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OF COUNSEL
GEORGE F. GORMLEY

December 12, 2018

By Hand and Email Transmission

Karyn Flynn
Land Use & Licensing Specialist
Town of Westwood
50 Carby Street
Westwood, MA 02090

**Re: 45 Clapboardtree Street
Historical Commission
Application for Demolition Authorization**

Dear Ms. Flynn,

Please be advised this office is counsel to the Green Company, which is seeking an OSRD special permit in connection with a proposed age-restricted housing development to be constructed on the above-referenced property. The Green Company received Preliminary Approval with respect to said proposal from the Planning Board last night.

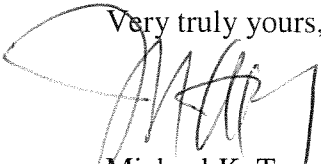
The said property is the former site of the Westwood Lodge. It appears that two of the structures thereon were built before 1910. Accordingly, we are seeking a Demolition Authorization from the Historical Commission.

Enclosed herewith are seven (7) copies of the following:

1. Application for Demolition Authorization;
2. Assent of UHS of Westwood Pembroke, Inc. (owner);
3. Planning Board Application for Hearing, which includes an Existing Conditions Plan and a Preliminary Review Plan; and
4. Westwood Assessor's records (Buildings 4 and 9 were constructed before 1910).

Do not hesitate to contact me if you require any additional information or if you have any questions or concerns related to this matter.

Very truly yours,



Michael K. Terry

/mkt
Enclosures
cc: Daniel Green

WESTWOOD HISTORICAL COMMISSION APPLICATION FOR HEARING

1. Address/Location of Property Subject to Hearing:

45 Clapboardtree Street, Westwood, MA 02090

2. Assessor's Map and Parcel Number(s): 29-123

3. Size of Parcel: 20 acres

4. Name of Applicant:

The Green Company, Inc.

5. Applicant's Mailing Address:

46 Glen Ave.

Newton, MA 02459

6. Applicant's Telephone: (H) _____ (W) (617) 969-0020

7. Applicant's E-Mail Address: dg@greencos.com

8. Applicant is: Owner Tenant Licensee Prospective Purchaser Other

9. Name of Property Owner(s):

UHS of Westwood Pembroke, Inc.

10. Property Owner's Mailing Address:

367 South Gulph Rd. P.O. Box 61558

King of Prussia, PA 19406

11. Property Owner's E-Mail Address:

12. Deed Recorded in:

a. County Registry of Deeds, Book 14671 Page 391

b. Registry District of the Land Court, Certificate Number _____
Page _____ Book _____

13. Date of Building Commission's Denial of Demolition Permit Application:

n/a

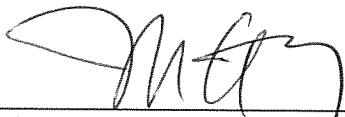
14. Has any Application been filed with the Planning Board, Conservation Commission or Zoning Board of Appeals regarding this Property?

Yes, When? November 8, 2018

No

The Applicant hereby requests a public hearing before the Westwood Historical Commission and consents to pay for the cost of all legal advertisements required by General Bylaw Chapter 250A and/or the Westwood Historical Commission's Rules and Regulations, which will be billed directly to the Applicant by the newspaper at a later date. The Applicant hereby agrees to pay for all costs associated with the transcription of the public hearing, if such transcription is requested by the Applicant or Property Owner.

The Property Owner hereby acknowledges the responsibility for securing each building or structure associated with this Application, to the satisfaction of the Westwood Historical Commission, until such time as a Demolition Permit is issued by the Building Commissioner. **Failure to properly secure such building or structure, which results in the destruction of such building or structure through fire or other cause which could have been prevented by properly securing such building or structure shall be considered a Voluntary Demolition in violation of the Historic Structure Demolition Bylaw.** In such case, no Building Permit shall be issued with respect to the premises upon which the building or structure had been voluntarily demolished for a period of two years after the date of the start or completion of such Demolition.

Signed: 

Applicant (or Agent) Signature
The Green Company, Inc.

Printed Name of Applicant

Signed: See enclosed letter of assent.

Property Owner(s) of Record Signature(s)
UHS of Westwood Pembroke, Inc.

Printed Name(s) of Property Owner(s) of Record

Date: 12/5/18

Payments Received: Application Fee: \$ _____



Universal Health Services, Inc.
UHS of Delaware, Inc.

December 5, 2018

Westwood Historical Commission
Town of Westwood
50 Carby Street
Westwood, MA 02090

Re: 45 Clapboardtree Street

Dear Sir or Madam,

Please be advised that UHS of Westwood Pembroke, Inc., as owner of the 20 acre parcel known and numbered as 45 Clapboardtree Street, Westwood (the "Property"), does hereby assent to the Historic Structure Demolition application of The Green Company (the "Applicant") to the Westwood Historical Commission in accordance with town bylaw Chapter 250A. The effectiveness of any approval of such application shall be contingent upon the closing of the purchase of the Property by the Applicant or its affiliated companies.

Very truly yours,

UHS of Westwood Pembroke, Inc.

A handwritten signature in black ink, appearing to read 'Cheryl K. Ramagno', with a long horizontal flourish extending to the right.

By: Cheryl K. Ramagno
Its: Treasurer
Being duly authorized

WESTWOOD PLANNING BOARD APPLICATION FOR HEARING

PB File # _____

Westwood, MA _____ 20____

1. Requested Approval(s):

Preliminary OSRD Plan Review

2. Narrative Proposal & Description of Work:

The applicant is proposing 40 age restricted homes on the property at 45 Clapboardtree St. 38 of the homes are in townhome duplexes. 2 of the homes are detached townhomes. Each home is limited to 2 bedrooms and all homes have a master bedroom on the first floor.

3. Address/Location of Property Subject to Hearing:

45 Clapboardtree St.

4. Assessor's Map and Parcel Number(s):

Map 29 Block 123 Parcel 3702

5. Size of Parcel:

20 acre parcel - 14.4 acre OSRD, ANR pending

6. Name of Applicant:

The Green Company

7. Applicant's Mailing Address:

46 Glen Ave
Newton, MA 02459

8. Applicant's Telephone: (C)

(W) (617) 969-0020 ext. 210

9. Applicant's E-Mail Address (This will be the primary form of contact):

dg@greencos.com

10. Applicant is: Owner Tenant Licensee **Prospective Purchaser** Other

11. Name of Property Owner(s):

UHS of Westwood Pembroke, Inc.

12. Property Owner's Mailing Address:

367 South Gulph Rd. PO Box 61558, King of Prussia, PA 19406

13. Deed Recorded in:

- a. County Registry of Deeds, Book 14671 Page 391
- b. Registry District of the Land Court, Certificate Number _____
Page _____ Book _____

14. Has any Application ever been filed with the Planning Board regarding this Property?

Yes, When? No
No

15. Has the Lot been surveyed by a Registered Land Surveyor?

Yes, When? Yes. June 1, 1972
No

The Applicant hereby requests a public hearing before the Westwood Planning Board and consents to pay for the cost of all legal advertisements required by the Zoning Bylaw and/or Planning Board Rules and Regulations, which will be billed directly to the Applicant by the newspaper at a later date. The Applicant also consents to pay for all costs required pursuant to applicable sections of the Westwood Zoning Bylaw and/or Planning Board Rules and Regulations, unless expressly waived by the Planning Board, including all project review fees, inspection fees, and costs associated transcription, in addition to all other fees, expenses and costs in connection with the Planning Board's review and evaluation of this Application.

Signed: The Green Company, by [Signature]
Applicant (or Agent) Signature

Daniel Green
Printed Name of Applicant

Signed: [Signature]
Property Owner(s) of Record Signature(s)

CHERYL K. RAMAGAND UHS OF WESTWOOD PEMBROKE, INC
Printed Name(s) of Property Owner(s) of Record

Date: 11/6/2018

Payments Received: Application Fee: \$ _____

Project Review Fees: \$ _____
(if applicable)

Inspection Fees: \$ _____
(if applicable)

Other Fees: \$ _____
(if applicable)

To: Abigail McCabe, Town Planner, and Town of Westwood Planning Board
From: Daniel Green, The Green Company
Subject: Preliminary Plan Review for Age Restricted OSRD Filing
Date: November 7, 2018

Dear Ms. McCabe and Planning Board Members,

We are pleased to submit our Preliminary Plan Review filing for an age restricted Open Space Residential Development (OSRD) at The Westwood Lodge Parcel on Clapboardtree Street.

Our filing includes the following documents and conceptual plans:

- The project application and filing fee
- Project narrative
- Land Use Committee preliminary review memo
- Yield calculation
- Proof plans – 11 lot ANR & continued use as a mental health facility
- Preliminary existing conditions plan with topo
- Proposed OSRD plan
- Conceptual home plans
 - Fresco 1, 3, & 4
 - Brid's eye view of Fresco 3-4 duplex

Project Summary – Westwood Lodge Parcel

The proposed community at the Westwood Lodge parcel will be designed based upon the age restricted requirements of the OSRD zoning bylaw with at least one resident over the age of 55 and a condominium association to provide for maintenance and upkeep of all common areas including common open space, roads, trash, recycling, snow plowing / sanding and home exteriors. 50% of the site, including the soccer field and its use by the town, will be kept as open space. The homes will be similar in style and design to those we have built at Dudley Brook Preserve in Sudbury, MA. Master bedrooms are on the first floor, with no more than 2 bedrooms per home. Each home has an attached 2 car garage and 2 additional parking spaces are assigned for each home in their driveway. Additional guest parking is spread throughout the community. Most homes are attached townhome duplexes. Some are single townhomes. Sewer and water will be connected to the municipal water system. 15% of the 40 homes (6 homes) are affordable. Our plan is to build the affordable homes offsite if feasible locations can be identified, otherwise we will build them onsite. A separate list of requested waivers related to design of the community is included with this application.

Preliminary List of Project Waivers¹ as of November 7, 2018
OSRD, 45 Clapboardtree Road Westwood, MA

| Section/Requirement | Requested Project Waiver |
|---|--|
| Zoning: Tree locations (multiple references throughout the Bylaw that require location of 10" caliper trees to be shown on the site plans) | Waiver to only locate individual trees 24" caliper and greater only within the proposed limits of construction. |
| Subdivision²: Section 4.4 Street Location and Alignment <i>4.4.2 The minimum right-of-way offset of a proposed street to an adjacent existing street shall be a minimum of six hundred (600) feet if the proposed street, the adjacent street, or the street being intersected is a Local Major or Local Secondary street. The right-of-way offset shall be measured between points where the street right-of-ways intersect. x.</i> | Waiver from the offset distance to allow the proposed project drives to intersect existing Local Major streets at existing commercial driveway locations presently providing access to the site. |
| Subdivision: Section 4.6 Street Width and Curvatures <i>4.6.2 The minimum centerline radii of curved streets for a Local Minor Street is 150 feet.</i> | Waiver to allow the proposed project drive to function more like 2 intersecting streets rather than a continuous road, for traffic calming. Centerline radius is 50'. |
| <i>4.6.4 Property lines at a street intersection in which one of the intersecting streets is a Local Secondary Street and/or Local Major Street shall be rounded or cut back to provide for a curb radius of not less than forty (40) feet.</i> | Waiver to provide a reduced radius curb return that accommodates fire apparatus turning maneuvers. |
| Subdivision: 4.9 Pavement Width <i>4.9.1 The minimum pavement width of roadways shall be 22' for Local Minor residential streets</i> | Waiver to construct 22' wide effective drive width measured from/to back of bituminous Cape Cod berms. |
| Subdivision: Section 5.0 Roadway Improvements and 5.8.1 Sidewalks shall have a width of not less than five (5) feet and shall be constructed on both sides of each roadway. | Construction Specifications Waiver to construct a 4' wide sidewalk on one side of the project drive. |
| 5.9 Grass Plots 5.9.1 One (1) grass plot shall be provided on each side of the roadway, immediately adjacent to the curbing. Grass plots shall be a minimum of six (6) feet. | Waiver to meander the sidewalk and vary the width of the grass plot from 0' to 10' |

¹ This preliminary list of waivers from applicable local bylaw requirements and regulations may be revised/updated based upon any adjustments to the project plans in the course of the project.

² The project is a condominium project on an OSRD parcel that will be created with an ANR Plan.

Town of Westwood
Commonwealth of Massachusetts

Nora Loughnane, Director of Community &
Economic Development
nloughnane@townhall.westwood.ma.us
(781) 251-2595



Abigail McCabe, AICP, Town Planner
amccabe@townhall.westwood.ma.us
(781) 251-2581

PLANNING BOARD

Memorandum

To: Daniel Green, President, The Green Company
David Caligaris, CEO

From: Abby McCabe, Town Planner

Date: November 7, 2018

Re: Land Use Committee Pre-Application Review, 45 Clapboardtree Street – OSRD

Applicant: Daniel Green and David Caligaris of The Green Company. Attorney Mike Terry

Plans Reviewed: Plan entitled “45 Clapboardtree Street OSRD Zoning, prepared by VHB, dated November 5, 2018.

Project Summary: Proposal for forty (40) attached town-house style single-family homes proposed as age-restricted residences, under Section 8.3 Open Space Residential Development (OSRD) of the Westwood Zoning Bylaw. The proposal also includes six single-family lots with four fronting on Winter Street and two on Clapboardtree Street as Approval Not Required lots. Applicant’s proposal preserves the playing fields with 40 parking spaces at the field, a small indoor meeting house; access is from a paved road from Clapboardtree Street onto Winter Street with a sidewalk on the north side of the site road.

Land Use Committee Preliminary Comments:

Affordability Requirements: The Zoning Bylaw Section 8.3.11 requires 15% rounded up. 40 units require six (6) affordable units. All affordable units shall be contained within the OSRD unless the Planning Board determines a proposed alternative to be at least equivalent in serving the Town’s housing needs. An off-site alternative should be discussed with the Planning Board at the Preliminary Review stage.

Community Facility: An indoor meeting house is shown near the OSRD entrance as required by Section 8.3.13.10.5. Recommend an indoor community facility to serve the residences, large enough to be used for family and group gatherings. The Planning Board will determine if it meets the social and recreational needs of the OSRD residents.

Open Space: Staff is supportive of the proposal to keep the existing fields due to wide use from residents and the community however this requires a waiver from the Planning Board because Section 8.3.10.3 requires the open space to be preserved in its natural state. Since this area is currently used as a soccer/lacrosse field, that is its current natural state, but a waiver would be needed to permit continued maintenance and use as a manicured field.

Parking: Staff recommends at least 40 parking spaces for the field use which are shown on the November 5th plan. The project proposes parking at each residence and 17 visitor spaces scattered throughout the property.

Construction: Site work related to the road, utilities, infrastructure, and landscaping must be secured by a bond or tri-partite agreement prior to the issuance of any Building Permits, and must be completed prior to initial residential occupancy. Phasing should be reviewed and considered during the Planning Board's special permit review.

Road and Sidewalks: A through road with full width continued to Winter Street is shown on the OSRD Plan. All sidewalks must be continuous across driveways. The Planning Board will need to approve a waiver request to allow the sidewalk on one side of the drive. Public Works staff recommends the sidewalk along the OSRD road be extended on Winter Street to connect to the existing sidewalk on Colby Way. Staff recommends a traffic evaluation to consider possible mitigation at the intersection Clapboardtree and Winter Streets.

Sewer: Staff recommends contacting the sewer department to get an estimate on the project sewer connection fees.

Conservation: The project requires a Stormwater Review application and hearing with the Conservation Commission under the Town's Stormwater Bylaw Chapter 350.

The Planning Board will review the OSRD Special Permit for conformance to the current Subdivision Rules and Regulations. The project must comply with the Subdivision requirements to the greatest possible extent, with waivers requested only where compliance is not possible. Access to and from the site should be adjusted to provide the maximum possible distance between both intersections (600 ft. required). Prior to requesting any waivers, the Applicant will need to submit a proof plan to the Planning Board demonstrating the by-right development of the site.

Density: Provide a detailed yield calculation and project narrative for the Planning Board's Preliminary Review hearing. The proposed 40 units appear to meet the zoning requirements.

Preliminary Recommendation:

A non-binding recommendation from the Land Use Committee is required by Section 8.3.14 of the Zoning Bylaw prior to the Planning Board's OSRD Preliminary Review. The submitted Pre-Application concept plan complies with the OSRD Section 8.3 Zoning Bylaw and density calculation but requires a waiver from the distance from an intersection with the access road onto Winter Street based on the Board's Subdivision Regulations.

Town of Westwood
Commonwealth of Massachusetts

Nora Loughnane, Director of Community &
Economic Development
nloughnane@townhall.westwood.ma.us
(781) 251-2595



Abigail McCabe, AICP, Town Planner
amccabe@townhall.westwood.ma.us
(781) 251-2581

PLANNING BOARD

Memorandum

To: Daniel Green, President, The Green Company
David Caligaris, CEO

From: Abby McCabe, Town Planner

Date: October 17, 2018

Re: Land Use Committee Pre-Application Review, 45 Clapboardtree Street – OSRD

Applicant: Daniel Green and David Caligaris of The Green Company. Attorney Mike Terry

Plans Reviewed: Plan entitled “Approximate OSRD 43 Homes Concept Plan, 45 Clapboardtree Street OSRD Zoning, prepared by VHB, dated September 26, 2018.

Project Summary: Proposal for forty-three (43) attached town-house style single-family homes proposed as age-restricted residences, under Section 8.3 Open Space Residential Development (OSRD) of the Westwood Zoning Bylaw. The proposal also includes six single-family lots with four fronting on Winter Street and two on Clapboardtree Street as Approval Not Required lots. Applicant’s proposal includes six (6) affordable residences within the development, incorporating the existing fields, with access from a 30 ft. wide paved road from Clapboardtree Street with turn-around and reduced width emergency access onto Winter Street.

Land Use Committee Preliminary Comments:

Affordability Requirements: The Zoning Bylaw Section 8.3.11 requires 15% rounded up. 43 units require seven (7) affordable units.

Community Facility: An on-site community facility is required by Section 8.3.13.10.5. Recommend an indoor community facility to serve the residences, large enough to be used for family and group gatherings.

Open Space: Staff is supportive of the proposal to keep the existing fields due to wide use from residents and the community however this requires a waiver from the Planning Board because Section 8.3.10.3 requires the open space to be preserved in its natural state. Since this area is

currently used as a soccer/lacrosse field, that is its current natural state, but a waiver would be needed to permit continued maintenance and use as a manicured field

Parking: Recommend more parking for the field (approximately 40 spaces needed) and more parking for the residences and visitors. On street parallel parking can be considered.

Construction: Site work related to the road, utilities, infrastructure, and landscaping must be secured by a bond or tri-partite agreement prior to the issuance of any Building Permits, and must be completed prior to initial residential occupancy.

Road and Sidewalks: Revise the road to be a through road with full width continued to Winter Street. All sidewalks must be continuous across driveways. The Planning Board will likely require a sidewalk within the development and to connect to existing.

The Planning Board will review the OSRD Special Permit for conformance to the current Subdivision Rules and Regulations. The project must comply with the Subdivision requirements to the greatest possible extent, with waivers requested only where compliance is not possible. Access to and from the site should be adjusted to provide the maximum possible distance between both intersections (600 ft. required). Prior to requesting any waivers, the Applicant will need to submit a proof plan to the Planning Board demonstrating the by right development of the site.

Density: Provide a detailed yield calculation and project narrative. Consider reducing the number of proposed OSRD residences to avoid overcrowding and awkward long driveways, and to allow for the siting of an indoor community facility.

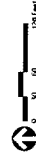
Preliminary Recommendation:

A non-binding recommendation from the Land Use Committee is required by Section 8.3.14 of the Zoning Bylaw prior to the Planning Board's OSRD Preliminary Review. The submitted Pre-Application concept plan does not fully comply with Zoning and Subdivision requirements and is unlikely to receive a favorable recommendation. In order to obtain a favorable recommendation from the Land Use Committee, you must incorporate the above plan changes.

OSRD Yield Calculations for Westwood Lodge Parcel - 45 Clapboardtree Street

November 7, 2018

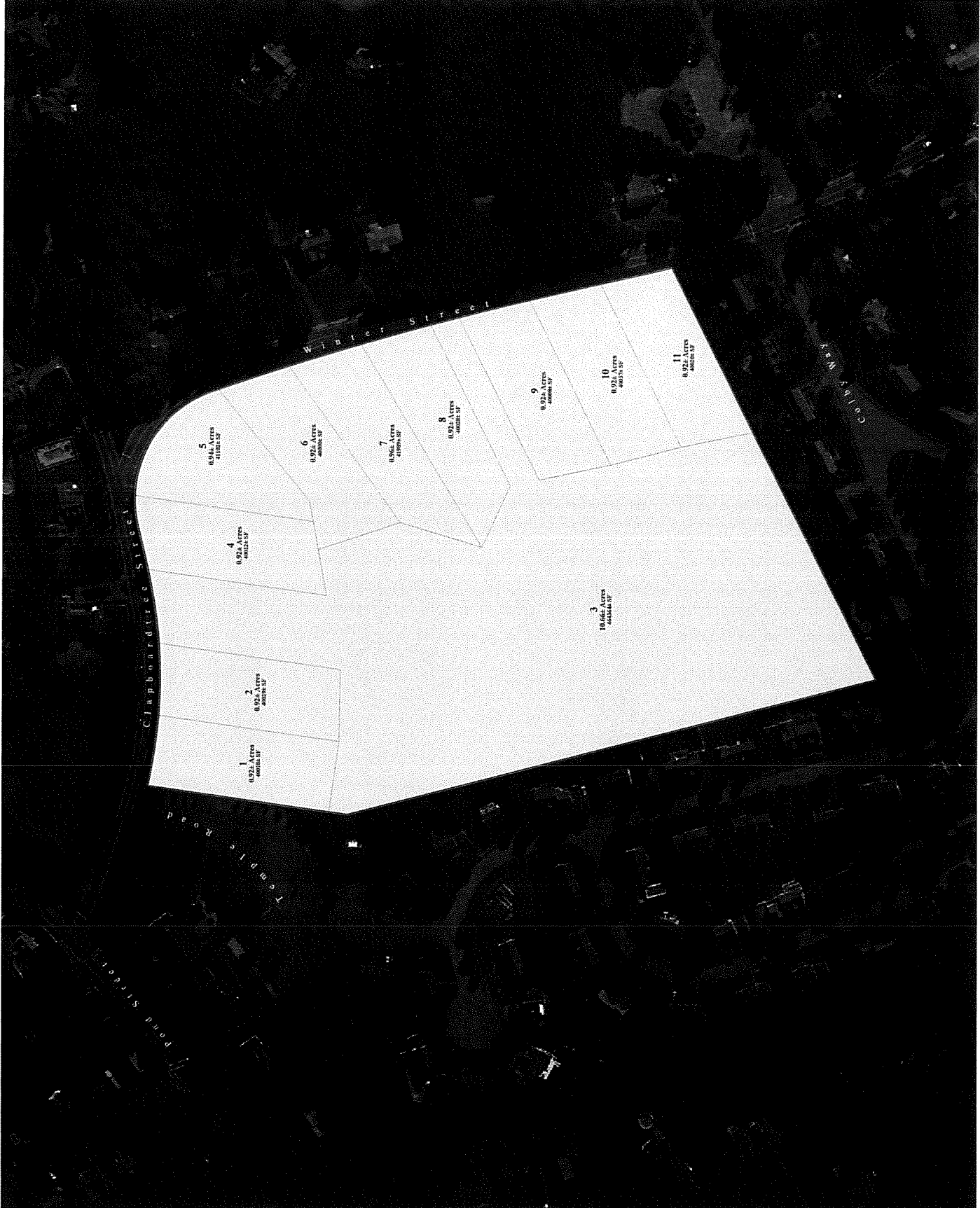
| <u>OSRD Steps</u> | <u>Description</u> | <u>Acres</u> | <u>Square Feet or Units</u> |
|----------------------|--|--------------|-----------------------------|
| | OSRD Minimum for Single Residential C | 4.59 | 200,000 |
| | OSRD Land Area | 14.4 | 627,264 |
| | Minus Wetland (estimated) | - | - |
| | Minus 15% Grade | 0.23 | 10,000 |
| | Minus Rock Outcropping | - | - |
| | Subtotal - Land Unsuitable for Development | 0.23 | 10,000 |
| Step 1 | Land Suitable for Development | 14.17 | 617,264 |
| Step 2 | 10% Infrastructure Factor | 1.417 | 61,726 |
| | Net Usable Land | 12.75 | 555,538 |
| Step 3 | Minimum Lot Area Single Residence C | | 40,000 |
| | Base Lot Yield - Dwelling Units | | 13.89 |
| Step 4 | Round up for greater than 0.5 and down for less than 0.5 | | 14 |
| Step 5 | Unit Adjustment for 14 to 18 units | | 3 |
| | Maximum Base Dwelling Units | | 17 |
| Bonus Dwelling Units | Age Restricted Bonus - All Dwelling Units 55+ (x 3) | | 51 |
| | Total Age Restricted Dwelling Units Allowed | | 68 |



45 Clapboardtree Street
 45 Clapboardtree Street
 Washington, MA

REVIEW
 November 7, 2018
 Not Appropriate for Construction
 Preliminary Review Plan
 CSRD
 Proof Plan

3
 3
 3
 1/28/2018
 1/28/2018
 1/28/2018
 1/28/2018





45 Clapboardtree Street
 45 Clapboardtree Street
 Westwood, MA

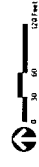
| NO. | DATE | DESCRIPTION |
|-----|------------|--------------------|
| 1 | 11/07/2018 | PRELIMINARY REVIEW |

REVIEW
 November 7, 2018

Not Approved for Construction
 Preliminary Review Plan
 OSRD
 Existing Conditions Plan



NOTES:
 1. THIS PLAN WAS PREPARED FOR THE PROJECT AND SHALL BE USED ONLY FOR THE PROJECT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VHB.

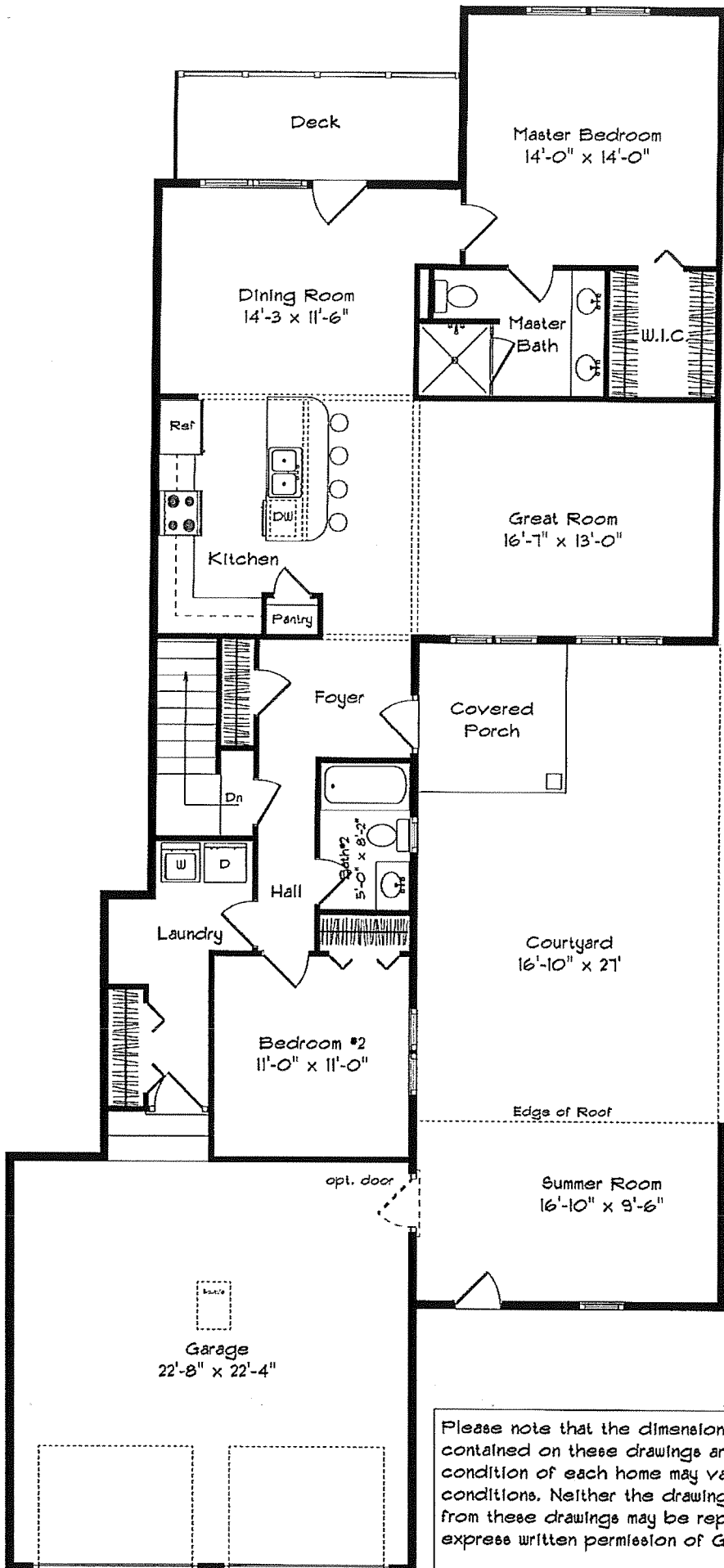


**45 Clapboardtree Street
 OSRD Zoning
 45 Clapboardtree Street
 Waltham, MA**

| | |
|-----------------|--------------------------------------|
| Project Name | 45 Clapboardtree Street |
| Project Address | 45 Clapboardtree Street, Waltham, MA |
| Client | [Redacted] |
| Prepared By | [Redacted] |
| Checked By | [Redacted] |
| Reviewed By | [Redacted] |
| Date | November 2, 2016 |

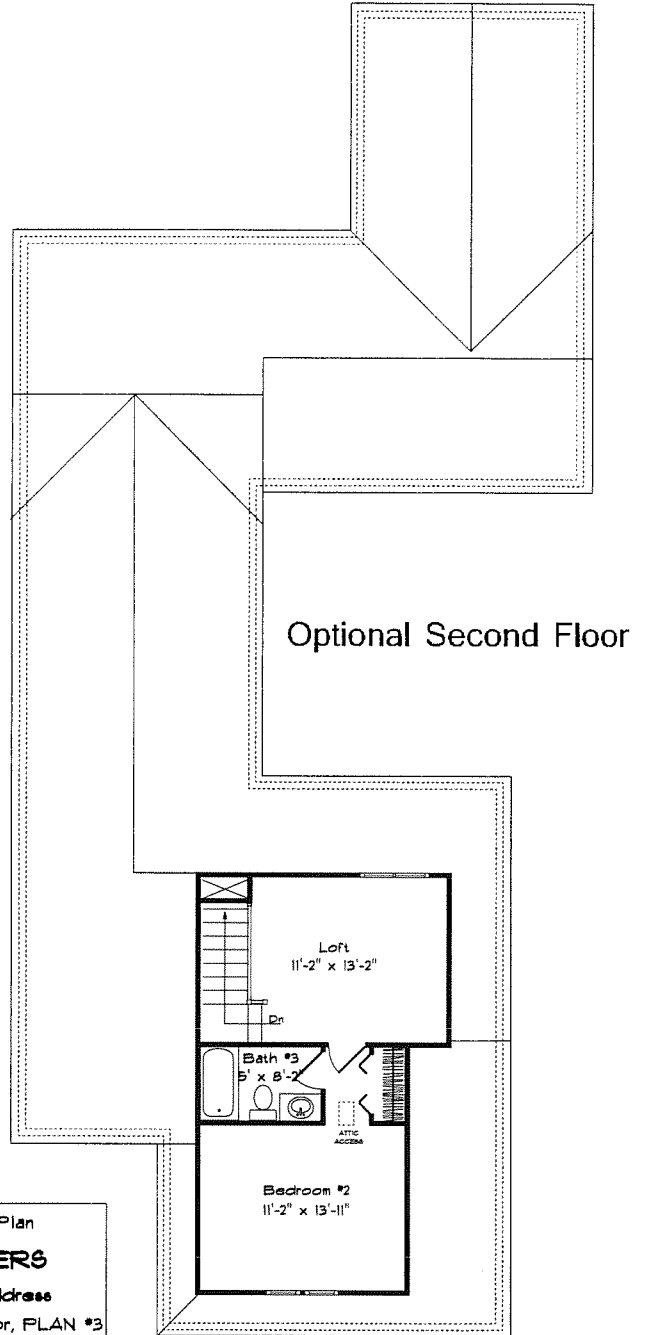
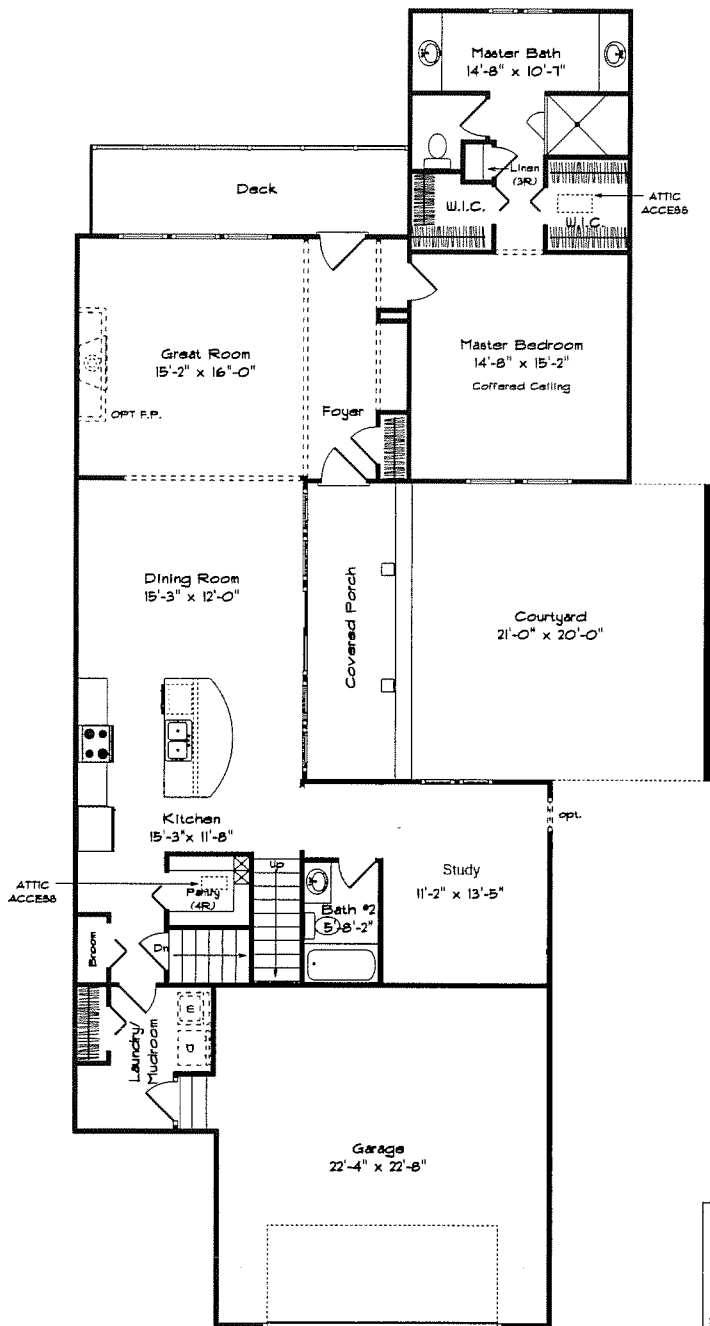
REVIEW
 Not Approved for Construction
 November 2, 2016
Preliminary Review Plan
 OSRD





Community Name
Marketing Plan
M/M OWNERS
Left hand, address
First Floor, PLAN #1

Please note that the dimensions, size, configuration and other information contained on these drawings are meant to be illustrative only. The as built condition of each home may vary and is subject to change due to field conditions. Neither the drawings nor the actual construction created from these drawings may be reproduced in whole or in part, without the express written permission of G.P. Pines L.L.C., 4/5/09



Marketing Plan
M/M OWNERS
 Left hand, address
 First & Second Floor, PLAN #3
 rev 1/3/11 MPM

Please note that the dimensions, area, configuration and other information contained on these drawings are made to be relative only. The in fact condition of each floor may vary due to changes or errors due to field conditions. However the drawings are the actual construction needed. These drawings may be represented in other as is performed. Use without either permission of Harmony Plus LLC 010206.



© Copyright 2000

45 CLAPBOARDTREE ST

Location 45 CLAPBOARDTREE ST **Mblu** 29/ 123/ //

Acct# 00003702 **Assessment** \$5,616,300

Appraisal \$5,616,300 **PID** 3702

Building Count 10

Current Value

| Appraisal | | | |
|----------------|--------------|-------------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2018 | \$2,234,150 | \$3,382,150 | \$5,616,300 |
| Assessment | | | |
| Valuation Year | Improvements | Land | Total |
| 2018 | \$2,234,150 | \$3,382,150 | \$5,616,300 |

Building Information

Building 1 : Section 1

Year Built: 1970
Living Area: 3,455
Replacement Cost: \$257,438
Building Percent Good: 72
Replacement Cost Less Depreciation: \$185,350

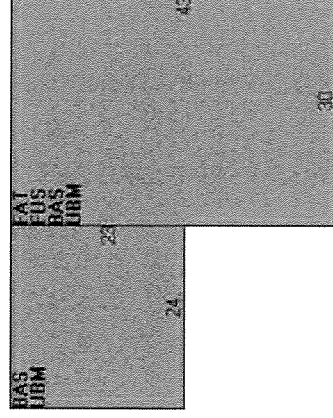
| Building Attributes | |
|---------------------|----------------|
| Field | Description |
| STYLE | Commercial |
| MODEL | Commercial |
| Grade | Average |
| Stories: | 2 |
| Occupancy | 1 |
| Exterior Wall 1 | Clapboard |
| Exterior Wall 2 | |
| Roof Structure | Gable/Hip |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Floor 1 | Vinyl/Asphalt |
| Interior Floor 2 | Carpet |
| Heating Fuel | Oil |
| Heating Type | Hot Water |
| AC Type | None |
| Bldg Use | HOSP PVT |
| Total Rooms | 13 |
| Total Bedrms | 0 |
| Total Baths | 05 |
| 1st Floor Use: | 3050 |

Building Photo



(<http://images.vgsi.com/photos/WestwoodMAPhotos/\00\00\47\26.jpg>)

Building Layout



(http://images.vgsi.com/photos/WestwoodMAPhotos//Sketches/3702_3702.jpg)

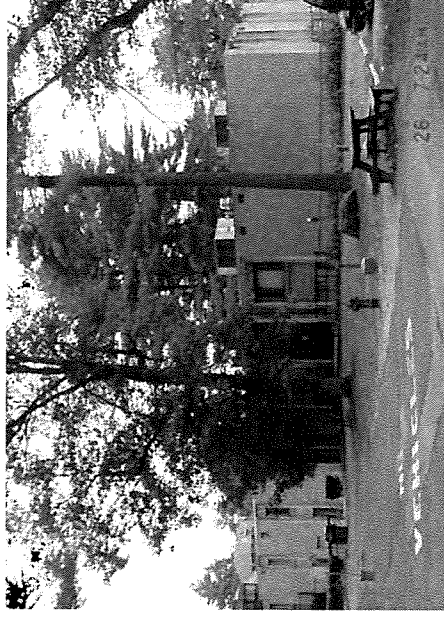
| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|-------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| | | | |

Building 2 : Section 1

Year Built: 1982
Living Area: 1,656
Replacement Cost: \$172,121
Building Percent Good: 75
Replacement Cost Less Depreciation: \$129,100

| Building Attributes : Bldg 2 of 10 | | |
|------------------------------------|------|----------------|
| Field | | Description |
| STYLE | | Commercial |
| MODEL | | Commercial |
| Grade | | Average |
| Stories: | 1 | |
| Occupancy | 1 | |
| Exterior Wall 1 | | Concr/Cinder |
| Exterior Wall 2 | | |
| Roof Structure | | Flat |
| Roof Cover | | Tar & Gravel |
| Interior Wall 1 | | Drywall/Sheet |
| Interior Wall 2 | | |
| Interior Floor 1 | | Vinyl/Asphalt |
| Interior Floor 2 | | Carpet |
| Heating Fuel | | Electric |
| Heating Type | | Electr Basebrd |
| AC Type | | Central |
| Bldg Use | | HOSP PVT |
| Total Rooms | 7 | |
| Total Bedrms | 4 | |
| Total Baths | 0 | |
| 1st Floor Use: | 3050 | |

Building Photo



(<http://images.vgsi.com/photos/WestwoodMAPPhotos/\00\00\47\30.jpg>)

Building Layout



(http://images.vgsi.com/photos/WestwoodMAPPhotos//Sketches/3702_10203.jpg)

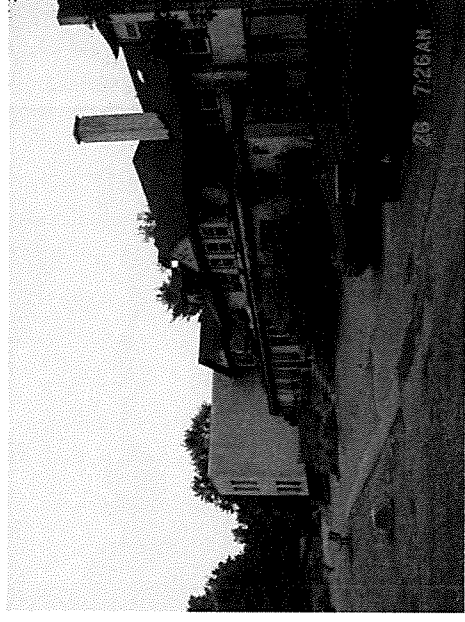
| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|-------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| | | | |

Building 3 : Section 1

Year Built: 1982
Living Area: 4,200
Replacement Cost: \$391,830
Building Percent Good: 75
Replacement Cost Less Depreciation: \$293,850

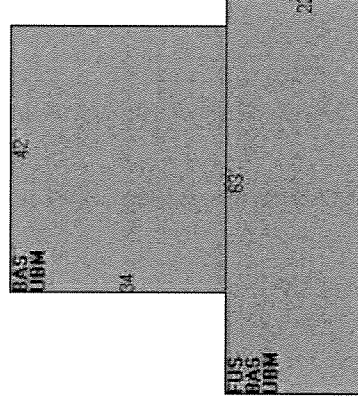
| Building Attributes : Bldg 3 of 10 | | |
|------------------------------------|---|----------------|
| Field | | Description |
| STYLE | | Commercial |
| MODEL | | Commercial |
| Grade | | Average |
| Stories: | 2 | |
| Occupancy | 1 | |
| Exterior Wall 1 | | Concr/Cinder |
| Exterior Wall 2 | | |
| Roof Structure | | Flat |
| Roof Cover | | Tar & Gravel |
| Interior Wall 1 | | Drywall/Sheet |
| Interior Wall 2 | | |
| Interior Floor 1 | | Vinyl/Asphalt |
| Interior Floor 2 | | Carpet |
| Heating Fuel | | Oil |
| Heating Type | | Forced Air-Duc |
| AC Type | | Central |
| Bldg Use | | HOSP PVT |
| Total Rooms | | |
| Total Bedrms | | |
| Total Baths | | |
| 1st Floor Use: | | 3050 |

Building Photo



(<http://images.vgsi.com/photos/WestwoodMAPhotos/\00\00\47\29.jpg>)

Building Layout



(http://images.vgsi.com/photos/WestwoodMAPhotos//Sketches/3702_10204.jpg)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|-------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| | | | |

Building 4 : Section 1

Year Built: 1900
Living Area: 8,318
Replacement Cost: \$705,281
Building Percent Good: 67
Replacement Cost Less Depreciation: \$472,550

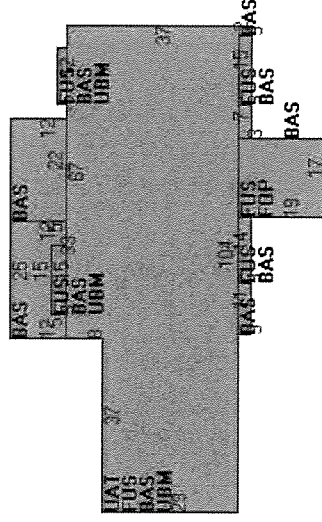
| Building Attributes : Bldg 4 of 10 | |
|------------------------------------|----------------|
| Field | Description |
| STYLE | Commercial |
| MODEL | Commercial |
| Grade | Above Average |
| Stories: | 2 |
| Occupancy | 1 |
| Exterior Wall 1 | Stucco/Masonry |
| Exterior Wall 2 | |
| Roof Structure | Gable/Hip |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Floor 1 | Vinyl/Asphalt |
| Interior Floor 2 | Carpet |
| Heating Fuel | Oil |
| Heating Type | Hot Water |
| AC Type | Central |
| Bldg Use | HOSP PVT |
| Total Rooms | |
| Total Bedrms | |
| Total Baths | |
| 1st Floor Use: | 3050 |

Building Photo



(<http://images.vgsi.com/photos/WestwoodMAPhotos/\00\00\47\27.jpg>)

Building Layout



(http://images.vgsi.com/photos/WestwoodMAPhotos//Sketches/3702_10205.jpg)

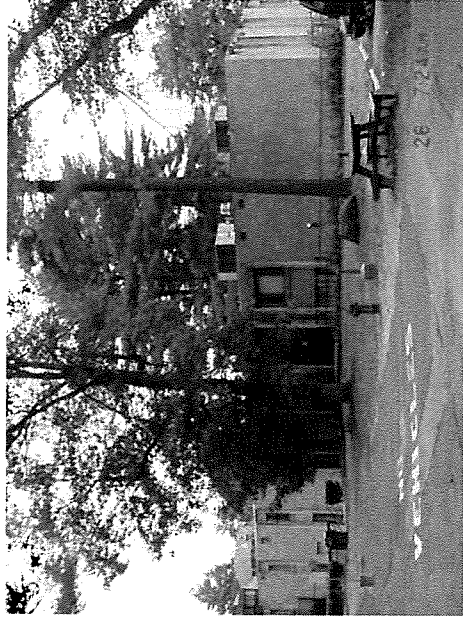
| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|-------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| | | | |

Building 5 : Section 1

Year Built: 1983
Living Area: 5,757
Replacement Cost: \$533,664
Building Percent Good: 77
Replacement Cost Less Depreciation: \$410,900

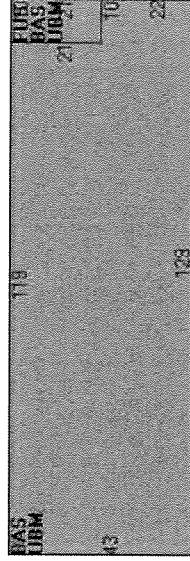
| Building Attributes : Bldg 5 of 10 | | |
|------------------------------------|---|----------------|
| Field | | Description |
| STYLE | | Commercial |
| MODEL | | Commercial |
| Grade | | Above Average |
| Stories: | 1 | |
| Occupancy | 1 | |
| Exterior Wall 1 | | Concr/Cinder |
| Exterior Wall 2 | | |
| Roof Structure | | Flat |
| Roof Cover | | Tar & Gravel |
| Interior Wall 1 | | Drywall/Sheet |
| Interior Wall 2 | | |
| Interior Floor 1 | | Vinyl/Asphalt |
| Interior Floor 2 | | Carpet |
| Heating Fuel | | Electric |
| Heating Type | | Electr Basebrd |
| AC Type | | Central |
| Bldg Use | | HOSP PVT |
| Total Rooms | | |
| Total Bedrms | | |
| Total Baths | | |
| 1st Floor Use: | | 3050 |

Building Photo



(<http://images.vgsi.com/photos/WestwoodMAPhotos/\00\00\47\31.jpg>)

Building Layout



(http://images.vgsi.com/photos/WestwoodMAPhotos//Sketches/3702_10206.jpg)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|-------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| | | | |

Building 6 : Section 1

Year Built: 1983
Living Area: 5,160
Replacement Cost: \$442,728
Building Percent: 73
Good:
Replacement Cost Less Depreciation: \$323,200

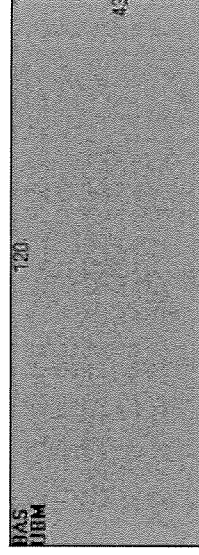
| Building Attributes : Bldg 6 of 10 | |
|------------------------------------|----------------|
| Field | Description |
| STYLE | Commercial |
| MODEL | Commercial |
| Grade | Average |
| Stories: | 1 |
| Occupancy | 1 |
| Exterior Wall 1 | Concr/Cinder |
| Exterior Wall 2 | |
| Roof Structure | Flat |
| Roof Cover | Tar & Gravel |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Floor 1 | Vinyl/Asphalt |
| Interior Floor 2 | Carpet |
| Heating Fuel | Electric |
| Heating Type | Electr Basebrd |
| AC Type | Central |
| Bldg Use | HOSP PVT |
| Total Rooms | |
| Total Bedrms | |
| Total Baths | |
| 1st Floor Use: | 3050 |

Building Photo



(<http://images.vgsi.com/photos/WestwoodMAPPhotos/\00\00\47\32.jpg>)

Building Layout



(http://images.vgsi.com/photos/WestwoodMAPPhotos//Sketches/3702_10207.jpg)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|-------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| | | | |

Building 7 : Section 1

Year Built: 1988
Living Area: 3,925
Replacement Cost: \$343,014
Building Percent Good: 75
Replacement Cost Less Depreciation: \$257,250

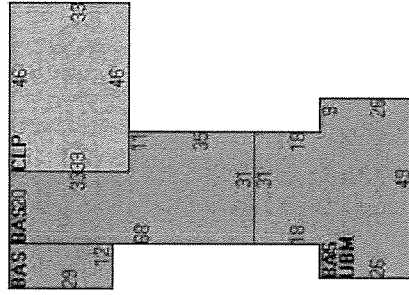
| Building Attributes : Bldg 7 of 10 | |
|------------------------------------|----------------|
| Field | Description |
| STYLE | Commercial |
| MODEL | Commercial |
| Grade | Average |
| Stories: | 1 |
| Occupancy | 1 |
| Exterior Wall 1 | Clapboard |
| Exterior Wall 2 | |
| Roof Structure | Gable/Hip |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Floor 1 | Vinyl/Asphalt |
| Interior Floor 2 | Carpet |
| Heating Fuel | Oil |
| Heating Type | Hot Water |
| AC Type | Central |
| Bldg Use | HOSP PVT |
| Total Rooms | |
| Total Bedrms | |
| Total Baths | |
| 1st Floor Use: | 3050 |

Building Photo



(<http://images.vgsi.com/photos/WestwoodMAPhotos/00000147/28.jpg>)

Building Layout



(http://images.vgsi.com/photos/WestwoodMAPhotos/Sketches/3702_10208.jpg)

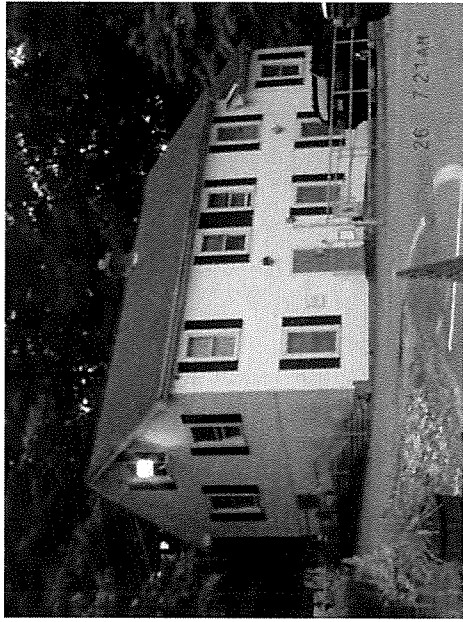
| Building Sub-Areas (sq ft) | | Legend |
|----------------------------|-------------|-------------|
| Code | Description | Living Area |
| | | Gross Area |

Building 8 : Section 1

Year Built: 1988
Living Area: 920
Replacement Cost: \$115,835
Building Percent Good: 75
Replacement Cost Less Depreciation: \$86,900

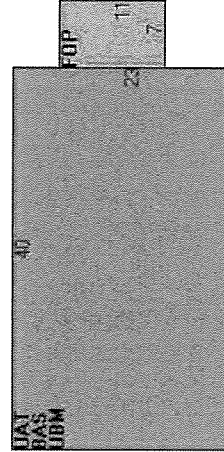
| Building Attributes : Bldg 8 of 10 | |
|------------------------------------|----------------|
| Field | Description |
| STYLE | Commercial |
| MODEL | Commercial |
| Grade | Average |
| Stories: | 1 |
| Occupancy | 1 |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | |
| Roof Structure | Gable/Hip |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Floor 1 | Vinyl/Asphalt |
| Interior Floor 2 | Carpet |
| Heating Fuel | Oil |
| Heating Type | Hot Water |
| AC Type | None |
| Bldg Use | HOSP PVT |
| Total Rooms | |
| Total Bedrms | |
| Total Baths | |
| 1st Floor Use: | 3050 |

Building Photo



(<http://images.vgsi.com/photos/WestwoodMAPPhotos/\00\00\47\33.jpg>)

Building Layout



(http://images.vgsi.com/photos/WestwoodMAPPhotos//Sketches/3702_10209.jpg)

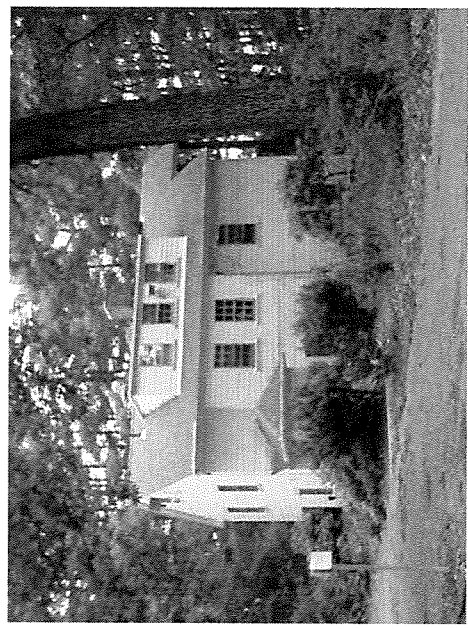
| Building Sub-Areas (sq ft) | | Legend |
|----------------------------|-------------|-------------|
| Code | Description | Living Area |
| | Gross Area | Area |

Building 9 : Section 1

Year Built: 1909
Living Area: 2,446
Replacement Cost: \$198,692
Building Percent: 64
Good:
Replacement Cost Less Depreciation: \$127,150

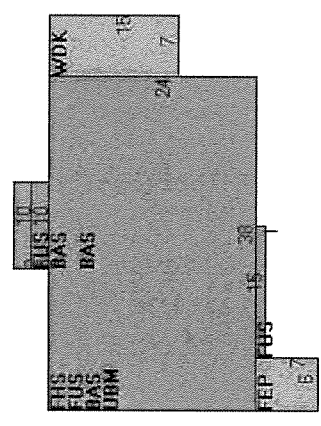
| Building Attributes : Bldg 9 of 10 | |
|------------------------------------|----------------|
| Field | Description |
| STYLE | Commercial |
| MODEL | Commercial |
| Grade | Average |
| Stories: | 2.5 |
| Occupancy | 1 |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | |
| Roof Structure | Gable/Hip |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Floor 1 | Vinyl/Asphalt |
| Interior Floor 2 | Carpet |
| Heating Fuel | Oil |
| Heating Type | Hot Water |
| AC Type | None |
| Bldg Use | HOSP PVT |
| Total Rooms | 8 |
| Total Bedrms | |
| Total Baths | 5 |
| 1st Floor Use: | 3050 |

Building Photo



(http://images.vgsi.com/photos/WestwoodMAPhotos/\00\00\47\34.jpg)

Building Layout



(http://images.vgsi.com/photos/WestwoodMAPhotos//Sketches/3702_10210.jpg)

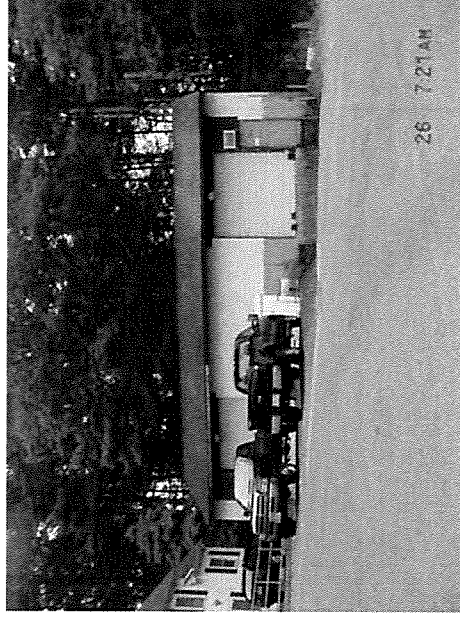
| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|-------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| | | | |

Building 10 : Section 1

Year Built: 1988
Living Area: 1,453
Replacement Cost: \$137,817
Building Percent Good: 75
Replacement Cost Less Depreciation: \$103,350

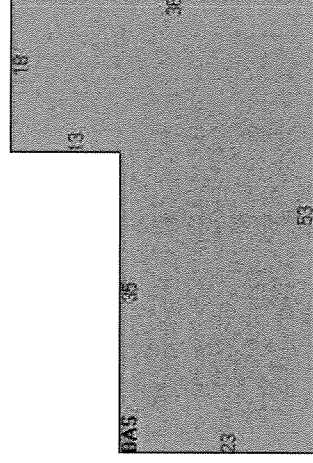
| Building Attributes : Bldg 10 of 10 | |
|-------------------------------------|----------------|
| Field | Description |
| STYLE | Commercial |
| MODEL | Commercial |
| Grade | Average |
| Stories: | 1 |
| Occupancy | 1 |
| Exterior Wall 1 | Concr/Cinder |
| Exterior Wall 2 | |
| Roof Structure | Gable/Hip |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Floor 1 | Vinyl/Asphalt |
| Interior Floor 2 | Carpet |
| Heating Fuel | Gas |
| Heating Type | Forced Air-Duc |
| AC Type | None |
| Bldg Use | HOSP PVT |
| Total Rooms | |
| Total Bedrms | |
| Total Baths | |
| 1st Floor Use: | 3050 |

Building Photo



(<http://images.vgsi.com/photos/WestwoodMAPhotos/\00\00\47\35.jpg>)

Building Layout



(http://images.vgsi.com/photos/WestwoodMAPhotos//Sketches/3702_10211.jpg)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|-------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| | | | |

Extra Features

| Extra Features | | Legend |
|----------------------------|--|---------------|
| No Data for Extra Features | | |

Land

| | |
|-------------------------------|----------|
| Land Use | |
| Use Code | 3050 |
| Description | HOSP PVT |
| Zone | RC |
| Neighborhood | 100 |
| Alt Land Appr Category | No |

Land Line Valuation

| | |
|------------------------|-------------|
| Size (Acres) | 20 |
| Frontage | |
| Depth | |
| Assessed Value | \$3,382,150 |
| Appraised Value | \$3,382,150 |

Outbuildings

| Outbuildings | | Legend |
|--------------------------|--|---------------|
| No Data for Outbuildings | | |

Valuation History

| Appraisal | | | |
|-----------------------|---------------------|-------------|--------------|
| Valuation Year | Improvements | Land | Total |
| 2017 | \$2,234,150 | \$3,382,150 | \$5,616,300 |
| 2016 | \$2,172,150 | \$3,382,150 | \$5,554,300 |
| 2015 | \$2,172,150 | \$3,382,150 | \$5,554,300 |

| Assessment | | | |
|-----------------------|---------------------|-------------|--------------|
| Valuation Year | Improvements | Land | Total |
| 2017 | \$2,234,150 | \$3,382,150 | \$5,616,300 |
| 2016 | \$2,172,150 | \$3,382,150 | \$5,554,300 |
| 2015 | \$2,172,150 | \$3,382,150 | \$5,554,300 |

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