

**City of Waltham Massachusetts
Community Preservation Act
Community Housing
Funding Application WCPA-2**



SECTION I APPLICANT/DEVELOPER INFORMATION

Contact Person/Primary Applicant ⁽¹⁾ Gabriel Vonleh, CEO

Organization, if applicable Opportunities for Inclusion (Formerly GWArc)

Co-Applicant, if applicable ⁽¹⁾ _____

Owner of project (if not developer/sponsor) ⁽²⁾ _____

Mailing Address 56 Chestnut Street, Waltham, MA 02453

Daytime Phone (Contact Person/Primary Applicant) 781.899.1344 x4112; 339.222.6599 (cell)

Email address gvonleh@oppsforinclusion.org

Fax number 781.899.2197

Developer (if different than applicant) _____

Developer mailing address _____

Developer daytime phone _____

Developer email address _____

Developer fax number _____

SECTION II PROJECT INFORMATION

Project Name Chestnut Street Community Residence

Address of Project 46 Chestnut St, Waltham, MA 02453

Assessor's Parcel ID R690160017

(see <http://waltham.patriotproperties.com/default.asp> to look up parcel ID by address)

Type of CPA-funded project (check all that apply):

☒ Creation

☐ Preservation

☐ Support

☐ Acquisition

☐ Rehabilitation and Restoration

Brief project description Renovation of the existing home and addition of (5) bedrooms and (2) fully accessible bathrooms to create a fully accessible community residence (group home) for (5) individuals with developmental disabilities.

The project will provide habilitative and educational services to the residents that live there.

Additionally, the project will provide 5 affordable bedrooms in a single family home. The home is owned and will be managed by Opportunities for Inclusion (formerly GWArc), a non-profit organization that has been operating in Waltham for over 65 years.

PROJECT FUNDING

City Funding Sources	\$	Purpose
CDBG/Housing Development		
Community Preservation Fund	1,700,000	Construction and Soft Costs
Other Waltham City funds		
Total amount of City funding requested	1,700,000	
Estimated total Development Costs	3,346,438	

TYPE OF HOUSING (check all that apply and provide Number of units)

Housing Target Class	Housing Target	Number of Units
Homeownership	<input type="checkbox"/> Single Family	
	<input type="checkbox"/> Condominium	
	<input type="checkbox"/> Cooperative	
	<input type="checkbox"/> Other _____	
Rental	<input type="checkbox"/> Individual/Family	
	<input checked="" type="checkbox"/> Group home/congregate	1
	<input type="checkbox"/> Other _____	
Targeted Population	<input type="checkbox"/> Individual/Family	
	<input checked="" type="checkbox"/> Special needs/Identify needs	IDD and/ or ASD
	<input type="checkbox"/> Elderly	
	<input type="checkbox"/> Homeless	
	<input type="checkbox"/> At risk of homelessness	
	<input type="checkbox"/> Other _____	

UNITS OF HOUSING

Unit style	Total # units	# units <= 30% AMI	# units <= 50% AMI	# units <= 80% AMI	# units <= 80-100% AMI	Market Rent(s)	Market Sale Price(s)
SRO							
1 BR							
2 BR							
3 BR							
4 BR							
Other	5BR; 5	5					

Key: <= is "less than or equal"

SECTION III SITE INFORMATIONLot size (ft²) 17,554.68 sf (0.403 acres)Zoning district(s) Residential CWard 8-1

Do you have site control (e.g. Purchase and Sales Agreement, option to purchase, deed? Note: Community Preservation Fund applicants are required to submit evidence of site control with the application.)



Yes



No

ZONING: If applicable, explain what zoning relief is required (e.g. a zoning variance, special permit) and why.No zoning relief required.**ENVIRONMENTAL:** Please describe any anticipated environmental issues/concerns with the site. If the site contains known environmental hazards, provide a remediation plan.Phase 1 Environmental Site Assessment has been completed. No environmental site hazards were identified.How old is the existing building (or buildings), if applicable? pre 1920

Are there (or will there be) children under the age of seven living on the premises?



Yes



No

DISLOCATION: Will the project temporarily or permanently displace or require relocation of existing tenants?

If yes, please describe any outreach efforts and/or notifications to residents to date.

No

HISTORIC: Is the property listed in the National Register of Historic Places, located in a local historic district, National Register Historic District or eligible for listing in the National Register?

☐ Yes; identify district(s): _____

☒ No

SECTION IV PROJECT SCHEDULE (AFTER APPROPRIATION OF CPA FUNDS)

Milestone	Date
Inform Ward Councillors and immediate abutters of proposed plans	Ongoing
Pre-development (design, zoning, permitting)	08/01/23 - 11/01/23
Acquisition	08/01/23
Rehabilitation/construction	11/01/23 - 06/01/24
Marketing/outreach	n/a
Expected date of project completion	06/01/24
Full Occupancy	06/30/24
Other significant milestone to implementation_____	
Other significant milestone to implementation_____	
Other significant milestone to implementation_____	

SECTION V FINANCING AND OPERATING BUDGET

PROJECT BUDGET: Submit proforma development and operating budgets. Include all anticipated sources and uses of financing for the project. The operating budget must detail operating income and expenses. Detail the hard and soft costs. Identify contingencies. Applicants may use their own format or any of those used by Massachusetts affordable housing lenders and agencies. Refer to the attached Developer's Checklist which lists all the information required for submission.

CAPITAL NEEDS ASSESSMENT: Community Preservation Funds may not be used for housing-related maintenance costs. All applicants seeking Community Preservation Funds for community housing must submit a capital needs assessment with their application, unless the project is new construction or substantial rehabilitation.

CITY OF WALTHAM ASSESSORS PROPERTY APPRAISAL AND DATA: Applicants must provide an "as is" appraisal of the project building(s) that provides satisfactory evidence that the purchase price of the project building(s) does not exceed fair market value. In addition, all applicants for housing funds must summarize data from the Waltham Assessors Department identifying the assessed value of the project building(s) and comparable properties in the neighborhood and/or City.

PROOF OF FINANCIAL COMMITMENT (INCLUDING COMMITMENTS FOR HOUSING

SUBSIDIES): If the Applicant does not have financing, describe what sources of financing are planned and the time frame that funds are expected to be available, with conditions, deadlines, limitations, and any and all restrictions related to the commitment of non-City sources of funding. If receiving housing subsidies, submit commitment letters or explain when the applicant will seek housing subsidies and from what source(s).

SECTION VI PROJECT DESCRIPTION

Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

GOALS: What are the goals of the proposed project?

COMMUNITY NEED: Why is this project needed? Does it address needs in existing City plans?

COMMUNITY SUPPORT: What is the nature and level of support for this project? Include letters of support and any petitions. Is a neighborhood outreach program planned?

CREDENTIALS: In Section IV, some critical steps to completion and success of the project were estimated. How will the experiences of the Applicant(s) contribute to the success of this project?

SUCCESS FACTORS: How will the success of this project be measured? Be specific.

MAINTENANCE: If ongoing maintenance is required for your project, how will it be funded? (Note that CPA Funds may not be used for maintenance, but maintenance is an important consideration for all projects.)

ADDITIONAL INFORMATION: Provide the following additional information, as applicable.

OTHER CITY AGENCIES: If actions for acceptance or approval are required from other City Departments, Boards, Commissions, Committees or others, include the reference (s) or proof of the status of their actions. If plans or documents are available from those agencies, provide a reference copy or public location for CPA review.

COMBINATION COMMUNITY HOUSING/COMMUNITY PRESERVATION PROJECTS:

If seeking Community Preservation Funds for a project combining community housing with any other Community Preservation categories (historic, open space, recreation), also submit a complete **Historic, Open Space and Recreation Funding Application WCPA-1**. Items which are common to both Forms can be filled by reference to "WCPA-1".

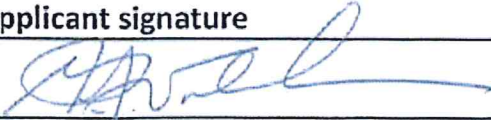
LEVERAGED ADDITIONAL BENEFITS: Provide information indicating how this project can be used to achieve additional community benefits.

Superscripted Notes:

(1) City Property: If the proposal is located on City-owned land, either the Primary Applicant or Co-Applicant must be the City Board, Commission or Department that has custody of the land.

(2) Appraisals: If the requested funds are for a real estate acquisition, an independent appraisal will be required which the non-City Applicant, if applicable, will be required to fund. No funding decisions will be made without an independent appraisal. Additional appraisals may be required for final approval.

I verify that all information stated in this application is true and accurate.

Applicant signature	Date
	10/10/23

FOR COMMUNITY PRESERVATION COMMITTEE USE ONLYApplication received on 10-10-2023Application received by Julie TooleDate Project presented to CPC for Submission Acceptance Process 10-10-2023Was Project accepted for Consideration? YesIf accepted for Consideration, Project Public Hearing date 10-17-2023

Following meeting Date for decision to recommend for funding _____

Was project recommended for funding to the City Council? _____

Was project funded by the City Council? _____

If project funded by the City Council, for how much? _____

Date funding Contract signed with applicant _____

APPLICATION SUBMISSION REQUIREMENTS

Proposals for Community Preservation Act funding must be submitted using the City of Waltham's Application forms WCPA-1 and WCPA-2.

If the proposal is exclusively a community housing project, applicants must submit WCPA-2. If the proposal combines community housing with any other funding category, both WCPA-2 and the WCPA-1 must be submitted. Otherwise applicants can submit just WCPA-1.

All information requested on the application forms must be included with the proposal at the time of submission or it will not be accepted for consideration. Applications may not include any handwritten information.

Applications and all supporting documentation must be submitted as hardcopy with eleven (11) copies (including one unbound for reproduction) to the official mailing address as specified in Article VI. If an Application is recommended for funding by the CPC, then an additional 17 copies must be provided for use by the City Council.

Applicants are encouraged to include any maps, diagrams, and/or photographs pertaining to the project. Letters of support for the project from community organizations or other sources may also be submitted.

Applicants will also submit an electronic version of each and every document submitted in their application if available, either on CD or USB flash drive, preferably in Portable Document Format (PDF) or other commonly used file formats (eg. .doc, .docx, .xls, .xlsx, .jpeg).

Applicants should include actual quotes for project costs whenever possible. If not available, estimates may be used, provided the basis of the estimate is fully explained.

Applicants should pursue matching or supplemental funds from state, federal and/or private sources when available.

Applicants should detail who will be responsible for project implementation and management. Their relevant experience should be included in the narrative. Please be sure that project management costs have been included in the overall project budget.

DEVELOPER CHECKLIST

☐ Submit the information required for **Community Housing Application WCPA-2** and if necessary **Historic, Open Space and Recreation Funding Application WCPA-1**. Applications for CPA funding should be submitted to:

Community Preservation Committee (CPC)
C/O Community Preservation Act Program Manager
Waltham City Hall
610 Main St.
Waltham MA 02452

Or in person, with an appointment, to the Community Preservation Act Program Manager at 11 Carter St..
Telephone: 781-314-3117

REQUIRED FOR ALL HOUSING PROJECTS:

- ☐ Completed WCPA-2 funding requires: ten (10) bound copies, one (1) unbound copy for reproductions, and one electronic copy (CD or thumb drive not in Read-Only status).
- ☐ Development pro forma and operating budgets
- ☐ Preliminary site plan locating existing buildings and parking.
- ☐ Letters of community support, if available.
- ☐ Site approval (eligibility) letter if project requires City applicant or co-applicant.
- ☐ Remediation plan approved by the Conservation Commission if site contains known environmental hazards.
- ☐ Appraisal of the property (required for acquisition only).
- ☐ Commitment letter for housing subsidies or explanation when applicant will seek housing subsidies and from what source(s).
- ☐ Plan to cultivate community support.
- ☐ Proof of hazard insurance (required at closing).

REQUIRED FOR COMMUNITY HOUSING PROJECTS REQUESTING COMMUNITY PRESERVATION FUNDS:

- ☐ Evidence of site control.
- ☐ Capital needs assessment if applicant is applying for funds to create community housing, unless the project is new construction or substantial rehabilitation.
- ☐ Description of project involving other Community Preservation categories (historic preservation, open space, recreation).

FUNDING TERMS

Community Preservation Funds:

- Deferred loans
- Deed restrictions

Housing Development Funds:

- Deferred loans
- Deed restrictions

Housing Rehabilitation Funds:

- Direct loans limited to funding construction.
- Grants for lead paint, asbestos, and other hazard remediation; and removal of architectural barriers for the disabled.

NOTES:

For informational purposes only. Terms are subject to change without notice.

Terms acceptable to the CPC, City Mayor and City Council may vary widely and have not been determined for FY 2007-08 at this time.

Supporting Documents

1. Development Budget
2. Operating Budget
3. Appraisal
4. Proof of Financial Commitment
5. Low Income Designation Letter
6. Project Description
7. Preliminary Site Plan
8. Letters of Community Support
9. Plan to Cultivate Community Support
10. Proof of Insurance
11. Evidence of Site Control
12. Existing Plan of Land
13. Preliminary Architectural Drawings
14. Phase 1 Environmental Site Assessment (Executive Summary)
15. Construction Bids

1. Development Budget

**Development Budget
Sources & Uses
OFI - 46 Chestnut St, Waltham**

Sources of Funds

Salem Five Mortgage	\$	1,250,000
CPC Grant Funding	\$	1,700,000
OFI Equity	\$	396,438

\$ 3,346,438

\$ 3,346,438 Total Sources

Uses of Funds

Acquisition

Acquisition: Land	\$	-
Acquisition: Building	\$	1,250,000

\$ 1,250,000 Subtotal Acquisition

Construction

Direct Construction Budget	\$	1,638,370
Construction Contingency 15%	\$	245,756

\$ 1,884,126 Subtotal Construction

General Development Costs

Architectural Design	\$	40,000
Structural Engineering	\$	11,000
Site Engineering & Design	\$	25,000
Survey & Permits	\$	10,000
Preconstruction Services	\$	10,000
Environmental Engineer	\$	6,000
Legal	\$	15,000
Title & Recording	\$	11,000
Real Estate Taxes	\$	8,000
Insurance	\$	20,000
Appraisal	\$	1,500
Security	\$	-
Other Financing Fees	\$	-
Development Consultant	\$	40,000
Soft Cost Contingency 7.5%	\$	14,813

\$ 212,313 Subtotal General Dev Costs

\$ 3,346,438 Total Development Cost
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Summary

Units		5
Square Feet		3,500
TDC/Unit	\$	669,288
Construction/SF	\$	538

\$ 3,346,438 Total Sources
\$ 3,346,438 Total Uses

2. Operating Budget

Operating Budget

OFI

46 Chestnut St, Waltham

Total Bedrooms

5

Expenses				Monthly	Annual
Occupancy Expenses				\$ 68,839	\$ 826,065
Maintenance		\$ 1,000	\$12,000	\$ 68,839	\$ 826,065
Utilities		\$ 958	\$11,496	\$	\$
Food		\$ 1,392	\$16,704	\$	\$
Insurance		\$ 250	\$3,000	\$	\$
Non Capital		\$ 133	\$1,596	\$	\$
Total Occupancy			\$44,796	\$	\$
Services Expenses				\$	\$
Program Manager				\$ 69,600.00	\$ 835,200.00
DC Supervisor (Site Mgr.)		0.41	\$28,536		
Direct Care Day		1	\$45,211		
Direct Care (overnight)		7.6	\$272,453		
Relief A		1.4	\$48,892		
Relief B		1.08	\$38,717		
Support		0.2	\$6,240		
Total Staffing Costs		11.81	\$44,191		
Fringe & Taxes			\$107,595		
Subtotal Staff Compensation			\$551,835		
Contracted nursing				\$63.73	\$6,628
Contracted Clinician		104	\$7,006		
Transportation		156	\$22,750		
Staff Mileage			\$2,234		
Program Support			\$6,471		
Admin		12.00%	\$71,039		
CAF		2.31%	\$15,301		
Admin reduction to cover temp debt difference		-\$3,416	-\$40,996		
Subtotal Other Program Costs			\$90,434		
Grand Total Before Debt			\$642,269		
Mortgage				\$	\$
Salem Five		11,583	\$139,000		
Total Expenses			\$826,065		
Revenue				\$	\$
Occupancy Revenue				\$	\$
Boston Region		2,380	\$142,800		
Services Revenue		109.0C rate	\$683,265		
Total Revenue			\$ 826,065		

Total Expenses	\$ 68,839	\$ 826,065
Total Revenue	\$ 68,839	\$ 826,065
Delta	\$ (0)	\$ (0)

3. Appraisal

APPRAISAL OF



Single Family

LOCATED AT:

46 Chestnut Street
Waltham, MA 02453

FOR:

SalemFive Bank
210 Essex Street
Salem, MA, 01970

BORROWER:

Opportunities for Inclusion Inc

AS OF:

July 23, 2023

BY:

Michael Tierney
MA CR #4109

TIERNEY APPRAISAL SERVICES

File No. walth46chestis-3

SalemFive Bank
No AMC
SalemFive Bank
210 Essex Street
Salem, MA, 01970

File Number: walth46chestis-3

In accordance with your request, I have appraised the real property at:

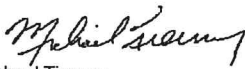
46 Chestnut Street
Waltham, MA 02453

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of July 23, 2023 is:

\$1,000,000
One Million Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.


Michael Tierney
MA CR #4109

Uniform Residential Appraisal Report

File No. walth46chestis-3

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address: 46 Chestnut Street City: Waltham State: MA Zip Code: 02453
 Borrower: Opportunities for Inclusion Inc Owner or Public Record: Nix, John E. & Margaret M.H. & U.X.T.E County: Middlesex
 Legal Description: Book: 13560 Page: 46 Tax Year: 2023 R.E. Taxes: \$ 7,839
 Assessor's Parcel #: Map: 69 Block: 016 L: 0017 Map Reference: MSA 15764 Census Tract: 2522.02
 Neighborhood Name: no neighborhood name Special Assessments: \$ 0 PUD: HOA: \$ 0 per year per month
 Occupant: ☐ Owner ☒ Tenant ☒ Vacant
 Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Other (describe):
 Assignment Type: ☒ Purchase Transaction ☐ Refinance Transaction ☐ Other (describe): Construction Loan
 Lender/Client: SalemFive Bank Address: 210 Essex Street, Salem, MA 01970
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☒ Yes ☐ No
 Report date source(s) used, offering price(s), and date(s): DOM 2; Per MLSPIN#73139610: The subject was listed for sale for on 07/09/2023 for 2 days at \$1,499,900, prior to the current offer to purchase according to MLS.
 I ☒ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 Arms length sale: The appraiser has examined a signed P&S contract to confirm the sale price, and to review any sale concessions, items included in sale, or special conditions that may affect value.
 Contract Price: \$ 1,250,000 Date of Contract: 06/21/2023 Is the property seller the owner of public record? ☒ Yes ☐ No Data Source(s): P/S/Assessor
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☒ No
 If Yes, report the total dollar amount and describe the items to be paid. \$0; No financial assistance provided.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	50 %	
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	10 %	
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	500 Low	1	Multi-Family	15 %	
Neighborhood Boundaries: The subject is bordered to the North and West by Crescent Street and to the south and East by Moody Street.		1,900 High		120	Commercial	10 %		
Neighborhood Description: See Attached Addendum.		1,100 Pred.		35	Other Mix	15 %		

Market Conditions (including support for the above conclusions): See Attached Addendum

Dimensions: Deed Attached Area: 17498 sf Shape: Mostly Rectangular View: N; Res;
 Specific Zoning Classification: RC Zoning Description: 6,000 sf minimum lot size per dwelling
 Zoning Compliance: ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe):
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe: See addendum

Utilities: Public Other (describe):
 Electricity: ☒ Gas: ☒ Water: ☒ Sanitary Sewer: ☒
 Off-site Improvements—Type: Street: Asphalt Alley: None
 FEMA Special Flood Hazard Area: ☐ Yes ☒ No FEMA Flood Zone: X FEMA Map #: 25009C0202F FEMA Map Date: 07/03/2012
 Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe:
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe: No apparent adverse easements, encroachments, or environmental conditions noted.

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION		INTERIOR	
Units: <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls: Concrete/avg	Floors: Hdwld/Cpt/New				
# of Stories: 2.0	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls: w/clap/avg	Walls: Drywall/New				
Type: <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area: 932 sq. ft.	Roof Surface: Asphalt/avg	Trim/Finish: Wood/New				
<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish: 0%	Gutters & Downspouts: Yes/avg	Bath Floor: Tile/New				
Design (Style): Colonial	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type: Mixed/avg	Bath Wainscot: Tile/New				
Year Built: 1920	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated: Yes/Yes/avg	Car Storage: <input type="checkbox"/> None				
Effective Age (Yrs): 10	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens: Yes/avg	Driveway # of Cars: 6				
Attic: <input type="checkbox"/> None	Heating: <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities: <input type="checkbox"/> Wood Stove(s) #0	Driveway Surface: Asphalt				
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other: Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input checked="" type="checkbox"/> Garage # of Cars: 2				
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling: <input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck 0/1	<input type="checkbox"/> Carport # of Cars: 0				
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other None	<input type="checkbox"/> Pool None	<input type="checkbox"/> Att. <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in				
Appliances: <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe):							

Finished area above grade contains: 10 Rooms 5 Bedrooms 2.0 Bath(s) 2,393 Square Feet or Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.): Additional features include a fireplace, deck, covered porch, and a 2 car detached garage with loft.
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.): C4; No updates in the prior 15 years; The subject has a semi-modern kitchen and semi-modern baths which are well maintained. The subject is in overall average condition with average quality of construction. The basement is full with updated electrical service and an older Oil fired heating service.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe: As noted in the Special Assumptions and Limited Condition, the appraiser is not qualified to determine if there are any physical deficiencies or adverse conditions which would affect the livability, soundness or structural integrity of the subject, unless it's clearly visible to the appraiser during the inspection.
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe: The property appears to generally conform to the neighborhood.

Uniform Residential Appraisal Report

File No. walth46chestis-3

There are 5 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 925,000 to \$ 1,145,000	
There are 11 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 900,000 to \$ 1,139,000	
FEATURE	SUBJECT
46 Chestnut Street Address Waltham, MA 02453	23 Porter Road Waltham, MA 02453
Proximity to Subject	2.52 miles NE
Sale Price	\$ 1,250,000
Sale Price/Gross Liv. Area	\$ 522.36 sq. ft.
Data Source(s)	MLSPIN#73102457;DOM 16
Verification Source(s)	Assessor/B&T
VALUE ADJUSTMENTS	DESCRIPTION
Sale or Financing	ArmLth
Concessions	Conv;0
Date of Sale/Time	s06/23;c04/23
Location	N;Res;
Leasehold/Fee Simple	Fee Simple
Site	17498 sf
View	N;Res;
Design (Style)	DT2.0;Colonial
Quality of Construction	Q3
Actual Age	103
Condition	C4
Above Grade	Total Bdrms: 10, 5 Bdrms: 2.0
Room Count	8 3 2.0
Gross Living Area	60 2,393 sq. ft.
Basement & Finished	932sf0sfwu
Rooms Below Grade	1rr0br0.0ba1o
Functional Utility	Acceptable
Heating/Cooling	FWA/None
Energy Efficient Items	Ins Win/Apppl
Garage/Carport	2qd6dw
Porch/Patio/Deck	Deck,Porch
Amenities	1 F/P
Extras	In.pool
Net Adjustment (Total)	[X] + [] - \$ 20,670
Adjusted Sale Price	Net Adj. 2.0%
or Comparables	Gross Adj. 16.9%
1 [X] did [] did not research the sale or transfer history of the subject property and comparable sales. If not, explain	
My research [] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
Data source(s) MLS/Assessor	
My research [] did [X] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	
Data source(s) MLS/Assessor	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).	
ITEM	SUBJECT
Date of Prior Sale/Transfer	
Price of Prior Sale/Transfer	
Data Source(s)	Banker and Tradesman
Effective Date of Data Source(s)	07/28/2023
Analysis of prior sale or transfer history of the subject property and comparable sales. The comparables have not previously sold in the past twelve months.	
The is subject is currently under agreement(see above).	
Summary of Sales Comparison Approach. See Attached Addendum.	
Indicated Value by Sales Comparison Approach \$ 1,000,000	
Indicated Value by: Sales Comparison Approach \$1,000,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$ 0	
The final opinion of value is as the Sales Comparison Analysis indicates. The Income Approach is not considered a reliable indicator of value due to the scarceness of similar single family rental data. The Cost Approach is not considered a reliable indicator of value due to the scarcity of land sales and subjective nature of determining depreciation in older homes..	
This appraisal is made [X] as is, [] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: This appraisal is based upon the subject being in its "AS IS" condition as of the day of inspection with no repairs or conditions required.	
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,000,000 as of 07/23/2023, which is the date of inspection and the effective date of this appraisal.	

Uniform Residential Appraisal Report

File No. walth46chestis-3

See Attached Addendum

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The Cost Approach is not provided due to age and the difficulty in accurately estimating accrued depreciation. This could lead to a misleading value indicator.

COST APPROACH

ESTIMATED	<input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	
Source of cost data	Marshall and Swift Cost Handbook	Dwelling	2,393 Sq. Ft. @ \$	0
Quality rating from cost service	Avg-Good Effective date of cost data Current	Bsmt: 932	Sq. Ft. @ \$	0
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Amemities			
The Cost Approach is not provided due to age and the difficulty in accurately estimating accrued depreciation. This could lead to a misleading value indicator.	Garage/Carport	Sq. Ft. @ \$	0.00	0
	Total Estimate of Cost-New			0
	Less 65 Physical Functional External			
	Depreciation \$0 \$0 \$0			0
	Depreciated Cost of Improvements			0
	"As-is" Value of Site Improvements			
Estimated Remaining Economic Life (HUD and VA only)	55 Years	INDICATED VALUE BY COST APPROACH	= \$	0

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier = \$ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) Homes in this price range and neighborhood are typically purchased for use and not income. Thus, the income approach lacks rationale and was not developed.

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of an existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data source(s)Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

Uniform Residential Appraisal Report

File No. Walth46chestis-3

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

File No. walth46chestis-3

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

Uniform Residential Appraisal Report

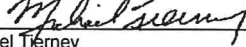
File No. walth46chestis-3

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name Michael Tierney
 Company Name Tierney Appraisal Services
 Company Address 7 Washington St. Suite #10
Beverly, MA 01915-5820
 Telephone Number 978-921-1776
 Email Address mtierney22@verizon.net
 Date of Signature and Report 08/03/2023
 Effective Date of Appraisal 07/23/2023
 State Certification # 4109
 or State License # _____
 or Other (describe) _____ State # _____
 State MA
 Expiration Date of Certification or License 05/30/2025

ADDRESS OF PROPERTY APPRAISED

46 Chestnut Street
Waltham, MA 02453

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,000,000

LENDER/CLIENT

Name No AMC
 Company Name SalemFive Bank
 Company Address 210 Essex Street
Salem, MA 01970
 Email Address Commercial.appraisals@salemfive.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
 Date of Inspection _____
☐ Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
 Date of Inspection _____

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*Note: The improvement is in its first cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy, however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled**Not Updated**

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is "Not Updated" may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

Abbrev.	Full Name	Appropriate Fields
ac	Acre	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design(Style)
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
BsyRd	Busy Road	Location
cp	Carport	Garage/Carport
Cash	Cash	Sale or Financing Concessions
CitySky	City View Skyline View	View
CityStr	City Street View	View
Comm	Commercial Influence	Location
Comm	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
cv	Covered	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Date Sources
DT	Detached Structure	Design(Style)
dw	Driveway	Garage/Carport
Estate	Estate Sale	Sale or Financing Concessions
e	Expiration Date	Date of Sale/Time
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Garage - Attached	Garage/Carport
gbi	Garage - Built-in	Garage/Carport
gd	Garage - Detached	Garage/Carport
GR	Garden Structure	Design(Style)
GirCse	Golf Course	Location
Girvw	Golf Course View	View
HR	High Rise Structure	Design(Style)
Ind	Industrial	Location & View

[illegible]

ADDENDUM

File No.: walth46chestis-3

Case No.:

Zip: 02453

Borrower: Opportunites for Inclusion Inc

Property Address: 46 Chestnut Street

State: MA

City: Waltham

Lender: SalemFive Bank

Legal Description

Appraiser's Method of Measurement is based on the study and following of ANSI® standards Z765-2021. Gross living area was calculated from the builders plans and specs. Due to variances caused by different devices, standards, etc, it is possible for the Appraisers measured square footage calculation and ie, County Courthouse or Builder square footage numbers to be slightly different. The appraiser does not guarantee the accuracy of the sketch but has put forth reasonable diligence to perform an accurate product. Comparable sale gross living area is extracted from MLS or county records. Appraiser generally gives preference to an appraiser's prior GLA if noted on MLS. Some MLS/County records include lower level/basement in the square footage. The appraiser will extract this from the records if this is the case. Finished square footage calculations for this house were made based on plan dimensions only and may vary from the finished square footage of the house as built. appraiser.

Please note the borrowers are currently leasing the property next door. It has been shown through market research that abutters generally will pay more than market value to obtain nearby properties.

Insurable Value

Per the clients request the appraiser conducted further research to cite an "insurable value" based upon the cost to replace the proposed subject. Based upon a square foot adjustment of \$250.00 and the subjects gross living area of approximately 2393 square feet, it is estimated that the insurable value will be \$598250. The cost of lumber and and other construction material has been increasing over the past few years and unforeseen expenses must be factored in. Cost figures are derived from Marshall and Swift Residential Cost Handbook and discussions with local builders.

Neighborhood Description

The subject is located on the "south side" in Waltham, MA near the Newton line. Area homes are comprised of mostly single family dwellings with some 2-4 unit dwellings in the area. Homes are in overall average - good condition. Some commercial influence in the form of retail and service on main arteries. Not adverse. Shopping and supporting services are located within 1 mile. No unfavorable factors affecting marketability. Employment is accessible via 2 (concord turnpike), Rte 95 and Rte 90 (Mass Pike).

Neighborhood Market Conditions

Property values are considered stable to slightly increasing after a sustained period of appreciation in the recent past. The quantity of available listings in most price ranges has decreased, trending towards an undersupply. Demand remains relatively strong for reasonably and competitively priced properties which are typically marketed in one to three months, with exceptions. General market research revealed that the majority of transactions involve conventional financing. Interest rates have recently risen slightly. Sales concessions are not prevalent.

Highest and Best Use

Highest and Best Use is defined as: "The reasonably probable and legal use of vacant land or as improved, which is physically possible, appropriately supported, financially feasible, and that results in the highest value". 1 The analysis of highest and best use considers the site as both vacant and improved. Consideration is also given to factors such as current zoning requirements, surrounding land uses, existing market conditions, local trends and physical characteristics of the site.

In analyzing the subject site as though vacant, it is my opinion that development of the site with a residential improvement represents the Highest and Best Use. The site is will be improved with a single family dwelling. Based on current zoning requirements for this area, existing market conditions and surrounding land uses, it is my conclusion that the Highest and Best Use for the subject property is as a single family dwelling. This use is physically possible, appropriately supported, financially feasible and would result in the highest value for the real property.

According to the Building Inspection and current Zoning Regulations Multi-family zoning calls for a total of 6 units per acre. Based on the subjects lot size(17,550 sf) and without variances this lot could legally have 2 units if the land was vacant. Based on the current "as is" value the appraiser feels the subject is worth more in its current single family status.

Comments on Sales Comparison

The Waltham subject market area has been surveyed for recent sales of similar larger colonial style dwellings. Several sales, pending sales, and active listings have been viewed and analyzed. The three sales detailed in this comparison analysis are considered to be the most similar recent sales for comparison. GLA adjusted at \$60 PSF. No additional bedroom adjustments after the 5th bedroom. Each Bedroom up to the 5th bedroom is adjusted at \$10000 per unit. Market research has shown no additional contributory value for the typical buyer after the 5 bedroom plateau. GLA adjustment is based on \$60 a SF for differences over 100 sf. A scarcity of similar newer sales made necessary the use of comps. which sold outside the desired 1 mile radius. A 1/2% month time adjustment would have ben applied to sales over 6 months old to account for an increasing market. All comparables are adjusted 5% for newer kitchens and baths(superior condition).

Comps. #2 is adjusted 5% for a superior neighborhood settings with higher overall surrounding values.

Comparables 1-3 are adjusted lump sums for a much smaller lot sizes which provides less yard utility.

Other adjustments have been made for garage bays at \$10,000 per bay. The subject has a loft above its garage would is adjusted \$5000 for additional storage area.

No data has knowingly been omitted which would effect the final opinion of market value. The final opinion of value falls in range of the adjusted comparables.

For the reasons cited above, the appraiser chose to give the greatest weight to the sales comparison approach. After applying the units of comparison that are considered most relevant, namely market conditions, site value, condition, location, size and bathroom count, the estimated market value of the subject is determined to be \$1,000,000. The income approach was not developed due to the nature of the assignment. The cost approach was also not provided due to subject nature of estimating depreciation. The appraiser has provided the most similar recent sales for comparison however comps. #1-2 would be given most weight in the final determination of value as this is also new construction.

ADDENDUM

Borrower: Opportunites for Inclusion Inc		File No.: walth46chestis-3	
Property Address: 46 Chestnut Street		Case No.:	
City: Waltham	State: MA	Zip: 02453	
Lender: SalemFive Bank			

Also, the appraiser would like to note that another under agreement property which was considered in the formulation of the opinion of value for the subject, 50 Pleasant Street in Waltham is under agreement at \$1,199,999. Although considered, was not included on the summary report as primary sources of comparison, this property has six bedrooms and adds additional support to the final opinion of value. This property is in superior condition but a very similar location.

DIMENSION LIST ADDENDUM

Borrower: Opportunites for Inclusion Inc		File No.: walth46chestis-3
Property Address: 46 Chestnut Street		Case No.:
City: Waltham	State: MA	Zip: 02453
Lender: SalemFive Bank		

GROSS BUILDING AREA (GBA)				2,393
GROSS LIVING AREA (GLA)				2,393
Area(s)	Area	% of GLA	% of GBA	
Living	2,393		100.00	
Level 1	1,461	61.05	61.05	
Level 2	932	38.95	38.95	
Level 3	0	0.00	0.00	
Other	0	0.00	0.00	
Basement <input type="checkbox"/> GBA				932
Garage <input type="checkbox"/>				
Other <input type="checkbox"/>				

Area Measurements					Area Type							
Measurements		Factor		Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage		
3.00	x	6.00	x	1.00	=	18.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.00	x	6.00	x	1.00	=	18.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.00	x	6.00	x	1.00	=	18.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
44.00	x	16.00	x	1.00	=	704.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.00	x	29.00	x	1.00	=	174.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.00	x	6.00	x	1.00	=	18.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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44.00	x	16.00	x	1.00	=	704.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.00	x	29.00	x	1.00	=	174.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.00	x	16.00	x	1.00	=	64.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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33.00	x	22.00	x	1.00	=	726.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20.00	x	31.00	x	1.00	=	620.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Opportunites for Inclusion Inc	File No.: walth46chestis-3
Property Address: 46 Chestnut Street	Case No.:
City: Waltham	State: MA Zip: 02453
Lender: SalemFive Bank	



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: July 23, 2023
Appraised Value: \$ 1,000,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

INTERIOR PHOTOS

Borrower: Opportunites for Inclusion Inc
Property Address: 46 Chestnut Street
City: Waltham
Lender: SalemFive Bank

File No.: walth46chestis-3

Case No.:

State: MA

Zip: 02453



Kitchen

Comment:



Living Area

Description:

Comment:



Bathroom

Description:

Comment:

BATHROOM PHOTOS

Borrower: Opportunites for Inclusion Inc

File No.: walth46chestis-3

Property Address: 46 Chestnut Street

Case No.:

City: Waltham

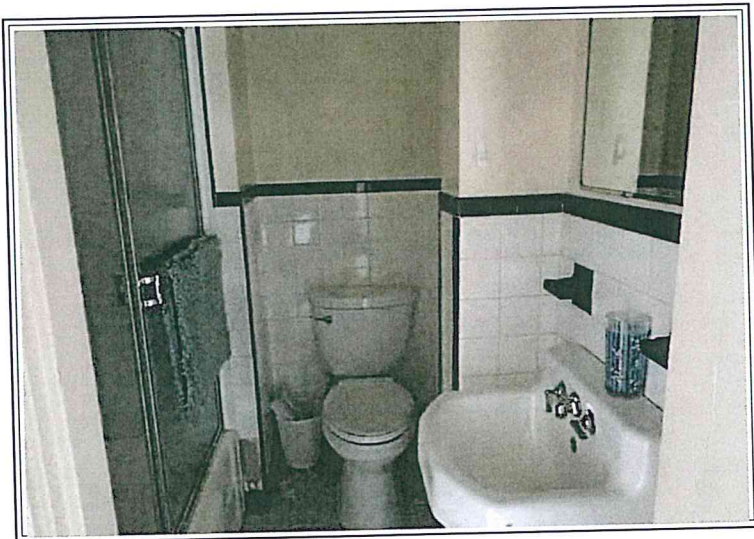
State: MA

Zip: 02453

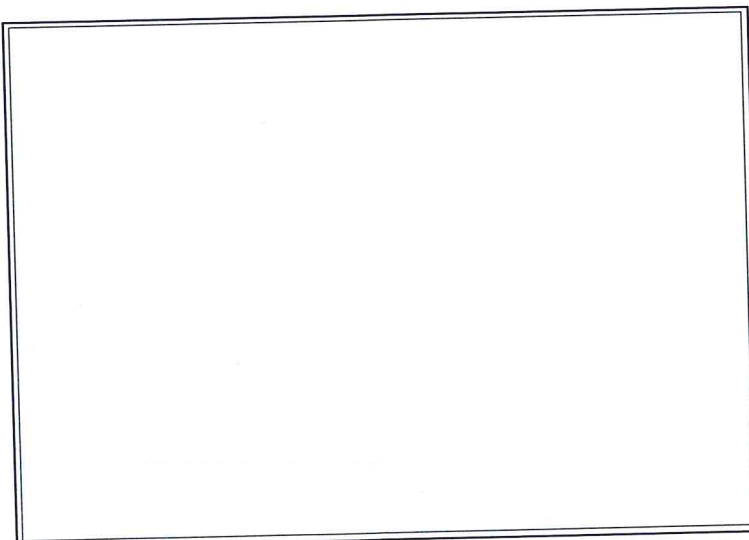
Lender: SalemFive Bank



Comment:



Comment:



Comment:

INTERIOR PHOTOS

Borrower: Opportunites for Inclusion Inc	File No.: walth46chestis-3
Property Address: 46 Chestnut Street	Case No.:
City: Waltham	State: MA Zip: 02453
Lender: SalemFive Bank	



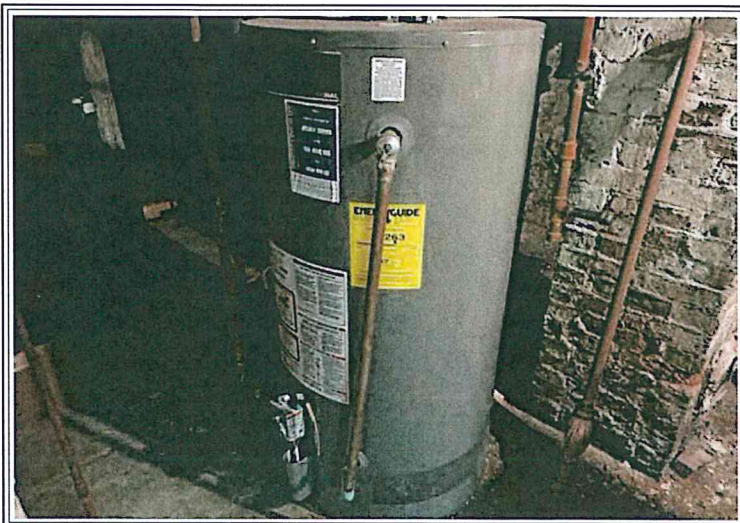
Dining Room

Comment:



Den

Comment:



Comment:

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Opportunities for Inclusion Inc	File No.: walth46chestis-3
Property Address: 46 Chestnut Street	Case No.:
City: Waltham	State: MA Zip: 02453
Lender: SalemFive Bank	



COMPARABLE SALE #1

23 Porter Road
Waltham, MA 02453
Sale Date: s06/23;c04/23
Sale Price: \$ 1,025,000



COMPARABLE SALE #2

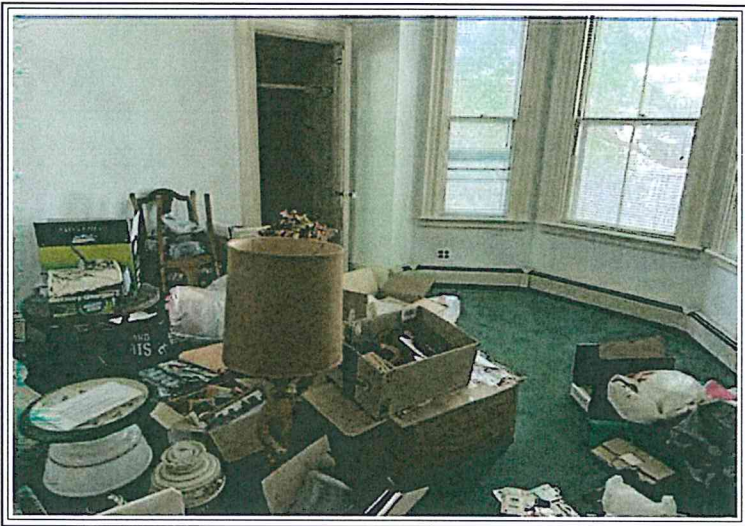
26 Barbara Road
Waltham, MA 02453
Sale Date: s05/23;c04/23
Sale Price: \$ 1,000,000



COMPARABLE SALE #3

19 Neighbors Lane
Waltham, MA 02453
Sale Date: s06/23;c04/23
Sale Price: \$ 960,000

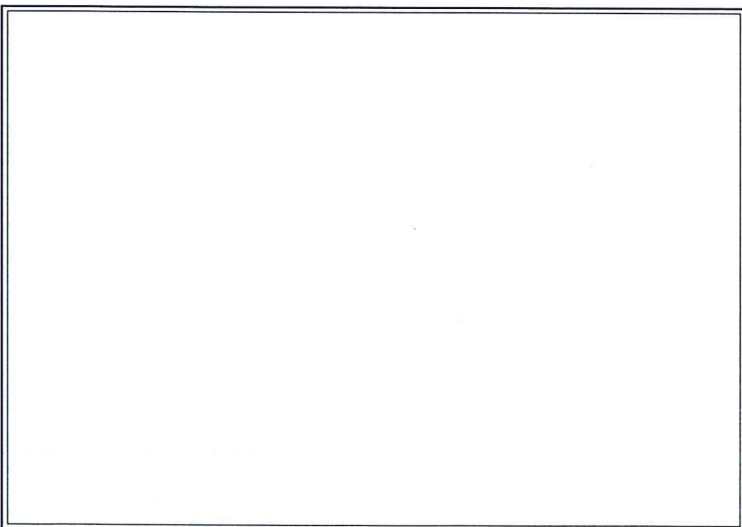
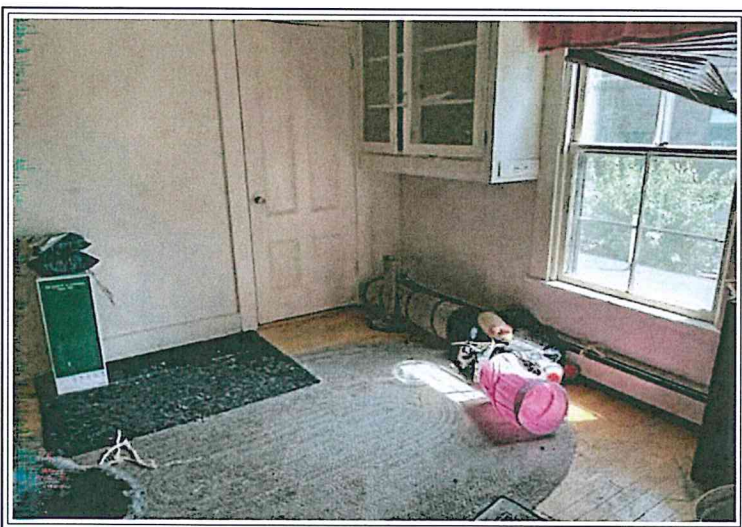
Borrower: Opportunites for Inclusion Inc	File No.: walth46chestis-3
Property Address: 46 Chestnut Street	Case No.:
City: Waltham	State: MA
Lender: SalemFive Bank	Zip: 02453



Borrower: Opportunites for Inclusion Inc	File No.: walth46chestis-3
Property Address: 46 Chestnut Street	Case No.:
City: Waltham	State: MA Zip: 02453
Lender: SalemFive Bank	



Office w fireplace



Basement

Borrower: Opportunites for Inclusion Inc

File No.: walth46chestis-3

Property Address: 46 Chestnut Street

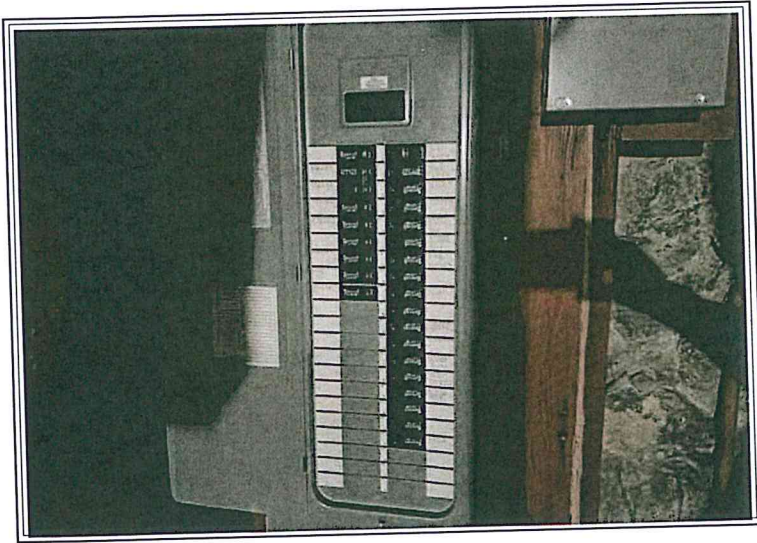
Case No.:

City: Waltham

State: MA

Zip: 02453

Lender: SalemFive Bank



FLOORPLAN SKETCH

Borrower: Opportunites for Inclusion Inc
Address: 46 Chestnut Street

Property Address: 46 Chestnut Street

City: Waltham

Lender: SalemFive Bank

File No.: walth46chestis-3

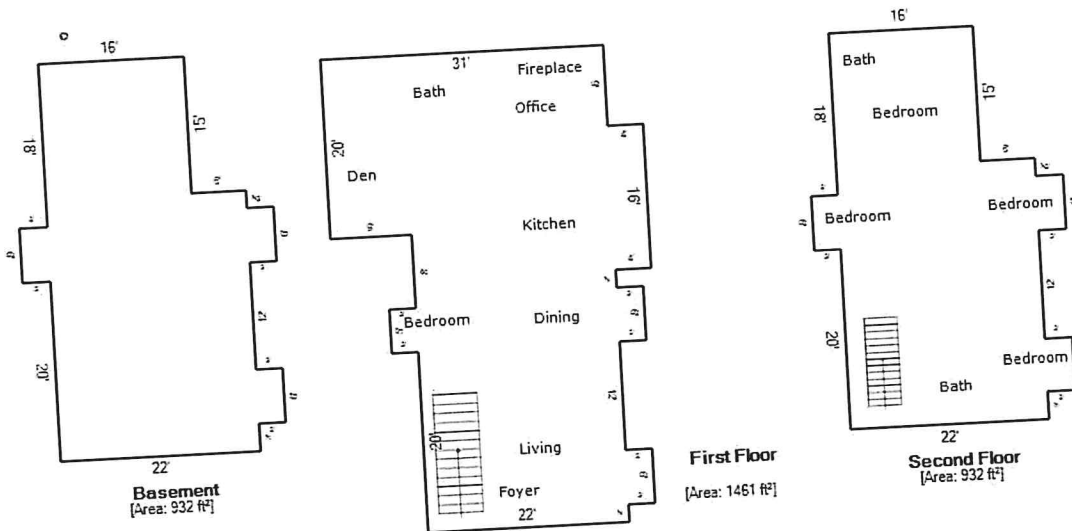
Case No.:

State: MA

ZIP: 02453

Sketch

Current Layout



Sketch not drawn to scale

				14 ft	
		Area Calculation		x 1.00 = 932 ft ²	
Living Area	932 ft ²	Second Floor	3' x 5' = 1.00 = 18 ft ²		
Second Floor	1481 ft ²		3' x 5' = 1.00 = 18 ft ²		
First Floor			3' x 5' = 1.00 = 18.00 ft ²		
Nonliving Area	932 ft ²		3' x 5' = 1.00 = 704 ft ²		
Basement			44' x 16' = 1.00 = 174 ft ²		
			6' x 29' = 1.00 = 84 ft ²	x 1.00 = 1461 ft ²	
		First Floor	4' x 16' = 1.00 = 64 ft ²		
			3' x 5' = 1.00 = 18 ft ²		
			3' x 5' = 1.00 = 18 ft ²		
			3' x 5' = 1.00 = 15 ft ²		
			3' x 5' = 1.00 = 726.00 ft ²		
			33' x 22' = 1.00 = 620 ft ²		
			20' x 31' = 1.00 = 620 ft ²		
Total Living Area (rounded):		2393 ft ²			

Deed

Borrower: Opportunites for Inclusion Inc	File No.: walth46chestis-3
Property Address: 46 Chestnut Street	Case No.:
City: Waltham	State: MA Zip: 02453
Lender: SalemFive Bank	

C0112-7814 11/28/2018

BK13560 PG046

8/10. —
MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) DD1

KNOW ALL MEN BY THESE PRESENTS
That I, MYRTLE A. NIX, surviving joint tenant,

of Waltham, Middlesex County, Massachusetts
for consideration paid, and in full consideration of ONE (1.00) Dollar
grant to JOHN E. NIX and MARGARET M. NIX, husband and wife, as tenants by the
entirety, both of 153 Ash Street,
of Waltham, Middlesex County, Massachusetts, with quitclaim covenants

therein said Waltham, with the buildings thereon, known as number 46 Chestnut
Street, and bounded:

~~DO NOT WRITE IN THESE SPACES~~

SOUTHERLY by Chestnut Street, one hundred four (104) feet;
WESTERLY by land now or formerly of Parks and of American Watch Company,
one hundred seventy-eight and 01/100 (178.01) feet;
NORTHERLY by land now or formerly of Currier, seventy-five and 01/100
(75.01) feet;
EASTERLY by land now or formerly of Pike, twenty-five and 03/100 (25.03) feet;
NORTHERLY by the same, twenty-seven and 09/100 (27.09) feet;
EASTERLY by land formerly of Gregg and now of the City of Waltham, one
hundred fifty-one and 83/100 (151.83) feet.

Containing 17,350 square feet, more or less.

Said premises are conveyed subject to encumbrances of record and
subject to municipal taxes assessed for the fiscal year of 1979.

For my title see deed from Emerson W. Nix to Emerson W. Nix and
Myrtle A. Nix, dated October 13, 1966, recorded with Middlesex South
District Deeds, Book 11232, Page 262. See also Probate Docket of the
Estate of Emerson W. Nix, Middlesex Probate Docket #505,238.

Emerson W. Nix, hand and seal this 12th day of October 1978
Myrtle A. Nix.

PLAT MAP

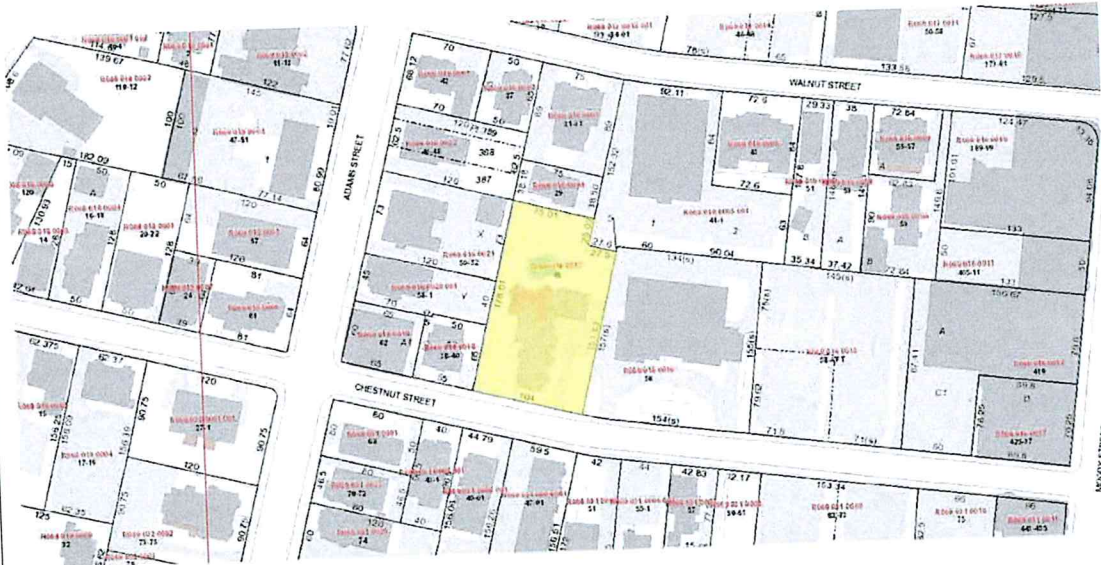
Borrower: Opportunites for Inclusion Inc
 Property Address: 46 Chestnut Street
 City: Waltham
 Lender: SalemFive Bank

File No.: walth46chestis-3

Case No.:

State: MA

Zip: 02453



LOCATION MAP

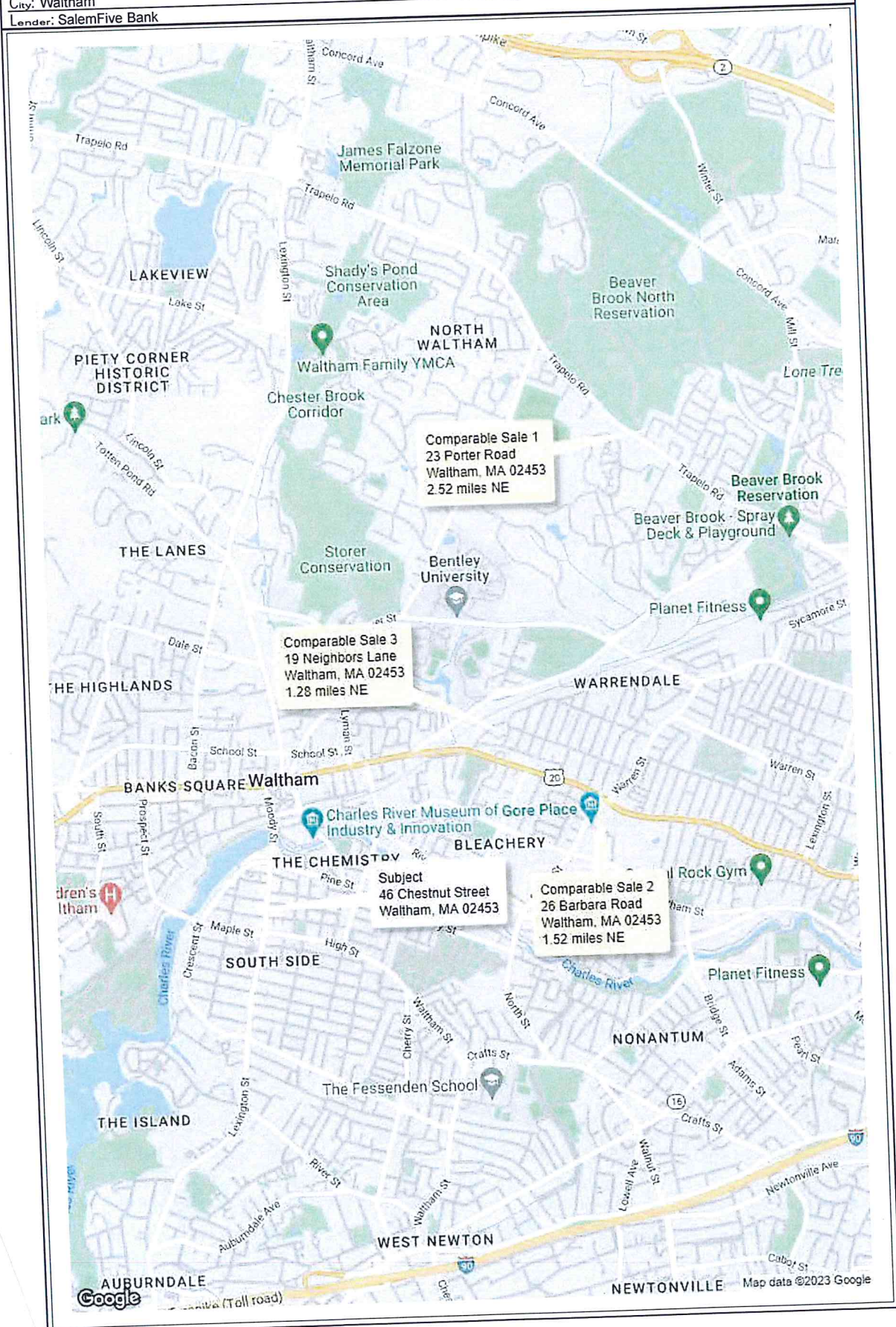
Borrower: Opportunites for Inclusion Inc
 Property Address: 46 Chestnut Street
 City: Waltham
 Lender: SalemFive Bank

File No.: walth46chestis-3

Case No.:

State: MA

Zip: 02453



E&O INSURANCE

Borrower: Opportunites for Inclusion Inc		File No.: walth46chestis-3
Property Address: 46 Chestnut Street		Case No.:
City: Waltham	State: MA	Zip: 02453
Lender: SalemFive Bank		



DECLARATIONS
for
**REAL ESTATE PROFESSIONAL
ERRORS & OMISSIONS INSURANCE POLICY**

THIS IS A CLAIMS MADE INSURANCE POLICY.

THIS POLICY APPLIES ONLY TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST AN INSURED DURING THE POLICY PERIOD. ALL CLAIMS MUST BE REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD OR WITHIN SIXTY (60) DAYS AFTER THE END OF THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

☒ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAB3084953-23

Renewal of: RAB3084953-22

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
100 River Ridge Drive, Suite 301
Norwood, MA 02062

Item 1. Named Insured: **Michael J. Tierney dba Tierney Appraisal Services**

Item 2. Address: **7 Washington St #10**

City, State, Zip Code: **Beverly, MA 01915**

Attn:

Item 3. Policy Period: From 07/20/2023 To 07/20/2024
(Month, Day, Year) (Month, Day, Year)

(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability: (inclusive of claim expenses):

- A. \$ 1,000,000 Limit of Liability - Each Claim
- B. \$ 1,000,000 Limit of Liability - Policy Aggregate
- C. \$ 500,000 Limit of Liability - Fair Housing Claims
- D. \$ 500,000 Limit of Liability - Fungi Claims

Item 5. Deductible: (inclusive of Claim Expense): **\$ 10,000 Each Claim**

Item 6. Premium: \$ **802.00**

Item 7. Retroactive Date (if applicable): **07/20/2006**

Item 8. Forms, Notices and Endorsements attached:

D43100 (08/19) D43300 MA (05/13) D43444 (03/17) D43411 (05/13)
D43442 (03/15) D43447 (06/17) D43448 (06/17) D43432 (05/13)
D43425 (05/13) IL7324 (07/21)

Robert A. Yagnum
Authorized Representative

D43101 (03/15)

Page 1 of 1

LICENSE

Borrower: Opportunites for Inclusion Inc		File No.: walth46chestis-3
Property Address: 46 Chestnut Street		Case No.:
City: Waltham	State: MA	Zip: 02453
Lender: SalemFive Bank		

COMMONWEALTH OF MASSACHUSETTS
DIVISION OF OCCUPATIONAL LICENSURE
 BOARD OF

REAL ESTATE APPRAISERS
 ISSUES THE FOLLOWING LICENSE CERT
 RES. REAL ESTATE APPRAISER

MICHAEL J TIERNEY
 14 FRANKWOOD AVE
 BEVERLY, MA 01915-1008

[Signature]
 LICENSEE SIGNATURE

4109	05/30/2025	452409
LICENSE NUMBER	EXPIRATION DATE	SERIAL NUMBER

Engagement letter

Borrower: Opportunites for Inclusion Inc		File No.: walth46chestis-3
Property Address: 46 Chestnut Street		Case No.:
City: Waltham	State: MA	Zip: 02453
Lender: SalemFive Bank		



July 14, 2023

Tierney Appraisal Services
Mike Tierney
7 Washington Street Suite 10
Beverly, MA 01915

Dear Mike,

This letter, if acceptable to you, authorizes you to perform an Appraisal Report on the subject property. Please submit a written appraisal report to Salem Five Cents Savings Bank (Salem Five Bank), in accordance with the terms and conditions stated herein. This appraisal and written appraisal report are to be prepared in conformity with (a) the Uniform Standards of Professional Appraisal Practice (USPAP); (b) supplemental standards applicable to federally related transactions, including but not limited to, Appraisal Standards Advisory Opinion 30, and (c) additional standards and conditions contained herein applicable to appraisals prepared for Salem Five Bank.

In accepting this assignment, you affirm that you have the knowledge and experience to complete the assignment competently, can act independently, and hold the requisite licenses or certificates.

Certification of the written appraisal report as required by the USPAP and supplemental standards applicable to federally related transactions shall be signed by you and shall be made part of the appraisal report.

Identification of the Subject Property

Property address is 46 Chestnut Street, Waltham

Property Description:

The subject is a 17,550 s.f. lot improved with a two story, single family containing about 2,545 s.f. GLA. The purchaser will be constructed a 1,000 s.f. addition to the rear of the existing structure as well as renovating the first floor per plans and specifications. The current use is single family. The prospective use is also single family, but will be occupied by a non-profit organization helping those with certain disabilities.

The Bank is seeking two opinions of market value in the same report:

210 Essex Street, Salem, MA 01970
Telephone 978-745-5555

Personal Banking, Commercial Banking, Mortgages, Insurance & Investments*
www.SalemFive.com

Borrower: Opportunites for Inclusion Inc	File No.: walth46chestis-3
Property Address: 46 Chestnut Street	Case No.:
City: Waltham	State: MA Zip: 02453
Lender: SalemFive Bank	

July 14, 2023
Page 5 of 13



Salem Five Bank now requires all appraisers to provide an estimate of the Replacement Cost NEW (RCN) of the subject improvements within the submitted appraisal reports.

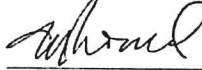
Tierney Appraisal Services

By: 

Its: 

Sincerely,

Salem Five Cents Savings Bank



Mathew Tsomides

Enclosures: Minimum Standards for Appraisal Reports
Appraisal Standards Requirements Checklist

210 Essex Street, Salem, MA 01970
Telephone 978-745-5555

Personal Banking, Commercial Banking, Mortgages, Insurance & Investments*
www.SalemFive.com

Checklist

Borrower: Opportunites for Inclusion Inc	File No.: walth46chestis-3
Property Address: 46 Chestnut Street	Case No.:
City: Waltham	State: MA Zip: 02453
Lender: SalemFive Bank	

July 14, 2023
Page 13 of 13



Appraisal Standards Requirements Checklist – 1 to 4 Family For Commercial Transactions

Includes Compliance with USPAP, FIRREA & Salem Five Bank Minimum Standards

PROJECT NAME: 46 Chestnut St
ADDRESS: Waltham, MA

NA	Page(s)	Requirement	Confirmed by Salem Five
		1. Identify report type	<input type="checkbox"/>
		2. Signature state certified/licensed appraiser.	<input type="checkbox"/>
		3. Market value:	
		a. Identify real property interest(s) appraised.	<input type="checkbox"/>
		b. identify effective date(s) of appraisal.	<input type="checkbox"/>
		c. includes "As Is" value.	<input type="checkbox"/>
		d. includes "As Complete" value.	<input type="checkbox"/>
<input type="checkbox"/>		4. Identify the real estate being appraised:	
		a. address.	<input type="checkbox"/>
<input type="checkbox"/>		b. legal description.	<input type="checkbox"/>
<input type="checkbox"/>		c. zoning classification.	<input type="checkbox"/>
<input type="checkbox"/>		d. deed reference.	<input type="checkbox"/>
<input type="checkbox"/>		e. neighborhood description.	<input type="checkbox"/>
		5. Discloses all assumptions and limiting conditions.	<input type="checkbox"/>
<input type="checkbox"/>		6. For prospective values a limiting condition citing the market conditions from which the estimate was made as detailed in USPAP Supplemental SMT-4.	<input type="checkbox"/>
		7. Market value definition per 12 CFR 323.2 (g).	<input type="checkbox"/>
		8. Discuss purpose and intended use of appraisal. (attach engagement letter)	<input type="checkbox"/>
		9. Discuss extent of data collection (scope).	<input type="checkbox"/>
		10. Appraiser Certification conforms to USPAP guidelines.	<input type="checkbox"/>

Salem Five Bank requires a copy of the Appraiser's License and Errors & Omissions Insurance to be included with each Appraisal.

Comments:

Signature Inspecting Appraiser: [Signature]

Licensed Certified Appraiser #: 4109 Licensed/Certified State: MA

210 Essex Street, Salem, MA 01970
Telephone 978-745-5555

Personal Banking, Commercial Banking, Mortgages, Insurance & Investments*
www.SalemFive.com

AERIAL MAP

Borrower: Opportunites for Inclusion Inc

File No.: walth46chestis-3

Property Address: 46 Chestnut Street

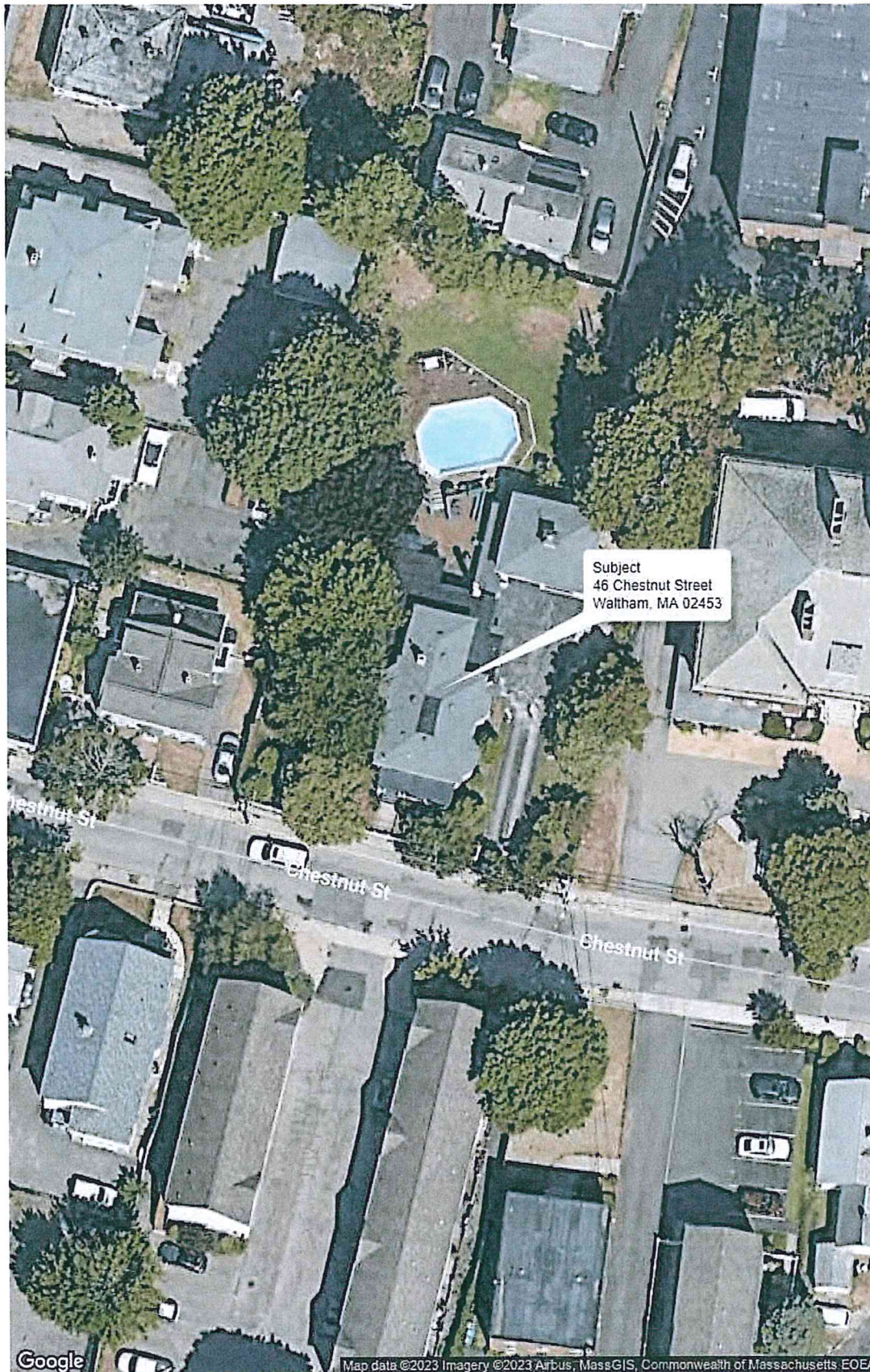
Case No.:

City: Waltham

State: MA

Zip: 02453

Lender: SalemFive Bank



Subject
46 Chestnut Street
Waltham, MA 02453

Google

Map data ©2023 Imagery ©2023 Airbus, MassGIS, Commonwealth of Massachusetts, EOEA

4. Proof of Financial Commitment



EXECUTIVE OFFICE OF HEALTH AND HUMAN SERVICES
DEPARTMENT OF DEVELOPMENTAL SERVICES
COMMONWEALTH OF MASSACHUSETTS
1000 WASHINGTON STREET, BOSTON, MA 02118

(617) 727-5608
www.mass.gov/dds

MAURA T. HEALEY
GOVERNOR

KATHLEEN E. WALSH
SECRETARY

KIMBERLEY DRISCOLL
LIEUTENANT GOVERNOR

JANE F. RYDER
COMMISSIONER

TO: Gabriel Vonleh
OPPORTUNITIES FOR INCLUSION

FROM: Dylan Lattimore
Chief Financial Officer

RE: ALTR-24 Award Notice

DATE: May 16, 2023

An evaluation team composed of representatives from the Department of Developmental Services (DDS), has completed its review of the ALTR-24 proposal submitted by your organization in response to BD-23-1023-1023C-1023L-85261. On the basis of your submission, the team has found that your organization is *Qualified* to provide the following:

- **Adult Long Term Residential Services**

DDS is processing the Commonwealth Standard Contract Form electronically using Adobe Sign. You will receive a separate email requesting signature. Attached are the instructions on how to complete and sign along with any forms that DDS requires to finalize this contract. Once both parties have electronically signed the contract, you will receive the final version via email for your files.

Thank you. If you have any questions, please send an email to the following address:
DDSPSPProcurement@mass.gov



FY24 Policies to Promote New Program Development in Adult Long Term Residential Services July 17, 2023

Background

During FY23, DDS released a series of policy updates to incentivize new program development in Adult Long Term Residential Services (ALTR):

- Incentive payments for new ALTR placements
- Increased start-up funding for new ALTR homes
- Increased occupancy rate caps for new ALTR homes

DDS is extending these policies for the duration of FY24 with updated parameters described in this guidance.

Residential Placement Incentives

The current residential placement incentive policy is in place through December 31, 2023. All new ALTR placements made by December 31, 2023 will receive incentive payments in accordance with the policy and eligibility criteria described in [Policy Updates to Promote New Program Development in ALTR](#) published December 12, 2022 and [Updated Eligibility Guidance for Residential Placement Incentives](#) published January 10, 2023.

DDS will be extending the residential placement incentive policy through June 30, 2024 with the following updated eligibility standards. Placements completed between January 1, 2024 and June 30, 2024 must meet these criteria to be eligible for payment.

Effective January 1, 2024, incentives will only be offered for placements that are related to new program development. New program development is defined as either, 1) a new ALTR site, or 2) an expansion in site capacity due to the addition of new bedrooms. New ALTR sites that are replacing an existing ALTR site will not be considered new development.

Individuals will be eligible for \$100,000 placement incentives in the following scenarios:

1. Individual is new to ALTR services, or transferring from a temporary placement, and is placed in a newly developed site or bed.
2. Individual is placed in a vacancy that arose from transferring individuals into newly developed capacity. This scenario occurs when a provider fills newly developed beds by transferring individuals who are residing in other sites operated by the same provider. In this scenario, the transfer placements into the new site are not eligible, but the backfilling of the vacancies created through the transfer are eligible.

All individuals must be prioritized by DDS as Residential Priority 1 in order to be eligible, excepting individuals who are participants in the ABI / MFP waiver programs.

Individuals who transfer into newly developed capacity from a site operated by a different provider are eligible for a transfer incentive of \$50,000. If the vacancy created by this transfer is filled with an eligible placement, that provider will also be eligible for a \$50,000 incentive.

Individuals who are placed in existing vacancies that are not related to new program development will no longer be eligible for placement incentives.

Residential Start-Up and Capital Policy

The maximum cap for start-up and capital contracts for new ALTR sites will remain at \$125,000 for the duration of FY24. Expanded eligibility for certain staffing and related costs as described in Policy Updates to Promote New Program Development in ALTR published December 12, 2022 will also remain in place for the duration of FY24.

Occupancy Maximum Rate Caps

Maximum rate caps for new ALTR sites will be extended through June 30, 2024.

Region	Maximum Allowable Rate	Unit
Central/West	\$1,948	per person per month
Southeast	\$2,520	per person per month
Northeast	\$2,520	per person per month
Metro Boston	\$2,520	per person per month
Medical/ABI	\$2,520	per person per month

DDS Site Tracking Form

Vendor/Operator of the home: Opportunities for Inclusion

Setting: Group Home

Number and street: 46 Chestnut Street

Apartment number:

City/Town/ Zip Code: Waltham, MA 02453

Anticipated Move Date: April 2024

Number of individuals to occupy the home: 5

Residential Program Code: 3153

Brief profile of the population to be served (ID/DD/PWS/Deaf/etc.)ID/DD

If this is a relocation, please list current address moving from: NO

Is the proposed home accessible: Yes

Other useful information: Home is within walking distance of many amenities and transportation options.

In accordance with the EOHHS Site Recommendations: Yes

Any other DDS (or known EHS) homes within ¼ mile of the site:No

If yes, obtained Regional Director's approval to proceed: Choose an item.

Submitted by:

Date:

Region or Area:

Submit form to Central Office

5. Low Income Designation Letter



OPPORTUNITIES for INCLUSION

Where Everybody is Somebody

Formerly GWArc

Celebrating 65 Years!



Established
1956

Gabriel Vonleh, MHA
Chief Executive Officer

*For people with intellectual
and developmental disabilities*

56 Chestnut Street
Waltham, MA 02453
781-899-1344
781-899-8555 TDD



OppsforInclusion.org

President

Siobhan O'Connell

Vice President

Open

Treasurer

Kaitlyn Riley

Secretary

Kathy Horrigan

Board of Directors

Juanita Allen

Wesley Cosby

Kevin Douglas

Tom Duca

Harvey Fisher

Robert Gallagher

Brandon Hagopian

Dennis Johnson

Michael Kennen

Anthony McPherson

Ed Sauerwald

Kristina Smith

Emma Williams

Immediate Past

President

Gerard Cosby

Honorary Trustees

John Battaglino

(deceased)

Arthur DeVincent

(deceased)

Robert Donoghue

Jean Poirier Foster

Russ Malone

(deceased)

Anthony Mangini

Frederick Tortola

(deceased)

October 10, 2023

Waltham Community Preservation Committee

Attn: Justin Barrett, Chair

119 School Street

Waltham, MA 02451

Re: **Low Income Designation for Individuals with Intellectual and
Developmental Disabilities**

Dear Justin and Committee Members,

Opportunities for Inclusion's application for funding to renovate 46 Chestnut Street, Waltham to become a group residence for 5 individuals will add affordable housing to the City of Waltham and will benefit individuals with intellectual and developmental disabilities who are low income.

All individuals in our programs are considered low income based on the City of Waltham's Community Development Block Grant guidelines, which state:

The following categories of participants are exempt from providing income information and should be categorized under "low" income: adults meeting the definition of "severely disabled."

The definition of "severely disabled" is based on the Bureau of Census's Definition, which makes that determination if any of 6 types of disabilities are present:

- Hearing
- Vision
- Cognitive
- Ambulatory
- Self-care
- Independent living

While all individuals are considered low income, most can be categorized as extremely low income or very low income. While we do support some individuals in our programs to hold jobs, please note that most are paid minimum wage and work limited hours so as not to impact benefits they receive from Social Security.

With humility and respect,

Gabriel Vonleh, MHA
Chief Executive Officer



Opportunities for Inclusion is Accredited
By the Commission on Accreditation
of Rehabilitation Facilities.



Opportunities for Inclusion, Inc. is a private
501(c)(3) nonprofit organization. We are an
affiliate of The Arc of the U.S. and Arc of MA.

6. Project Description

Goals: What are the goals of the proposed project?

The goals of the proposed project are to renovate the single-family property at 46 Chestnut Street, Waltham to become a group residence housing five individuals with intellectual and developmental disabilities, including autism. Each individual will have a private bedroom, shared use of two accessible full bathrooms, and shared use of common space (kitchen and living areas). The five individuals who will occupy the residence are all low-income, and the unit will provide affordable housing for them.

The group residence will be owned and managed by Opportunities for Inclusion (formerly GWArc), a 501(c)(3) non-profit human services agency. Opportunities for Inclusion was founded by pioneering parents in Waltham in 1956 and has provided programs and services for individuals with intellectual and developmental disabilities in Waltham for over 65 years. Opportunities for Inclusion leases and fully occupies the city-owned building at 56 Chestnut Street, Waltham, next door to the property to be renovated.

Opportunities for Inclusion (OFI) seeks through these renovations to create an enhanced property for affordable housing and accessible living for five individuals that is durable to wheelchair use and other adaptive/supportive needs.

Community Need: *Why is this project needed? Does it address needs in existing City plans?*

Individuals with intellectual and developmental disabilities are among the most vulnerable members of society. Many individuals in our programs reside with their families. As parents age or face illness, they may no longer be able to care for their family member at home, and seek an alternate stable and supportive living solution. A group residence where five individuals live together with 24/7 staff that ensures nutritious meals, social opportunities, community involvement and a safe environment provides a valued option for many families. The home's location next door to Opportunities for Inclusion's facility is ideal, as individuals who reside there can attend day programs and recreation activities without the need for transportation. Close proximity will also facilitate oversight and management of the residence.

Affordable housing is a critical need in Waltham. This project will provide affordable housing for five low-income individuals.

Please see Attachment A, which describes Adult Long Term Residential Services and the supports Opportunities for Inclusion will provide.

Community Support: *What is the nature and level of support for this project? Include letters of support and any petitions.*

We are aware of many families who would welcome placement in an OFI group residence for their family member. Having this residence next door to Opportunities for Inclusion will allow individuals to easily continue to participate in OFI day and recreation programs. In addition, the home's close proximity to Moody Street will allow residents, with staff assistance as needed, to easily access local retail, dining and

Opportunities for Inclusion
Re: 46 Chestnut Street, Waltham

other small businesses, as well as attend community events that take place on the Waltham Common and Moody Street vicinity.

Informal discussions with the property's neighbors regarding renovations and planned use of the property have all been positive.

This property will be Opportunities for Inclusion's first group residence. Group residences for individuals with intellectual and developmental disabilities exist in Waltham, run by other providers, and residents have successfully integrated into those neighborhoods.

Letters of support from the following are attached. Additional letters from community members will be sent directly to the Waltham Preservation Committee.

- Kathy Horrigan, parent of an adult who is a longtime participant in OFI's Day Habilitation Program
- Maia Aucoin, daughter of John Battaglino and guardian of her brother, a former longtime participant in OFI's Community Based Day Supports (CBDS) Program
- Steven Panosian, landlord on Moody Street close to Chestnut Street

Is a neighborhood outreach program planned?

Opportunities for Inclusion is planning a neighborhood outreach program in the coming months. We will invite neighbors to our 56 Chestnut Street facility for a presentation regarding renovation plans and planned usage of the property, with time for questions and answers. We will also provide neighbors with contact information of our CEO and project manager for questions and comments.

Once the property renovations are complete, we will plan a reception for neighbors to tour the property and grounds and meet the residents and staff.

Credentials: *In Section IV, some critical steps to completion and success of the project were estimated. How will the experiences of the Applicant(s) contribute to the success of this project?*

Gabriel Vonleh is the Chief Executive Officer of Opportunities for Inclusion, a position he has held since March of 2019. Gabriel has 25 years of management and consulting experience in the health care field and held several leadership positions at MassHealth during Governor Deval Patrick's administration where he served as Chief Operating Officer. Prior to joining Opportunities for Inclusion, he served as the Chief Executive Officer at the Morris Heights Health Center, Bronx, NY and prior to that he served as the Chief Operating Officer at Codman Square Health Center in Boston. While at Opportunities for Inclusion, Gabriel has overseen several renovation projects in OFI's city-owned leased building at 56 Chestnut Street, including renovation of the kitchen, upgrade of flooring and program rooms in the lower level, and modernization of the elevator. The elevator modernization project was funded by a CDBG grant and successfully completed in collaboration with the City of Waltham Planning Department.

Consultants and team members working on this project include:

Opportunities for Inclusion
Re: 46 Chestnut Street, Waltham

The Corporation for Independent Living (CIL), located in Hartford, CT. CIL is a nonprofit organization founded by care service providers who recognized that people and families thrive best when they have a place to call home—and are fully included in the community. CIL has been involved in developing 2,695 homes including 258 licensed MA community residences.

Robert Guinto, Consultant, has 28 years of experience working for the Commonwealth of Massachusetts in various human service agencies as both a Direct Support Professional (DSP) and administrator. Upon leaving state services, Bob has worked with various nonprofits to evolve and support their program initiatives.

Success Factors: *How will the success of this project be measured? Be specific.*

While there will always be unforeseen challenges in the renovation of an older property, we expect to measure success as follows:

- Approval by all authorities involved in inspections as property renovations proceed
- Property renovations completed on time and within budget
- Occupancy by five individuals with intellectual and developmental disabilities in fully accessible, renovated home

Maintenance: *If ongoing maintenance is required for your project, how will it be funded? (Note that CPA Funds may not be used for maintenance, but maintenance is an important consideration for all projects.)*

Ongoing maintenance of this property is required. Opportunities for Inclusion expects to fund these expenses through our residential services budget, which will include an allocation for maintenance. As a nonprofit organization, we will also apply for grants, solicit donations, and hold fundraising events as needed to fund maintenance expenses.

Additional Information: Provide the following additional information, as applicable.

Other City Agencies: N/A

Combination Community Housing/Community Preservation Projects: N/A

Leveraged Additional Benefits:

As referenced in our letters of support, this project will further enhance Waltham's reputation as an inclusive and supportive city for all of its residents.

Attachment A

Opportunities for Inclusion Adult Long Term Residential (ALTR) Services

Opportunities for Inclusion Adult Long Term Residential (ALTR) services are an array of services and supports provided in individuals' homes on a 24-hour basis that promote the independence, health and well-being, self-determination, and community inclusion of a person who has significant, long-term physical, cognitive, sensory, health and/or behavioral health needs. ALTR services are long-term in nature and intended to offer individual's their services within their primary residence.

ALTR supports are designed for each individual utilizing person-centered planning and coordination. This is an approach to assessment, planning, and coordination of services and supports that is focused on the individual's goals, needs, preferences, and values. The person directs the development of the plan, which describes the life they want to live in the community. Services and supports are coordinated across providers and systems to carry out the plan and ensure fidelity with the person's expressed goals, needs, preferences, and values.

A multi-disciplinary team approach is used for the provision of services. Opportunities for Inclusion engages a team of direct support professionals, licensed nurses, and other clinical professionals to effectively coordinate and provide the supports to meet individual needs and the collective needs of the small group of individuals living together.

Services and supports may include, but are not limited to, assistance with acquisition, retention, or improvement in skills related to activities of daily living, household management, community involvement, medication and medical management, and financial management.

Behavioral/clinical support, supervision, transportation, and assistance to maintain housing that meets their needs and interests are also components of this service.

Supports are designed to develop and promote individuals' rights and dignity, effective communication, goal development, skill acquisition, community membership, mutual relationships, individual control, decision-making, and to optimize their personal and environmental safety and physical and mental health. In addition, ALTR services support each individual's independence and comports fully with standards applicable to Home and Community Based settings delivered under Section 1915(c) of the Social Security Act, including those requirements applicable to provider-owned or controlled homes, except as supported by the individual's specific assessed need and set forth in the person-centered plan.

Supportive Technology is to be utilized to increase opportunities for individuals to achieve greater independence and control over their lives. Supportive technology in conjunction with the design of the home should meet individuals' environmental accessibility needs to be as independent as possible. This may include outfitting homes with individual specific assistive technology devices identified through an assistive technology assessment.

Opportunities for Inclusion has purchased a single-family property at 46 Chestnut Street, Waltham to convert into an accessible group residence for five individuals. Opportunities for Inclusion will be responsible for ongoing maintenance and upkeep of the physical location. Homes must meet standards established by the building codes for residential homes, standards in the MA Department of

Opportunities for Inclusion
Re: 46 Chestnut Street, Waltham

Developmental Disabilities (DDS) Licensure and Certification Manual and Appendices, as well as comply with the Americans with Disability Act (ADA).

Individuals with accessibility needs must be offered a living arrangement that meets the requirements of the Architectural Access Board (AAB) / ADA standards for accessible housing.

Characteristics of Population to be Served

Individuals may exhibit the following characteristics and/or have the following support needs:

- Individuals with intellectual disabilities or other cognitive limitations, often in conjunction with other significant conditions or diagnoses
- Individuals with traumatic brain injury or acquired brain injury, and who may have other conditions requiring specialized staff or protocols
- Individuals who are deaf blind, deaf blind/intellectually disabled and who may also demonstrate medical diagnoses, mental health and behavioral issues, secondary to rubella, Usher syndrome, Charge syndrome, cerebral palsy as well as other disorders
- Individuals present a range of physical assistance, mobility, communication, behavioral, social, medical and emotional support needs
- Individuals who have maintained close personal connections with their families and require assistance to actively participate in those relationships
- Individuals who may require assistance with planning and transportation in order to participate in their local community. Some may need assistance and transportation to maintain employment
- Individuals who may require specialized support in order to meet cultural and linguistic preferences and needs
- Individuals who may have behavioral or mental health issues that require specific supports
- Individuals who require regular, high quality health care monitoring
- Individuals who may have medical conditions that require on-going support and monitoring, including the use of G/J tubes
- Individuals who may have social and communication needs that require specialized, adaptive technology and the provision of necessary supports to navigate effectively within their local community
- Individuals who may require completely accessible barrier-free housing or require extensive special adaptations to the home
- Individuals who may need in-home day supports on a regular or intermittent basis
- Individuals who may need end-of-life care with assistance from hospice services
- Individuals who require the use of sign language, gestures, verbal/non-verbal communication techniques, familiarity, ease of use with tactile signing and adapted communication techniques such as picture/object schedules must be utilized
- Individuals with Congenital Disorders (e.g., muscular dystrophy, other genetic disorders, congenital rubella) and Neuromuscular disorders
- Individuals with Movement Disorders (e.g., Cerebral Palsy)

Funding to operate the home will be provided through the MA Department of Developmental Services. Opportunities for Inclusion is an approved provider to serve individuals under the ALTR DDS procurement.

Working with DDS, individuals to live in the group residence will be identified and planning implemented to support their needs and to make any modifications to the home prior to the completion of

Opportunities for Inclusion
Re: 46 Chestnut Street, Waltham

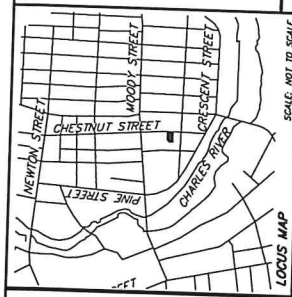
construction. This may include lighting or painting for those blind or visually impaired or those needing a Hoyer Lift. With technology it may mean video conferencing devices for the hearing impaired. The importance of family and space to have individuals be with their friends and families is also very important. A home with common space and other spaces that offer privacy other than one's bedroom provides important elements that encourage comfortable visits by families and friends.

Opportunities for Inclusion will be working with its team, contractor, DDS area office, families, and DDS licensing to create an affordable home for five individuals in the coming months.

Upon the five individuals' planned occupancy of 46 Chestnut Street, Waltham, DDS and Opportunities for Inclusion will draw up a contract for services to the individuals and a contract for the occupancy costs.

7. Preliminary Site Plan

ELEVATION BENCH MARKS		
NO.	DESCRIPTION	ELEV.
1	UTILITY POLE 7 - SPOKE SET	101.12'
2	UTILITY POLE 49/5 - SPOKE SET	99.34'
3	24" MAIN - SPOKE SET 1' AG	101.101'



#46
CHESTNUT
STREET
Waltham, Massachusetts

56 Chestnut Street
Waltham, Massachusetts 02453

HANCOCK
ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

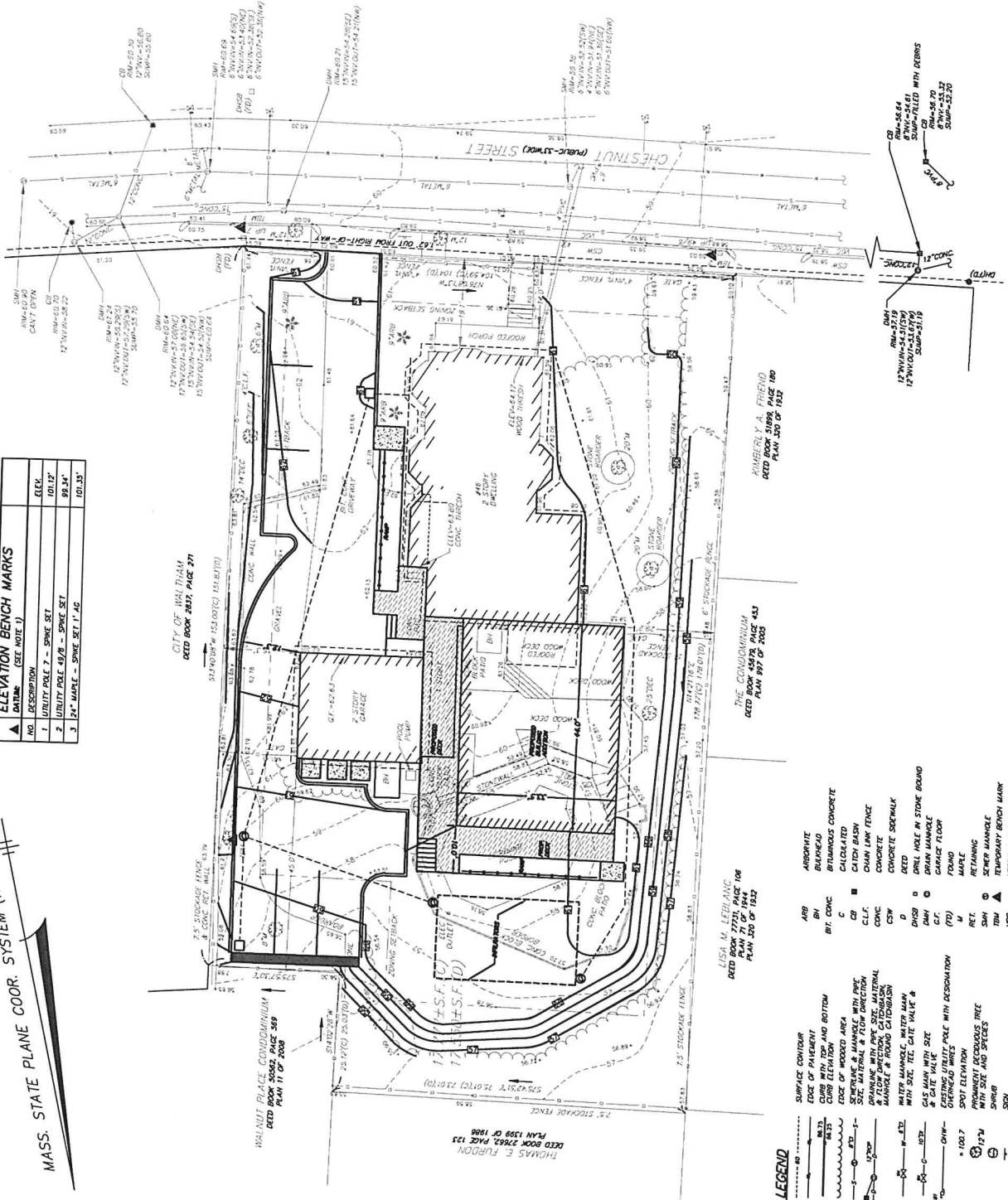
4 COLUMBIA ST., COLUMBIA, MA 01824
VOICE (978) 244-0110, FAX (978) 244-1133
WWW.HANCOCKASSOCIATES.COM

NO	BT	UNIT	DATE	ISSUE/REVISION DESCRIPTION
				DATE: 9/14/2023
				SCALE: 1"=10'
				DRAWN BY: JAR
				CHECK BY: JAO

**EXISTING
CONDITIONS
PLAN OF LAND
IN
WALTHAM,
MASSACHUSETTS**

DRAFT

SCALE: 1" = 10'



LEGEND

8. Letters of Community Support

October 4, 2023

Dear Waltham Community Preservation Commission,

I am writing in support of Opportunities for Inclusions request for funding to complete renovations to 46 Chestnut Street to make it into a group residence, an affordable housing option.

As a parent of an adult with Special Needs I can attest to the need for this type of housing in Waltham. As parents age, we need an option for our children. Many parents wait years to secure housing, often away from the city they grew up in and people they know. Opportunities for Inclusion has always ensured the best care for their clients.

As a Board of Director's member this is a perfect location for a group residence. It directly abuts our 56 Chestnut Street facility which will allow clients to transition from work to home without transportation. The location is ideal being located in our downtown.

As a resident of Waltham, I am happy see older homes being repurposed rather than torn down. Older homes add character to our city.

Please consider funding Opportunities for Inclusion's request for renovations to 46 Chestnut Street. This will only benefit our city.

Sincerely,

A handwritten signature in cursive script that reads "Kathleen Horrigan".

Kathleen Horrigan
14 Hamblin Road
Waltham, MA 02453

SPANCO PROPERTIES, LLC

PO Box 540558

Waltham, MA 02454-0558

Tel. (617) 489-4307

E-mail: Panco_sons@msn.com

October 4th 2023


To: Waltham Community Preservation Committee

I am writing this letter in support of Opportunities For Inclusion's application for funding to renovate the property, of which they purchased, at 46 Chestnut St. in Waltham. Their intention is to turn the use of this property into a Group Residence for five individuals having intellectual and developmental disabilities; including the addition of 5 bedrooms and 3 full bathrooms, among other interior improvements.

This project will both increase affordable housing for the City of Waltham, and provide immeasurable assistance for the individuals that Opportunities for Inclusion provides support to, whom of which have disabilities, and to my understanding, are subsequently of low income.

As a landlord on Moody Street, near Chestnut Street, I am in full support of the application for Opportunities for Inclusion to receive funding for their proposed renovations, that will provide group housing and oversight for these individuals in need. These residents need our support, as they are valued members and friends of the Waltham community and the neighborhood at whole.

Sincerely,


Steven M. Panosian
Managing Member

SPANCO Properties, LLC

October 4, 2023

Dear City of Waltham Community Preservation Committee,

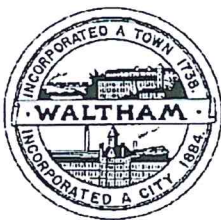
This letter comes to you as a supporter for granting the funding application of Opportunities for Inclusion (OFI) under the City of Waltham's Community Preservation Plan – Affordable Housing. The CPA's Affordable Housing Option is specific in using its resources for community housing purposes. OFI has purchased the home next to its current location at 46 Chestnut Street with plans to turn it into a group residence for 5 individuals with intellectual and developmental disabilities. OFI has served our community since 1956 with a mission to serve their consumers with inclusion, resources, community, and dignity. What better way for Waltham's CPC to use their resources and fund the request to allow OFI to continue their mission and help them renovate 46 Chestnut Street.

As a lifelong supporter of Opportunities for Inclusion (formerly GWARC) as well as the sister and guardian of a lifelong consumer I can't say enough for how much this organization has done for my brother Joel, my family, and Waltham. Our city has always supported the mission of OFI (GWARC) and because of that I, along with countless other individuals, have been able to live in a city that embraces challenges many of our citizens face and allow organizations like OFI to thrive. Long before other communities became aware of the importance inclusion can make, Waltham was able to set an example and be in the forefront of a global movement in an every changing evolving world. I humbly request your support to continue Waltham's support of OFI and its long standing reputation of doing what's right and not what's easy.

I hope the board will grant their application and continue Waltham's history set many decades ago to preserve the mission and history of Opportunities for Inclusion.

Thank You,

Maia (Battaglino) Aucoin



Waltham Historical Commission

610 Main Street
Waltham, MA 02452

October 10, 2023

Justin Barrett, Chair
Waltham Community Preservation Committee
119 School Street
Waltham, MA 02453

Dear Justin,

With Regards to the CPC Application from Opportunities for Inclusion, Inc.

At its September, 2023, meeting, the Waltham Historical Commission voted to authorize me to write this letter of support for Opportunities for Inclusion's application to the Waltham Community Preservation Committee for funding to renovate the house at 46 Chestnut Street for affordable housing. Previously, in February, 2023, the Waltham Historical Commission had placed a twelve month delay on the demolition of the house, based on its historic value. However, the new owners, Opportunities for Inclusion, Inc., applied for a waiver of the delay based on preserving the appearance of the front portion of the house and its carriage house, while adding to the back of the house new space for new affordable housing units. At its September, 2023, meeting, the Waltham Historical Commission voted to approve this waiver of the demolition delay, based on this plan.

The house was built in 1870 for Asaph R. Carter, Waltham's superintendent of streets. The Waltham newspaper of the time called the house "one of the prettiest houses in the south-side". It was subsequently owned by John Stark, who was the owner of the Stark Tool Company, one of Waltham's most preeminent precision machine tool companies, whose commercial block is still standing at 414-424 Moody Street.

Although the application from Opportunities for Inclusion, Inc., is for funding based on the affordable housing portion of Community Preservation Act funding, and not on the historic preservation portion, the Waltham Historical Commission wanted to express its enthusiastic support for the application as an excellent way to accomplish two of the Community Preservation Act's objectives – both historic preservation as well as affordable housing.

Sincerely,

Mort Isaacson, Chair
Waltham Historical Commission

Letter of Support to the Waltham Community Preservation Committee

Date: October 10, 2023

To: Waltham Community Preservation Committee

I am writing to you, on behalf of myself and my family, in support of Opportunities for Inclusion's application for funding to help renovate our former family house they recently purchased at 46 Chestnut Street, Waltham. Their intention is to turn the house into a group residence for five individuals with intellectual and developmental disabilities, with the addition of 5 bedrooms and 2 full baths and other interior improvements.

This project will add affordable housing to the City of Waltham and will greatly assist the individuals Opportunities for Inclusion supports, who are all low income. The location of the house next door to Opportunities for Inclusion's 56 Chestnut Street building is ideal, as individuals can attend day programs and Recreation activities there without needing transportation.

We are the former owners of 46 Chestnut Street and have wonderful memories of this house. It was the longtime beloved residence of our grandparents, parents and their children.

We fully support Opportunities for Inclusion's application for funding and plans to renovate the house to provide a group residence. We are happy that the property will be renovated for this beneficial purpose and look forward to seeing the progress and finished results. We expect that the residents of this house will be welcome and valued members of the immediate neighborhood and the Waltham community.

Sincerely,

A handwritten signature in blue ink that reads "Mary (Nix) Good". The signature is fluid and cursive, with the first name "Mary" and last name "Good" being clearly legible, and "(Nix)" in parentheses in the middle.

Mary (Nix) Good
40 Chestnut Street
Waltham, MA 02453

Toole, Julie

From: Leah and Gerry Cosby <cosby154@gmail.com>
Sent: Wednesday, October 11, 2023 11:51 AM
To: Toole, Julie
Cc: Joanne Raymond
Subject: 46 Chestnut Street

CAUTION: This message originated outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders

October 11, 2023

Dear Ms. Toole,

I am writing in support of *Opportunities for Inclusion's* (formerly GWArc) renovation project. It is my sincere pleasure to be associated with OFI. In fact, GWArc gave me my first job out of college as a case manager in a residential program they owned on River Street. GWArc and now OFI continue to be pioneers in providing essential programs for the Waltham area's most vulnerable population. It is with great pride that I have been committed and impressed by the work OFI continues to provide some 40 years later.

The plan to convert 46 Chestnut Street into a residence for individuals with intellectual and developmental disabilities has my full support. I encourage the Waltham Community Preservation Commission to support the funding of this project. I have personally been part of the struggle to find appropriate housing for the special needs community for most of my adult life. No organization is better qualified to provide a residential program than OFI. No organization is more deserving of the full support of the Waltham Community Preservation Commission.

I would be delighted to continue discussing my full support if you have any additional concerns. The entire Waltham community benefits when we embrace opportunities to include all of her citizens. This residential program continues to preserve Waltham's legacy as a very special place to live and work.

Most Sincerely,

Leah Battaglino Cosby

Leah J Cosby
50 Morningside Road Needham, MA 02492
cosby154@gmail.com

9. Plan to Cultivate Community Support



Opportunities for Inclusion

Plan to Cultivate Community Support - 46 Chestnut Street Renovation Project

Opportunities for Inclusion will cultivate community support for the renovation project at 46 Chestnut Street and planned use of the home as a group residence for individuals with intellectual and developmental disabilities through the following:

- Once renovation funding is approved and the project is underway, invite neighbors and representatives of retail, dining and other small businesses on Moody Street to our 56 Chestnut Street facility for a presentation regarding renovation plans and planned usage of the property, with time for questions and answers. Include city councilors and others as appropriate.
- Provide neighbors with contact information of our CEO and project manager for questions and comments.
- Once the property renovations are complete, hold a reception for neighbors and Moody Street businesses to tour the property and grounds and meet the residents and staff.
- Plan outings for the 5 new residents to Moody Street, local parks and other sites so they can get to know their immediate community better and develop/strengthen community connections.

Please note that the residents at 38-40 Chestnut Street, the immediate abutting neighbors to 46 Chestnut Street, are members and relatives of the Nix family, former owners of the property. They are in support of the project, and we have committed to provide regular updates on the project.

10. Proof of Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/10/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Sallop Insurance Inc. 25 New Chardon Street Boston MA 02114-4721		CONTACT NAME: Kara Reynolds PHONE (A/C, No, Ext): (617) 488-6600 FAX (A/C, No): (617) 488-6601 E-MAIL ADDRESS: kreyolds@sallop.com	
INSURED Opportunities for Inclusion, Inc. 46 Chestnut Street Waltham MA 02453		INSURER(S) AFFORDING COVERAGE INSURER A : Lloyd's of London INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	

COVERAGES

CERTIFICATE NUMBER: BR Liab23-24

REVISION NUMBER:


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Premises Liability			ATR/BRC/235076	08/11/2023	08/11/2024	EACH OCCURRENCE \$ 1,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$ Excluded				
			MED EXP (Any one person) \$ 5,000				
			PERSONAL & ADV INJURY \$ Excluded				
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ Excluded
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						EACH OCCURRENCE \$
							AGGREGATE \$
	DED <input type="checkbox"/> RETENTION \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y / <input type="checkbox"/> N	N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Evidence of Insurance	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
10/10/2023

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Sallop Insurance Inc. 25 New Chardon Street Boston MA 02114-4721		PHONE (A/C, No, Ext): (617) 488-6600	COMPANY Lloyd's of London 1100 Walnut, Suite 3200 Lockbox# 904038 Kansas City MO 64106	
FAX (A/C, No): (617) 488-6601		E-MAIL ADDRESS: kreynolds@sallop.com		
CODE: 025382		SUB CODE:		
AGENCY CUSTOMER ID #: 00002076		LOAN NUMBER		POLICY NUMBER ATR/BRC/235076
INSURED Opportunities for Inclusion, Inc. 56 Chestnut Street Waltham MA 02453		EFFECTIVE DATE 08/11/2023	EXPIRATION DATE 08/11/2024	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION 46 Chestnut Street Waltham MA 02453
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

PERILS INSURED

BASIC

BROAD

☒ SPECIAL

COVERAGE / PERILS / FORMS

AMOUNT OF INSURANCE

DEDUCTIBLE

Building, Replacement Cost, Special form

900,000

5,000

Other Structures, Special form

100,000

5,000

Builders Risk w/ Renovations, Replacement Cost, Special form

1,171,314

5,000

Theft of Building Material, Special form

25,000

2,500

Vandalism & Malicious Mischief

Included

5,000

Sprinkler Leakage

Included

5,000

Water Damage

Included

5,000

REMARKS (Including Special Conditions)

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS

Evidence of Insurance

ADDITIONAL INSURED

MORTGAGEE

LENDER'S LOSS PAYABLE

☐ LOSS PAYEE

LOAN #

AUTHORIZED REPRESENTATIVE

Kara Reynolds

10/10/2023

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11. Evidence of Site Control

Middlesex South Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 85710
Document Type	: DEED
Recorded Date	: August 01, 2023
Recorded Time	: 12:10:03 PM
Recorded Book and Page	: 81841 / 384
Number of Pages(including cover sheet)	: 3
Receipt Number	: 2930465
Recording Fee (including excise)	: \$5,855.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 08/01/2023 12:10 PM
Ctrl# 378655 12415 Doc# 00085710
Fee: \$5,700.00 Cons: \$1,250,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

FIDUCIARY DEED

I, JOHN E. NIX, JR., in my capacity as Personal Representative of the Estate of Margaret M. Nix a/k/a Margaret Nix (Middlesex Probate and Family Court, Docket No. MI23P1582EA), with an address of 9 Colleen Dr, Salem, NH 03079, (the "**Grantor**") pursuant to the power of sale in the Will of said Margaret M. Nix and of every other power granted to me as such Personal Representative, for consideration paid and in full consideration of ONE MILLION TWO HUNDRED AND FIFTY THOUSAND and 00/100 DOLLARS (\$1,250,000.00):

Grant to

Opportunities for Inclusion, Inc., a Massachusetts Nonprofit Corporation, with a principal address of 56 Chestnut Street, Waltham, Massachusetts (the "**Grantee**"),

The land in said Waltham, with the buildings thereon, known as number 46 Chestnut Street, and bounded:

SOUTHERLY	by Chestnut Street, one hundred four (104) feet;
WESTERLY	by land now or formerly of Parks and of American Watch Company, one hundred seventy-eight and 01/100 (178.01) feet;
NORTHERLY	by land now or formerly of Currier, seventy-five and 01/100 (75.01) feet;
EASTERLY	by land now or formerly of Pike, twenty-five and 03/100 (25.03) feet;
NORTHERLY	by the same, twenty-seven and 09/100 (27.09) feet;
EASTERLY	by land formerly of Gregg and now of the City of Waltham, one hundred fifty-one and 83/100 (151.83) feet.

Containing 17,550 square feet, more or less (the "**Property**").

Said premises are conveyed subject to encumbrances of record insofar as now in force and applicable and subject to such taxes assessed for the current fiscal year as are not now due and payable, all of which the Grantee, by acceptance hereof, agrees to comply with, perform, assume and pay.


Being the same premises conveyed to John E. Nix and Margaret M. Nix, husband and wife as tenants by the entirety by Deed recorded at the Middlesex South Registry of Deeds at Book 13560, Page 046. John E. Nix died August 11, 2003. See Death Certificate recorded with Middlesex South District Registry of Deeds Book 45246, Page 259.

Grantor hereby certifies under the pains and penalties of perjury that Grantor has not claimed any homestead in the Property and that there are no other persons entitled to the protection of the Homestead Act with respect to the Property, and Grantor hereby releases and relinquishes any rights and/or privileges

Property Address: 46 Chestnut Street, Waltham, Massachusetts

in the Property that may exist as a result of any filing of a declaration of homestead with respect to the Property by Grantor or any person claiming title to the Property through Grantor

Executed as a sealed instrument this 31st day of July 2023.

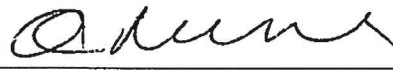

JOHN E. NIX, JR., in his capacity as Personal
Representative of the Estate of Margaret M. Nix a/k/a
Margaret Nix

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 31st day of July 2023, before me, the undersigned Notary Public personally appeared the above-named JOHN E. NIX, JR., proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the person whose name is signed above and who acknowledged to me that he signed it as his free act and deed, voluntarily for its stated purpose, in his capacity as Personal Representative of the Estate of Margaret M. Nix a/k/a Margaret Nix.




Joseph Melone, Notary Public
My Commission Expires: July 7, 2028

12. Existing Plan of Land

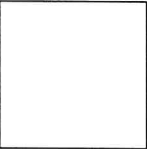
13. Preliminary Architectural Drawings

OPPORTUNITIES FOR INCLUSION

5 BEDROOM RESIDENCE

46 CHESTNUT STREET WALTHAM, MA

PROGRESS SET - SEPT 18, 2023



5 BEDROOM RESIDENCE

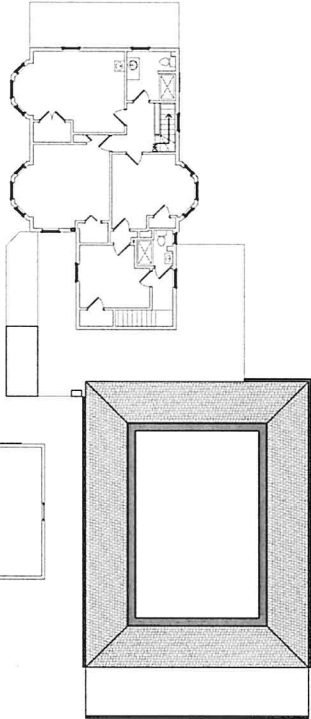
46 CHESTNUT STREET WALTHAM, MA

PROGRESS SET - SEPT 18, 2023

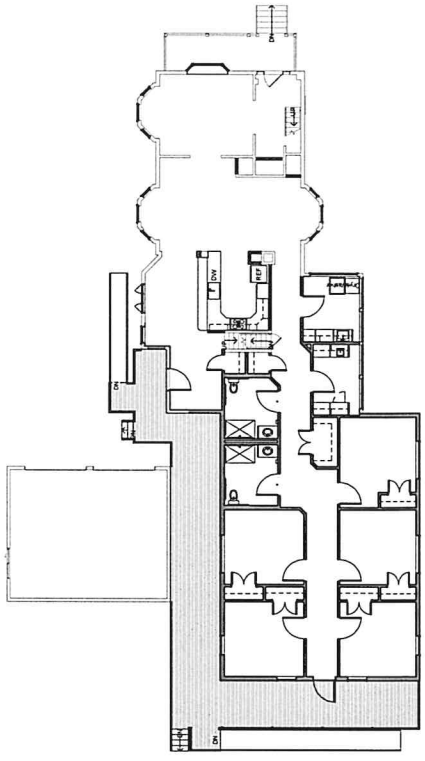


[illegible]

Figure 306.2.2 consists of six diagrams illustrating wheelchair reach envelopes for different reach types. The diagrams are arranged in a 3x2 grid. The top row shows 'FORWARD REACH' (left) and 'CONSTRICTED REACH' (right). The middle row shows 'FORWARD REACH' (left) and 'CONSTRICTED REACH' (right). The bottom row shows 'UNCONSTRICTED REACH' (left) and 'UNCONSTRICTED REACH' (right). Each diagram shows a person in a wheelchair with a shaded reach envelope. Dimensions include reach height (623, 1190, 1549, 1905), reach width (1190, 1549, 1905), and reach depth (1190, 1549, 1905).

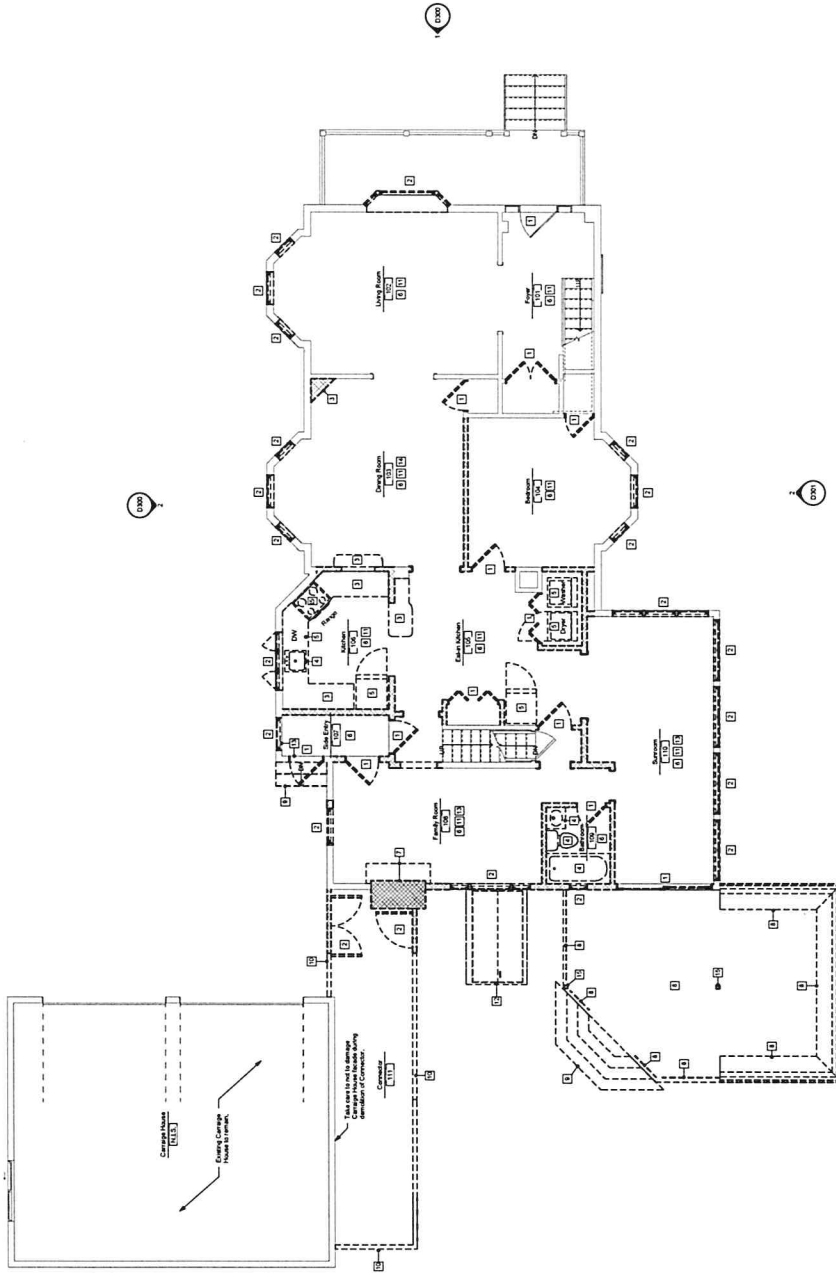
[illegible][illegible]

SECOND FLOOR EGRESS PLAN
SCALE 1/8" = 1'-0"



FIRST FLOOR EGRESS PLAN
SCALE 1/8" = 1'-0"

FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



DEMOLITION NOTES:

- | | |
|----------|--|
| Class 1 | Remove starting dose and 1 item complete. |
| Class 2 | Remove starting dose and 2 items complete. Prepare response to receive next consultation. |
| Class 3 | Remove starting dose and 3 items complete. Prepare response to receive next consultation. |
| Class 4 | Remove starting dose and 4 items complete. Cap all study items and wait for next 14 days to begin. |
| Class 5 | Remove starting dose and 5 items complete. |
| Class 6 | Remove 1st dose by 1 item complete. |
| Class 7 | Remove 1st dose by 2 items complete. |
| Class 8 | Remove 1st dose by 3 items complete. |
| Class 9 | Remove 1st dose by 4 items complete. |
| Class 10 | Remove 1st dose by 5 items complete. |
| Class 11 | Prepare all study items to receive next 14 days to begin. |
| Class 12 | Remove 1st dose by 6 items complete. |
| Class 13 | Remove 1st dose by 7 items complete. |
| Class 14 | Remove 1st dose by 8 items complete. Prepare response to receive next consultation. |
| Class 15 | Remove starting dose and 9 items complete. |

GENERAL NOTES:

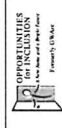
- | | |
|----|---|
| A. | <p>Adapt the Six Sigma and the General Business Process Improvement (GPB) to the company's specific requirements, processes and business environment. This includes the identification of the business process to be improved and the selection of the appropriate Six Sigma or GPB tool to use.</p> <p>Plan the Six Sigma or GPB project to be implemented by the company's management. This includes the identification of the project's goals, objectives, and the selection of the appropriate Six Sigma or GPB tool to use.</p> |
| B. | <p>Conduct a Six Sigma or GPB project to improve the company's business process. This includes the identification of the project's goals, objectives, and the selection of the appropriate Six Sigma or GPB tool to use.</p> <p>Conduct a Six Sigma or GPB project to improve the company's business process. This includes the identification of the project's goals, objectives, and the selection of the appropriate Six Sigma or GPB tool to use.</p> |
| C. | <p>Develop a Six Sigma or GPB project to improve the company's business process. This includes the identification of the project's goals, objectives, and the selection of the appropriate Six Sigma or GPB tool to use.</p> <p>Develop a Six Sigma or GPB project to improve the company's business process. This includes the identification of the project's goals, objectives, and the selection of the appropriate Six Sigma or GPB tool to use.</p> |
| D. | <p>Implement a Six Sigma or GPB project to improve the company's business process. This includes the identification of the project's goals, objectives, and the selection of the appropriate Six Sigma or GPB tool to use.</p> <p>Implement a Six Sigma or GPB project to improve the company's business process. This includes the identification of the project's goals, objectives, and the selection of the appropriate Six Sigma or GPB tool to use.</p> |
| E. | <p>Evaluate the Six Sigma or GPB project to improve the company's business process. This includes the identification of the project's goals, objectives, and the selection of the appropriate Six Sigma or GPB tool to use.</p> <p>Evaluate the Six Sigma or GPB project to improve the company's business process. This includes the identification of the project's goals, objectives, and the selection of the appropriate Six Sigma or GPB tool to use.</p> |
| F. | <p>Plan and execute a Six Sigma or GPB project to improve the company's business process. This includes the identification of the project's goals, objectives, and the selection of the appropriate Six Sigma or GPB tool to use.</p> <p>Plan and execute a Six Sigma or GPB project to improve the company's business process. This includes the identification of the project's goals, objectives, and the selection of the appropriate Six Sigma or GPB tool to use.</p> |
| G. | <p>Understand specific roles of Six Sigma and GPB and request a Six Sigma or GPB project to improve the company's business process. This includes the identification of the project's goals, objectives, and the selection of the appropriate Six Sigma or GPB tool to use.</p> <p>Understand specific roles of Six Sigma and GPB and request a Six Sigma or GPB project to improve the company's business process. This includes the identification of the project's goals, objectives, and the selection of the appropriate Six Sigma or GPB tool to use.</p> |
| H. | <p>Expected results of the Six Sigma or GPB project to improve the company's business process. This includes the identification of the project's goals, objectives, and the selection of the appropriate Six Sigma or GPB tool to use.</p> <p>Expected results of the Six Sigma or GPB project to improve the company's business process. This includes the identification of the project's goals, objectives, and the selection of the appropriate Six Sigma or GPB tool to use.</p> |

DEMOLITION KEY

- 
- Existing construction to remain above the roof. Refer to Fresh Starts and Notes for typical. Refer to Fresh Starts and Notes for any required preparation or repairs.
- 
- Selective portions of existing construction to be removed or modified shown Pict. typical.
- 
- Existing door and frame to be removed complete shown Pict. typical. If existing existing frame exists refer to other notes.

- PRELIMINARY -
Not for Construction

Not for Construction



5 BEDROOM RESIDENCE
45 CHESTNUT STREET
WALTHAM, MA



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**FIRST FLOOR
DEMOLITION PLAN**

Lot Number	31 AUG 2023
Lot Date	2023M08 Created
Lot Age	2023



D101






consisting of the 100 (three officials) and 1000 (1000)

DEMOLITION NOTES:

- | | | |
|---------|--|---|
| Case 1 | Remove setting <i>id</i> and <i>id</i> from <i>complete</i> . | A. Place in the final declaration and the <i>complete</i> clause to be updated. |
| Case 2 | Remove setting <i>username</i> and <i>id</i> from <i>complete</i> , replace <i>id</i> with <i>id</i> to remove the constraint. | B. Add a new constraint <i>id</i> to the <i>complete</i> clause to be updated. |
| Case 3 | Remove setting <i>username</i> from <i>complete</i> . | C. Remove <i>username</i> from the <i>complete</i> clause to be updated. |
| Case 4 | Remove setting <i>username</i> from <i>complete</i> , add <i>id</i> and <i>id</i> to <i>complete</i> to remove the constraint. | D. Add a new constraint <i>id</i> to the <i>complete</i> clause to be updated. |
| Case 5 | Remove setting <i>username</i> from <i>complete</i> . | E. Remove <i>username</i> from the <i>complete</i> clause to be updated. |
| Case 6 | Remove <i>id</i> from <i>id</i> to replace <i>username</i> following. | F. Remove <i>id</i> from the <i>complete</i> clause to be updated. |
| Case 7 | Remove <i>id</i> from <i>id</i> to replace <i>username</i> following. | G. Remove <i>id</i> from the <i>complete</i> clause to be updated. |
| Case 8 | Remove setting <i>id</i> from <i>id</i> to replace <i>username</i> following. | H. Remove <i>id</i> from the <i>complete</i> clause to be updated. |
| Case 9 | Remove setting <i>id</i> from <i>id</i> to replace <i>username</i> following. | I. Remove <i>id</i> from the <i>complete</i> clause to be updated. |
| Case 10 | Remove setting <i>id</i> from <i>id</i> to replace <i>username</i> following. | J. Remove <i>id</i> from the <i>complete</i> clause to be updated. |
| Case 11 | Remove setting <i>id</i> from <i>id</i> to replace <i>username</i> following. | K. Remove <i>id</i> from the <i>complete</i> clause to be updated. |
| Case 12 | Remove setting <i>id</i> from <i>id</i> to replace <i>username</i> following. | L. Remove <i>id</i> from the <i>complete</i> clause to be updated. |
| Case 13 | Remove setting <i>id</i> from <i>id</i> to replace <i>username</i> following. | M. Remove <i>id</i> from the <i>complete</i> clause to be updated. |
| Case 14 | Remove setting <i>id</i> from <i>id</i> to replace <i>username</i> following. | N. Remove <i>id</i> from the <i>complete</i> clause to be updated. |
| Case 15 | Remove setting <i>id</i> from <i>id</i> to replace <i>username</i> following. | O. Remove <i>id</i> from the <i>complete</i> clause to be updated. |

DEMOLITION KEY

- | | |
|---|--|
|  | Existing construction to remain above that typical. Refer to Finish Plans and Notes for any required preparation or repairs. |
|  | Selective portions of existing construction to be removed or modified shown Post-Typical. |
|  | Existing door and frame to be removed complete shown Post-Typical. (Remove existing frames unless noted otherwise.) |

**- PRELIMINARY -
Not for Construction**

This drawing is issued for Design Review, Preliminary Budgeting, Owner Sign-Off, Engineering Coordination and as not intended for permitting or bidding.



5 BEDROOM RESIDENCE
46 CHESTNUT STREET

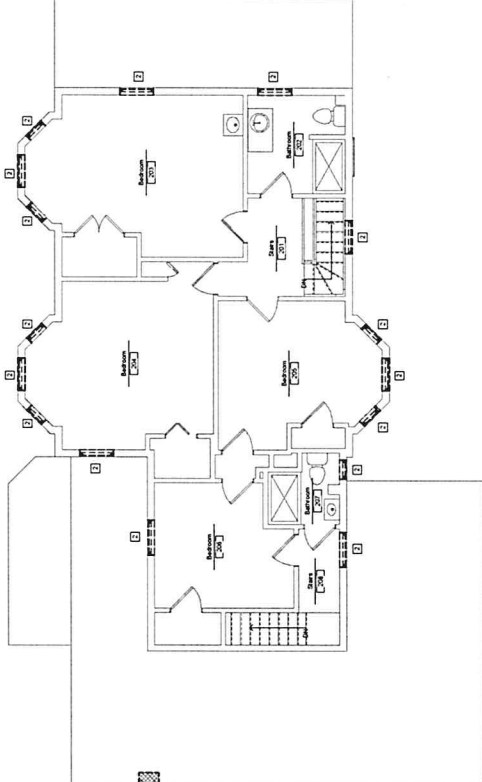
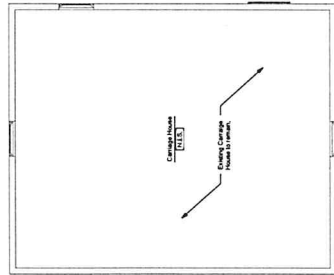
[illegible]

SECOND FLOOR
DEMOLITION PLAN

Page Number	Page Date
2023-036	09/14/23
By: As indicated	WAL
Used By: Author	23036_08 Created in
	Created By: Checker

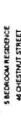
[illegible]

D102



[illegible]

This drawing is issued for Design Review.
Preliminary Budgeting, Owner Sign-Off,
Engineering Coordination and
General Information Only and is not
intended for permitting or bidding.

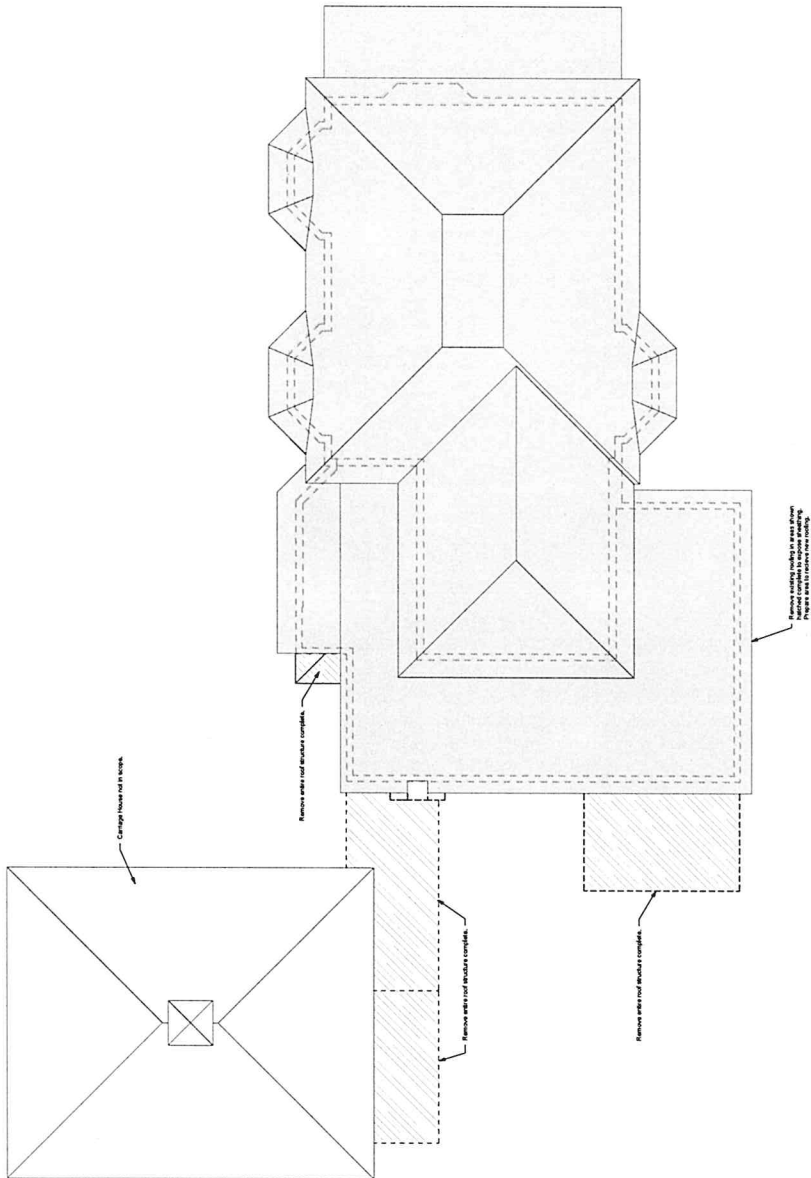


Business Development, Marketing, Finance, Operations

Revised	Revised Date	31 AUG 2023
OM	2023 _{OM} 48 Chestnut	
Revised	Revised Date	2023

--	--

D103



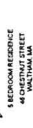
ROOF DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- [illegible]

Not for Construction

This drawing is issued for Design Review, Preliminary Budgeting, Owner Sign-Off, Engineering Coordination and General Information ONLY and is not intended for permitting or bidding.



MAIER design group, Inc.
4000 16th Avenue, Suite 200, Boulder, CO 80501

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 395–401

31 AUG 2023

$\tau = 9.0^\circ$	Wavelength 230 m μ Chordal ref.
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100

[illegible]

①

D201

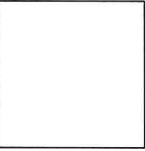
1079

○

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 117–124

FIRST EROBECTED CEILING DEMOLITION PLAN

SCALE 1/4" = 1'-0"



PRELIMINARY -
Not for Construction
This drawing is intended for design purposes only. It is not to be used for construction. All dimensions and materials are subject to change without notice. The client is responsible for obtaining all necessary permits and approvals for this project.

MADE DESIGN GROUP, INC.
ARCHITECTS
10000 N. 10th Ave., Suite 100
Denver, CO 80231
Tel: (303) 733-1000
Fax: (303) 733-1001
www.madedesigngroup.com

PROJECT INFORMATION

Project Name: 5 Bedroom Residence
Project Address: 4800 N. 10th Ave., Unit 100
Project City: Denver, CO 80231
Project State: CO
Project Zip: 80231

DATE
21 AUG 2023

SCALE
1/8" = 1'-0"

PROJECT
DEMOLITION ELEVATIONS

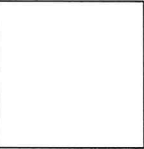
Sheet No.	D300
Scale	1/8" = 1'-0"
Date	21 AUG 2023
Project	5 Bedroom Residence
Location	4800 N. 10th Ave., Unit 100, Denver, CO 80231
Client	MADE DESIGN GROUP, INC.
Architect	MADE DESIGN GROUP, INC.
Engineer	
Surveyor	
Inspector	
Permit	

SIDE DEMOLITION ELEVATION - EAST
SCALE: 1/8" = 1'-0"

FRONT DEMOLITION ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

DEMOLITION ELEVATION NOTES

- Demolition 1: Remove existing door and frame complete.
- Demolition 2: Remove existing window and frame complete. Preserve existing masonry.
- Demolition 3: Remove existing window and frame complete. Preserve existing masonry.
- Demolition 4: Remove existing window and frame complete. Preserve existing masonry.
- Demolition 5: Remove existing window and frame complete. Preserve existing masonry.
- Demolition 6: Remove existing window and frame complete. Preserve existing masonry.
- Demolition 7: Remove existing window and frame complete. Preserve existing masonry.
- Demolition 8: Remove existing window and frame complete. Preserve existing masonry.



- PRELIMINARY -
Not for Construction
This drawing is intended for conceptual purposes only. It is not to be used for construction or for any other purpose without the written consent of the architect.

J. M. H. ARCHITECTS, INC.
1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.JMHARCHITECTS.COM

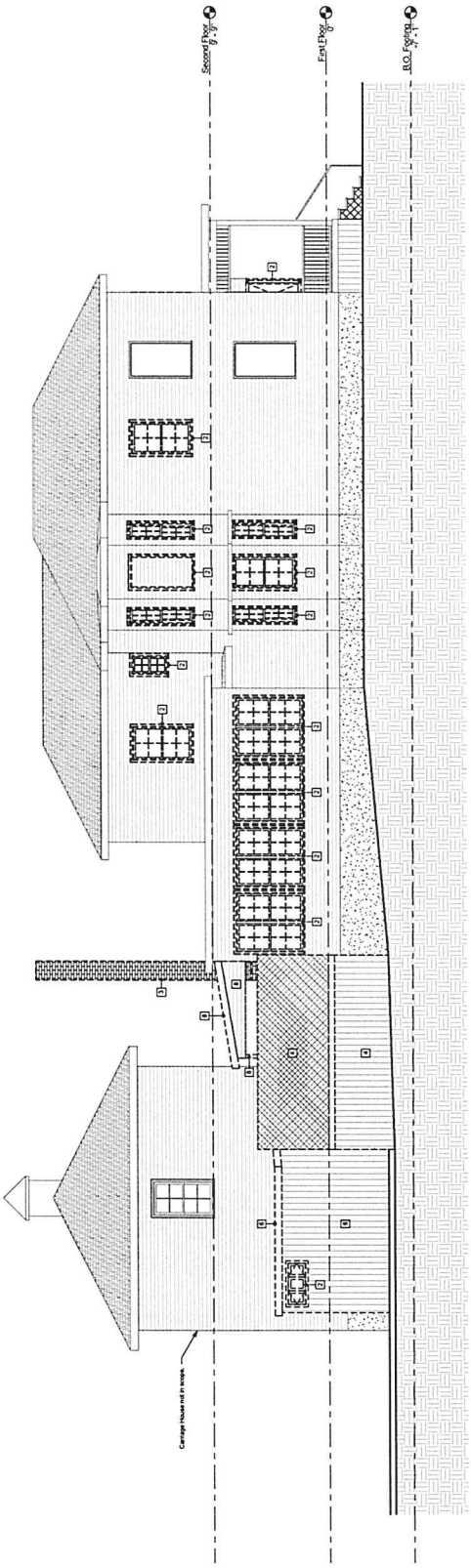
OWNER:
J. M. H. ARCHITECTS, INC.
1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.JMHARCHITECTS.COM

PROJECT:
1 BEDROOM RESIDENCE
4000 W. 10TH AVE. SUITE 100
DENVER, CO 80202

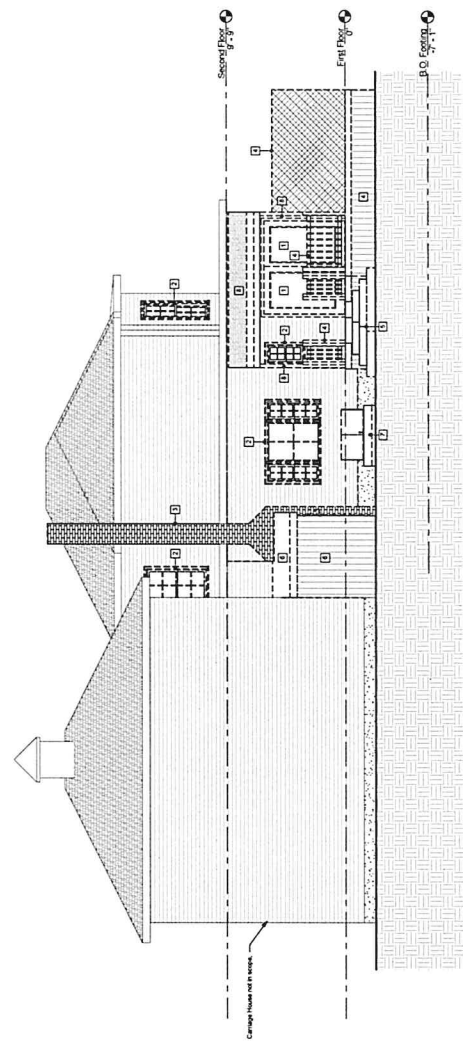
DATE:
2021.08.01

EXTERIOR DEMOLITION ELEVATIONS
2021.08.01
31 AUG 2021
J. M. H. ARCHITECTS, INC.
1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.JMHARCHITECTS.COM

Sheet No.	D301
Project No.	
Client	
Architect	
Engineer	
Interior Designer	
Other	



SIDE DEMOLITION ELEVATION - WEST
SCALE: 1/4" = 1'-0"



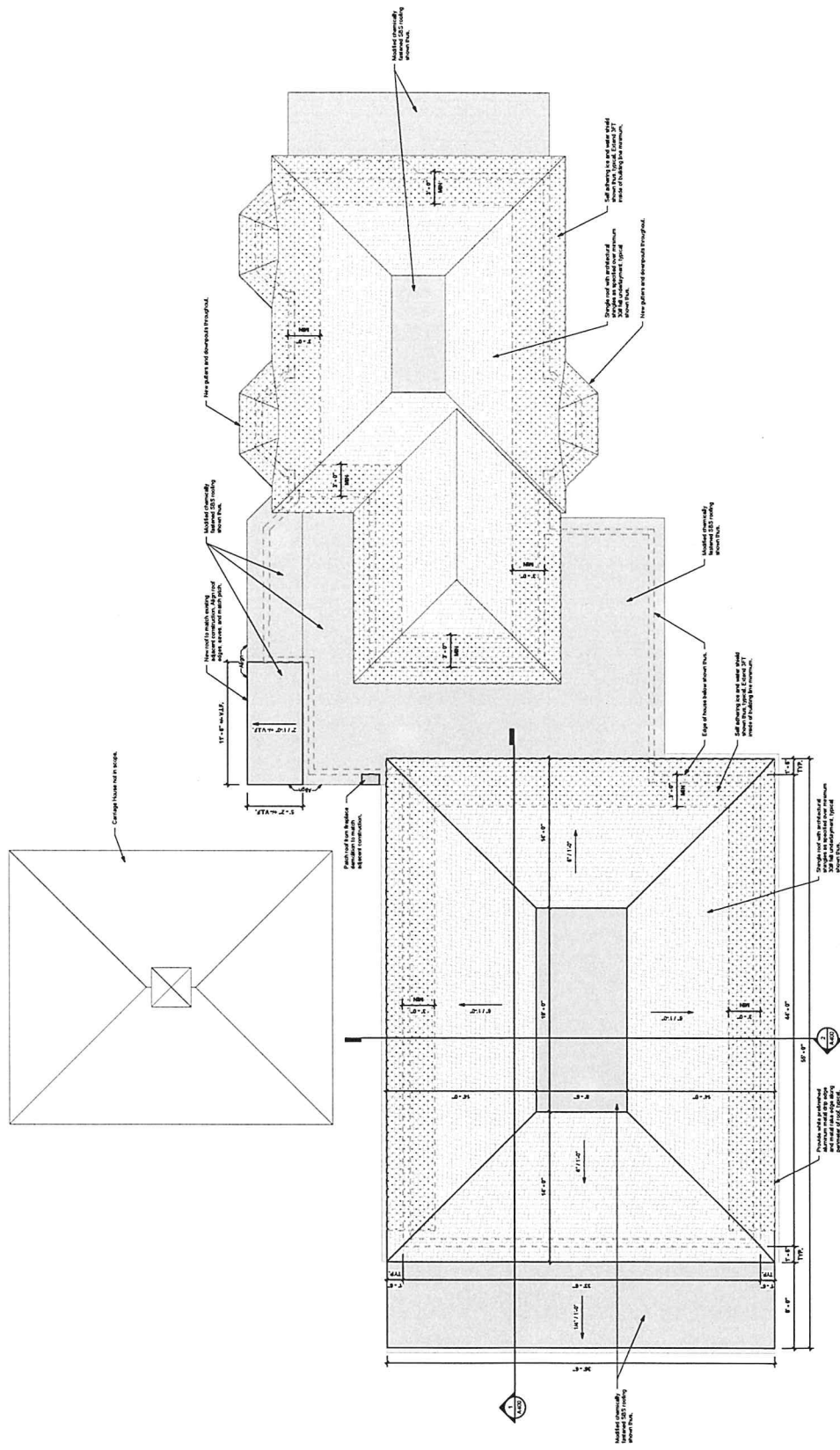
REAR DEMOLITION ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

- DEMOLITION ELEVATION NOTES**
- Demolition 1: Remove existing exterior wall and roof structure.
 - Demolition 2: Remove existing exterior wall and roof structure.
 - Demolition 3: Remove existing exterior wall and roof structure.
 - Demolition 4: Remove existing exterior wall and roof structure.
 - Demolition 5: Remove existing exterior wall and roof structure.
 - Demolition 6: Remove existing exterior wall and roof structure.
 - Demolition 7: Remove existing exterior wall and roof structure.
 - Demolition 8: Remove existing exterior wall and roof structure.

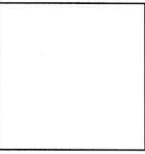
ROOF PLAN

Name	Date
036	31 AUG 2023
P.W.S.	
2803 _M de Creadon rd	
No.	Covered By

A103



ROOF CONSTRUCTION PLAN
SCALE 1/4" = 1'-0"



PRELIMINARY -
Not for Construction

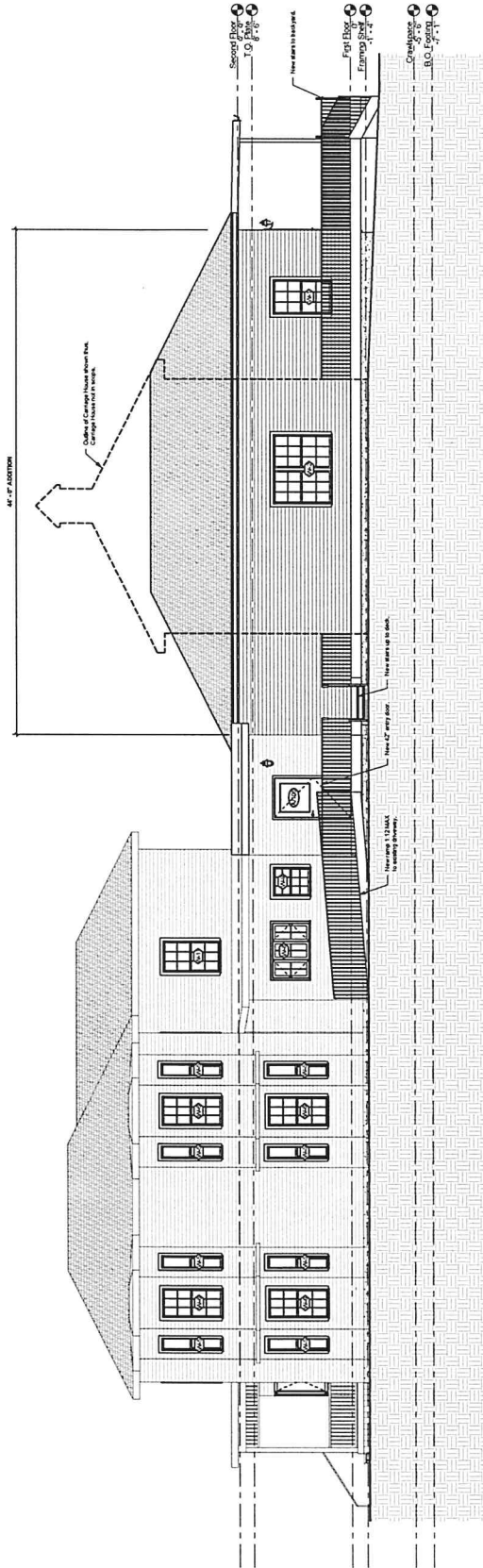
This drawing is subject to change without notice. It is not to be used for construction purposes. It is intended for preliminary review only.

OPPORTUNITIES
ARCHITECTURE
1000 10th Ave NW
Seattle, WA 98107
Tel: 206.461.1000
Fax: 206.461.1001
www.opportunitiesarch.com

1 BEDROOM RESIDENCE
4000 10th Ave NW
Seattle, WA 98107

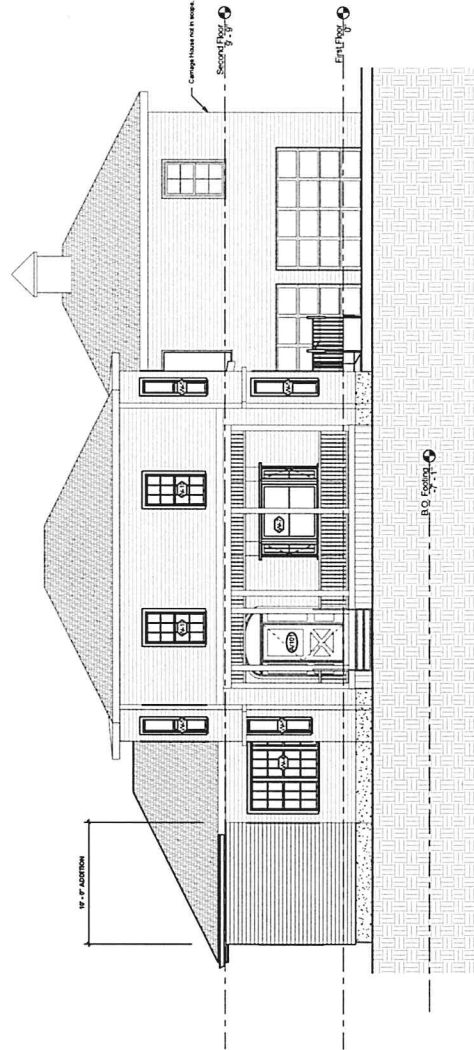
DATE: 08/17/2023
BY: [Signature]
CHECKED: [Signature]

PROJECT NAME		PROJECT NO.	DATE
1 BEDROOM RESIDENCE		2023-08	08/17/2023
SHEET NO.		SHEET TOTAL	1 OF 1
DRAWN BY		CHECKED BY	DATE
[Signature]		[Signature]	08/17/2023
PROJECT LOCATION		PROJECT ADDRESS	
4000 10th Ave NW		Seattle, WA 98107	
SHEET TITLE		A300	



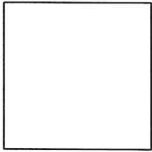
SIDE ELEVATION - EAST
SCALE: 1/4" = 1'-0"

2



FRONT ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"

1



- PRELIMINARY -
Not for Construction
This drawing is preliminary and is not to be used for construction. It is provided for informational purposes only. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect is not responsible for any errors or omissions in this drawing.

OPTIONAL FINISHES FOR INSULATION
Exterior: 1/2" Gypsum Board
Interior: 1/2" Gypsum Board
Roof: 2" Rigid Insulation

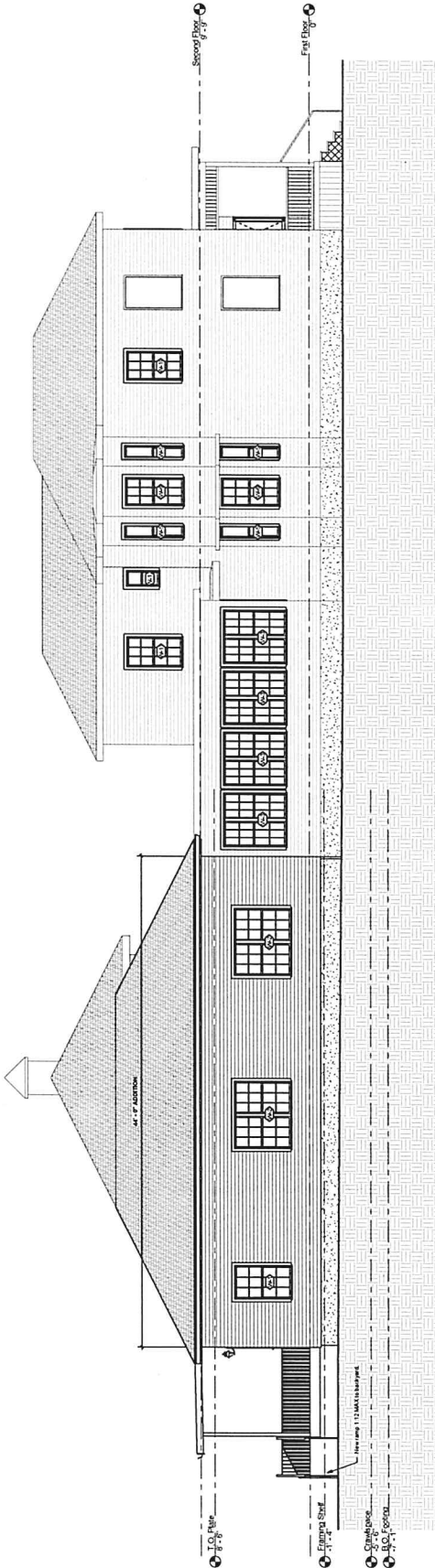
SECTION: REFERENCE
1. EXTERIOR WALL
2. ROOF
3. FLOOR
4. CEILING

NAME: DESIGN GROUP, INC.
10000 100th Ave. N., Suite 100
Eden Prairie, MN 55324
Phone: (763) 251-1234
Fax: (763) 251-1235
Email: info@designgroupinc.com
Website: www.designgroupinc.com

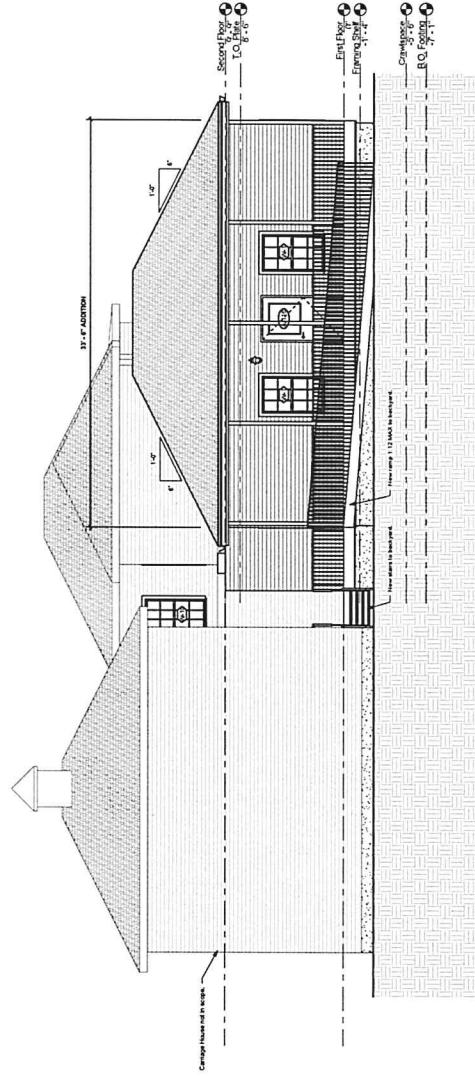
EXTERIOR ELEVATIONS

Project Name: 10000 100th Ave. N., Suite 100
Project No.: 10000
Scale: 1/4" = 1'-0"
Sheet No.: 001
Revision: 001

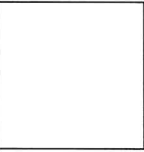
A301



SIDE ELEVATION - WEST
SCALE: 1/4" = 1'-0"



REAR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



PRELIMINARY -
Not for Construction
This drawing is intended for conceptual design purposes only. It is not to be used for construction. All dimensions are approximate and subject to change without notice.

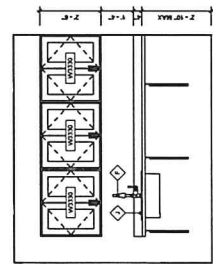
OPENTERRAINES
ARCHITECTS
1100 10th Ave NW
Fremont, CA 94539
5 BEDROOM RESIDENCE
4000 SQ FT
FURNITURE
A600

MALE design GROUP, INC.
1100 10th Ave NW
Fremont, CA 94539

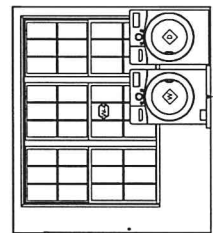
INTERIOR ELEVATIONS

Project No: 2023-034
Date: 31 AUG 2023
Scale: 1/8" = 1'-0"
Drawing No: 101-1-01
Sheet: 1 of 1
Client: DMR

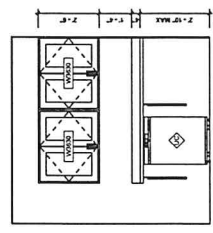
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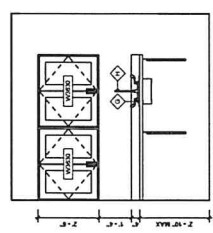
Laundry Room - A
SCALE: 1/8" = 1'-0"



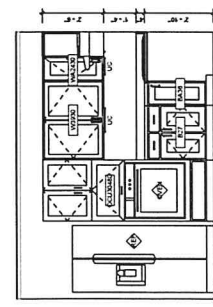
Laundry Room - B
SCALE: 1/8" = 1'-0"



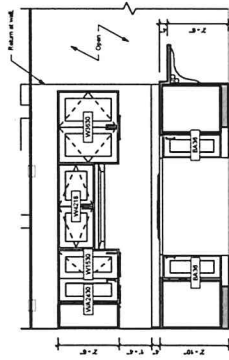
Med Room - A
SCALE: 1/8" = 1'-0"



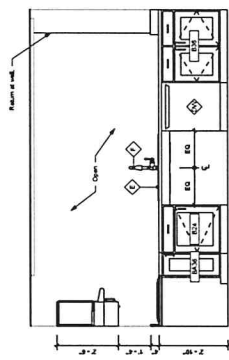
Med Room - B
SCALE: 1/8" = 1'-0"



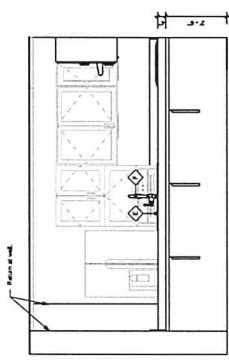
Kitchen - A
SCALE: 1/8" = 1'-0"



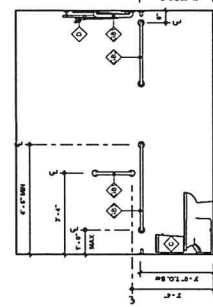
Kitchen - B
SCALE: 1/8" = 1'-0"



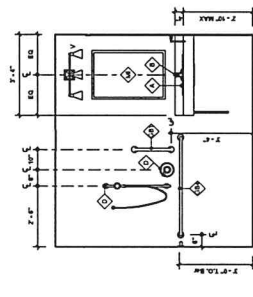
Kitchen - C
SCALE: 1/8" = 1'-0"



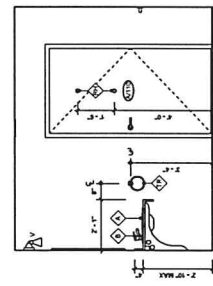
Kitchen - D
SCALE: 1/8" = 1'-0"



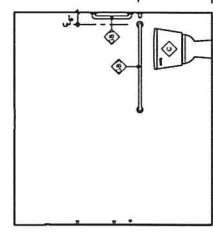
Bathroom 2 - A
SCALE: 1/8" = 1'-0"



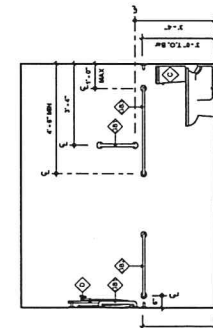
Bathroom 2 - B
SCALE: 1/8" = 1'-0"



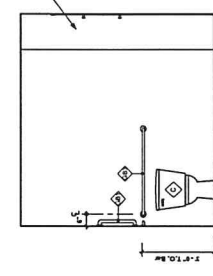
Bathroom 2 - C
SCALE: 1/8" = 1'-0"



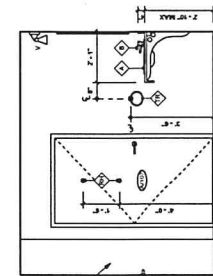
Bathroom 2 - D
SCALE: 1/8" = 1'-0"



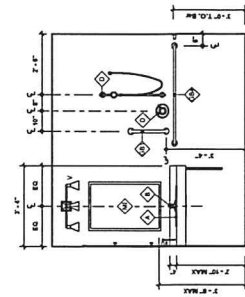
Bathroom 1 - A
SCALE: 1/8" = 1'-0"



Bathroom 1 - B
SCALE: 1/8" = 1'-0"



Bathroom 1 - C
SCALE: 1/8" = 1'-0"



Bathroom 1 - D
SCALE: 1/8" = 1'-0"

14. Phase 1 Environmental Site Assessment (Executive Summary)

****Due to file size, only the Executive Summary is included. The full Phase 1 Environmental Site Assessment can be made available, if required.**

Waltham, Massachusetts
46 Chestnut Street
JOB # 23.10923.00
July 2023

PHASE I ENVIRONMENTAL SITE ASSESSMENT WITH LEAD & ASBESTOS TESTING



701 George Washington Hwy
Lincoln, Rhode Island 02865
401.333.2382
www.BETA-Inc.com

46 Chestnut Street

Waltham, Massachusetts

JOB # 23.10923.00

PHASE I ENVIRONMENTAL SITE ASSESSMENT WITH LEAD & ASBESTOS TESTING

Prepared by: BETA GROUP, INC.
Prepared for: Gabriel Vonleh
Opportunities for Inclusion
56 Chestnut Street
Waltham, MA

July 2023

1.0 EXECUTIVE SUMMARY

The following report documents the findings of the Phase I Environmental Site Assessment (ESA) with Lead & Asbestos Testing that BETA Group, Inc. (BETA) has prepared for the property located at 46 Chestnut Street in Waltham, Massachusetts (subject property, see Figure 1).

During the process of this Phase I ESA with Lead & Asbestos Testing, BETA used reconnaissance of the subject property, records review, and interviews to assess subject property conditions and render an opinion as to the presence of Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), Historical Recognized Environmental Conditions (HRECs), and de minimis conditions, in connection with the property, within the scope and limitations of the American Society for Testing and Materials (ASTM) Standard Practice for ESAs: Phase I Environmental Site Assessment Process E1527-21. Any exceptions or deletions from the ASTM practice or Scope of Work are described in Section 2.0 of this Report. Refer to Section 12.0 for a list of acronyms and definitions.

1.1 CONCLUSIONS SUMMARY

The table below provides a summary of BETA's Phase I ESA findings and conclusions.

Table 1 – Summary of Phase I ESA Findings and Conclusions							
Report Section		Further Action?	REC	CREC	HREC	De minimis condition	ASTM Non-Scope Condition
7.1	Current presence of asbestos containing materials (ACMs)	No	No	No	No	No	Yes
7.2	Current presence of lead-based paint (LBP)	No	No	No	No	No	Yes

This assessment has not revealed any evidence of RECs, HRECs or CRECs in connection with the subject property or adjoining properties.

1.2 SIGNIFICANT DATA GAPS

The ASTM defines Significant Data Gaps as “a data gap that affects the ability of the environmental professional to identify a recognized environmental condition.” This report may have identified data gaps, which are discussed within the section of the data gap encountered. This report has not revealed any significant data gaps.

46 Chestnut Street
Waltham, Massachusetts

1.3 RECOMMENDATIONS

BETA recommends that during any future renovations, asbestos containing materials and lead-based paint be handled and properly disposed of by licensed contractors.

2.0 INTRODUCTION

2.1 SUBJECT PROPERTY IDENTIFICATION

The following report documents the findings of the Phase I Environmental Site Assessment (ESA) with Asbestos and Lead Based Paint Testing conducted by BETA for the subject property, 46 Chestnut Street, located in Waltham, Massachusetts. See **Figure 1** for the Subject Property Location Map showing the property and the surrounding area. A site plan is included as **Figure 2**, the MassDEP Phase 1 Site Assessment Map is provided as **Figure 3**, and the FEMA FIRMette Map is included as **Figure 4**.

The subject property consists of 0.4 acres and is currently utilized as a single-family residence. According to Waltham assessor's records, the subject property boundary is located northeast of Chestnut Street and is identified as Parcel ID R069 016 0017.

2.2 PURPOSE AND SCOPE

This report was prepared for the sole and exclusive use of the Client and is subject to and issued in connection with the Agreement and the provisions thereof. This Phase I Environmental Site Assessment (ESA) was conducted to assess current subject property conditions and render an opinion as to the presence of RECs, CRECs, HRECs, and de minimis conditions at the subject property.

The scope of services for this Phase I ESA included a federal and state environmental database search, local research, subject property reconnaissance, and interviews with people knowledgeable about the subject property. This ESA is subject to the terms of the Agreement between the Client and BETA and the Limitations included within the signed proposal.

The scope of services for this report did not include the assessment of the following "environmental issues" that are outside the scope of the ASTM Phase I ESA: asbestos-containing building materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, biological agents, and mold.

3.0 USER-PROVIDED INFORMATION

A Phase I User Questionnaire was provided in order to assist in gathering information that may be material to identifying RECs at the subject property. The User Questionnaire was completed as required by ASTM E 1527-21 regulations by Ms. Melissa McGeown, representative from CIL. The User Questionnaire consists of six questions that must be answered by the User in order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001. Please refer to **Appendix D** for a copy of the completed questionnaire.

15. Construction Bids

Construction Bid Summary

46 Chestnut St, Waltham

	JT Haffey	Vanaria Builders	Vantage Builders
Construction			
General Conditions	\$ 331,500.00	\$ 70,000.00	\$ 369,522.00
Abatement & Hazmat	n/a	n/a	n/a
Demolition	\$ 109,000.00	\$ 42,000.00	\$ 22,500.00
Exterior Improvements	\$ 219,000.00	\$ 475,000.00	\$ 190,000.00
Concrete	\$ 14,000.00	\$ 60,000.00	\$ 44,160.00
Masonry	\$ 14,500.00	\$ -	\$ 10,000.00
Metals	\$ 14,220.00	\$ -	\$ 15,000.00
Wood & Plastics	\$ 65,250.00	\$ 85,000.00	\$ 176,927.00
Thermal & Moisture Protection	\$ 122,600.00	\$ 38,000.00	\$ 102,810.00
Openings	\$ 109,600.00	\$ 35,000.00	\$ 80,517.00
Finishes - GWB Assemblies	\$ 35,000.00	\$ 20,000.00	\$ 44,900.00
Finishes - Flooring	\$ 14,000.00	\$ 30,000.00	\$ 40,867.00
Finishes - Painting	\$ 48,000.00	\$ 30,000.00	\$ 19,691.00
Specialties	\$ 14,900.00	\$ 68,000.00	\$ 4,260.00
Equipment	\$ 1,200.00	\$ 10,000.00	see alternate
Furnishings	n/a	n/a	n/a
Fire Suppression	\$ 77,000.00	\$ 65,000.00	\$ 62,514.00
Conveying Systems	n/a	n/a	n/a
Plumbing	\$ 54,000.00	\$ 75,000.00	\$ 67,181.00
HVAC	\$ 52,000.00	\$ 40,000.00	\$ 91,922.00
Electrical	\$ 59,500.00	\$ 65,000.00	\$ 96,287.00
Security	\$ 14,500.00	\$ 15,000.00	n/a
Allowance #1 2nd Floor	\$ 100,000.00	\$ -	\$ 100,000.00
Allowance #2 Carriage House	\$ 100,000.00	\$ -	\$ 100,000.00
Bid Total	\$ 1,569,770.00	\$ 1,223,000.00	\$ 1,639,058.00
Alternate #1 - Washer/Dryer	\$ 3,200.00	n/a	\$ 9,584.00
Alternate #2 - Kitchen Appliances	\$ 6,600.00	n/a	\$ 8,225.00
Alternate #3 - Hoyer Lifts	n/a	n/a	\$ 6,793.00
Alternate #4 - Specialty Lighting	n/a	n/a	\$ 5,000.00
Exclusions (Leveled)			
Hazmat	\$ 47,000.00	\$ 47,000.00	\$ 47,000.00
Allowance #1 - 2nd Floor	incl	\$ 100,000.00	incl
Allowance #2 - Carriage House	incl	\$ 100,000.00	incl
Alternate #1 - Washer/Dryer	incl	\$ 3,200.00	incl
Alternate #2 - Kitchen Appliances	incl	\$ 6,600.00	incl
Alternate #3 - Hoyer Lifts	\$ 6,800.00	\$ 6,800.00	incl
Alternate #4 - Specialty Lighting	\$ 5,000.00	\$ 5,000.00	incl
Leveled Total	\$ 1,638,370.00	\$ 1,491,600.00	\$ 1,715,660.00

BID FORM – 46 Chestnut St, Waltham



Where Visions are Built

157 Charter Oak Avenue
Hartford, CT 06106

860.563.6011 (office)
860.563.2562 (fax)

www.cil.org

1. Clarifications:
 - a. We understand the documents are preliminary in nature and bids will reflect this. Inclusions and exclusions must be provided with budget pricing.
 - b. Abatement is excluded from this scope of work and will be completed prior to the commencement of this project.
 - c. This project is serving individuals who are served by the Department of Developmental Services. The home will go through a licensing review during construction and at time of occupancy to ensure compliance. It is strongly suggested that if your organization has not done a group home previously and worked with DDS licensing that you include in your costs the ability to have an individual with those expertise's on your team.
2. Having carefully examined the instructions, available documents (listed below), and visited the site, the undersigned proposes to furnish all labor, materials, and services necessary for, or reasonably incidental to, the project at 46 Chestnut St, Waltham, in accordance with said documents for the following price.

This is a TAX-EXEMPT project.

Please note any substitutions to specified materials, allowances, or other qualifications

01	General Conditions (incl permits, dumpsters, final clean, OH&P)	331,500.00
02	Abatement & HazMat	n/a
02	Demolition	109,000.00
02	Exterior Improvements (sitework, ramps, decking)	219,000.00
03	Concrete	14,000.00
04	Masonry	14,500.00
05	Metals	14,220.00
06	Wood & Plastics (millwork, countertops)	65,250.00
07	Thermal & Moisture Protection (roofing, siding) For Entire House + Addition	122,600.00
08	Openings (doors, hardware, windows)	109,600.00
09	Finishes – GWB Assemblies For Entire House + Addition	35,000.00
09	Finishes – Flooring	14,000.00
09	Finishes - Painting	48,000.00
10	Specialties (incl toilet accessories & wall protection)	14,900.00
11	Equipment (appliance install)	1,200.00
12	Furnishings	n/a
13	Fire Suppression For Entire House + Addition	77,000.00
14	Conveying Systems (incl. elevators & wheelchair lifts)	n/a
15	Plumbing	54,000.00
15	HVAC For Entire House incl 2nd floor + Addition	52,000.00
16	Electrical (incl fire alarm system)	59,500.00
17	Security	14,500.00

A1	Allowance #1 – 2 nd Floor, Scope TBD	100,000.00
A2	Allowance #2 – Carriage House, Scope TBD	100,000.00
TOTAL BASE BID		1,569,775.00

3. Alternates

- a. Alternate #1 (ADD) – Furnish and install commercial grade washer and dryer.
ADD \$ 3,200.00
- b. Alternate #2 (ADD) – Furnish and install kitchen appliances.
ADD \$ 6,600.00
- c. Alternate #3 (ADD) – Install Hoyer lifts (furnished by others)
ADD \$ Lift company has to install
- d. Alternate #4 (ADD) – Furnish and install specialty lighting for visually impaired.
ADD \$ Need Specs


4. Documents provided:

- i. Home Inspection (dated 6/26/23)
- ii. Phase 1 Environmental Site Assessment (dated 7/14/23)
- iii. Preliminary plans and specifications (dated 9/18/23)
- iv. Draft site plan (revised 9/18/23)
- v. Existing plan of land (dated 8/14/23)
- vi. Project description and scope of work (dated _____)

5. Anticipated Schedule:

- a. Budget bids due 10/02/23
- b. Final plans and specifications available 10/13/23
- c. Final bids due 10/27/23
- d. Contract award 10/31/23

6. The undersigned agrees that if awarded the contract he/she will start work promptly upon receipt of notice from the owner and submit plans and specs to the building department within seven (7) days of receipt of those documents.
7. The undersigned agrees to complete the contract (Certificate of Occupancy) by June 1, 2024. Please provide a draft construction schedule with this bid.
8. The undersigned further agrees that the qualifications of the bidder will be taken into consideration by the owner who may, at the owner's option, request complete details of financial status, organizational setup, etc. of any bidder under consideration.
9. The contractor will provide proof of insurance prior to executing a construction contract.


Signature

10/02/2023
Date

President
Title

JT Haffey Builders, Inc.
Company Name

58 Park St, Framingham, MA 01702
Company Address

508-620-9168
Telephone Number



BID FORM – 46 Chestnut St, Waltham



1. Clarifications:

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- c. This project is serving individuals who are served by the Department of Developmental Services. The home will go through a licensing review during construction and at time of occupancy to ensure compliance. It is strongly suggested that if your organization has not done a group home previously and worked with DDS licensing that you include in your costs the ability to have an individual with those expertise's on your team.

157 Charter Oak Avenue
Hartford, CT 06106

860.563.6011 (office)
860.563.2562 (fax)

www.cil.org

2. Having carefully examined the instructions, available documents (listed below), and visited the site, the undersigned proposes to furnish all labor, materials, and services necessary for, or reasonably incidental to, the project at 46 Chestnut St, Waltham, in accordance with said documents for the following price.

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Please note any substitutions to specified materials, allowances, or other qualifications

01	General Conditions (incl permits, dumpsters, final clean, OH&P)	70,000.-
02	Abatement & HazMat	n/a
02	Demolition	42,070.-
02	ADDITION WITH DRAINAGE Exterior Improvements (sifework, ramps, decking)	475,510.-
03	Concrete	100,000.-
04	Masonry	
05	Metals	
06	Wood & Plastics (millwork, countertops)	85,500.-
07	Thermal & Moisture Protection (roofing, siding)	38,000.-
08	Openings (doors, hardware, windows)	35,500.-
09	Finishes – GWB Assemblies	20,500.-
09	Finishes – Flooring	30,000.-
09	Finishes - Painting	30,000.-
10	Specialties (incl toilet accessories & wall protection)	68,000.-
11	Equipment (appliance install)	10,000.-
12	Furnishings	n/a
13	Fire Suppression INCLUDES 2" WATER MAIN	105,000.-
14	Conveying Systems (incl. elevators & wheelchair lifts)	n/a
15	Plumbing	75,000.-
15	HVAC	40,000
16	Electrical (incl fire alarm system)	65,000.-
17	Security	15,000

A1	Allowance #1 – 2 nd Floor, Scope TBD	100,000.00
A2	Allowance #2 – Carriage House, Scope TBD	100,000.00
TOTAL BASE BID		1,223,500.00

3. Alternates

- a. Alternate #1 (ADD) – Furnish and install commercial grade washer and dryer.
ADD \$ _____
- b. Alternate #2 (ADD) – Furnish and install kitchen appliances.
ADD \$ _____
- c. Alternate #3 (ADD) – Install Hoyer lifts (furnished by others)
ADD \$ _____
- d. Alternate #4 (ADD) – Furnish and install specialty lighting for visually impaired.
ADD \$ _____

4. Documents provided:

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- ii. Phase 1 Environmental Site Assessment (dated 7/14/23)
- iii. Preliminary plans and specifications (dated 9/18/23)
- iv. Draft site plan (revised 9/18/23)
- v. Existing plan of land (dated 8/14/23)
- vi. Project description and scope of work (dated _____)

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7. The undersigned agrees to complete the contract (Certificate of Occupancy) by June 1, 2024. Please provide a draft construction schedule with this bid.
8. The undersigned further agrees that the qualifications of the bidder will be taken into consideration by the owner who may, at the owner's option, request complete details of financial status, organizational setup, etc. of any bidder under consideration.
9. The contractor will provide proof of insurance prior to executing a construction contract.

Francis J. Vanaria
Signature

9/30/23
Date

Owner
Title

FRANK VANARIA
Company Name

724 CONCORD RD Sudbury, MA 01776
Company Address

508-596-6968
Telephone Number



BID FORM – 46 Chestnut St, Waltham

Where Visions are Built

157 Charter Oak Avenue
Hartford, CT 06106860.563.6011 (office)
860.563.2562 (fax)www.cil.org

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This is a TAX-EXEMPT project.

Please note any substitutions to specified materials, allowances, or other qualifications

01	General Conditions (incl permits, dumpsters, final clean, OH&P)	\$369,522.00
02	Abatement & HazMat	n/a
02	Demolition	\$22,500.00
02	Exterior Improvements (sitework, ramps, decking)	\$190,000.00
03	Concrete	\$44,160.00
04	Masonry	\$10,000.00
05	Metals	\$15,000.00
06	Wood & Plastics (millwork, countertops)	\$176,927.00
07	Thermal & Moisture Protection (roofing, siding)	\$102,810.00
08	Openings (doors, hardware, windows)	\$80,517.00
09	Finishes – GWB Assemblies	\$44,900.00
09	Finishes – Flooring	\$40,867.00
09	Finishes - Painting	\$19,691.00
10	Specialties (incl toilet accessories & wall protection)	\$4,260.00
11	Equipment (appliance install)	see alternate
12	Furnishings	n/a
13	Fire Suppression	\$62,514.00
14	Conveying Systems (incl. elevators & wheelchair lifts)	n/a
15	Plumbing	\$67,181.00
15	HVAC	\$91,922.00
16	Electrical (incl fire alarm system)	\$96,287.00
17	Security	N/A

A1	Allowance #1 – 2 nd Floor, Scope TBD	100,000.00
A2	Allowance #2 – Carriage House, Scope TBD	100,000.00
TOTAL BASE BID		1,639,058.00

3. Alternates

- a. Alternate #1 (ADD) – Furnish and install commercial grade washer and dryer.
ADD \$ 9,584.00
- b. Alternate #2 (ADD) – Furnish and install kitchen appliances.
ADD \$ 8,225.00
- c. Alternate #3 (ADD) – Install Hoyer lifts (furnished by others)
ADD \$ 6,793.00
- d. Alternate #4 (ADD) – Furnish and install specialty lighting for visually impaired.
ADD \$ 5,000.00

4. Documents provided:

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- ii. Phase 1 Environmental Site Assessment (dated 7/14/23)
- iii. Preliminary plans and specifications (dated 9/18/23)
- iv. Draft site plan (revised 9/18/23)
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- 7. The undersigned agrees to complete the contract (Certificate of Occupancy) by June 1, 2024. Please provide a draft construction schedule with this bid.
- 8. The undersigned further agrees that the qualifications of the bidder will be taken into consideration by the owner who may, at the owner's option, request complete details of financial status, organizational setup, etc. of any bidder under consideration.
- 9. The contractor will provide proof of insurance prior to executing a construction contract.


Signature

10/02/2023

Date

Principal
Title

Vantage Builders, Inc.
Company Name

204 Second Ave., Waltham, MA 02451
Company Address

(781) 895-3270
Telephone Number



PROJECT PROPOSAL

Project: 46 Chestnut St. - Abatemet
Waltham, MA

Date 9/26/2023
VBI #: 99-230092

For: Melissa McGeown
CIL

Area (SF): 2,000

Division	Description	Amount	\$/SF
2	Existing Conditions	\$35,425	\$17.71
3	Concrete	\$0	\$0.00
4	Masonry	\$0	\$0.00
5	Metals	\$0	\$0.00
6	Woods and Plastics	\$0	\$0.00
7	Thermal and Moisture Protection	\$0	\$0.00
8	Doors and Windows	\$0	\$0.00
9	Finishes	\$0	\$0.00
10	Specialties	\$0	\$0.00
11	Equipment	\$0	\$0.00
12	Furnishings	\$0	\$0.00
13	Special Construction	\$0	\$0.00
14	Conveying	\$0	\$0.00
21	Fire Suppression	\$0	\$0.00
22	Plumbing	\$0	\$0.00
23	HVAC	\$0	\$0.00
26	Electrical	\$0	\$0.00
27	Communication	\$0	\$0.00
28	Electronic Safety & Security	\$0	\$0.00
31	Earthwork/Site Clearing	\$0	\$0.00
32	Exterior Improvements	\$0	\$0.00
SUB TOTAL		\$35,425	\$17.71
1	General Conditions	\$8,764	\$4.38
1	Jobsite Requirements	\$225	\$0.11
1	Building Permit	\$0	\$0.00
992000	Insurance	\$798	\$0.40
994000	General Contractor Fee	\$2,261	\$1.13
PROJECT TOTAL		\$47,472	\$23.74