **0**
of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 0.919 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **C08-0146**
 Prior Parcel ID **LOT-310 --**
 Property Owner **LIBERTY LEDGE LLC**
 Mailing Address **ONE LIBERTY LEDGE**
 City **SUDBURY**
 Mailing State **MA** Zip **01776**
 ParcelZoning **RESA**

Account Number
 Property Location **GREYSTONE LN**
 Property Use **LAND**
 Most Recent Sale Date **3/13/2017**
 Legal Reference **1505-37**
 Grantor **DOWIE WILLIAM J TRUSTEE,**
 Sale Price **1**
 Land Area **0.920 acres**

Current Property Assessment

Land Value **344,600**

Building Value **0**

Total Value **344,600**

Building Description

Building Style **N/A**
 # of Living Units **N/A**
 Year Built **N/A**
 Building Grade **N/A**
 Building Condition **Average**
 Finished Area (SF) **N/A**
 Number Rooms **0**
 # of 3/4 Baths **0**

Foundation Type **N/A**
 Frame Type **N/A**
 Roof Structure **N/A**
 Roof Cover **N/A**
 Siding **N/A**
 Interior Walls **N/A**
 # of Bedrooms **0**
 # of 1/2 Baths **0**

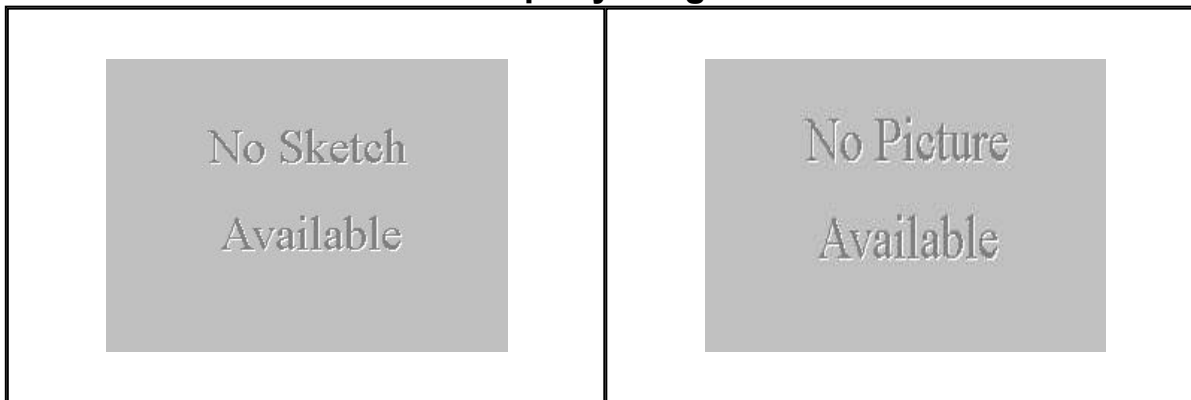
Flooring Type **N/A**
 Basement Floor **N/A**
 Heating Type **N/A**
 Heating Fuel **N/A**
 Air Conditioning **0%**
 # of Bsmt Garages **0**
 # of Full Baths **0**
 # of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 0.920 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **C08-0147**
 Prior Parcel ID **LOT-311 -736 OF 98 -**
 Property Owner **LIBERTY LEDGE LLC**
 Mailing Address **ONE LIBERTY LEDGE**
 City **SUDBURY**
 Mailing State **MA** Zip **01776**
 ParcelZoning **RESA**

Account Number
 Property Location **GREYSTONE LN**
 Property Use **LAND**
 Most Recent Sale Date **3/13/2017**
 Legal Reference **1505-37**
 Grantor **DOWIE WILLIAM J TRUSTEE,**
 Sale Price **1**
 Land Area **0.918 acres**

Current Property Assessment

Land Value **344,000**

Building Value **0**

Total Value **344,000**

Building Description

Building Style **N/A**
 # of Living Units **N/A**
 Year Built **N/A**
 Building Grade **N/A**
 Building Condition **Average**
 Finished Area (SF) **N/A**
 Number Rooms **0**
 # of 3/4 Baths **0**

Foundation Type **N/A**
 Frame Type **N/A**
 Roof Structure **N/A**
 Roof Cover **N/A**
 Siding **N/A**
 Interior Walls **N/A**
 # of Bedrooms **0**
 # of 1/2 Baths **0**

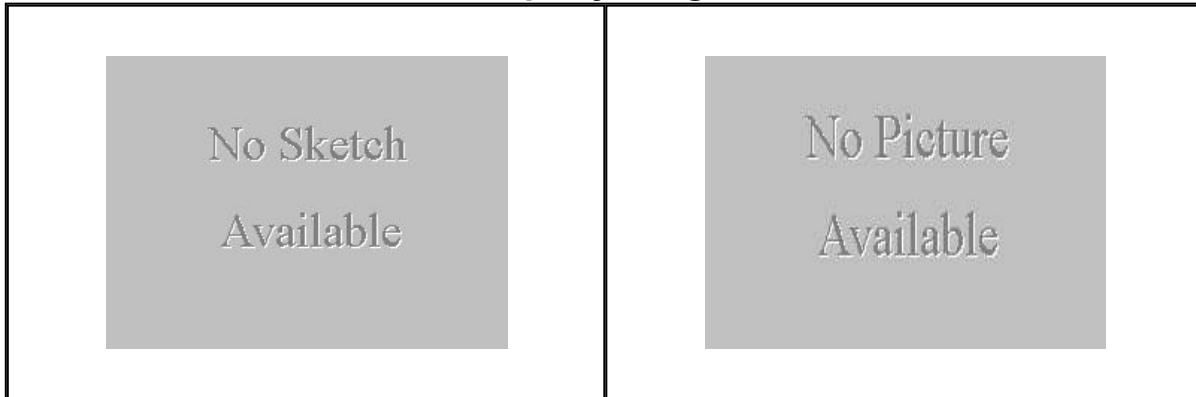
Flooring Type **N/A**
 Basement Floor **N/A**
 Heating Type **N/A**
 Heating Fuel **N/A**
 Air Conditioning **0%**
 # of Bsmt Garages **0**
 # of Full Baths **0**
 # of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 0.918 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **C08-0148**
 Prior Parcel ID **LOT-312 -736 OF 98 -**
 Property Owner **LIBERTY LEDGE LLC**
 Mailing Address **ONE LIBERTY LEDGE**
 City **SUDBURY**
 Mailing State **MA** Zip **01776**
 ParcelZoning **RESA**

Account Number
 Property Location **GREYSTONE LN**
 Property Use **LAND**
 Most Recent Sale Date **3/13/2017**
 Legal Reference **1505-37**
 Grantor **DOWIE WILLIAM J TRUSTEE,**
 Sale Price **1**
 Land Area **0.920 acres**

Current Property Assessment

Land Value **344,800**

Building Value **0**

Total Value **344,800**

Building Description

Building Style **N/A**
 # of Living Units **N/A**
 Year Built **N/A**
 Building Grade **N/A**
 Building Condition **Average**
 Finished Area (SF) **N/A**
 Number Rooms **0**
 # of 3/4 Baths **0**

Foundation Type **N/A**
 Frame Type **N/A**
 Roof Structure **N/A**
 Roof Cover **N/A**
 Siding **N/A**
 Interior Walls **N/A**
 # of Bedrooms **0**
 # of 1/2 Baths **0**

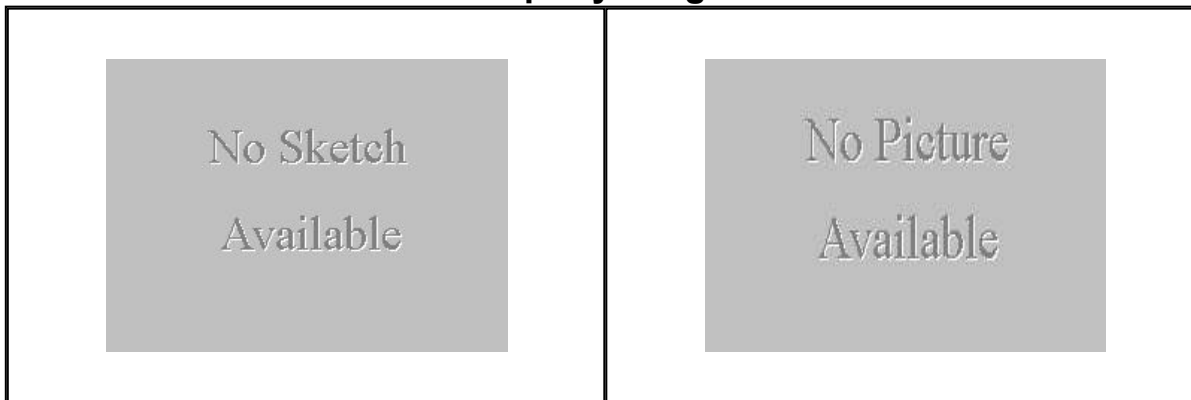
Flooring Type **N/A**
 Basement Floor **N/A**
 Heating Type **N/A**
 Heating Fuel **N/A**
 Air Conditioning **0%**
 # of Bsmt Garages **0**
 # of Full Baths **0**
 # of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 0.920 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID C08-0149 Prior Parcel ID LOT-313 -736 OF 98 - Property Owner LIBERTY LEDGE LLC Mailing Address ONE LIBERTY LEDGE City SUDBURY Mailing State MA Zip 01776 ParcelZoning RESA	Account Number Property Location GREYSTONE LN Property Use LAND Most Recent Sale Date 3/13/2017 Legal Reference 1505-37 Grantor DOWIE WILLIAM J TRUSTEE, Sale Price 1 Land Area 0.928 acres
--	---

Current Property Assessment

Land Value **344,200**Building Value **0**Total Value **344,200**

Building Description

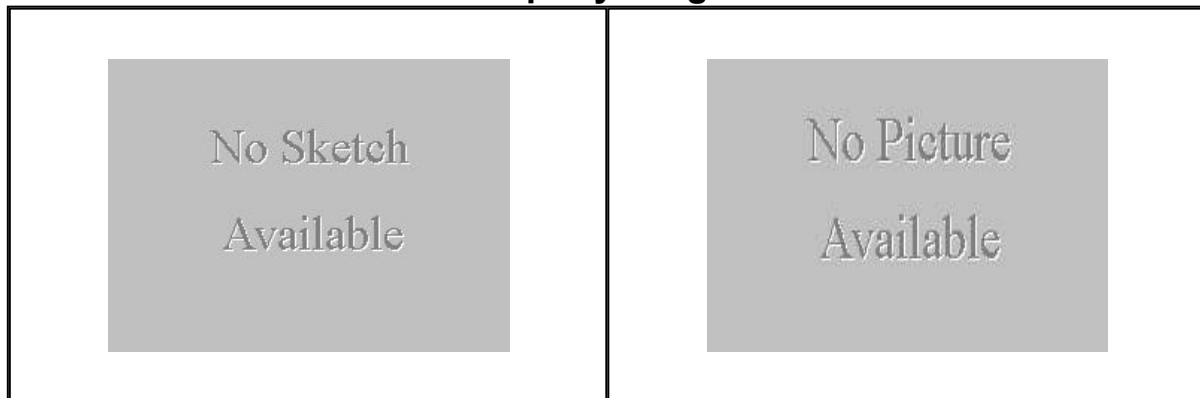
Building Style N/A # of Living Units N/A Year Built N/A Building Grade N/A Building Condition Average Finished Area (SF) N/A Number Rooms 0 # of 3/4 Baths 0	Foundation Type N/A Frame Type N/A Roof Structure N/A Roof Cover N/A Siding N/A Interior Walls N/A # of Bedrooms 0 # of 1/2 Baths 0	Flooring Type N/A Basement Floor N/A Heating Type N/A Heating Fuel N/A Air Conditioning 0% # of Bsmt Garages 0 # of Full Baths 0 # of Other Fixtures 0
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Legal Description

Narrative Description of Property

This property contains 0.928 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **C08-0150**
 Prior Parcel ID **LOT-314 -736 OF 98 -**
 Property Owner **LIBERTY LEDGE LLC**
 Mailing Address **ONE LIBERTY LEDGE**
 City **SUDBURY**
 Mailing State **MA** Zip **01776**
 ParcelZoning **RESA**

Account Number
 Property Location **GREYSTONE LN**
 Property Use **LAND**
 Most Recent Sale Date **3/13/2017**
 Legal Reference **1505-37**
 Grantor **DOWIE WILLIAM J TRUSTEE,**
 Sale Price **1**
 Land Area **0.920 acres**

Current Property Assessment

Land Value **344,100**

Building Value **0**

Total Value **344,100**

Building Description

Building Style **N/A**
 # of Living Units **N/A**
 Year Built **N/A**
 Building Grade **N/A**
 Building Condition **Average**
 Finished Area (SF) **N/A**
 Number Rooms **0**
 # of 3/4 Baths **0**

Foundation Type **N/A**
 Frame Type **N/A**
 Roof Structure **N/A**
 Roof Cover **N/A**
 Siding **N/A**
 Interior Walls **N/A**
 # of Bedrooms **0**
 # of 1/2 Baths **0**

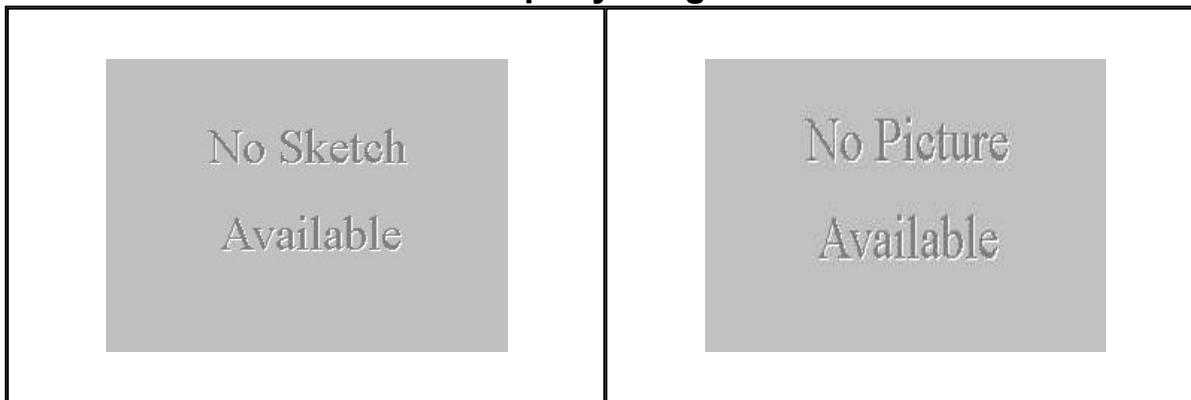
Flooring Type **N/A**
 Basement Floor **N/A**
 Heating Type **N/A**
 Heating Fuel **N/A**
 Air Conditioning **0%**
 # of Bsmt Garages **0**
 # of Full Baths **0**
 # of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 0.920 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID C08-0151	Account Number
Prior Parcel ID LOT-315 -736 OF 98 -	Property Location BITTERSWEET CIR
Property Owner LIBERTY LEDGE LLC	Property Use LAND
Mailing Address ONE LIBERTY LEDGE	Most Recent Sale Date 3/3/2017
City SUDBURY	Legal Reference 69003-79
Mailing State MA Zip 01776	Grantor DOWIE WILLIAM J TRUSTEE,
ParcelZoning RESA	Sale Price 1
	Land Area 0.920 acres

Current Property Assessment

Land Value **344,500**Building Value **0**Total Value **344,500**

Building Description

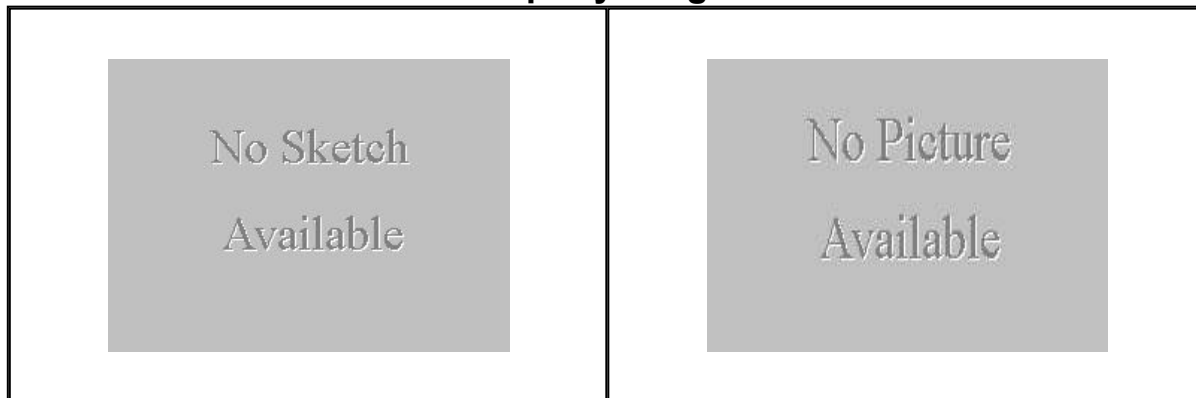
Building Style N/A	Foundation Type N/A	Flooring Type N/A
# of Living Units N/A	Frame Type N/A	Basement Floor N/A
Year Built N/A	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition Average	Siding N/A	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.920 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **C08-0152**
 Prior Parcel ID **LOT-316 -736 OF 98 -**
 Property Owner **LIBERTY LEDGE LLC**
 Mailing Address **ONE LIBERTY LEDGE**
 City **SUDBURY**
 Mailing State **MA** Zip **01776**
 ParcelZoning **RESA**

Account Number
 Property Location **BITTERSWEET CIR**
 Property Use **LAND**
 Most Recent Sale Date **3/13/2017**
 Legal Reference **69003-79**
 Grantor **DOWIE WILLIAM J TRUSTEE,**
 Sale Price **1**
 Land Area **0.935 acres**

Current Property Assessment

Land Value **344,300**Building Value **0**Total Value **344,300**

Building Description

Building Style **N/A**
 # of Living Units **N/A**
 Year Built **N/A**
 Building Grade **N/A**
 Building Condition **Average**
 Finished Area (SF) **N/A**
 Number Rooms **0**
 # of 3/4 Baths **0**

Foundation Type **N/A**
 Frame Type **N/A**
 Roof Structure **N/A**
 Roof Cover **N/A**
 Siding **N/A**
 Interior Walls **N/A**
 # of Bedrooms **0**
 # of 1/2 Baths **0**

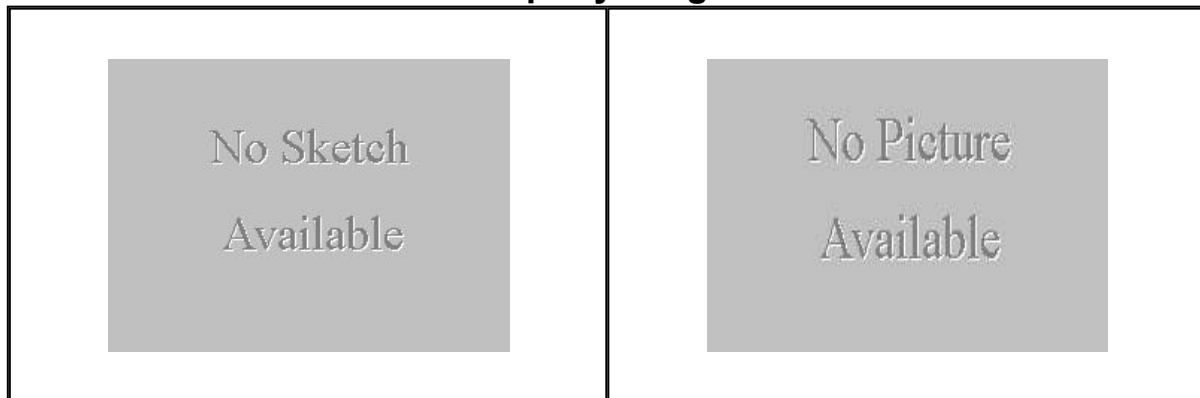
Flooring Type **N/A**
 Basement Floor **N/A**
 Heating Type **N/A**
 Heating Fuel **N/A**
 Air Conditioning **0%**
 # of Bsmt Garages **0**
 # of Full Baths **0**
 # of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 0.935 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID C08-0154	Account Number
Prior Parcel ID LOT-317 & -317A 736-OF 98	Property Location BITTERSWEET CIR
Property Owner LIBERTY LEDGE LLC	Property Use LAND
Mailing Address ONE LIBERTY LEDGE	Most Recent Sale Date 3/13/2017
City SUDBURY	Legal Reference 1505-37
Mailing State MA Zip 01776	Grantor DOWIE WILLIAM J TRUSTEE,
ParcelZoning RESA	Sale Price 1
	Land Area 1.038 acres

Current Property Assessment

Land Value 346,400	Building Value 0	Total Value 346,400
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Building Description

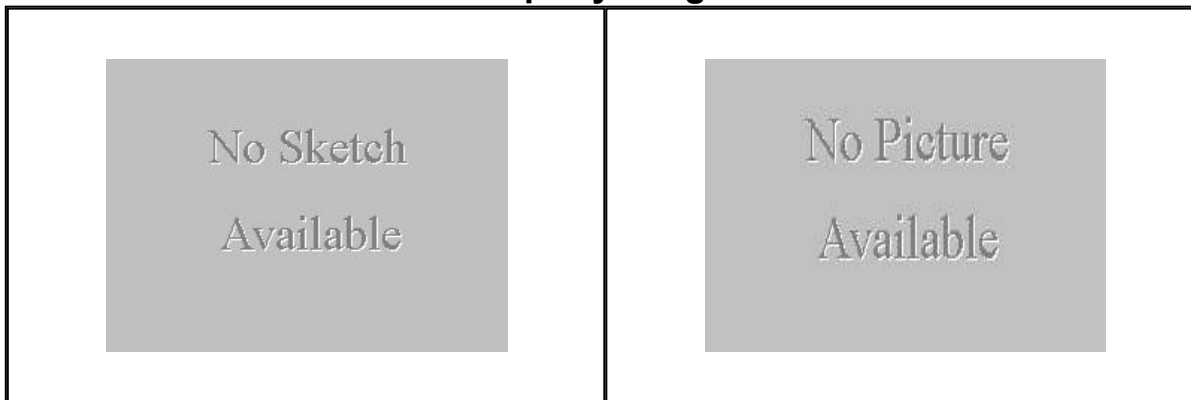
Building Style N/A	Foundation Type N/A	Flooring Type N/A
# of Living Units N/A	Frame Type N/A	Basement Floor N/A
Year Built N/A	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition Average	Siding N/A	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 1.038 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

<p>Parcel ID C08-0163 Prior Parcel ID LOT-163 -736 OF 98 - Property Owner LIBERTY LEDGE LLC</p> <p>Mailing Address ONE LIBERTY LEDGE</p> <p style="text-align: center;">City SUDBURY</p> <p>Mailing State MA Zip 01776</p> <p>ParcelZoning RESA</p>	<p>Account Number</p> <p>Property Location 6 LIBERTY LEDGE Property Use LAND</p> <p>Most Recent Sale Date 3/13/2017 Legal Reference 1505-37 Grantor DOWIE WILLIAM J TRUSTEE,</p> <p>Sale Price 1 Land Area 0.925 acres</p>
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Current Property Assessment

Land Value **346,500**Building Value **0**Total Value **346,500**

Building Description

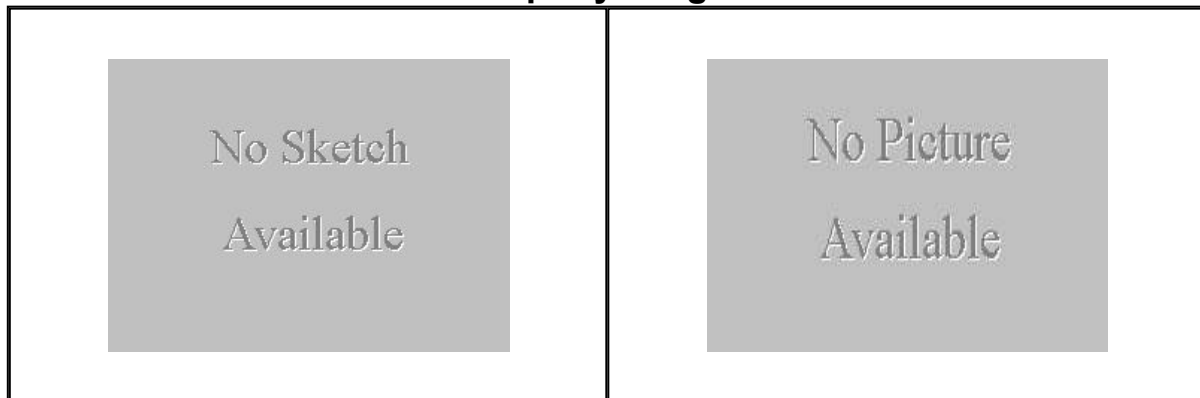
<p>Building Style N/A # of Living Units N/A Year Built N/A Building Grade N/A Building Condition Average Finished Area (SF) N/A Number Rooms 0 # of 3/4 Baths 0</p>	<p>Foundation Type N/A Frame Type N/A Roof Structure N/A Roof Cover N/A Siding N/A Interior Walls N/A # of Bedrooms 0 # of 1/2 Baths 0</p>	<p>Flooring Type N/A Basement Floor N/A Heating Type N/A Heating Fuel N/A Air Conditioning 0% # of Bsmt Garages 0 # of Full Baths 0 # of Other Fixtures 0</p>
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Legal Description

Narrative Description of Property

This property contains 0.925 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

<p>Parcel ID C08-0164 Prior Parcel ID LOT-302 -736 OF 98 - Property Owner LIBERTY LEDGE LLC</p> <p>Mailing Address ONE LIBERTY LEDGE</p> <p>City SUDBURY Mailing State MA Zip 01776 ParcelZoning RESA</p>	<p>Account Number</p> <p>Property Location LIBERTY LEDGE Property Use LAND Most Recent Sale Date 3/13/2017 Legal Reference 1505-37 Grantor DOWIE WILLIAM J TRUSTEE, Sale Price 1 Land Area 0.920 acres</p>
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Current Property Assessment

Land Value 344,700	Building Value 0	Total Value 344,700
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Building Description

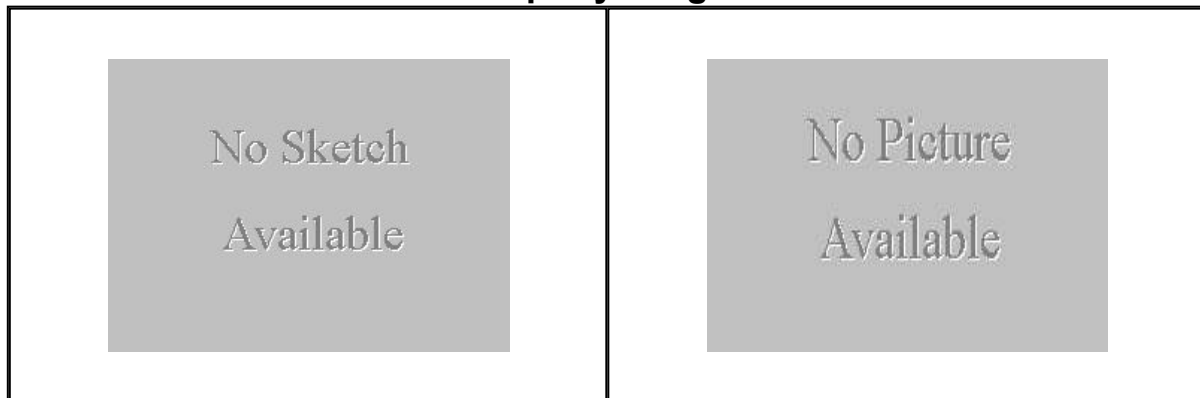
<p>Building Style N/A # of Living Units N/A Year Built N/A Building Grade N/A Building Condition Average Finished Area (SF) N/A Number Rooms 0 # of 3/4 Baths 0</p>	<p>Foundation Type N/A Frame Type N/A Roof Structure N/A Roof Cover N/A Siding N/A Interior Walls N/A # of Bedrooms 0 # of 1/2 Baths 0</p>	<p>Flooring Type N/A Basement Floor N/A Heating Type N/A Heating Fuel N/A Air Conditioning 0% # of Bsmt Garages 0 # of Full Baths 0 # of Other Fixtures 0</p>
--	---	--

Legal Description

Narrative Description of Property

This property contains 0.920 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **C08-0502**
Prior Parcel ID **LOT-3B -PLAN 377 -OF 96**
Property Owner **LIBERTY LEDGE LLC**

Account Number

Mailing Address **ONE LIBERTY LEDGE**

Property Location **LIBERTY LEDGE**
Property Use **UNDEV**

City **SUDBURY**

Most Recent Sale Date **3/13/2017**

Legal Reference **69003-78**

Mailing State **MA** Zip **01776**

Grantor **DOWIE WILLIAM J TRUSTEE,**

ParcelZoning **RESA**

Sale Price **1**

Land Area **1.060 acres**

Current Property Assessment

Land Value **21,200**

Building Value **0**

Total Value **21,200**

Building Description

Building Style **N/A**
of Living Units **N/A**
Year Built **N/A**
Building Grade **N/A**
Building Condition **N/A**
Finished Area (SF) **N/A**
Number Rooms **0**
of 3/4 Baths **0**

Foundation Type **N/A**
Frame Type **N/A**
Roof Structure **N/A**
Roof Cover **N/A**
Siding **N/A**
Interior Walls **N/A**
of Bedrooms **0**
of 1/2 Baths **0**

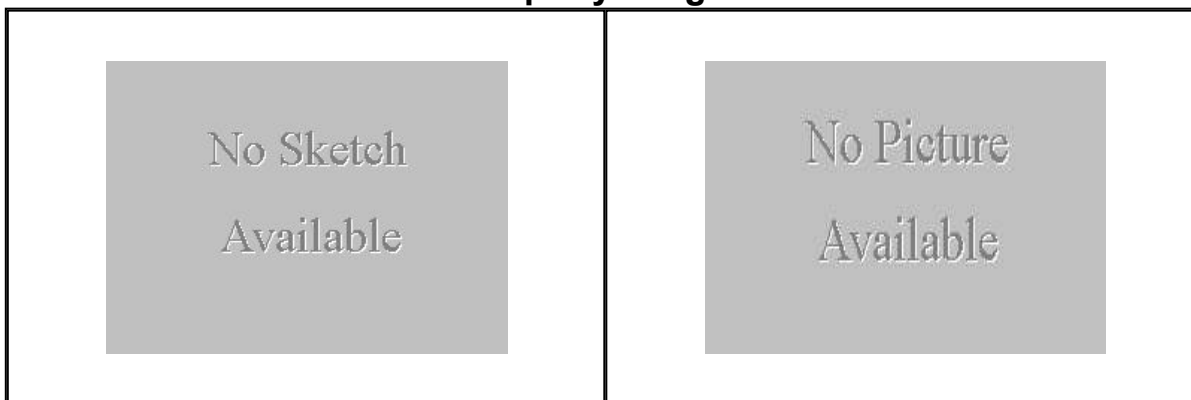
Flooring Type **N/A**
Basement Floor **N/A**
Heating Type **N/A**
Heating Fuel **N/A**
Air Conditioning **0%**
of Bsmt Garages **0**
of Full Baths **0**
of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 1.060 acres of land mainly classified as UNDEV with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **C09-0112**
 Prior Parcel ID **LOT-324 -736 OF 98 -**
 Property Owner **LIBERTY LEDGE LLC**
 Mailing Address **ONE LIBERTY LEDGE**
 City **SUDBURY**
 Mailing State **MA** Zip **01776**
 ParcelZoning **RESA**

Account Number
 Property Location **213 HAYNES RD**
 Property Use **ONE FAM**
 Most Recent Sale Date **3/13/2017**
 Legal Reference **1505-37**
 Grantor **DOWIE WILLIAM J TRUSTEE,**
 Sale Price **1**
 Land Area **0.938 acres**

Current Property Assessment

Land Value **344,400**

Building Value **98,700**

Total Value **443,100**

Building Description

Building Style **CAPE**
 # of Living Units **1**
 Year Built **1955**
 Building Grade **FAIR**
 Building Condition **Fair**
 Finished Area (SF) **1859**
 Number Rooms **0**
 # of 3/4 Baths **1**

Foundation Type **CONCRETE**
 Frame Type **WOODEN**
 Roof Structure **GABLE**
 Roof Cover **ASPHALT SH**
 Siding **WOOD SHING**
 Interior Walls **N/A**
 # of Bedrooms **0**
 # of 1/2 Baths **0**

Flooring Type **N/A**
 Basement Floor **N/A**
 Heating Type **STEAM**
 Heating Fuel **OIL**
 Air Conditioning **0%**
 # of Bsmt Garages **0**
 # of Full Baths **1**
 # of Other Fixtures **1**

Legal Description

FOR FY10 LOT 324 IS CHANGED TO 213 HAYNES RD.

Narrative Description of Property

This property contains 0.938 acres of land mainly classified as ONE FAM with a(n) CAPE style building, built about 1955 , having WOOD SHING exterior and ASPHALT SH roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **C09-0165**
Prior Parcel ID **LOT-301 -736 OF 98 -**
Property Owner **LIBERTY LEDGE LLC**

Account Number

Mailing Address **ONE LIBERTY LEDGE**

Property Location **LIBERTY LEDGE**
Property Use **LAND**
Most Recent Sale Date **3/13/2017**
Legal Reference **69003-79**
Grantor **DOWIE WILLIAM J TRUSTEE,**

City **SUDBURY**
Mailing State **MA** Zip **01776**
ParcelZoning **RESA**

Sale Price **1**
Land Area **0.923 acres**

Current Property Assessment

Land Value **345,800**

Building Value **0**

Total Value **345,800**

Building Description

Building Style **N/A**
of Living Units **N/A**
Year Built **N/A**
Building Grade **N/A**
Building Condition **Average**
Finished Area (SF) **N/A**
Number Rooms **0**
of 3/4 Baths **0**

Foundation Type **N/A**
Frame Type **N/A**
Roof Structure **N/A**
Roof Cover **N/A**
Siding **N/A**
Interior Walls **N/A**
of Bedrooms **0**
of 1/2 Baths **0**

Flooring Type **N/A**
Basement Floor **N/A**
Heating Type **N/A**
Heating Fuel **N/A**
Air Conditioning **0%**
of Bsmt Garages **0**
of Full Baths **0**
of Other Fixtures **0**

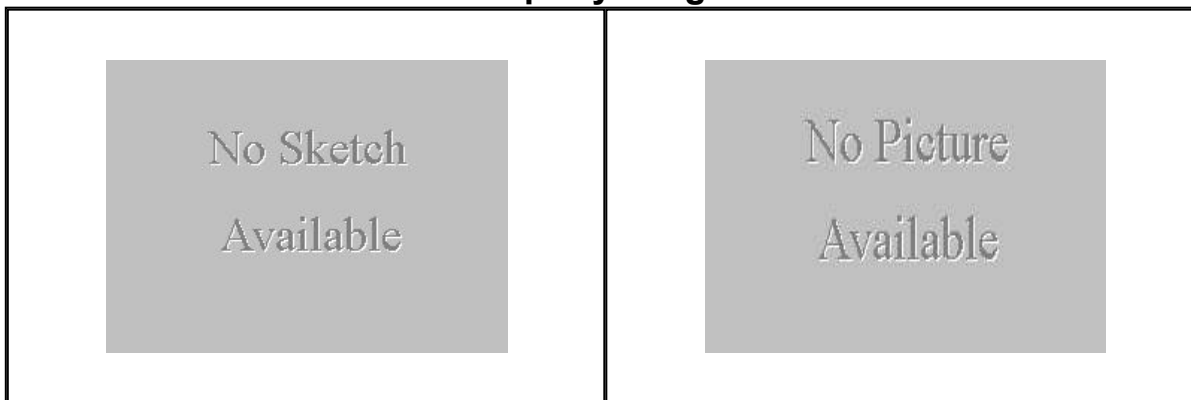
Legal Description

FY10 LOT 301 CHANGED FROM HAYNES RD TO LIBERTY LEDGE

Narrative Description of Property

This property contains 0.923 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID **D08-0523**
 Prior Parcel ID **LOT-334 -736 OF 98 -**
 Property Owner **LIBERTY LEDGE LLC**
 Mailing Address **ONE LIBERTY LEDGE**
 City **SUDBURY**
 Mailing State **MA** Zip **01776**
 ParcelZoning **RESA**

Account Number
 Property Location **GREYSTONE LN**
 Property Use **LAND**
 Most Recent Sale Date **3/13/2017**
 Legal Reference **69003-79**
 Grantor **DOWIE WILLIAM J TRUSTEE,**
 Sale Price **1**
 Land Area **1.448 acres**

Current Property Assessment

Land Value **354,600**

Building Value **0**

Total Value **354,600**

Building Description

Building Style **N/A**
 # of Living Units **N/A**
 Year Built **N/A**
 Building Grade **N/A**
 Building Condition **Average**
 Finished Area (SF) **N/A**
 Number Rooms **0**
 # of 3/4 Baths **0**

Foundation Type **N/A**
 Frame Type **N/A**
 Roof Structure **N/A**
 Roof Cover **N/A**
 Siding **N/A**
 Interior Walls **N/A**
 # of Bedrooms **0**
 # of 1/2 Baths **0**

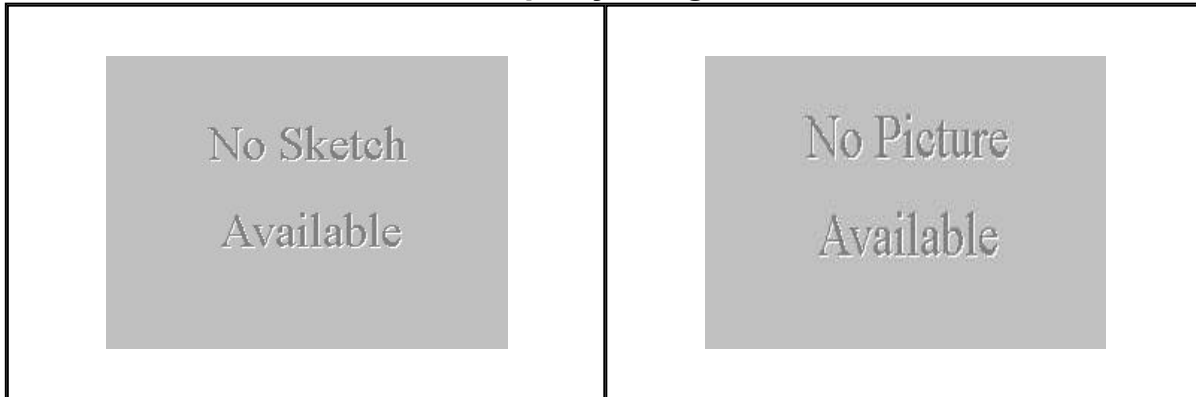
Flooring Type **N/A**
 Basement Floor **N/A**
 Heating Type **N/A**
 Heating Fuel **N/A**
 Air Conditioning **0%**
 # of Bsmt Garages **0**
 # of Full Baths **0**
 # of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 1.448 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Sudbury, MA

General Property Data

Parcel ID D08-0524	Account Number
Prior Parcel ID LOT-335 -736 OF 98 -	Property Location JULIAN'S WAY
Property Owner LIBERTY LEDGE LLC	Property Use LAND
Mailing Address ONE LIBERTY LEDGE	Most Recent Sale Date 3/13/2017
City SUDBURY	Legal Reference 69003-78
Mailing State MA Zip 01776	Grantor DOWIE WILLIAM J TRUSTEE,
ParcelZoning RESA	Sale Price 1
	Land Area 1.438 acres

Current Property Assessment

Land Value 354,400	Building Value 0	Total Value 354,400
---------------------------	-------------------------	----------------------------

Building Description

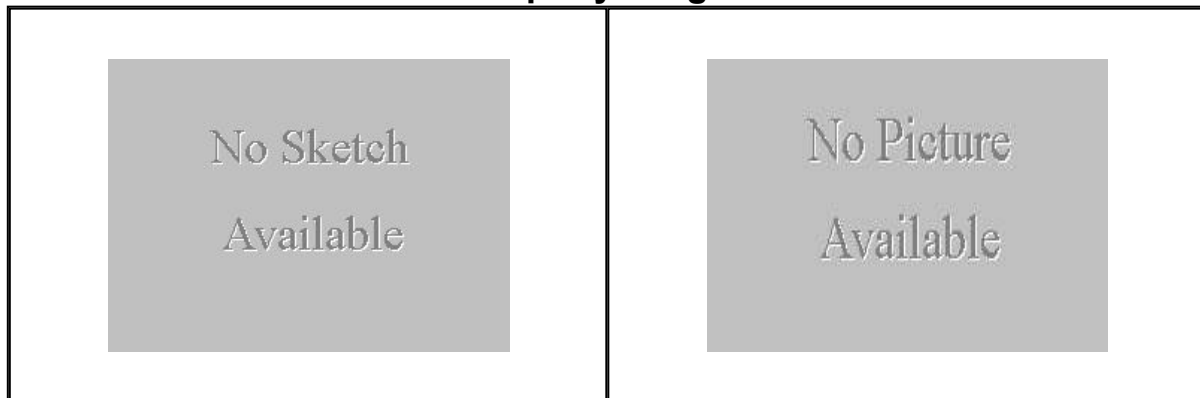
Building Style N/A	Foundation Type N/A	Flooring Type N/A
# of Living Units N/A	Frame Type N/A	Basement Floor N/A
Year Built N/A	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition Average	Siding N/A	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 1.438 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

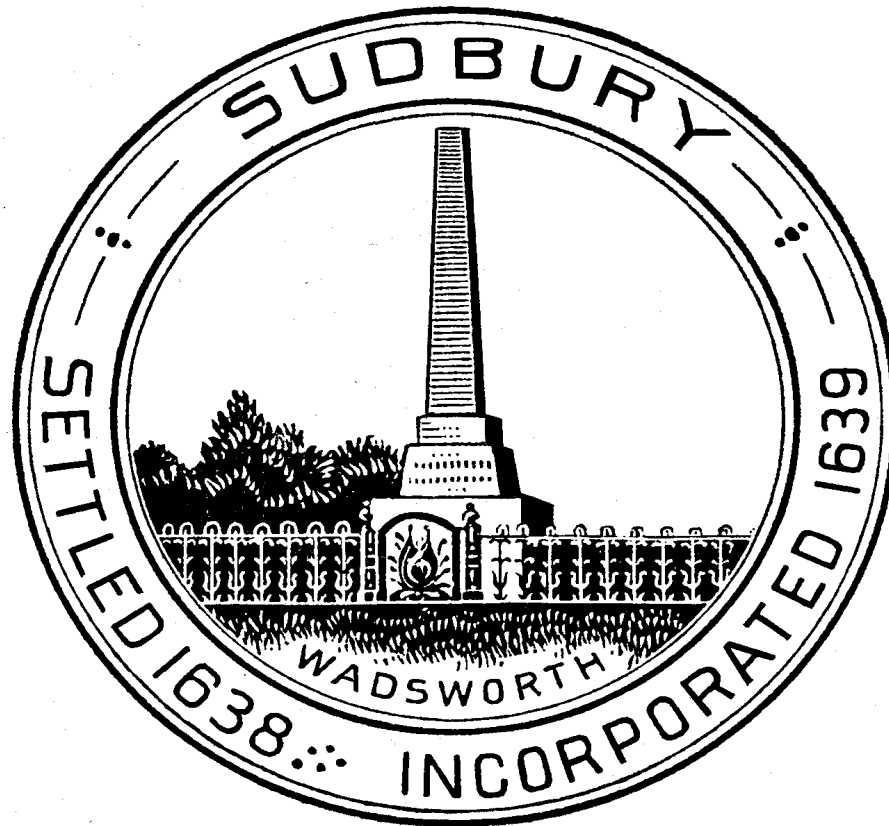
Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Zoning Bylaw Excerpts

ZONING BYLAW ARTICLE IX 2014



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MASSACHUSETTS

TOWN OF SUDBURY
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D I S T R I C T S

PRINCIPAL USE	A-RES	C-RES	WI	BD	LBD	VBD ⁱ	ID	LID	IP	RD
A. RESIDENTIAL										
1. Single-family dwelling	Y	Y	Y	N	ZBA	Y	N	N	N	N
2. Residential apartments on second and/or third floors, above ground level business uses	N	N	N	N	N	Y	N	N	N	N
3. Boarding house	ZBA	ZBA	ZBA	N	ZBA	ZBA	N	N	N	N
4. Cluster Development (Section 5100)	PB	PB	PB	N	N	N	N	N	N	N
5. Flexible Development (Section 5200)	PB	PB	PB	N	N	N	N	N	N	N
6. Senior Residential Community (Section 5300)	PB	PB	PB	N	PB	PB	N	N	N	PB
7. Incentive Senior Development (Section 5400)	PB	PB	N	N	PB	PB	N	N	N	PB
8. Residential care facility	N	N	N	N	N	N	N	N	N	Y

A-RES = A-Residential

C-RES=C-Residential

WI=Wayside Inn Historic Preservation Zone

BD=Business District

LBD=Limited Business District

VBD=Village Business District

ID=Industrial District

LID=Limited Industrial District

IP= Industrial Park District

RD=Research District

Y=Permitted Use

N=Prohibited Use

ZBA=Use Requires a Special Permit by the Zoning Board of Appeals

BOS=Use Requires a Special Permit by the Board of Selectmen

PB=Use Requires a Special Permit by the Planning Board

PRINCIPAL USE	A-RES	C-RES	WI	BD	LBD	VBD ⁱ	ID	LID	IP	RD
B. EXEMPT AND INSTITUTIONAL USES										
1. Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. Use of land or structures for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3. Family day care	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. Child care facility (in existing building)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5. Child care facility (not defined in M.G.L., Chapter 28A, section 9)	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA
6. Use of land for the primary purpose of agriculture, horticulture, floriculture, or in accordance with M.G.L. c. 40A, s.3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7. Facilities for the sale of produce, and wine and dairy products, provided that during the months of June, July, August, and September of every year, or during the harvest season of the primary crop, the majority of such products sale, based on either gross sales dollars or volume, have been produced by the owner of the land containing more than five acres in area on which the facility is located	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
8. Municipal purposes	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
9. Essential services	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA
C. COMMERCIAL										
1. Agricultural use, nonexempt	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

PRINCIPAL USE	A-RES	C-RES	WI	BD	LBD	VBD ⁱ	ID	LID	IP	RD
2. Educational use, nonexempt	N	N	N	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA
3. Farm stand, nonexempt	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. Animal clinic or hospital	N	N	N	BOS	N	N	BOS	N	N	N
5. Kennel	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA
6. Nursing or convalescent home and assisted care facility	ZBA ⁱⁱ	ZBA ⁱⁱ	ZBA ⁱⁱ	N	ZBA ⁱⁱ	ZBA ⁱⁱ	N	N	N	Y
7. Funeral home	N	N	N	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA
8. Adult day care facility	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA
9. Bed and Breakfast	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA
10. Motel or hotel	N	N	N	ZBA	N	Y ⁱⁱⁱ	ZBA	N	N	N
11. Retail stores and services not elsewhere set forth	N	N	N	Y	Y	Y	Y	Y	N	N
12. Motor vehicle sales and rental	N	N	N	ZBA	N	N	ZBA	N	N	N
13. Motor vehicle general and body repair	N	N	N	ZBA	N	N	ZBA	N	N	N
14. Motor vehicle light service	N	N	N	ZBA	N	N	ZBA	N	N	N
15. Personal service establishment	N	N	N	Y	Y	Y	N	N	N	N
16. Restaurant	N	N	N	Y	Y	Y	Y	N	N	N
17. Business or professional office	N	N	N	Y	Y	Y	Y	Y	Y	Y
18. Medical center or clinic	ZBA	ZBA	ZBA	N	ZBA	ZBA	N	N	N	Y
19. Bank, financial agency	N	N	N	Y	Y	Y	Y	Y	Y	Y

PRINCIPAL USE	A-RES	C-RES	WI	BD	LBD	VBD ⁱ	ID	LID	IP	RD
20. ATMs, kiosks and similarly sized service booths and detached structures ^{iv}	N	N	N	N	N	N	N	N	N	N
21. Drive-in establishments regularly dispensing merchandise or money from inside a building to persons outside but excluding the dispensing of food or drink	N	N	N	Y	N	N	N	N	N	N
22. Indoor commercial recreation	N	N	N	ZBA	N	Y	ZBA	ZBA	N	N
23. Outdoor commercial recreation	N	N	N	N	N	N	ZBA	Y	N	N
24. Club or lodge, private	N	N	N	Y	Y	Y	Y	Y	N	N
25. Major commercial project	N	N	N	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA
26. Pools, Private (reference section 2325)	Y	Y	Y	N	ZBA	Y	N	N	N	N
27. Pools, Public or semi-public (reference section 2325)	ZBA	ZBA	ZBA	N	ZBA	ZBA	N	N	N	N
28. Medical Marijuana Treatment Center	N	N	N	N	N	N	SP*	SP*	N	N
D. INDUSTRIAL										
1. Light manufacturing	N	N	N	Y ^v	Y ^v	Y ^v	Y	Y	Y	Y ^{vi}
2. Laboratory for research and development	N	N	N	Y	N	N	N	Y	Y	Y ^{vi}
3. Wholesale, warehouse, self-storage, mini-warehouse or distribution facility	N	N	N	N	N	N	Y	Y	Y	N
4. Manufacturing	N	N	N	N	N	N	Y	Y	Y	Y ^{vi}
5. Wholesale or retail lumber yard	N	N	N	N	N	N	Y	ZBA	N	N

ⁱ. Any single occupancy of more than 10,000 square feet of building area, exclusive of basement or attic storage space shall not be permitted in the Village Business District.

ii. Provided that: (1) such use is on a parcel with a minimum size of 5 acres; (2) the facility can comply with minimum setbacks of 50 feet from front yard and 50 feet from the side and rear yard property lines; (3) if abutting a residential use, the facility must comply with a minimum 100 foot setback on any side abutting such use; (4) wastewater disposal shall only be by means of an on-site subsurface system complying with the requirements of Title 5, 310 CMR 15.000.

iii. Hotels shall have a maximum of ten guest rooms.

iv. Located, at their closest point, more than ten feet from an exterior wall of a lawful existing building, the sole purpose of which is to dispense or provide products, service or entertainment, including, but not limited to financial information or transaction services.

v. Incidental to and usual in connection with any permitted uses on the same premises, provided that the major portion of the products are sold at retail on the premises and that not more than 1,000 square feet of floor area per establishment are used for such manufacturing.

vi. Only as incidental to research, development or engineering work.

*Medical Marijuana Treatment Centers shall only be allowed in ID-2, ID-4, ID-6 and LID-1.

SECTION 2600 APPENDIX B - TABLE OF DIMENSIONAL REQUIREMENTS:

(also see sections 2326, 2327, 2630 and 2640 for exceptions and other requirements)

RD4/2/2002

A,C,WI 4/9/2003

4/11/2005 Ctr.Setback

DISTRICT	Minimum lot area (sq. ft.)	Min. lot frontage (ft.)	Min. front yard (ft.)	Min. side yard (ft.)	Min. rear yard (ft.)	Min. Street Centerline Setback (ft.)	Min. Side or Rear Setback from Residence Zone (ft.)	Max. height (# stories)	Max. height (ft.)	Max. Building Coverage (% of lot) ¹
A-RES	40,000	180	40	20	30	-	-	2.5	35	40
C-RES	60,000	210	40	20	30	-	-	2.5	35	40
WI	5 acres	210	40	20	30	-	-	2.5	35	40
BD	-	50	20 ³	5 ²	-	-	20	2.5	35	60
LBD	-	50	35	5	-	-	20	2.5	35	60
VBD	-	50	20 ³	-	-	-	20	2.5	35	60
ID	-	50	20	30 ²	30 ²	-	30	2	35	60
LID	100,000	50	125	50 ²	50 ²	-	100	2	35	25
IP	100,000	50	125	50 ²	50 ²	-	300	2	35	25
RD	8 acres	200	100	50 ⁴	50 ⁴	-	150	3	45	18
OPEN SPACE	-	-	40	40	40	-	100	2	35	10

1 Including principal and accessory buildings.

2 Unless abutting a railroad siding.

3 Set back a maximum of 40 feet.

4 Unless abutting a railroad siding or Town Line.

5100. CLUSTER DEVELOPMENT.

5110. Purpose. The purpose of Cluster Development is to maintain land use density limitations while encouraging the preservation of common land for conservation, agriculture, open space, and recreational use; to preserve historical or archeological resources; to protect existing or potential municipal water supplies; to protect the value of real property; to promote more suitable siting of buildings and better overall site planning; to promote better utilization of land in harmony with neighboring parcels, with its natural features and with the general intent of the zoning bylaw through a greater flexibility in design; and to allow more efficient provision of municipal services.

5120. Applicability. The Planning Board may grant a Special Permit for a Cluster Development in Single Residence "A", Single Residence "C" and the Wayside Inn Historic Preservation Residential Zone Districts for single family detached dwellings and accessory structures, subject to the provisions of this Section 5100.

5130. Standards. The following standards shall apply to all Cluster Developments:

5131. Minimum Tract Size. Cluster Developments shall be located upon a single tract, in common ownership with definite boundaries ascertainable from recorded deed or recorded plan, having an area of at least 10 acres and undivided by land of separate ownership or by a private or public right-of-way.

5132. Number of Building Lots Permitted. The total number of building lots in a cluster development shall be no greater than the number of building lots that would otherwise be allowed in the district in which the land is located. For purposes of this section, "building lot" shall mean any lot found by the Planning Board, Board of Health and Conservation Commission, at the time of application, assuming compliance with the Zoning Bylaw, to be suitable for the construction thereon of residential dwelling units under the rules and regulations of the Town of Sudbury and the applicable laws of the Commonwealth of Massachusetts relating thereto. In making the determination of the number of allowable lots, the Board shall require that the applicant provide evidence, satisfactory to the Board, that the number of lots shown on the Cluster Development Plan is no greater than the number of lots that could otherwise be developed. Such evidence shall include but not be limited to the materials specified in Section 5152, herein.

5133. Dimensional Requirements. Where the requirements of this section differ from or conflict with the requirements of Article 2000, the requirements of this Section shall prevail. The following minimum dimensional requirements shall be observed in all Cluster Developments:

DISTRICT	A-RES	C-RES	WAYSIDE
Minimum Lot Area ¹	20,000 sq. ft.	30,000 sq. ft.	2 acres
Minimum Frontage	50 ft.	50 ft.	50 ft.
Average Frontage ²	90 ft.	105 ft.	105 ft.
Minimum Front Yard Setback (ft.)	35	35	50
Minimum Side Yard Setback (ft.)	20	20	30
Minimum Rear Yard Setback (ft.)	30	30	30
Minimum Lot Width (ft.) (Lot perimeter ratio from section 2641 shall not apply)	50	50	50

5134. Minimum Perimeter Buffer. To provide a buffer between a cluster development and surrounding properties, no structure shall be located within 100 feet of the overall perimeter boundary. A lesser buffer may be approved when, in the opinion of the Planning Board, such requirement would prohibit the

¹ In instances where a tract overlaps Residence Zones "A", "C" or the Wayside Inn Historic Preservation Zone, the size and number of allowable lots shall be determined independently within each zone as follows: The minimum lot size in the cluster development shall be determined by multiplying the number of lots in Residence Zone "A" by 20,000 square feet, in Residence Zone "C" by 30,000 square feet and in the Wayside Inn Historic Preservation Zone by 2 acres, adding the areas and dividing by the total number of lots. The minimum area of any cluster development building lot which includes a Special Water Resource Area as defined in this paragraph shall be equal to that which would otherwise be allowed in the district in which it is located. For purposes of this section, 'SPECIAL WATER RESOURCE AREA' shall include any area constituting a protected resource under M.G.L. c. 131, s. 40, and the Town of Sudbury Wetlands Bylaw excluding the 100 foot buffer contained in the law, regulations promulgated under the law, or the Town bylaw and any area used for or suitable for development of a municipal water supply. An area shall be considered suitable for development of municipal water supply if the Planning Board finds, after reviewing the documentation provided under section 5150 of this section and after consulting with the Sudbury Water District that the hydrogeology of the area compared favorably with that of one or more other areas used successfully for municipal water supply in Sudbury.

² Lot frontages in a cluster development may be averaged together provided the average lot frontage in the cluster development is not less than the requirement set forth herein. In any case, no lot in a Cluster Development may have a lot frontage of less than 50 feet exclusive of any easements.

use of this bylaw due to the shape, topography, or other physical constraints of the property.

5135. **Water Quality Protection.** To provide adequate dispersion of contaminated water originating on a cluster development, each applicant for a Special Permit shall demonstrate to the satisfaction of the Planning Board, Board of Health and Conservation Commission that the concentration of substances in surface and groundwater from the development shall nowhere exceed the concentrations that would be expected from the development that would otherwise be allowed on the tract.

5136. **Preservation of Natural Site Features.** Natural site features shall be preserved by minimizing disturbance to existing vegetation and by minimizing changes to existing topographic conditions on the site.

5137. **Relation of Buildings to Environment.** Proposed buildings shall be related harmoniously to the terrain and to the use, scale and proportions of existing buildings in the vicinity that have a functional or visual relationship to the proposed buildings.

5138. **Interrelationship of Buildings.** The proposed buildings shall be related harmoniously to each other with adequate light, air, circulation, privacy and separation between buildings.

5140. Common Land. Not less than 35% of the land area of the tract, exclusive of land set aside for road area, shall remain unsubdivided and shall be dedicated as common open land. The common open land shall contain, as a minimum and exclusive of land set aside for road area, 17.5% of the upland area of the parcel being subdivided. Uplands shall be defined as those portions of the parcel not defined as wetlands under G.L. c. 131, s. 40 and the Sudbury Wetlands Administration Bylaw, excluding buffer area. Ledge outcroppings, slopes in excess of 15% grade and Flood Plain shall not be included in the common open land for purposes of calculating the 17.5% minimum upland requirement.

5141. The common land shall be used for open space, conservation, agriculture, outdoor recreation or park purposes and shall be maintained and groomed by the owner in a manner appropriate for such use and in accordance with the purpose of this bylaw. The common land shall be in one or more parcels of a size, shape and location appropriate for its intended use as determined by the Planning Board. The common land shall be selected in order to maximize the value of wildlife habitat, shall be contiguous to the extent required to preserve significant habitat, and shall be configured to minimize the perimeter to surface area ratio in order to preserve large blocks of undisturbed land. The common

land shall be left in an undisturbed, natural state. The common land shall remain unbuilt upon, except that a maximum of 5% of such land may be devoted to paved areas or structures accessory to active outdoor recreation and consistent with the open space use of the land. Such structures or paved areas may not be constructed on floodplain, wetland, slopes in excess of 10% grade, or ledge outcroppings. Provision shall be made so that the common land shall be readily accessible to all lots within the cluster development that do not abut the common land. Each parcel of common land shall be provided with at least one means of access at least 20 feet in width, leading from a public or private way. Such means of access shall be identified on the "Cluster Development Site Plan" submitted with the special permit application.

5142. The ownership of common land shall either be conveyed to the Town of Sudbury and accepted by it for open space, conservation, agriculture, outdoor recreation or park use, or be conveyed to a non-profit organization, the principal purpose of which is the conservation of open space, or be conveyed to a corporation or trust owned or to be owned by the owners of lots within the development. In all cases of ownership, a perpetual restriction of the type described in G.L. c. 184 ss. 31-32 (including future amendments thereto and corresponding provisions of future laws) running to or enforceable by the Town shall be recorded for all common land. Such restriction shall provide that the common land shall be retained in perpetuity for one or more of the following uses: conservation, agriculture, outdoor recreation or park purposes. Such restriction shall be in such form and substance as the Planning Board shall prescribe and may contain such additional restrictions on development and use of the common land as the Planning Board may deem appropriate.

5143. In the case where the common land is not conveyed to the Town of Sudbury and in order to ensure that the corporation, trust or non-profit organization will properly maintain the common land, an instrument shall be recorded at the Middlesex South District Registry of Deeds which shall, at a minimum provide:

- a. a legal description of the common land;
- b. A statement of the purposes for which the common land is intended to be used and the restrictions on its use and alienation;
- c. The type and name of the corporation, trust or non-profit organization which will own, manage and maintain the common land;
- d. Where the common land is to be owned by a corporation or trust owned or to be owned by the owners of dwelling units within the cluster

development, the ownership or beneficial interest in the corporation, non-profit organization or trust of each owner of a dwelling in the Cluster Development and a provision that such ownership or beneficial interest shall be appurtenant to the dwelling to which it relates and may not be conveyed or encumbered separately therefrom;

e. Provisions for the number, term of office, and the manner of election to office, removal from office and the filling of vacancies in the office of directors and officers of the corporation or non-profit organization or of trustees of the trust;

f. Procedures for the conduct of the affairs and business of the corporation, trust or non-profit organization, including provisions for the calling and holding of meetings of members, directors and officers of the corporation or non-profit organization or beneficiaries and trustees of the trust, and provisions for quorum and voting requirements for action to be taken. Where the common land is to be owned by a corporation or trust owned or to be owned by the owners of dwelling units within the cluster development, each owner of a dwelling shall have voting rights proportional to his ownership or beneficial interest in the corporation or trust;

g. Provisions for the management, maintenance, operation, improvement and repair of the common land and facilities thereon, including provisions for obtaining and maintaining adequate insurance and where applicable levying and collecting from the dwelling owners common charges to pay for expenses associated with the common land, including real estate taxes. Where the common land is to be owned by a corporation or trust owned or to be owned by the owners of dwelling units within the cluster development, it shall be provided that common charges are to be allocated among the dwelling owners in proportion to their ownership or beneficial interests in the corporation or trust and that each dwelling owner's share of the common charges shall be a lien against his real estate in the Cluster Development which shall have priority over all other liens with the exception of municipal liens and first mortgages of record;

h. The method by which such instrument or instruments may be amended.

5150. Application for a Special Permit. Any person who desires a special permit for a Cluster Development shall submit a written application to the Planning Board. Each such application shall be accompanied by the following information:

5151. A "Cluster Development Site Plan" showing, as a minimum, all of the information required for a definitive subdivision plan, as specified in the Town of Sudbury, Subdivision Rules and Regulations, as amended, and showing the following additional information: a hydrogeologic description of the suitability of the site and all of its subareas for development of potable water supply; soil characteristics as shown on Soil Conservation Service Maps; resource areas as defined by G.L. c. 131, s.40, including delineation of the official wetland area boundaries as accepted by the Sudbury Conservation Commission; existing floodplain boundary lines; proposed location of dwellings, all setback lines, garages, driveways, lighting, signs; proposed and existing wells and septic systems on the parcel and abutting properties; existing and proposed grades of the land; existing perimeter of trees; proposed landscape features (such as fences, walks, planting areas, type, size and location of planting materials, methods to be employed for screening); the proposed use of the common land including improvements intended to be constructed thereon, and the proposed ownership of all common land and any other information required by the Planning Board.

5152. Preliminary Subdivision Plan showing the development of the tract under the provisions of the Zoning Bylaw without regard to this section. Such plan shall generally conform to provisions described in the Rules and Regulations governing the subdivision of land for a Preliminary Subdivision Plan. Drainage design and calculations are not necessary. Such plan shall be accompanied by a report from the Board of Health stating which lots on said plan contain soil conditions suitable for sub-surface sewerage disposal in accordance with rules and regulations of the Town of Sudbury and applicable laws of the Commonwealth of Massachusetts. Said plan shall also delineate the official wetland area boundaries and areas of the site potentially suitable for development of potable water supply consistent with the provisions of this section.

5153. Copies of all instruments to be recorded with the Cluster Development Site Plan including the proposed common land deed and, if applicable, the trust document(s) or organizational articles of the corporation and perpetual restriction.

5160. Reports from Town Boards or Agencies. The Planning Board shall transmit forthwith a copy of the application and plan(s) to the Board of Selectmen, Board of Health, Conservation Commission, Engineering Department, Design Review Board, Park and Recreation Commission, Historic Districts Commission, Building Inspector, Fire Department, Highway Surveyor, Tree Warden and the Sudbury Water District. Failure of any such board or agency to make a written recommendation or submit a written report within 35 days of receipt of the petition shall be deemed a lack of opposition.

5161. Appointment of Design Review Committee. The Planning Board may, for purposes of reviewing cluster subdivision plans, appoint a Design Review Committee numbering at least three professionals in the fields of land planning, landscape architecture, or engineering to act in a review capacity to the Planning Board during the approval process of the cluster subdivision.

5170. Planning Board Action. The Planning Board, in considering an application for a Cluster Development, shall grant a special permit for a Cluster Development if it finds that the Cluster Development complies with the purposes of Cluster Development as stated herein; the Cluster Development duly considers the existing and probable future development of surrounding areas; the layout and design of the Cluster Development minimizes disturbance to the natural site features; the Cluster Development responds to the recommendations of Town Boards and Agencies; the granting of the special permit would not result in unsuitable development of the land in question; and the development of the tract as a conventional subdivision would not be consistent with the purposes of this Section.

5171. Special Permit Conditions. The Planning Board shall grant a special permit for a Cluster Development if it appears that the granting of such permit will be consistent with the intent of cluster development, and will result in suitable development in compliance with the standards enumerated in this bylaw. The Planning Board may impose further restrictions upon the tract as a condition to granting the special permit as the Planning Board shall deem appropriate to accomplish the purposes of this bylaw.

5172. Common Land Conveyance. If a special permit is granted under this section, the Planning Board shall impose as a condition that the common land shall be conveyed, free of any mortgage interest, security interest, liens or other encumbrances and subject to a perpetual restriction of the type described above, prior to any construction or alteration of the land. The petitioner shall provide satisfactory assurance of said conveyance recording in the form of copies of the recorded instruments bearing the recording stamp.

5173. Changes of Cluster Development Plan. Any change in the number of lots, the layout of ways, any significant changes in the common open land, its ownership or use, or in any conditions stated in the original special permit shall require that a new special permit be issued in accordance with the provisions of this Bylaw.

5174. Limitation of Subdivision. No lot shown on a plan for which a permit is granted under this section may be further divided so as to reduce the area of any lot for the purpose of creating an additional building lot(s) and a condition to

that effect shall be shown on the recorded plan and on each deed conveying building lots on said plan.

5180. Rules, Regulations and Fees. The Planning Board shall adopt, and from time to time amend, Rules and Regulations consistent with the provisions of this bylaw, G.L. c. 40A and other applicable provisions of the General Laws, and shall file a copy of said Rules and Regulations with the Town Clerk. Such Rules shall prescribe as a minimum, the size, form, contents, style and number of copies of plans and specifications, the town board or agencies from which the Planning Board shall request written reports, and the procedure for submissions and approval of a Cluster Development Special Permit. Nothing contained herein shall in any way exempt a proposed subdivision from compliance with other applicable provisions of these bylaws or the Subdivision Rules and Regulations of the Planning Board, nor shall it in any way affect the right of the Board of Health and of the Planning Board to approve, with or without conditions and modifications, or disapprove a subdivision plan in accordance with the provisions of such Rules and Regulations and of the Subdivision Control Law.

5200. FLEXIBLE DEVELOPMENT.

5210. Purpose. The purpose of Flexible Development is to allow development to be sited in the most suitable areas of a property; to allow for greater flexibility and creativity in the design of residential developments; to facilitate the construction and maintenance of streets, utilities and public services in a more economical and efficient manner; to encourage a less sprawling form of development; and to minimize the total amount of disturbance on the site.

5220. Applicability. The Planning Board may grant a Special Permit for a Flexible Development in Single Residence "A", Single Residence "C", and the Wayside Inn Historic Preservation Residential Zoning Districts for the construction of single family detached dwellings and accessory structures, subject to the provisions of this Section 5200.

5230. Standards. The following standards shall apply to all Flexible Developments:

5231. Minimum Tract Size. Flexible Developments shall be located upon a single tract, in common ownership with definite boundaries ascertainable from recorded deed or recorded plan, having an area of at least 10 acres and undivided by land of separate ownership or by a private or public right-of-way.

5232. Number of Building Lots Permitted. The total number of building lots in a Flexible Development shall be equal to the number of buildable lots permitted under a conventional subdivision, with each lot satisfying minimum lot area, frontage and all other applicable zoning regulations, possessing suitable soils for

the construction of a single family wastewater disposal system as determined by the Board of Health, and sufficient upland, buildable area to sustain a single family home.

5233. Dimensional Requirements. Where the requirements of this section differ from or conflict with the requirements of Article 2000, the requirements of this section shall prevail. The following minimum dimensional requirements shall be observed in all Flexible Developments:

DISTRICT	A-RES	C-RES	Wayside Inn Zone
Minimum Lot Area	30,000 sq. ft.	40,000 sq. ft.	2 acres
Minimum Frontage ³	120 ft.	120 ft.	120 ft.

5234. Single dwelling per lot. No more than one single family dwelling and its accessory structures and uses may be located on a lot created under this Flexible Development Bylaw.

5235. Restriction Against Further Development. No Flexible Development for which a Special Permit has been issued under this section may be further subdivided. A notation to that effect shall be made on the Definitive Plan prior to endorsement by the Planning Board and recording in the Registry of Deeds or the Land Court. In addition, a perpetual restriction, running with the land, and enforceable by the Town of Sudbury, shall be recorded with respect to the land within the Flexible Development. Such restriction shall provide that no lot in the Flexible Development may be further subdivided into additional building lots. Said restriction shall be in such form and substance as the Planning Board shall prescribe and may contain such additional restrictions on development and use of the lots as the Planning Board may deem appropriate.

5236. All applications for Flexible Development shall require subdivision approval pursuant to G.L. c. 41, and shall conform to the Preliminary or Definitive Plan requirements and all design and construction standards in the Rules and Regulations Governing the Subdivision of Land, as may be amended.

5240. Planning Board Action. A Special Permit for Flexible Development shall be granted only if the Planning Board determines the proposal better serves the bylaw

³ Provided, however, that where 100% of the frontage is located along the arc of the circular turnaround of a cul-de-sac, minimum frontage shall be 90 feet, further provided a front building line is designated for such a lot and the width of the lot at the building line is at least equal to 120 feet.

purposes than would development under otherwise applicable requirements by the incorporation into the proposal of one or more of the following elements:

5241. Traffic circulation and safety would be improved through a reduction in length of streets or creation of fewer or better located or designed driveways and street egresses from the development onto existing streets.

5242. Visual intrusion would be reduced by preserving some visual buffering between proposed dwellings and previously existing streets.

5243. Protection of natural features would be accomplished by reducing the volume of cut and fill for roads and construction sites; reducing the area of vegetation displaced or disturbed; or reducing the area of environmentally sensitive lands disturbed by construction.

5244. Maintaining water quality within Water Resource Protection Overlay Districts would be achieved by reducing the number of on-site wastewater disposal systems or the amount of impervious surfaces within the development.

5245. Recreation and conservation needs would be promoted by reserving common land in a condition appropriate to meet those needs.

5250. Rules and Regulations. The Planning Board may adopt, and from time to time amend, Rules and Regulations consistent with the provisions of this Bylaw, G.L. c. 40A and other applicable provisions of the General Laws, and shall file a copy of said Rules and Regulations with the Town Clerk. In the absence of dedicated Rules and Regulations for Flexible Development, those Rules and Regulations Governing the Subdivision of Land shall suffice, where applicable.

5300. SENIOR RESIDENTIAL COMMUNITY.

5310. Purpose. The purposes of the Senior Residential Community Special Permit are to provide alternative housing for a maturing population; to provide a type of housing which reduces residents' burdens of property maintenance and which reduces demands on municipal services; and to promote flexibility in land use planning in order to improve site layouts, protection of natural features and environmental values and utilization of land in harmony with neighboring properties.

5320. Applicability. The Planning Board, acting as Special Permit Granting Authority, may grant a Special Permit for construction of a Senior Residential Community (SRC) and accessory structures, in the following districts: Single Residence "A", Single Residence "C", the Wayside Inn Historic Preservation, Limited Business, Village Business and Research Districts.

Property Inspection Certificate

COMMONWEALTH OF MASSACHUSETTS
OWNERS PROPERTY INSPECTION CERTIFICATE

1. LIBERTY LEDGE LLC 978 618 3224
Name of Supposed Owner(s) Telephone No. w/Area Code
1 LIBERTY LEDGE
Address
SUDBURY MASS 01776
Town/City State Zip Code

2. Please check appropriate line:

- I wish to accompany the appraiser on an inspection of my property.
 I wish to have my representative accompany the appraiser(s) on an inspection of my property.
(Please fill in Item 3.)
 I do not wish to accompany the appraiser(s) on an inspection of my property.

3. MARK TAYLOR 978 618 3224
Name of Authorized Representative Telephone No. w/Area Code
5 LIBERTY LEDGE
Address
SUDBURY MA 01776
Town/City State Zip Code

4. The following individuals and/or entities occupy the premises in accordance with an agreement as indicated (lease, life estate, etc.):

a) _____ Name of Individual or Entity	b) _____ Name of Individual or Entity
_____ Occupied Premises	_____ Occupied Premises
_____ Type of Agreement	_____ Type of Agreement

5. I certify that I have given the above-referenced tenants or occupants notice of the appraiser's inspection of the property.

6. I hereby authorize the appraiser to enter and inspect the property, after reasonable notice, for the purpose of preparing an appraisal.

Mark Taylor 1/29/19
Owner/Representative's Signature Date

THANK YOU FOR YOUR COOPERATION
PLEASE RETURN THIS FORM IN THE ENVELOPE PROVIDED

[Table I]

TABLE VIII

Table X – DCF

REGIONAL CONTEXT PLAN

TOWN CONTEXT PLAN

ORTHO BASE PLAN

SITE ANALYSIS PLAN

COMPARABLE SALES CONTEXT PLAN

HBU Plan