

Section I: Sponsor Information

The entity applying for a PEL, referred to herein as the "Sponsor", must be either a public agency, a non-profit organization, or a limited dividend organization. Please indicate which of these organization types the Sponsor is (check one):

- Public Agency
 Non-Profit Organization
 Limited Dividend Organization

What is the name of the Sponsor?

420 HARVARD ASSOCIATES, LLC

1. Sponsor Information

- a. Name of Sponsor: **420 HARVARD ASSOCIATES, LLC**
- b. Business Address: **420 HARVARD STREET, BROOKLINE, MA 02446**
- c. Business Phone: **617-721-3342**
- d. Business Fax No: **617-566-4499**
- e. Website Address, if any: **n/a**

2. Principal Individuals. Please provide the names and contact information for each of the principal owners and/or officers representing the Sponsor in this PEL application. Space for three such individuals is provided below – if there are more than three, please attach contact information about those persons on a separate sheet:

- a. Name **VICTOR SHEEN**
Title: **MANAGER**
Office Phone: **617-566-4499**
Cell Phone: **617-721-3342**
E-Mail Address: **vsheen@OakgroverRes.com**
- b. Name **YONATHAN HALPERIN**
Title: **MANAGER**
Office Phone: **617-566-4499**
Cell Phone: **617-293-0794**
E-Mail Address: **tanihalperin@gmail.com**
- c. Name **GEOFFREY ENGLER**
Title: **DEVELOPMENT CONSULTANT**
Office Phone: **617-782-2300 x202**
Cell Phone: **617-276-7261**
E-Mail Address: **gengler@s-e-b.com**

See Tab 2

3. Experience of Sponsor. Please attach separately a description of the experience of the Sponsor and the individuals representing the Sponsor in development projects like the project for which the PEL is

being sought. Include any other relevant experience in housing development and management, real estate, and finance that you deem relevant to the qualifications of the Sponsor in connection with the subject project.

See Tab 3

4. **Outline of Development Team.**
 - a. Please attach separately a list of the key members of the development team for the project, including the project architect, project engineer, any consultants involved, the contractor, the proposed property management entity, and legal counsel. Please include resumes for these individuals and companies.
 - b. Related Parties: If any of the members of the development team are related to the Sponsor through common ownership, please so indicate on the attached list.

See Tab 4

5. **Financial Disclosure Forms.** We do not require financial statements from Sponsors for PELs, but you are welcome to provide them. We do, however, require you to complete and return the attached Financial Disclosure Forms as follows:
 - a. A Corporate Financial Disclosure Form for each entity comprising the Sponsor
 - b. A Personal Financial Disclosure Form for each principal owner of each entity comprising the Sponsor

See Tab 5

6. **Organization Documentation Requirements for Nonprofit Sponsors.** If the Sponsor is a non-profit organization, we require the following materials:
 - a. The articles of organization for the organization.
 - b. Evidence of good standing with the Public Charities Division of the Office of the State Attorney General.
 - c. The conflict of interest policy for the organization.
 - d. A disclosure of all related parties, and contracts or other arrangements involved with these related parties, which currently exist or are anticipated in connection with the project.
 - e. A disclosure of all entities that are related to or affiliated with your organization by reason of common control, financial interdependence or other means.

Not Applicable

7. **Fair Housing Experience.** Please describe, below, your experience to date in marketing and renting housing units in keeping with state and federal fair housing standards. Please note your experience in preparing Affirmative Fair Housing Marketing and Resident Selection Plans (AFHMP), and in conducting outreach and performing resident selection procedures (including administering the lottery process, determining eligibility under applicable subsidy programs, and waitlist management)

in accordance with these standards. Please also disclose whether the Sponsor has ever been charged with a violation of fair housing requirements.

See Tab 6

NOTE: The guidelines promulgated by the Department of Housing and Community Development updated May 2013 (see attached) contain the following requirements of the development team with regard to the capacity to handle fair housing compliance:

- *Your development team, staff, other entity, or individual responsible for fair housing compliance have not required intervention by a state subsidizing agency to address fair housing complaints or concerns nor had a finding or final determination against it for violation of state or federal fair housing law within the past five (5) years;*
- *Your development team, staff, or other entity has successfully carried out similar AFHMP responsibilities for minimum of three (3) projects in Massachusetts, or the individual contracted to carry out the AFHMP tasks has successfully carried out similar responsibilities for a minimum of five (5) projects in Massachusetts; and*
- *Your development team, staff, or other entity has the capacity to address matters relating to limited English language proficiency (LEP). This includes language access planning and providing reasonable language assistance at no cost to the applicant, so that applicants with LEP may meaningfully apply and access the housing opportunity.*

8. **Prior Permitting Experience at Site.** Please indicate if you have ever applied for permitting at the subject site, and been declined by the Town. If so, please explain how your proposal has been changed to address the Town's concerns.

A demolition permit has been approved for the Site

Section II: Site and Project

1. **Project Name: JFK CROSSING**
2. **Address of Project: 420 HARVARD STREET, BROOKLINE, MA 02446**
3. **Locus Information:**
 - a. Please provide a locus map and aerial photograph which identifies the site within the context of the Project's neighborhood.
 - b. Please provide photographs of surrounding buildings and features that illustrate the physical context of the site.

See Tab 7

4. **Site Information:** Please provide the following:

- a. site plan showing topography, existing building and proposed building footprints and paved areas for the Project, lot lines, existing and proposed roads and streets, wetlands and buffer zones, flood zones if any, or any other environmental constraints.
- b. drawings showing exterior elevations of the proposed buildings;
- c. the percentages of the lot that will be occupied, respectively, by buildings, by parking and other paved vehicular areas, and by open areas;
- d. approximate number of parking spaces;
- e. ratio of parking spaces to housing units;
- f. any environmental site assessments that have been performed;
- g. narrative description by the project architect describing the site and the project's approach to the massing of the building(s), the project's relationship to adjacent properties, and the proposed exterior building materials; this narrative must be supplemented by supporting visual information, such as the aerial geographical information available from Mass GIS, which provides visual evidence about the massing of existing structures surrounding the subject parcel;
- h. a tabular analysis by the project architect of the existing zoning requirements and the waivers from existing zoning to be requested of the local zoning authority.

See Tab 8 for sub-sections a, c,

See Tab 9 for sub-sections b,d e & h

See Tab 10 for sub-section g

See Tab 11 for sub-section f

5. **Project Information:** Please provide the following:
 - a. Breakdown of project by number of units, further broken down by the mix of unit sizes (i.e., number of 1-bedroom units, of 2-bedroom units, etc.) and number of bathrooms per unit;
 - b. Breakdown of project by affordability categories – specifically how many units within each unit size group will be market-rate and how many will be affordable;
 - c. Average unit square footage for each unit size and affordability type;
 - d. Non-residential uses in the project, if any (e.g., common areas, commercial spaces, amenities), and the square footage allocated to each such non-residential use;
 - e. Typical building floor plans and unit floor plan layouts.

See Tab 9 for all "Project Information"

State regulations require a sponsor applying for a PEL to demonstrate site control. Please identify the form of control which the Sponsor has for the site of the Project.

Direct ownership by Sponsor*

Ownership by affiliate of Sponsor*. If so, identify the affiliate here:

Offer to Purchase**

Purchase and Sale Agreement**

Other. Please

: _____

*If site is owned by Sponsor or an affiliate of Sponsor, please provide a copy of the **deed** conveying ownership.

** If site is under an Offer to Purchase or a Purchase-and-Sale Agreement, please provide a copy of the executed document.

See Tab 12 Deed

Section IV: Project Financing

1. **Housing Subsidy Program.** Please identify the housing subsidy program(s) which MHP offers that you intend to use in financing and/or subsidizing this Project.

The Applicant will use MHP's Permanent Rental Financing Program for the Proposed Development

If you need information about the housing finance programs at MHP that are available, please contact your MHP loan officer.

2. Market Information

- a. **Appraisal/Market Study.** If you have engaged an appraisal or market study of the property, please provide it.

NOTE: MHP is required under state regulations to engage, independently, an appraisal which values the property assuming the development rights in existence under current zoning prior to the issuance of a Comprehensive Permit. This

appraisal will be subject to MHP's review and approval. If an appraisal has already been done, it may assist MHP or its appraiser in completing the required appraisal.

Please note that if the project is 20 units or less in size, MHP may waive this requirement if the Applicant provides a written request by the Chief Elected Official of the town or city in which the project is located. In substitution for the as-is appraisal MHP would require documentation supporting the acquisition cost; such documentation may be in the form of either a local tax assessment, a limited appraisal, or an opinion of value from a licensed real estate broker.

- b. **Market rental comparables.** Please provide MHP with a listing of market rents being achieved in properties comparable to the Project.

See Tab 13 for Market Rental Comparables

3. Proformas:

- a. Development Budget. Please provide a detailed development budget showing the following:
 - i. Sources of funds: first mortgage permanent loan, subsidy funds if any (please itemize each), equity from borrower or limited partners. If the construction-period financing has been identified, please indicate the intended construction lender and sources of funds expected during construction.
 - ii. Uses of funds: land acquisition, construction costs (broken down between sitework and building costs), and soft costs (identifying in detail the professional costs paid to third parties, the reserves proposed if any, the legal and closing costs, the financing costs, and the overhead and fees to be paid to the developer)
- b. Operating Budget. Please provide an operating budget, showing, upon completion, sources of operating revenue (broken down by rental income from each unit type, plus income from other sources), and operating costs (showing management fees, administrative costs, repair and maintenance costs, utility costs, taxes and insurance costs, and contributions to reserves if any).

See Tab 14 for Development and Operating Budget

Section V: Municipal Actions

Please describe below the contact you have had to date with the Town/City regarding this Project.

The Applicant met with the Town of Brookline's Planning and Community Development Department on two separate occasions to discuss the proposal and to solicit input on the preliminary design (two different designs were presented).

See Tab 15

Section VI: Sustainable Development Characteristics
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Please describe below any aspects of the Project which are in keeping with the ten Massachusetts Sustainable Development Principles (attached).

See Tab 16 for the Sustainable Development Characteristics

2. Principal Individuals

(Continued)

- a. Name VICTOR SHEEN
Title: MANAGER
Office Phone: 617-566-4499
Cell Phone: 617-721-3342
E-Mail Address: vsheen@OakgroverRes.com

- b. Name YONATHAN HALPERIN
Title: MANAGER
Office Phone: 617-566-4499
Cell Phone: 617-293-0794
E-Mail Address: tanihalperin@gmail.com

- c. Name GEOFFREY ENGLER
Title: DEVELOPMENT CONSULTANT
Office Phone: 617-782-2300 x202
Cell Phone: 617-276-7261
E-Mail Address: gengler@s-e-b.com

- d. Name JONATHAN PARKES
Title: MANAGER
Office Phone: 617-766-8330
Cell Phone: 857-919-1059
E-Mail Address: jparkes@DJREI.com

- e. Name ELIAS PAPADOPOULOS
Title: MANAGER
Office Phone: 617-766-8330
Cell Phone: 617-784-5050
E-Mail Address: eliasREMAX@gmail.com

OAKGROVE RESIDENTIAL

420 Harvard Street

Brookline, Massachusetts 02446

Oakgrove Residential is an integrated real estate investment, development and management company headquartered in Brookline, Massachusetts. With over 45 years of combined experience in permitting, design and construction, Oakgrove Residential provides vertically integrated residential real estate services in high barriers to entry markets.

Oakgrove Residential is committed to building long-term value through disciplined investment, targeted development and systematic management.

VICTOR SHEEN

President

Mr. Sheen has over 15 years of experience in leading acquisitions and development for private, institutional real estate companies and investors in projects spanning across the Northeastern United States. Specifically, Mr. Sheen is responsible for Acquisitions Due Diligence, Feasibility Analysis, Equity & Debt Financing, Major & Minor Permitting, and Disposition Coordination. More recently, Mr. Sheen is a founding member of Oakgrove Residential, managing the investment and development of luxury residential properties in the Boston metropolitan areas.

Prior to founding Oakgrove Residential, Mr. Sheen was a Development Manager with JPI. His responsibilities included all aspects of development including sourcing, underwriting, due diligence, entitlement, permitting, design, and construction administration of multifamily projects in the Northeast Region. Prior to joining JPI, Mr. Sheen held various development and design positions with the Mullins Company and Pei Cobb Freed & Partners Architects. While at Mullins, Mr. Sheen was a Development Manager responsible for the design and permitting of numerous 40B affordable housing projects in Massachusetts. As a Senior Associate Architect at Pei Cobb Freed & Partners Architects in New York, Mr. Sheen managed the design and construction of projects ranging from a 52-story office tower in Madrid to a 325-room hotel in Barcelona.

Mr. Sheen is a graduate of Rice University with a Bachelor in Architecture, and a graduate of Massachusetts Institute of Technology with a Masters in Real Estate Development. Mr. Sheen currently resides in Cambridge with his wife.

Experience

Oakgrove Residential

Brookline, MA

President

2009 – Present

President of Oakgrove Residential, a private real estate company specialized in investment, development and management of private multifamily assets in the New England Region. Responsibilities include sourcing of new acquisition / development projects and the day-to-day management and oversight of development team.

420 Harvard

Redevelopment of an urban mixed-use building to 36 mix-income residential apartments with ground floor retail in Brookline, Massachusetts.

255 Parker

Redevelopment of 4,000 SF single family building in Newton, Massachusetts.

101-105 Bellevue

Redevelopment of a former church property to 4 luxury residential single family buildings in Quincy, Massachusetts.

1755 Beacon

Redevelopment of 8,000 SF single family building to 4 luxury residential condominiums in Brookline, Massachusetts.

20-28 Lyon

Redevelopment of 3 single family buildings in Brookline, Massachusetts.

106 Thorndike

Redevelopment of 5,000 SF single family building to 2 luxury residential condominiums in Brookline, Massachusetts.

287 Shawmut

Redevelopment of 5,000 SF townhouse building to 2 luxury residential condominiums in the South End neighborhood of Boston, Massachusetts.

90 Waltham

Redevelopment of 6,000 SF townhouse building to 3 luxury residential condominiums in the South End neighborhood of Boston, Massachusetts.

211 West Canton

Redevelopment of 5,000 SF townhouse building to 2 luxury residential condominiums in the South End neighborhood of Boston, Massachusetts.

73 Summer

A proposed 15,000 SF redevelopment of an urban gas/service station to a 22-24 unit residential project in the heart of Union Square in Somerville, Massachusetts.

37 Washington

An existing 32,000 SF mill building within a proposed 88-unit residential redevelopment of a former industrial mill complex in the Smart Growth District of Melrose, Massachusetts.

Shawsheen River Complex

An existing 36,000 SF office condominium in a former industrial mill building located in the Ballardvale Historic District of Andover, Massachusetts.

Stone Place Mill

Redevelopment of a former industrial mill complex to include 212 new construction and mill conversion residential units in the Smart Growth District of Melrose, Massachusetts.

JPI - Northeast Region

Southborough, MA

Development Manager

2006 – 2008

Development Manager for the Northeast Region of JPI, a national real estate company that acquires, owns, operates, develops and constructs mid-large scale apartment communities. Responsibilities include sourcing of new acquisition / development deals and the day-to-day management and oversight of development projects.

Jefferson at Melrose

Acquisition, permitting, design, and financing of a 300-unit luxury apartment complex in Melrose, Massachusetts.

Jefferson at Westford

Permitting, design and financing of a 250-unit mixed income apartment project in Westford Massachusetts.

Jefferson at Edgewater Hills / Terrace / Village

Permitting and design of \$30MM renovation, and capital improvements to a 1,600-unit luxury apartment portfolio in Framingham, Massachusetts.

Jefferson at Ashland Station

Permitting and design of a 500-unit luxury apartment community in Ashland, Massachusetts.

Jefferson at Admirals Hills

Design and construction of a 160-unit luxury apartment project in the historic water-front neighborhood of Chelsea, Massachusetts.

Mullins Company

Braintree, MA

Development Manager

2004 – 2006

Development Manager for the Mullins Company, a regional real estate company that acquires, owns, operates and develops mid-large scale affordable apartment communities. Responsibilities include sourcing of new acquisition/development deals and the day-to-day management and oversight of development projects.

Old English Square

Permitting, design and financing of a mixed-use 211-unit mixed-income apartment project with a 20,000 square foot of commercial retail complex in Holbrook, Massachusetts.

Kimball Woods

Permitting, design and construction of a 256-unit luxury high-rise apartment project in Burlington, Massachusetts.

Pei Cobb Free & Partners

New York, NY

Senior Associate Architect

1996, 1998 – 2003

Senior Associate Architect for Pei Cobb Freed & Partners, an international architectural firm that was founded by I.M. Pei that has designed and developed over 200 projects worldwide. Responsibilities include day-to-day design management of projects and oversight of design consultants.

FSM East River Properties

Master Planning and project management of a 6.1 million square foot of luxury mixed-use development along First Avenue in Manhattan, New York.

Torre Espacio Tower

Design and project management of a 52-story office tower with associated underground parking in Madrid, Spain.

Air Force Memorial

Conceptual design and project management of the United State Air Force Memorial in Arlington, Virginia.

Beijing Central Business District Core

Conceptual master planning and project management of a 1.3 million square meter mixed- use development in Beijing Central Business District.

World Trade Center and Grand Marina Hotel

Design and project management of a 325-room Grand Marina Hotel in the World Trade Center complex in Barcelona, Spain.

Mercer Properties, Inc.

398 Columbus Ave. # 293

Boston, MA 02116

TANI HALPERIN

President

Mr. Halperin has 30 years of investment, development and construction experience in residential, commercial and mixed-use projects, and directly responsible for over \$450 million dollars of development in Israel and the United States. Mr. Halperin is engaged in all aspects of real estate development including acquisition, planning, project management, construction and marketing of projects for private real estate investors.

Since 2002, Mr. Halperin has been the owner and CEO of Mercer Properties, responsible for the development of Biscuit Lofts Condominiums, a comprehensive rehabilitation of 56,000 square feet of mill building into 43 residential units in Worcester, Massachusetts; Shawsheen River Office Condominium, acquisition of a 35,000 square feet historic mill office building in Andover, Massachusetts; Stone Place Mill, a historic mill renovation and new construction of a 300-unit transit oriented apartment community in Melrose, Massachusetts.

Current projects:

- W.Canton Boston - 5-Story Townhouse in the South End neighborhood of Boston, completed.
- Thorndike Brookline - 3-Story Single Family in the Coolidge Corner neighborhood of Brookline, conversion into 2 luxury residential units, completed.
- Waltham Boston - 6-Story Townhouse in the South End neighborhood of Boston, conversion into 3 luxury residential units, in construction.
- Beacon Brookline - 6-Story Townhouse in the Washington Sq neighborhood of Brookline, conversion into 4 luxury residential units, in construction.
- Lyon Road – Three Single Family in the Chestnut Hill neighborhood of Brookline, in construction.
- Shawmut Boston - 6-Story Townhouse in the South End neighborhood of Boston, conversion into 2 luxury residential units, in construction.
- Summer Somerville - Existing Service Station in the Union Sq neighborhood of Somerville, new construction of 22-24 residential units, in permitting.
- Bellevue Quincy – in the Squantum neighborhood of Quincy, new 4 Single family, in permitting.
- 420 Harvard - Redevelopment of an urban mixed-use building to 36 mix-income residential apartments with ground floor retail in Brookline, in permitting.
- Parker Street - Redevelopment of 4,000 SF single family building in Newton, Massachusetts, in permitting.

Prior to founding Mercer Properties, Mr. Halperin was owner and CEO of Scicon Industrial Parks Ltd., engaged in large scale developments for the private sector in Israel, including land procurement, project development and construction of residential, industrial and commercial projects.

Prior to Scicon, Mr. Halperin was owner and CEO of Denisra International Group Ltd. from 1992 to 1999, responsible for development, construction and marketing of residential and commercial projects in Israel including Park Daniv, development and construction of 430,000 square feet office project; Bet Amot PT, development of a 165,000 square feet office project; Givat Denia, development and construction of a 96-unit apartment building and 122 single family units; Matan Hayeruka, a 58-unit single family community; Schkhunat Alon, a 104-unit single family community; and numerous other smaller scale residential, industrial and office projects.

Mr. Halperin is a graduate of Tel Aviv University in Political Science, a graduate of Management College of Tel Aviv in Business Administration, and a graduate of Harvard Business School in the Executive Management Program

Jonathan Parkes | BS Construction Management
Building Technology Specialist | Construction Administrator

Jonathan's has an extensive background in Development, specifically Construction Management, Permitting and Approvals, and Contract Administration. His CM background and proven track record for execution of urban residential developments has been an asset to this dynamic team. Not only does Jonathan bring a breadth of knowledge for the construction component of residential development, but he also has a great focus and understanding on preconstruction and close out tasks pertinent to scheduled developments. It's his wide angled approach at each sector of the development makes this multi-faceted process flow smoothly with a finish product that exceeds the expectations. Code compliance, and construction coordination to mitigate risk are always a priority.

BROWNSTONE PROJECT LIST

26 Appleton Street | Boston, MA | 3,800 SF
90 Waltham Street | Boston, MA | 5,900 SF
287 Shawmut Avenue. | Boston, MA | 4,600 SF
1755 Beacon Street | Brookline, MA | 7,500
82 Worcester Street | Boston, MA | 6,000 SF
211 W Canton Street | Boston, MA | 4,400 SF
35 Hanson Street | Boston, MA | 4,100 SF
38 Upton Street | Boston, MA | 4,600 SF
190 W Brookline Street | Boston, MA | 4,300 SF
6 Claremont Park | Boston, MA | 4,500 SF
206 W Brookline | Boston, MA | 4,800 SF
61 Rutland Street | Boston, MA 3,800 SF
31 Worcester Square | Boston, MA | 4,700 SF
9 Columbus Square | Boston, MA | 4,800 SF
7 Worcester Square | Boston, MA | 5,100 SF
164 W Brookline | Boston, MA | 4,200 SF

MULTI FAMILY RESIDENTIAL PROJECT LIST

34 – 40 Chestnut Street | Boston, MA | 11,000 SF
Zero Worcester Square | Boston, MA | 11,000 SF
265 Northampton Street | Boston, MA | 36,000 SF
50 St. Peter Street | Salem, MA | 26,000 SF
82 Worcester Street | Boston, MA | 6,000 SF

The logo for DJREI is displayed in white, bold, sans-serif capital letters on a dark grey rectangular background. The letters are spaced out, with thin vertical lines separating each letter: D | J | R | E | I.

Elias Papadopoulos
RE/MAX Unlimited
420 Harvard St, Brookline, MA 02446

Mr. Papadopoulos has been a Massachusetts licensed real estate agent since 1985 and a Massachusetts licensed real estate broker since 1992. He is a member of the RE/MAX Hall of Fame for outstanding production throughout the years and has personally sold over \$120,000,000 in residential and commercial real estate. Mr. Papadopoulos has also been the owner of RE/MAX Unlimited in Brookline since 2004. RE/MAX Unlimited is a top real estate agency in greater Boston and a top 100 firm in the state of Massachusetts. Elias currently manages the company consisting of 22 agents and two employees.

Mr. Papadopoulos has a bachelor's degree in Computer Science from Boston University which he attended on a full academic scholarship. He resides in Boston with his wife and three children.

Development Team

Applicant

420 Harvard Associates, LLC
c/o Oakgrove Residential
Victor Sheen, Manager
420 Harvard Street
Brookline, MA 02446
617-721-3342
vsheen@oakgroveres.com

Affordable Housing / 40B Consultant

SEB, LLC
Geoff Engler
165 Chestnut Hill Avenue, #2
Brighton, MA 02135
617-782-2300
gengler@s-e-b.com
www.s-e-b.com

Architect

EMBARC Studio
Dartagnan Brown, Principal
60 K Street, 3rd Floor
Boston, MA 02127
617-766-8330
dbrown@embarcstudio.com
www.embarcstudio.com

Civil Engineer

McKenzie Engineering Group, Inc
Brad McKenzie
150 Long Water Drive, Suite 101
Norwell, MA 02061
781-792-3900
www.mckeng.com

Traffic Consultant

Ron Müller & Associates
56 Teresa Road
Hopkinton, MA 01748
508-395-1576
RonMuller@RonMullerAssociates.com
www.ronmullerassociates.com

Landscape Architect

Blair Hines Design Associates
Blair Hines
318 Harvard Street, Suite 25
Brookline, MA 02446
617-735-1180
www.blairhinesdesignassociates.com

Geotechnical Consultant

Geotechnical Services Inc
Harry K. Wetherbee
Principal Engineer
55 North Stark Highway
Weare, NH 03281
603-529-7766 ext.1
hwetherbee@geotechserve.com
www.geotechserve.com

Legal Counsel

Eckert Seamans Cherin & Mellott, LLC
Todd Whilton
2 International Place, 16th Floor
Boston, MA 02110
617-342-6816
twhilton@eckertseamans.com
www.eckertseamans.com

Corporate Sponsor Credit Release Authorization

NOTE: *This Credit Reference Authorization must be submitted for **each** corporate sponsor of the application to MHP for a Project Eligibility Letter (PEL).*

Corporation Name **OAKGROVE RESIDENTIAL INC**

Address **420 HARVARD STREET, BROOKLINE, MA 02446**

Phone Number **617-721-3342**

Tax I.D. Number **27-0464090**

I, **OAKGROVE RESIDENTIAL INC** of **BROOKLINE**

("Sponsor"), hereby give my consent for Massachusetts Housing Partnership, and its assigned Credit Bureau(s), to have any and all information regarding checking and/or savings accounts, credit obligations, and all other credit matters which they may require in connection with the Sponsor's application for a Project Eligibility Letter. This form *may be* reproduced, and that copy shall be as effective as the original consent which I have signed.

I am aware that the assigned Credit Bureau may call me to clarify information obtained in my credit history or application, in order to expedite the process of the application.

SPONSOR: **OAKGROVE RESIDENTIAL, INC.**

By: **VICTOR SHEEN**

Date: **FEBRUARY 2, 2016**

Its: **PRESIDENT**

Hereunto Duly Authorized

Sponsor Financial Disclosure Form (Corporations)

The following must be filled out for each corporate Sponsor of the application to MHP for a Project Eligibility Letter. If there is more than one such corporate Sponsor, a separate disclosure form must be completed and signed for each one.

Identify the Sponsor here: _____

PLEASE ANSWER THE FOLLOWING QUESTIONS:

1. Is the Sponsor a defendant in any suit or legal action? NO YES (attach explanation)
2. Is the Sponsor the subject of any governmental investigations or administrative proceedings? NO YES (attach explanation)
3. Is the Sponsor presently subject to any unsatisfied judgments or tax liens? NO YES (attach explanation)
4. Has the Sponsor ever been through bankruptcy or settled any debts for less than the amount owed? NO YES (attach explanation)
5. Are all of the Sponsor's state and federal income taxes current? NO YES (attach explanation)
6. Are any of the Sponsor's income tax returns currently being audited?
If yes, what years? _____ NO YES (attach explanation)
7. Is the Sponsor a maker, co-maker or guarantor on any financial obligation that is in default or has been demanded? NO YES (attach explanation)
8. Has the Sponsor ever received an audit with a going concern reservation within the last three years? NO YES (attach explanation)
9. Has any mortgage loan on a property owned by the Sponsor ever been in default by one of its present owners? NO YES(attach explanation)
9. Has any mortgage loan for a property listed on the attached schedule(s) ever been in default by one of its present owners?
10. Is there any pending litigation with respect to any properties owned by the Sponsor? NO YES (attach explanation)
11. Are there any outstanding liens or judgments against any property owned by the Sponsor other than mortgage liens? NO YES (attach explanation)

If any principals of the Sponsor or entities affiliated with the Sponsor would answer "Yes" to any of the questions above (except #5), please explain.

NON-PROFIT ORGANIZATIONS ANSWER THESE QUESTIONS:

- 12. Are there repeat or on-going sources of revenue to support organizational operations NO YES (attach explanation)
- 13. What is your total operating budget this fiscal year? _____
How much of it needs support by either fundraising and/or charitable donations? _____
- 14. Has the Executive Director served for greater than two years? If no, explain relevant experience and provide resume. NO YES
- 15. Is there a senior finance person on staff?
If no, provide resume of the person overseeing the organization's finances NO YES
If yes, have they served for at least 2 years? NO YES
- 16. Are management prepared financials generated monthly? NO YES
- 17. Are financials and cash flow reviewed by Finance Committee and/or Board? NO YES
If yes, how often? _____

The undersigned affirms, on behalf of the Sponsor, under the penalties of perjury, that the information on this application for a Project Eligibility Letter and on any accompanying statements is true, complete, and correct. The undersigned agrees to notify MHP of any material changes in the information shown on this application or on any accompanying statements. The undersigned authorizes MHP to gather and collect any information, including without limitation, any credit reports required to determine the creditworthiness of the Sponsor or any affiliated entities of the Sponsor.

SPONSOR: OAKGROVE RESIDENTIAL INC

By: VICTOR SHEEN

Date: FEBRUARY 2, 2016

Its: PRESIDENT
Hereunto Duly Authorized

Corporate Sponsor Credit Release Authorization

NOTE: *This Credit Reference Authorization must be submitted for **each** corporate sponsor of the application to MHP for a Project Eligibility Letter (PEL).*

Corporation Name **MERCER PROPERTIES, INC**

Address **398 COLUMBUS AVE. #293, BOSTON, MA 02116**

Phone Number **617-293-0794**

Tax I.D. Number **27-0464090**

I, **MERCER PROPERTIES, INC** of **BOSTON**

("Sponsor"), hereby give my consent for Massachusetts Housing Partnership, and its assigned Credit Bureau(s), to have any and all information regarding checking and/or savings accounts, credit obligations, and all other credit matters which they may require in connection with the Sponsor's application for a Project Eligibility Letter. This form *may be* reproduced, and that copy shall be as effective as the original consent which I have signed.

I am aware that the assigned Credit Bureau may call me to clarify information obtained in my credit history or application, in order to expedite the process of the application.

SPONSOR: **MERCER PROPERTIES, INC.**

By: **YONATHAN HALPERIN**

Date: **FEBRUARY 2, 2016**

Its: **PRESIDENT**

Hereunto Duly Authorized

Sponsor Financial Disclosure Form (Corporations)

The following must be filled out for each corporate Sponsor of the application to MHP for a Project Eligibility Letter. If there is more than one such corporate Sponsor, a separate disclosure form must be completed and signed for each one.

Identify the Sponsor here: _____

PLEASE ANSWER THE FOLLOWING QUESTIONS:

1. Is the Sponsor a defendant in any suit or legal action? NO YES (attach explanation)
2. Is the Sponsor the subject of any governmental investigations or administrative proceedings? NO YES (attach explanation)
3. Is the Sponsor presently subject to any unsatisfied judgments or tax liens? NO YES (attach explanation)
4. Has the Sponsor ever been through bankruptcy or settled any debts for less than the amount owed? NO YES (attach explanation)
5. Are all of the Sponsor's state and federal income taxes current? NO YES (attach explanation)
6. Are any of the Sponsor's income tax returns currently being audited?
If yes, what years? _____ NO YES (attach explanation)
7. Is the Sponsor a maker, co-maker or guarantor on any financial obligation that is in default or has been demanded? NO YES (attach explanation)
8. Has the Sponsor ever received an audit with a going concern reservation within the last three years? NO YES (attach explanation)
9. Has any mortgage loan on a property owned by the Sponsor ever been in default by one of its present owners? NO YES(attach explanation)
9. Has any mortgage loan for a property listed on the attached schedule(s) ever been in default by one of its present owners?
10. Is there any pending litigation with respect to any properties owned by the Sponsor? NO YES (attach explanation)
11. Are there any outstanding liens or judgments against any property owned by the Sponsor other than mortgage liens? NO YES (attach explanation)

If any principals of the Sponsor or entities affiliated with the Sponsor would answer "Yes" to any of the questions above (except #5), please explain.

NON-PROFIT ORGANIZATIONS ANSWER THESE QUESTIONS:

- 12. Are there repeat or on-going sources of revenue to support organizational operations NO YES (attach explanation)
- 13. What is your total operating budget this fiscal year? _____
How much of it needs support by either fundraising and/or charitable donations? _____
- 14. Has the Executive Director served for greater than two years? If no, explain relevant experience and provide resume. NO YES
- 15. Is there a senior finance person on staff?
If no, provide resume of the person overseeing the organization's finances NO YES
If yes, have they served for at least 2 years? NO YES
- 16. Are management prepared financials generated monthly? NO YES
- 17. Are financials and cash flow reviewed by Finance Committee and/or Board? NO YES
If yes, how often? _____

The undersigned affirms, on behalf of the Sponsor, under the penalties of perjury, that the information on this application for a Project Eligibility Letter and on any accompanying statements is true, complete, and correct. The undersigned agrees to notify MHP of any material changes in the information shown on this application or on any accompanying statements. The undersigned authorizes MHP to gather and collect any information, including without limitation, any credit reports required to determine the creditworthiness of the Sponsor or any affiliated entities of the Sponsor.

SPONSOR: MERCER PROPERTIES, INC

By: YONATHAN HALPERIN

Date: FEBRUARY 2, 2016

Its: PRESIDENT

Hereunto Duly Authorized

Corporate Sponsor Credit Release Authorization

NOTE: *This Credit Reference Authorization must be submitted for **each** corporate sponsor of the application to MHP for a Project Eligibility Letter (PEL).*

Corporation Name **DJREI LLC**

Address **60 K STREET, BOSTON, MA 02127**

Phone Number **857.919.1059**

Tax I.D. Number **46-1764490**

I, **DJREI, LLC** of **BOSTON**
("Sponsor"), hereby give my consent for Massachusetts Housing Partnership, and its assigned Credit Bureau(s), to have any and all information regarding checking and/or savings accounts, credit obligations, and all other credit matters which they may require in connection with the Sponsor's application for a Project Eligibility Letter. This form *may be* reproduced, and that copy shall be as effective as the original consent which I have signed.

I am aware that the assigned Credit Bureau may call me to clarify information obtained in my credit history or application, in order to expedite the process of the application.

SPONSOR: **DJREI, LLC.**

By: **JONATHAN PARKES**

Date: **FEBRUARY 12, 2016**

Its: **MEMBER**
Hereunto Duly Authorized

Sponsor Financial Disclosure Form (Corporations)

The following must be filled out for each corporate Sponsor of the application to MHP for a Project Eligibility Letter. If there is more than one such corporate Sponsor, a separate disclosure form must be completed and signed for each one.

Identify the Sponsor here: _____

PLEASE ANSWER THE FOLLOWING QUESTIONS:

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3. Is the Sponsor presently subject to any unsatisfied judgments or tax liens? NO YES (attach explanation)
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The undersigned affirms, on behalf of the Sponsor, under the penalties of perjury, that the information on this application for a Project Eligibility Letter and on any accompanying statements is true, complete, and correct. The undersigned agrees to notify MHP of any material changes in the information shown on this application or on any accompanying statements. The undersigned authorizes MHP to gather and collect any information, including without limitation, any credit reports required to determine the creditworthiness of the Sponsor or any affiliated entities of the Sponsor.

SPONSOR: DJREI, LLC

By: JONATHAN PARKES

Date: FEBRUARY 12, 2016

Its: MEMBER
Hereunto Duly Authorized



SEB LLC

Unparalleled Experience and Client Service

Who We Are and What we Do

For over 40+ years, SEB and its principals have been leaders in the planning and development community, specializing in mixed-income multi-family residential housing. SEB has provided housing development consulting services that have resulted in the approval and development of more than 13,000 units of affordable housing. Our work has involved a broad range of housing types in a variety of different communities, from detached single family home ownership communities to large multifamily rental developments.

Working in cooperation with our clients and development partners, we have completed over a thousand diverse consulting assignments – ranging from development of mixed-use multi-family developments, to permitting assistance with specific affordable housing development projects on urban and suburban sites, to larger scale neighborhood plans in cities and towns.

SEB also provides affordable housing administrative and lottery services. We have leased/sold more units of affordable housing than any other entity or lottery administering in the state. Leveraging our extensive list of engagements, we have excellent relationships with Masshousing, the Massachusetts Partnership, the Department of Community Development and MassDevelopment – all of the State Subsidizing Agencies involved in the oversight of the affordable housing sell-out & lease-up process. We ensure that all regulatory and compliance related requirements are conducted in strict adherence to state and local requirements.

SEB has been involved in public or private sector projects in more than 180 cities and towns in Massachusetts, including the partial list below.

Abington	Acton	Amesbury	Amherst	Andover	Arlington	Ashburnham
Ashland	Athol	Attleboro	Avon	Barnstable	Bedford	Bellingham
Belmont	Berkley	Berlin	Beverly	Billerica	Bolton	Boston
Bourne	Boxborough	Boxford	Braintree	Brewster	Brockton	Brookline
	Burlington	Cambridge				
Canton	Carlisle	Chatham	Chelmsford	Chelsea	Clinton	Concord
Danvers	Dartmouth	Dedham	Dennis	Dighton	Dover	Duxbury
East	Bridgewater	Easton	Edgartown	Everett	Fall River	Falmouth
Fitchburg	Framingham	Franklin	Freetown	Gardner	Georgetown	Gloucester
Grafton		Groton	Groveland	Hanover	Hanson	Harvard
Harwich	Haverhill	Hingham	Holyoke	Hopkinton	Ipswich	Kingston
Lancaster	Lawrence	Leominster	Lexington	Lincoln	Littleton	Lowell
Ludlow	Lynn	Lynnfield	Malden	Mansfield	Marblehead	Marion
Marlboro	Edgartown	Mashpee	Maynard	Medfield	Medford	
Medway	Melrose	Mendon	Merrimack	Methuen	Middleboro	Milford
Millville	Milton	Nantucket	Natick	Needham	New Bedford	Newburyport
Newton	Norfolk	North Andover	North Reading	Northampton	Northborough	
Northbridge	Norton	Norwell	Norwood	Oxford	Palmer	Peabody
Pelham	Pembroke	Pittsfield	Plainville	Plymouth	Randolph	Raynham
Reading	Rehoboth	Revere	Richmond	Rockport	Rockland	Rowley
Salem	Salisbury	Sandwich	Saugus	Scituate	Seekonk	Sharon
Sherborn	Shrewsbury	Somerset	Somerville	Southborough	Southbridge	Springfield
Stoneham	Stoughton	Stow	Sturbridge	Sudbury	Sutton	Swansea
Taunton	Tewksbury	Townsend	Tyngsboro	Upton	Wakefield	Walpole
Waltham	Wareham	Watertown	Wayland	Wellesley	Wellfleet	
West Tisbury	Westborough	Westminster	Weston	Westport	Westwood	Weymouth
Whitman	Wilmington	Winchester	Woburn	Worcester	Wrentham	Yarmouth

Background

Our History

SEB is a continuation, through various iterations, of a consulting practice which began in 1970 in Cambridge, MA. Bob Engler remains as one of the partners in the first firm – Justin Gray Associates –and has been joined by his two sons, Geoff and Brian, who have now been working together over 10 years.

Brian Engler is the firm's Lottery Director and is primarily responsible for managing all of the lottery contracts including all elements of affirmative marketing, buyer/tenant selection and ongoing program compliance. Geoff Engler is primarily responsible for SEB's permitting and development portfolio including serving as project manager for all of SEB's own development projects.

Throughout our history, SEB has remained committed to focusing our business in the area of mixed-income residential housing, for ourselves, our partners, and our clients. SEB have managed over 1,000 contracts, yet the firm has retained its small size so we could be directly involved in working with our clients and continuing in many cases the long term relationships that we have developed over the past many years.

SEB & The 40B Process

Chapter 40B of M.G.L. was passed in 1969 and remains today as the single most productive vehicle for developing affordable housing units, whether rental or homeownership, in Massachusetts. Each 40B project involves a complex administrative and permitting process, from initial conception through permitting, construction and occupancy. There are a myriad of rules, regulations, guidelines, policies, preferred practices, strategies, negotiations and monitoring reviews which must be unequivocally understood in order to be successful.

SEB's role over the past many years has been to guide clients through the entirety of this process, often from beginning to end, or in some cases, for specific and discreet tasks. We have assisted over 100 developers and 20 communities engage in this process; we also undertake our own 40B developments as well. Our knowledge and experience has brought us to half the communities in Massachusetts (180+) in one fashion or another, permitting responsibilities, leading workshops, providing technical assistance or carrying out developments for our own portfolio. We have served on State-initiated task forces which have created affordable housing programs under 40B or modified existing 40B regulations/guidelines over time.

The various roles SEB has been asked to play in the development process include:

- Property specific analysis and evaluation
- Site control negotiations
- Preliminary site planning and concept origination
- Financial/pro forma analysis
- Assembling the development team
- Securing construction/permanent loans
- Application (site approval, comprehensive permit, etc.) preparations/submittals
- Leading public presentations/ZBA hearings
- Negotiations on final permits and review of regulatory agreements
- Expert witness at the Housing Appeals Committee
- Lottery agent / Affordable housing administrator
- Acquisition and due diligence assistance of existing 40B developments

Representative Sample of Projects



The Terraces
Newton
Developer
48 for-sale units

**Charles River
Landing**
Needham
Permitting
350 rental units



Chrysler Apartments
(Currently Avalon Natick)
Natick
Permitting
543 rental units



Ink Block
Boston
Lottery Agent
392 Rental & for-sale units

Greendale Village
Needham
Developer
20 for-sale units



SEB Contact Information

SEB, LLC
165 Chestnut Hill Avenue, Unit #2
Brighton, MA 02135
(617) 782-2300
www.s-e-b.com

Bob Engler
President
(617) 782-2300 x201
Bob@s-e-b.com

Brian Engler
Lottery Director / VP
(617) 782-2300 x203
brian@s-e-b.com

Geoff Engler
Vice President
(617) 782-2300 x202
gengler@s-e-b.com

SEB Client List

SEB, as a Marketing/Lottery Agent, has represented more units of affordable housing than any entity in Massachusetts. SEB's experience as a Lottery Agent reflects its ability to successfully serve a diverse portfolio of clients and developments— from large rental properties to small for-sale projects . With increasing oversight and regulation associated with the affordable housing lottery process, it is critical for the developer to work with a Lottery Agent with the experience not only in conducting lotteries, but an understanding of how the lottery process works within the overall development process.

About the Firm

SEB has provided housing development and planning services that have resulted in the approval and development of more than 12,000 units of affordable housing. SEB has been involved in public or private sector projects in more than 180 cities and towns in Massachusetts.

SEB successfully and effectively manages development teams and steers the development process through all phases. SEB has extensive knowledge of the Massachusetts Comprehensive Permit Law, M.G.L. chapter 40B, which leads to housing opportunities in many communities. SEB has assisted in the financial packaging of over 120 mixed-finance developments under Chapter 40B. In connection with these projects, SEB has prepared or reviewed development pro formas, negotiated with local officials, neighbors and developers and successfully leveraged local, state and federal subsidies using almost every available affordable housing financing source.

Lastly, SEB also develops its own mixed income residential communities. As such, we understand all components of the development process and can uniquely understand your development, financial and strategic objectives better than other affordable housing administrators and management companies.

Rental Developments

<i>Project Location</i>	<i>Project Name</i>	<i>Developer/Manager</i>	<i>Total Units</i>	<i>Affordable Units</i>	<i>Permit</i>
Arlington	Arlington 360	Arlington 360 LLC / Jefferson Apartment Group	164	26 & 9 middle income	Special Permit
Arlington	Brigham Square	Intercontinental	116	17	LIP
Boston	West Square Apartments	Lincoln Property	255	33	BRA Special Permit
Boston	Flats on D	Bozzuto	197	26	BRA Special Permit
Boston	Ink Block	National Development	315	41	BRA Special Permit
Boston	Pier 4	UDR	369	32	BRA Special Permit
Bellingham	Jefferson @ Bellingham	Lincoln Property Company	285	72	40B
Braintree	The Ridge @ Blue Hills	The Hanover Company/UDR	188	47	40B
Bridgewater	Axis at Lakeshore	Claremont Companies	289	73	40B
Concord	Concord Mews	Mill Creek Residential	350	88	40B
Concord	Warner Woods	Warner Woods, LLC	80	16	40B
Easton	The Village at 244 Washington Place	Turner Brothers	38	10	40B
Foxboro	The Lodge @ Foxboro	The Hanover Company/UDR	250	63	40B
Foxboro	Chestnut Green	Feeling Foxy, LLC	55	14	Special Permit
Holden	Reserve at Salisbury	Reserve at Salisbury, LLC	192	48	40B
Hopkinton	Alta Legacy Farms	Wood Partners	240	60	Special Permit

SEB Client List

Rental Developments (Continued)

<i>Project Location</i>	<i>Project Name</i>	<i>Developer/Manager</i>	<i>Total Units</i>	<i>Affordable Units</i>	<i>Permit</i>
Littleton	Village Green	Omni Properties/Lincoln Property Company	144	36	40B
Medford	Lumiere	Criterion Development Partners	163	16	Special Permit
Melrose	Alta Stone Place	Wood Partners	212	19	Special Permit
Melrose	2 Washington	Wood Partners	94	9	Special Permit
Methuen	Summit Place	The Dolben Company	280	70	40B
Natick	Modera Natick Center	Mill Creek Residential	128	38	40R
Natick	Cloverleaf	Forest Properties	183	46	40B
Needham	Charles River Landing	The Hanover Company/UDR	350	88	40B
North Reading	Edgewood	Lincoln Property Company	406	102	40B
Peabody	14 North	UDR	387	77	40B
Quincy	Neponset Landing	The Dolben Company	280	28	Special Permit
Reading	30 Haven Street	Oaktree Development	53	11	Special Permit
Stoughton	Bell Stoughton	UDR/Bell Partners	240	60	40B
Stoughton	Alta at Indian Woods	Wood Partners	154	39	40B
Stamford, CT.	The Glenview House	Lincoln Property Company	146	14	Special Permit
Tewksbury	The Lodge @ Ames Pond	The Hanover Company/UDR	364	91	40B
Wakefield	Everly	Wood Partners/Monogram Residential	186	32	Special Permit
Waltham	Currents on the Charles	Hines	200	20	Special Permit
Waltham	Merc on Moody & Main	Northland Investments	269	29	Special Permit
Waltham	Watch Factory Lofts	Berkeley Investments	240	24	Special Permit
Waltham	The Ridge	Lincoln Properties	264	66	40B
Watertown	Watertown Mews	Mill Creek Residential	206	32	Special Permit
Watertown	Bell Watertown	Wood Partners/Bell Partners	155	16	Special Permit
Watertown	Gables Arsenal	The Hanover Company	296	30	Special Permit
Westborough	Flanders Hill	Lincoln Property Company	280	70	40B
Westford	Princeton Westford	Princeton Property	200	40	40B
Westwood	Gables and Gables II University Station	The Hanover Company	350	39	Special Permit
Weymouth	The Commons at Southfield Highlands	Corcoran	298	60	Special Permit

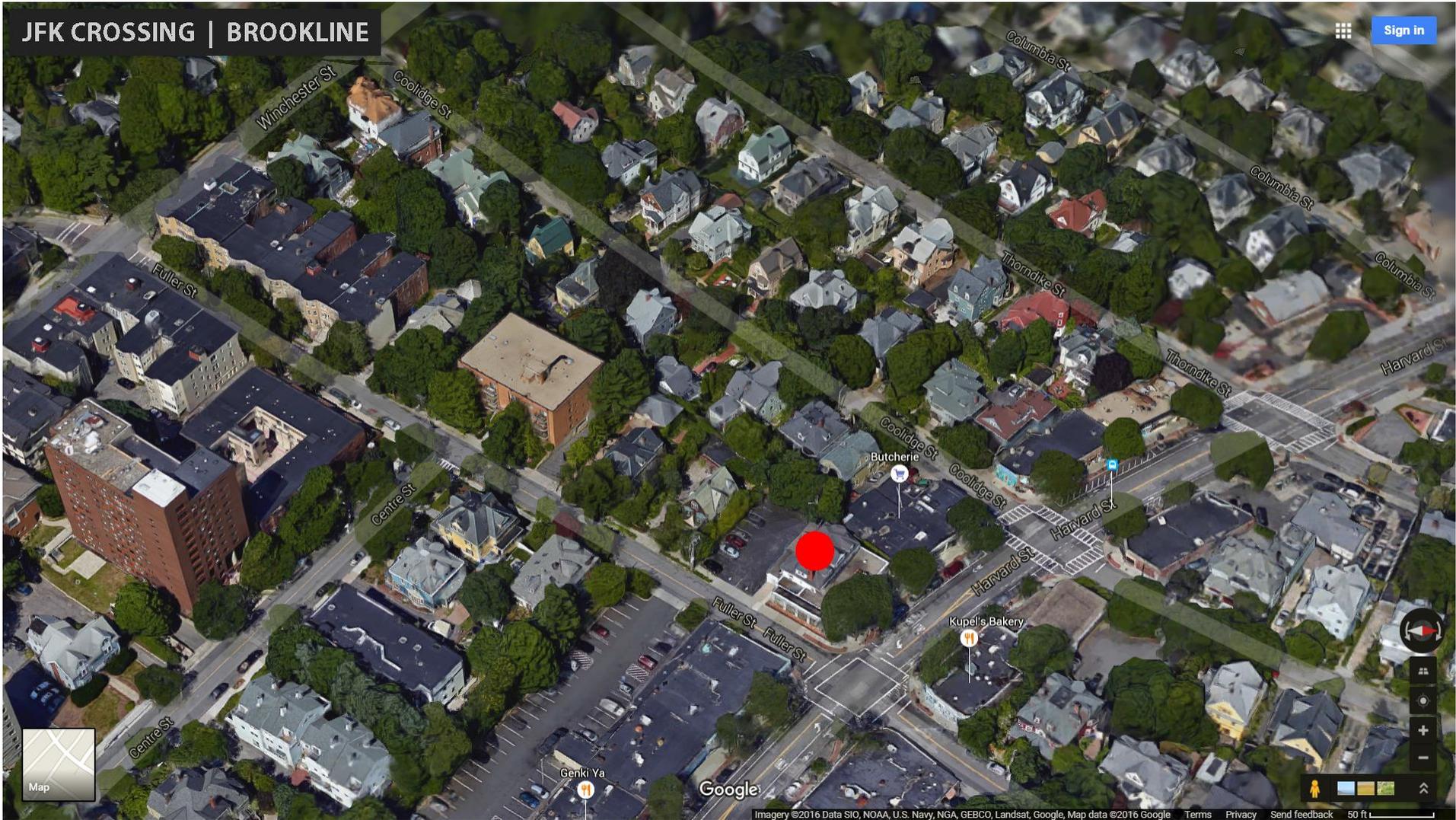
SEB Client List

Homeownership Developments

<i>Project Location</i>	<i>Project Name</i>	<i>Developer/Manager</i>	<i>Total Units</i>	<i>Affordable Units</i>	<i>Permit</i>
Barnstable	Schooner Village	Bayberry Building	29	11	40B
Boston	Sepia Ink Block	National Development	77	8	BRA Special Permit
Bridgewater	Cassidy Place	Diamond Realty	20	5	40B
Bridgewater	Elm Street Estates	Elm Residences at Bridgewater, LLC	20	5	40B
Burlington	Reserve at Seven Springs	Northland Residential	50	2	Special Permit
Concord	Concord Commons	Tambone Investment	58	3	Special Permit
Duxbury	Duxbury Woods	Northland Residential	44	11	40B
Easton	Welsch Woods	Welsch Woods, LLC	28	7	40B
Grafton	Providence Road Commons	Providence Road Commons, LLC	28	7	40B
Hingham	Derby Brook	Realty Assets, Inc	24	6	40B
Kingston	Barrows Brook Village	Delwin, LLC	56	14	40B
Milford	Beaver Pond Commons	AFCO Land & Development	88	22	40B
Natick	The Natick Collection	GGP Natick Residence LLC	250	48	Special Permit
Natick	20 South Street	RFR Enterprises	28	5	Special Permit
Newton	Parkview Homes	Parkview Homes, LLC	10	10	40B
North Andover	Campion Estates	Campion Estates	26	7	40B
Rehoboth	Horton Estates	Horton Estates, LLC	66	17	40B
Scituate	Walden Woods	Morrocco Partners	28	7	40B
Stoughton	Village at Goddard Highlands	AGS Development	104	26	40B
Taunton	The Settlement	Bruce LLC II	99	25	40B
Weston	South Avenue	South Avenue LLC	16	4	40B
Weston	Post Road Green	Post Road Green LLC	8	2	40B
Weston	Winter Gardens	Town of Weston	24	1	40B
Wrentham	Eagle Brook Village	Eaglebrook Development, LLC	101	28	40B

JFK CROSSING | BROOKLINE

Sign in



JFK CROSSING | BROOKLINE



Google



Map 15, Block 77, Lot 13
 Now or Formerly
 HAGEN R. MAUCH
 DEED BOOK 12779, PAGE 372
 PLAN IN BOOK 694, PAGE 101 (PLAN)

Map 15, Block 77, Lot 8
 Now or Formerly
 CAROLINE BUCKLEY & COLM McMAHON
 DEED BOOK 32866, PAGE 502
 PLAN IN BOOK 1577, PAGE 483 (PLAN)

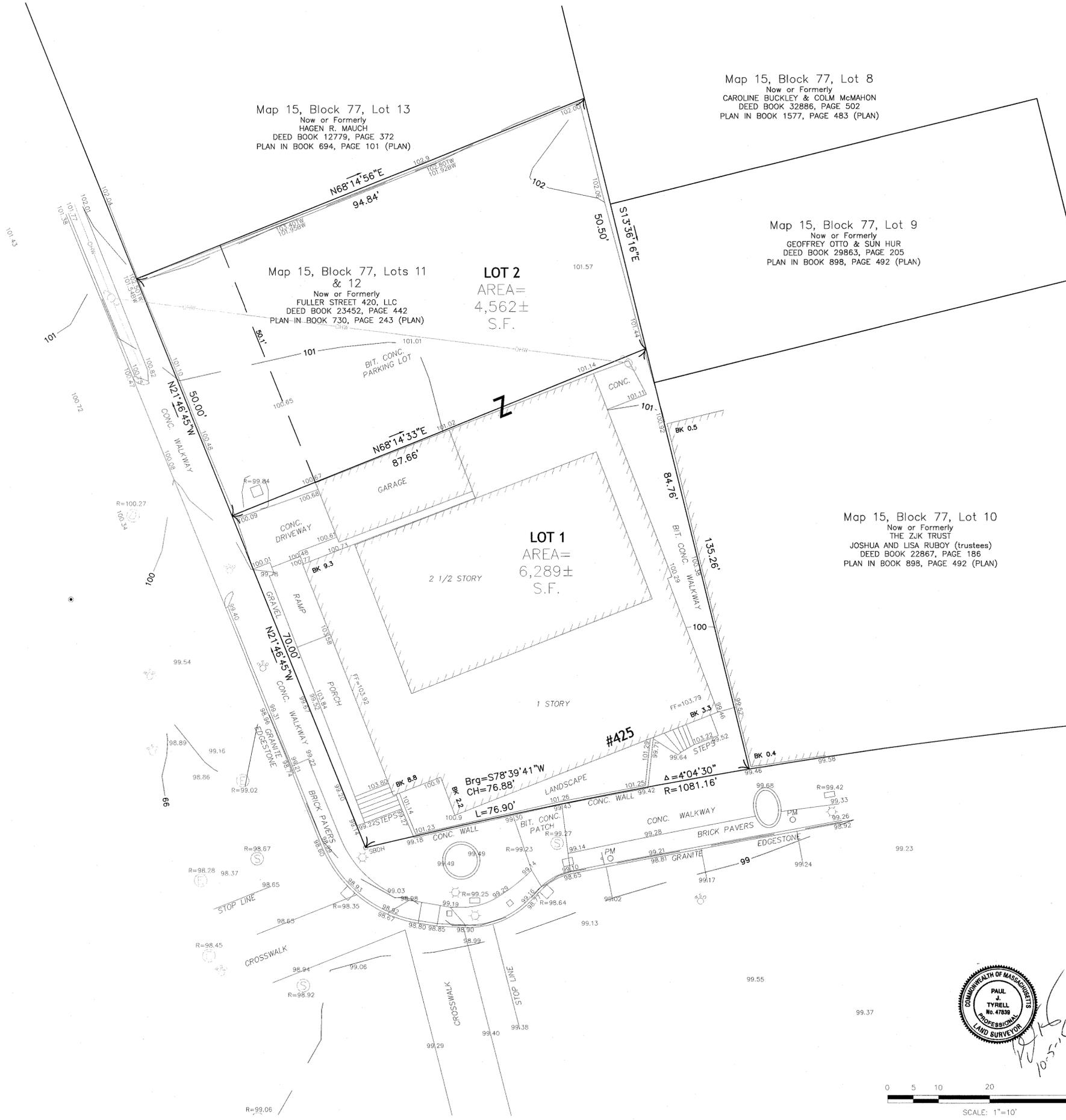
Map 15, Block 77, Lots 11
 & 12
 Now or Formerly
 FULLER STREET 420, LLC
 DEED BOOK 23452, PAGE 442
 PLAN IN BOOK 730, PAGE 243 (PLAN)

Map 15, Block 77, Lot 9
 Now or Formerly
 GEOFFREY OTTO & SUN HUR
 DEED BOOK 29863, PAGE 205
 PLAN IN BOOK 898, PAGE 492 (PLAN)

LOT 2
 AREA=
 4,562±
 S.F.

Map 15, Block 77, Lot 10
 Now or Formerly
 THE ZJK TRUST
 JOSHUA AND LISA RUBOY (trustees)
 DEED BOOK 22867, PAGE 186
 PLAN IN BOOK 898, PAGE 492 (PLAN)

LOT 1
 AREA=
 6,289±
 S.F.



NOTES:

- 1) ELEVATIONS SHOWN HEREON REFER TO AN ASSUMED DATUM.
- 2) UNDERGROUND UTILITIES ARE PARTIALLY SHOWN HEREON BASED ON DIG SAFE PAINT MARKS. EVIDENCE OF ADDITIONAL UTILITIES EXIST WITHIN THE PROJECT LIMITS. RECORD PLANS FOR SHOWING ADDITIONAL INFORMATION ON THE UTILITIES HAS BEEN REQUESTED BUT NOT RECEIVED AS OF THIS DATE.



<p>PLAN OF LAND 420 HARVARD STREET BROOKLINE, MASSACHUSETTS (NORFOLK COUNTY)</p>		
<p>PREPARED FOR 420 HARVARD ASSOCIATES, LLC 420 HARVARD STREET BROOKLINE, MA 02446</p>		
	<p>GREATER BOSTON SURVEYING AND ENGINEERING 19 FREDITH ROAD WEYMOUTH, MA 02189 (781) 331-6128</p>	
CALC BY: DM	DATE: OCTOBER 5, 2015	SCALE: 1"=10'

420 HARVARD STREET

FEBRUARY 9, 2016

ZONING INFORMATION

DISTRICT L-1.0 (Coolige Corner Design Overlay)

	EXISTING LOT 1	EXISTING LOT 2	PROPOSED	REQUIRED
LOT AREA	6,289 S.F.	4,562 S.F.	10,851 S.F.	None
LOT WIDTH	82 FT	50 FT	132 FT	None
LOT FRONTAGE	147 FT	50 FT	197 FT	20 FT
FRONT SETBACK	2'	NA	1'	10 FT ^{1,3,4}
SIDE SETBACK	0	NA	3'	10+L/10 ^{1,2,5}
REAR SETBACK	3'	NA	1'	30 FT ^{1,2}
USABLE OPEN SPACE	0	0	820 S.F.	20% of GFA ²
LANDSCAPED OPEN SPACE	0	1260 S.F.	940 S.F.	10% of GFA ²
HEIGHT	2.5 Stories (30 ft.)	0	6 Stories (70 ft.)	40' Max
FLOOR AREA RATIO	1.66 (7,588 S.F.)	0	4.2 (45,087 S.F.)	1 (10,851 S.F.)
PARKING SPACES	9	0	35	74
PARKING SPACES PER UNIT	NA	0	1	2

Notes:

¹ Frontage on both Fuller St. and Harvard Ave. are considered Front Yards. The lot line parallel to Fuller St. is considered the rear Lot line as it abuts to the rear lot line of Lot 10 Map 15 Block 77. The lot line parallel to Harvard Ave. is considered the side lot line as it abuts the side yard of Lot 13 Map 15 Block 77.

² Per 5.07 - Dwellings in Business and Industrial districts: the minimum usable open space and minimum side and rear yard requirements are based on M-1.0.

³ 5.45 – TRAFFIC VISIBILITY ACROSS CORNERS In any district where a front yard is required, no structure, fence, planting or other structure shall be maintained between a plane two and one-half feet above curb level and a plane seven feet above curb level so as to interfere with traffic visibility across the corner within that part of the lot which is within a triangle bounded by the street lot lines and, a straight line drawn between points on each such lot line 25 feet from the intersection of said lot lines or extension thereof, except if the Director of Transportation determines that ZONING BY-LAW TOWN OF BROOKLINE ARTICLE V, DIMENSIONAL REQUIREMENTS 5-63 no safety hazard will result, such as from a fence or plantings that allows adequate visibility.

⁴ If the entrance to a garage or covered vehicular passageway faces toward the street to which its driveway has access, said entrance shall be at least 20 feet from the street lot line.

⁵ At the end of each row or block of one-family attached dwellings, a yard shall be provided along the street line or side lot line of at least ten feet plus one foot for each dwelling unit in excess of two. In M and F districts, a building subject to the side yard formula: 10+L/10 may be built to the side lot line: (a) as a matter of right if, on the adjoining lot, a principal building with no setback from that lot line already exists or is proposed to be built concurrently; (b) by special permit if the Board of Appeals finds that reasonable development of the lot necessitates building to the side lot line, such action does not unreasonably infringe upon the light and air of any existing adjoining building, and the party wall is solid and has neither doors nor windows. A building with no side yard shall not have a building wall on the side lot line extending more than 70 feet to the rear of the front yard required by this By-law; except that a building wall may be located along any part of a side lot line on which a principal building on the adjoining lot abuts between the rear yard required by this By-law and the required front yard line. Where building walls more than 70 feet to the rear of the required front yard are not permitted to be built along the side lot line, said walls shall have a side yard setback not less than: 10+L/10 the "L" dimension being that portion of the wall required to be set back from the side lot line.

420 HARVARD ST

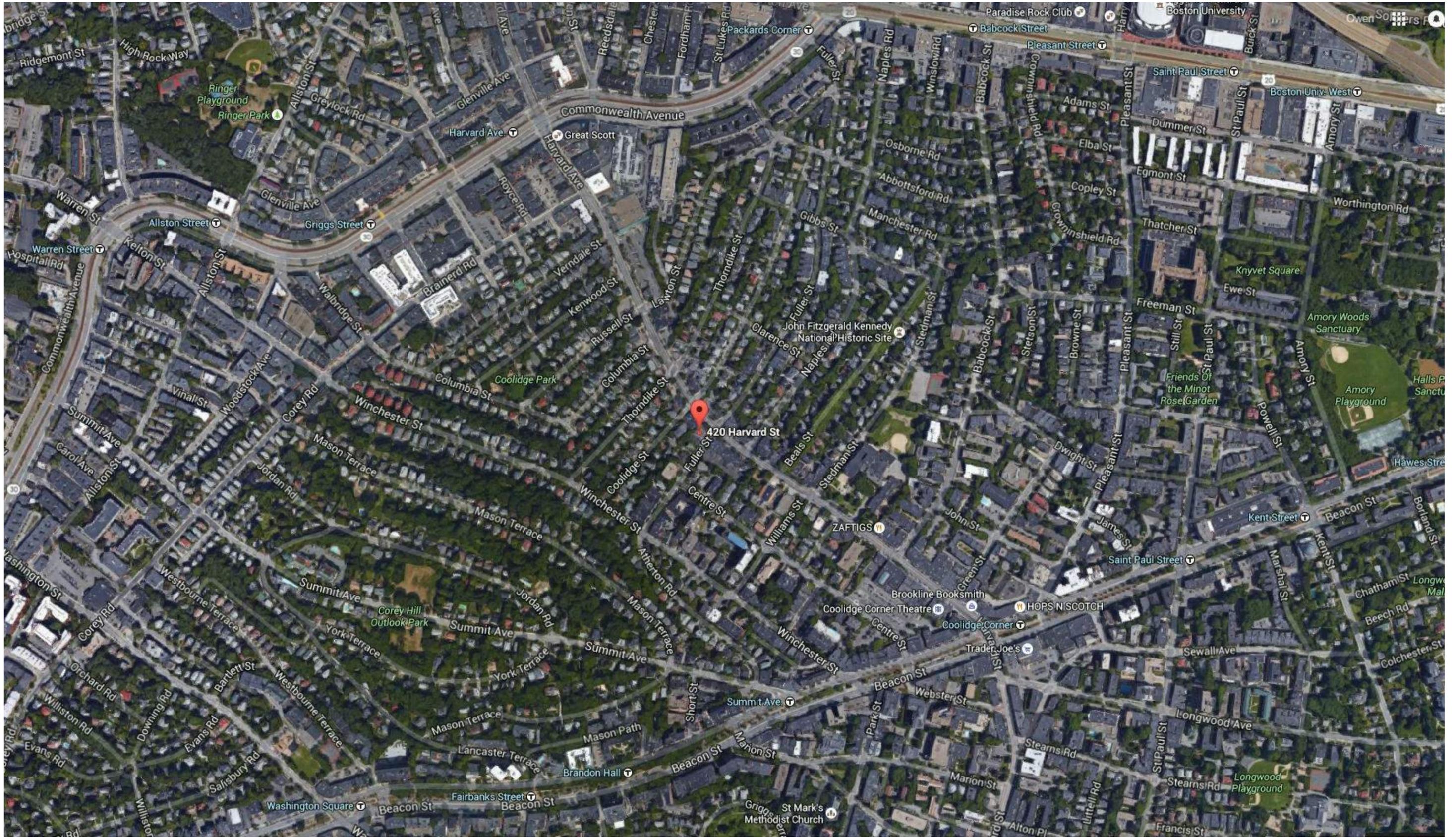
BROOKLINE, MA

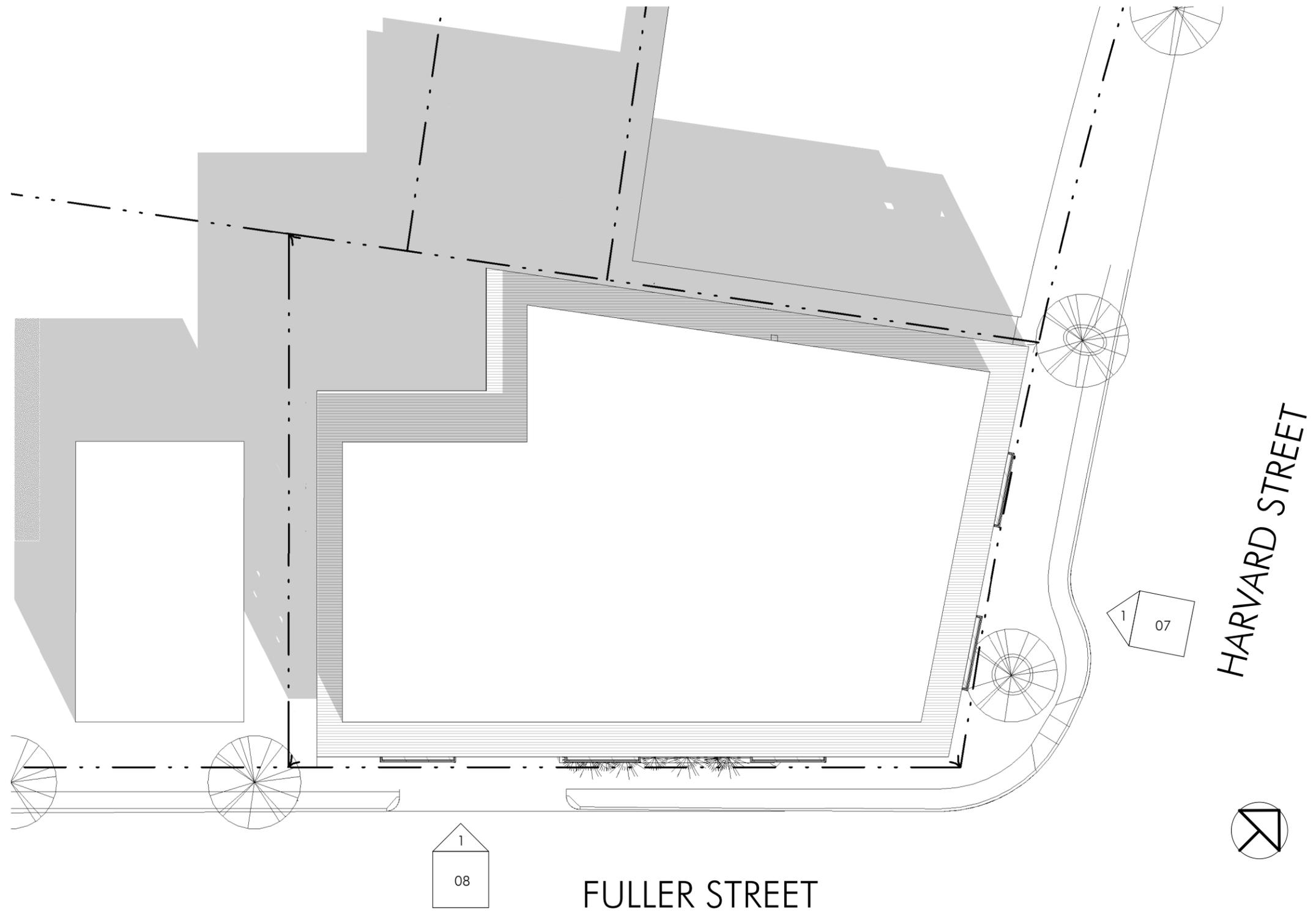
OAKGROVE RESIDENTIAL, INC.

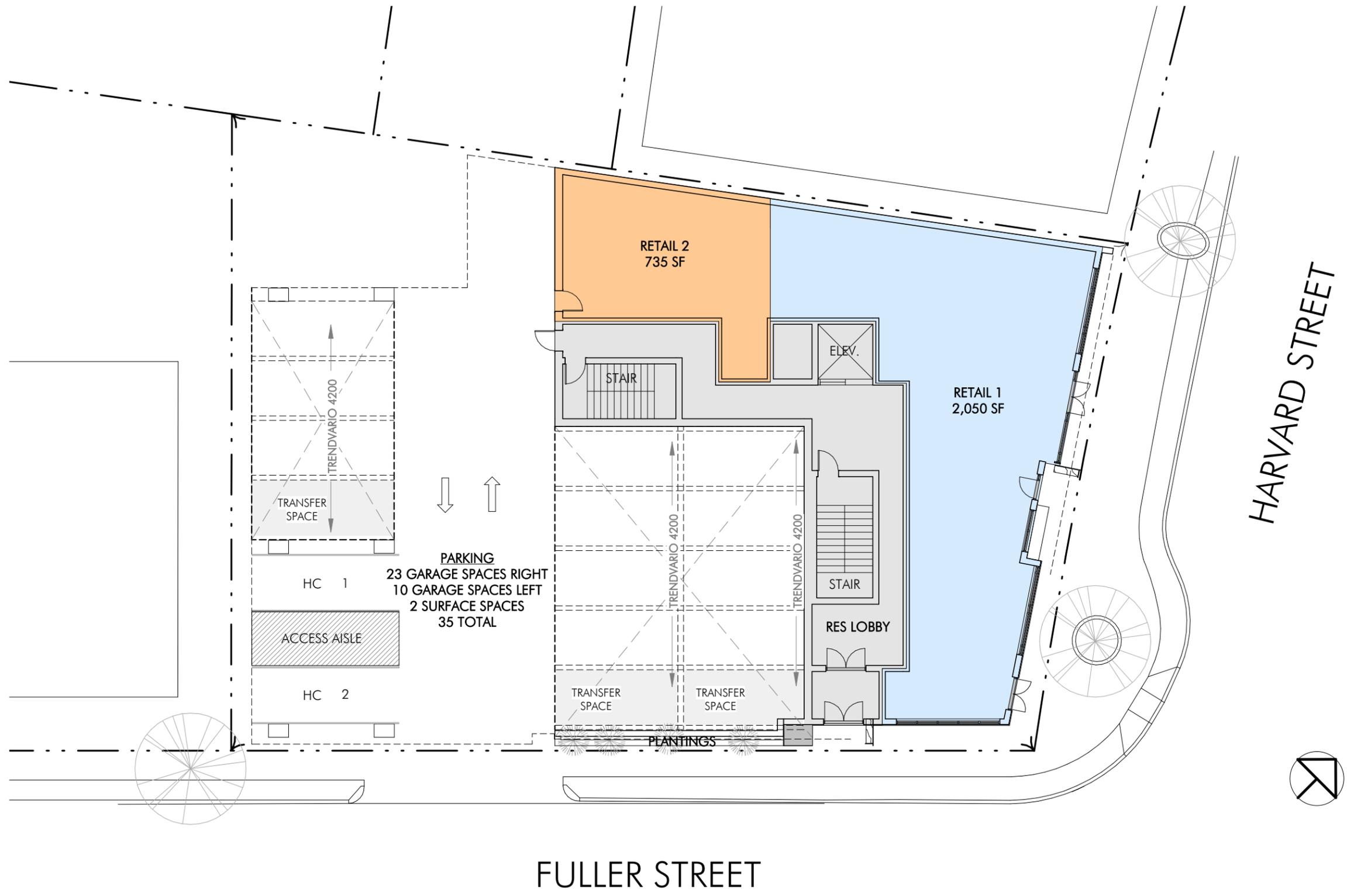
DECEMBER 17, 2015



EMBARC STUDIO
ARCHITECTURE + DESIGN



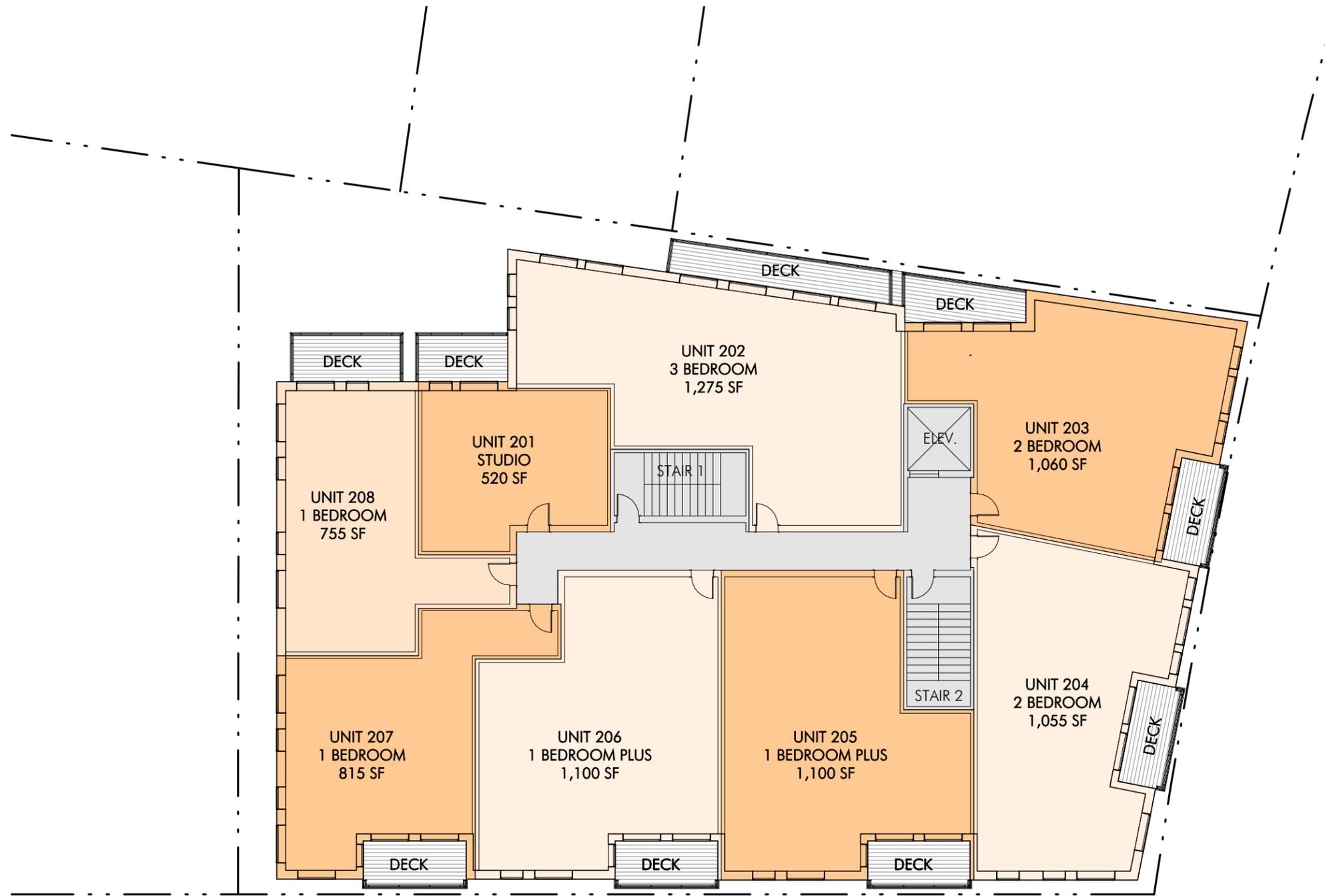




TOTAL GSF GROUND FLOOR: 4,120 SF
 1/16" = 1'-0"

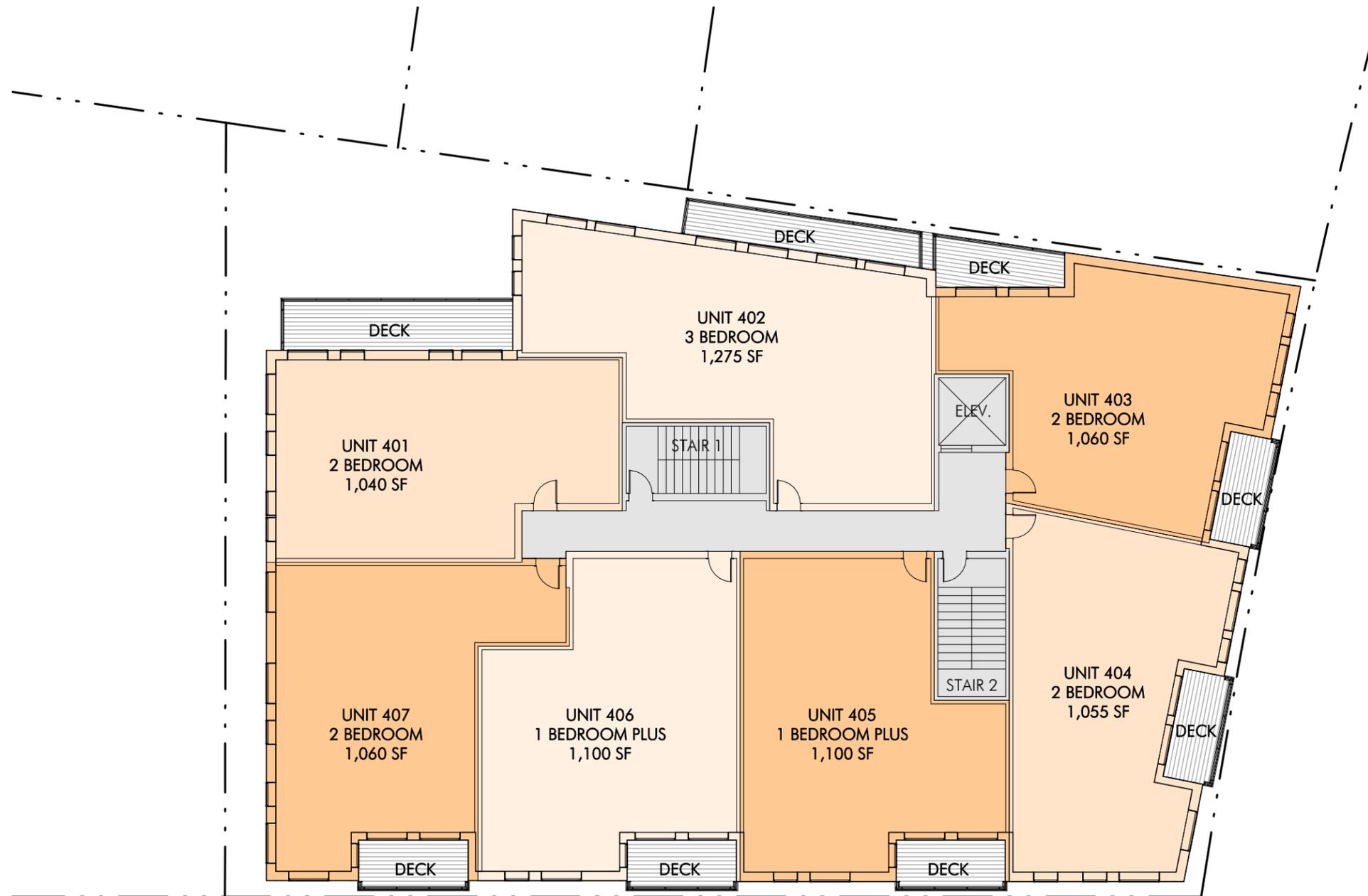
GROUND FLOOR PLAN
 420 HARVARD ST
 BROOKLINE, MA

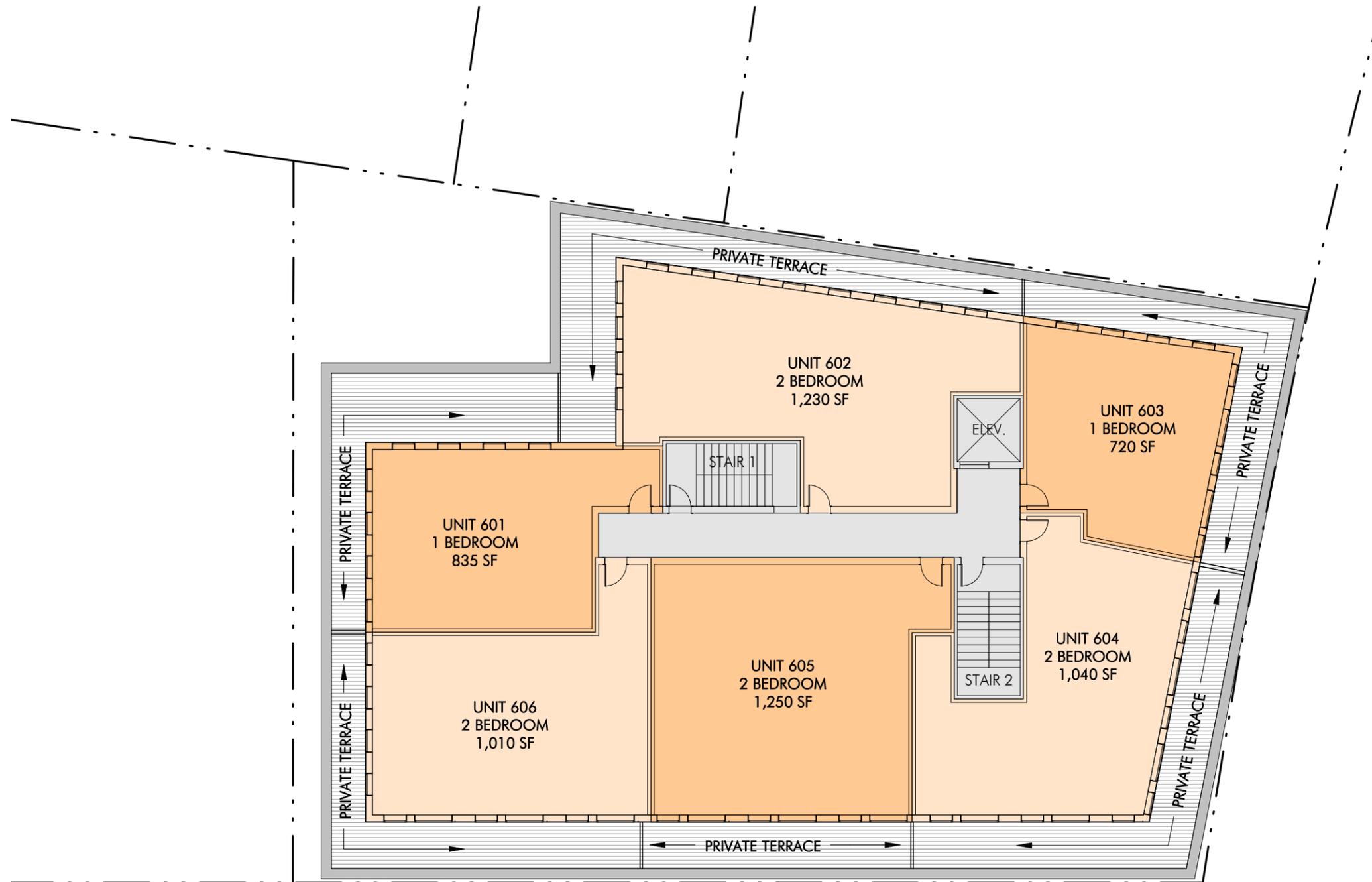
03



TOTAL GSF TYPICAL FLOOR: 8,770 SF

1/16" = 1'-0"





TOTAL GSF PENTHOUSE FLOOR: 6,890 SF











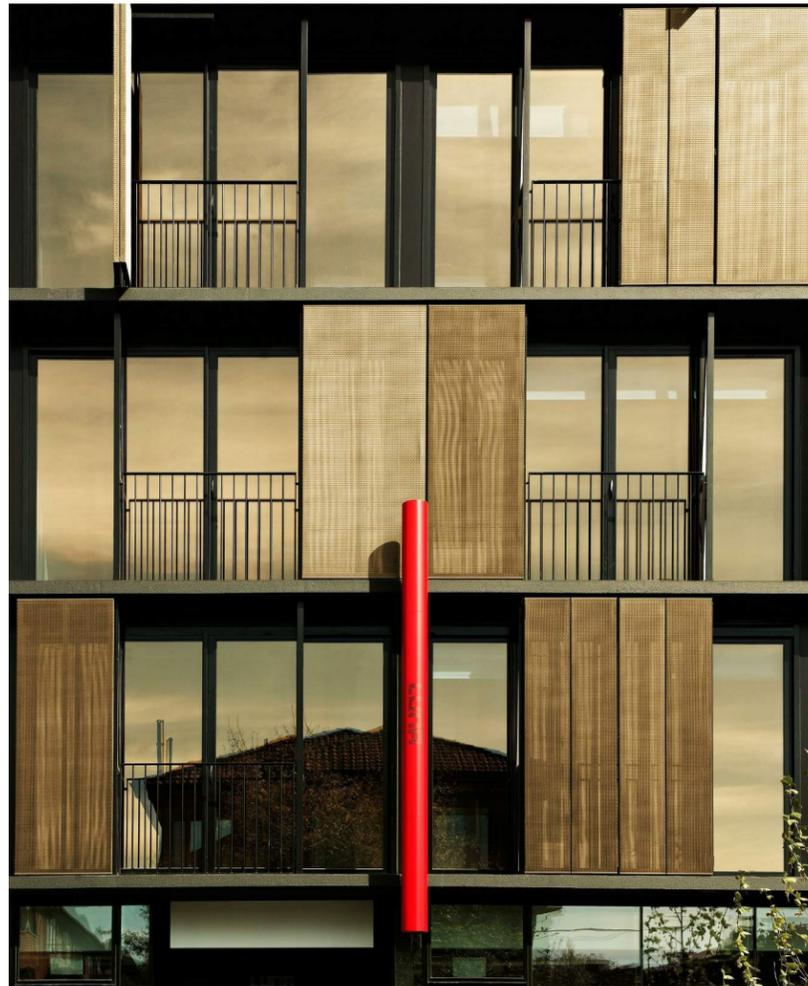


GROSS SQUARE FEET

SELLABLE | RENTABLE

COMMON

		UNIT TYPE	GSF			GSF
GROUND LEVEL	RETAIL 1		735	HALL STAIRS LOBBY		1360
	RETAIL 2		2,050			
	PARKING	35 SPOTS				
LEVEL 2	UNIT 201	STUDIO	520	HALL STAIRS		835
	UNIT 202	3 BED	1,275			
	UNIT 203	2 BED	1,060			
	UNIT 204	2 BED	1,055			
	UNIT 205	1+ BED	1,100			
	UNIT 206	1+ BED	1,100			
	UNIT 207	1 BED	815			
	UNIT 208	1 BED	755			
LEVEL 3	UNIT 301	STUDIO	520	HALL STAIRS		835
	UNIT 302	3 BED	1,275			
	UNIT 303	2 BED	1,060			
	UNIT 304	2 BED	1,055			
	UNIT 305	1+ BED	1,100			
	UNIT 306	1+ BED	1,100			
	UNIT 307	1 BED	815			
	UNIT 308	1 BED	755			
LEVEL 4	UNIT 401	2 BED	1,040	HALL STAIRS		816
	UNIT 402	3 BED	1,275			
	UNIT 403	2 BED	1,060			
	UNIT 404	2 BED	1,055			
	UNIT 405	1+ BED	1,100			
	UNIT 406	1+ BED	1,100			
	UNIT 407	2 BED	1,060			
LEVEL 5	UNIT 501	2 BED	1,040	HALL STAIRS		816
	UNIT 502	3 BED	1,275			
	UNIT 503	2 BED	1,060			
	UNIT 504	2 BED	1,055			
	UNIT 505	1+ BED	1,100			
	UNIT 506	1+ BED	1,100			
	UNIT 507	2 BED	1,060			
LEVEL 6	UNIT 601	1 BED	835	HALL STAIRS		805
	UNIT 602	2 BED	1,230			
	UNIT 603	1 BED	720			
	UNIT 604	2 BED	1,040			
	UNIT 605	2 BED	1,250			
	UNIT 606	2 BED	1,010			
TOTAL			39,610			5467



420 Harvard Street
Brookline, MA

PROJECT NARRATIVE

Located at the intersection of Harvard Street and Fuller Street, the proposed building replaces a once funeral home that was converted in the late 1990's, currently housing Re-Max (a real-estate agency) and 3 residential rental units above the first floor commercial space. Currently there are 9 surface parking spaces provided, and this area in addition to the extent of the asphalt paving and current building covers over 90% of the entire site. The existing building will be replaced with a single thirty-six unit, six-story building with covered parking accessed off of Fuller Street. This design has incorporated a fully automated parking system that allows for 28 parking spaces in addition to the 6 surface spaces for a total of 35 parking spaces.

The ground floor (first level) of the proposed building will house 2,785 square feet of new commercial space with entrances along Harvard Street, similar to those of commercial entries in adjacent buildings to this project. A separate lobby off of Fuller Street will provide access to the residential units. On the rear of the site, the design has allocated place for a 15'x15' open space area, loading zone along with access to bike storage and a trash room for use by both the residential and commercial spaces.

The exterior of the building has been designed with elements that promote a horizontal aesthetic for the building: A combination of full height store front system and large format stone veneer panels ground the base of the building. The second through fifth floors housing the residential units play off of the traditional Brookline vernacular with materials that will draw from the neighboring structures (various cladding, siding materials and color palate). The top floor has been set back by approximately six feet to reduce the visual height of the building. All units throughout the building have been designed to provide layouts that promote open kitchen/living/dining spaces, with comfortably sized bedrooms, bathrooms, laundry, storage areas and private balconies. All units will have individual washer and dryer units, along with individual heating and cooling systems. Specific attention will be placed on making this a "sustainable" project, carefully selecting products from appliances through building components to achieve this level of sustainability.

The design provides for a range of unit sizes, coupled with the affordable component that will provide much needed quality housing that fits well within the immediate context and surrounding neighborhoods of Brookline.



**Phase I Environmental Site Assessment
of
420 Harvard Street
Brookline, Massachusetts**

Prepared for: Mr. Victor Sheen
Oak Grove Residential
300 A Street
Boston, Massachusetts 02210

ENSTRAT Project Number 2015-106

September 9, 2015



September 9, 2015

Mr. Victor Sheen
OakGrove Residential
300 A Street
Boston, Massachusetts 02210

Subject: Phase I Environmental Site Assessment
420 Harvard Street, Brookline, Massachusetts

Dear Mr. Sheen:

As requested, ENSTRAT, Inc. is submitting the following Phase I Environmental Site Assessment report for the property located at 420 Harvard Street in Brookline, Massachusetts (the Site). Refer to Section 7.0 of this report for the summary of findings, conclusions, and opinion.

Thank you for the opportunity to provide environmental services on your behalf. Please feel free to call if you have any questions regarding this report.

Sincerely,
ENSTRAT, Inc.

Thomas P. Luby, P.G., LSP
Principal / Technical Manager



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- Interview Documentation
- Environmental Database Review Table
- Environmental Database Report
- Project Limitations



1.0 Introduction

At the request of Mr. Victor Sheen of OakGrove Residential, the Client/User, ENSTRAT, Inc. (ENSTRAT) has performed a Phase I Environmental Site Assessment (ESA) of the property at 420 Harvard Street in Brookline, Massachusetts (the Site), as set forth in the contract dated August 27, 2015.

1.1 Purpose

The purpose of the Phase I ESA is to define good commercial and customary practice in the United States of America for conducting an ESA of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products. As such, the Phase I ESA is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability that is the practice that constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice. Controlled substances are not included within the scope of this standard.

A User or person conducting a Phase I ESA as part of an EPA Brownfields Assessment and Characterization Grant awarded under CERCLA 42 U.S.C. §9604(k)(2)(B) must include controlled substances as defined in the Controlled Substances Act (21 U.S.C. §802) within the scope of the Phase I ESA investigations to the extent directed in the terms and conditions of the specific grant or cooperative agreement. This project is not subject to an EPA Brownfields Assessment and Characterization Grant. As such, controlled substances have not been evaluated as part of this Phase I ESA.

1.2 Scope of Work

The scope of work for this assessment was in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice (practice) for Environmental Site Assessments: Phase I ESA Process (ASTM Designation: E 1527-13). Deviations, deletions, or exceptions (if any) from this practice are discussed hereafter in this report.



In defining a standard of good commercial and customary practice for conducting an ESA of property, the goal of the processes established by this practice is to identify RECs. The term REC(s), according to ASTM E 1527-13 means "the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: 1) due to release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment." De minimis conditions are not RECs.

ASTM E 1527-13 defines a "controlled REC" (CREC) as "a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example property use restrictions, activity and use limitations [AUL(s)], institutional controls, or engineering controls). A condition considered by the EP to be a CREC shall be listed in the findings section of the Phase I ESA report, and as a REC in the conclusions and findings sections of the Phase I ESA. *A condition identified as a CREC does not imply that the EP has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be, implemented.*"

ASTM E 1527-13 defines an "historical REC" (HREC) as "a past release of hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, *without* subjecting the property to any required controls (for example property use restrictions, AULs, institutional controls, or engineering controls). Before calling the past release a HREC, the Environmental Professional must determine whether the past release is a REC at the time of the Phase I ESA is conducted (for example, if there has been a change in the regulatory criteria). *If the EP considers the past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC.* "

A "de minimis condition" is a condition that generally does not represent a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.



Conditions determined to be *De minimis* conditions are not recognized environmental conditions nor controlled recognized environmental conditions. This assessment included a Site reconnaissance as well as research and interviews with representatives of the public, property management, and regulatory agencies, as available.

For the purposes of preparing this Phase I ESA, the terms migrate or migration refer to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface. Vapor migration in the subsurface is described in Guide E2600; however, nothing in this practice for a Phase I ESA should be construed to require application of the Guide E2600 standard to achieve compliance with all appropriate inquiries (AAI). An evaluation was not conducted, pursuant to Guide E2600, as part of the scope of services unless otherwise noted herein this report.

ASTM E 1527-13 defines a “business environmental risk” as “a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice”. The scope of this report does not include an evaluation of environmental business risk.

Pursuant to ASTM E 1527-13, it is the User’s responsibility to provide information for the Site regarding Environmental Lien(s) and to conduct or provide a current title search including any AUL(s). The scope of services herein includes a review of all information and documentation provided by the User during the course of preparing this report, but does not include research for Environmental Liens or AULs unless otherwise noted.

1.3 Significant Assumptions

While this report provides an overview of RECs, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred which could not be identified. The conclusions and opinions regarding environmental conditions that are presented in this report are based on a scope of work authorized by the Client. Note however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.



1.4 Limitations and Exceptions

The report has been prepared in accordance with generally accepted environmental methodologies referred to in ASTM 1527-13, and contains all of the limitations inherent in these methodologies as well as the limitations discussed in the Scope of Services (Section 1.2) of this report. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report.

1.5 Specific Limitations

The conclusions of this report are based, in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the Site in locations not specifically investigated. Should such an event occur, ENSTRAT, Inc. must be notified in order that we may determine if modifications to our conclusions or opinion are necessary.

The services performed and outlined in this report were based, in part, upon visual observations of the Site and attendant structures. Our opinion cannot be extended to portions of the Site that were unavailable for direct observation, or otherwise were reasonably beyond the control of ENSTRAT, Inc.

The objective of this report was to assess environmental conditions at the Site, within the context of our contract and existing environmental regulations within the applicable jurisdiction. Evaluating compliance of past or future owners with applicable local, provincial and federal government laws and regulations was not included in our contract for services.

Our observations relating to the condition of environmental media at the Site are described in this report. This practice does not include testing or sampling of materials (for example soil, water, air, building materials, etc.). It should be noted that compounds or materials other than those described could be present in the Site environment.



1.6 User Reliance

This report may be distributed and relied upon by Client, its successors and assigns. Reliance on the information and conclusions in this report by any other person or entity is not authorized without the written consent of ENSTRAT, Inc.

2.0 Site Information

2.1 Location and Legal Description

Site Address.....420 Harvard Street in Brookline, Massachusetts (See Figure 1 and 2 in Appendices).

Assessor's Information.....Assessor's Map 77, Block 11, Lot 12 (See Figure 2 in Appendices).

Current Site Owner:.....Fuller Street 420 LLC (according to the Assessor's Office since November 2004).

Site Area:10,852-square feet.

Property Shape:Rectangular.

Legal Reference:Deed Book 21767, Page 518 on record at the Norfolk County Registry of Deeds.

2.2 Site and Vicinity General Characteristics

Zoning:.....L-1.0: Mixed Use.

Wetlands/Surface

Water Bodies:.....Based on a review of the USGS topographic map, MassGIS data, and Site observations, wetlands and/or surface bodies are not situated on-Site. Charles River



is situated approximately 4,000-feet northeast of the Site.

Flood Insurance Rate Map:.....The Site is situated within a Zone C: area of minimal flooding (FIRM 25017C 0557E dated June 3, 2010).

Estimated Groundwater Flow

Direction:According to the USGS topographic map, groundwater flow in the vicinity of the Site is generally northeasterly towards Charles River.

Groundwater Protection Area:.....According to available DEP Priority Resource maps, the Site is not situated within a Sole Source Aquifer, Zone II groundwater protection area, or a Potentially Productive Aquifer. The Site is connected to the municipal water system and private drinking water wells are not situated on-Site or within 500-feet of the Site. Therefore, groundwater beneath the Site is considered GW-2 for reporting purposes established by the Massachusetts Department of Environmental Protection (DEP).

2.3 Current Use(s) of the Site

Site Use:Commercial.

Current Occupants:.....REMAX Unlimited (real estate office), a travel agent, and three residential apartments.

2.4 Structures, Roads, Other Improvements on the Site

Improvements:.....A 10,052-square foot, 2.75-story, mixed residential/office building with a mostly finished basement and an attached single-car garage.

Restrictions/Easements:.....None noted.



Frontage Roads:.....Harvard Street to the northeast and Fuller Street to the southeast.

Parking areas:Paved parking areas are situated southwest of the building.

Building Heating / Cooling:.....Natural-gas fired system.

Utilities:Underground natural gas and municipal water and sewer. Aboveground pole-mounted electric, telephone, and cable.

2.5 Current Uses of Adjoining Properties

The current adjoining property uses are:

North/Northeast:.....Harvard Street, beyond which are multi-unit retail buildings.

East/Southeast:.....Fuller Street, beyond which are a multi-unit retail building and paved parking lot.

West/Southwest:.....Residences.

Northwest:.....A multi-unit retail building.

3.0 User Provided Information

ENSTRAT sent requests to the User, Client, Site occupant and/or representative for disclosure of information as required per the ASTM Standard. All information provided by the User, Client, or Site occupant and/or representative in response to these requests is provided herein or in the Appendices (also see Interview Documentation). ENSTRAT can only provide representations or conclusions based upon the information that was



provided to ENSTRAT during the preparation of this report and in response to this request.

3.1 Title Records

Title records were not provided to ENSTRAT. Research was not conducted by ENSTRAT nor was a company or professional engaged to review recorded land title records and lien records for the Site as part of the scope of work herein.

3.2 Environmental Liens or Activity and Use Limitations

A review of available records and information provided by or obtained from available sources did not reveal environmental liens or Activity and Use Limitations (AULs) on the Site.

3.3 Specialized Knowledge

Specialized knowledge was not available that is material to RECs in connection with the Site.

3.4 Commonly Known or Reasonably Ascertainable Information

The Client or Site representatives indicated that they are not aware of the following information for the Site or nearby properties:

The past uses; specific hazardous substances or petroleum products that are present or once were present; Spills or other release of hazardous substances or petroleum products that have taken place; previous environmental Site assessments; or environmental cleanups that have taken place.

3.5 Valuation Reduction for Environmental Issues

A current appraisal was not available and therefore not provided to ENSTRAT for the Site. Other available information does not suggest a valuation reduction for the purchase price of the Site due to environmental issues. The Client or Site representatives



do not believe that the purchase price paid for the Site is less than the reasonable or fair market value of the Site.

3.6 Owner, Property Manager, and Occupant Information

Fuller Street 420 LLC is the owner of the Site. Mr. Elias Papadopoulos, owner representative/occupant provided information pertaining to the Site and access to the Site. Mr. Papadopoulos forwarded an AAI Owner Questionnaire to the manager of Fuller Street 420 LLC; whom did not want to complete the questionnaire.

3.7 Reason for Performing Phase I

According to Mr. Papadopoulos, the purpose of the Phase I is to identify RECs, as indicated in Section 1.0., prior to the sale of the property.

4.0 Records Review

The purpose of the records review was to evaluate available information for RECs in connection with the Site. Some records reviewed pertain not only to the Site, but also to properties within an additional approximate minimum search distance in order to help assess the likelihood of problems from migrating hazardous substances or petroleum products. Unless stated otherwise the approximate minimum search distances used below were as specified in the ASTM Standard 1527-13.

Information regarding the use, storage, release, generation, or disposal of hazardous substances or petroleum products at properties abutting or upgradient of the Site is significant as releases from these properties may affect the soil, groundwater, or surface water conditions at the Site.

4.1 Standard Environmental Records

ENSTRAT conducted research of the Standard Environmental Records Sources pursuant to Section 8.2.1 of the Standard and subject to the conditions of Sections 8.1.1 through 8.1.7 of the Standard. ENSTRAT utilized an environmental "FirstSearch™ Report" from Environmental Data Resources Inc. (EDR® - see Appendices) to review



available environmental database records for possible RECs. A copy of the FirstSearch report reviewed for this project, including Sources of Information and protocol areas, is included in the Appendices. Due to discrepancies in the location of some facilities in the databases, arising from incorrect or incomplete addresses, it may not be possible to map or geo-code some of the listed facilities.

According to the Environmental FirstSearch Report, the Site is not listed on DEP and/or EPA databases as a location of a spill or release nor for storage of hazardous substances and/or petroleum products.

A review of environmental databases identified several properties of concern within the ASTM protocol areas as summarized in the Table in the Appendices. However, based on the distance, groundwater flow direction, and/or remediation or closure documents, these properties are not expected to significantly affect soil and/or groundwater on-Site and are not considered significant.

4.2 Additional Environmental Record Sources

Additional Environmental Record Resources were researched and reviewed to enhance and supplement the Standard Environmental Record Sources, when considered necessary by ENSTRAT and pursuant to Section 8.2.2 of the Standard.

ENSTRAT conducted a review of available environmental records at municipal offices. Significant information or additional records were not identified at municipal offices other than discussed herein.

Inspectional Services

Inspectional Services records for the Site were only available from 1919 to current. Pertinent documents include the following:

- 1919 Application for a Lodging House License consisting of 3 floors and 13 rooms.
- 1939 A Building Permit for the construction of a 65' x 29' addition to existing building with a concrete foundation.



- 1943 Inspection Report stating that the occupant is the Solomon Funeral Home and the building includes 3 stories with residential on the 2nd and 3rd floors, office, funeral room, and chapel on the first floor, and embalming in the basement. Additionally, a single-car garage with a concrete foundation for hearse parking is attached to the building.
- 1949 A Plumbing Permit for the installation of a floor drain in basement connected to the municipal sewer system.
- 1997 A Gas Permit to install a furnace, boiler, and roof top units at Kfoury Funeral Home.
- 2005 A Building Permit to remodel first floor for offices.
- 2006 Building Permit for interior alterations for REMAX.

Fire Department

ENSTRAT requested available Fire Department information from the Brookline Fire Prevention Office. One Application for Permit dated October 1931 was issued to Benjamin Solomon for the storage of 275-gallons of fuel oil in an AST situated in the basement. It should be noted that a removal permit for this tank was not on file; however, ENSTRAT personnel did not observe an AST in the basement or vent and fill pipes protruding from the foundation wall. According to Mr. Elias Papadopoulos, the building was converted to natural gas prior to 2004.

4.3 Physical Setting Source(s)

ENSTRAT reviewed the USGS Topographic Map to provide physical setting information about the geologic, hydrogeologic, hydrologic, or topographic characteristics of the Site. Other physical setting sources may also be reviewed in cases where conditions have been identified in which hazardous substances or petroleum products are likely or have a potential to migrate into groundwater, soil or surface water in order to assess the impact of such migration on RECs in connection with the Site. These discretionary sources may include USGS groundwater maps, bedrock geology maps, soil maps or other physical setting sources that are reasonably credible and ascertainable.



The Site is situated in the northern portion of Brookline. According to the USGS Topographic Map and Site observations, the Site and surrounding topography is relatively level. The groundwater flow direction in the vicinity of the Site is generally northeasterly towards the Charles River.

According to the Bedrock Geologic Map of Massachusetts (Zen 1983), the underlying bedrock is within the Roxbury Conglomerate and consists of conglomerate, sandstone, siltstone, argillite, and melaphyre.

4.4 Historical Use Information for the Site

The objective of consulting historical sources is to develop a history of the previous uses of the Site (including previous heating sources, if any), in order to evaluate the likelihood of past uses having led to RECs and the potential of such uses to affect the Site. The standard historical sources include information from aerial photographs, fire insurance maps, property tax files, recorded land title records, historical USGS topographic maps, local street directories, local building and zoning department or land use records, previous owners of the Site, if available, available previous environmental reports, and other sources as discussed in the ASTM Standard to the extent these records are reasonably ascertainable. Other historical documents reviewed are listed below.

According to historical Sanborn Fire Insurance Maps dated 1898 to 1969, historical aerial photographs dated 1938 to 2012, historical topographic maps dated 1893 to 1971, and municipal information, the Site was improved by a dwelling prior to 1898. The exact date that the dwelling was constructed is not known. The residence was converted to a rooming house in 1919 and was used as such until the late-1930s/early 1940s when the building was converted to a mixed residential and funeral home use. The first floor and basement was reportedly used by the Solomon Funeral Home and then Kfoury Funeral Home until circa 2005. The first floor and basement area was used for funeral home activities (embalming, prep room, storage, office, a chapel, funeral area, etc.) and the second and third floors were occupied by residences. An attached single-car attached garage was reportedly used to store the hearse. It can be reasonably assumed that small amounts of embalming fluids were used by the funeral home. In 2005, the funeral home use was converted into two office units. The larger office unit, which



includes a large finished area within the basement, has been occupied by REMAX Unlimited (real estate office) since 2005. The remaining office space has been occupied by various office tenants including a law office and travel agent since 2005. The second and third floors are occupied by three residential units.

According to Mr. Elias Papadopoulos, owner representative/occupant, a previous environmental assessment was not conducted.

4.5 Historical Use Information on Adjoining Properties

The objective of consulting historical sources is to develop a history of the previous uses of surrounding properties in order to help identify the likelihood of past uses having led to RECs in connection with the Site. Historical use information describing the surrounding properties was obtained from Sanborn Fire Insurance Maps, street directories, aerial photographs, historical topographic maps, and municipal information.

West/Southwest

The area west of the Site historically consisted of residences, which it remains.

East/Southeast

The area east/southeast of the Site across Fuller Street historically consisted of dwellings until at least 1925. Prior to 1950 multi-unit retail buildings and a paved parking lot were constructed.

North/Northeast

The area north/northeast of the Site across Harvard Street historically consisted of residences until sometime prior to 1950 when multi-unit retail buildings were constructed.

Northwest

The area northwest of the Site historically consisted of a residence until sometime prior to 1950 when a multi-unit retail building was constructed.



5.0 Site Reconnaissance

The purpose of the Site reconnaissance is to obtain information to evaluate the likelihood of identifying RECs in connection with the Site pursuant to Section 9.0 of the Standard.

A visual evaluation of the Site was conducted on September 3, 2015. Mr. Elias Papadopoulos, owner representative/occupant, provided access and information regarding the Site. Access was obtained to all portions of the Site, with the exception of residential units, and weather conditions did not hinder Site observations. During the inspection an exterior and interior walk-through of the building was performed. The exterior of adjoining properties was visually evaluated for RECs.

The evaluation of the Site included a visual assessment for the presence of buildings, parking areas, electrical/hydraulic equipment or transformers which may contain polychlorinated biphenyls (PCBs); monitoring wells; potable water supplies; usage, storage, or disposal of hazardous substances or petroleum products; unidentified substance containers; ASTs or USTs; significant stains, odors, pools of liquid, sheens, or stressed vegetation; rock outcrops; filling or excavations; ditches, pits, dry wells, ponds, or lagoons; floor drains or sumps; septic systems; solid waste disposal; fences, or high tension electric wires. Other than observations described hereafter, the previously listed items were not identified at the Site.

5.1 General Site Setting

Current Use(s) of the Site

A 2.75-story, slab-on-grade, commercial building is situated on-Site. The building is occupied by: three residential units (2 & 3 floors), a travel agency office (first floor) and REMAX Unlimited (first floor and basement). The attached single-car garage is used for dry goods storage by REMAX.

Exterior portion of the Site consist of a paved parking area southwest of the building and a small paved walkway abutting the northwestern side of the building.

Past Use(s) of the Site

Indications of past uses of the Site were not observed.



Past Use(s) of Adjoining Properties

Past uses of adjoining properties were not observed during the Site visit.

5.2 Interior and Exterior Observations

Heating/Cooling

A natural-gas fired system.

Storage Tanks

Determining the presence of ASTs and USTs is considered essential in evaluating potential contamination sources. Visual inspection and the review of tank registration records are used to determine the possible existence of past and present storage tanks in the area of the subject Site. It must be noted however, that the absence of certain Site conditions or lack of records may restrict or prevent the determination of the number and contents of storage tanks on the subject Site.

Evidence or observations of ASTs and/or USTs was not observed on-Site.

Odors

ENSTRAT did not observe suspect strong, pungent, or noxious odors during the Site visit.

Pools of Liquid

Standing surface water (other than wetlands or water ways), pools or sumps containing liquids that are likely to be associated with RECs were not observed or identified during the Site visit.

Drums or Containers

Drums and/or containers were not observed.

Stains or Corrosion

ENSTRAT personnel did not observe stains or corrosion on floors, walls, or ceilings of the building.



Polychlorinated biphenyls (PCBs)

The past use of PCBs in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common. PCBs in electrical equipment are controlled by United States EPA regulation 40 CFR, Part 761. According to this regulation there are three categories for classifying electrical equipment; less than 50 ppm of PCBs is considered "Non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and greater than 500 ppm is considered "PCB". Fluorescent light ballasts may be located in the building but are not discussed herein and are not required to be noted under the Standard. A pole-mounted transformer was observed along the western site boundary and adjacent to the southwestern corner of the Site along the road. The transformers appeared in good condition and staining was not observed beneath the transformers.

Pits, Ponds, or Lagoons

ENSTRAT personnel did not observe pits, ponds, or lagoons.

Stained Soil or Pavement

Stained soil and/or pavement were not observed.

Stressed Vegetation

Stressed vegetation was not observed on-Site.

Solid Waste

Solid waste dumpsters were not observed. Solid waste is collected via roadside pickup by the City of Brookline.

Waste Water

Waste water that (1) is or has been used in an industrial or manufacturing process, (2) conveys or has conveyed sewage, or (3) is directly related to manufacturing, processing, or raw materials storage areas at an industrial plant was not observed. Wastewater does not include water originating on or passing through or adjacent to a site, such as storm water flows, that has not been used in industrial or manufacturing processes, has not been combined with sewage, or is not directly related to manufacturing, processing, or raw materials storage areas at an industrial plant.



Storm Water, Drains and Sumps

Other liquid including storm water, discharges into a catch basin, sump, ditch/swale, underground injection system or stream on the Site, inside buildings or adjacent to the subject property was not observed. Floor drains and/or sumps were not observed.

Wells

Drinking water wells, dry wells, irrigation wells, injection wells, abandoned wells, monitoring wells, or other wells were not observed.

Septic Systems

Evidence or observations of past private septic systems was not observed by ENSTRAT.

Other

Other sources of potential or suspect RECs were not observed.

6.0 Interviews

The purpose of interviews is to obtain information indicating RECs in connection with the Site.

6.1 Interviews with Past and Present Owners and Occupants

On September 3, 2015 and several times thereafter, Mr. Elias Papadopoulos, (owner representative and occupant) provided information pertaining to the Site and access to the Site. Mr. Papadopoulos forwarded an AAI Owner Questionnaire to the manager of Fuller Street 420 LLC, Site owner; however, the manager reportedly did not want to complete the questionnaire.

6.2 Interviews with State and/or Local Government Officials

State governmental officials that were available for interview during this project did not provide or are not aware of specific knowledge of the Site.



7.0 Evaluation

7.1 Summary of Findings

ENSTRAT has conducted a Phase I Environmental Site Assessment of 420 Harvard Street in Brookline, Massachusetts (the Site). After completing the Phase I Environmental Site Assessment, the following information is presented.

Site

- The Site is situated on the corner of Harvard Street and Fuller Street and consists of one lot of land totaling 10,852-square feet. A 10,052-square foot, 2.75-story mixed residential and office building with a mostly finished basement and attached single-car garage, improves the Site. Three residential apartment units, a travel agent, and REMAX Unlimited (real estate office) occupy the building. The Site building is heated by natural gas and is serviced by the municipal water and sewer systems.
- The Site was historically improved by a dwelling constructed at an unknown date prior to 1898. The residence was reportedly converted to a rooming house in 1919 and was used as such until the late-1930s/early 1940s when the building was converted to a mixed residential and funeral home use. The first floor and basement of the building were reportedly occupied by the Solomon Funeral Home and then Kfoury Funeral Home until circa 2005 for use as an embalming, prep room, storage, office, a chapel, funeral area, etc. The second and third floors were occupied by residential apartment units. An attached single-car attached garage was reportedly used to store the funeral hearse. In 2005, the funeral home use was converted into two office units. The larger office unit, which includes a large finished area within the basement, has been occupied by REMAX Unlimited (real estate office) since 2005. The remaining office space has been occupied by various office tenants since 2005 including a law office and currently a travel agent. According to Mr. Elias Papadopoulos, a previous environmental assessment was not conducted.
- The Site is not listed on EPA and/or DEP databases as a location of a release or spill. Hazardous substances and/or petroleum products are not currently nor historically used, stored, and/or generated on-Site, with the exception of small amounts of embalming fluids. Conduits to the subsurface are not situated in the building, which



is connected to the municipal water and sewer systems. Additionally, Brookline Fire Department records do not indicate the current and/or historical presence of ASTs and/or USTs at the Site, with the exception of a former heating oil AST which reportedly heated the building prior to 1997. The building was converted to natural gas in 1997 and the AST, fuel oil burner, and vent and fill pipes were likely removed at that time, since they were not observed by ENSTRAT personnel or situated in the building prior to the current tenant.

Off-Site

- The Site is abutted by residences and retail building. Potential environmental concerns were identified at surrounding properties within the protocol areas; however, based on the distance, groundwater flow direction, and remediation/closure activities conducted, these properties are not considered significant.

7.2 Conclusions

ENSTRAT has performed a Phase I Environmental Site Assessment of 420 Harvard Street in Brookline, Massachusetts in conformance with the scope and limitations of ASTM Practice E 1527-13. Any exceptions to, or deletions from this practice are described within this report.

Site

- This assessment has not revealed evidence of HRECS, CRECs and/or RECs in connection with the property.

The following De Minimis Conditions were identified on-Site:

- One De Minimis Condition was identified in relation to the likely former storage of embalming fluids by the funeral home. However, the storage is likely small, conduits to the subsurface were not observed, and the building is connected to the municipal sewer system. Therefore, this historical storage is not considered significant.



Off-Site

- This assessment has not revealed evidence of significant RECs, HRECs and/or CRECs in connection with off-Site properties.

7.3 Deletions and Data Gaps

This Section and the Scope of Services in Section 1.2 provide deletions and data gaps, if any, from the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-13).

The following data gaps were identified during research of available information for the Site:

- The Site owner was not willing to complete the owner's questionnaire; however, based upon the information obtained from other sources, significant on-Site data gaps were not identified.

The following data gaps were identified during research of available information for off-Site properties:

- Significant off-Site data gaps were not identified.

The Site is not considered an abandoned property where there is evidence of potential unauthorized uses or evidence of uncontrolled access; therefore, interviews were not conducted with neighboring or nearby property owners and occupants to obtain additional information for the Site or surrounding properties.

The scope of services herein did not include research of title records or recorded or registered environmental cleanup records other than recorded with the environmental regulatory authorities.

Real estate title records, title searches, or real estate appraisals were not provided to ENSTRAT during this investigation.

This report is not being conducted as part of an EPA Brownfields Assessment grant and may not include inquiries that include pollutants, contaminants, petroleum and



petroleum products, and the controlled substances in the scope of the inquiry as required by their cooperative agreement with EPA.

7.4 Opinion

ENSTRAT cannot provide representations concerning soil or groundwater quality at the Site considering the scope of this project did not include subsurface evaluation or laboratory analyses. Based on the research and observations outlined herein, significant on-Site and off-Site RECS, HRECs, CRECs, or data gaps that could affect soil and/or groundwater conditions at the Site were not identified.

Recommendations are not required by ASTM E 1527-13 but are an additional service that may be useful in the user's analysis of CERCLA liability protection or business environmental risk.

8.0 Non-Scope Services

ENSTRAT was not requested to address non-scope services.

9.0 Sources of Information

Municipal

- Records at the Brookline Fire Department, September 2015.
- Records at the Brookline Clerk's Office, September 2015.
- Records at the Brookline Assessor's Office, September 2015.
- Records at the Brookline Engineering Department, September 2015.
- Records at the Brookline Planning Department, September 2015.
- Records at the Brookline Building Department, September 2015.
- Records at the Brookline Board of Health, September 2015.



State and Federal

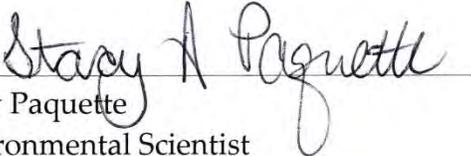
- American Society for Testing and Materials Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-13).
- United States Geological Survey, Topographic Maps.
- EDR "Environmental FirstSearch™ Report."
- MADEP on-line website.
- EPA on-line website.
- Flood Rate Insurance Map (FIRM) 25017C 0557E dated June 3, 2010.
- DEP Priority Resource Map.
- The Site is not located in a listed tribal area.

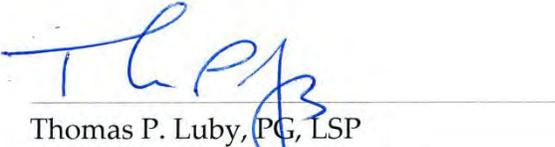
Owner/Operator

- Fuller Street 420 LLC, Site owner.
- Mr. Elias Papadopoulos, owner representative/occupant.

10.0 Signatures / Qualifications of Environmental Professionals

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. The qualifications of the environmental professional(s) and personnel conducting the Site reconnaissance and interviews will be provided upon request.


Stacy Paquette
Environmental Scientist


Thomas P. Luby, PG, LSP
Principal / Technical Manager



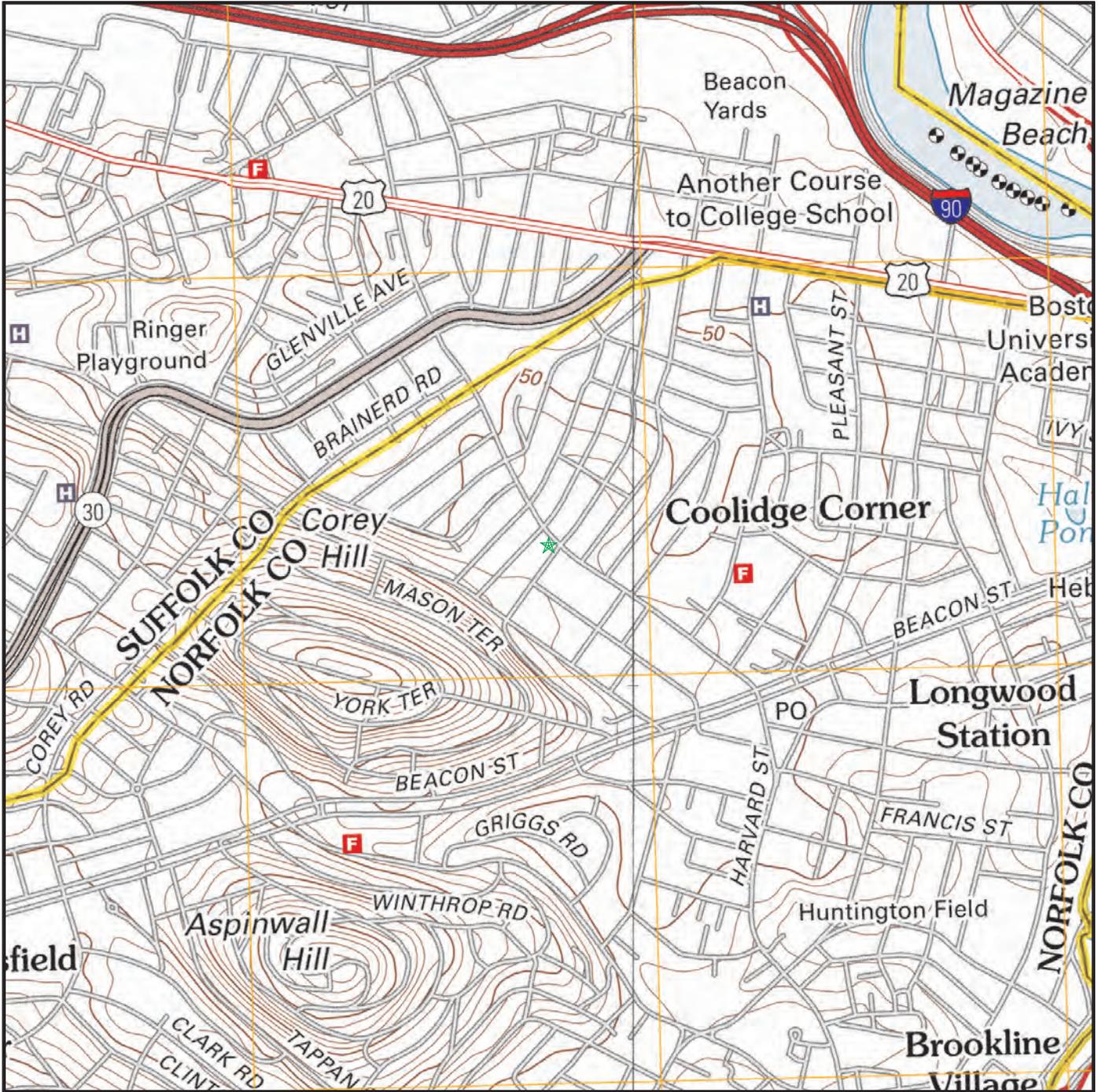
Figures

Site location Map

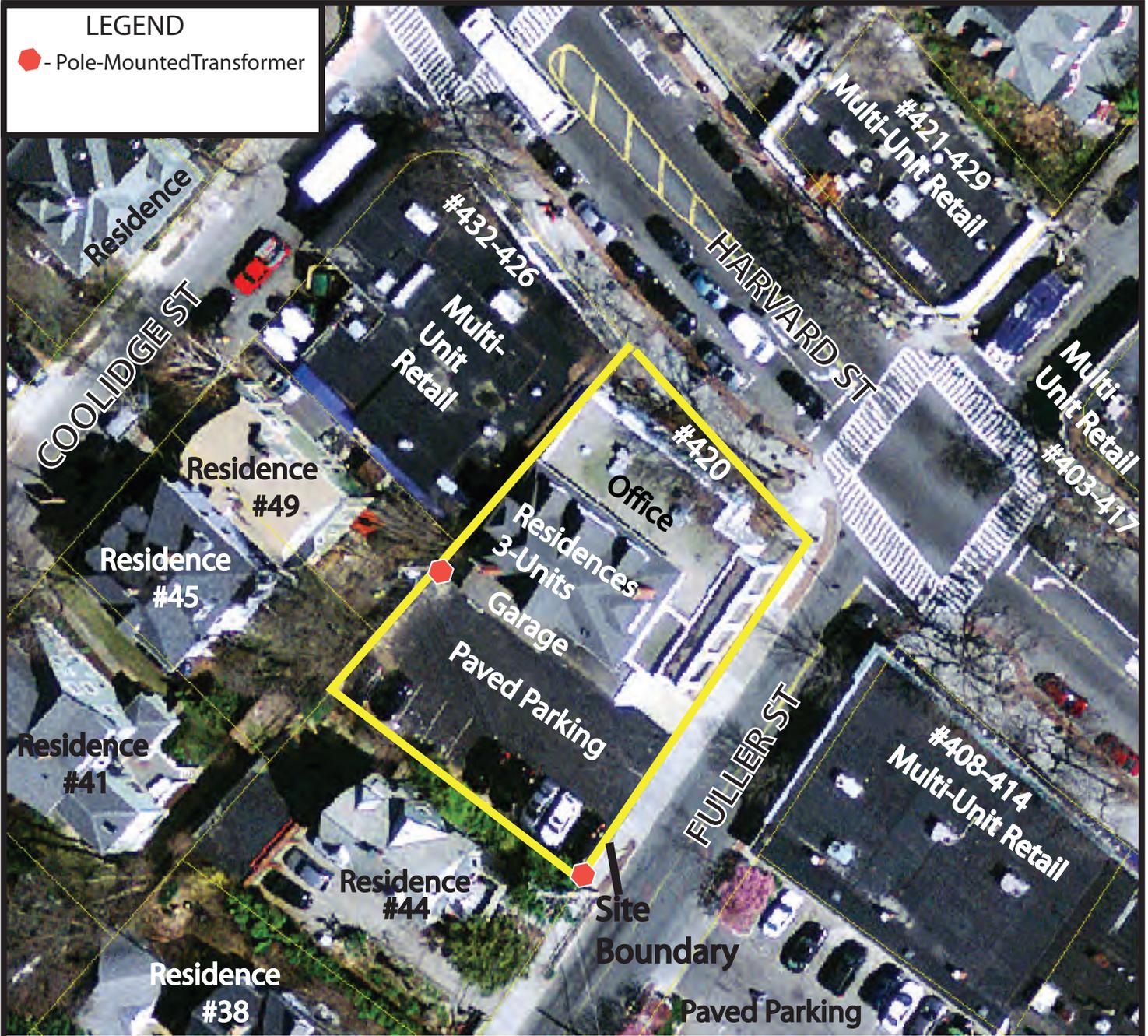
Topo: 0.75 Mile Radius



420 HARVARD STREET BROOKLINE, MA 02446



Map Image Position: TP
Map Reference Code & Name: 5646211 Newton
Map State(s): MA
Version Date: 2012
Map Image Position: SE
Map Reference Code & Name: 5646199 Boston South
Map State(s): MA
Version Date: 2012



PROJECT NUMBER: 2015-106	LOCATION: Property on 420 Harvard Street, Brookline, Massachusetts	NORTH: 	APPROX. SCALE: 1" = ~60'
FIGURE NUMBER: 2	FIGURE NAME: Site Plan and Surrounding Properties	DESIGNED BY: SP	DATE: September 2015



Photographs

Photograph 1



Site Building along Harvard Street

Photograph 2



Site Building along Fuller Street

Photograph 3



Southwestern Paved Parking Lot

Photograph 4



Paved Walkway West of Building

Photograph 5



Residences West of Site

Photograph 6



Retail Buildings Across Harvard Street

Photograph 7



Paved Parking Lot and Retail Building across Fuller Street

Photograph 8



Inside Single-car Garage

Photograph 9



Basement Storage

Photograph 10



Water Heaters in Basement

Photograph 11



Natural Gas Boiler

Photograph 12



Natural Gas Meter

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 11-25-2015 @ 01:12pm
Ct1#: 863 Doc#: 117497
Fee: \$16,416.00 Cons: \$3,600,000.00

CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

QUITCLAIM DEED

Fuller Street 420, LLC, a Massachusetts limited liability company, with an office at 420 Harvard Street, Brookline, Norfolk County, Massachusetts 02446 ("Grantor")

For consideration paid and for full consideration of Three Million Six Hundred Thousand Dollars (\$3,600,000.00)

Grants to **420 Harvard Associates, LLC**, a Massachusetts limited liability company with a business address of 420 Harvard Street, Brookline, Massachusetts 02446

The following two parcels of land located in Brookline, County of Norfolk, Massachusetts, with the buildings and other improvements thereon bounded and described as follows:

Parcel 1

A certain parcel of land with the buildings and other improvements thereon situated in said Brookline at 420 Harvard Street and being shown as Lot 1 on a plan by French & Bryant, C.E. dated December 18, 1894, recorded with Norfolk County Registry of Deeds in Book 730, Page 242, and bounded and described as follows:

- NORTHEASTERLY: on Harvard Street 76.90 feet;
- SOUTHEASTERLY: on Fuller Street 70 feet;
- SOUTHWESTERLY: on Lot 2 as shown on said plan 97.67 feet; and
- NORTHWESTERLY: by land now or formerly of Anna E. Browne 84.76 feet.

Containing 6,288.7 square feet of land according to said plan.

Parcel 2

The land with the building and other improvements thereon numbered 48 Fuller Street in said Brookline being shown as Lot 2 on a plan by French & Bryant, C.E. dated December 18, 1894, recorded with said Deeds Book 730, Page 242, bounded and described as follows:

420 Harvard Street, Brookline, MA

06

SOUTHEASTERLY: on Fuller Street 50 feet;
SOUTHWESTERLY: on land now or formerly of Jacob C Morse 94.84 feet;
NORTHWESTERLY: on land now or formerly of Hannah E. Brown 50.50 feet;
NORTHEASTERLY: on Lot 1 as shown on said plan 87.67 feet.

Containing about 4,562.7 square feet.

The Grantor means and intends to convey, and does hereby convey to the Grantee, all the same property conveyed to it by deed dated November 10, 2004 and recorded with the Norfolk Registry of Deeds in Book 21885, Page 502.

The entire premises conveyed by this deed is subject to the following perpetual restriction (or, if a perpetual restriction is not permitted by applicable law, such restriction shall remain in effect for the longest period permitted by the law), which shall bind and run with the land and shall be deemed to be a right appurtenant to, and benefit, the Levine Chapel, Inc.'s land located at 470 Harvard Street, Brookline, Norfolk, Massachusetts (for title of Levine Chapel, Inc.'s benefited land see Deed of Jennie R. Levine to Levine Chapel, Inc. dated December 31, 1946 and recorded in Norfolk County Registry of Deeds, Book 2656, Page 227):

Said premises at 420 Harvard Street, and 48 Fuller Street, Brookline, Norfolk County, Massachusetts shall not be used for the conduct of a funeral home or for any commercial funeral related activities such as the making of funeral burial arrangements, funeral preparations, embalming, body removals, viewing, conduct of wakes or memorial services, or any other commercial funeral related activity whatsoever.

Levin Chapel, Inc., or its successor in title as the owners of the benefited land, shall have the benefit of, and be subject to, the provisions of Massachusetts General Laws Chapter 184, Section 27, as the same may be amended, relative to the filing of an extension of such restrictions by the recording of a notice of extension.

The address of the locus is 420 Harvard Street, Brookline, Massachusetts 02446.

Grantor hereby certifies that it is not classified during its current taxable year as a corporation for federal income tax purposes.

<The remainder of this page is intentionally left blank.>

Executed as a sealed instrument as of the 24th of November, 2015.

Fuller Street 420, LLC

By: _____

Name: James F. McHugh

Title: Authorized Signatory

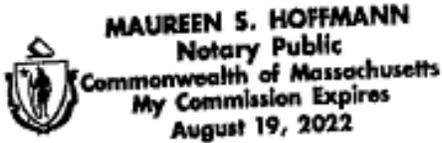
Middlesex, ss.

On this 24 day of November, 2015, before me, the undersigned notary public, personally appeared James F. McHugh, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as Authorized Signatory for Fuller Street 420, LLC, a Massachusetts limited liability company.

Maureen S. Hoffmann

(official signature and seal of notary)

My Commission expires 8-19-22





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1440 Beacon St, Brookline MA 02446 [Map](#)

\$1950 - \$2850 • Studio-1 Bed • Pets OK • [\(617\) 505-4501](#)

(617) 505-4852

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Studio - starting at \$1950 / mo

1 Bedroom - starting at \$2250 / mo

4A	\$2250 - \$2450	1 bed / 1 bath	550 sqft	CONTACT FOR AVAILABILITY	(617) 505-4501(617) 505-4852	Che
5A	\$2250 - \$2450	1 bed / 1 bath	550 sqft	CONTACT FOR AVAILABILITY	(617) 505-4501(617) 505-4852	Che
2A	\$2400 - \$2850	1 bed / 1 bath	725 sqft	CONTACT FOR AVAILABILITY	(617) 505-4501(617) 505-4852	Che
3A	\$2400 - \$2850	1 bed / 1 bath	725-737 sqft	CONTACT FOR AVAILABILITY	(617) 505-4501(617) 505-4852	Che

1A **\$2400 - \$2850** 1 bed / 1 bath 725 sqft CONTACT FOR AVAILABILITY (617) 505-4501(617) 505-4852 Che

4A **\$2250 - \$2450** CONTACT FOR AVAILABILITY
Check Availability

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Kitchen:

- Dishwasher
- Garbage Disposal
- Microwave
- Refrigerator
- Stainless Steel Appliances

Laundry:

- Laundry Facility

Parking:

- Garage

Pets:

Pets OK

Features:

Cable Ready
Ceiling Fan(s)
Garden Tub
Oversized Closets
Some Utilities Covered
Wireless Internet Access

Community:

Elevator, Emergency Maintenance, Fitness Center, Green Community, On Site Maintenance, On Site Management, Smoke Free

Additional:

Package Receiving, Public Transportation, Walking Distance to The Green Line & Bus Station

Property Details

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Luxury and Convenience with a Superior Location! 136 studio and one bedroom apartments nestled in the heart of Coolidge Corner - heated garage parking, T access, newly renovated apartments with wall to wall windows. Don't miss the opportunity to live in one of Brookline's finest apartment community-refreshed back to its former glory satisfying all today's renter requirements and more!

Leasing Terms

Variable,12-Month

Pet Policy

Cats Allowed. Dogs Allowed. Call for Policy. Breed Restriction. Call for service animal policy.

Community Information

136 units

Building Type

Apartment

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1447 Beacon Street

1447 Beacon Street, Brookline MA 02446 [Map](#)

\$3100 · 1 Bed · 753 sqft · No Pets

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Email

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No Photo Available

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1 Bedroom - starting at \$3100 / mo

Rental

\$3100

1 bed / 1 bath

753 sqft

1 Unit Available

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Rental

\$3100

1 Unit Available

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Prices, specials, features and availability subject to change.

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Pet Policy

No Pets. Call for service animal policy.

Building Type

House

Contact Property

Contact Property

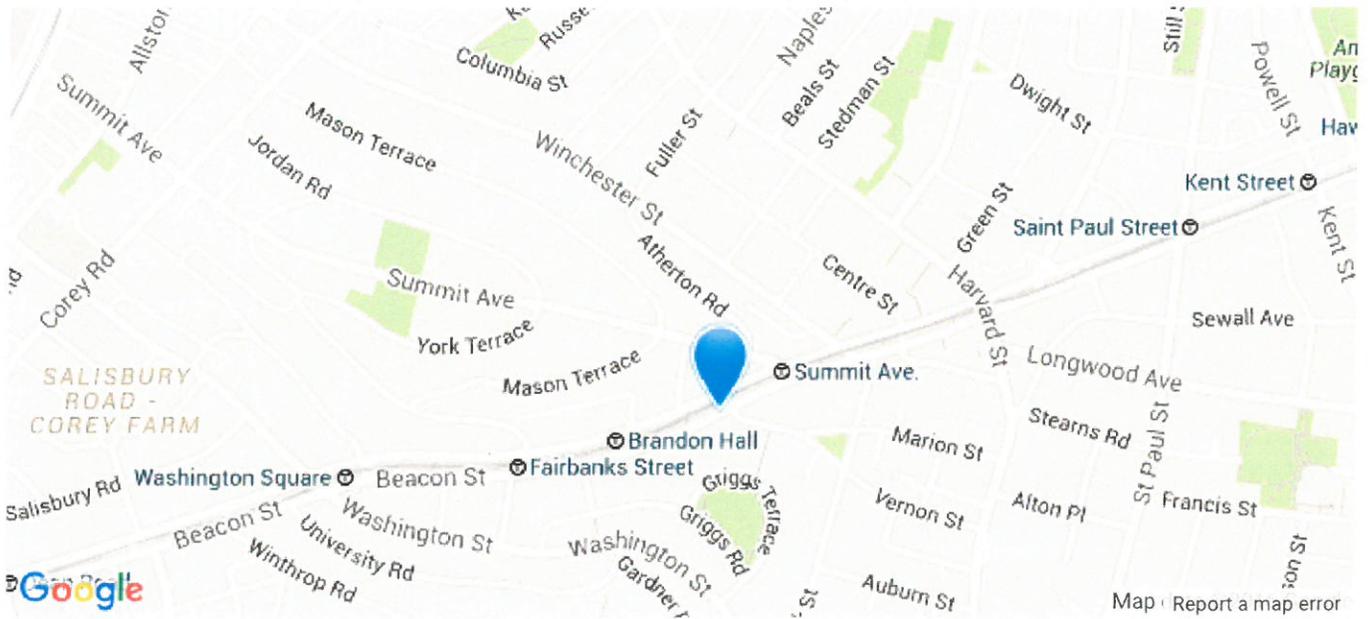
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50 Chapel Street

50 Chapel Street, Brookline MA 02446 [Map](#)

\$2825 • 1 Bed • No Pets

Email

Email



1 of 11

Contact this property

To: **50 Chapel Street**

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Contact for details

Pets:

No Pets

Features:

Hardwood Floors

Property Details

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Your beautiful new apartment features gleaming hardwood floors, spacious living area and bedrooms and a modern kitchen with granite counter-tops and top of the line stainless steel appliances. There is plenty of cabinet and closet space throughout and lots of light. There is a washer and drier in the apartment for your convenience. Heat and Hot Water are included in the rental price to create a living experience of simplified elegance.

Pet Policy

No Pets. Call for service animal policy.

Building Type

House

Contact Property

Contact Property

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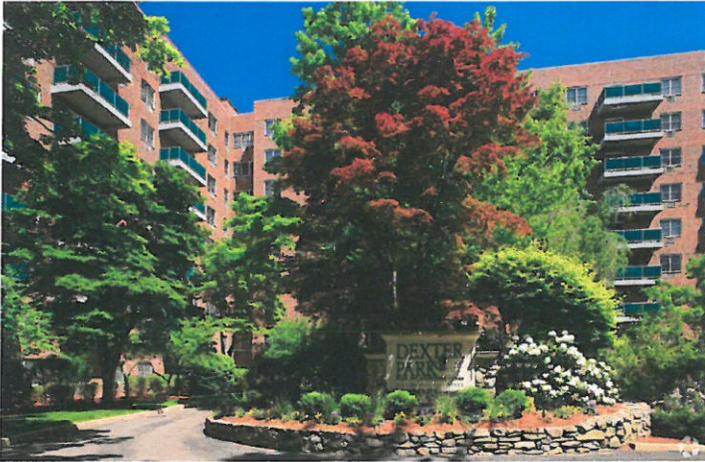
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Dexter Park

\$2,100 - \$4,500



1 BR 1 BA \$2,150 - \$3,500 623 Sq Ft Marblehead Not Available

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Amenities & Expenses

- | | | |
|----------------------------|------------------|--------------|
| Laundry Facilities | Wi-Fi | Microwave |
| Property Manager on Site | Air Conditioning | Oven |
| Concierge | Heating | Refrigerator |
| Laundry Service | Smoke Free | Freezer |
| Elevator | Cable Ready | Carpet |
| Business Center | Trash Compactor | Tile Floors |
| Clubhouse | Storage Units | Balcony |
| Gated | Tub/Shower | |
| Fitness Center | Sprinkler System | |
| Gameroom | Dishwasher | |
| Media Center/Movie Theatre | Disposal | |
| High Speed Internet Access | Kitchen | |

Office Hours

Sunday	Closed
Monday	9:00 AM to 5:00 PM
Tuesday	9:00 AM to 5:00 PM
Wednesday	9:00 AM to 5:00 PM
Thursday	9:00 AM to 5:00 PM
Friday	9:00 AM to 5:00 PM
Saturday	10:00 AM to 2:00 PM



844-692-9112



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1443 Beacon Street Apartments

\$3,025 - \$5,000



2 BRs	2 BAs	\$4,500 - \$5,000		1,138 Sq Ft - 1,355 Sq Ft	2 BR	Available Now
2 BRs	2 BAs	\$5,000	803	1,138 Sq Ft	2 BR	Available Now
2 BRs	2 BAs	\$4,500	710	1,355 Sq Ft	2 BR	Mar 1

Prices and availability subject to change without notice.

Amenities & Expenses

Package Service	Across from the MBTA Green line	Fireplaces in select apartments
Controlled Access	Air Conditioner	Fluff & fold laundry service
Property Manager on Site	Availability 24 Hours	Garage
Concierge	BBQ/Picnic Area	High speed Internet and digital cable
24 Hour Availability	Carpeting	Kitchens with maple cabinets
Recycling	Ceramic tiled bathrooms	Kitchens with stainless steel appliances
Dry Cleaning Service	Controlled Access/Gated	Magnificent views from most apartments
Laundry Service	Controlled electronic access	Online rent payment
"Away from home" mail & paper delivery	Covered Parking	Package acceptance
24-hour concierge	Elegant community room with catering kit	
24-hour maintenance		

Office Hours

Sunday	9:00 AM to 5:00 PM
Monday	9:00 AM to 5:00 PM
Tuesday	9:00 AM to 5:00 PM
Wednesday	9:00 AM to 5:00 PM
Thursday	9:00 AM to 5:00 PM
Friday	9:00 AM to 5:00 PM
Saturday	9:00 AM to 5:00 PM



Chestnut Hill Realty

844-822-0403



Apartments.com

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1 BR	1 BA	\$3,275		780 Sq Ft	Buckingham	Available Now
1 BR	1 BA	\$3,275	A0508	780 Sq Ft	Buckingham	Available Now
1 BR	1 BA	\$3,425		760 Sq Ft	Berkshire	Available Now
1 BR	1 BA	\$3,425	A0805	760 Sq Ft	Berkshire	Available Now

Prices and availability subject to change without notice.

Amenities & Expenses

Controlled Access	Elevator	Hardwood Floors
Elevator(s)	Clubhouse	Bay Window
Garage Parking Available	Gated	Walk-In Closets
Heat and Water Included	Picnic Area	
Public Transportation	Fitness Center	
Updated Units	High Speed Internet Access	
Valet Parking Available	Washer/Dryer	
Valet Parking Available	Air Conditioning	
Laundry Facilities	Heating	
Controlled Access	Smoke Free	
Property Manager on Site	Stainless Steel Appliances	
Concierge	Range	

Office Hours

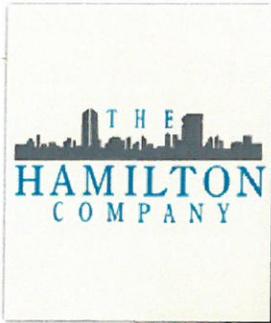
Sunday	Closed
Monday	10:00 AM to 6:00 PM
Tuesday	10:00 AM to 6:00 PM
Wednesday	10:00 AM to 7:00 PM
Thursday	10:00 AM to 6:00 PM
Friday	10:00 AM to 6:00 PM
Saturday	10:00 AM to 4:00 PM

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1111 Beacon Street



Welcome

Photos

Floor Plans

Neighborhood

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Maintenance Requests

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1111 Beacon Street

With on-site amenities including 24-hour security, a private swimming pool, and a prime location between Coolidge Corner & Kenmore Square, the residences at 1111 Beacon Street offer the ultimate blend of luxury and convenience.

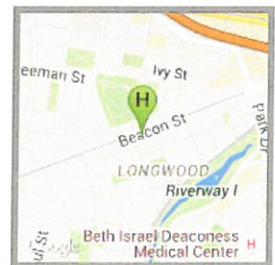
Inside, each spacious apartment features a fully applianced kitchen, individual washer/dryer hookups, central heating and cooling, and a private balcony. The building also offers on-site garage parking, 24-hour emergency maintenance, and is located on the MBTA Green line (Hawes Street Station).

2 Bedrooms starting at \$3,700
3 Bedrooms / Penthouses starting at \$6,000

Utilities not included.

*Rents are subject to market change.
All apartments are subject to availability.*

1111 Beacon Street
Brookline, MA 02446



Open House Schedule

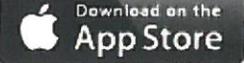
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216 Saint Paul Street

216 Saint Paul Street, Brookline MA 02446 [Map](#)

\$3800 • 2 Beds • 1180 sqft • No Pets

Email

Email

REPORT

SAVE



Full Screen

1 of 14

Contact this property

To: **216 Saint Paul Street**

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Floor Plans

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2 Bedrooms - starting at \$3800 / mo

Rental

\$3800

2 beds / 2 baths

1180 sqft

1 Unit Available

[Contact Property](#)

Rental

\$3800

1 Unit Available

[Contact Property](#)

Prices, specials, features and availability subject to change.

Amenities

[back to the top](#)

Laundry:

Washer/Dryer in Unit

Parking:

Garage

Pets:

No Pets

Features:

Balcony, Patio, Deck

Hardwood Floors

Oversized Closets

Community:

Elevator, Pool

Property Details

[back to the top](#)

Luxury Coolidge Corner area apartment. Short or Long-term Gorgeous FURNISHED or unfurnished 2 bed / 2 bath 1180SF 5th floor condo in Elevator building with Boston skyline views. Just 2 blocks from the Green Line (C) T stop, local shops and restaurants, and the Longwood Medical Area. Meticulously renovated large Chef's Kitchen with stainless steel appliances and over-sized work island is perfect for entertaining. Spacious living room with the views of Boston Skyline and Private balcony. Good size second bedroom and a guest bathroom with a jet tub and marble heated floors. Expansive Master bedroom with En-suite bathroom and walk-in closet with custom built-ins. High ceilings and beautiful hardwood floors. Ample closet space throughout the entire apartment. Garage Parking space with direct access. Elevator. Outdoor Swimming Pool. En-suite Washer & Dryer. Heat & Hot Water included. Lease terms negotiable, Short term rental available . Pets negotiable. Available February 1. Contact Alfred at 617 650-7636 for viewing.

Pet Policy

No Pets. Call for service animal policy.

Building Type

House

Contact Property[Contact Property](#)

Neighborhood Info

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216 Saint Paul Street, Brookline MA 02446

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2 BRs	2 BAs	\$4,795		1,255 Sq Ft	Canterbury	Available Now
2 BRs	2 BAs	\$4,795	A0701	1,255 Sq Ft	Canterbury	Available Now
2 BRs	2 BAs	Call for Rent		1,060 Sq Ft	Chamberlain	Available Now
2 BRs	2 BAs	Call for Rent		1,055 Sq Ft	Cromwell	Available Now

Prices and availability subject to change without notice.

Amenities & Expenses

- | | | |
|--------------------------|----------------------------|-----------------|
| Controlled Access | Elevator | Hardwood Floors |
| Elevator(s) | Clubhouse | Bay Window |
| Garage Parking Available | Gated | Walk-In Closets |
| Heat and Water Included | Picnic Area | |
| Public Transportation | Fitness Center | |
| Updated Units | High Speed Internet Access | |
| Valet Parking Available | Washer/Dryer | |
| Valet Parking Available | Air Conditioning | |
| Laundry Facilities | Heating | |
| Controlled Access | Smoke Free | |
| Property Manager on Site | Stainless Steel Appliances | |
| Concierge | Range | |

Office Hours

Sunday	Closed
Monday	10:00 AM to 6:00 PM
Tuesday	10:00 AM to 6:00 PM
Wednesday	10:00 AM to 7:00 PM
Thursday	10:00 AM to 6:00 PM
Friday	10:00 AM to 6:00 PM
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1689 Beacon Street

1689 Beacon Street, Brookline MA 02445 [Map](#)

\$4200 · 3 Beds · No Pets

Email

Email

No Photo Available

Contact this property

To: **1689 Beacon Street**

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Floor Plans

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3 Bedrooms - starting at \$4200 / mo

Rental

\$4200

3 beds / 3 baths

n/a

1 Unit Available

[Contact Property](#)

Rental

\$4200

1 Unit Available

[Contact Property](#)

Prices, specials, features and availability subject to change.

Property Details

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Pet Policy

No Pets. Call for service animal policy.

Building Type

House

Contact Property

Contact Property

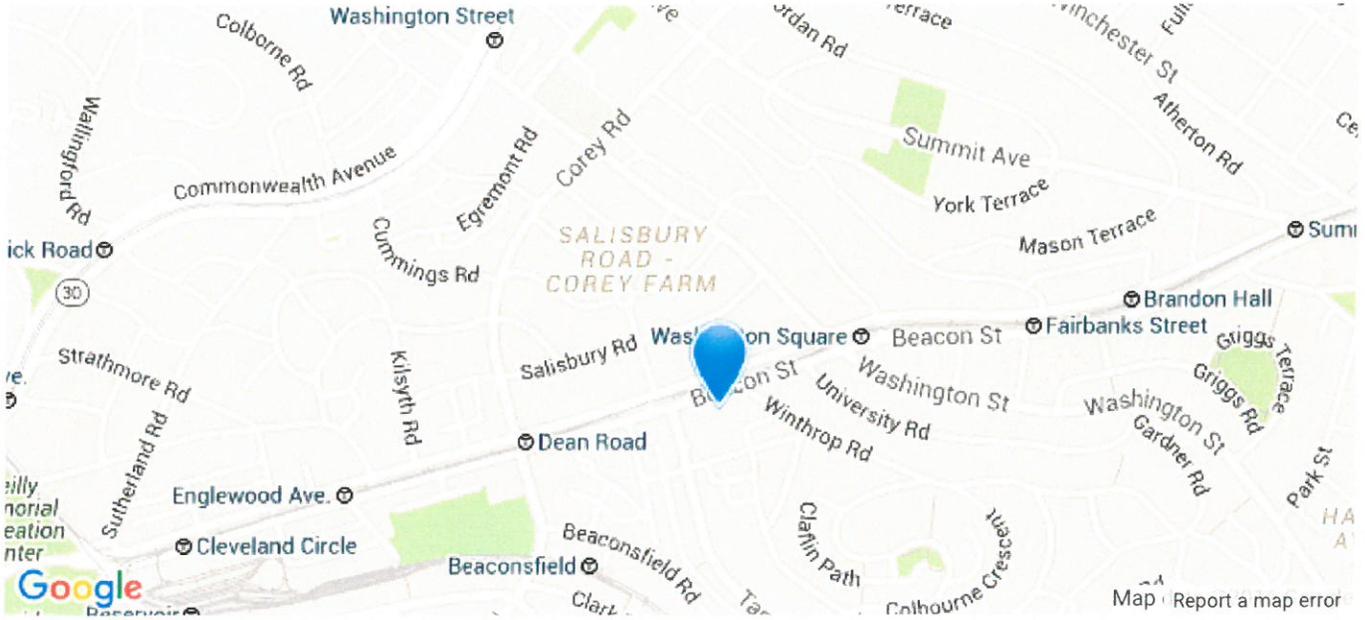
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1689 Beacon Street, Brookline MA 02445

Map

Street View



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89 Centre Street

89 Centre Street, Brookline MA 02446 [Map](#)

\$4500 • 3 Beds • No Pets

Email

Email

REPORT

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No Photo Available

Contact this property

To: **89 Centre Street**

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From:

Name

Email Address

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Floor Plans

Amenities

Property Details

Neighborhood Info

Floor Plans

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3 Bedrooms - starting at \$4500 / mo

Rental **\$4500** 3 beds / 2.5 baths n/a **1 Unit Available** [Contact Property](#)

Rental **\$4500** [1 Unit Available](#) [Contact Property](#)

Prices, specials, features and availability subject to change.

Amenities

[back to the top](#)

Kitchen:

Dishwasher

Laundry:

Washer/Dryer in Unit

Parking:

Contact for details

Pets:

No Pets

Features:

Balcony, Patio, Deck
Fireplace

Community:

Extra Storage

Additional:

Outdoor Parking

Property Details

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PRIME COOLIDGE CORNER
VERY LARGE 3 BED TOWNHOUSE FOR Rent
For Pictures: <http://picasaweb.google.com/jbemail03/89CentreStreet?authkey=Gv1sRgCJmine7ms8e8Kg&feat=directlink>

This place has it all!
2,000 sq.ft. /-
1 deeded parking space at doorstep:
Covered and non-tandem,
Master Suite plus two more bedrooms
Full, totally finished basement with great room
2 full and 1 half baths
Central AC/Heat
Devotion School district
New washer and dryer in laundry room
Living room/dining room with
Large rear patio/garden/entrance

Built in vacuum!

Wood burning fireplace ? Unit newly painted Tons of closets, walk-in cedar closet, attic storage All new stainless appliances including dishwasher, disposal, built-in microwave, glass top stove, ice/water-in-door freezer/fridge Totally refinished oak floors throughout All new light fixtures and closet shelving 4 levels of totally private townhouse style living Includes all outdoor maintenance, snow removal, trash put out.

Pet Policy

No Pets. Call for service animal policy.

Building Type

House

Contact Property

Contact Property

Neighborhood Info

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89 Centre Street, Brookline MA 02446

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To: **89 Centre Street**

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From:

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Phone (optional)

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[Legit](#) **Princeton on Beacon Street**

1470 Beacon Street, Brookline MA 02446 [Map](#)

\$1695 - \$2450 • Studio-1 Bed • Cats OK • **(617) 505-4074**

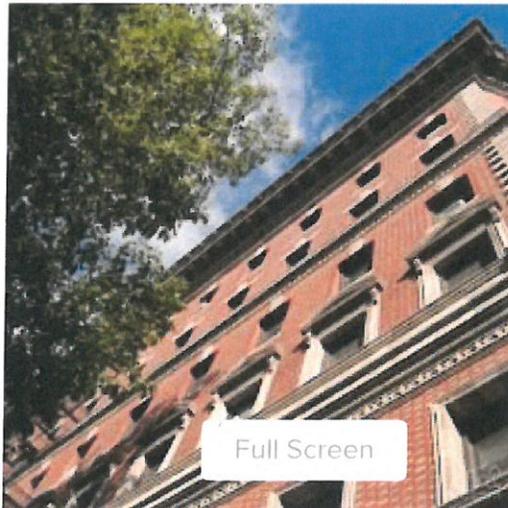
(617) 505-4079

Email

Email

REPORT

SAVE



1 of 9

Contact this property

Call **(617) 505-4074** **(617) 505-4079** or send an email

To: **Princeton on Beacon Street**

Hi, I found your listing on Rent.com and would like to schedule a visit. Thanks!

Move-In:

3/1/2016

From:

Name

Email Address

Phone (optional)

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Floor Plans

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Studio - starting at \$1695 / mo

The Lancaster	\$1695 - \$1800	Studio / 1 bath	320 sqft	UNAVAILABLE	(617) 505-4074(617) 505-4079
The Vernon	\$1700 - \$2095	Studio / 1 bath	400 sqft	UNAVAILABLE	(617) 505-4074(617) 505-4079
The Winthrop	\$1740 - \$1850	Studio / 1 bath	350 sqft	UNAVAILABLE	(617) 505-4074(617) 505-4079
Studio	\$1755 - \$1820	Studio / 1 bath	300 sqft	1 Unit Available	(617) 505-4074(617) 505-4079
The Summit	\$1965 - \$2135	Studio / 1 bath	460 sqft	UNAVAILABLE	(617) 505-4074(617) 505-4079

[The Lancaster](#)
\$1695 - \$1800

UNAVAILABLE

Contact Property

The Vernon
\$1700 - \$2095

UNAVAILABLE

Contact Property

The Winthrop
\$1740 - \$1850

UNAVAILABLE

Contact Property

Studio
\$1755 - \$1820

1 Unit Available

Contact Property

The Summit
\$1965 - \$2135

UNAVAILABLE

Contact Property

1 Bedroom - starting at \$2050 / mo

Prices, specials, features and availability subject to change.

Amenities

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Kitchen:

- Dishwasher
- Refrigerator

Laundry:

- Laundry Facility

Parking:

Contact for details [\(617\) 505-4074](tel:6175054074)[\(617\) 505-4079](tel:6175054079)

Pets:

- Cats OK

Features:

- Air Conditioning
- Furnished Available
- Hardwood Floors

[View](#)**Community:**

Controlled Access, Elevator, Extra Storage, On Site Maintenance, On Site Management

Additional:

10 Foot Ceilings, Cats Welcome, Minutes to Downtown Boston, OFFICE, Online rent payments, Parking Available (limited)

Property Details

[back to the top](#)

There are few places like our Princeton on Beacon Street apartments in Brookline, Massachusetts. Once you've visited, there will be no place you would rather be! Set in CoolidgeCorner , Princeton on Beacon Street is one of the most gracious urban residential areas around Boston. With the Green Line in walking distance, this location allows you to access everything Boston has to offer with just a quick walk. The apartment homes are enhanced by the 10-foot ceilings, traditional woodwork, and hardwood floors. Moving in will be stress free with our newly constructed state-of-the-art- elevator. Call today to schedule a tour today at our Brookline apartments!

Leasing Terms

Our lease terms are: 6 months, 12 months, 18 months (Please note that lease terms may vary, are subject to change without notice, and are based on availability. Inquire with property staff for complete details).

Cat Policy: 1 Cat allowed

Pet Policy

Cats Allowed. Call for service animal policy.

Community Information

67 units

Building Type

Apartment

Contact Property

[Contact Property](#) or call **(617) 505-4074(617) 505-4079**

Neighborhood Info

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1470 Beacon Street, Brookline MA 02446

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To: **Princeton on Beacon Street**

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From:

Name

Email Address

Phone (optional)

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Phone Number

(617) 505-4074(617) 505-4079

Office Hours

Monday: 8:30am-5:00pm

Tuesday: By Appointment

Wednesday: 8:30am-5:00pm

Thursday: By Appointment

Friday: 8:30am-5:00pm

Saturday-Sunday: By Appointment

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Marion St and Marion Terrace

Marion St and Marion Terrace, Brookline MA 02446 [Map](#)

\$2100 • Studio • No Pets

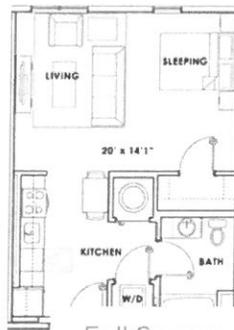
Email

Email



UNIT -
STUDIO

1 of 2



15marion.com



Contact this property

To: **Marion St and Marion Terrace**

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3/1/2016

From:

Name

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Phone (optional)

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Floor Plans

Property Details

Neighborhood Info

Floor Plans

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Studio - starting at \$2100 / mo

Rental	\$2100	Studio / 1 bath	n/a	1 Unit Available	Contact Property
Rental	\$2100				1 Unit Available Contact Property

Prices, specials, features and availability subject to change.

Property Details

[back to the top](#)

0.00 Bed(s), 1.00 Bath(s) apartment in Brookline - Available 07/01/2016

Brand New Listing - Call office for more Details

Pet Policy

No Pets. Call for service animal policy.

Building Type

House

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Contact Property

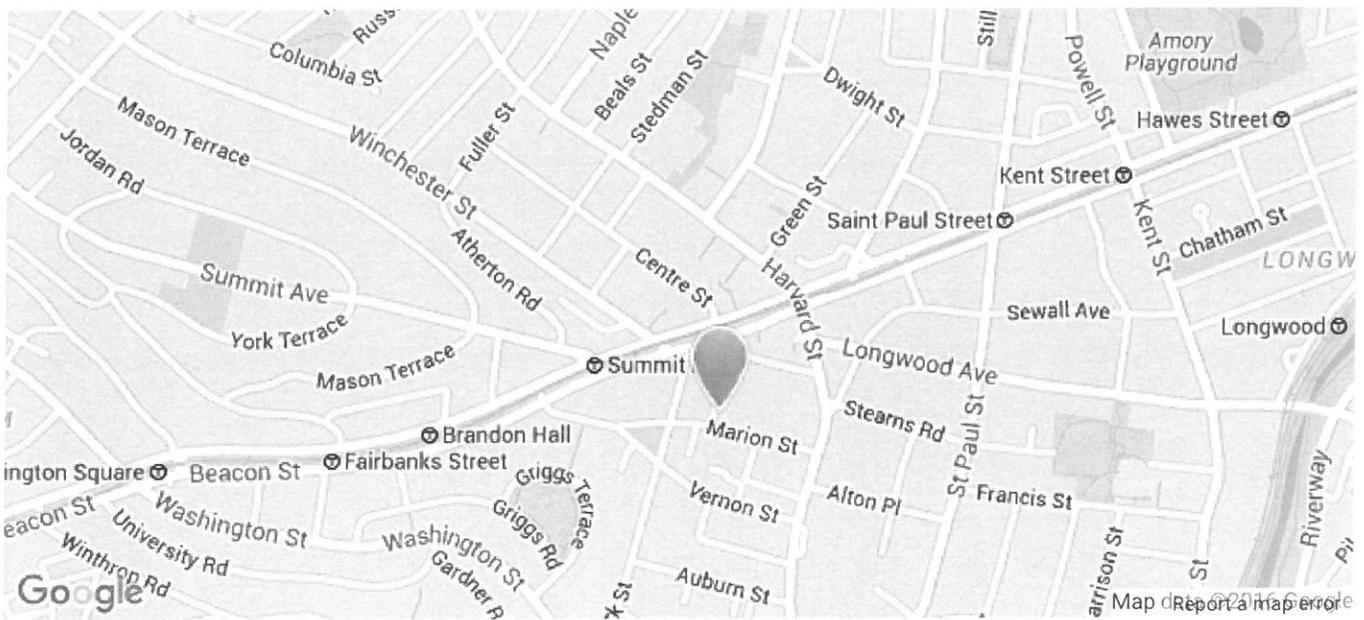
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Marion St and Marion Terrace, Brookline MA 02446

Map

Street View



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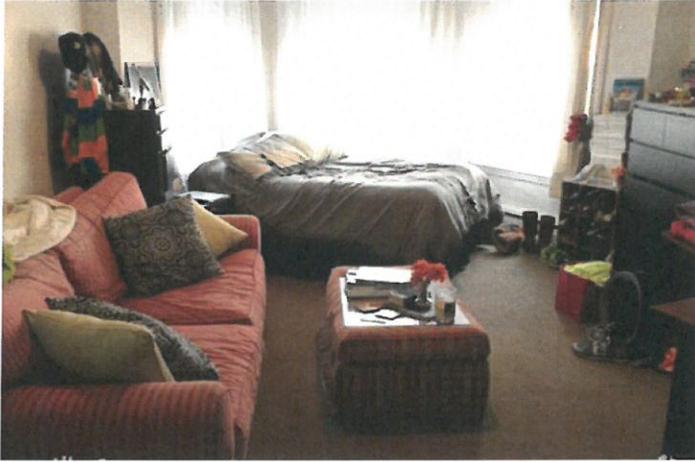
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Beds	Baths	Rent	Sq Ft	Available
Studio	1 BA	\$2,446		Available Now

781-535-1338



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 Equal Housing Opportunity



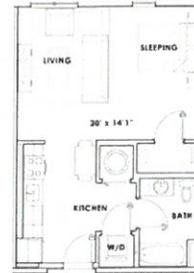
PRICES STARTING AT

- Studios \$2100
- 1 Bed \$2550
- 1 Bed + Den \$3300
- 2 Bed \$3900



UNIT - S 1

STUDIO 575 SF



AMENITIES

Brand New Construction • Concierge
 Fitness Center • Pet Friendly • Garage Parking

www.45marion.com



Beds	Baths	Rent	Sq Ft	Available
Studio	1 BA	\$2,100	575 Sq Ft	Jul 1

Amenities & Expenses

Washer/Dryer

857-702-0714



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Beds	Baths	Rent	Unit #	Sq Ft	Available
Studio	1 BA	\$1,890	Apt 605		Available Now

Amenities & Expenses

Air Conditioning

857-256-1056



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Beds	Baths	Rent	Sq Ft	Available
Studio	1 BA	\$1,800		Available Now

970-310-7024

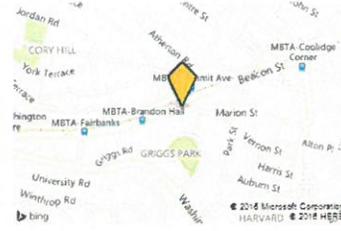


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Equal Housing Opportunity

1443 Beacon Street Apartments

\$3,025 - \$5,000



1 BR	1 BA	\$3,025 - \$3,295		740 Sq Ft - 867 Sq Ft	1 BR	Available Now
1 BR	1 BA	\$3,025	601	743 Sq Ft	1 BR	Available Now
1 BR	1 BA	\$3,050	309	740 Sq Ft	1 BR	Available Now
1 BR	1 BA	\$3,295	604	805 Sq Ft	1 BR	Available Now
1 BR	1 BA	\$3,125	511	867 Sq Ft	1 BR	Feb 16
1 BR	1 BA	\$3,025	412	788 Sq Ft	1 BR	Apr 1
1 BR	1 BA	\$3,025	414	788 Sq Ft	1 BR	Apr 1
1 BR	1 BA	\$3,050	508	753 Sq Ft	1 BR	Apr 1

Prices and availability subject to change without notice.

Amenities & Expenses

Package Service	Across from the MBTA Green line	Fireplaces in select apartments
Controlled Access	Air Conditioner	Fluff & fold laundry service
Property Manager on Site	Availability 24 Hours	Garage
Concierge	BBQ/Picnic Area	High speed Internet and digital cable
24 Hour Availability	Carpeting	Kitchens with maple cabinets
Recycling	Ceramic tiled bathrooms	Kitchens with stainless steel appliances
Dry Cleaning Service	Controlled Access/Gated	Magnificent views from most apartments
Laundry Service	Controlled electronic access	Online rent payment
"Away from home" mail & paper delivery	Covered Parking	Package acceptance
24-hour concierge	Elegant community room with catering kit	
24-hour maintenance		

Office Hours

Sunday	9:00 AM to 5:00 PM
Monday	9:00 AM to 5:00 PM
Tuesday	9:00 AM to 5:00 PM
Wednesday	9:00 AM to 5:00 PM
Thursday	9:00 AM to 5:00 PM
Friday	9:00 AM to 5:00 PM
Saturday	9:00 AM to 5:00 PM



Chestnut Hill Realty

844-822-0403



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1 BR	1 BA	\$3,275		780 Sq Ft	Buckingham	Available Now
1 BR	1 BA	\$3,275	A0508	780 Sq Ft	Buckingham	Available Now
1 BR	1 BA	\$3,425		760 Sq Ft	Berkshire	Available Now
1 BR	1 BA	\$3,425	A0805	760 Sq Ft	Berkshire	Available Now

Prices and availability subject to change without notice.

Amenities & Expenses

Controlled Access	Elevator	Hardwood Floors
Elevator(s)	Clubhouse	Bay Window
Garage Parking Available	Gated	Walk-In Closets
Heat and Water Included	Picnic Area	
Public Transportation	Fitness Center	
Updated Units	High Speed Internet Access	
Valet Parking Available	Washer/Dryer	
Valet Parking Available	Air Conditioning	
Laundry Facilities	Heating	
Controlled Access	Smoke Free	
Property Manager on Site	Stainless Steel Appliances	
Concierge	Range	

Office Hours

Sunday	Closed
Monday	10:00 AM to 6:00 PM
Tuesday	10:00 AM to 6:00 PM
Wednesday	10:00 AM to 7:00 PM
Thursday	10:00 AM to 6:00 PM
Friday	10:00 AM to 6:00 PM
Saturday	10:00 AM to 4:00 PM

844-818-8954



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Assumptions & Formulas

Acquisition value	3600000
As-Is Appraised Value	3600000
Number of below ground parking spaces	33
Construction cost per parking space	18000
Total GSF	45,087
Construction cost per GSF	\$160.00
Hard Cost contingency	5%
Soft Cost contingency	5%
Construction Period (in months)	12
Construction Loan interest = loan amount x 50% x interest rate x construction period	
Finance Fees (appli/constr/permanent)	1.00%
Soft Costs	
Builder's general conditions/OH & Fee	14%

SOURCES & USES

Development Costs	<i>Per Unit</i>	<i>Total</i>
Acquisition	100,000	3,600,000
Hard Costs		
<u>Site Work</u>		
earth work	556	20,000
utilities (on site/off site)	1,389	50,000
roads and walks	1,389	50,000
site improvement	556	20,000
lawns and planting/landscaping	556	20,000
geotechnical condition	833	30,000
environmental remediation	0	0
demolition	1,111	40,000
unusual site conditions	556	20,000
Sub-Total Site Work	6,944	250,000
<u>Construction</u>		
Building structure/units	200,387	7,213,920
Underground parking/main building	16,500	594,000
Common spaces/amenities	0	0
Sub-total -Site & Building construction	223,831	8,057,920
General Conditions	13,430	483,475
Builder's Overhead	4,477	161,158
Builder's Profit	13,430	483,475
Sub-Total - Gen Cond/ Overhead/ Profit	31,336	1,128,109
Hard Cost contingency	12,758	459,301
Sub-Total Hard Costs	267,926	9,645,330

Soft Costs

Appraisal/Market Study	278	10,000
Marketing/Initial Rent-up	1,389	50,000
Taxes	1,111	40,000
Utility Usage	0	0
Insurance	556	20,000
Security	0	0
Inspecting Engineer	0	0
Construction Loan Interest	12,083	435,000
Fees - construction lender	2,743	98,748
Fees - Permanent lender	incl	incl
Architecture/Engineering	11,111	400,000
Survey, permits	1,667	60,000
Clerk of the Works	0	0
Construction Manager	2,778	100,000
Bond Premiums (P&P/Lien bond)		incl in hard
Environmental/Civil/Geo-tech Engineering	694	25,000
Legal	833	30,000
Title & Recording	556	20,000
Accounting & 40B Cost Certification Bond	2,361	85,000
Relocation	0	0
40B Site Approval Processing Fee	69	2,500
40B Mediation Fund Fee	99	3,580
40B Land Appraisal (as-is appraisal)	139	5,000
40B Final Approval Processing fee/Tech Assistance fee	0	0
40B Subsidizing Agency Cost Certification Fee	0	0
40B Monitoring Agent Fees	0	0
MIP	0	0
Credit Enhancement	0	0
Letter of Credit Fee	0	0
Other Financing Fees	0	0
Development consultant	2,694	97,000
Lottery consultant	406	14,600
ZBA peer review consultants	0	0
Other consultants	0	0
	0	0
Soft Cost Contingency	2,078	74,821
Sub-Total Soft Costs	43,646	1,571,249
Sub-Total Acquisition + Hard + Soft Costs	411,572	14,816,580
Developer Overhead/Fee	42,213	1,519,658
TOTAL NET DEVELOPMENT COSTS	453,784	16,336,238

Capitalized Reserves

Initial Rent-Up Reserves	0	0
Operating Reserves	1,389	50,000
Sub-Total Capitalized Reserves	1,389	50,000

TOTAL DEVELOPMENT COSTS	455,173	16,386,238
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DEVELOPMENT SOURCES

Permanent Loan	12,643,199
Equity Required	3,743,039
less Developer Overhead/Fee contributed	(1,519,658)
Developer Cash Equity Required	2,223,381
TOTAL DEVELOPMENT SOURCES	16,386,238

Calculation of Maximum Allowable 40B Developer Fee

(estimated pre-40B value upon which developer fee is calculated)

A.

Appraised land value as-is i.	\$3,600,000
Carrying Costs ii.	\$0
Allowable Acquisition Cost	\$3,600,000

B.

Allowable Acquisition Cost * 5%	\$180,000
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C.

Hard Costs i.	\$9,645,330
Soft Costs ii.	\$1,571,249
Allowable Acquisition Cost iii.	\$180,000
Adjusted TDC	\$11,396,580

DHCD Maximum Allowable Developer Fee

15% of 1st \$3,000,000 of Adjusted TDC	i.	\$450,000
12.5% of the next \$2,000,000 of Adjusted TDC	ii.	\$250,000
10% of the difference between Adjusted TDC and \$5,000,000	iii.	\$639,658
DHCD Maximum Allowable Developer Fee		\$1,339,658

5% of Acquisition	\$180,000
DHCD Maximum Allowable 40B Developer Fee	\$1,519,658

Number of Units: 36

Assumptions	
Vacancy & Bad Debt (Affordable Units)	5.00%
Vacancy & Bad Debt (Market Units)	5.00%
Vacancy & Bad Debt (Other Income)	5.00%
Management Fee (as a % gross income)	3.00%
Number of Months	12
Loan	
Interest Rate	4.25%
Term	25
Debt Service Coverage Ratio	1.25

	Units	Approx. Sq. Ft.	Maximum Rent @ 80%	Utility Allowance	Rent /Month
RENTAL REVENUES					
Affordable Studio	0	520	1,220	97	1,123
Affordable 1 BR	4	875	1,393	118	1,275
Affordable 2 BR	4	1,100	1,568	150	1,418
Affordable 3 BR	1	1,300	1,742	187	1,555
Market Studio	2	520			1,800
Market 1 BR	10	875			2,900
Market 2 BR	12	1,100			3,600
Market 3 BR	3	1,300			4,300
Total Units	36				

Gross Annual Rental Income	1,212,324
Other Income - parking	79,200
Other Income - Misc	60,616
Commercial Income (2200sf @ 45/sf triple net lease)	99,000
Total "OTHER" Income	238,816
TOTAL GROSS INCOME	1,451,140

	Total	Per Unit
OPERATING EXPENSES		
ADMINISTRATION	45,000	1,250
MAINTENANCE	60,000	1,667
UTILITIES	12,000	333
TAXES	162,000	4,500
RESIDENT SERVICES	0	0
INSURANCE	15,000	417
MONITORING FEE	10,000	278
REPLACEMENT RESERVES	11,000	306
TOTAL OPERATING EXPENSES	352,999	8,750

OPERATING PRO-FORMA- initial yr - stabilized occupancy	
Gross Rental Income	1,212,324
Other Income (parking + miscellaneous)	238,816
(less) Vacancy and Bad Debt -afford units	-11,705
(less) Vacancy and Bad Debt -mrkt units	-51,060
(less) Vacancy on Other Income/Commercial Income	-7,981
Effective Total Income	1,380,394
(less) Annual Operating Expenses	-352,999
NET OPERATING INCOME	1,027,395
Debt Service Coverage Ratio	1.25
Available for debt service	821,916
Supportable Loan	12,643,199

Assumptions

1.03 (income growth should be 1% less than operating expense growth)
1.04
1.025

Rate of Growth Income
Rate of Growth Expenses
Rate of Growth -Taxes

ANNUAL RENTAL INCOME

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Rental Income	1,212,324	1,248,694	1,286,155	1,324,739	1,364,481	1,405,416	1,447,578	1,491,006	1,535,736	1,581,808
Other Income	238,816	245,981	253,360	260,961	268,790	276,853	285,159	293,714	302,525	311,601
TOTAL GROSS INCOME	1,451,140	1,494,674	1,539,515	1,585,700	1,633,271	1,682,269	1,732,737	1,784,719	1,838,261	1,893,409
(less) Vacancy and Bad Debt -afford units	(11,705)	(12,056)	(12,418)	(12,790)	(13,174)	(13,569)	(13,976)	(14,396)	(14,828)	(15,272)
(less) Vacancy and Bad Debt-mrkt units	(51,060)	(52,592)	(54,170)	(55,795)	(57,468)	(59,193)	(60,968)	(62,797)	(64,681)	(66,622)
(less) Vacancy and Bad Debt-other	(7,981)	(8,220)	(8,467)	(8,721)	(8,982)	(9,252)	(9,530)	(9,815)	(10,110)	(10,413)
NET RENTAL INCOME	1,380,394	1,421,806	1,464,460	1,508,394	1,553,646	1,600,255	1,648,263	1,697,711	1,748,642	1,801,102

ANNUAL OPERATING EXPENSES

Management Fee	37,999	39,519	41,100	42,744	44,453	46,232	48,081	50,004	52,004	54,084
Administration	45,000	46,800	48,672	50,619	52,644	54,749	56,939	59,217	61,586	64,049
Maintenance	60,000	62,400	64,896	67,492	70,192	72,999	75,919	78,956	82,114	85,399
Utilities	12,000	12,480	12,979	13,498	14,038	14,600	15,184	15,791	16,423	17,080
Real Estate Taxes	162,000	166,050	170,201	174,456	178,818	183,288	187,870	192,567	197,381	202,316
Insurance	15,000	15,600	16,224	16,873	17,548	18,250	18,980	19,739	20,529	21,350
Tax Credit Monitoring Fee	10,000	10,400	10,816	11,249	11,699	12,167	12,653	13,159	13,686	14,233
Replacement Reserves	11,000	11,440	11,898	12,374	12,868	13,383	13,919	14,475	15,054	15,656
SUB-TOTAL OPERATING EXPENSES	352,999	367,119	381,804	397,076	412,959	429,477	446,656	464,523	483,104	502,428
NET OPERATING INCOME	1,027,395	1,054,687	1,082,657	1,111,318	1,140,687	1,170,778	1,201,607	1,233,188	1,265,539	1,298,674
Debt Service	(821,916)	(821,916)	(821,916)	(821,916)	(821,916)	(821,916)	(821,916)	(821,916)	(821,916)	(821,916)
NET CASH FLOW	205,479	232,771	260,740	289,402	318,771	348,862	379,690	411,272	443,622	476,758

Return on Equity (40B methodology)

5.5% 6.2% 7.0% 7.7% 8.5% 9.3% 10.1% 11.0% 11.9% 12.7%

PREVIOUS MUNICIPAL ACTIONS TO MEET AFFORDABLE HOUSING NEEDS

The Department of Housing and Community Development’s regulations for Comprehensive Permits under Chapter 40B direct that the Subsidizing Agency “tak[e] into consideration information . . . regarding municipal actions previously taken to meet affordable housing needs such as inclusionary zoning, [and] multi-family districts adopted under M.G.L. Chapter 40A. . . .” Brookline has a robust commitment to multi-family and affordable housing, which is evident in its zoning by-laws and its funding and other support of affordable housing.

A. Multi-Family Housing in Brookline.

Brookline has nineteen (19) zoning districts that permit multi-family housing (more than a two-family structure) covering approximately 18% of the Town’s land area. The impact of the Town’s zoning is clear—approximately 20,360 units, or 77% of the Town’s housing units, are in multi-family buildings. Approximately half of Brookline households rent their homes. Of these renters, approximately 50% pay less than 30% of household income for gross rent. This rate is comparable to that of the entire Boston – Quincy – Cambridge Metropolitan Statistical Area and the state average.

B. Affordable Housing in Brookline.

Brookline has a longstanding commitment to affordable housing and has often been cited by state officials as an exemplar community for creating and preserving opportunities for affordable and multi-family housing that address the goals of Chapter 40B. As of February, 2016, 2,410 of the Town’s 26,201 year-round dwelling units (US Census, 2010), or 9.2%, qualified for the Subsidized Housing Inventory, as well as an additional 73 occupied affordable units serving households with incomes between 80% and 110% of area-median income. The current 40B-eligible units include 923 units owned and operated by the Brookline Housing Authority; 405 rental units owned by private investors; 769 rental units owned or controlled by non-profit organizations; 225 rental units permitted and/or in construction by 40B developers, and 88 owner-occupied homeownership units. Of the Chapter 40B-eligible units, a significant portion contains three or more bedrooms.

The Town has expended substantial municipal resources in support of all of its affordable housing programs and initiatives, facilitating the development and preservation of affordable housing, as more fully discussed below. Since 1992, the Town has spent more than \$20 million of Town appropriations, Housing Trust Funds, and Town controlled resources to support affordable housing. This is in addition to the more than \$10 million (\$9.7 million on operations and \$1.1 million on property modernization) expended annually by the Brookline Housing Authority. In 1987, the Town established an Affordable Housing Trust Fund, under the control of the Housing Advisory Board and the Board of Selectmen. The Town has regularly directed a portion of the Town’s Free Cash to the Trust Fund under circumstances where the unreserved Fund balance is less than \$5

million, in order to ensure that significant resources are available without need for Town Meeting action whenever opportunities to support affordable housing projects arise. In accordance with this policy, the Town deposited \$163,078 into the Trust Fund in FY2015.

In 2005, the Town completed a multi-year comprehensive planning process, which reaffirmed affordable housing as one of the Town's most important long-affordability, consistent with Chapter 40B, and an annual goal of 25 new affordable units per year through conversion or new construction. The Town has adhered to its commitment in both the creation of new affordable housing and the preservation of affordability in "expiring use buildings." Since 2002, the Town has added 257 new affordable units.

C. Brookline's Affordable Housing Policies, Programs and Initiatives.

Under the direction of the Town's Housing Advisory Board, which provides advice and recommendations on the Town's affordable housing policies and initiatives, and the Housing Division of the Town's Department of Planning and Community Development, staffed by two (2) housing professionals who are responsible for implementing housing policy, the Town has employed a multi-faceted approach to increasing and preserving the Town's affordable housing stock. As discussed below, the Town uses virtually all possible opportunities and strategies to accomplish its goals, including regulatory incentives such as inclusionary zoning policies; financial and technical assistance to non- and for-profit property owners and developers to preserve existing affordable units and create additional affordable units through conversion and new construction; tax incentives; the utilization of Chapter 40B in Town-supported affordable housing developments; and technical and financial assistance to those seeking to purchase, rent and rehabilitate affordable homes in Brookline.

1. Inclusionary Zoning.

The Town has significantly increased the number of affordable housing units in mixed-income developments through the Town's inclusionary zoning provisions set forth in Section 4.08 of the Town's zoning by-law. Adopted in 1987 and revised several times since then, these provisions require developers of residential projects with 6 or more units to offer at least 15% of the units to households with incomes under 100% of area median income. At least two-thirds of these units must meet Chapter 40B requirements, that is, serve households with incomes under 80% of area median income. In lieu of providing on-site units, developers of projects with 15 or fewer units may choose to make a cash payment to the Town's Housing Trust in accordance with a specific schedule. This cash payment is based upon a percent of the sales price of each unit minus \$125,000 (the imputed price of an affordable unit). The percent charged ranges from 3% for a 6-unit project to 9.75% for a 15-unit project, encouraging developers at the higher end to provide on-site units.

Between 1996 and the present, these inclusionary zoning provisions have directly produced 104 affordable rental and condominium units (the majority of which serve households with incomes under 80% AMI) in 22 properties. In addition, the zoning by-law has resulted in \$6.4 million in contributions to the Town's Housing Trust Fund. This source, along with \$4.1 million in Town appropriations and \$1.4 million in investment income, has resulted in total revenues of over \$12 million to the Housing Trust since its inception in 1987. Housing Trust allocations have already leveraged much greater amounts of State, federal and private funding for Brookline projects.

Examples of projects developed under the Town's inclusionary zoning program include:

Goddard House, a 115-unit development, providing 17 below-market, assisted-living units to low- and moderate-income seniors;

Longwood Towers, the addition of 26 units to an existing rental complex, resulting in 2 new on-site affordable units and 4 affordable units in an existing building off-site;

Kendall Crescent, a 35-unit development combining preservation of a former public school and new construction, and providing 5 affordable condominium units, including one fully accessible unit;

Cypress Lofts, a newly constructed 45-unit condominium in which the Applicant retained 5 units for low-income renters.

Park Place Condominium, a newly constructed 9-unit condominium with 2 affordable units;

The Hammondswood, a newly constructed 59-unit condominium, providing 9 affordable units; and

The Parkway, a newly constructed 16-unit condominium, with 2 affordable units.

2. New Affordable Housing Development.
Brookline has provided financial support and assistance to developers of new affordable housing, including projects on private properties, as well as Town and other publicly-owned properties. These Town-funded developments went through an extensive planning process, resulting in designs compatible with the surrounding neighborhoods as more particularly described below.

The Olmsted Hill project, completed in 2012, is located on a 4.8 acre former Town-owned reservoir site in the single-family neighborhood of Fisher Hill. After several years of community planning and developer selection, the Town partnered with New Atlantic Development Corporation, which dismantled and filled two underground reservoirs, created a subdivision, sold 10 market-rate, single-family lots, and developed an affordable condominium complex. This project contains 24 affordable two and three bedroom units in three buildings, including 12 units that will serve families with incomes up to 80% of AMI and 12 units that will serve families with incomes up to 100% of AMI. The 2 ½ -story and 3-story multi-family buildings are designed to harmonize with the surrounding single family neighborhood by resembling a large estate home and carriage house. Permanent subsidy provided by the Town for the affordable units includes \$1,273,982 in HOME funds, as well as \$820,605 from Brookline's Housing Trust, \$2,326,600 in revenue from the sale of the lots and a discount to the developer by the Town on the value of the land. All 24 units were sold with long-term deed restrictions.

In 1999, the Town began working with the Archdiocese of Boston Planning Office for Urban Affairs (POUA) to develop St. Aidan's Church as a "friendly 40B" development. POUA submitted an application to the Board of Appeals that conformed to development principles and guidelines established by community process. The 59-unit development was completed in 2009, and includes 36 affordable units (20 low-income rental and 16 homeownership units); preservation of the church building through adaptive reuse; and conservation of open space and specimen trees. The 3-to 5-story buildings are organized around common green space designed for passive and active recreation. The Town's contribution of \$6.1 million in Housing Trust, HOME and CDBG monies leveraged \$5 million in gap funding from the state and \$4.5 million from private investors under the federal Low Income Housing Tax Credit program. This project was identified by Housing and Community Development Undersecretary Aaron Gornstein during his introductory remarks at the September 28, 2012 conference on Chapter 40B, co-sponsored by DHCD and CHAPA, among others.

Most recently, the Town supported the Brookline Housing Authority in its first venture as a developer of privately owned affordable housing. The Town provided \$4.3 million towards the development of a 32-unit Low Income Housing Tax Credit project, constructed on an existing under-utilized parking lot serving the BHA's Trustman Apartments. The project was completed in December of 2015 and is now fully occupied.

3. Renovation of Existing Affordable Housing Units

The Town supports the preservation of existing affordable housing by providing funding for capital improvements. The Town regularly funds improvements at Brookline Housing Authority developments, to which it has contributed over \$2.3 million. It also has assisted various residences serving individuals with special needs, including a total of \$363,000 to Humanity House, a home for 10 developmentally disabled individuals, and \$614,000 to a Pine Street Inn project in Brookline, a lodging house at 1043-1045 Beacon Street which serves 28 low-income individuals. Federal AARA dollars were allocated by the Town for energy-saving improvements to several properties controlled by nonprofits, including properties under the umbrella of Specialized Housing, Inc., which serves disabled adults at several locations in Brookline. The Town and the BHA have proven their commitment to modernizing and improving the Town's existing affordable housing stock.

4. Redevelopment of Existing Market Rate Housing.

Brookline has provided extensive financial and technical assistance to property owners and for-profit and non-profit entities proposing to redevelop existing market rate housing into affordable housing units.

Currently the Town is working with the Pine Street Inn to rehabilitate two lodging houses at 51-53 and 55-57 Beals Street. These long term lodging houses were managed by Pine Street under a lease with the owners since 2004. Pine Street Inn was able to purchase the property in 2014 with over \$1.9 million in Housing Trust, HOME and CDBG funds from the Town. The buildings are being redeveloped into thirty-one "enhanced" single room occupancy (SRO) units including small bathrooms and mini-kitchenettes.

In 2001, the Town financed the purchase of a dilapidated lodging house at 1754 Beacon Street by the non-profit Brookline Improvement Coalition, Inc. (BIC), the Town's Community Housing Development Organization, and assisted BIC in the selection of a non-profit developer to rehabilitate, own and manage the lodging house. Pine Street Inn, the successful applicant, used the Town's investment of over \$907,000 in HOME monies to leverage an additional \$1.6 million commitment from three state sources for the rehabilitation of this historic building. The 14 rooms and efficiencies, permanently affordable for income-eligible persons, were occupied in the fall of 2003. The project has been both nationally recognized for innovative use of HOME funds and by the Massachusetts Historic Commission as an exemplary preservation project.

During the summer of 2002, the Housing Division staff learned of another deteriorated lodging house on the market at 1876 Beacon Street. After several affordable lodging house operators viewed the property, the Town agreed to support Caritas Communities, Inc., in acquiring the building. At

the same time, the developer of Longyear Estates was seeking property to satisfy its off-site affordable housing obligation under the inclusionary provisions of the Town's zoning by-law. By partnering Caritas with Longyear and supporting Caritas in advocating for additional funding from state agencies, the Town was able to assure that Caritas received the \$1.1 million in gap funding required to complete the acquisition, rehabilitation and long-term affordability of another 15 S.R.O. units for lower-income individuals.

At the end of 2003, the Town was notified of the sale of a 6-family building at 154-156 Boylston Street. BIC purchased and completed the rehabilitation and occupancy of this building in 2005 with \$593,000 in Town-controlled CDBG funds, leveraging about \$500,000 in gap funding from the Massachusetts Housing Partnership.

5. Preservation of Affordability in Expiring Use and Other Projects.
Brookline also has actively sought to preserve affordability in its existing housing stock. One strategy has been to extend affordability at the Town's "expiring use" properties.

For example, in 2001, the Town assisted the Hebrew Rehabilitation Center for the Aged (Hebrew Rehab) in connection with its acquisition and rehabilitation of the senior housing at 100 and 112 Centre Street and 1550 Beacon Street, three such "expiring use" properties. The Town's commitment of \$1 million in Housing Trust funds and an agreement to terminate the projects' 121A tax agreements gave this non-profit the competitive edge needed to purchase the properties. At that time, only about 280 of 516 units were still affordable, with a potential loss of another 160 affordable units when restrictions expired in 10 to 15 years. As a result of the Town's commitment, Hebrew Rehab acquired and modernized the properties, and is operating them under the name of Center Communities of Brookline, with at least 60% (338) units preserved as affordable for an additional 40 years.

In 2004, the Town modified its 121A tax agreement with the owner of the subsidized project at 1371 Beacon Street, resulting in the extension of the affordability of the project's 30 units until 2028. The Town also negotiated with the Board of the 116-unit Brookline Cooperative, preserving 32 units as affordable condominium units, when the Co-op converted upon the expiration of the original HUD mortgage guarantee.

In 2015, Winn Development sought to pre-pay its federally-subsidized mortgage in order to take advantage of HUD's Rental Assistance Demonstration Program, which provides better protection for existing low-income tenants. The Town negotiated with Winn to increase the number of units that will remain affordable for the next thirty years. The

Town also hopes to work with the owner to preserve the 116-unit senior building on the property as permanently affordable with additional state and Town-controlled resources.

6. Other Affordable Housing Activities and Funding.

The Town actively supports affordable homeownership in several ways. It operated a first-time homebuyer down payment assistance program from 1992 until 2010. With assistance increasing over the years from a maximum of \$25,000 to a maximum of \$175,000 per buyer, the program provided over \$5 million in HOME and CDBG funds, with some of this total reflecting the recycling of loan payoffs upon resale. Since all new units are sold subject to permanent deed restrictions, the Town regularly exercises its right of first refusal by identifying eligible buyers and holding a lottery upon all unit resales.

In short, unlike many communities in the Commonwealth, Brookline's efforts to create, promote and preserve multi-family and affordable housing have been long-standing, committed, comprehensive and effective. Brookline has committed significant Town resources to these efforts and has made measurable progress in creating and preserving affordable housing. Affordable housing that has been created in the Town is subject to permanent affordability restrictions. Through its own efforts and close cooperation with private developers, Brookline has demonstrated that affordable housing does not need to be incompatible with sound planning objectives, environmental concerns or its surrounding community.

Sustainable Development Narrative

SUSTAINABLE DEVELOPMENT PRINCIPLES

Proposed Development

<p>1. CONCENTRATE DEVELOPMENT & MIX USES.</p> <p>Support revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, integrates uses, and fosters a sense of place. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.</p>	<ul style="list-style-type: none"> ▪ The project location is within a transit oriented area and 6/10 of a mile to the MBTA Green Line. ▪ The development pattern is compact and contains ground floor retail uses with residences above; the frontage maintains the site lines along Harvard Street ▪ The project utilizes all existing infrastructure, with new connections proposed. ▪ The site scores a walk score of 96 is extremely convenient to numerous retail and commercial offerings including, local schools and colleges, recreational opportunities, and shopping. ▪ The project produces mixed income multi-family housing in one of the most expensive municipalities in Massachusetts.
<p>2. ADVANCE EQUITY.</p> <p>Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning to ensure social, economic, and environmental justice.</p>	<ul style="list-style-type: none"> ▪ The project creates market rate and moderate income rental housing in a community where this type of housing is lacking. ▪ The project will increase the tax base for the town. ▪ The project will be designed, constructed and managed with the environment in mind.
<p>3. MAKE EFFICIENT DECISIONS.</p> <p>Make regulatory and permitting processes for development clear, predictable, coordinated, and timely in accordance with smart growth and environmental stewardship.</p>	<ul style="list-style-type: none"> • The developer will communicate with the Town and neighbors to the property throughout the process, providing opportunities for feedback and keeping them up-to-date on any changes to their plans.
<p>4. PROTECT LAND AND ECOSYSTEMS.</p> <p>Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.</p>	<ul style="list-style-type: none"> ▪ The site is 100% developable and has no environmentally sensitive areas. ▪
<p>5. USE NATURAL RESOURCES WISELY.</p> <p>Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, and materials.</p>	<ul style="list-style-type: none"> ▪ The project will be designed for energy efficiency, with a goal of reducing its overall energy consumption by 20% over the baseline. ▪ Recycled and non-toxic materials will be used in the common areas and residential units. ▪ Units will be supplied with Energy Star rated lights and appliances and low flow plumbing fixtures. ▪

<p>6. EXPAND HOUSING OPPORTUNITIES.</p> <p>Support the construction and rehabilitation of housing to meet the needs of people of all abilities, income levels and household types. Build homes near jobs, transit and where services are available. Foster the development of housing, particularly multifamily and smaller single-family homes, in a way that is compatible with a community’s character and vision and with providing new housing choices for people of all means.</p>	<ul style="list-style-type: none"> ▪ The project will provide moderate income and workforce households a rental housing option in a very desirable section just north of Coolidge Corner along Harvard Street in Brookline. ▪ The project provides housing with access to public transit and major employment hubs. ▪ The project expands the affordable housing stock in Brookline, adding 9 units of affordable housing. ▪ The project will provide apartments accessible to members of the community with disabilities.
<p>7. PROVIDE TRANSPORTATION CHOICE.</p> <p>Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality.</p>	<ul style="list-style-type: none"> ▪ The site is within 6/10 of a mile to public transportation of the MBTA Green line and almost directly opposite a public bus stop. ▪ The project reduces dependence on private automobiles via proximity to basic needs and public transportation.
<p>8. INCREASE JOB & BUSINESS OPPORTUNITIES.</p> <p>Attract businesses and jobs to locations near housing, infrastructure, and transportation options.</p>	<ul style="list-style-type: none"> ▪ The project will create housing near job opportunities in the higher education, retail, service, and professional sectors. ▪ The project will create new opportunities for area businesses.
<p>9. PROMOTE CLEAN ENERGY.</p> <p>Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels.</p>	<ul style="list-style-type: none"> • The project will meet this goal through reducing automobile dependency through its proximity to public transportation. • The overall efficiency and sustainability goals of the project will help reduce greenhouse gas emissions.
<p>10. PLAN REGIONALLY.</p> <p>Support the development and implementation of local and regional plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long-term costs and benefits to the larger Commonwealth.</p>	<ul style="list-style-type: none"> • The project supports a local and regional housing need and provides moderate priced and affordable rental housing within convenient commute by train, bus, or vehicle to employment hubs in the Brookline and Metro Boston area.