

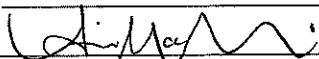
## Community Preservation Committee Town of Belmont

### CPA Funding – Final Application

Ten copies of the completed Final Application must be submitted to the following address by no later than 7:00 pm on Monday, November 29, 2021:

Community Preservation Committee  
Matthew Haskell, CPA Administrator  
Office of the Select Board  
Belmont Town Hall  
455 Concord Avenue  
Belmont, MA 02478

*Unless an applicant can demonstrate that a significant opportunity would otherwise be lost, final applications will not be accepted after the submission deadline. In order for the CPC to consider a project proposal that cannot adhere to the deadlines as outlined in the Standard Application Process, the project must meet the additional selection criteria as outlined in the Special Application Process.*

Project Title Pre-Development Funding for Revitalization of Sherman Gardens  
Project Location Sherman Gardens (Thayer Road, Sycamore Street)  
Applicant/Contact Person Allison MacMartin, Managing Agent  
Organization Belmont Housing Authority  
Mailing Address 59 Pearson Road, Belmont MA, 02478  
Telephone 617.484.2160 E-mail amacmartin@cambridge-housing.org  
Signature  Date November 22, 2021

CPA Category (check only one, in consultation with the CPC):

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Community Housing | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Open Space                   | <input type="checkbox"/> Recreation            |

Amount Requested \$400,000

Total Project Cost \$1,200,000

The CPC will review the Final Applications. Applicants will be contacted if additional information or an interview is required. The CPC may also request to visit the site of the proposed project. Applicants will be notified by mid-January whether the CPC plans to recommend their project at the next Annual Town Meeting.

**PROJECT DESCRIPTION:** Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary. See Narrative attached.

- **Goals:** What are the goals of the proposed project?
- **Community Need:** Why is the project needed? Does it address needs identified in existing Town plans?
- **Community Support:** What is the nature and level of support for this project? Include any letters of support and petitions.
- **Project Documentation:** Attach any applicable engineering plans, architectural drawings, site plans, photographs, any other renderings, relevant studies or material.
- **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones?
- **Credentials:** How will the experience of the applicant contribute to the success of this project? What prior municipal procurement experience does the applicant have? If the applicant has no prior procurement experience, what member of the project's working team or Town of Belmont Department Head mentor will be responsible for ensuring the project adheres to the necessary procurement laws?
- **Success Factors:** How will the success of this project be measured?
- **Budget:** What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may not be used for ongoing maintenance expenses.)
- **Other Funding:** What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.
- **Town Properties:** All CPA applications filed by a private person or entity for a CPA project either located on, or which involves, public land, structures, personal property or amenities shall be co-sponsored by a committee(s), board(s), commission(s), department(s) or other entity or entities of the Town of Belmont which have control of, or jurisdiction over, said land, structure, personal property or amenity. The committee(s), board(s), commission(s), department(s) or other entity or entities of the Town of Belmont which have control of, or jurisdiction over, said land, structure, personal property or amenity may set guidelines, standards and rules for, or make revisions to a CPA project either located on, or which involves, public land, structures, personal property or amenities.

- **Private Entity as a Private Project Sponsor:** Private entities sponsoring CPA projects on private property, not town-owned, are required to be nonprofit 501(c) (3) organizations and provide a copy of their IRS determination letter as part of their application.
- **Maintenance:** If ongoing maintenance is required for your project, how will it be funded?
- **Impact on Town Budget:** What, if any, potential secondary effects will your proposed project have on the Town's Operating Budget? Are there any capital projects that rely on the successful completion of your project?

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

1. **Control of Site:** Documentation that you have control over the site, such as a Purchase and Sales Agreement, option or deed. If the applicant does not have site control, explain how public benefits will be protected in perpetuity.
2. **Deed Restrictions:** In order for funding to be distributed, an appropriate deed restriction, meeting the requirements of Chapter 184 of Mass General Laws pursuant to section 12 of the Community Preservation Act, must be filed with the CPC. Provide a copy of the actual or proposed restrictions that will apply to this project.
3. **Acquisitions:** For acquisition projects, attach appraisals and agreements if available. Attach a copy of the deed.
4. **Feasibility:** Provide a list of all further actions or steps that will be required for completion of the project, such as environmental assessments, zoning approvals, and any other known barriers to moving forward.
5. **Hazardous Materials:** Provide evidence that the proposed project site is free of hazardous materials or there is a plan for remediation in place.
6. **Permitting:** Provide evidence that the project does not violate any zoning ordinances, covenants, restrictions or other laws or regulations. What permits, if any, are needed for this project? Provide the expected date of receipt for necessary permits, and copies of any permits already acquired.
7. **Environmental Concerns:** Identify all known wetlands, floodplains, and/or any natural resource limitation that occur within the boundaries of your submission.
8. **Professional Standards:** Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed. Evidence that the applicant has the proven or potential capacity to conduct the scope and scale of the proposed project, as evidenced by project leaders with appropriate qualifications and technical experience or access to technical expertise.
9. **Fundraising:** Private persons who wish to contribute to a particular CPA projects have the following fundraising options: A) Establish a 501 (c) (3) organization and set up a separate bank account in its name. This requires IRS filings on the part of the entity

that sets it up. Collect and deposit all funds into the bank account you set up. B) Work with the Treasurer's Office to set up an account in the name of the CPA Project. Define the purpose of the fund raising and what the money will be used for.

**10. Further Attachments:** Assessor's map showing location of the project.

## CPC – Town of Belmont

### CPA Funding – FINAL Application

- **Goals**

Sherman Gardens is a state public housing development of eighty (80) one-bedroom units housing elders and persons with disabilities which is owned and managed by the Belmont Housing Authority (BHA). It was built in 1971 and consists of six, two-story brick masonry buildings located within walking distance the amenities and public transportation of Waverly Square. Sherman Gardens in its current condition requires a substantial amount of capital repairs since nearly everything is original from the time the units were built with few exceptions. The property is also functionally obsolete for the elderly and disabled population that it serves since half of the units are accessed by a flight of stairs. To continue efforts to move forward with the Sherman Gardens project after the feasibility work concludes later in early 2022, the BHA is seeking additional CPA funding through the FY 2023 round to support the pre-development activities necessary to make the project “shovel-ready” and strengthen BHA and the Town of Belmont’s ability to secure the needed state and other funds required to move forward with construction.

The redevelopment of Sherman Gardens will allow BHA and the Town of Belmont to protect and preserve the 80 existing, deeply affordable housing units that are obsolescent because of lack of accessibility features, undersized units, and unmet capital needs. The proposed redevelopment would have all the units serviced by an elevator and would create opportunities for more adequate and varied community spaces, both indoor and outdoor, to encourage social activities and improve access to necessary services. It further benefits the Town and meets the general criteria by the opportunity it presents to expand affordable housing at the site beyond the existing 80 units on the site.

The Sherman Gardens project would meet the Town of Belmont’s Comprehensive Plan 2010-2020 Housing Goals to preserve and upgrade existing housing stock; would promote socio-economic diversity by the preservation and enhancement of 80 units of *deeply* affordable housing; and by the potential creation of additional units.

Finally, the Community Preservation Plan explicitly lists collaboration with the Belmont Housing Authority as a community housing area of focus. The allocation of CPA funds to this project is crucial to enable BHA, the town of Belmont, and the CPC to meet these housing goals.

- **Community Need**

As highlighted in the Town’s Housing Production Plan, the general lack of affordable housing supply is significant given that approximately 25% of Belmont households qualify for affordable housing as only 675 of the Town’s 10,117 units are affordable, or just 6.67%, with the elderly affordable housing at only 154 units, or just over 1.5%. Allowing for an increase in density will

allow BHA and the Town to provide affordable housing in a transit-accessible, walkable neighborhood with many amenities. Furthermore, a renovation at Sherman Gardens may provide the future opportunity to create additional housing units on site, which would meaningfully contribute to the Town's need for new affordable housing and allow it to work towards meeting its 10% state statutory requirement for affordability.

The Town of Belmont Comprehensive Plan highlights a need to upgrade the existing housing stock, and to ensure that the housing provided is suitable for the needs and moderate incomes of young professionals and the elderly. The comprehensive redevelopment of Sherman Gardens' 80 units would help meet both of these needs by providing enhanced livability and functionality to elderly and disabled residents in the form of accessibility features, elevators, larger units, and more varied community spaces (both indoor and outdoor) to provide greater quality of social life. The Comprehensive Plan also lists a need for housing that is accessible to a wider socio-economic range. The renovation of Sherman Gardens would renew the BHA's ability to provide housing that is safe, decent, and affordable to households at deeper income levels. Deeply affordable housing is sorely needed in Belmont.

- **Community Support**

The Community Preservation Commission's latest annual plan indicates an intent to specifically work with the Belmont Housing Authority to assist with the creation and preservation of affordable and/or community housing. Furthermore, the CPA's 2018 award of \$173k to the BHA for the Sherman Gardens feasibility study has been extremely useful in establishing the potential for modernization and redevelopment options at Sherman Gardens. The CPA's continued support in performing pre-development work for this project would go a long way in ensuring that the Sherman Gardens revitalization is shovel-ready by the time other major state and federal funds needed to move the project forward with construction are announced.

Additionally, the Belmont Housing Trust has given its endorsement of the Sherman Gardens redevelopment project. Their Letter of Support is included as an attachment to this application.

- **Project Documentation**

- Site Plans and photographs are attached to this application as an attachment.
- An Environmental Site Assessment was performed by Campbell Environmental Incorporated. This ESA reported that no Recognized Environmental Conditions were identified on site. This document is attached to this application as an attachment.
- An Environmental Radius Report was performed by Environmental Data Resources. This report found no mapped environmental findings that affected this site. This document is attached to this application as an attachment.
- An Apartment Market Study was performed by Keystone Consulting Group in 2019. This Market Study recommended the addition of two-bedroom units, to

- increase the size of existing units, the inclusion of unit amenities that meet area standards (modern kitchens, stainless steel appliances, central air conditioning, etc.), the creation of community amenities and resident services coordination, and additional parking. This document is attached to this application as an attachment.
- A Title Review by Hackett Feinberg P.C. conducted a title examination of the property. The examination identified two title issues related to the original activities for the project: The certificate of title for a portion of the Sherman Gardens property that was taken through eminent domain is not in Belmont Housing Authority's name. The agreement to give the adjacent property owner at 127 Sycamore St. an easement for their driveway was never filed with Land Court. These title deficiencies will have to be corrected as part of the redevelopment process. This document is attached to this application as an attachment.

Because of the size of most of the documents listed below, only the summary pages will be included as attachments. The full documents will be made available to the CPC, if requested.

- **Timeline**

An agreement for the concept development and feasibility study of the Sherman Gardens property was signed by the BHA and Bargmann Hendrie + Archetype (BH+A), a Boston-based architectural design services firm, in September 2021. This agreement anticipates a final report to be produced by BH+A by early 2022.

The full pre-development activity timeline at Sherman Gardens is based is the following:

July 2022	BHA starts Designer Selection Process
August 2022	CPA Funds Placed Under Contract
September 2022	BHA selects a Project Designer
February 2023	BHA reviews preliminary design options
April 2023	BHA selects a design option
June 2023	BHA submits application for a zoning variance
September 2023	Zoning variance is approved

The major upcoming milestone in the redevelopment process is the receipt of zoning approvals and/or relief at Sherman Gardens. These approvals will be *crucial* to making the project shovel ready in time for the release and award of future federal and state funding (such as ARPA and Build Back Better funds) required to move Sherman Gardens into the construction phase. CPA pre-development funding will be essential in covering architectural and engineering services necessary to finalize preliminary plans which will allow BHA to obtain said zoning approvals and/or relief.

- **Credentials**

The Belmont Housing Authority (BHA) professionally manages a portfolio of 262 state aided public housing units of conventional housing which provides housing assistance for low-income families, veterans, elderly and disabled individuals. The BHA portfolio consists of 100 units of two- and three-bedroom family housing, 154 units of elderly and handicapped/disabled housing, and an 8-unit 689 state housing home for the developmentally disabled through the Department of Mental Health. The Authority also administers 20 aided Alternative Housing Voucher Program (AHVP) vouchers, and 47 federally aided Section 8 Housing Choice Vouchers. The Housing Authority Board is made up of 5 members, 4 of which are elected for overlapping 5-year terms while the fifth is appointed by the state. The Board sets policy and are the fiduciaries of the Authority.

The Belmont Housing Authority has contracted the Cambridge Housing Authority (CHA) to serve as development consultant for the redevelopment of Sherman Gardens. The CHA has also served as the BHA's management agent since 2020. The Planning and Development staff at CHA have extensive experience with all tasks associated with the redevelopment of existing and construction of new affordable housing, including project conception and execution, identifying and securing financing, managing relocation needs and construction phasing, overseeing design development and construction, and finalizing project completion. The staff of 25 is comprised of experienced project managers, architects, urban planners, construction supervisors, financial planners, and an energy specialist allowing the CHA to be one of only a few housing authorities nationally to do all its redevelopment and new development in-house. CHA has used a variety of public housing repositioning programs, including the federalization of state public housing, RAD, RAD Blended, and the Section 18 Disposition program; with these programs, it has converted 2,388 units of its 2,427 federal public housing units, or 96% of its portfolio. Since 2010, CHA has secured over \$980 million in financing including approximately \$343 million in Low Income Housing Tax Credit equity, \$263 million in hard debt, \$349 million in soft debt and \$25 million in developer/sponsor contribution, resulting in improvement impacting over 2,000 units. In addition, the CHA has been at the forefront of incorporating green and sustainability features into existing and new properties and have experience meeting the requirements of Enterprise Green Communities. To date, portfolio-wide energy efficiency upgrades have reduced CHA's annual utility cost by 32% while improving resident comfort and building performance. The CHA is working closely with the Belmont Housing Authority on all redevelopment efforts, most recently focused on Sherman Gardens. The CHA has extensive experience with public procurement and will be responsible for ensuring that the project adheres to necessary procurement laws – in the past ten years, CHA has served as the developer of publicly bid construction and renovation projects exceeding \$580 million.

- **Success Factors**

Success of this project will be measured in the progress made in the design process, in the receipt of zoning approvals needed to make this project shovel ready, and in the subsequent award and utilization of further state and federal funds to bring the Sherman Gardens project into construction.

- **Budget**



The total pre-development budget for the redevelopment of Sherman Gardens is estimated at \$1.2 Million, broken down in the following categories:

<b>Budget Categories</b>	
Preliminary Architectural Services (through zoning)	\$1,000,000
Development Services	\$100,000
Due Diligence (geo-tech, traffic), etc.	\$100,000
<b>Total</b>	<b>\$1,200,000</b>

- **Other Funding**

Other pre-development funding sources to be sought will be made available by the Community Economic Development Assistance Corporation (CEDAC), Local Initiatives Support Corporation (LISC), the Massachusetts Housing Partnership (MHP), and the Department of Housing and Community Development (DCHD).

As previously mentioned, future larger sources at the state and federal levels will provide substantial assistance in getting the Sherman Gardens redevelopment project to construction.

- **Town Properties**

This CPA application relates to a project that involves public land and structures and will therefore be sponsored by the Belmont Housing Authority, a public entity in the town of Belmont founded in 1948.

- **Maintenance**

Yes. The Belmont Housing Authority is currently utilizing a management agreement with the Cambridge Housing Authority, which will be managing and maintaining the property after construction completion using operating income that it receives from the property in the form of project-based operating subsidy and tenant rent. The Belmont Housing Authority will be positioned to successfully and sustainably operate Sherman Gardens given the introduction of new rental assistance upon completion of the redevelopment. The Belmont Housing Authority currently manages and operates 262 Public Housing Units across (4) four sites in the Town of Belmont. The BHA has been operating and managing public housing units since 1948. The Belmont Housing Authority's Maintenance Department is responsible for the day to day upkeep of each development including routine and non-routine work orders, grounds maintenance, landscaping, common area cleaning, vacant unit preparation, and snow removal.

- **Impact on Town Budget**

As mentioned above, the comprehensive modernization of the Sherman Gardens development is highly contingent on the receipt of CPA funding to complete the pre-development activities. This work will help the project secure necessary zoning approvals and subsequent state and federal funding. Based on the nature of the funding available, it may become necessary to seek additional CPA funding to fill any shortfall in construction financing should one exist.

**Attachment 1:**  
**Existing Site Plan and Photos**

**BUILDING A**  
20 UNITS/Building

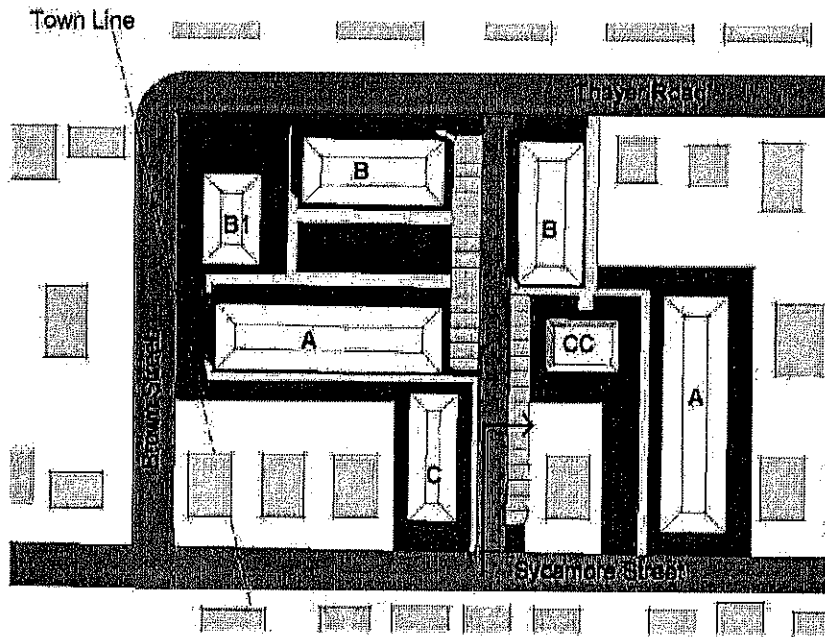
**BUILDING B**  
12 UNITS/Building

**BUILDING B1**  
8 Units

**BUILDING C**  
8 Units

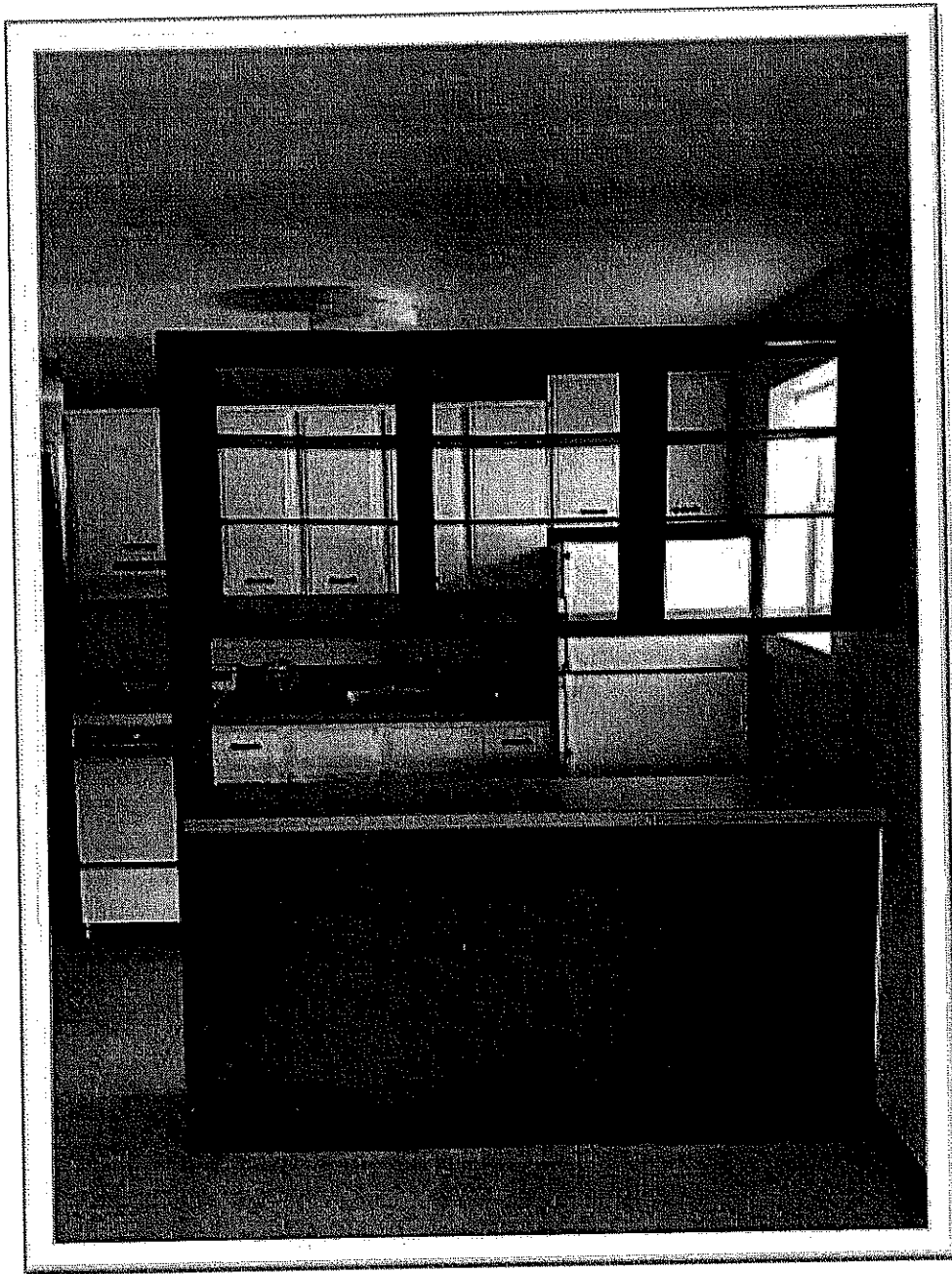
**BUILDING CC**  
Community Center

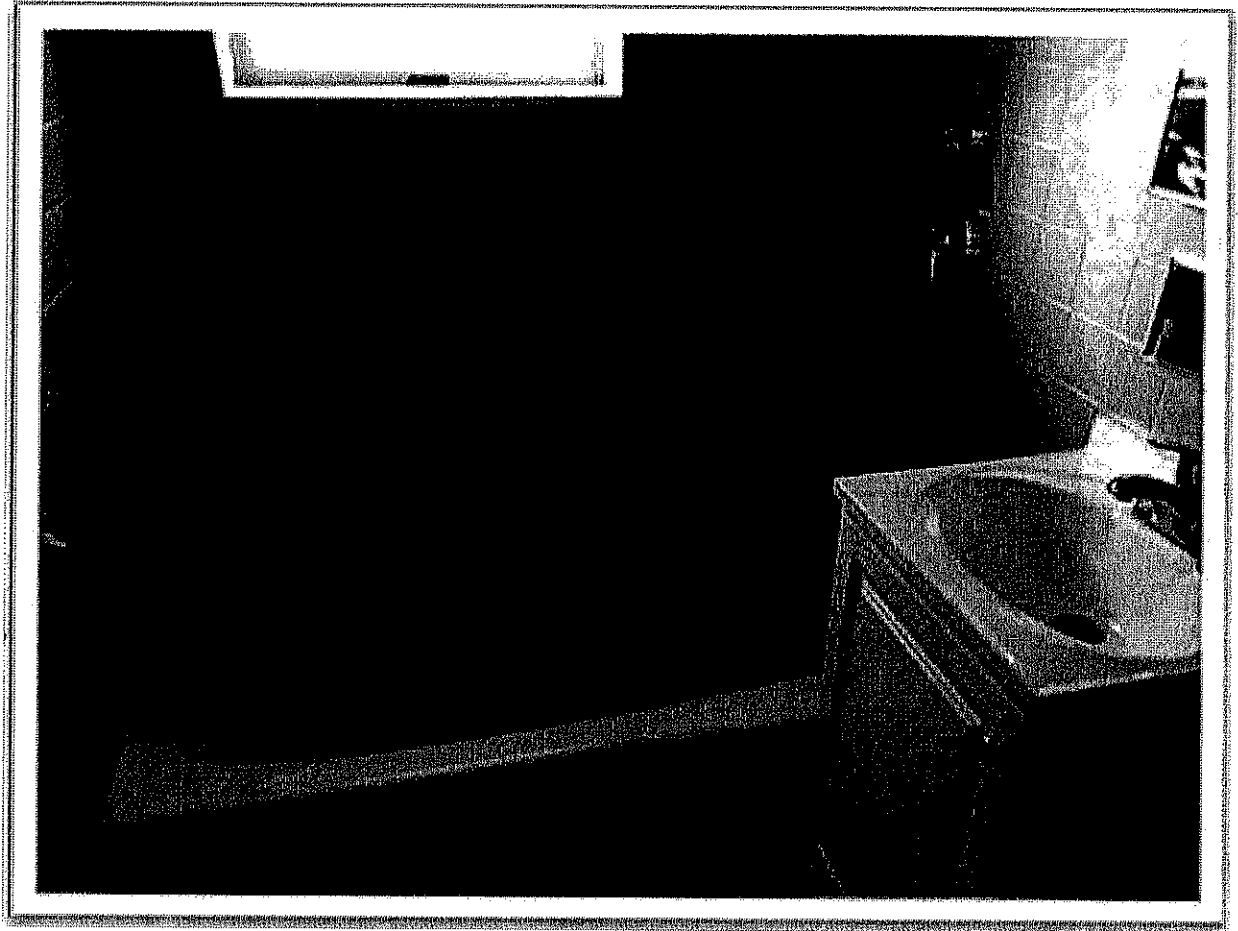
**TOTAL**  
80 UNITS  
27 Parking Spaces

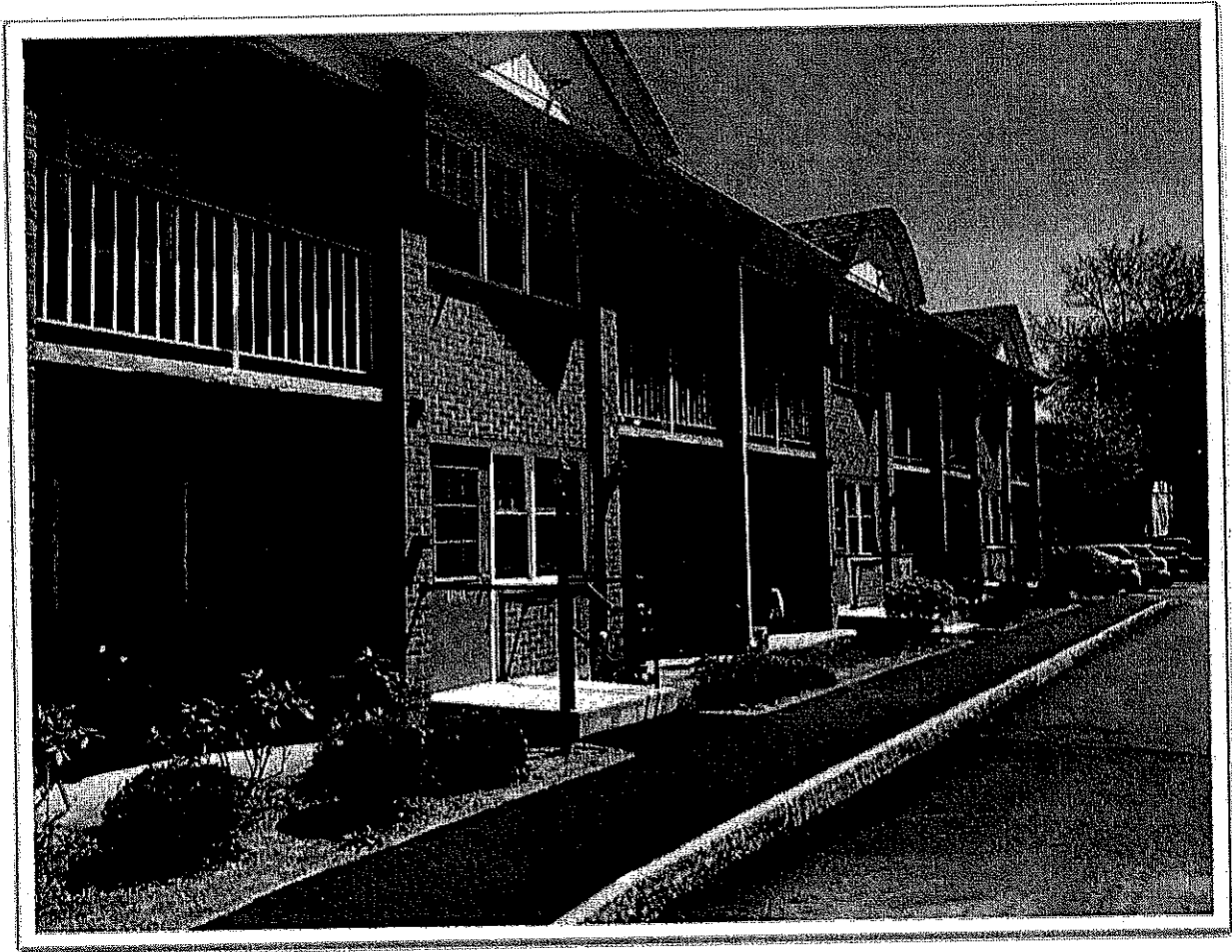


# SHERMAN GARDENS EXISTING SITE PLAN

Easement  
ROW











**ENVIRONMENTAL SITE ASSESSMENT  
SHERMAN GARDEN APARTMENTS  
131-135 SYCAMORE STREET  
BELMONT, MASSACHUSETTS**

Prepared for:

Belmont Housing Authority  
59 Pearson Road  
Belmont, MA 02478

July 19, 2019

Prepared by

Campbell Environmental Incorporated  
38 Sunset Drive  
Northboro, Massachusetts 01532

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### **REFERENCES**

<b>APPENDIX A</b>	<b>SITE MAPS/PHOTOS</b>
<b>APPENDIX B</b>	<b>LOCAL RECORDS</b>
<b>APPENDIX C</b>	<b>INTERVIEW CHECKLIST</b>
<b>APPENDIX D</b>	<b>HISTORICAL MAPS AND PHOTOS</b>
<b>APPENDIX E</b>	<b>EDR ENVIRONMENTAL RECORDS SEARCH</b>

### **LIMITATIONS**

## EXECUTIVE SUMMARY

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Campbell Environmental Incorporated (CEI) was retained by the Belmont Housing Authority to complete a Phase I Environmental Site Assessment (ESA) of the property located at 131-135 Sycamore Street, in Belmont, Massachusetts.

The subject site (site,) the Sherman Gardens Apartments, is residential housing complex, with six residential two-story buildings housing 80 one-bedroom apartments and a central community center/office/maintenance building. The buildings were constructed in 1971. The property is approximately 80,440 square feet and is identified by the Town of Belmont assessors map as property 28-101. Land use in the vicinity of the site is residential.

This ESA was performed in accordance with a proposal approved by the Belmont Housing Authority. Activities included a site visit, interviews with municipal officials, historical research, an interview with a representative of the property owner, and a review of available environmental records.

The Town of Belmont provides public water and sewer to the site building. The site is not located in a Massachusetts Department of Environmental Protection (MassDEP) designated Zone II groundwater recharge area or designated potentially productive aquifer and no potable wells were identified within at least 500 feet of the site.

Based on historical records, the site was developed in 1971. Historical aerial photos and maps indicate the site was undeveloped prior to 1971 although agricultural use is possible.

Based on a review of available records and the site visit, a release of oil or hazardous materials (OHM) was not identified at the subject property.

Several Massachusetts Department of Environmental Protection (MassDEP) listed releases were identified within ½ mile radius of the site. Based on distance from the site and/or elevation and/or status (closure) these releases appear unlikely to substantially impact the subject site.

Based on a site visit, interview with a representative of the property owner and review of available records, no REC's were identified at the site.

## **Signature of Environmental Professional**

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This report was prepared and reviewed by an employee of Campbell Environmental Incorporated whose signature appears below. As specified in E 1527-13 to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquiry in conformance with the standards and practices set forth in 40 CFR Part 312.

***George E Campbell***

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George E. Campbell, PG, LSP

# 1 INTRODUCTION

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## 1.1 Purpose and Scope

The Belmont Housing Authority retained CEI to perform a Phase I ESA of the property located at 131-135 Sycamore Street, in Belmont, Massachusetts (site).

In order to prepare this report, CEI conducted a reconnaissance of the site and immediately adjacent properties. The site includes the Sherman Garden Apartments, a public housing complex. Six two-story residential apartment buildings housing 80 one-bedroom apartments are located on site. The site latitude and longitude is 42.3858590 and 71.1931650 respectively. See Appendix A for a MassDEP Priority Resources Map and site photographs.

This ESA was performed generally in accordance with a proposed scope of work (SOW) approved by the Belmont Housing Authority and ASTM Standard E 1527-13. The investigation included the following:

- ∞ Assessment of current site conditions for the identification of Recognized Environmental Conditions (RECs).
- ∞ Inspection of the site grounds for evidence of releases of oil or hazardous materials (OHM) as defined by the Massachusetts Contingency Plan (MCP).
- ∞ Visual assessment of abutting properties from the subject site.

In accordance with the proposal, the following activities were completed:

- ∞ A site walkover and visual site inspection.
- ∞ Visual inspection of abutting properties from the subject site.
- ∞ Research at municipal offices including the Fire Department, Assessors Office, Building Department, and Public Library.
- ∞ Review of MassDEP, Bureau of Waste Site Cleanup disposal site list.
- ∞ Review of MassDEP, Bureau of Waste Site Cleanup underground storage tank list.

- ∞ A computer search of State and Federal Government Environmental databases by EDR.
- ∞ Review of historical maps and records.
- ∞ Interview with a representative of the property owner.

## 2 SITE DESCRIPTION

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### 2.1 Property Location and Description

The subject property is located at 131-135 Sycamore Street in Belmont, Massachusetts. The site includes six two-story apartment buildings and a centrally located recreation/office/maintenance building. The property is approximately 80,440 square feet in size.

The site is located in a residential neighborhood in the Town of Belmont. Abutting properties are residential. The site elevation is approximately 69 feet above mean sea level. Site topography is level. The site is not identified within a 100-year floodplain. See Appendix A for a MassDEP Priority Resource Map, a Town of Belmont Assessors Map and site photographs. See Appendix B for local records.

### 2.2 Sensitive Receptors

The Town of Belmont provides public water and sewer to the site buildings. No drinking water wells are located on the subject property. No records identified potable wells within at least 500 feet of the property boundary. A MassDEP Priority Resource Map (see Appendix A) was reviewed and the site is not located in a MassDEP designated Zone II or potentially productive aquifer. MCP GW-1 standards, protective of drinking water use, do not apply to the site. A building exists on-site, and depth to ground water is assumed to be less than 15 feet below grade. MCP GW-2 standards, protective of indoor air quality, therefore apply within 30 feet of an occupied building. MCP GW-3 standards, protective of surface water, also apply to site groundwater.

Storm water runoff is controlled by catch basins installed in adjacent streets. The nearest surface water body, Beaver Brook, is located approximately 600 feet northwest of the site.

### 2.3 Site Reconnaissance/Interview

See Appendix C for the interview checklist completed by Mr. Joe Whalen (representative for the property owner). Mr. Whalen had no knowledge of environmental incidents or releases of oil or hazardous material at the subject site.

On July 8, 2019, a visual reconnaissance of exterior and interior portions of the site was conducted to identify RECs at the site or immediately adjacent properties by means of a

visual, surficial inspection. Observations concerning the site visit are summarized as follows:

Six separate apartment buildings and one office/recreational/storage/maintenance building is located on site. The site also includes paved parking and landscaped grounds.

Utilities identified in the site vicinity include electric, natural gas, municipal water and sewer. Storm-drains were observed in streets and parking areas.

The buildings are heated by electricity.

One transformer was observed on site. No markings were observed on the transformer and the transformer may contain PCBs.

Stained soils were not observed on site.

Dry wells, pits, ponds or lagoons were not identified.

No basements are present in the residential buildings on site.

Foul odors or evidence of surface oil or hazardous material spills were not identified.

Areas of stressed vegetation were not observed.

Hazardous substances or petroleum products associated with a REC were not observed.

55-gallon drums associated with the storage of oil or hazardous materials were not identified at the site.

Odors associated with hazardous materials or an REC were not detected.

Containers of hazardous materials (beyond household commercial cleaning products, paint, and pesticides etc.) were not observed.

Pools of liquid were not identified on the site.

No landfilling or disposal of solid or hazardous waste was observed or reportedly occurred at the site.

Historic fill soils were not identified at the site.

Beyond de minimus quantities, stained pavement was not observed.

Active underground or aboveground storage tanks were not observed on site (historical UST's were not identified).



## 3 SITE HISTORY

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### 3.1 Site History/Records Review

Sanborn Fire Insurance Maps from 1922, 1931 and 1949, and historical aerial photographs from 1938, 1955 and 1969 were reviewed. Development of the property was not apparent from the maps and photos reviewed. See Appendix E for historical maps.

Local records were reviewed at Town of Belmont offices, the public library and the Belmont Historical Society. See Appendix B. Results of this review are briefly summarized below:

- ∞ The Town of Belmont Fire Department did not identify any underground storage tanks or environmental incidents on the site.
- ∞ The Town of Belmont Assessors Office lists the Belmont Housing Authority as the site owner. Town of Belmont assessor records are attached in Appendix B.
- ∞ Town of Belmont Building Department records were reviewed. The permits appear to be predominantly for electrical or minor alterations/repairs to the structure.
- ∞ Historical Town of Belmont Directories from 1922, 1927, 1937 and 1944 were reviewed at the Belmont Historical Society. No listings were identified for 131-135 Sycamore Street.

EDR Corporation conducted a search of environmental records. See Appendix F for the environmental record search and complete listing of results. Relevant search results (within 0.25 mile of the site) are briefly summarized below:

- ∞ Review of the Massachusetts Hazardous waste Generators Lists indicates that there are five generators within approximately 0.25 miles of the subject site.
- ∞ Review of the State Hazardous Waste Site (SHWS) list reveals five sites within approximately 0.25 miles of the site. These sites are identified below:

Site Address	Distance	RTN	Status
Near 21 Dwight Street	0.082 mile	3-25095	RAO
32 Chandler Street	0.085 mile	3-33328	PSNC
27 Lexington Street	0.129 mile	3-25391	RAO
563 Trapelo Road	0.204 mile	3-22478	RAO
Trapelo Road	0.227	3-3417	RAO

RAO = Site Closure, PSNC = Site Closure, RTN = Release Tracking Number

- ∞ Review of the Leaking UST database reveals five sites within approximately 0.5 miles of the site. The UST sites closest to the subject site are included in the SHWS list (see above).
- ∞ Review of the Leaking Aboveground Storage Tank database reveals three sites within approximately 0.25 miles of the site. Note that these properties are listed in the state hazardous waste site list, see above.

Based on a review of the MassDEP waste site list, multiple state listed sites are located within a half-mile of the subject property. Based on the site status (closure) and/or elevation and/or location, substantial impacts to the subject site appear unlikely.

EDR also identified several 'orphan' sites where the sites could not be mapped due to an inadequate description. Based on the descriptions (e.g. intersection), these sites appear unlikely to substantially impact the subject site.

The MassDEP underground storage tank (UST) list was also reviewed for the site and immediately adjacent properties. No UST listings were identified in the MassDEP database for the site or immediately adjacent properties.

### 3.2 User Required Information

The ASTM Standard requires the user of the ESA to provide certain specific information pertaining to the site. A representative of the user was not aware of any environmental liens or environmental use restrictions at the subject site. In addition, the user is not aware of any reduction in the purchase price vs. the fair market value of the property due to contamination at the site. The user has no specialized knowledge of the site (or adjacent property) or knowledge of chemical storage (beyond deminimus quantities of common paints, pesticides or cleaning products) or current or past environmental releases at the site.

## 4 IDENTIFICATION OF DATA GAPS

---

### 4.1 Data Gaps

Selected data gaps were identified during the ESA. These data gaps are briefly described below:

Historical property use prior to 1971 is unknown. Consistent with development in Belmont, the earliest use likely was agricultural. This data gap is considered unlikely to affect the conclusions of this report.

## 5 FINDINGS AND CONCLUSIONS

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The salient findings of this Environmental Site Assessment (ESA) are summarized as follows:

According to the Belmont Assessors office, the site has been developed since 1971. Based on review of historical maps and aerial photographs property use prior to that time appears vacant although historical agricultural use is likely.

We performed a site visit, interview with a representative of the property owner and review of available records in accordance with the ASTM 1527-13 standard. Based on available records and the site visit, no reportable releases of OHM have occurred at the site and no RECs were identified.

The site is not located in a DEP designated Zone II or potentially productive aquifer and no potable wells were identified on site or within at least 500 feet of the site.

Multiple state listed sites are located within a half-mile of the site. These sites appear unlikely to substantially impact the subject site due to distance, downgradient location and/or site status (closure).

Campbell Environmental Incorporated performed this ESA in conformance with the proposal approved by Belmont Housing Authority and ASTM Practice E 1527-13.

Maps, atlases, records, and officials at government agencies and private parties were consulted during this ESA and report preparation. The information, findings and conclusions expressed within this report are limited to the accuracy of these sources. This project is subject to the attached limitations.

## REFERENCES

### Local Records

Town of Belmont Assessors Office  
Town of Belmont Building Department  
Town of Belmont Fire Department  
Town of Belmont Public Library  
Belmont Historical Society

### State and Federal Records

Massachusetts Department of Environmental Protection, Bureau of Waste Site Cleanup Site List, DEP website, 2019  
Massachusetts Department of Environmental Protection, Priority Resource Map, 2019  
Massachusetts Department of Environmental Protection, Underground Storage Tank List, DEP website, 2019  
EDR Corporation, Environmental Records Search, 2019

### Other

NETR Historical Aerial Photographs  
Directory of Belmont, Union Publishing, Boston, MA 1922  
Lothrop's Belmont Directory, 1927, 1937, 1944  
Sanborn Fire Insurance Maps



**Sherman Garden Apartments**  
131-135 Sycamore Street  
Belmont, MA 02478

Inquiry Number: 5681309.2s  
June 12, 2019

## The EDR Radius Map™ Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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### GEOCHECK ADDENDUM

GeoCheck - Not Requested

*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Dillgence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

131-135 SYCAMORE STREET  
BELMONT, MA 02478

#### COORDINATES

Latitude (North):	42.3858590 - 42° 23' 9.09"
Longitude (West):	71.1931650 - 71° 11' 35.39"
Universal Tranverse Mercator:	Zone 19
UTM X (Meters):	319459.6
UTM Y (Meters):	4694735.0
Elevation:	68 ft. above sea level

#### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5646205 LEXINGTON, MA
Version Date:	2012
South Map:	5646211 NEWTON, MA
Version Date:	2012

#### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140712
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:  
 131-135 SYCAMORE STREET  
 BELMONT, MA 02478

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	NEW ENGLAND X RAY &	50 THAYER RD	RCRA NonGen / NLR, FINDS, ECHO	Lower	377, 0.071, WNW
A2	HULLINC LITTLE FOREI	50 THAYER RD	MA HW GEN	Lower	377, 0.071, WNW
A3	HULLINC LITTLE FOREI	50 THAYER RD	RCRA-CESQG	Lower	377, 0.071, WNW
4	NSTAR UTILITY POLE #	NEAR 21 DWIGHT ST	MA SHWS, MA RELEASE	Higher	432, 0.082, WSW
5	NO LOCATION AID	32 CHANDLER STREET	MA SHWS, MA RELEASE	Higher	449, 0.085, South
B6	FORMER MOBIL STN 117	27 LEXINGTON ST	MA SHWS, MA SPILLS, MA RELEASE	Higher	679, 0.129, NE
B7	BELMONT CAR CARE	27 LEXINGTON ST	MA AST	Higher	679, 0.129, NE
B8	BELMONT CAR CARE	27 LEXINGTON ST	MA UST	Higher	679, 0.129, NE
B9	EXXONMOBIL OIL CORP	27 LEXINGTON ST	RCRA NonGen / NLR, FINDS, ECHO, RI MANIFEST	Higher	679, 0.129, NE
10	AMTRUCK CO	20A THAYER RD	MA HW GEN	Higher	793, 0.150, WSW
C11	MA0022	563 TRAPELO RD	MA AST	Higher	1075, 0.204, NNE
C12	GETTY GASOLINE STATI	563 TRAPELO RD	MA SHWS, MA LUST, MA RELEASE, MA HW GEN	Higher	1075, 0.204, NNE
C13	MA0022	563 TRAPELO RD	MA UST, MA AST	Higher	1075, 0.204, NNE
14	BELMONT WHEELWORKS	480 TRAPELO RD	MA SPILLS, MA HW GEN	Higher	1131, 0.214, ENE
D15	STAR MARKET	TRAPELO RD	MA SHWS, MA RELEASE	Higher	1201, 0.227, NNE
D16	SHAWS 2583	535 TRAPELO RD	MA HW GEN	Higher	1219, 0.231, NE
D17	SHAWS 2583	535 TRAPELO RD	RCRA-CESQG	Higher	1219, 0.231, NE
18	WHITE STREET GARAGE	43 WHITE ST	MA SHWS, MA UST, MA RELEASE	Lower	1374, 0.260, NE
19	SYCAMORE AUTO SERVIC	257 SYCAMORE ST	MA LUST, MA RELEASE	Higher	1616, 0.306, SW
E20	NO LOCATION AID	1060 BELMONT ST	MA SHWS, MA LUST, MA RELEASE, MA ASBESTOS	Higher	1702, 0.322, SW
E21	1072 BELMONT STREET	1072 BELMONT STREET	US BROWNFIELDS, FINDS	Higher	1723, 0.326, SW
22	MASSACHUSETTS MEDICA	108 CLEMATIS AVE	MA SHWS, MA RELEASE, MA HW GEN	Lower	1762, 0.334, WSW
23	PROPERTY	1010 PLEASANT ST	MA SHWS, MA LUST, MA RELEASE, MA HW GEN	Higher	1820, 0.345, NE
24	ORCHARD ST	917 BELMONT ST	MA SHWS, MA RELEASE, MA ASBESTOS	Higher	1898, 0.359, SSE
25	NO LOCATION AID	BCH AND MAPLE	MA SHWS, MA RELEASE	Higher	2058, 0.390, East
F26	DUFFY BROS CONSTRUCT	411 WAVERLEY OAKS RD	SEMS	Higher	2067, 0.391, WNW
F27	REAR AREA OF SITE	411 WAVERLEY OAKS RD	MA SHWS, MA LAST, MA INST CONTROL, MA BROWNFIELDS	Higher	2067, 0.391, WNW
F28	NO LOCATION AID	411 WAVERLY OAKS ROA	MA SHWS, MA RELEASE, MA HW GEN	Higher	2067, 0.391, WNW
29	FRANETTE CLEANERS	399 TRAPELO RD	MA LUST, MA RELEASE, MA DRYCLEANERS, MA HW GEN	Higher	2094, 0.397, East
30	PETER FULLER DODGE I	1000 PLEASANT ST	MA SHWS, MA UST, MA INST CONTROL, MA RELEASE, MA...	Higher	2367, 0.448, NE
31	MANHOLE HALFWAT DOWN	102 CLEMATIS AVE	MA SHWS, MA LAST, MA RELEASE	Lower	2487, 0.471, WSW
32	INDUSTRIAL PROPERTY	70-74 CLEMATIS AVE	MA SHWS, MA LAST, MA RELEASE, MA UIC	Lower	2875, 0.545, WSW
33	PROPERTY	249 LEXINGTON ST	MA SHWS, MA SPILLS, MA RELEASE	Higher	3087, 0.585, South
G34	COMMERCIAL PROPERTY	307 TRAPELO RD	MA SHWS, MA LUST, MA RELEASE	Higher	3102, 0.587, East
35	BELMONT MUNICIPAL LI	40 PRINCE ST	MA SHWS, MA RELEASE, MA ASBESTOS, MA HW GEN	Higher	3149, 0.596, ENE
G36	NO LOCATION AID	297 TRAPELO RD	MA SHWS, MA LUST, MA RELEASE	Higher	3167, 0.600, ESE
37	SHELL SERVICE STATIO	281 ORCHARD ST	MA SHWS, MA UST, MA AST, MA RELEASE	Higher	3230, 0.612, SSE
38	LIGHT METAL PLATERS	70 TO 74 CLEMATIS AV	MA SHWS, MA RELEASE	Lower	3239, 0.613, WSW
39	TARABELSI BROTHERS S	280 TRAPELO RD	MA SHWS, MA UST, MA RELEASE, MA Financial...	Higher	3245, 0.615, ESE

MAPPED SITES SUMMARY

Target Property Address:  
131-135 SYCAMORE STREET  
BELMONT, MA 02478

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
40	MCLEAN HOSPITAL LAND	115 MILL ST	MA SHWS, MA SWF/LF, MA LUST, MA AST, MA SPILLS, MA...	Higher	3311, 0.627, NNW
41	NO LOCATION AID	270 TRAPELO RD	MA SHWS, MA LUST, MA RELEASE	Higher	3404, 0.645, ESE
42	42-22-34 71-11-28	185-187 EDENFIELD RD	MA SHWS, MA RELEASE	Higher	3504, 0.664, South
43	UTM 4694592N 318350E	313 WAVERLEY OAKS RD	MA SHWS, MA LAST, MA LUST, MA INST CONTROL, MA...	Lower	3567, 0.676, West
44	POLE #31	264 BEAL ST	MA SHWS, MA RELEASE	Higher	3574, 0.677, WSW
45	GAS STATION	277 WAVERLEY OAKS RD	MA SHWS, MA RELEASE	Lower	3724, 0.705, West
46	THOM BUILDING	FERNALD CENER 200 TR	MA SHWS, MA RELEASE	Higher	3919, 0.742, NW
47	RESIDENTIAL PROPERTY	210 WAVERLEY STREET	MA SHWS, MA LAST, MA RELEASE	Lower	3995, 0.757, ENE
48	CLEMATIS CORPORATION	117 BEAVER ST	MA SHWS, MA RELEASE, MA HW GEN	Lower	4108, 0.778, WSW
49	RESIDENTIAL PROPERTY	46-48 BENJAMIN RD	MA SHWS, MA LAST, MA RELEASE	Higher	4204, 0.796, ENE
H50	POWER PLANT NEAR WAV	200 TRAPELO RD	MA SHWS, MA LUST, MA INST CONTROL, MA RELEASE, MA...	Higher	4262, 0.807, NW
H51	FORMER FERNALD SCHOO	200 TRAPELO ROAD	MA SHWS, MA RELEASE, MA ASBESTOS	Higher	4262, 0.807, NW
52	NO LOCATION AID	12-14 WARREN ST	MA SHWS, MA LAST, MA RELEASE	Lower	4302, 0.815, SSE
53	SHELL #73 (SEASONS C	225 WAVERLY OAKS RD	MA SHWS, MA LUST, MA UST, MA RELEASE	Lower	4363, 0.826, West
54	WAVERLY AVENUE AUTO	117 WAVERLEY AVE	MA SHWS, MA RELEASE, MA HW GEN, MA UIC	Lower	4533, 0.859, SSE
55	RESIDENCE	20 HAMMOND RD	MA SHWS, MA LAST, MA RELEASE	Higher	4623, 0.876, ESE
56	BELMONT	145 BROOKSIDE AVE	MA SHWS, MA RELEASE	Higher	4928, 0.933, NNW
57	WALTHAM MAINTENANCE	258 TRAPELO RD	MA SHWS, MA LUST, MA RELEASE, MA ENF, MA HW GEN	Higher	4940, 0.936, NW
58	UNIVERSITY OF MASSAC	225-227 BEAVER ST	MA SHWS, MA RELEASE	Lower	5009, 0.949, West
I59	WATERTOWN TOWN OF D	124 ORCHARD ST	MA SHWS, MA LUST, MA AST, MA RELEASE, MA ASBESTOS	Lower	5013, 0.949, SSE
I60	WATERTOWN DPW YARD	124 ORCHARD STREET	MA SHWS, MA RELEASE	Lower	5013, 0.949, SSE
61	GEORGE MORE FACILITY	110 BEAVER ST	MA SHWS, MA INST CONTROL, MA RELEASE	Lower	5089, 0.964, WSW
62	MUNICIPAL LIGHT DEPT	9 BRETTWOOD RD	MA SHWS, MA RELEASE	Higher	5091, 0.964, ENE
J63	NO LOCATION AID	112 TRAPELO RD	MA SHWS, MA INST CONTROL, MA RELEASE	Higher	5221, 0.989, ESE
J64	CUSHING VILLAGE	7 HORNE RD & 112 TRA	MA SHWS, MA RELEASE, MA ENF	Higher	5226, 0.990, ESE

## EXECUTIVE SUMMARY

### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal NPL site list***

NPL..... National Priority List  
Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

#### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

#### ***Federal CERCLIS list***

FEDERAL FACILITY..... Federal Facility Site Information Listing

#### ***Federal CERCLIS NFRAP site list***

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

#### ***Federal RCRA CORRACTS facilities list***

CORRACTS..... Corrective Action Report

#### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

#### ***Federal RCRA generators list***

RCRA-LQG..... RCRA - Large Quantity Generators  
RCRA-SQG..... RCRA - Small Quantity Generators

#### ***Federal institutional controls / engineering controls registries***

LUCIS..... Land Use Control Information System  
US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROL..... Sites with Institutional Controls

#### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

## EXECUTIVE SUMMARY

### **State and tribal leaking storage tank lists**

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

### **State and tribal registered storage tank lists**

FEMA UST..... Underground Storage Tank Listing  
INDIAN UST..... Underground Storage Tanks on Indian Land

### **State and tribal voluntary cleanup sites**

INDIAN VCP..... Voluntary Cleanup Priority Listing

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### **Local Lists of Landfill / Solid Waste Disposal Sites**

INDIAN ODL..... Report on the Status of Open Dumps on Indian Lands  
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations  
ODL..... Open Dump Inventory  
IHS OPEN DUMPS..... Open Dumps on Indian Land

#### **Local Lists of Hazardous waste / Contaminated Sites**

US HIST CDL..... Delisted National Clandestine Laboratory Register  
US CDL..... National Clandestine Laboratory Register

#### **Local Land Records**

MA LIENS..... Liens Information Listing  
LIENS 2..... CERCLA Lien Information

#### **Records of Emergency Release Reports**

HMIRS..... Hazardous Materials Information Reporting System  
MA SPILLS 90..... SPILLS 90 data from FirstSearch  
MA SPILLS 80..... SPILLS 80 data from FirstSearch

#### **Other Ascertainable Records**

FUDS..... Formerly Used Defense Sites  
DOD..... Department of Defense Sites  
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing  
US FIN ASSUR..... Financial Assurance Information  
EPA WATCH LIST..... EPA WATCH LIST  
2020 COR ACTION..... 2020 Corrective Action Program List  
TSCA..... Toxic Substances Control Act  
TRIS..... Toxic Chemical Release Inventory System  
SSTS..... Section 7 Tracking Systems  
ROD..... Records Of Decision  
RMP..... Risk Management Plans  
RAATS..... RCRA Administrative Action Tracking System  
PRP..... Potentially Responsible Parties

## EXECUTIVE SUMMARY

PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
UXO.....	Unexploded Ordnance Sites
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
MA GWDP.....	Ground Water Discharge Permits
MA MERCURY.....	Mercury Product Recycling Drop-Off Locations Listing
MA NPDES.....	NPDES Permit Listing
MA TIER 2.....	Tier 2 Information Listing
MA TSD.....	TSD Facility

### EDR HIGH RISK HISTORICAL RECORDS

#### *EDR Exclusive Records*

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto.....	EDR Exclusive Historical Auto Stations
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

### EDR RECOVERED GOVERNMENT ARCHIVES

#### *Exclusive Recovered Govt. Archives*

MA RGA HWS.....	Recovered Government Archive State Hazardous Waste Facilities List
MA RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

## EXECUTIVE SUMMARY

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal CERCLIS list***

SEMS: SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the SEMS list, as provided by EDR, and dated 04/11/2019 has revealed that there is 1 SEMS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DUFFY BROS CONSTRUCT Site ID: 0100844 EPA Id: MAD980916316	411 WAVERLEY OAKS RD	WNW 1/4 - 1/2 (0.391 mi.)	F26	75

#### ***Federal RCRA generators list***

RCRA-CESQG: RCRAinfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-CESQG list, as provided by EDR, and dated 03/25/2019 has revealed that there are 2 RCRA-CESQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHAWS 2583 EPA ID:: MAC300020112	535 TRAPELO RD	NE 1/8 - 1/4 (0.231 mi.)	D17	44
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HULLINC LITTLE FOREI EPA ID:: MAD982545337	50 THAYER RD	WNW 0 - 1/8 (0.071 mi.)	A3	10

#### ***State- and tribal - equivalent CERCLIS***

MA SHWS: Contains information on releases of oil and hazardous materials that have been reported to DEP.

A review of the MA SHWS list, as provided by EDR, and dated 02/28/2019 has revealed that there are 48

## EXECUTIVE SUMMARY

MA SHWS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>NSTAR UTILITY POLE #</b> Release Tracking Number / Current Status: 3-0025095 / RAO	<b>NEAR 21 DWIGHT ST</b>	<b>WSW 0 - 1/8 (0.082 mi.)</b>	<b>4</b>	<b>11</b>
<b>NO LOCATION AID</b> Release Tracking Number / Current Status: 3-0033328 / PSNC	<b>32 CHANDLER STREET</b>	<b>S 0 - 1/8 (0.085 mi.)</b>	<b>5</b>	<b>12</b>
<b>FORMER MOBIL STN 117</b> Release Tracking Number / Current Status: 3-0025391 / RAO	<b>27 LEXINGTON ST</b>	<b>NE 1/8 - 1/4 (0.129 mi.)</b>	<b>B6</b>	<b>14</b>
<b>GETTY GASOLINE STATI</b> Release Tracking Number / Current Status: 3-0022478 / RAO	<b>563 TRAPELO RD</b>	<b>NNE 1/8 - 1/4 (0.204 mi.)</b>	<b>C12</b>	<b>33</b>
<b>STAR MARKET</b> Release Tracking Number / Current Status: 3-0003417 / RAO	<b>TRAPELO RD</b>	<b>NNE 1/8 - 1/4 (0.227 mi.)</b>	<b>D15</b>	<b>42</b>
<b>NO LOCATION AID</b> Release Tracking Number / Current Status: 3-0029029 / RAO	<b>1060 BELMONT ST</b>	<b>SW 1/4 - 1/2 (0.322 mi.)</b>	<b>E20</b>	<b>51</b>
<b>PROPERTY</b> Release Tracking Number / Current Status: 3-0014403 / RAO Release Tracking Number / Current Status: 3-0019570 / RAO Release Tracking Number / Current Status: 3-0002296 / RAO	<b>1010 PLEASANT ST</b>	<b>NE 1/4 - 1/2 (0.345 mi.)</b>	<b>23</b>	<b>62</b>
<b>ORCHARD ST</b> Release Tracking Number / Current Status: 3-0018880 / RAO	<b>917 BELMONT ST</b>	<b>SSE 1/4 - 1/2 (0.359 mi.)</b>	<b>24</b>	<b>71</b>
<b>NO LOCATION AID</b> Release Tracking Number / Current Status: 3-0018823 / RAO	<b>BCH AND MAPLE</b>	<b>E 1/4 - 1/2 (0.390 mi.)</b>	<b>25</b>	<b>73</b>
<b>REAR AREA OF SITE</b> Release Tracking Number / Current Status: 3-0000454 / RAO Release Tracking Number / Current Status: 3-0010717 / RAO	<b>411 WAVERLEY OAKS RD</b>	<b>WNW 1/4 - 1/2 (0.391 mi.)</b>	<b>F27</b>	<b>76</b>
<b>NO LOCATION AID</b> Release Tracking Number / Current Status: 3-0025816 / RAONR Release Tracking Number / Current Status: 3-0031506 / PSNC	<b>411 WAVERLY OAKS ROA</b>	<b>WNW 1/4 - 1/2 (0.391 mi.)</b>	<b>F28</b>	<b>105</b>
<b>PETER FULLER DODGE I</b> Release Tracking Number / Current Status: 3-0030513 / RAO	<b>1000 PLEASANT ST</b>	<b>NE 1/4 - 1/2 (0.448 mi.)</b>	<b>30</b>	<b>115</b>
<b>PROPERTY</b> Release Tracking Number / Current Status: 3-0004323 / RAO	<b>249 LEXINGTON ST</b>	<b>S 1/2 - 1 (0.585 mi.)</b>	<b>33</b>	<b>135</b>
<b>COMMERCIAL PROPERTY</b> Release Tracking Number / Current Status: 3-0030462 / RAO	<b>307 TRAPELO RD</b>	<b>E 1/2 - 1 (0.587 mi.)</b>	<b>G34</b>	<b>136</b>
<b>BELMONT MUNICIPAL LI</b> Release Tracking Number / Current Status: 3-0018755 / RAO Release Tracking Number / Current Status: 3-0016746 / RAO	<b>40 PRINCE ST</b>	<b>ENE 1/2 - 1 (0.596 mi.)</b>	<b>35</b>	<b>141</b>
<b>NO LOCATION AID</b> Release Tracking Number / Current Status: 3-0023679 / RAO	<b>297 TRAPELO RD</b>	<b>ESE 1/2 - 1 (0.600 mi.)</b>	<b>G36</b>	<b>145</b>
<b>SHELL SERVICE STATIO</b> Release Tracking Number / Current Status: 3-0003566 / LSPNFA Release Tracking Number / Current Status: 3-0017164 / RAO	<b>281 ORCHARD ST</b>	<b>SSE 1/2 - 1 (0.612 mi.)</b>	<b>37</b>	<b>157</b>
<b>TARABELSI BROTHERS S</b> Release Tracking Number / Current Status: 3-0033868 / PSC	<b>280 TRAPELO RD</b>	<b>ESE 1/2 - 1 (0.615 mi.)</b>	<b>39</b>	<b>165</b>
<b>MCLEAN HOSPITAL LAND</b> Release Tracking Number / Current Status: 3-0023234 / RAO Release Tracking Number / Current Status: 3-0020406 / RAO	<b>115 MILL ST</b>	<b>NNW 1/2 - 1 (0.627 mi.)</b>	<b>40</b>	<b>169</b>



## EXECUTIVE SUMMARY

Release Tracking Number / Current Status: 3-0017520 / RAO				
<b>NO LOCATION AID</b>	<b>270 TRAPELO RD</b>	<b>ESE 1/2 - 1 (0.645 mi.)</b>	<b>41</b>	<b>211</b>
Release Tracking Number / Current Status: 3-0019955 / RAO				
Release Tracking Number / Current Status: 3-0021025 / RAONR				
<b>42-22-34 71-11-28</b>	<b>185-187 EDENFIELD RD</b>	<b>S 1/2 - 1 (0.664 mi.)</b>	<b>42</b>	<b>218</b>
Release Tracking Number / Current Status: 3-0019958 / RAO				
<b>POLE #31</b>	<b>264 BEAL ST</b>	<b>WSW 1/2 - 1 (0.677 mi.)</b>	<b>44</b>	<b>240</b>
Release Tracking Number / Current Status: 3-0011166 / RAO				
<b>THOM BUILDING</b>	<b>FERNALD CENER 200 TR</b>	<b>NW 1/2 - 1 (0.742 mi.)</b>	<b>46</b>	<b>244</b>
Release Tracking Number / Current Status: 3-0021380 / RAO				
<b>RESIDENTIAL PROPERTY</b>	<b>46-48 BENJAMIN RD</b>	<b>ENE 1/2 - 1 (0.796 mi.)</b>	<b>49</b>	<b>251</b>
Release Tracking Number / Current Status: 3-0024085 / RAO				
<b>POWER PLANT NEAR WAV</b>	<b>200 TRAPELO RD</b>	<b>NW 1/2 - 1 (0.807 mi.)</b>	<b>H50</b>	<b>257</b>
Release Tracking Number / Current Status: 3-0010367 / RAO				
Release Tracking Number / Current Status: 3-0015442 / RAO				
Release Tracking Number / Current Status: 3-0011878 / RAO				
Release Tracking Number / Current Status: 3-0015121 / RAO				
<b>FORMER FERNALD SCHOO</b>	<b>200 TRAPELO ROAD</b>	<b>NW 1/2 - 1 (0.807 mi.)</b>	<b>H51</b>	<b>306</b>
Release Tracking Number / Current Status: 3-0035236 / UNCLSS				
<b>RESIDENCE</b>	<b>20 HAMMOND RD</b>	<b>ESE 1/2 - 1 (0.876 mi.)</b>	<b>55</b>	<b>331</b>
Release Tracking Number / Current Status: 3-0028074 / RAO				
<b>BELMONT</b>	<b>145 BROOKSIDE AVE</b>	<b>NNW 1/2 - 1 (0.933 mi.)</b>	<b>56</b>	<b>339</b>
Release Tracking Number / Current Status: 3-0001628 / RAO				
<b>WALTHAM MAINTENANCE</b>	<b>258 TRAPELO RD</b>	<b>NW 1/2 - 1 (0.936 mi.)</b>	<b>57</b>	<b>340</b>
Release Tracking Number / Current Status: 3-0029265 / RAO				
<b>MUNICIPAL LIGHT DEPT</b>	<b>9 BRETTWOOD RD</b>	<b>ENE 1/2 - 1 (0.964 mi.)</b>	<b>62</b>	<b>368</b>
Release Tracking Number / Current Status: 3-0016874 / RAO				
<b>NO LOCATION AID</b>	<b>112 TRAPELO RD</b>	<b>ESE 1/2 - 1 (0.989 mi.)</b>	<b>J63</b>	<b>370</b>
Release Tracking Number / Current Status: 3-0020385 / RAONR				
Release Tracking Number / Current Status: 3-0020284 / RAO				
<b>CUSHING VILLAGE</b>	<b>7 HORNE RD &amp; 112 TRA</b>	<b>ESE 1/2 - 1 (0.990 mi.)</b>	<b>J64</b>	<b>377</b>
Release Tracking Number / Current Status: 3-0032541 / TIERI				
<b>Lower Elevation</b>	<b>Address</b>	<b>Direction / Distance</b>	<b>Map ID</b>	<b>Page</b>
<b>WHITE STREET GARAGE</b>	<b>43 WHITE ST</b>	<b>NE 1/4 - 1/2 (0.260 mi.)</b>	<b>18</b>	<b>46</b>
Release Tracking Number / Current Status: 3-0026011 / RAO				
<b>MASSACHUSETTS MEDICA</b>	<b>108 CLEMATIS AVE</b>	<b>WSW 1/4 - 1/2 (0.334 mi.)</b>	<b>22</b>	<b>60</b>
Release Tracking Number / Current Status: 3-0032643 / PSNC				
<b>MANHOLE HALFWAT DOWN</b>	<b>102 CLEMATIS AVE</b>	<b>WSW 1/4 - 1/2 (0.471 mi.)</b>	<b>31</b>	<b>120</b>
Release Tracking Number / Current Status: 3-0013361 / RAO				
<b>INDUSTRIAL PROPERTY</b>	<b>70-74 CLEMATIS AVE</b>	<b>WSW 1/2 - 1 (0.545 mi.)</b>	<b>32</b>	<b>123</b>
Release Tracking Number / Current Status: 3-0000501 / RAO				
<b>LIGHT METAL PLATERS</b>	<b>70 TO 74 CLEMATIS AV</b>	<b>WSW 1/2 - 1 (0.613 mi.)</b>	<b>38</b>	<b>163</b>
Release Tracking Number / Current Status: 3-0016864 / RAONR				
<b>UTM 4694592N 318350E</b>	<b>313 WAVERLEY OAKS RD</b>	<b>W 1/2 - 1 (0.676 mi.)</b>	<b>43</b>	<b>219</b>
Release Tracking Number / Current Status: 3-0018952 / RAONR				
Release Tracking Number / Current Status: 3-0003078 / RAO				

## EXECUTIVE SUMMARY

Release Tracking Number / Current Status: 3-0020538 / RAONR				
<b>GAS STATION</b>	<b>277 WAVERLEY OAKS RD</b>	<b>W 1/2 - 1 (0.705 mi.)</b>	<b>45</b>	<b>242</b>
Release Tracking Number / Current Status: 3-0013458 / RAO				
<b>RESIDENTIAL PROPERTY</b>	<b>210 WAVERLEY STREET</b>	<b>ENE 1/2 - 1 (0.757 mi.)</b>	<b>47</b>	<b>245</b>
Release Tracking Number / Current Status: 3-0034179 / PSNC				
<b>CLEMATIS CORPORATION</b>	<b>117 BEAVER ST</b>	<b>WSW 1/2 - 1 (0.778 mi.)</b>	<b>48</b>	<b>249</b>
Release Tracking Number / Current Status: 3-0002692 / RAO				
<b>NO LOCATION AID</b>	<b>12-14 WARREN ST</b>	<b>SSE 1/2 - 1 (0.815 mi.)</b>	<b>52</b>	<b>311</b>
Release Tracking Number / Current Status: 3-0024482 / RAO				
<b>SHELL #73 (SEASONS C</b>	<b>225 WAVERLY OAKS RD</b>	<b>W 1/2 - 1 (0.826 mi.)</b>	<b>53</b>	<b>316</b>
Release Tracking Number / Current Status: 3-0027761 / RAO				
<b>WAVERLY AVENUE AUTO</b>	<b>117 WAVERLEY AVE</b>	<b>SSE 1/2 - 1 (0.859 mi.)</b>	<b>54</b>	<b>329</b>
Release Tracking Number / Current Status: 3-0018019 / RAO				
<b>UNIVERSITY OF MASSAC</b>	<b>225-227 BEAVER ST</b>	<b>W 1/2 - 1 (0.949 mi.)</b>	<b>58</b>	<b>344</b>
Release Tracking Number / Current Status: 3-0028049 / RAO				
<b>WATERTOWN TOWN OF D</b>	<b>124 ORCHARD ST</b>	<b>SSE 1/2 - 1 (0.949 mi.)</b>	<b>159</b>	<b>346</b>
Release Tracking Number / Current Status: 3-0021576 / RAO				
<b>WATERTOWN DPW YARD</b>	<b>124 ORCHARD STREET</b>	<b>SSE 1/2 - 1 (0.949 mi.)</b>	<b>160</b>	<b>358</b>
Release Tracking Number / Current Status: 3-0032513 / PSNC				
<b>GEORGE MORE FACILITY</b>	<b>110 BEAVER ST</b>	<b>WSW 1/2 - 1 (0.964 mi.)</b>	<b>61</b>	<b>359</b>
Release Tracking Number / Current Status: 3-0018647 / RAO				
Release Tracking Number / Current Status: 3-0017779 / RAO				
Release Tracking Number / Current Status: 3-0017435 / RAONR				
Release Tracking Number / Current Status: 3-0002923 / RAO				

### State and tribal leaking storage tank lists

MA LUST: Sites within the Releases Database that have a UST listed as its source.

A review of the MA LUST list, as provided by EDR, and dated 02/28/2019 has revealed that there are 5 MA LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>GETTY GASOLINE STATI</b>	<b>563 TRAPELO RD</b>	<b>NNE 1/8 - 1/4 (0.204 mi.)</b>	<b>C12</b>	<b>33</b>
Release Tracking Number / Current Status: 3-0002749 / RAO				
<b>SYCAMORE AUTO SERVIC</b>	<b>257 SYCAMORE ST</b>	<b>SW 1/4 - 1/2 (0.306 mi.)</b>	<b>19</b>	<b>49</b>
Release Tracking Number / Current Status: 3-0003507 / RAO				
<b>NO LOCATION AID</b>	<b>1060 BELMONT ST</b>	<b>SW 1/4 - 1/2 (0.322 mi.)</b>	<b>E20</b>	<b>51</b>
Release Tracking Number / Current Status: 3-0029073 / RAO				
<b>PROPERTY</b>	<b>1010 PLEASANT ST</b>	<b>NE 1/4 - 1/2 (0.345 mi.)</b>	<b>23</b>	<b>62</b>
Release Tracking Number / Current Status: 3-0019570 / RAO				
<b>FRANETTE CLEANERS</b>	<b>399 TRAPELO RD</b>	<b>E 1/4 - 1/2 (0.397 mi.)</b>	<b>29</b>	<b>110</b>
Release Tracking Number / Current Status: 3-0026701 / RAO				

## EXECUTIVE SUMMARY

### MA LAST: The Leaking Aboveground Storage Tanks database

A review of the MA LAST list, as provided by EDR, and dated 02/28/2019 has revealed that there are 2 MA LAST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>REAR AREA OF SITE</b> Release Tracking Number / Current Status: 3-0000454 / RAO	<b>411 WAVERLEY OAKS RD</b>	<b>WNW 1/4 - 1/2 (0.391 mi.)</b>	<b>F27</b>	<b>76</b>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>MANHOLE HALFWAT DOWN</b> Release Tracking Number / Current Status: 3-0013361 / RAO	<b>102 CLEMATIS AVE</b>	<b>WSW 1/4 - 1/2 (0.471 mi.)</b>	<b>31</b>	<b>120</b>

### State and tribal registered storage tank lists

MA UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Protection's Summary Listing of all the Tanks Registered in the State of Massachusetts.

A review of the MA UST list, as provided by EDR, and dated 01/08/2019 has revealed that there are 2 MA UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>BELMONT CAR CARE</b> Tank Status: Tank Removed Tank Status: In Use Facility Id: 932	<b>27 LEXINGTON ST</b>	<b>NE 1/8 - 1/4 (0.129 mi.)</b>	<b>B8</b>	<b>16</b>
<b>MA0022</b> Tank Status: Tank Removed Tank Status: In Use Facility Id: 936	<b>563 TRAPELO RD</b>	<b>NNE 1/8 - 1/4 (0.204 mi.)</b>	<b>C13</b>	<b>36</b>

MA AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Environmental Protection's Summary Listing of all the Tanks Registered in the State of Massachusetts.

A review of the MA AST list, as provided by EDR, has revealed that there are 3 MA AST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>BELMONT CAR CARE</b> Database: AST, Date of Government Version: 12/19/2018	<b>27 LEXINGTON ST</b>	<b>NE 1/8 - 1/4 (0.129 mi.)</b>	<b>B7</b>	<b>16</b>
<b>MA0022</b> Database: AST, Date of Government Version: 12/19/2018	<b>563 TRAPELO RD</b>	<b>NNE 1/8 - 1/4 (0.204 mi.)</b>	<b>C11</b>	<b>32</b>
<b>MA0022</b> Database: AST, Date of Government Version: 12/19/2018 Release Tracking Number: 936	<b>563 TRAPELO RD</b>	<b>NNE 1/8 - 1/4 (0.204 mi.)</b>	<b>C13</b>	<b>36</b>

## EXECUTIVE SUMMARY

### **State and tribal institutional control / engineering control registries**

MA INST CONTROL: Activity and Use Limitations establish limits and conditions on the future use of contaminated property, and therefore allow cleanups to be tailored to these uses.

A review of the MA INST CONTROL list, as provided by EDR, and dated 02/28/2019 has revealed that there are 2 MA INST CONTROL sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>REAR AREA OF SITE</b> Release Tracking Number: 3-0000454	<b>411 WAVERLEY OAKS RD</b>	<b>WNW 1/4 - 1/2 (0.391 mi.)</b>	<b>F27</b>	<b>76</b>
<b>PETER FULLER DODGE I</b> Release Tracking Number: 3-0030513	<b>1000 PLEASANT ST</b>	<b>NE 1/4 - 1/2 (0.448 mi.)</b>	<b>30</b>	<b>115</b>

### **State and tribal Brownfields sites**

MA BROWNFIELDS: Under Massachusetts law, M.G.L. c. 21E is the statute that governs the cleanup of releases of oil and/or hazardous material to the environment. The Brownfields Act of 1998 amended M.G.L. c. 21E by establishing significant liability relief and financial incentives to spur the redevelopment of brownfields, while ensuring that the Commonwealth's environmental standards are met. Most brownfields are redeveloped with the benefit of liability protections that operate automatically under M.G.L. c. 21E.

A review of the MA BROWNFIELDS list, as provided by EDR, has revealed that there is 1 MA BROWNFIELDS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>REAR AREA OF SITE</b> Database: BROWNFIELDS 2, Date of Government Version: 05/22/2017 MCP Status: RAO RTN: 3-0000454	<b>411 WAVERLEY OAKS RD</b>	<b>WNW 1/4 - 1/2 (0.391 mi.)</b>	<b>F27</b>	<b>76</b>

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### **Local Brownfield lists**

US BROWNFIELDS: The EPA's listing of Brownfields properties from the Cleanups In My Community program, which provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

A review of the US BROWNFIELDS list, as provided by EDR, and dated 12/17/2018 has revealed that there is 1 US BROWNFIELDS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>1072 BELMONT STREET</b> ACRES property ID: 146162	<b>1072 BELMONT STREET</b>	<b>SW 1/4 - 1/2 (0.326 mi.)</b>	<b>E21</b>	<b>57</b>

## EXECUTIVE SUMMARY

### Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/25/2019 has revealed that there are 2 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>EXXONMOBIL OIL CORP</b> EPA ID:: MAD125178483	<b>27 LEXINGTON ST</b>	<b>NE 1/8 - 1/4 (0.129 mi.)</b>	<b>B9</b>	<b>21</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>NEW ENGLAND X RAY &amp;</b> EPA ID:: MAD982544215	<b>50 THAYER RD</b>	<b>WNW 0 - 1/8 (0.071 mi.)</b>	<b>A1</b>	<b>8</b>

MA HW GEN: Permanent generator identification numbers for all Massachusetts generators of hazardous waste and waste oil that have registered with or notified MassDEP of their hazardous waste activities.

A review of the MA HW GEN list, as provided by EDR, and dated 03/21/2019 has revealed that there are 5 MA HW GEN sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>AMTRUCK CO</b> State Generator Status: VQG-MA EPA Id: MV6177831555	<b>20A THAYER RD</b>	<b>WSW 1/8 - 1/4 (0.150 mi.)</b>	<b>10</b>	<b>32</b>
<b>GETTY GASOLINE STATI</b> State Generator Status: VQG-MA EPA Id: MV6174891288	<b>563 TRAPELO RD</b>	<b>NNE 1/8 - 1/4 (0.204 mi.)</b>	<b>C12</b>	<b>33</b>
<b>BELMONT WHEELWORKS</b> EPA Id: MV6174893577	<b>480 TRAPELO RD</b>	<b>ENE 1/8 - 1/4 (0.214 mi.)</b>	<b>14</b>	<b>42</b>
<b>SHAWS 2583</b> EPA Id: MAC300020112	<b>535 TRAPELO RD</b>	<b>NE 1/8 - 1/4 (0.231 mi.)</b>	<b>D16</b>	<b>44</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>HULLINC LITTLE FOREI</b> EPA Id: MAD982545337	<b>50 THAYER RD</b>	<b>WNW 0 - 1/8 (0.071 mi.)</b>	<b>A2</b>	<b>10</b>

RI MANIFEST: Hazardous waste manifest information

A review of the RI MANIFEST list, as provided by EDR, and dated 12/31/2017 has revealed that there is 1 RI MANIFEST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>EXXONMOBIL OIL CORP</b>	<b>27 LEXINGTON ST</b>	<b>NE 1/8 - 1/4 (0.129 mi.)</b>	<b>B9</b>	<b>21</b>

## EXECUTIVE SUMMARY

EPA Id: MAD125178483

Manifest Document Number: A/FWAVSV

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 8 records.

<u>Site Name</u>	<u>Database(s)</u>
BRIGHTON ST. INTERSECTION	MA SHWS, MA RELEASE
PINEVALE ROAD TO HILLCREST ROAD	MA SHWS, MA RELEASE
SUBSURFACE PTC	MA SHWS, MA RELEASE
OUTFALL #12	MA SHWS, MA RELEASE
PARCEL # 807 1B 1	MA SHWS, MA RELEASE
INTERSECTION MAIN & FRENCH STREETS	MA SHWS, MA RELEASE
NO LOCATION AID	MA SHWS, MA RELEASE
PARCEL # 807 1B 1	MA SHWS, MA INST CONTROL, MA RELEASE





COMMERCIAL  
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SERVICES

## KEYSTONE CONSULTING GROUP

### APARTMENT MARKET STUDY OF:

THE POTENTIAL REDEVELOPMENT OF SHERMAN GARDENS APARTMENTS,  
AN 80-UNIT AFFORDABLE APARTMENT PROPERTY

### LOCATION:

131-135 Sycamore Street  
Belmont, MA 02478

### EFFECTIVE DATE OF REPORT:

June 21, 2019

### PREPARED FOR:

Ms. Jaclyn M. Martin, Esq.  
Executive Director  
Belmont Housing Authority  
59 Pearson Road  
Belmont, MA 02478

### PREPARED BY:

KEYSTONE CONSULTING GROUP

Stephen M. Dylag, Principal  
and  
John P. Pryor, Vice President  
and  
Susan Zuck Keough, Vice President

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KEYSTONE  
CONSULTING GROUP

July 10, 2019

Ms. Jaclyn M. Martin, Esq.  
Executive Director  
Belmont Housing Authority  
59 Pearson Road  
Belmont, MA 02478

RE: Apartment market study in reference to the potential redevelopment of an 80-unit affordable apartment property located at 131-135 Sycamore Street, Belmont, Middlesex County, Massachusetts 02478

Dear Ms. Martin:

In accordance with your request and requirements, we have prepared an apartment market study for the potential redevelopment of the 80-unit affordable property located at 131-135 Sycamore Street, Belmont, MA and known as Sherman Gardens Apartments.

This market study is meant to assist the Belmont Housing Authority, its advisors, and other transaction participants (the intended users) in the analysis of the subject property for asset valuation, loan and investment underwriting, and development planning (the intended use). To the best of our ability, this study conforms to the standards and reporting requirements set forth by the *Uniform Standards of Professional Appraisal Practice*, as promulgated by The Appraisal Foundation, the *Code of Professional Ethics and Standards of Professional Appraisal Practices* of the Appraisal Institute.

We identified competitive affordable and market rate apartment properties, gathered data from these properties, and presented this data in narrative form, with accompanying photographs in the addenda. We profiled the subject project and described the neighborhood. We analyzed demographic data for the state of Massachusetts, Middlesex County and for the town of Belmont. We also analyzed demographics data for the 10-minute, 15-minute, and 20-minute drive times from the subject property. We researched and analyzed future demand and future supply of rental housing units in the targeted market area. Conclusions were drawn concerning market rent, achievable tax credit rents, capture, penetration and absorption rates, and the subject's competitive position.

## EXECUTIVE SUMMARY

### Project Description

The subject of this report is the potential redevelopment of Belmont Gardens Apartments, a public housing property consisting of an 80-unit affordable apartment complex catering to the elderly and disabled, into the potential mix of market rate and affordable housing located in the town of Belmont, Massachusetts. The development currently consists of 80 one-bedroom, one-bath affordable residential rental dwelling units located in a total of six two-story buildings, plus a community building. The subject property has frontage on Sycamore Street and Thayer Road. The subject is identified by the town of Belmont's assessor's office as Parcel ID# 28/101. The tax lot contains 80,440± SF or 1.85± acres of land area. The plan is to potentially redevelop the subject property into a mix of affordable and market rate housing, with no reduction in the number of affordable units and the potential to add 25-35 new affordable and/or market rate units. As a result, the existing 80 subsidized units would be redeveloped for the current tenants and those on the waiting list. Any additional units discussed in this report is for planning purposes only and is hypothetical in nature. At present, the property has no elevators and has small dwelling units that are dated in appearance.

Below is a breakdown of the current units.

UNIT MIX - EXISTING		
<i>131-135 Sycamore Street, Belmont, MA</i>		
<u>Unit Type</u>	<u>One-Bedroom</u>	<u>Total</u>
Affordable Public Housing	80	80
Market Rate	0	0
<b>Totals</b>	80	80
Percentage	100.00%	100.00%

UNIT SIZE BREAKDOWN			
<i>131-135 Sycamor Street, Belmont, MA</i>			
<u>Unit Count</u>	<u>Unit Type</u>	<u>Avg GLA Subject</u>	<u>Total GLA</u>
80	One-Bedroom	415	33,200

This market study provides a survey of competitive market-rate and up to 60% LIHTC rents in the market area, and an estimate of achievable rents for the one-bedroom unit type.

We profiled the subject project and described the neighborhood. We have also researched and analyzed future demand and future supply of rental housing units in the targeted market area. Conclusions were drawn concerning current market-rate and LIHTC rents. We have provided input concerning absorption, unit amenities, communal amenities, and unit size, among other conclusions.

The subject property is an existing affordable housing property for the elderly and disabled slated for potential redevelopment which may include demolition of the existing improvements and construction of a new mixed-income property for the elderly and disabled that would be elevator-served, or the existing buildings could be rehabbed.

The subject property is located at 131-135 Sycamore Street in the southwestern section of the town of Belmont, at the property line with the town of Watertown and in the immediate vicinity of the property line with the city of Waltham. This neighborhood is developed primarily with single- and multi-family residential uses; and is located a few blocks from Waverley Square in Belmont. The neighborhood is primarily accessible from Trapelo Road and Belmont Street. Uses in the area include Mt. Hope Christian Church, St. Luke's Church, and Daniel Butler Elementary School. To the north of the subject are train tracks and Waverley Square which includes the Waverley MBTA station which serves the Fitchburg Line and is located below Waverley Square. Other uses in the Waverley Square area of Belmont include Star Market, a Gulf service station, Dunkin' Donuts, Belmont Car Wash, a Bank of America branch, a dry cleaners, Watertown Savings Bank, and a variety of restaurants and service businesses.

The subject's location has a Walk Score of 77, which is considered a very walkable location and meaning that most errands can be accomplished on foot. The Transit Score is 42 meaning there are a few nearby public transportation options. Bus service is provided within  $0.20\pm$  miles of the subject property. The Waverley commuter train station is also located  $0.20\pm$  miles from the subject property at 495 Trapelo Road. The subject site also has a Bike Score of 64 indicating that it is a bikeable location.

Access to Route 20 is located  $1.20\pm$  miles to the southwest of the subject property. Access to Route 2 is located  $2.0\pm$  miles to the northeast of the subject property. The Massachusetts Turnpike is located  $2.50\pm$  miles to the southeast of the subject property.

*Summary* – The neighborhood has good functionality for affordable and market rate apartment use. The location offers convenient access to retail, commercial, and educational services, as well as to public transportation and major transportation routes. Many services are also within walking distance. The town of Belmont and the surrounding area offers a variety of potential employment opportunities for area residents, with convenient commuter rail service to North Station in Boston.

#### Market Area Analysis

Our demographic analysis relative to the proposed development is based on data from the *Site To Do Business*, the 2010 U.S. Census, the MA Bureau of Labor Statistics, and/or *The Warren Group*. We analyzed demographic data for the state of Massachusetts, Middlesex County and for the town of Belmont. We also analyzed demographic data for the 10-minute drive time, 15-minute drive time, and 20-minute drive time areas from the subject's location. We selected these study areas based on our prior interviews of local property managers and owners and our experience in the market.

We note that the 10-minute drive time area encompasses the immediate subject neighborhood as well as the town of Belmont, and into the towns of Watertown and Waltham, north of the Massachusetts Turnpike.

The 15-minute drive time area includes the preceding areas plus extends southerly into Newton and just west of Route 128, north of the Massachusetts Turnpike and north to Lexington and east of Route 3.

The 20-minute drive time area includes the preceding areas plus extends easterly into West Somerville, Spring Hill and Cambridge, as well as Medford. This area also extends southerly to Chestnut Hill and

Newton Highlands west along Route 20 to Linwood Cemetery and to Lincoln. This drive time also extends northerly to Winchester and Route 128.

This total drive time area is  $4.50 \pm$  to  $8.0 \pm$  miles in diameter from the subject, depending on which direction one is travelling.

Our analysis led to the following conclusions related to the proposed development project:

*Location* - The subject is well located at the southwestern tip of the town of Belmont, at the borders with the town of Watertown and the city of Waltham. This neighborhood is developed primarily with single- and multi-family residential uses and is within a few blocks of the Waverley commuter rail station. The subject site is an existing multi-family affordable housing development under the ownership of the client. In addition, there are other market-rate and affordable housing developments in the area. The neighborhood is well suited for its current multi-family use.

*Target Market* - The target market for the subject property is primarily the elderly and disabled given the current tenant base. If redeveloped and including market rate units, the target market could expand to singles, couples and potentially families. There continues to be a shortage of affordable housing available in the Massachusetts market. According to the document entitled "*Belmont's Housing Future: Housing Production Plan for the Town of Belmont*," approved by the Belmont Board of Selectman in April 2018, Belmont requires 647 more units of affordable housing to comply with the 10% mandate under Massachusetts General Law 40B. At the time of the report, there were two properties being completed, Royal Belmont (298 units) and The Bradford (12 units and formerly known as Cushing Village). Once these properties are completed, the housing deficit would decrease to 337 units. This plan also called for creating more affordable housing for seniors, young/newly formed families, and extremely and very low-income households. We note that according to *STDB* the population of Belmont is expected to increase by  $4.35 \pm$  percent between 2018 and 2023.

*Unit Sizes, Type, and Mix* - The subject currently is 100% one-bedroom units. We conclude that the addition of some two-bedroom units would be beneficial to the project in attracting potential tenants. We conclude that the subject apartment units overall are properly positioned given the target market for the subject property as elderly housing, so a project with a majority of one-bedroom units is appropriate for an elderly tenant base.

In terms of unit size, the property owner provided us with an average unit size of  $415 \pm$  square feet of gross living area. Based on our market survey, the subject's units are smaller than what is currently available in the subject market, and any new units added at the subject should be larger and within the range of the competing properties. As a result, we projected, based on our market research, a  $600 \pm$  SF unit size as redeveloped, representing the low end of the range of comparable properties surveyed.

*Unit Amenities* - We recommend that the subject property includes amenities such as modern kitchens with stainless steel appliances including microwaves and/or dishwashers, central air conditioning, additional tenant storage and large windows. These unit amenities are standard for new development throughout the area.

*Common Amenities* - The subject property has a community room and kitchen, common laundry and extra storage. The subject property does not have a resident services coordinator. Most affordable elderly properties have some form of resident service coordination which can be attractive to prospective tenants. Also, the lack of elevators for the subject property is an issue identified by property ownership with the two-story walkup configuration of the subject property "as is." Any renovation or new construction should include elevators. Another feature of many properties is some kind of outdoor area, be it a garden, patio and/or dog park. Though we understand that this is not always possible due to the constraints of the property, we recommend a combination of the above amenities for consideration. The subject property has 27± parking spaces or 0.34 parking spaces per dwelling unit, which is low given the multi-family property type and target market for the subject. As a result, we also recommend additional parking spaces, especially if the target market expands beyond the elderly and disabled.

*Market Strengths and Weaknesses/Risks* - The subject is well located in a market where there is demand for affordable housing, given the occupancy and waiting lists for competing properties. In addition, new market rate product is being absorbed and rents are increasing with stable occupancies as well. Unemployment is lower over the past year and there has been population and household growth. In terms of risk, there is no timetable in terms of either renovating the subject property or potentially demolishing and rebuilding and repositioning the property, which creates uncertainty as to competing product available and the state of the local economy at that time.

Below are our conclusions related to the demographics of the primary market area:

- *Employment Trends* - The number of employed residents increased in all three referenced locations from April 2018 to April 2019. The unemployment rates decreased in the state, county and town over this time period as well. In April 2019, the state, county and town unemployment rates were each lower than the national rate of 3.8± percent. Of the three areas reported, the town of Belmont reported the lowest April 2019 unemployment rate of 1.8% while the county reported 2.1% and the state reported 2.6%.
- *Employment By Occupation, Industry and Travel Time To Work* - The 10-minute drive time area has a lower percentage of white-collar workers and a higher percentage of services workers and blue-collar workers in comparison to the 15- and 20-minute drive time areas. For the three drive time areas as reported by *STDB*, the largest employer category is services followed by finance/insurance/real estate and retail trade and manufacturing. In addition, most workers aged 16+ have commute times ranging from 10 to 34 minutes in length.
- *Occupation Wage Estimates* - For the Boston-Cambridge-Nashua NH metropolitan area, the annual mean wage is \$32.39 per hour or \$67,370 per year. The highest annual mean wage is in the management category and the lowest is in the personal care and service category.
- *Population* - Middlesex County experienced a percentage increase in population from 2010 to 2018, which is above that of the state and the town. For the period from 2018 to 2023, it is forecast that the percentage population growth in the town will exceed that of the county and state. The 10-minute drive time area experienced a higher percentage of population growth from 2010 to 2018 than the other two areas and this trend is projected to continue to 2023. Projections for the period from 2018 through 2023 indicate a modest increase in population in all geographic areas.
- *Households* - Household growth followed a similar pattern to population growth as they are both closely related. Household growth in Middlesex County has exceeded the growth rate of the town and the state growth rate for the time period of 2010-2018, and it is forecast that the town household growth

rate will exceed that of the state and the county through 2023. Percentage household growth is lower in the 15-minute and 20-minute drive time areas than in the 10-minute drive time area. This trend is expected to continue from the time period of 2018 to 2023. Moderate increases in household growth are projected over the next five years in all three drive time areas. The largest household size category in the 10-minute and 15-minute drive time areas is the two-person household, followed by a one-person household. For the 20-minute drive time, the percentage of one-person households exceeds the two-person household percentage. There has not been a significant change in household size for each of the three geographic areas from 2010 to 2023. The average household size is slightly higher in the 10-minute drive time area.

- *Housing Tenure* – The 10-minute drive time area has the largest percentage of owner-occupied housing units during each time period when compared with the 15-minute and 20-minute drive time areas. We note that the 10-minute drive time area encompasses the immediate subject neighborhood as well as the town of Belmont, and into the towns of Watertown and Waltham, north of the Massachusetts Turnpike. From 2010-2018 the number of owner-occupied units has decreased in all three drive time areas while the number of renter-occupied units has increased.
- *Housing Stock* – The largest category of housing in all three drive time areas is single, detached units, followed by 2 to 4 units.
- *Building Permit Activity* – Following significant activity from 2005 through 2006 and little activity during the Great Recession, residential building permit activity in the town of Belmont rebounded in 2011. In terms of multi-family permit activity in the town of Belmont, the most active year in terms of units was in 2015, reflecting the addition of the Royal Belmont property.
- *Population By Age* – The largest population category in the 10-minute and 15-minute drive time areas is the 35-54 age group, followed by the 20-34 age group. For the 20-minute drive time area, the largest age group is the 20-34 age group, followed by the 35-54 age group.
- *Median Age* – The median age increased in all three geographic areas from 2010 to 2018. Similar trends are projected through 2023. The median age decreases as one moves out from the 10-minute drive time area to the 15-minute drive time area, and then the 20-minute drive time area. There are more young persons living in the urban areas around the subject property as one travels further away from the subject neighborhood.
- *Education* – The preceding data indicate that in all three geographic locations, the graduate/professional degree and the bachelor's degree category have the highest percentage of the population over 25 years in each category. The graduate/professional degree and bachelor's degree percentage increases from the 10- to the 15- to the 20-minute drive time area.
- *Household Income* – Median household income in 2018 for the town of Belmont was above the median household income for Middlesex County and the state of Massachusetts, which is typical for suburban areas. This trend is forecasted to continue over the next five years through the year 2023, with the percentage increase in the town expected to be below that of the county and the state. Median household income in 2018 is higher in the 10-minute drive area than in the 15-minute and 20-minute drive time areas, which is expected to continue through 2023.
- *Net Worth* – The highest median and average net worth is in the 10-minute drive time area. The lowest median and average net worth is in the 20-minute drive time area.

Based on the preceding demographics, affordable and market rent housing units would continue to be supported in the Belmont market area.



## LIHTC Rents and Market Rents "As Renovated"

The following tables summarize the maximum allowable LIHTC rents per HUD and associated income for each LIHTC rent category, as well as the LIHTC rents compared with market rents. The market rents were determined by Keystone Consulting Group using HUD rent adjustment grids and reflect market rents assuming the subject property is 100 percent unrestricted rents. At these rents, the landlord will pay for and provide all utilities (heat, cooling, cooking, hot water and other electricity expense), water and sewer, and trash removal. The tenant will be responsible for phone and cable. The one-bedroom units are based on an occupancy of 1.5 persons. The below rents reflect 2019 data.

### Maximum Allowable Affordable Rents and Market Rent

LIHTC RENTS AND INCOME			
131-135 Sycamore Street, Belmont, MA			
Unit Type	Avg GLA Subject	60% AMI Max Income	60% AMI Max LIHTC Rents
One-Bedroom	415-600	\$53,340	\$1,333

LIHTC RENTS AND MARKET RENT			
131-135 Sycamore Street, Belmont, MA			
Unit Type	Avg GLA Subject	60% AMI Max LIHTC Rents	Market Rents
One-Bedroom	415-600	\$1,333	\$2,035-\$2,345

We conclude that the up to 60% AMI LIHTC rents are lower than market rents.

Based on our analysis of other tax credits properties, we conclude that 85% - 100% of the maximum allowable LIHTC rents are achievable. The maximum allowable LIHTC rents were calculated using the *Novogradac & Company Rent and Income Limit Calculator*. Copies of these forms are in the Addenda.

### Demand for Market Rate and Affordable Housing

Based on our survey of surrounding LIHTC properties in the primary market area, all surveyed properties are experiencing high occupancy rates with waiting lists. Many of these properties have a mixture of affordability programs at their site including LIHTC in addition to mobile Section 8 vouchers, and project-based Section 8 HAP contracts.

Some of the properties we surveyed were achieving the maximum allowable rents or near maximum allowable. Even at newer properties, some LIHTC rents are being supported by vouchers. We conclude that demand for affordable housing units exceeds supply in the subject's market area. However, we also conclude that some tax credit properties are not achieving the maximum allowable rents. In our experience, newer properties come closer to achieving or achieve maximum allowable LIHTC rents, though this is not always the case.

**Capture Rate****60% of AMI**

The capture rate is defined as follows: the number of LIHTC units in the project divided by the total number of households in the income eligible band that are renters. Therefore, in our capture rate we used 30 units at 60% AMI. We have presented the 10-minute, 15-minute, and 20-minute drive time areas in this analysis. Thus, the capture rate for the subject property is calculated as follows.

30 LIHTC units/1,823 income eligible renter occupied housing units in 10-minute drive time area = 1.65%

30 LIHTC units/4,627 income eligible renter occupied housing units in 15-minute drive time area = 0.65%

30 LIHTC units/9,848 income eligible renter occupied housing units in 20-minute drive time area = 0.30%

The capture rate for the 10-minute drive time area indicates that  $1.65\pm$  percent of the 60% AMI income eligible renter occupied housing units need to be captured by the subject to achieve 100 percent occupancy. The capture rate for the 15-minute drive time area indicates that  $0.65\pm$  percent of the income eligible renter occupied housing units need to be captured by the subject to achieve 100 percent occupancy. The capture rate for the 20-minute drive time area indicates that  $0.30\pm$  percent of the income eligible renter occupied housing units need to be captured by the subject to achieve 100 percent occupancy.

**By Bedroom**

The capture rate is defined as follows: the number of one-bedroom units in the project divided by the total number of 1.5 person households in the income eligible band that are renters. Therefore, in our capture rate we used 30 units at one-bedroom. We have presented the 10-minute, 15-minute, and 20-minute drive time areas in this analysis. Thus, the capture rate for the subject property is calculated as follows.

30 One-Bed units/583 income eligible renter occupied housing units in 10-minute drive time area = 5.15%

30 One-Bed units/1,481 income eligible renter occupied housing units in 15-minute drive time area = 2.03%

30 One-Bed units/3,175 income eligible renter occupied housing units in 20-minute drive time area = 0.94%

The capture rate for the 10-minute drive time area indicates that  $5.15\pm$  percent of the one-bedroom income eligible renter occupied housing units need to be captured by the subject to achieve 100 percent occupancy. The capture rate for the 15-minute drive time area indicates that  $2.03\pm$  percent of the income eligible renter occupied housing units need to be captured by the subject to achieve 100 percent occupancy. The capture rate for the 20-minute drive time area indicates that  $0.94\pm$  percent of the income eligible renter occupied housing units need to be captured by the subject to achieve 100 percent occupancy.

We conclude that the subject's capture rate is adequate within the 20-minute drive time area. We also consider that there are waiting lists for affordable housing at the majority of the stabilized LIHTC properties included in our survey. Based on our survey of the market, there is a limited supply of

affordable housing in the area and additions to the supply of affordable housing would be met with positive reception and strong demand. In addition, market rate properties are well leased in the market area. These capture rates assume that all of the prospective unit additions would be LIHTC up to 60% of AMI and one-bedroom units. Some of these complexes are achieving LIHTC rents at the maximum allowable via income restrictions with strong absorption rates.

Based on our analysis of other tax credit and market rate properties and the subject's competitive position, we conclude that the subject will be able to approach and achieve 85 to 100 percent of its maximum allowable LIHTC rents as newer comparable properties in the market in general approach or achieve maximum allowable LIHTC rents.

#### Penetration Rate for LIHTC Units

The penetration rate is the percentage of income qualified renter households which must be captured in the primary market area to reach stabilized occupancy. The primary market area for the subject property is within a 20-minute drive time area. This rate is different from the capture rate in that it considers the total number of LIHTC units in the subject's market area at or up to 60% AMI rent levels as compared to the capture rate which only includes the subject's LIHTC units and not the competition. As indicated, the subject could offer up to a total of 30 LIHTC units at 60% AMI rent levels. In addition, the subject could offer up to 30 market-rate units. We considered 40B projects in the area with up to 80% of AMI units in our analysis as well.

The following are existing LIHTC properties with LIHTC units that we identified.

- Waverley Woods, Belmont: 40 total units; 40± units at 60% AMI
- Capital Square, Arlington: 32 total units; 25± units at 60% AMI
- Squirrel Brand Apartments, Cambridge: 20 total units; 20± at 60% AMI
- Port Landing, Cambridge: 20 total units; 20 LIHTC units at 50%-60% AMI

The following are projects that are proposed, have been approved, are under construction and/or in lease-up with 60%-80% AMI units that we identified:

- Royal Belmont, Belmont: 298 total units; 60 units at 80% AMI
- The Bradford, Belmont: 115 total units; 12 units at 80% AMI
- 493 Trapelo Road, Belmont: 22 total units; 2 units at 80% AMI
- Arsenal Yards, Watertown: 320 total units in two phases; 48 units at 60%-80% AMI
- Watertown Square, Watertown: 14 total units; 2 units at 80% AMI
- 330 Pleasant Street, Watertown: 99 total units; 15± units at 60%-80% AMI
- 385 Pleasant Street, Watertown: 58 total units; 9± units at 60%-80% AMI
- Oriole Landing, Lincoln: 60 total units; 15 units at 80% AMI
- 117 Broadway and 19R Park Avenue, Arlington: 48 total units; 34 units at 60% AMI
- 483 Summer Street, Arlington: 9 total units; 1 unit at 70% AMI
- 236 Auburn Street, Newton: 8 total units; 3 units at 60% AMI
- 70 Crescent Street, Auburndale: 8 total units; up to 8 units at 60%-80% AMI

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- Haywood House/Jackson Road, Newton Corner: 55 total units; 43 units at 60%-99% AMI
- Concord Highlands, Cambridge: 98 total units; 98 units at 30%-100% AMI
- Frost Terrace, Cambridge: 40 total units; 40 units with affordability restrictions

Based on the above, the total number of existing and proposed/under construction LIHTC units in the subject's competitive market area is 495 units. The total number of affordable/LIHTC units, including the potentially new subject units is 525 units. The actual number is likely above this number as we were unable to obtain data from the city of Waltham and there are other existing properties, particularly in Cambridge, which are not included in the above count. The calculation of the penetration rate is as follows, which considers the total number of households within the income eligible bands for 60% AMI levels from \$39,990 to \$53,340 in household income:

## *60%-80% AMI Units -*

525 LIHTC units / 1,823 income eligible renter occupied housing units in 10-minute drive time = 28.80%

525 LIHTC units / 4,627 income eligible renter occupied housing units in 15-minute drive time = 11.35%

525 LIHTC units / 9,848 income eligible renter occupied housing units in 20-minute drive time = 5.33%

The penetration rate for the 10-minute drive time area indicates that  $28.80\pm$  percent of the 60% AMI income eligible renter occupied housing units need to be captured by the subject to achieve 100 percent occupancy. The penetration rate for the 15-minute drive time area indicates that  $11.35\pm$  percent of the income eligible renter occupied housing units need to be captured by the subject to achieve 100 percent occupancy. The penetration rate for the 20-minute drive time area indicates that only  $5.33\pm$  percent of the income eligible renter occupied housing units need to be captured by the subject to achieve 100 percent occupancy.

We conclude that the subject's penetration rate is adequate within the 20-minute drive time area. We also consider that there are waiting lists for affordable housing at each of the completed LIHTC properties included in our survey.

Some of these complexes are achieving LIHTC rents at the maximum allowable income restrictions with strong absorption rates. Occupancies are high at affordable and market-rate properties in the surrounding area. Please note that the above survey includes a larger number of units than just 60% of AMI units. The majority of new properties with affordable units are providing units at 80% of AMI as part of 40B projects.

## **ABSORPTION RATE ANALYSIS**

The subject property has 80 public housing units. It is projected that approximately 30 dwelling could be added to the property in the future and would be a mix of 60% of AMI and market units, potentially. We have provided an overview of absorption rates for market rate and affordable housing projects in the subject's market area, which experienced the most recent absorption.

- Port Landing, Cambridge – This is a 20-unit affordable housing development with a mix of 30% of AMI, 50% of AMI, and 60% of AMI units. The property was completed in November 2016. It was reported that the absorption was 4-7 units per month.

- Royal Belmont, Belmont – This 298-unit 40B project was completed in 2017. It was reported that absorption was 10-15 units per month.
- Elan Union Market Apartments, Watertown – This is a 282-unit 40B project that came on line in 2017. Absorption has been 10-15 units per month for the last three months. The property is 60% occupied and reportedly 85% leased. At this time, there is one month free rent on a new 12-month lease.
- Proto Kendall Square, Cambridge – This 280-unit high rise market rate property was completed in 2018 and has studio, one- and two-bedroom units. This property had leasing velocity that exceeded 10 units per month.
- Hanover Alewife, Cambridge – This 213-unit mid-rise market rate property was completed in 2017 and has studio, one-, two-, and three-bedroom units. The absorption rate for this property was 15-20 units per month during its lease up.

Given the condition of the subject property if renovated, the potential mix of affordable and market rate units, and considering that the existing units would have ready tenants upon renovation with potentially 30 new units, the limited amount of new supply of affordable housing in the area, and the absorption rates for new affordable and market rental housing, and assuming some pre-leasing and professional marketing, we conclude that absorption of  $5 \pm$  units per month or a total of 30 units in  $6 \pm$  months is reasonable and supported by the market.

#### Conclusions

Based on the foregoing analysis, we conclude the following:

- Given the 95% to 100% occupied status of nearby subsidized and affordable LIHTC housing, there is demand for the potential LIHTC units. It is noted that potentially 30 new units could be added in the future at up to 60% of AMI.
- The subject's Primary Market Area (PMA) is within the 20-minute drive time area.
- Based on our analysis of the capture rates of the units at the subject property for the three different drive time areas, we conclude that there are sufficient renter income eligible households in the 20-minute drive time area to absorb the subject's potential new rental units and achieve our estimated 60% AMI rents.
- Based on our analysis of the penetration rates of the units at the subject property for the three different drive time areas, we conclude that there are sufficient renter income eligible households in the 20-minute drive time area to absorb the subject's rental units and achieve 85-100 percent of our estimated 60% AMI rents.
- Based on our analysis of the absorption rates of affordable and market-rate housing projects in the area, we expect that the subject's potential additional 30 dwelling units would be absorbed within  $6.0 \pm$  months of completion or at a rate of  $5 \pm$  dwelling units per month. Furthermore, there is market evidence for pre-leasing for market-rate and affordable housing projects, and we conclude that the subject units would include some pre-leasing.
- Based on our analysis, and given the current rents being achieved at the newer LIHTC properties in the area, we conclude that 85% to 100% of the maximum allowable affordable rents for the subject LIHTC housing units can be achieved at the subject property, as outlined in this report, as some comparable newer or renovated properties in the immediate market area achieve at or near maximum allowable LIHTC rents. Although the demographics demonstrate that there is a sizeable income qualified population in the subject's market area, our survey of LIHTC properties in the subject's market area demonstrated that some of the existing apartment properties have difficulty finding eligible tenants that

are willing to pay the maximum allowable rent "out of pocket". Many of these units are rented by tenants with Section 8 vouchers. We believe that the subject property will be able to attract the type of tenant both willing and able to pay 85% to 100% of the maximum allowable rents "out of pocket" due to its renovated status and its location. The subject may include new one-bedroom units.

## Extraordinary Assumptions

Extraordinary assumptions are also presented in this letter of transmittal as follows:

1. It is assumed that the information provided by the client is true and correct. We accept no liability for errors contained in the submitted documents or their oral representations.
2. The estimate of average unit sizes and gross living area of the improvements is based on information provided by Eliza Datta, the property contact, and is assumed to be true and accurate.

Use of the preceding extraordinary assumptions may have affected the assignment results.

## Hypothetical Condition

The following hypothetical condition is also presented in this letter of transmittal as follows:

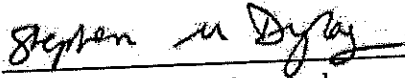
1. The number of additional dwelling units above the 80 existing units and their affordability restrictions and/or market rate status is based on information provided by Eliza Datta, the property contact, and is being used only for analytical purposes for this report and may change in the future. The range provided was 25-35 additional units. For purposes of analysis, we assume the addition of 30 one-bedroom dwelling units

Use of the preceding hypothetical condition may have affected the assignment results.

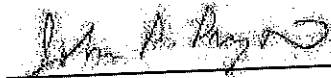
We note that our Market Study is reflective of the subject characteristics and market conditions as of June 21, 2019.

Respectfully submitted,

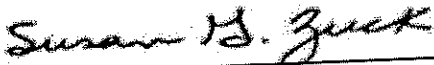
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Stephen M. Dylag, Principal  
Certified General Real Estate Appraiser – Massachusetts License No. 1711  
Expires November 17, 2019  
Email: [sdylag@KeystoneNE.com](mailto:sdylag@KeystoneNE.com); Telephone 508-699-7777, x101



John P. Pryor, Vice President  
Certified General Real Estate Appraiser – Massachusetts License No. 1000053  
Expires October 25, 2019  
Email: [jpryor@keystoneNE.com](mailto:jpryor@keystoneNE.com); Telephone: 508-699-7777, x118



Susan Zuck Keough, Vice President  
Certified General Real Estate Appraiser – Massachusetts License No. 70084  
Expires February 26, 2021  
Email: [szuck@keystoneNE.com](mailto:szuck@keystoneNE.com); Telephone: 508-699-7777, x103

JPP/SGZ/SMD:var

Keystone File No. 19-179M





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Recorded Land  
Report

Title No. \_\_\_\_\_

Sheet No. 1

11647-245	Estate No. 131-135 Sycamore Street Belmont	Sheet No. S-12, 13-15
	Owner Belmont Housing Authority	
	Description See taking less 8' strip - 11803-518 parcels 1-4 and 7-12 on taking	" S-12, 13-15
	Said Estate subject to	
	1. Mortgage to None	"
	" " " "	"
	" " " "	"
	" " " "	"
	" " " "	"
	2. Restrictions or Conditions Rights of others in and over so much of the <sup>premises</sup> as is included within the private part of Thayer Road	" 20
12721-571	3. Easements Grant of Easement to Vito W Bertolino and Dorothy Bertolino - see certificate no. (affects parcels 11-12) Rights of Bertolinos in and over the former Kendall Street - see next	" 16-18, 19
	4. Bankruptcy Incomplete records - NONE FOUND	"
	5. Attachments	"
	6. } NONE	"
	7. Tax Liens	"
	8. Tax Titles	"
	9. Water Liens	"
	10. Legacies & Inheritance Tax	"
158	11. Plans	"
093	Said Estate entitled to	" 19, 20
051969	1. Passageway Rights - in and over the private portion of Thayer Road	"
	2. Party Wall Rights - NONE	"
	Remarks: Property record card - Sh 21-22	
	Successors to Bertolinos are Gerald and Marie Fimiani - Certificate No 206557 - see next report	
	Grant of easement not filed on their certificate - could record certified copy - may need local approval	
	Their certificate gives them rights of all of Kendall Street - they had to release rights and accept only easement rights	
	See lot A+B title next	
	My examination ends 11/4/2019	

*[Signature]*  
EXAMINER

Bycarr  
Thayer  
Brown  
Belmont

2  
2/28/69  
\*  
12/31/73

✓ Belmont Housing Authority

11647-245

✓ Belmont Town

2/14/70

CH Beach Hill 11903-518D parcel 1  
530 Note (ARJ)

2/24/69

Teller Avenue 11647-245 LOC WS

2/19/70

Parcel 11847-403 Sec R1 E 1/4  
Cross St plan 547  
NL

11/9/73

Order 12260-662 Sec R1  
name change of Charles  
to F. + Lawrence NL

plan index

1241 of 1974

68-73

# SEARCH RESULTS

MASSACHUSETTS , MiddlesexSouth

Recorded Land Name Search

Search Time: 10/13/2019 7:17:51 PM

Type	Name/Corporation	Book	Page	Type Desc.	Rec. Date	Street #	Property Descr	Town	Doc.#
GT	BELMONT HOUSING AUTHORITY	08001	536	DEED	12/1/1952		SEE RECORD	BELMONT	8001409
GR	BELMONT HOUSING AUTHORITY	12721	571	NONE ✓	11/4/1974	SYCAMORE ST	PL 12721-571 ESMT	BELMONT	60112871
GR	BELMONT HOUSING AUTHORITY	12721	573	VOTE ✓	11/4/1974		VOTE	SEE RECORD	60112872
GR	BELMONT HOUSING AUTHORITY	12834	358	NONE	7/29/1975	<i>N/L</i>	SEE RECORD ESMT	BELMONT	60160021
GR	BELMONT HOUSING AUTHORITY	12834	360	VOTE	7/29/1975		12834-358	SEE RECORD	60160022
GT	BELMONT HOUSING AUTHORITY	18395	530	DEED	7/21/1987	CLARK	LOTS A & B PL 18395-530	BELMONT	845
GR	BELMONT HOUSING AUTHORITY	50208	90	DECISION	10/11/2007		SEE RECORD	BELMONT	187085
GR	BELMONT HOUSING AUTHORITY	50283	449	LICENSE	10/30/2007	OLMSTEAD DR		BELMONT	197147
GR	BELMONT HOUSING AUTHORITY	58279	230	AGREEMENT	1/12/2012	<i>N/L</i>	SEE RECORD	BELMONT	8069
GR	BELMONT HOUSING AUTHORITY	58582	64	CERTIFICATE	2/29/2012	403 BELMONT ST	UNIT 2	BELMONT	40963
GR	BELMONT HOUSING AUTHORITY	58582	65	CERTIFICATE	2/29/2012	403 BELMONT ST	UNIT 2	BELMONT	40964
GR	BELMONT HOUSING AUTHORITY	59790	190	VOTE	8/20/2012		SEE RECORD	BELMONT	175148
GR	BELMONT HOUSING AUTHORITY	59790	256	TAKING	8/20/2012		SEE RECORD	BELMONT	175151
GR	BELMONT HOUSING AUTHORITY	60061	479	CERTIFICATE	9/21/2012	6 OAKLEY RD	UNIT 1	BELMONT	204503
GR	BELMONT HOUSING AUTHORITY	60061	480	CERTIFICATE	9/21/2012	6 OAKLEY RD	UNIT 1	BELMONT	204504
GR	BELMONT HOUSING	64006	425	RELEASE	7/31/2014	6-12 OAKLEY RD	PCL D	BELMONT	112141

4

AUTHORITY									
GR	BELMONT HOUSING	12745	268	DECISION	1/2/1975	PEARSON RD	N/C	BELMONT	60122770
AUTHORITY EST									
GR	BELMONT HOUSING	18395	537	DECISION	7/21/1987	OFF CLARK	NL 8058-492	BELMONT	849
AUTHORITY EST									

SHE-33. 14-6-63-935860

P.H. Co

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex SS.

February 11, 1969

ORDER OF TAKING

WHEREAS, the Belmont Housing Authority, a public body, politic and corporate, duly organized and existing pursuant to the provisions of the Housing Authority Law of the Commonwealth of Massachusetts and having its principal place of business in Belmont, County of Middlesex; and

WHEREAS, the said Belmont Housing Authority, in pursuance of its powers as set out in said Housing Authority Law, and every other power thereunto enabling, has determined that the area or areas hereinafter described within its jurisdiction constitutes an area to be used to provide a housing project for elderly persons (State-Aided Housing Project 667-1) as defined in Section 26 SS-VV of the Housing Authority Law, and

WHEREAS, the Belmont Housing Authority, in accordance with Section 26 AA of the Housing Authority Law has submitted the plans and layout of the said project, the estimated costs thereof, the proposed method of financing it, and a detailed estimate of the expenses and revenue thereof to the Commissioner Department of Community Affairs, and

WHEREAS, the Commissioner Department of Community Affairs has approved the said project by giving written notice of his approval to the said Authority in accordance with the provisions of Sections 26 AA and 26 BB of the said Housing Authority Law, and

WHEREAS, the Belmont Housing Authority has determined that the taking in fee simple by eminent domain of the hereinafter described area or areas is necessary and reasonably required to carry out the purposes of the Housing Authority Law, or any of its sections, and

WHEREAS, the Belmont Housing Authority in accordance with the provisions of Section 26 P, subsection (b), of the Housing Authority Law, has deposited with the assessor/collector of the city/town of Belmont security to the satisfaction of the law for the payment of such damages as may be awarded in accordance with law to the supposed owner/owners of the hereinafter described areas as required by G. L. (Ter. Ed.) Chapter 79, Section 10; and

NOW, THEREFORE, ORDERED, That the Belmont Housing Authority, acting under the provisions of Section 26 P of the Housing Authority Law, and all other authority thereunto enabling, and pursuant to the applicable provisions of G. L. (Ter. Ed.) Chapter 79, and of any and every other power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain for the purposes hereinbefore set forth, the area or areas hereinafter described, including all parcels of land therein, the trees, buildings, and other structures standing upon or affixed thereto and including the fee to the center of any and all streets, highways, and public ways, contiguous and adjacent to the said area or areas but excluding any and all easements of public highways and public easements of travel in and to any and all streets, highways, and public ways, contiguous and adjacent to the said area or areas, which said area or areas are situated in the city/town of Belmont as bounded and described in the attached

AND, that the Belmont Housing Authority hereby makes the following awards for damages sustained by the owner/owners and all other persons including all mortgagees of record having any and all interest in the area or areas hereinbefore described in the taking of or injury to his/their property or entitled to any damages by reason of the taking:

Parcel Number	Supposed Owner	Area sq. ft.	Award

SEE PLAN IN FILE NO. 1147-100-245

158

BK11647 PG248

The property and property rights taken as aforesaid are shown on a plan (on 1 sheets) drawn by Joseph E. Galwyn C. E. signed by Belmont Housing Authority, State-Aided Housing Project Middlesex County, Massachusetts, dated \_\_\_\_\_, deposited in and on file at the office of the Belmont Housing Authority in the city/town of \_\_\_\_\_, entitled "Plan of Land Taking Housing For the Elderly" a copy of which is to be recorded with this Order of Taking in the Registry of Deeds for Middlesex County, at Cambridge

(Note: All parcels of registered land must be identified.) All names of owners herein given, although supposed to be correct, are such only as matters of opinion and belief.

All owners of land taken as aforesaid are hereby required to remove all property except buildings, fences, other structures and trees from lands so taken before the 11th day of March, 19 69

And it is hereby further ordered, that the Secretary of Belmont Housing Authority cause to be recorded this instrument of Taking in the office of the Registry of Deeds in Middlesex County,

IN WITNESS WHEREOF, the following members of the Belmont Housing Authority hereby have caused the corporate seal of the Authority to be hereto affixed and these presents to be signed in the name and behalf of the Belmont Housing Authority this 11th day of February in the year of our Lord, 19 69

BELMONT HOUSING AUTHORITY  
 By [Signature]  
 Chairman  
[Signature]  
[Signature]  
[Signature]

Approved as to form  
 \_\_\_\_\_  
 Assistant Attorney General



BK 1803 PG 518

27.00  
2.00  

---

29.00

RECORDED IN REGISTRY OF DEEDS

BELMONT HOUSING AUTHORITY, a public body, politic and corporate, duly organized and existing pursuant to the provisions of the Housing Authority Law of the Commonwealth of Massachusetts and having its principal place of business in Belmont, Massachusetts, good and valuable consideration, release to Charles H. Beard and Margaret Beard that portion of Parcel 1 included in the Order of Taking dated February 11, 1969, recorded with Middlesex South District Registry of Deeds, Book 11647, Page 245 and bounded and described as follows:

- EASTERLY: One Hundred (100) feet by Lot 182, being land of Charles H. Beard, Jr. and Margaret Beard shown on a plan hereinafter mentioned;
- SOUTHERLY: Eight (8) feet by Parcel No. 2 shown on said plan;
- WESTERLY: One Hundred (100) feet by the remaining portion of Parcel No. 1 shown on said plan, said westerly line being Eight (8) feet distant from and parallel to the first mentioned boundary by Thayer Road, Eight (8) feet.
- NORTHERLY:

Containing 800 square feet of land more or less.

See Plan entitled "Plan of Land Taking, Housing For the Elderly, Belmont Housing Authority", Joseph Selwyn, Civil Engineer, dated January 23, 1969 and recorded with the said Order of Taking.

Meaning and intending to release to said Charles H. Beard and Margaret Beard a strip of land eight (8) feet in width along the Easterly side of Parcel 1 on said plan.

MARGINAL REFERENCE REQUESTED  
BOOK 11647 PAGE 245



BK 11803 PG 513

IN WITNESS WHEREOF the said BELMONT HOUSING AUTHORITY has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Russell A. Howard, its Chairman, hereto duly authorized, this eighth day of July in the year One thousand nine hundred and sixty-nine.



BELMONT HOUSING AUTHORITY

by Russell A. Howard  
Chairman

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

July 8, 1969

Then personally appeared the above named Russell A. Howard and acknowledged the foregoing instrument to be the free act and deed of the BELMONT HOUSING AUTHORITY, before me

W. Edward Costello  
W. Edward Costello, Notary Public

My commission expires Sept. 1, 1972

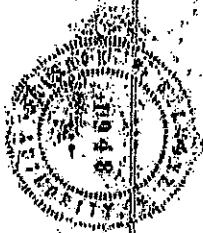
**C E R T I F I C A T E**

I, MAXWELL A. SHERMAN, Executive Director and Secretary of the BELMONT HOUSING AUTHORITY hereby certify that at a meeting of said Authority duly held July 8, 1969, all members being present and voting throughout, upon Motion duly made and seconded, it was unanimously

**VOTED:** That a portion of the land taken under Parcel 1 of the Order of Taking being a strip eight (8) feet in width and being described in the copy of the proposed Deed attached to these minutes is in excess of the purposes for which the taking was made.

**VOTED:** That said excess land be deeded back to Charles H. Beard and Margaret Board.

**VOTED:** That the Chairman do and he is hereby authorized to execute and deliver a deed to the said excess land, in the name of the Belmont Housing Authority and the Executive Director affix the corporate seal.



A true copy attest:

*Maxwell A. Sherman*

Approved as to Form

Approved.

*Charles W. Patterson*  
Attorney General

*Leon Charaloudis*  
Deputy Commissioner  
Department of Community  
Affairs

16

R6-10

BK12721 PG571

RECORDED IN 150

12-11-74 12721 PG 571

E A S E M E N T

BELMONT HOUSING AUTHORITY, a body politic and corporate duly organized with a principal place of business in Belmont, Middlesex County, Massachusetts for consideration grant to VITO W. BERTOLINO and DOROTHY BERTOLINO, husband and wife as tenants by the entirety, their heirs and assigns and both of 127 Sycamore Street, Belmont in said County, a perpetual right of way for all purposes of ingress and egress by motor vehicle and by foot over a parcel of land in said Belmont shown as "Right of Way" on a plan entitled "Plan Showing Right of Way, Belmont Housing Authority, Sycamore Street, Belmont, Mass."

dated September 23, 1974, Richard B. Botts, Town Engineer Belmont, Mass. to be recorded herewith and bounded:

- SOUTHERLY: by Sycamore Street twelve (12) feet;
- WESTERLY: by other land of the Belmont Housing Authority one hundred (100) feet;
- NORTHERLY: by other land of the Belmont Housing Authority thirty-eight and 50/100 (38.50) feet;
- EASTERLY: by land of Vito W. and Dorothy E. Bertolino thirty (30) feet;
- NORTHERLY: by other land of the Belmont Housing Authority twenty-six and 50/100 (26.50) feet; and
- EASTERLY: by other land of the Belmont Housing Authority seventy (70) feet;

The grantor reserves to itself all rights in said way and uses not inconsistent with the right of way herein granted.

This right of way shall not interfere with the parking of motor vehicles of tenants and others entitled thereto on the easterly side of what was formerly Kendall Street, as designated by the said Belmont Housing Authority from time to time, which designation need not be recorded or communicated to the grantees.

IN WITNESS WHEREOF, the Belmont Housing Authority has caused these presents to be signed and delivered by its Chairman, hereunto duly authorized and its corporate seal to be hereto affixed this ... day of ...  
*October* ....., 1974.

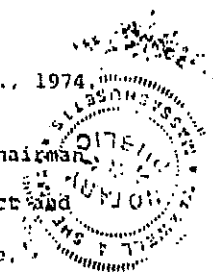
DELMONT HOUSING AUTHORITY

by: *Russell Howard*  
Russell Howard, Chairman

COMMONWEALTH OF MASSACHUSETTS

Middlesex SS. .... *October 18* ....., 1974

Then personally appeared RUSSELL HOWARD, Chairman and acknowledged the foregoing to be the free act and deed of the Belmont Housing Authority, before me,  
Notary Public - *Russell Howard*



MA-111 11 1974

R5

BK 1.2721 PG 573

18

CERTIFICATE OF VOIE

I, MAXWELL A. SHERMAN, Executive Director and Secretary of the Belmont Housing Authority hereby certify that at a meeting of the Belmont Housing Authority duly held September 24, 1974 at 29 Pearson Road, Belmont, all members being present and voting throughout, upon motion duly made and seconded it was

VOTED: That a perpetual right of way be granted Dorothy & Vito W. Bertolino their heirs and assigns for all purposes of ingress and egress by motor vehicle and by foot over a portion of land shown as Right of Way on a plan entitled "plan Showing Right of Way, Belmont Housing Authority, Sycamore Street, Belmont, Mass." reserving to itself all rights in said way not inconsistent with the right of way granted and in the form of Easement a copy of which is hereto annexed with a copy of the plan and that Russell A. Howard, Chairman be authorized to sign and deliver and that Maxwell A. Sherman be authorized to impress the seal.

A true record Attest.



*Maxwell A. Sherman*  
Maxwell A. Sherman  
Executive Director

mjl

Middlesex Registry of Deeds, So. Dist.  
CAMBRIDGE, MASS.

Plan Number 1241 of 1974  
Rec'd NOV. 4 1974 at 1:13 PM  
With ESMT Doc. No. 196  
**BELMONT HOUSING AUTHY.**  
**VITO W. BERTOLINO ET AL**  
Recorded, Book 12721 Page 571

Note:  
Approval under the subdivision  
control act not required.

Attest: *John F. Jayouli*



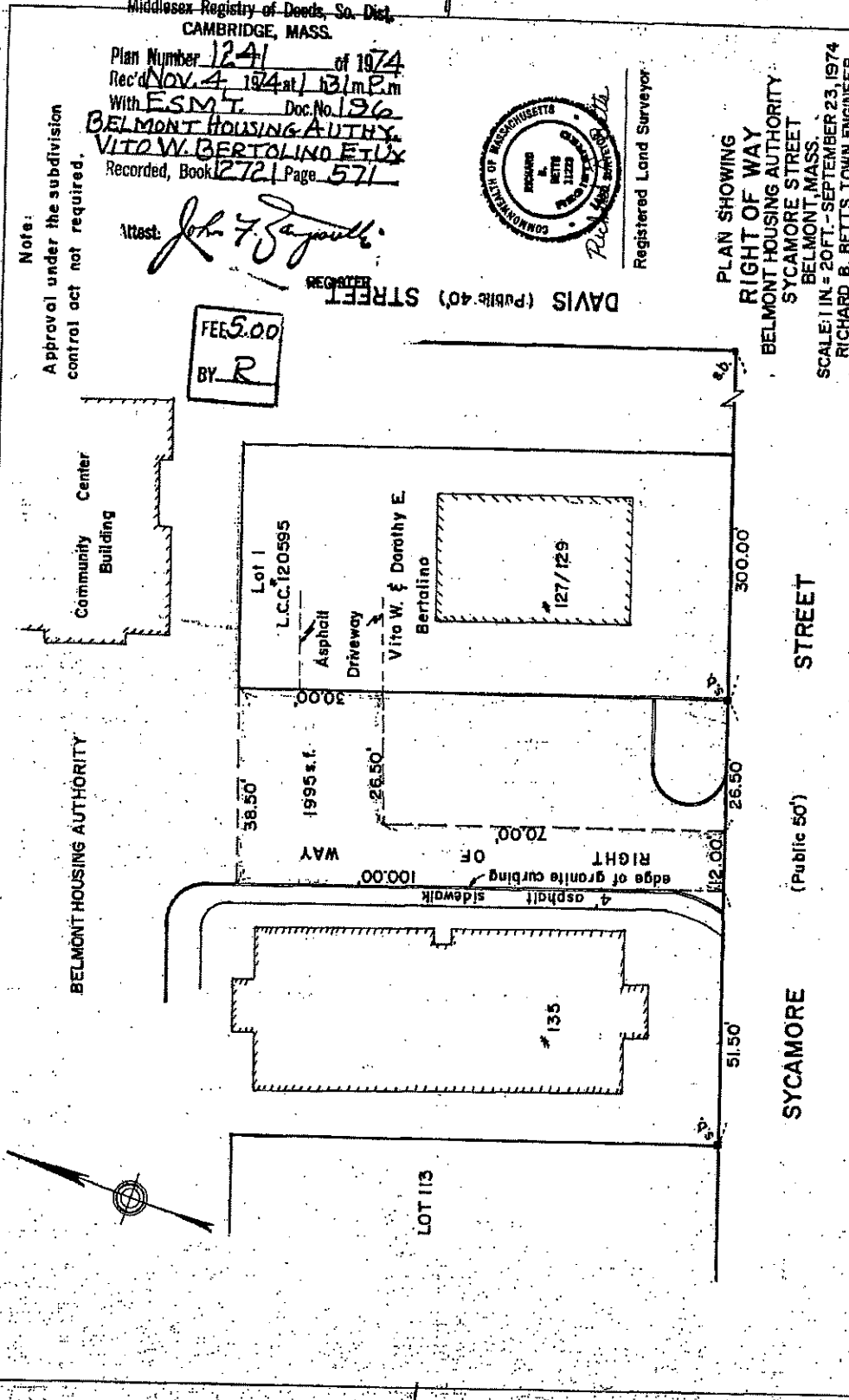
Registered Land Surveyor

FEE \$5.00  
BY R

REGISTRAR  
DAVIS (Public 40') STREET

PLAN SHOWING  
RIGHT OF WAY  
BELMONT HOUSING AUTHORITY  
SYCAMORE STREET  
BELMONT, MASS.  
SCALE 1 IN. = 20 FT. - SEPTEMBER 23, 1974  
RICHARD B. BETTS, TOWN ENGINEER  
BELMONT, MASS.

1241



BELMONT HOUSING AUTHORITY

Community Center Building

Lot 1  
L.C.C. 120595

Asphalt Driveway

Vito W. & Dorothy E. Bertolino

135

LOT 113

edge of granite curbing  
100.00  
RIGHT OF WAY

30.00

1995 s.f.

26.50

38.50

70.00

4 asphalt sidewalk

51.50

12.00

26.50

300.00

SYCAMORE STREET

(Public 50')

STREET

RIGHT OF WAY

BELMONT HOUSING AUTHORITY

SYCAMORE STREET

BELMONT, MASS.

SCALE 1 IN. = 20 FT. - SEPTEMBER 23, 1974

RICHARD B. BETTS, TOWN ENGINEER

BELMONT, MASS.



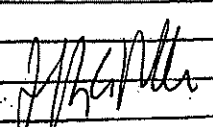
Registered  
Report

Abutters

Title No.....

Sheet No.....

(127-129 Sycamore)

Certificate No.	Estate No.	lots A+B on PLAN 21464A Sycamore Street Belmont	Sheet No.	2
206557	Owner	Gerald S. Fimiani & Mary C. Fimiani,		
Book 1163 Page 7	Description	maned to each other, as tenants by the entirety		
		see certificate	"	2
	Said Estate subject to			
	1. Mortgage to	NONE	"	
	" "		"	
	" "		"	
	" "		"	
	" "		"	
	" "		"	
	2. Restrictions or Conditions	NONE	"	
	3. Easements	Some of parcel B as is included within the limits of Kendall Street is subject to the rights of all persons lawfully entitled in and over same	"	2
	4. Bankruptcy	complete records - NONE found	"	
	5. Attachments	NONE	"	
463670	6. Order of Taking	by Belmont Housing Authority	"	3
	7. Tax Liens	} NONE	"	
	8. Tax Titles		"	
	9. Water Liens		"	
	10. Legacies & Inheritance Tax		"	
21464A	11. Plans		"	4
	Said Estate entitled to			
	1. Passageway Rights	Hand over the whole of Kendall Street	"	2
	2. Party Wall Rights	NONE	"	
	Remarks:			
	Abutters possible rights in Kendall Street - sh 2 see notes on recorded land title			
	My examination ends 11/4/2019			
			 EXAMINER	



2

*Abutter  
possible rights  
in Kendall St*

**Transfer Certificate of Title.**

DK:1163 PG.7

No. 206557

From Transfer Certificate No. 120595 in Registration Book 733, Page 45  
Originally Registered April 12, 1966 for the South Registry District of  
Middlesex County.

**This is to Certify that:**

Gerald J. Finiani and Mary G. Finiani  
of Belmont in the County of Middlesex and Commonwealth of Massachusetts  
married to each other, are the owners in fee simple, as tenants by the entirety  
of that certain parcel of land situate in Belmont  
in the County of Middlesex and said Commonwealth, described as follows:

Southeasterly by Sycamore Street, fifty feet;  
Southwesterly by Kendall Street, one hundred feet; and  
Northwesterly fifty feet; and  
Northeasterly, one hundred feet by land now or formerly of  
the Town of Belmont.

Said parcel is shown as Parcel A and B on plan hereinafter mentioned,  
(plan No. 214644).

All of said boundaries are determined by the Court to be located as shown on  
a plan, as modified and approved by the Court, filed in the Land Registration  
Office, a copy of a portion of which is filed in the Registry of Deeds for the  
South Registry District of Middlesex County in Registration Book 443, Page  
209, with Certificate 67324.

So much of said Parcel B as is included within the limits of said Kendall  
Street is subject to the rights of all persons lawfully entitled thereto in  
and over the same, and there is appurtenant to the above described land the  
right to use the whole of said Kendall Street, as shown on said plan, in  
common with all other persons lawfully entitled thereto.

*Abutters  
rights in  
Kendall  
Street*

*great least not on  
certificate*

And it is further certified that said land is under the operation and  
provisions of Chapter 185 of the General Laws and any amendments thereto, and  
that the title of said

Gerald J. Finiani and Mary G. Finiani

to said land is registered under said Chapter subject, however, to any of the  
encumbrances mentioned in Section forty-six of said Chapter, and any  
amendments thereto, which may be subsisting, and subject also as aforesaid.

Witness: PETER W. KILBORN, Chief Justice of the Land Court, Department of  
the Trial Court, at Cambridge in said County of Middlesex

the twenty-third day of October the year nineteen hundred and ninety-six  
at 2 o'clock and 47 minutes in the after-noon.

Attest, with the Seal of said Court.

*[Signature]*  
Assistant Recorder

DOCUMENT

COMMERCIAL

463670  
 KIND: Order of Taking  
 IN FAVOR OF: Belmont Housing Authority  
 TERMS: Taking in fee within described land for Housing Project. Pl. with Doc. See Doc.  
 DATE OF INSTR: Feb. 11, 1969  
 DATE OF REG: Dec. 13, 1971 TIME OF REG: 1:30 PM  
 SIGNATURE: *[Signature]* Asst. Recorder

AA

1015511  
 KIND: Mortgage  
 IN FAVOR OF: Powder House Mortgage Company, Inc.  
 TERMS: \$184,000 as stated in mortgage.  
 DATE OF INSTR: Oct. 23, 1996  
 DATE OF REG: Oct. 23, 1996 TIME OF REG: 2:47 PM  
 SIGNATURE: *[Signature]* Asst. Recorder

1015512  
 KIND: Assignment  
 IN FAVOR OF: Accubanc Mortgage Corporation  
 TERMS: Assigning Mortgage Document No. 1015511.  
 DATE OF INSTR: Oct. 23, 1996  
 DATE OF REG: Oct. 23, 1996 TIME OF REG: 2:47 PM  
 SIGNATURE: *[Signature]* Asst. Recorder

1029608  
 KIND: Assignment  
 IN FAVOR OF: Ohio Savings Bank  
 TERMS: Assigning Mortgage Document No. 1015511.  
 DATE OF INSTR: Apr. 25, 1997  
 DATE OF REG: Apr. 25, 1997 TIME OF REG: 10:49 AM  
 SIGNATURE: *[Signature]* Asst. Recorder

1076063  
 KIND: Discharge  
 IN FAVOR OF:  
 TERMS: Discharging Mortgage Document No. 1015511.  
 DATE OF INSTR: July 20, 1998  
 DATE OF REG: Aug. 13, 1998 TIME OF REG: 9:26 AM  
 SIGNATURE: *[Signature]* Asst. Recorder

11-19-09 - 1518681-82 Deed + C

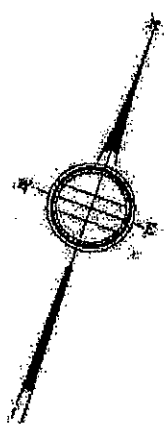
6700 1/2 1/2

6722 Vol. 443 p. 209

21464<sup>A</sup>

PLAN OF LAND IN BELMONT  
Joseph W. Kaiser, Town Engineer  
MAY 17, 1948

THAYER (PUBLIC) ROAD



A.C. No. 16185<sup>A</sup>  
Filed with Chart #2303

RECORDED IN REGISTRATION  
OFFICE  
JUL 20 1948  
J.W.K.

Town of Belmont

5000  
2500 2500

B

A

Town of Belmont

SYCAMORE (PUBLIC) STREET

BELMONT  
WATER TOWN

JUL 12 1949

Copy of part of plan  
FILED IN  
LAND REGISTRATION OFFICE  
OCT 14 1948  
Scale of this plan 30 feet to an inch  
W. T. Fitzclough, Engineer for Survey

BWM-7c

4

Problem Certificate  
Registered  
Report

Title No.....

Sheet No.....

Certificate No 59293	Estate No. Lots 6-8 on PLAN 16133A, Thayer Road Belmont	Owner John J. Slinicy subject to order of taking	Sheet No. 2-3
	Description	see certificate 1-8 see deed out lots 1-5 - sh 5-6 lots 6-8 remain	" 2-3
	Said Estate subject to		"
	1. Mortgage to	NONE	"
	" "		"
	" "		"
	" "		"
	" "		"
227-233	2. Restrictions or Conditions	see certificate and deed	" 2, 4A-4B
	3. Easements	-NONE	"
	4. Bankruptcy	incomplete records - NONE found	"
	5. Attachments	-NONE	"
463670	6. Taking in fee by eminent domain by Belmont Housing Authority		4, 7-16
	7. Tax Liens		"
	8. Tax Titles	} NONE	"
	9. Water Liens		"
	10. Legacies & Inheritance Tax		"
16133A	11. Plans		" 17
	Said Estate entitled to		"
	1. Passageway Rights	} NONE	"
	2. Party Wall Rights		"
	Remarks:		
	Taking parcel 5 - sh 13 Need an S Petition to have Certificate issue in name of Belmont Housing Authority - see form - sh 18 need to allege taking done properly as it was in 1969		
	My examination ends	11/4/2019	
			EXAMINER

