

TOWN OF NATICK MASSACHUSETTS

TO: Natick Board of Selectmen
Melissa A. Malone, Town Administrator
William D. Chenard, Deputy Town Administrator – Operations
James Errickson, Director, Natick Community Development
Mark Coviello, Special Projects Engineer

FROM: Bryan R. Le Blanc, Procurement Officer

DATE: September 20, 2018

SUBJECT: CONTRACT AWARD
Appraisal Services – North Main Street – Route 27

On September 11, 2018, sealed proposals were received in response to the Town of Natick's RFP for appraisal services. Timely proposals were received from four (4) proposers. (See attached.)

The most advantageous proposal from a responsive and responsible proposer was submitted by Guidry & Platt Real Estate Analysts. It has submitted prices of \$1,053.00 per property to appraise Route 27 properties with temporary easements only and of \$1,328.00 per property to appraise Route 27 properties with temporary easements, permanent easements, and takings. The Town assumes 146 properties to fall into the temporary easement only category, while it assumes 48 properties to fall into the category of temporary easements, permanent easements, and takings. Thus, Guidry & Platt Real Estate Analysts submitted a price of \$217,044.00 for this work, with the Town having the ability to alter the exact number of properties based upon actual need.

Mr. Coviello and I have vetted references satisfactorily. We recommend that the Selectmen award the contract to Guidry & Platt Real Estate Analysts for \$1,053.00 per property to appraise Route 27 properties with temporary easements only and \$1,328.00 per property to appraise Route 27 properties with temporary easements, permanent easements, and takings, with the assumptions outlined in the previous paragraph.

Please advise if you have any questions or require additional information.

Proposals Received:	09/11/18
Newspaper Advertisement: (MetroWest Daily News)	08/21/18
Website & Town Hall Postings:	08/16/18
Goods and Services Publication:	08/27/18
COMMBUYS	08/16/18

Funding information: 2018 Spring Annual TM, Article 25 - from \$285,000.00 – Free Cash
Account No. 00020595-520900.



COMMUNITY AND ECONOMIC DEVELOPMENT

BUILDING
PLANNING
ZONING
CONSERVATION

TO: Bryan LeBlanc
Procurement Director

FROM: James Errickson, Director
Community and Economic Development *J.E.*

RE: Real Estate Appraisal Consultant Services – North Main Street
Award Recommendation

DATE: September 18, 2018

Based on our review of the proposals received we feel that the firm of Guidry & Platt Real Estate Analysts demonstrated a clear understanding of the project scope and schedule of deliverables. The completeness of their proposal reflects that they are able to perform in manner acceptable to the Town. Further, we feel that the overall quality and depth of their work experience on similar MassDOT projects would be highly advantageous to the Town.

cc: Bill Chenard
Mark Coviello
Files

Town of Natick

RFP Opening Form

Proposals - Appraisal Services - Route 27 - North Main Street

Date & Time: September 11, 2018, 11:00 A.M. local time

Company Name	Envelopes Sealed & Marked	Certificate of Non-Collusion	Tax Compliance Certification	Cert. of Corporate Proposer	Conflict of Interest Certificate	Signature of Proposer & Addenda	Certificate of Insurability	Compliance with MGL 151B	Certificate of Non-Debarment	Price
<i>Carlless Cybernetics</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$169,500.00
<i>Welcoming Associates MA</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<i>N/A</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$239,590.00
<i>Curby & Platt Consulting</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<i>not present</i>	<input checked="" type="checkbox"/>	<i>not signed</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$217,044.00
<i>Tru-Value Appraisal & Consulting</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$108,110.00

Signature of Proposer
 CFO Signature: _____ 9/11/18
 Witness Signature: _____ 9/11/18

Town of Natick, Massachusetts
Contract for Real Estate Appraisal Consultant Services in the Town of Natick

This Contract is made this first day of October, 2018, by and between the Town of Natick, Massachusetts, with an address of Natick Town Hall, 13 East Central Street, Natick, MA 01760, acting by the Natick Board of Selectmen (hereinafter the "Town of Natick," or "the Town") and Guidry and Platt Real Estate Analysts, with an address of Five Blackburn Drive, Second Floor, Gloucester, MA 01930 (hereinafter the "Contractor").

The words "he," "him" and "his" in this Contract, as far as they refer to the Contractor, shall so refer whether the Contractor is an individual, partnership or corporation. All prior contracts for the services outlined in Section 1, below (Scope of Services), if any exist between the Town and the Contractor, are hereby terminated and shall be of no force and effect.

1. Scope of Services

The Contractor shall provide real estate appraisal consultant services, as set forth in the Request for Proposals for Real Estate Appraisal Consultant Services in the Town of Natick ("RFP"), issued by the Board of Selectmen of the Town of Natick, Massachusetts, which is incorporated herein by reference.

2. Standard of Care

The Contractor shall exercise due care and diligence in the rendition of all services under this Contract in accordance with the applicable professional standards in the Eastern Massachusetts area. The Contractor's services shall be performed as expeditiously as is consistent with such standards, with professional skill and care, and with the orderly progress of the work.

3. Term

The term of this Contract shall commence as of the execution date of this Contract and shall end one year later. At the sole discretion of the Town, this Contract may be extended for one (1) or two (2) additional one (1)-year terms. Time is of the essence in the performance of services rendered by the Contractor under this Contract. All work performed pursuant to this contract shall be completed within ninety (90) calendar days following the issuance of the Notice to Proceed. Notwithstanding the forgoing, the Town reserves the right to extend this time period to allow the appraisals of all parcels required to be appraised pursuant to the RFP.

4. Incorporation of the Request for Proposals/Order of Priority of Contract Documents

The provisions of the RFP and the Contractor's Proposal are incorporated herein by reference. In the event of any conflict among the Contract Documents, the Documents shall be construed according to the following priorities:

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Highest Priority:	Amendments to Contract (if any)
Second Priority:	Contract
Third Priority:	Addenda to the RFP (if any)
Fourth Priority:	RFP
Fifth Priority:	Contractor's Proposal.

5. Payment

In consideration for performance of the work in accordance with the requirements of this Contract, the Town shall pay the Contractor the prices stated in the Contractor's Price Proposal. (See attached Price Proposal Form.)

This Contract is a fixed rate contract; and, therefore, miscellaneous expenditures associated with the Contractor's work on this project shall not be paid by the Town. In the event that an unforeseen miscellaneous expense is incurred, the Contractor shall receive the Town's approval in writing prior to incurring the expense if it will subsequently seek payment of said expense from the Town.

Payment shall be made to the Contractor for work completed in accordance with this Contract. All requests for payment shall be submitted to the Town as an invoice and shall specify work completed, progress made toward completing deliverables, the number of hours worked, the classification of each employee who performed work, and the billing rate for each employee who performed work on the project.

Payment will be due thirty (30) days after receipt of the Contractor's invoice by the Town for services rendered in accordance with this Contract. The Town shall not make payments in advance.

If the Town objects to all or part of any invoice, the Town shall notify the Contractor in writing within two (2) weeks of the date of receipt of the invoice, and shall pay that portion of the invoice not in dispute within thirty (30) days after the date of receipt of the invoice.

Should it be necessary for the Contractor to engage the services of a specialized contractor or companies other than those originally proposed in the Contractor's response to the Town's RFP, the Contractor shall take such measures only with the Town's prior written approval. Charges for such services shall be billed directly to the Town unless otherwise agreed upon by the parties.

Payment of the amounts due under this Contract shall release the Town of Natick, Massachusetts and its officers, employees, boards, commissions, committees, agents and representatives, from any and all claims and liability in any way relating to this Contract or anything done in pursuance thereof.

Town of Natick, Massachusetts
Contract for Real Estate Appraisal Consultant Services in the Town of Natick

No payment by the Town to the Contractor shall be deemed to be a waiver of any right of the Town under this Contract or ratification by the Town of any breach hereof by the Contractor.

6. Warranty

DELETED – NOT APPLICABLE.

7. Compliance with Laws

The Contractor shall comply with all provisions of Federal, Massachusetts and Town of Natick law applicable to his work including, without limitation, statutes, by-laws, rules, regulations, orders and directives, as amended, and including, without limitation, the Williams-Steiger Occupational Safety and Health Act of 1970, as amended, and related regulations, as amended, in effect throughout the term of this Contract and any extension or renewal thereof. Without limitation, the Successful Proposer shall comply with the applicable provisions of Chapter 149, Section 26 to 27D of the Massachusetts General Laws (M.G.L.), as amended, and with all applicable minimum prevailing wage rates as determined by the Massachusetts Commissioner of Labor and Industries. This Contract shall be considered to include in their entirety all terms respecting workers' compensation insurance and other terms required to be included in it by Chapter 152 of the Massachusetts General Laws, as amended, as though such terms were set forth in their entirety herein.

8. Insurance

The Contractor shall provide and maintain throughout the term of the Contract and any extension or renewal thereof the following insurance with companies that are authorized and licensed in the Commonwealth of Massachusetts to issue policies for the coverages and limits so required.

- a. Workers' Compensation Insurance as required by the laws of the Commonwealth of Massachusetts and employer's liability insurance in the amount of \$1,000,000/\$1,000,000/\$1,000,000.
- b. Commercial General Liability Insurance, \$1,000,000 each occurrence and \$2,000,000 aggregate limit. Commercial General Liability insurance shall include personal injury liability, broad form property damage liability, products/completed operations liability and broad form contractual liability.
- c. Automobile Liability Insurance, covering all leased, owned, non-owned, and hired vehicles - Combined single limit of \$1,000,000.
- d. Professional Liability Insurance (Including Errors and Omissions) - \$1,000,000 each occurrence and \$2,000,000 aggregate limit. If written on a

Town of Natick, Massachusetts
Contract for Real Estate Appraisal Consultant Services in the Town of Natick

claims made basis, the effective period shall extend for a term of six (6) years after the end of this Contract.

- e. Excess Liability Insurance, Umbrella Form - \$1,000,000 each occurrence and \$2,000,000 aggregate, which shall be following form, providing coverage over commercial general liability insurance, automobile liability insurance, and employer's liability under workers' compensation insurance.
- f. The Town of Natick shall be named as an additional insured on each such policy of Commercial General Liability Insurance, Excess Liability Insurance, Umbrella Form, and Automobile Liability Insurance.
- g. All certificates and policies shall contain the following provision:

“Notwithstanding any other provision herein, should any of the above policies be cancelled or materially amended before the expiration date thereof, the issuing company will mail thirty (30) days prior written notice thereof to the named certificate holder and to the Natick Town Administrator, Natick Town Hall, 13 East Central Street, Natick, MA 01760 before such cancellation or amendment shall take place.”
- h. Certificates evidencing such insurance in five (5) copies shall be furnished to the Town at the execution of this Contract. Such certificates shall not merely name the types of policy provided, but shall specifically refer to this Contract and shall state that such insurance is as required by this Contract. The Contractor shall make no claims against the Town of Natick or its officers for any injury to any of its officers or employees or for damage to its equipment arising out of work contemplated by the Contract.
- i. The Contractor shall also be required to provide to the Town of Natick with its proof of insurance coverage endorsements or riders to the policies of commercial general liability insurance, automobile liability insurance, and excess liability insurance, umbrella form, which indicate that the Town of Natick is named as an additional insured on each such policy.
- j. No insurance shall be obtained from an insurer which:
 - (1) is not licensed to sell insurance in the Commonwealth of Massachusetts; or
 - (2) is not authorized to provide insurance as an excess or surplus lines insurer, and does not have a current Best's rating of A or better.
- k. Failure to provide and continue in force such insurance as aforesaid shall be deemed a material breach of this Contract and shall operate as an immediate termination thereof.

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Contract for Real Estate Appraisal Consultant Services in the Town of Natick

9. Indemnification

The Contractor shall compensate the Town of Natick for all damage to Town property of any nature arising out of the Contractor's work. To the fullest extent permitted by law, the Contractor shall indemnify, defend, and hold harmless the Town of Natick and all of its officers, employees, boards, commissions, committees, agents and representatives from and against all claims, causes of action, suits, costs, damages, and liability of any kind which arise out of the breach by the Contractor of its obligations under this Contract, or the act or omission of the Contractor, its subcontractors, or their officers, employees, agents and representatives or anyone directly or indirectly employed by them, or anyone for whose acts or omissions they may be liable, regarding the work to be performed by the Contractor under the Contract, or which arise out of the violation of any federal, Massachusetts or Town of Natick statute, by-law, rule, regulation, order or directive, or which relate to personal injury or property damage suffered by the Contractor or any of its officers or employees regarding the subject matter of this Contract. Said costs shall include, without limitation, reasonable legal costs, collections fees, and counsel fees incurred in defending any claim or suit that may be brought against the Town and any judgment that may be obtained in any such claim or suit.

10. No Personal Liability

Neither the Town of Natick, nor its officers, employees, boards, committees, commissions, agents and representatives shall be under any personal obligation or incur any personal liability by reason of this Contract, the execution thereof or anything relating thereto which arises out of the breach or violation of any provision of this Contract, or the violation of any Federal, Massachusetts or Town of Natick statute, by-law, rule, regulation, order or directive, or which relates to personal injury or property damage suffered by the Contractor or its employees, regarding the subject matter of this Contract.

11. Familiarity with Area of Work

By signing this Contract, the Contractor acknowledges that it has examined the area of work which is the subject matter of this Contract and that it is familiar with all sites which are the subject of this Contract and with all conditions of the RFP and of this Contract. The Contractor has entered into this Contract in reliance on its own examinations and estimates as to the amount and character of its work, and conditions which may be encountered in the performance thereof, and shall assume all risks and bear all losses pertaining thereto.

12. Performance Bond

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DELETED – NOT APPLICABLE.

13. Labor and Materials Payment Bond

DELETED – NOT APPLICABLE.

14. Independent Contractor Status

The Contractor shall provide services under this Contract as an independent contractor with the Town of Natick and not as an employee of the Town of Natick. No employee, agent or representative of the Contractor shall be entitled to receive any benefits of employment with the Town of Natick, including, without limitation, salary, overtime, vacation pay, holiday pay, sick leave, health insurance, life insurance, pension or deferred compensation.

15. Use of Alcohol and Controlled and/or Mood Altering Substances Prohibited

The Contractor hereby acknowledges that the use of alcoholic beverages, narcotics, and controlled and/or mood altering substances, except for current valid, legal prescriptions, by any officer, employee, agent, or representative of the Contractor is prohibited on Town of Natick property which is the subject matter of this Contract and during all hours of work under this Contract. If any officer, employee, agent, or representative of the Contractor violates the foregoing provision, the Town of Natick shall have the right to order that such officer, employee, agent, or representative of the Contractor shall not be permitted to return to work on this Contract. Under such circumstances, the Contractor shall promptly remove the subject officer, employee, agent, or representative from the job site and shall not permit the subject officer, employee, agent, or representative to perform further work in conjunction with this Contract.

16. No Smoking

Pursuant to Massachusetts General Laws (M.G.L.) c. 270, §22, the Commonwealth of Massachusetts Smokefree Workplace Law, the Contractor, its officers, employees, agents, and representatives are prohibited from smoking tobacco products, or any non-tobacco products designed to be combusted or inhaled, in any public building in the Town of Natick.

17. Criminal Background Screening

For each employee of the Contractor who is performing services under this Contract, the Contractor shall, subject to its confidentiality and privacy obligations owing to its employees and third parties, provide a written confirmation to the Town that such employee passed the Contractor's pre-employment criminal background screen. In the event that any employee refuses to permit the Contractor to provide such information to the Town, the Contractor

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shall not assign such employee to perform services for the Town, and such employee shall not be authorized to perform services for the Town. The Town shall be permitted to keep such information in its files.

18. *Delays/Force Majeure*

Except as specifically set forth in this Contract, neither party shall hold the other responsible or liable for damages or delays in performance caused by acts of God, interruptions in the availability of labor, or other events beyond the control of the other party, or that could not have been reasonably foreseen or prevented. For this purpose, such acts or events shall include unusually severe weather affecting performance of services, floods, epidemics, wars, riots, strikes, lockouts, or other industrial disturbances, protest demonstrations, and project site conditions which could not have been reasonably anticipated. Should such acts or events occur, both parties shall use their best efforts to overcome the difficulties arising and to resume as soon as reasonably possible the normal pursuit of the services for the Project.

19. *Termination*

- a. If the Contractor shall breach any provision of this Contract, which breach is not cured within twenty-one (21) days of written notice thereof from the Town to the Contractor, the Town shall have the right to terminate this Contract upon written notice to the Contractor.
- b. If any assignment shall be made by the Contractor or by any guarantor of the Contractor for the benefit of creditors, or if a petition is filed by the Contractor or by any guarantor of the Contractor for adjudication as a bankrupt, or for reorganization or an arrangement under any provision of the Bankruptcy Act as then in force and effect, or if an involuntary petition under any of the provisions of the Bankruptcy Act is filed against the Contractor and such involuntary petition is not discharged within ninety (90) days thereafter, in any event the Town may terminate this Contract upon written notice to the Contractor.
- c. The award of this Contract and the continued operation of this Contract are contingent upon appropriation by Natick Town Meeting of sufficient money to fund the Contract. Should Natick Town Meeting fail to appropriate necessary funds therefore, the Town of Natick shall no longer be under any obligation to tender performance, including payment, under the terms of this Contract. In that event the Town may terminate this Contract upon written notice to the Contractor.
- d. The Town may terminate this Contract upon written notice to the Contractor if a source of money to fund the Contract is lost during the Contract term. In the alternative, the parties may agree in writing to amend the Contract to

Town of Natick, Massachusetts
Contract for Real Estate Appraisal Consultant Services in the Town of Natick

provide for a Contract price which represents a reduced appropriation for the Contract term.

- e. The Town may also terminate this Contract for convenience upon thirty (30) days' written notice to the Contractor.

In the event of termination, the Contractor shall be entitled to be paid for services rendered in accordance with this Contract prior to termination.

In the event that this Contract is terminated pursuant to Section 19a. or 19b. above, the Town may make any reasonable purchase or contract to purchase services in substitution for services due from the Contractor and may deduct the cost of any substitute contract, or damages sustained by the Town due to non-performance or non-conformance of services, together with incidental and consequential damages from the Contract price, and shall withhold such damages from sums due or sums which become due.

20. Notices

Except as otherwise provided in this Contract, all notices required or permitted to be given hereunder shall be in writing and shall be delivered by certified mail or registered mail, return receipt requested, to the parties at the following address or such other address or addresses as to which a party shall have notified the other party in accordance with this Section.

If to the Town: Melissa A. Malone, Town Administrator
 Natick Town Hall
 13 East Central Street
 Natick, MA 01760

With copies to: Karis L. North, Esq.
 Murphy, Hesse, Toomey & Lehane, LLP
 300 Crown Colony Drive, Suite 410
 Quincy, MA 02169

If to the Contractor: Douglas Guidry, MAI
 Guidry and Platt Real Estate Analysts
 Five Blackburn Drive, Second Floor
 Gloucester, MA 01930.

Town of Natick, Massachusetts
Contract for Real Estate Appraisal Consultant Services in the Town of Natick

21. Miscellaneous Provisions

- a. Any action at law or suit in equity instituted by the Contractor as a result of the performance, non-performance or alleged breach of this Contract shall be filed in the Superior Court of the Commonwealth of Massachusetts for Middlesex County, MA, and in no other court or jurisdiction.
- b. No action or failure to act by the Town shall constitute a waiver of a right or duty afforded to the Town under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed in writing. No forbearance or indulgence in any form or manner by the Town shall be construed as a waiver or in any way limit the legal or equitable remedies available to the Town. No waiver by the Town of any default or breach by the Contractor shall constitute a waiver of any subsequent default or breach.
- c. If the Contractor discovers or is informed of any discrepancy or inconsistency in the Contract Documents in relation to any law, statute, ordinance, by-law, decree, code, rule, regulation, or order, the Contractor shall promptly, before commencing services under this Contract, report the same to the Town in writing.
- d. The Contractor acknowledges that it has not been influenced to enter into this Contract, nor has the Contractor relied upon any warranties or representations not set forth in this instrument.
- e. The Contractor shall maintain the confidentiality of information designated by the Town as confidential, unless withholding such information would violate the law or create a risk of significant harm to the public, or unless the Contractor has been required to release such information by final judgment or order of a court of competent jurisdiction, or unless the Town has expressly waived such confidentiality in advance in writing.
- f. The Contractor shall not represent or purport to represent that it speaks for the Town vis-à-vis the media or the public at-large without the Town's express, written consent in advance.
- g. Prior to commencing services under this Contract, the Contractor shall furnish the Town, in writing, the names, addresses and telephone numbers of not fewer than two (2) principal employees of his business who are to be contacted in the event of an after-hours emergency.
- h. By entering into this Contract, the Contractor certifies under penalties of

Town of Natick, Massachusetts
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perjury that its Proposal was made and submitted in good faith and without collusion or fraud with any person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

- i. By entering into this Contract, the Contractor certifies under the penalties of perjury, pursuant to M.G.L. c.62C, Section 49A(b), that it has complied with all laws of the Commonwealth relating to taxes, to reporting of employees and contractors, and to withholding and remitting child support.
- j. The Contractor understands that the Massachusetts Conflict of Interest Law, Chapter 268A of the Massachusetts General Laws, applies to the Contractor with respect to the services required to be provided under this Contract. The Contractor and its officers, employees, agents, subcontractors and affiliated agencies shall not participate in any activity which constitutes a violation of the Massachusetts Conflict of Interest Law or which creates an appearance of a violation of the Massachusetts Conflict of Interest Law.
- k. Prevailing wage rates, as contained in the Proposal documents, shall be paid, pursuant to M.G.L. c.149, §§26-27G, if they are applicable.
- l. The Contractor shall not discriminate against or exclude any person from participation herein on grounds of race, color, religious creed, national origin, sex, gender identity, sexual orientation (which shall not include persons whose sexual orientation involves minor children as the sex object), age, genetic information, ancestry, children, marital status, veteran status or membership in the armed services, the receiving of public assistance, and handicap. The previous sentence shall include, but not be limited to, the following: advertising, recruitment; hiring; rates of pay or other forms of compensation; terms; conditions or privileges of employment; employment upgrading; transfer; demotion; layoff; and termination. The Contractor shall take affirmative actions to insure that applicants are employed, and that employees are treated during their employment, without regard to race, color, religious creed, national origin, sex, gender identity, sexual orientation (which shall not include persons whose sexual orientation involves minor children as the sex object), age, genetic information, ancestry, children, marital status, veteran status or membership in the armed services, the receiving of public assistance, and handicap.
- m. **To the extent that any of the foregoing sections required by Massachusetts law are inconsistent with other, non-statutory sections in this agreement, any statutorily-mandated provisions contained**

Town of Natick, Massachusetts
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herein shall control.

- n. The Contractor shall not assign or subcontract in whole or in part this Contract or in any way transfer any interest in this Contract without the prior express written approval of the Town.
- o. The Contractor shall not assign any money due or to become due to the Contractor unless the Town of Natick shall have received prior written notice of such assignment. No such assignment shall relieve the Contractor of its obligations under this Contract.
- p. This Contract may be amended only by written consent of the parties.
- q. This Contract constitutes the entire agreement of the parties and any other agreement, written or oral, that may exist is excluded from this Contract. When executed, this Contract supersedes any other agreement of any of the parties in connection with the transaction contemplated.
- r. The parties agree that the traditional canon of contract interpretation, resolving ambiguities against the drafter of the particular instrument, shall not be employed in construing provisions of this Contract.
- s. If any provision, or portion thereof, of this Contract shall be adjudged to be invalid or unenforceable by final judgment or order of a court of competent jurisdiction the remaining provisions shall continue in effect to the extent permitted by law.
- t. The provisions of this Contract shall be binding upon and shall inure to the benefit of the heirs, assigns and successors in interest of the parties.
- u. This Contract shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts, regardless of choice of law issues or principles.
- v. This Contract is executed in triplicate as a sealed instrument.

(The remainder of this page is left blank.)

Town of Natick, Massachusetts
Contract for Real Estate Appraisal Consultant Services in the Town of Natick

The Town of Natick, Massachusetts
by: the Natick Board of Selectmen

Guidry and Platt Real Estate Analysts
by:

Amy K. Mistrot, Chairman

Signature

Susan G. Salamoff, Vice Chairman

Printed Name

Michael J. Hickey, Jr., Clerk

Printed Title

Jonathan H. Freedman

Richard P. Jennett, Jr.

Dated: _____

Dated: _____

APPROVED AS TO AVAILABILITY OF APPROPRIATION:

This is to certify that an appropriation in the amount of this Contract is available therefor, and that the Natick Board of Selectmen is authorized to execute this Contract and to approve all requisitions and execute change orders.

Arti P. Mehta
Comptroller, Town of Natick

Dated: _____

APPROVED AS TO FORM ONLY, AND NOT AS TO SUBSTANCE:

Karis L. North, Esq.

Dated: _____

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Contract for Real Estate Appraisal Consultant Services in the Town of Natick

CERTIFICATE OF VOTE

I, _____, hereby certify
(Clerk/Secretary)

that I am the duly qualified and acting _____ of
(Title)

(Corporation Name)

and I further certify that at a meeting of the Directors of said Corporation duly called and held on _____ 20 ____, at which meeting all Directors were present and voting, the following vote was unanimously passed:

VOTED: To authorize and empower either

_____, _____;
(Name) (Title)

_____, _____; or
(Name) (Title)

_____, _____
(Name) (Title),

any one acting singly, to execute all contracts and bonds on behalf of the Corporation.

I, further certify that the above vote is still in effect on this the ____ day of _____, 20__ and has not been changed or modified in any respect.

Signature

Printed Name

Printed Title

The certification contained here above shall be executed by CONTRACTOR or copy of current "certification of authority to sign for the Corporation" shall be attached.)

ATTACHMENT A
TOWN OF NATICK
PRICE PROPOSAL FORM
(To be submitted in Envelope B)

(2 pages)

The undersigned Proposer hereby submits a price proposal to provide real estate appraisal consultant services in the Town of Natick.

Printed Name of Proposer:

Guidry & Platt Real Estate Analysts

Address: 5 Blackburn Dr., 2nd flr

Gloucester, MA 01930

The PROPOSER hereby pledges to deliver the complete scope of services required for price shown below:

Item No.	Per Property Rate In Figures	Approximate Quantity of Properties to be Appraised	Total in Figures (Unit Price Times Total # Properties Appraised)
1	Properties with Temporary Easements Only. <u>\$1,050</u> Dollars and <u>00</u> Cents Per Property	x 146	= \$ <u>153,300.00</u>
2	Properties with a Combination of Temporary Easements, Permanent Easements and or Takings. <u>\$1,328</u> Dollars and <u>00</u> Cents Per Property	x 48	= \$ <u>63,744.00</u>

Total Price (Item #1 + Item #2) in Words: Two Hundred Seventeen Thousand Forty Four

Total Price (Item #1 + Item #2) in Numbers: \$217,044.00

The PROPOSER acknowledges receipt of addenda nos. #1

Douglas Guidry
Authorized Signature

Douglas Guidry, MAI
Printed Name

Partner
Printed Title

Sept. 6, 2018
Date

Full Legal Name Guidry & Platt Real Estate Analysts

Officers of Corporation and Addresses

N/A-not a corporation

State of Incorporation N/A

Principal Place of Business 5 Blackburn Dr., 2nd flr
Gloucester, MA 01930

Tel. (978) 281-7010

Qualified in Massachusetts Yes No

Principal Place of Business in MA see above

Tel. _____



Guidry & Platt Real Estate Analysts*

** Douglas Guidry is a MAI designated Member of the Appraisal Institute*

CALIFORNIA - CONNECTICUT - MAINE - MASSACHUSETTS - NEW HAMPSHIRE - NEW YORK
INDIANA-WEST VIRGINIA - VERMONT - RHODE ISLAND

1-866-331-0300

www.guidryplatt.com

Commercial Valuations - Feasibility Studies - Historical Site Evaluation - Portfolio Review -
Right of Way Projects

September 6, 2018

Bryan Le Blanc
Procurement Officer
Town of Natick
75 West Street
Natick, MA 01760

Re: Request for Proposals for Real Estate Appraisal Consultant Services

Dear Mr. LeBlanc

Please accept this bid in response to your solicitation for appraisal and appraisal review services. Guidry & Platt is a partnership with a combined appraisal work experience of 76 years. The principals of the firm fully participate in all aspects of the appraisal process and perform all of the research and analysis.

We specialize in complex properties that present unique challenges in valuation. We have extensive experience and a national scope in a variety of property types and property interests. We have appraised for a wide variety of clients including various commercial lending institutions both on the East and West Coasts. We have appraised for numerous private and governmental agencies such as the MassDOT, Archdiocese of Boston, the National Park Service, the Army Corps of Engineers, the Department of Homeland Security, the U.S. Coast Guard, and the City of Boston.

We have extensive experience in your project type. I have included a table summarizing some of our more recent work similar to your project along with contact names, phone numbers, e-mail addresses and a brief summary of each project. I have also included letters of reference from communities where similar work has been performed

I affirm that I have read and am thoroughly familiar with all bidding and contract documents for this project.

I confirm that we can complete the appraisal and/or the review appraisal service within 90 calendar days of the contract award.

I verify that the appraiser(s) or review appraiser(s) assigned to this project are State certified and licensed real estate appraiser(s), and will produce reports that will specifically meet the Federal and State requirements, State DOT FHWA approved right-of-way or appraisal manual, and the definition of an appraisal in 49 CRF 24.2)a (3) for appraisal and review appraisal services.

SCOPE OF SERVICES

I affirm that there are no legal proceedings pending or concluded within the past five (5) years relating to the performance of services by our firm.

I acknowledge receipt of Amendment #1 to the RFP.

We carry errors and omissions insurance, general liability insurance, and personal automobile insurance in amounts that should meet your requirements.

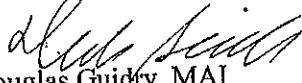
In the event that expert testimony is required as the appraiser or review appraiser, our rate is \$150.00 per hour including pre-trial preparation, pre-trial meetings or consultations, and court appearance portal to portal.

Please see the Table of Contents on the following page for a list of attachments. In addition to the forms required by the RFP, I have included a scope of services, a calendar schedule, a table of references of similar projects, letters and emails of reference from towns where similar work has been performed, resumes of the two appraisers who will be involved, copy of declaration page for our Errors and Omissions insurance policy, copy of declaration pages for our General Liability insurance, and copies of our personal automobile insurance.

Attachment E relates to corporations and is not applicable to our partnership. As a partnership with no employees, we are not required to carry workman's compensation insurance.

Thank you for this opportunity.

Very truly,


Douglas Guidry, MAI
Guidry & Platt Real Estate Analysts
5 Blackburn Dr. 2nd floor
Gloucester, MA 01930

Guidry & Platt Real Estate Analysts

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SCOPE OF SERVICES

GENERAL CONCEPTS

In the case of *fee takings*, the entire bundle of rights (100%) is acquired from the landowner.

Typically *permanent easements* acquire most of the bundle of rights. The principle rights retained by the landowner are the ability to include the area of the easement in the calculation of lot dimensions for purposes of zoning such as minimum setbacks, minimum lot area, maximum building area, and minimum open space. We typically assume that any area in the permanent easement not in the street or sidewalk will be available to the landowner for landscaping. Other than those limited interests, most permanent easements take a large majority of the rights acquired by *fee takings*.

The standard method of appraising the value of a *fee or permanent easement* is to estimate the value of the property before the taking and the value after. The difference is the value of the taking. As a practical matter, however, a before-and-after analysis for many properties will not disclose any difference in value because of the small size of the taking. It is generally recognized, however, that a property owner cannot be expected to convey land or an interest in land without compensation. As an alternative to the before-and-after approach, we estimate the contributory value of the part of the whole property to be acquired and add to or subtract from that figure an allowance for any damages and/or special benefits. This approach is known as the *taking+ damages* method. It must be applied with some care since it is more prone to result in a duplication of damages. For that reason, we affirmatively address the issue of possible damages or special benefits.

The *temporary easements* are treated as equivalent to ground leases. In effect, they convey the rights of use and occupancy for a specific period of time. We use lot sales as the basis for valuing the underlying land. See Valuation Methods section below for a summary of the methodology.

APPRAISAL RESEARCH

The appraisal process includes notifying the owner by mail (with a return receipt), offering them the opportunity to accompany us on the inspection. On that date, we tape the outlines of the takings and photograph the tapings to illustrate their location and the areas included. We offer the landowner an opportunity to point out any features of the property that may affect value or be affected by the taking. We review property assessments and tax records. By and large we rely on the assessor's field cards and tax maps for characteristics of each property including building characteristics and use. For lot size we rely measurements cited in the deed or if not stated there, on recorded plans. We inspect the deed to determine if there are any unusual limitations on fee ownership that might affect market value. We conduct an investigation of economic conditions and trends in the real estate market to discover matters that influence the value of the subject properties. We conduct research to determine the existence of adverse conditions. The market information includes a review of applicable sales, rentals, ground leases, rates of capitalization, and discount rates as reported by local communities, local commercial real estate brokers, market participants, and data sources such as Costar, Loopnet, MLS Listing Service, Banker & Tradesman, and Reonomy. We interview representatives of the town government such as the

SCOPE OF SERVICES

assessor's office, the building department, and the engineering department. We review the town's zoning bylaws specific to the zoning districts of the subject properties.

HIGHEST AND BEST USE

Each property is appraised to its highest and best use. We consider the highest and best use both before and after the taking. Unless there is the need, we do not conduct a detailed analysis. In most cases it is plainly evident that the improvements add value above the value of the land. If a more detailed analysis is required, it is performed. Vacant land is evaluated and valued based on current zoning, location, physical characteristics, and financial feasibility.

VALUATION METHODS

In valuing the *fee takings and permanent easements* where the taking is small and there are no severance damages or special benefits, we collect comparable land sales, verify their conditions of sale, and compare them to the subject property's lot, making appropriate market supported adjustments for differences of date of sale, lot size, location, and other characteristics that influence lot value. An appropriate price per square foot land value for the subject is estimated and applied to the area of the taking. If the taking is fee, 100% of the price per square foot value is used. If the taking is a permanent easement, a large percentage of the price per square foot is used depending on the actual rights being acquired. This percentage generally ranges from 85% to 95% but can vary depending of the nature of the easement.

In valuing the *temporary easements*, we use the same methods as above to estimate price per square foot. Since the rights are being acquired for a specific period, we estimate a rent rate per year by capitalizing the price per square foot at an appropriate rate of capitalization. Because the compensation to the landowner is paid out as a single lump sum at the beginning of the easement period, we discount the rent for each of the easement's years back to a present value using an appropriate rate of discount.

LARGER PARCEL

It is essential to a partial taking and to the application of the rules on severance damages and special benefits that the land acquired be part of a unitary holding commonly referred to as the larger parcel. Tests have been established to determine the larger parcel. First, there must be a unity of ownership in all parts of the whole. Second, there must be a unity of highest and best use for all parts of the whole. Each of the properties subject to damages/special benefits is addressed. We use sales comparable to the subject and perform an analysis to isolate the effect on the value of the remainder that results from the taking.

SCOPE OF SERVICES

SEVERANCE DAMAGES AND SPECIAL BENEFITS

Compensation must be made not only for the property interest acquired, but also for the diminution or increase in the value of the remainder directly caused by the acquisition and/or by the use to which the part acquired will be put. Diminution in the value of the remainder is often referred to as severance damage. Increases in value are referred to as special benefits. When the remainder is specially benefited, the value of the remainder will reflect that fact, which will result in a lessening of the compensation paid to the landowner.

Experience has shown us that there are situations when *temporary easements* can have damaging effects (even in short term situations) on the value of a property. Instances of this occur on projects where staging areas are situated on large areas that effectively diminish or eliminate functioning portions of the parcel whether in parking lots, access points, or loading docks. In those instances a before and after valuation is necessary to measure not only the ground rent but also the loss in value.

COST TO CURE

When the cost to cure the effect of a taking on the remainder is less than the severance damage, compensation can be based on that amount. In typical strip takings these damages may include the loss of hedges, plantings, trees, fences, paved driveways, patios, and other landscape features. Where the condemning agency is not directly paying for restoration of these features, the costs to cure are estimated using cost manuals and surveys of landscaping contractors.

REPORTING

Individual reports are generated for each of the properties affected by the project. Each report will fully address all of the elements summarized in this document. They will conform to the reporting requirements of the Uniform Standards of Professional Appraisal Practice, the Massachusetts Department of Transportation, the Federal Highway Administration, and the LPA Appraisal Function Job Aid.

ASSISTANCE AND SERVICES FROM THE TOWN

As noted above, we interview representatives of the various departments of the town including the Building Department, Assessor's Department, Planning Department, and other agencies such as the Conservation Commission where information or clarification of by-laws or regulations is required. We make extensive use of the town's assessor's records, assessor's maps and GIS mapping.

It is our understanding that individual color coded sketches of the takings on each property will be provided to the contractor. We prefer to include a copy with our letter of notification to the property owner because it helps them to visualize the location, extent, and type of each taking. We also understand that copies of the current deeds for each property will be provided.

Also we have found it useful to have a town representative present during our property inspections when practicable. Land owners often have questions or concerns that are not pertinent to valuation and that we cannot answer accurately. It also gives the town the opportunity to interact face-to-face with property owners on site and address concerns at an early stage of the project.

SCOPE OF SERVICES

REVIEWING

The purpose of appraisal review is to insure that the report conforms to the requirements of the Federal and State requirements, State DOT FHWA approved right-of-way or appraisal manual, the definition of an appraisal in 49 CRF 24.2)a (3) for appraisal and review appraisal services, the Uniform Standards of Professional Appraisal Practice, the Uniform Appraisal Standards for Federal Land Acquisition, the LPA Appraisal Function Job Aid, and the LPA Review Appraiser Checklist.

In addition, the reviewer verifies that the pertinent information regarding the subject property and the proposed takings is accurately reported. The report is examined for correct valuation methodology, logical consistency, and mathematical accuracy. Sale comparables must be adequately verified as arm's-length. Issues such as highest and best use, larger parcel, severance damage, and cost to cure must be addressed.

Comparables must have the same or similar highest and best use as the subject property. *A single set of comparable sales applied to all subject properties by ignoring highest and best use is not acceptable.* Comparable sales' physical characteristics must be accurately reported. Adjustments to the sales must be market supported. The valuation methodology used in valuing the takings must be well-reasoned and supported.

We do not regard the appraiser/reviewer relationship as adversarial. Almost all issues can be resolved in consultation in which the appraiser and the reviewer come to a mutual agreement as to how a problem can be solved. In the end, however, the reviewer gets the final call.

A review report for each appraisal is generated. A sample is included with our proposal. In addition, a two page Just Compensation Summary Report is also prepared.

WORK PLAN AND TIMELINE

We have estimated that there are 11 distinct highest and best uses among the subject properties including a shopping center, offices, downtown commercial, gas stations, fast food restaurants, larger multi-families, 2-4 unit multi-families, a cemetery, an auto dealership, churches, and single families. Each category will require its own set of comparables.

In addition, based on our count we believe that some of the properties that you have counted as individual properties comprise a larger parcel and that the actual number of property reports will be closer to 186. As per your requirements, however, we have bid the work at 194.

Reports Completed	% Project Completed	194 properties with at least 5% part of larger parcel ownerships- initial estimate 186 reports	
		Work Flow Chart	
		Week One Send Out Inspection Letters	Begin October 1-5
		Week One Residential Sales Search	October 1-6
		Week Two Res 2-4 Family Sales Search	October 8-13
		Week Two Project Analysis	October 8-13
		Week Three Property Inspections	October 15-20
		Week Four Comp Data Sheets Commercial	October 22-27
23	12%	Week Four Write SFR reports 1-23	October 22-27
		Week Five Review Reports 1-23	October 29-Nov 3
46	25%	Week Five Write SFR reports 24-46	October 29-Nov 3
		Week Six Review Reports 24-46	Nov 5-10
69	37%	Week Six Write SFR Reports 47-69	Nov 5-10
		Week Seven Review Reports 47-69	Nov 12-17
92	49%	Week Seven Write SFR Reports 70-92	Nov 12-17
		Week Eight Review Reports 70-92	Nov 19-24
115	62%	Week Eight Write SFR Reports 93-115	Nov 19-24
		Week Nine Review Reports 93-115	Nov 26-Dec 1
139	75%	Week Nine Write SFR Reports 116-129 plus 10 2-4 Fam	Nov 26-Dec 1
		Week Ten Review Reports 116-139	Dec 3-8
155	83%	Week Ten Write (9) 2-4 Fam + (5) Multi-Fam + (2) Church	Dec 3-8
		Week Eleven Review Reports 2-4 Fam, Multi-Fam, Church	Dec 10-15
163	88%	Week Eleven Write Cemetery + Gas Station + Fast Food	Dec 10-15
		Week Twelve Review Reports Cemetery, Gas Station, FF	Dec 17-22
184	99%	Week Twelve Write Office & dwntwn comm Reports	Dec 17-22
		Week Thirteen Review Office & dwntwn comm Reports	Dec 26-29
186	100%	Week Thirteen Write shopping ctr & auto dealer	Dec 26-29
		Week Fourteen Review shopping cntr and auto dealer	Dec 31-Jan 5

CLIENT REFERENCE LIST

CLIENT REFERENCE LIST				
Recent Right of Way Projects-Guidry & Platt Real Estate Analysts				
Client	Dates	Contact	Telephone	E-mail Address
Mass DOT (in Agawam)	May 2013	Bernard Baldassarro, Off of Valuation Services, MassDOT	857-368-9206	bernard.baldassarro@state.ma.us
Town of Amesbury	September 2013	Robert Desmarais, Town Engineer	978-388-8116	ROBDesmarais@townofamesbury.ma.gov
City of Medway	April 2014	Dave Damico, Deputy Dir. DPW	508-533-3275	ddamico@townofmedway.ore
City of Auburn	September 2014	Julie Jacobson, Town Manager	508-832-7720	jjacobson@townofauburn.ma.us
City of Hudson	October 2014	Michelle Ciccolo, Dir./Community Development	978-562-2989	mcciccol@townofhudson.org
Town of Billerica	December 2014	Kelley J. Conway, Town Engineer	978-671-1300	kconway@townofbillerica.ma.us
O. R. Colan Associates (in Weymouth & Abington)	Mid-Late 2015	Steve Cleary, Project Manager	401-737-1661	scleary@orcolan.com
Town of Tyngsborough	September 2015	Cayn DeCarteret, Administrator, Sewer Dept.	978-649-2300	cdcarteret@townoftyngsborough.ma.gov
Town of Billerica	February 2016	Kelley J. Conway, Town Engineer	978-671-1300	kconway@townofbillerica.ma.us
Town of Westford	January 2017	Jeremy Downs, P.E. Assistant Town Engineer	978-399-2721	jdowns@westfordma.gov
City of Haverhill	March 2017	John Pettis, City Engineer	978-374-2335	jpettis@cityofhaverhill.com
Mass DOT (in Chatham)	September 2017	Bernard Baldassarro, Off of Valuation Services, MassDOT	857-368-9206	bernard.baldassarro@state.ma.us
Town of Westford	November 2017 (current)	Jeremy Downs, P.E. Assistant Town Engineer	978-399-2721	jdowns@westfordma.gov
AECOM (Engineering Firm) & City of Boston Transportation Dept.	May-July 2018	Bryan Vallancourt, Mgr., Planning & Permitting AECOM	617-994-6255	bryan.vallancourt@aecom.com
Mass DOT (in Waltham)	March-August 2018	Bernard Baldassarro, Off of Valuation Services, MassDOT	857-368-9206	bernard.baldassarro@state.ma.us

Description
Appraisal of the before and after value of a commercial parcel at 232 Garden Street in Agawam for the Mass DOT
Appraisal of fee takings, and permanent/temporary easements on 59 residential and commercial properties as part of a Mass DOT improvement project on Rte. 150
Appraisal of fee takings, and permanent/temporary easements on 159 residential and commercial properties as part of a Mass DOT improvement project on Rte. 109
Appraisal of fee takings, and permanent/temporary easements on 8 residential and commercial properties as part of a Mass DOT improvement project on West Street
Appraisal of a commercial site at 173 Washington Street and the easement rights in two adjoining lots, all owned by the town and being prepared for marketing to the private sector
Appraisal of permanent and temporary easements on 18 residential properties as part of a sewer line extension
Appraisal of 58 commercial and residential properties as part of a 240-property Rte. 18 highway improvement project by MassDOT. We were sub-contracted by O.R. Colan, a national, right-of-way management firm contracted by MassDOT.
Appraisal of permanent and temporary easements on three commercial properties as part of a sewer extension project
Appraisal of permanent and temporary easements on two commercial properties as part of a sewer extension project
Appraisal review of 15 commercial and residential properties as part of a Mass DOT project on Route 40
Appraisal review of 47 residential and commercial properties as part of a Mass DOT project on Route 97
Appraisal of fee takings, and permanent/temporary easements on 27 residential and commercial properties as part of a Mass DOT improvement project on Route 28.
Appraisal review of 27 commercial and residential properties as part of a Mass DOT project on Route 40
Appraisals of small permanent and temporary easements on 13 properties in the Dorchester neighborhood of Boston primarily for sidewalk improvements. AECOM, the client, was under duress to complete the project in a very short time frame. We accelerated our part and helped complete the project one week ahead of schedule.
Appraisal of fee takings and permanent/temporary easements on 75 properties along Cranberry Highway for proposed highway improvements. Most were commercial uses. A proposed median strip required a consideration of severance damages for the loss of traffic access for 40 of the sites. Eleven of the 40 required a complete before-and-after valuation. The remaining 29 required a demonstration by paired sales analysis that there was no severance damage.

APPRAISERS' QUALIFICATIONS

DOUGLAS GUIDRY, MAI

EMPLOYMENT

2001 - present Principal, Guidry & Platt Real Estate Analysts, Massachusetts and California
1992 - 2000 Manager, Commercial Division, First American Appraisal Services, Danvers, Ma
1988 - 1992 Assistant Manager, Commercial Division, Property Financial Appraisal Services
1986 - 1988 Field appraiser, Residential Division, Property Financial Appraisal Services
1985 - 1986 Real estate sales agent, Carlson Real Estate, Gloucester, Massachusetts
1983 - 1985 Real estate sales agent, Van Schaack and Company, Boulder, Colorado
1976 - 1983 Single family home developer, S & G Construction, Boulder, Colorado

EXPERIENCE

Field Experience

Has appraised a wide variety of property types in Massachusetts, New Hampshire, Rhode Island, Vermont, Maine, Indiana, and West Virginia. These include office buildings, apartments, industrial buildings, industrial land, residential subdivisions, self-storage facilities, restaurants, easements for sewerage and gas line rights-of-way, conservation land, car washes, automotive service centers, gas stations, cold-storage facilities, hotels, marinas, water-front industrial properties, food processing plants, R&D facilities, mixed-use properties, small multi-families, single family homes, and retail centers.

Court Experience

Accepted as an expert witness in Essex Superior Court in 1991. Has testified in condemnation hearings. Given depositions as expert witness in lawsuits.

Condemnation Experience

Appraised both full fee and partial fee easement takings for the City of Gloucester as part of a sewer line extension project. Appraised partial fee easement takings for Portland Natural Gas Transmission System and Maritimes and Northeast as part of a gas line construction project in northeastern Massachusetts.

CLIENTELE

Bank Clients

Sits on the approved panels of most of the major commercial banks, including

- _ Bank of America
- _ Citizens Bank
- _ Banknorth
- _ Eastern Bank
- _ Danvers Savings Bank

Approved by numerous smaller lenders, including Westminster Development Bank, First Bank of New England, Century Bank and Trust, Charlestown Cooperative, Somerset Savings, Reading Cooperative, and Salem Five.

APPRAISERS' QUALIFICATIONS

Douglas Guidry, MAI Continued

Private Clients

Performs consultations and valuations for the Beverly Hospital and the Anna Jaques Hospital. Appraises for Sullivan Tires, a regional tire sales chain. Has performed appraisals and/or consultations for LePage's; Portland Natural Gas; Foxboro Company; Baril & Smith, CPAs; Attorneys Janet Fierman and Tom Evans. Consults with property owners regarding real estate tax abatements.

Public Sector Clients

Appraises for a number of public-sector clients including the FDIC, the RTC, the General Services Administration, the Massachusetts Department of Fish and Wildlife, the Massachusetts Housing Partnership, the US Department of Housing and Urban Development, the Army Corps of Engineers, the National Park Service, the City of Gloucester, and the Town of Hudson.

National Clients

Performs consultations and valuations for such national firms as Deloitte and Touche, Labor Union Life Assurance, Trammel-Crow, Price-Waterhouse, Banc One, Sanwa Bank, and First American Tax Consultants.

CERTIFICATIONS/DESIGNATION

Member of the Appraisal Institute (MAI)

Massachusetts General Certification #784

Maine General Certification #1277 (inactive)

New Hampshire General Certification #168 (inactive)

Rhode Island General Certification #A00616G (inactive)

West Virginia General Certification #03-034 (temporary permit)

Indiana General Certification #3123 (temporary permit)

Connecticut General Certification #RTG0001651 (temporary permit)

California General Certification #AGO41274 (inactive)

APPRAISERS' QUALIFICATIONS

ROBERT R. PLATT

Engaged in general real estate appraisal practice, with offices in New England and California.

EMPLOYMENT

Forty-three years appraising real estate in California, one year in the Northern Virginia/Washington D.C. metropolitan area, two years reviewing real estate appraisals on properties located nationwide, and twenty years in Massachusetts. A total of forty-six years overall.
2001-Present Principal, Guidry & Platt Real Estate Analysts, California and Massachusetts
1992-2000 Owner, Platt Appraisal Company, Riverside, California
1989-1991 National Chief Appraiser, Loan America Financial Corp., Miami, Florida
1976-1989 Senior Appraiser, Platt Real Estate Appraisal Corp., California and Washington
1974-1976 Associate Appraiser, Albert L. Johnson MAI, San Bernardino, California
1973-1974 Staff Appraiser, Republic Real Estate Appraisal Corp., McLean, Virginia
1972-1973 Appraiser, Byron L. Hastings MAI, Riverside, California
1971-1972 Assistant Appraiser, Appraisal Research Associates, Riverside, California

Since 1971, conducting real estate appraisals, real estate consulting, reviewing appraisals, performing investment analysis and market data research, dealing with nearly all types of properties; these include, for example, industrial plants, aeronautical easements around Naval Air Force Stations, valuations of surplus Air Force Bases, and condemnation appraisal for various public agencies; in thirteen states: Arizona, California, Florida, Illinois, Maryland, Massachusetts, Nevada, New Hampshire, New York, Rhode Island, Virginia, Washington, West Virginia, and Washington, D.C..

As the owner and Senior Appraiser of Platt Real Estate Appraisal Corporation, operating three offices in Seattle, Washington; and Riverside and San Diego, California. As a Corporate Vice President and Chief Appraiser with Loan America Financial Corp. (a subsidiary of Citizen Federal Savings), creating policies, procedures, and guidelines for a national staff of appraisers located in Miami, Washington, D.C., Chicago, San Francisco, and Los Angeles.
Starting in June 1976, practicing privately in California as a commercial appraiser and financial consultant for loan portfolio trades, due diligence examinations in bank mergers, as well as authoring guidelines for appraisal review. Currently, Principal Partner, Guidry & Platt Real Estate Analysts, now specializing in large and/or complex properties on a national scope.

COURT EXPERIENCE

I have appeared as a witness on real property values in the Superior Courts of Riverside County, California and in Federal Bankruptcy Courts.

GENERAL EDUCATION

California State Polytechnic University, majoring in the field of Real Estate & Financial Analysis.

APPRAISERS' QUALIFICATIONS

Robert R. Platt Continued

CERTIFICATIONS

- Certified General Appraiser - California License #AGOO7901
- Massachusetts License #4727
- West Virginia License #03-033 (temporary permit)
- Indiana License #3121 (temporary permit)
- Nevada License #0011171 (latest temporary permit)

PARTIAL LIST OF CLIENTS

FULL FEE TAKE PROJECTS

- Seven separate park sites for the Park Authority of Fairfax County, Virginia
A three mile street widening plus corners for the City of Riverside, California
A lakefront site for the Town of Wakefield, Massachusetts
Gatehouse and Locks in Lowell, Massachusetts, for the US Department of the Interior
Historic trolley line in Lowell, Massachusetts, for the National Park Service
Whitewater river sites along the Gauley and Meadow Rivers in West Virginia for the NPS
US Steel water treatment facility in Portage, Indiana for the National Park Service

PARTIAL EASEMENT ACQUISITION PROJECTS

- A 150 mile twenty-five foot wide AT&T easement for fiber optic cable
A 10 mile one hundred foot wide stretch of the Washington, D.C., underground Metro
Aeronautical easements around North Island NAS, San Diego, California for Dept. of Navy
Aeronautical easements around El Toro NAS, Irvine, California for Dept. of Navy
Aeronautical easements around Santa Ana NAS, Santa Ana, California for Dept. of Navy
Glide Path easement at March AFB, Riverside, California for US Army Corp. of Engineers
Utility easements in Corona, California for Stewart Title Insurance Company
Utility easements in Palm Desert, California for TICOR Title Insurance Company
Underground Gas Pipeline in Haverhill and Methuen, Massachusetts for Portland (PNGTS)
Underground Gas Pipeline in Dracut, Massachusetts for Maritimes & Northeast Pipeline
An island off Boston, Massachusetts for the National Park Service

FINANCIAL AND CORPORATE CLIENTS

- Heller Financial, Chicago, Illinois
Legg Mason Dorman & Wilson, White Plains, New York
Ateugi Kokusai Kanko (USA), Inc., Tokyo, Japan
Deloitte & Touche, New York, New York
GE Capitol Mortgage, Wilton, Connecticut
South County Bank, Irvine, California
SCE Federal Credit Union, Irwindale, California
Alaska Federal Credit Union, Anchorage, Alaska
Farmer's Insurance Group Federal Credit Union, Los Angeles, California
Meriwest Credit Union, San Jose, California
LA Federal Credit Union, Glendale, California

In the course of forty-six years of experience, appraising such urban properties as office buildings, industrial manufacturing properties, historical mill buildings, retail stores and malls, car wash facilities, gas stations, day care centers and private schools, multi-family complexes, golf courses, hotels, restaurants, fitness centers, mobile home parks, retirement resorts, hospitals, and land for development. Rural appraisal assignments have included mineral rights, cold storage facilities, ag- processing plants, dry farm and irrigated farm land, graze land, both citrus and avocado groves, and vineyards and wineries.

LETTERS OF REFERENCE



Department of Public Works - Engineering Division
Town Hall, 365 Boston Road, Billerica, Massachusetts 01821
PH: (978) 671-0955 FAX: (978) 671-0958

Abdul Alkhatib, Director
Kelley Conway P.E., Town Engineer

April 23, 2015

Re: Guidry & Platt Real Estate Analysts
Letter of Reference

To Whom it may Concern:

The Town of Billerica retained the service of Guidry & Platt Real Estate Analysts last November to appraise fair market value for private property on which easements will be acquired for a sewer extension project. The scope of the work included appraisal of 15 (fifteen) properties on which temporary easements, permanent easements or a combination thereof will be acquired by the Town for construction of the sewer extension.

Guidry & Platt performed the work and delivered the report in a professional and timely manner. We have yet to complete a detailed review of the report that was submitted, but would be happy to answer any questions you may have regarding our experience with this company.

If you have any questions, please do not hesitate to contact myself or Heather Chew from my office at (978) 671-1300.

Sincerely,

Kelley J. Conway, P.E.
Town Engineer

Guidry & Platt Real Estate Analysts

LETTERS OF REFERENCE



TOWN OF MEDWAY
DEPARTMENT OF PUBLIC SERVICES
MEDWAY, MASSACHUSETTS

*Entrusted To
Manage The
Public
Infrastructure*

THOMAS M. HOLDER
EDITOR

DAVID D'AMICO
DEPUTY DIRECTOR

April 15, 2015

Re: Guidry & Platt Real Estate Analysts

To whom it may concern:

The Town of Medway has used the services of Guidry & Platt Real Estate Analysts for appraisals in connection with the Route 109 Reconstruction Project. The purpose of the appraisals was for takings as part of highway improvements. The dates of valuation were May 2014 and April 2015. Total fees are \$46,900 (2014) and \$47,000 (2015). There were a total of 159 takings on 105 properties.

The work by Guidry & Platt has been timely, thoughtful, and well performed. Mr. Guidry and Mr. Platt are professional, very knowledgeable, and helpful. They also have provide the flexible scheduling often needed when dealing with the general public.

The Town of Medway has been very satisfied and recommends the services of Guidry & Platt Real Estate Analysts.

Please feel free to contact me if you require any additional information.

Sincerely yours,

David D'Amico
DPS Deputy Director

Guidry & Platt Real Estate Analysts

LETTERS OF REFERENCE

Town of Hudson
Department of Community Development

78 Main Street, Hudson, MA 01749
Tel: (978) 662-2989 Fax: (978) 668-9641
kshea@townofhudson.org



April 23, 2015

Douglas Guidry, MAI
Guidry & Platt Real Estate Analysts
5 Blackburn Dr., 2nd FL
Gloucester, MA 01930

RE: Letter of Reference

To whom it may concern:

In September 2014, Guidry & Platt Real Estate Analysts was contracted to appraise three adjoining, municipally-owned parcels in the Town of Hudson, MA. The endeavor was extremely complex, due to the inherent nature of the parcels and complex issues surrounding them.

It is extremely hard to put into words the complexity of this project, which is a testament to Guidry & Platt for even considering our Letter of Solicitation, never mind replying to it. A MassDOT Certified Appraiser was needed, as several ROW takings were done as part of the State Route 85 highway expansion. A former hazmat site, the parcels were remediated by the Town, but portions of one parcel would be subject to an Activities & Use Limitation (AUL) area, which restricted some future uses. Two parcels were part of a former MBTA rail corridor, since conveyed to the Town, but now subject to certain deed restrictions. Two parcels were also subject to a drainage easement, as a large 10,000+ SF infiltration basin onsite carried the runoff for not only the future development of the site, but the state highway runoff, as well.

Needless to say, Bob Platt and Doug Guidry did a lot of due diligence. They met with the Town for a lengthy briefing in order to fully understand the issues with each individual parcel and the parcels as combined as a whole. They solicited extensive further data from the Town, in addition to doing the routine site walk. Many questions were asked and exchanges had, as Bob and Doug worked through the intricate pieces to this puzzle.

Coming in at \$10,000, the entire appraisal process was conducted with extreme professionalism and courtesy. This important appraisal was used to set not only the minimum bid price of the main parcel, but also the fixed-fee price for the two former MBTA parcels, as deed restrictions allow the sale of easements only for appraised value.

We thank Guidry & Platt Real Estate Analysts for all of their hard work and recommend them highly.

Sincerely,

Kerin Shea
Community & Economic Development Assistant

Guidry & Platt Real Estate Analysts

LETTERS OF REFERENCE



Dept. of Public Works
Highway, Street/Police/General Water, Sewer,
Engineering, Refuse/Recycling & Snow/Ice Divisions

Robert L. Desmarais, P.E., Director
Department of Public Works
City of Amesbury
39 South Main Road
Amesbury, MA 01913

April 14, 2015

To Whom It May Concern,

Guidry & Platt Real Estate Analysts has performed real estate appraisals for the City of Amesbury in past. The purpose of the appraisals was for takings as part of MADOT highway improvements on State Route 150. Six properties were affected by fee takings, three by permanent easements, and 69 by temporary easements. The appraisal fee was \$34,000. The dates of the work were August-September 2013.

Guidry & Platt were given only a short time to perform the work and they finished within the necessary deadline. They communicated with me effectively throughout the process and I would recommend them for future work. Please feel free to contact me with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Desmarais", written over a horizontal line.

Robert Desmarais, P.E.

Guidry & Platt Real Estate Analysts

LETTERS OF REFERENCE

Doug Guidry

From: Vaillancourt, Brian <brian.vaillancourt@aecom.com>
Sent: Tuesday, September 04, 2018 11:40 AM
To: Katharine L. Klein; 'Richard Golder' (rgolder@rmnoglaw.com); 'jfish11@msn.com'; Robert Platt (platt_gprea@comcast.net) (platt_gprea@comcast.net); Doug Guidry; Ryan, Melissa; Hayhurst, Raymond T.
Cc: Rubino, Nicholas; Doyle, Jay; DePaola, Frank A.; Alkwarden, Joseph
Subject: FW: Blue Hill Avenue/Warren - Traffic Signals and Communications TIP Project
Attachments: 20180904104344750.pdf

Melissa, Katie, Dick, Doug, Jim and Bob,

Please see the kind words and kudos that Jim Gillooly, Deputy Commissioner, RTD passed along regarding our recently completed ROW work on the just advertised Blue Hill Ave/Warren St. project. Your individual efforts and hard work are truly appreciated and recognized by Jim and I as you overcame numerous challenges along the way to complete the project in a timely manner. In addition, the project was advertised a week earlier than originally scheduled as the ROW process was complete and there were no outstanding issues.

Regards and thanks again,

Brian

PS – we are also working with the City to expedite invoice payment as well.

Brian Vaillancourt, AICP
Manager, Planning & Permitting Dept.
New England Transportation
M +1-617-861-3657
O +1-617-894-8255
brian.vaillancourt@aecom.com

AECOM
1 Federal St., 8th Fl.
Boston, MA 02110, USA
T +1-617-642-4244
www.aecom.com

LETTERS OF REFERENCE

From: James Gillooly [mailto:James.gillooly@boston.gov]
Sent: Tuesday, September 04, 2018 11:05 AM
To: Valifancourt, Brian; Ryan, Melissa; Greg Lucas; Patrick Hoey; Tracy Lithcut; Thomas Kadzis; James Fitzgerald; Don Burgess; John DeBenedictis; Wilson Aleman; Alfredo Mlar; Carla Tankle; Tracey Ganlatos; Vineet Gupta
Cc: Gina Flandaca; Chris Osgood; Omar Khoshafa
Subject: Blue Hill Avenue/Warren - Traffic Signals and Communications TIP Project

Great News:

The TIP Project named Blue Hill Avenue/Warren St was advertised for construction on Saturday, September 1, 2018. See copy of ad attached.

The fact that this project made it out the door successfully before the end of Federal Fiscal Year 2018 (September 30) is a tribute to hard work done by many. The funds were secured by the City of Boston's MPO representatives and built on old earmarks secured through the work of BTD Planning; the design was completed through the talented efforts of BTD Engineering and the BETA Group despite delays and policy changes introduced by MassDOT during the design process; and finally, the ROW was secured through the great efforts of AECOM, the City Law Department and BTD's own ROW agents.

The project has an advertisement construction value of \$2.9 Million. With Police Details and MassDOT Overhead costs added in, the project has a total construction value of \$3.55 Million, all covered by Federal and State dollars. Additionally, 80% of the design costs were covered by Federal dollars.

Thank you all for bringing it home !!

	<p>Jim Gillooly Deputy Commissioner Boston Transportation Department Ph: 617-635-3943 Fax: 617-635-3630</p>
--	--

TOWN OF NATICK
ATTACHMENT B
CERTIFICATE OF NON-COLLUSION

The undersigned certifies, under penalties of perjury, that this Proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity, or group of individuals.

Guidry & Platt Real Estate Analysts

Name of Proposer

Douglas Guidry, MAI

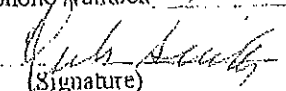
Address of Proposer

5 Blackburn Dr. 2nd floor

Gloucester, MA 01930

Telephone Number (978) 281-7010

By:


(Signature)

Douglas Guidry

Printed Name

Partner

Printed Title

September 6, 2018

Date

TOWN OF NATICK
ATTACHMENT C
CERTIFICATE OF TAX COMPLIANCE

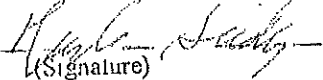
Pursuant to Massachusetts General Laws (M.G.L.) c. 62C, §49A, I certify under the penalties of perjury that the Proposer named below has complied with all laws of the Commonwealth of Massachusetts pertaining to the payment of taxes, to the reporting of employees and contractors, and to the withholding and remitting of child support.

Guidry & Platt Real Estate Analysts
Name of Proposer

Douglas Guidry, MAI
Address of Proposer

5 Blackburn Dr. 2nd floor
Gloucester, MA 01930

Telephone Number (978) 281-7010

By: 
(Signature)

Douglas Guidry
Printed Name

Partner
Printed Title

September 6, 2018
Date

TOWN OF NATICK
ATTACHMENT D
CONFLICT OF INTEREST CERTIFICATION

The Proposer hereby certifies that:

1. The Proposer has not given, offered, or agreed to give any gift, contribution, or offer of employment as an inducement for, or in connection with, the award of a Contract pursuant to this RFP.
2. No consultant to, or subcontractor for, the Proposer has given, offered, or agreed to give any gift, contribution, or offer of employment to the Proposer, or to any other person, corporation, or entity as an inducement for, or in connection with, the award to the consultant or subcontractor of a Contract by the Proposer.
3. No person, corporation, or other entity, other than a bona fide full time employee of the Proposer has been retained or hired to solicit for or in any way assist the Proposer in obtaining a Contract pursuant to this RFP upon an agreement or understanding that such person, corporation or entity be paid a fee or other compensation contingent upon the award of a Contract to the Proposer.
4. The Proposer understands that the Massachusetts Conflict of Interest Law, Chapter 268A of the Massachusetts General Laws (M.G.L.), applies to the Proposer and its officers, employees, agents, subcontractors, and affiliated entities with respect to the transaction outlined in the Request for Proposals.
5. The Proposer understands that the Proposer and its officers, employees, agents, subcontractors, and affiliated entities, shall not participate in any activity which constitutes a violation of the Massachusetts Conflict of Interest Law or which creates an appearance of a violation of the Massachusetts Conflict of Interest Law.

Name of Proposer

Guidry & Platt REal Estate Analysts

Address of Proposer

5 Blackburn Dr. 2nd floor

Gloucester, MA 01930

Telephone Number (978) 281-7010

By:

Douglas Guidry
(Signature)

Douglas Guidry

Printed Name

Partner

Printed Title

September 6, 2018

Date

TOWN OF NATICK

ATTACHMENT F
CERTIFICATE OF COMPLIANCE WITH M.G.L. c. 151B

The Proposer hereby certifies that it is in compliance with and shall remain in compliance with Massachusetts General Laws (M.G.L.) Chapter 151B and shall not discriminate on any prohibited basis outlined therein. The Proposer also hereby certifies that it shall comply with any and all applicable Supplier Diversity Office (SDO) thresholds that have been established in conjunction with this Request for Proposals.

Name of Proposer

Guidry & Platt Real Estate Anslysts

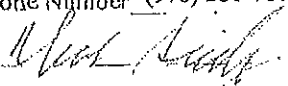
Address of Proposer

5 Blackburn Dr. 2nd floor

Gloucester, MA 01930

Telephone Number (978) 281-7010

By:



(Signature)

Douglas Guidry

Printed Name

Partner

Printed Title

September 6, 2018

Date

TOWN OF NATICK
ATTACHMENT G
CERTIFICATE OF NON-DEBARMENT

The Proposer hereby certifies that it is presently not debarred, suspended, or otherwise prohibited from practice by any federal, state, or local agency, and that, should any proceeding arise in which it is debarred, suspended, or otherwise prohibited from practice by any federal, state, or local agency, the Proposer shall inform the Town of Natick within one (1) business day of such debarment, suspension, or prohibition from practice.

Name of Proposer

Guidry & Platt Real Estate Analysts

Address of Proposer

5 Blackburn Dr. 2nd floor

Gloucester, MA 01930

Telephone Number (978) 281-7010

By: 

(Signature)

Douglas Guidry

Printed Name

Partner

Printed Title

September 6, 2018

Date

48 This **Spectrum Policy** consists of the Declarations, Coverage Forms, Common Policy Conditions and any
97 other Forms and Endorsements issued to be a part of the Policy. This insurance is provided by the stock
AR insurance company of The Hartford Insurance Group shown below.
SBM

INSURER: SENTINEL INSURANCE COMPANY, LIMITED
ONE HARTFORD PLAZA, HARTFORD, CT 06155
COMPANY CODE: A



Policy Number: 72 SBM AR9748 SC

SPECTRUM POLICY DECLARATIONS

Named Insured and Mailing Address: GUIDRY & PLATT REAL ESTATE
(No., Street, Town, State, Zip Code) ANALYSTS
5 BLACKBURN DR FL 2
GLOUCESTER MA 01930

Policy Period: From 03/10/18 To 03/10/19 1 YEAR
12:01 a.m., Standard time at your mailing address shown above. **Exception:** 12 noon in New Hampshire.

Name of Agent/Broker: LIA ADMINISTRATORS & INS SERVICES
Code: 255332

Previous Policy Number: 72 SBM AR9748

Named Insured is: PARTNERSHIP

Audit Period: NON-AUDITABLE

Type of Property Coverage: NONE

Insurance Provided: In return for the payment of the premium and subject to all of the terms of this policy, we agree with you to provide insurance as stated in this policy.

TOTAL ANNUAL PREMIUM IS: \$525 MP

Countersigned by *Susan L. Castaneda* Authorized Representative 12/27/17
Date

SPECTRUM POLICY DECLARATIONS (Continued)

POLICY NUMBER: 72 SBM AR9748

Location(s), Building(s), Business of Named Insured and Schedule of Coverages for Premises as designated by Number below.

Location: 001 **Building:** 001

5 BLACKBURN DR FL 2
GLOUCESTER MA 01930

Description of Business:
Real Estate Appraiser

Deductible: NO COVERAGE

BUILDING AND BUSINESS PERSONAL PROPERTY LIMITS OF INSURANCE

BUILDING

NO COVERAGE

BUSINESS PERSONAL PROPERTY

REPLACEMENT COST

NO COVERAGE

PERSONAL PROPERTY OF OTHERS

REPLACEMENT COST

NO COVERAGE

MONEY AND SECURITIES

INSIDE THE PREMISES
OUTSIDE THE PREMISES

NO COVERAGE
NO COVERAGE

SPECTRUM POLICY DECLARATIONS (Continued)

POLICY NUMBER: 72 SBM AR9748

BUSINESS LIABILITY	LIMITS OF INSURANCE
LIABILITY AND MEDICAL EXPENSES	\$1,000,000
MEDICAL EXPENSES - ANY ONE PERSON	\$ 10,000
PERSONAL AND ADVERTISING INJURY	\$1,000,000
DAMAGES TO PREMISES RENTED TO YOU ANY ONE PREMISES	\$1,000,000
AGGREGATE LIMITS	
PRODUCTS-COMPLETED OPERATIONS	\$2,000,000
GENERAL AGGREGATE	\$2,000,000
EMPLOYMENT PRACTICES LIABILITY COVERAGE: FORM SS 09 01	
EACH CLAIM LIMIT	\$ 10,000
DEDUCTIBLE - EACH CLAIM LIMIT NOT APPLICABLE	
AGGREGATE LIMIT	\$ 10,000
RETROACTIVE DATE: 03102016	

This **Employment Practices Liability Coverage** contains claims made coverage. Except as may be otherwise provided herein, specified coverages of this insurance are limited generally to liability for injuries for which claims are first made against the insured while the insurance is in force. Please read and review the insurance carefully and discuss the coverage with your Hartford Agent or Broker.

The Limits of Insurance stated in this Declarations will be reduced, and may be completely exhausted, by the payment of "defense expense" and, in such event, The Company will not be obligated to pay any further "defense expense" or sums which the insured is or may become legally obligated to pay as "damages".

**BUSINESS LIABILITY OPTIONAL
COVERAGES**

CYBERFLEX COVERAGE
FORM SS 40 26

UNMANNED AIRCRAFT LIABILITY
FORM: SS 42 06



LIA Administrators & Insurance Services



ASPEN

**APPRAISAL AND VALUATION
PROFESSIONAL LIABILITY INSURANCE POLICY**

DECLARATIONS

ASPEN AMERICAN INSURANCE COMPANY
(A stock insurance company herein called the "Company")
175 Capitol Blvd. Suite 100
Rocky Hill, CT 06067

Date Issued	Policy Number	Previous Policy Number
03/09/2018	AAI005946-03	AAI005946-02

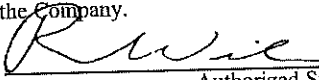
THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

Item

<p>1. Customer ID: 150346 Named Insured: GUIDRY & PLATT REAL ESTATE ANALYSTS 5 Blackburn Dr., 2nd Floor Gloucester, MA 01930</p>	
<p>2. Policy Period: From: 03/21/2018 To: 03/21/2019 12:01 A.M. Standard Time at the address stated in 1 above.</p>	
<p>3. Deductible: \$1,000 Each Claim</p>	
<p>4. Retroactive Date: 03/21/2001</p>	
<p>5. Inception Date: 03/21/2016</p>	
<p>6. Limits of Liability: A. \$1,000,000 Each Claim B. \$2,000,000 Aggregate</p>	
<p>7. Mail all notices, including notice of Claim, to: LIA Administrators & Insurance Services 1600 Anacapa Street Santa Barbara, California 93101 (800) 334-0652; Fax: (805) 962-0652</p>	
<p>8. Annual Premium: \$1,664.00</p>	
<p>9. Forms attached at issue: LIA002 (12/14) LIA MA (03/15) LIA012 (12/14) LIA013 (10/14) LIA018 (10/14) LIA021 (10/14) LIA025A (11/14)</p>	

This Declarations Page, together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Policy shall constitute the contract between the Named Insured and the Company.

03/09/2018
Date
LIA-001 (12/14)

By 
Authorized Signature
Aspen American Insurance Company

Appraisal and Valuation Professional Liability Insurance Policy



Named Insured: GUIDRY & PLATT REAL ESTATE ANALYSTS

Policy Number: AAI005946-03

Effective Date: 03/21/2018

Customer ID: 150346

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL COVERED APPRAISERS ENDORSEMENT

In consideration of the premium charged, it is agreed that Section IV. DEFINITIONS (I) "Insured" is amended to include:

"Insured" means:

The persons identified below, but only while acting on behalf of the Named Insured:

Name	Coverage Effective Date	Principal/Owner, Appraiser or Trainee
James D. Guidry	03/21/2018	Principal/Owner
Robert Platt	03/21/2018	Principal/Owner

All other terms, conditions, and exclusions of this Policy remain unchanged.

Appraisal and Valuation Professional Liability Insurance Policy



Named Insured: GUIDRY & PLATT REAL ESTATE ANALYSTS

Policy Number: AAI005946-03

Effective Date: 03/21/2018

Customer ID: 150346

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

COMMERCIAL APPRAISAL ENDORSEMENT

In consideration of the premium charged, it is agreed that the **Insureds** identified below have been approved by the Company to perform **Professional Services** involving **Commercial Property**.

Insured

Effective Date of Approval

James D. Guidry
Robert Platt

03/21/2018
03/21/2018

Exclusion (N) remains unchanged and effective, however, unless the **Insured** identified is approved for **Professional Services** involving undeveloped or vacant land whose proposed use is for multiple unit single-family housing developments, condominium developments, co-operative housing developments or apartment developments consisting of 10 units or more.

All other terms, conditions, and exclusions of this Policy remain unchanged.



Bryan Leblanc <bleblanc@natickma.org>

FW: question about umbrella liability, customer ID# 150346

2 messages

Doug Guidry <doug@guidryplatt.com>
To: Bryan Leblanc <bleblanc@natickma.org>

Tue, Sep 11, 2018 at 4:24 PM

Bryan:

Here is the email from our insurance company.

Doug

From: Dana Damico [mailto:Dana@liability.com]
Sent: Tuesday, September 11, 2018 3:51 PM
To: Doug Guidry
Subject: RE: question about umbrella liability, customer ID# 150346

Hi Doug,

To recap our conversation, we can amend your General Liability policy in the following ways to attempt to meet your potential clients insurance requirements:

- 1) On the limits of liability: we can increase to \$2,000,000 each occurrence /\$4,000,000 aggregate if needed.
- 2) We can add Hired/Non-Owned Auto Endorsement in the amount of \$1,000,000. Since the Named Insured on the policy is your company, yours and your partner's personal vehicles would be then be considered "Non-Owned" vehicles.
- 3) We can add an Umbrella policy over the General Liability and Auto Endorsement in increments of \$1,000,000 if increasing the base limits of the policy (as noted above) is not sufficient.

Please let me know if you require any clarification or need anything else.

Sincerely,

Dana Damico

9/12/2018

Town of Natick Mail - FW: question about umbrella liability, customer ID# 150346

To: "Bill Chenard," <chenard@natickma.org>, Mark Coviello <mcoviello@natickma.org>, James Errickson <jerrickson@natickma.org>

[Quoted text hidden]

--

Bryan Le Blanc
Procurement Officer
Town of Natick
75 West Street
Natick, MA 01760
bleblanc@natickma.org
(508)-647-6438



Bryan Leblanc <bleblanc@natickma.org>

FW: question about umbrella liability, customer ID# 150346

1 message

Doug Guidry <doug@guidryplatt.com>
To: Bryan Leblanc <bleblanc@natickma.org>

Tue, Sep 11, 2018 at 4:24 PM

Bryan:

Here is the email from our insurance company.

Doug

From: Dana Damico [mailto:Dana@liability.com]
Sent: Tuesday, September 11, 2018 3:51 PM
To: Doug Guidry
Subject: RE: question about umbrella liability, customer ID# 150346

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Please let me know if you require any clarification or need anything else.

Sincerely,

Dana Damico



Bryan Leblanc <bleblanc@natickma.org>

FW: question about umbrella liability, customer ID# 150346

1 message

Doug Guidry <doug@guidryplatt.com>
To: Bryan Leblanc <bleblanc@natickma.org>

Tue, Sep 11, 2018 at 4:24 PM

Bryan:

Here is the email from our insurance company.

Doug

From: Dana Damico [mailto:Dana@liability.com]
Sent: Tuesday, September 11, 2018 3:51 PM
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Subject: RE: question about umbrella liability, customer ID# 150346

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Please let me know if you require any clarification or need anything else.

Sincerely,

Dana Damico



Bryan Leblanc <bleblanc@natickma.org>

insurance

1 message

Doug Guidry <doug@guidryplatt.com>
To: Bryan Leblanc <bleblanc@natickma.org>

Tue, Sep 11, 2018 at 4:22 PM

Bryan:

I have attached copies of our E&O insurance and general liability insurance declarations.

I have asked my insurance company to send me a letter to the effect that I will be able to obtain either an increase on my current general liability insurance limits to \$2,000,000/\$4,000,000 or if this is not acceptable that I can obtain a umbrella liability policy in the amounts you require.

Currently Mr. Platt and I have our own personal auto liability policies. We have no company owned vehicles and hence no business auto liability policy. My insurance company says that they can add a hired auto rider to my general liability policy that will cover auto liability up to \$1,000,000.

The Town of Natick can be added to our general liability policy as an additional insured but not to our E&O. Not sure that any insurance company would.

We are a two man partnership. We do not have any employees and are not required to carry workman's comp insurance.

I'm not sure about your final comment regarding "legal proceedings against the Town." Are you asking me to state that my firm has not been involved in any legal proceedings against Natick in the last five years?

As soon as I receive an email from my insurance company I will forward to you.

If awarded the contract, I will purchase and provide the general liability or umbrella liability in the amounts you require. I will have you named as an additional insured on our general liability policy and provide proof of an auto rider.

I hope this adequately addresses your concerns. If not. Let me know.

Douglas Guidry, MAI

Guidry & Platt Real Estate Analysts



LIA Administrators & Insurance Services

**APPRAISAL AND VALUATION
PROFESSIONAL LIABILITY INSURANCE POLICY**



DECLARATIONS

ASPEN AMERICAN INSURANCE COMPANY
(A stock insurance company herein called the "Company")
175 Capitol Blvd. Suite 100
Rocky Hill, CT 06067

Date Issued	Policy Number	Previous Policy Number
03/09/2018	AAI005946-03	AAI005946-02


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In consideration of the premium charged, it is agreed that the **Insureds** identified below have been approved by the Company to perform **Professional Services** involving **Commercial Property**.

Insured

Effective Date of Approval

James D. Guidry
Robert Platt

03/21/2018
03/21/2018

Exclusion (N) remains unchanged and effective, however, unless the **Insured** identified is approved for **Professional Services** involving undeveloped or vacant land whose proposed use is for multiple unit single-family housing developments, condominium developments, co-operative housing developments or apartment developments consisting of 10 units or more.

All other terms, conditions, and exclusions of this Policy remain unchanged.

48 This **Spectrum Policy** consists of the Declarations, Coverage Forms, Common Policy Conditions and any
97 other Forms and Endorsements issued to be a part of the Policy. This insurance is provided by the stock
AR insurance company of The Hartford Insurance Group shown below.
SBM

INSURER: SENTINEL INSURANCE COMPANY, LIMITED
ONE HARTFORD PLAZA, HARTFORD, CT 06155
COMPANY CODE: A

Policy Number: 72 SBM AR9748 SC



SPECTRUM POLICY DECLARATIONS

Named Insured and Mailing Address: GUIDRY & PLATT REAL ESTATE
(No., Street, Town, State, Zip Code) ANALYSTS
5 BLACKBURN DR FL 2
GLOUCESTER MA 01930

Policy Period: From 03/10/18 To 03/10/19 1 YEAR
12:01 a.m., Standard time at your mailing address shown above. **Exception:** 12 noon in New Hampshire.

Name of Agent/Broker: LIA ADMINISTRATORS & INS SERVICES
Code: 255332

Previous Policy Number: 72 SBM AR9748

Named Insured is: PARTNERSHIP

Audit Period: NON-AUDITABLE

Type of Property Coverage: NONE

Insurance Provided: In return for the payment of the premium and subject to all of the terms of this policy, we agree with you to provide insurance as stated in this policy.

TOTAL ANNUAL PREMIUM IS: \$525 MP

Countersigned by *Suarez Castaneda*
Authorized Representative

12/27/17
Date

SPECTRUM POLICY DECLARATIONS (Continued)

POLICY NUMBER: 72 SBM AR9748

BUSINESS LIABILITY	LIMITS OF INSURANCE
LIABILITY AND MEDICAL EXPENSES	\$1,000,000
MEDICAL EXPENSES - ANY ONE PERSON	\$ 10,000
PERSONAL AND ADVERTISING INJURY	\$1,000,000
DAMAGES TO PREMISES RENTED TO YOU ANY ONE PREMISES	\$1,000,000
AGGREGATE LIMITS	
PRODUCTS-COMPLETED OPERATIONS	\$2,000,000
GENERAL AGGREGATE	\$2,000,000
EMPLOYMENT PRACTICES LIABILITY	
COVERAGE: FORM SS 09 01	
EACH CLAIM LIMIT	\$ 10,000
DEDUCTIBLE - EACH CLAIM LIMIT	
NOT APPLICABLE	
AGGREGATE LIMIT	\$ 10,000
RETROACTIVE DATE: 03102016	

This **Employment Practices Liability Coverage** contains claims made coverage. Except as may be otherwise provided herein, specified coverages of this insurance are limited generally to liability for injuries for which claims are first made against the insured while the insurance is in force. Please read and review the insurance carefully and discuss the coverage with your Hartford Agent or Broker.

The Limits of Insurance stated in this Declarations will be reduced, and may be completely exhausted, by the payment of "defense expense" and, in such event, The Company will not be obligated to pay any further "defense expense" or sums which the insured is or may become legally obligated to pay as "damages".

**BUSINESS LIABILITY OPTIONAL
COVERAGES**

CYBERFLEX COVERAGE
FORM SS 40 26

UNMANNED AIRCRAFT LIABILITY
FORM: SS 42 06

**Town of Natick
Natick, Massachusetts**

REQUEST FOR PROPOSALS

FOR

REAL ESTATE APPRAISAL CONSULTANT SERVICES

August 27, 2018

PROPOSALS DUE:

September 11, 2018, 11:00 A.M. LOCAL TIME

Late Proposals Will Be Rejected

DELIVER COMPLETED PROPOSALS TO:

Town of Natick
c/o Procurement Officer
Natick Public Works
75 West Street
Natick, MA 01760
Phone: 508-647-6438

NOTICE TO PROPOSERS

Pursuant to Chapter 30B, Section 6 of the Massachusetts General Laws (M.G.L. c. 30B, §6), the Town of Natick, Natick Town Hall, 13 East Central Street, Natick, MA 01760 (“the Town”), acting through the Natick Board of Selectmen, invites the submission of sealed proposals for real estate appraisal consultant services in the Town of Natick. The Request for Proposals (“RFP”) may be obtained from the electronically from the Procurement Office, Natick Public Works, 75 West Street, Natick, MA 01760, at bleblanc@natickma.org, between 8:00 A.M. and 4:00 P.M. local time, Monday through Thursday, and between 8:00 A.M. and 12:00 P.M. (noon) local time, Friday, beginning on August 27, 2018. Ten (10) copies of each sealed Proposal, contained in separately sealed envelopes marked, respectively, “RFP: Real Estate Appraisal Consultant Services – Price Proposal” and “RFP: Real Estate Appraisal Consultant Services – Non-Price Proposal” will be received until **11:00 A.M. local time, September 11, 2018**, at the Procurement Office, Natick Public Works, 75 West Street, Natick, MA 01760. Proposers shall also include an electronic copy of their non-price proposal in the non-price proposal envelope. All Proposals shall comply with the RFP issued by the Town of Natick, including, without limitation, Section 1, Instructions to Proposers, and Proposal Submission Requirements. The Town reserves the right to waive any informality in or to reject any, any part of, or all Proposals in the best interest of the Town. Any Proposal submitted will be binding for sixty (60) days subsequent to the deadline date for receipt of sealed Proposals. Award of a contract shall be subject to appropriation and shall be subject to vote by the Natick Board of Selectmen.

I. INTRODUCTION

Pursuant to Chapter 30B, Section 6 of the Massachusetts General Laws (M.G.L. c. 30B, §6), the Town of Natick, Natick Town Hall, 13 East Central Street, Natick, MA 01760 ("the Town"), acting through the Natick Board of Selectmen, invites the submission of sealed proposals for real estate appraisal consultant services in the Town of Natick. For a full description of such services, please refer to Section III (A) of the Request for Proposals ("RFP").

The Request for Proposals ("RFP") may be obtained from the electronically from the Procurement Office, Natick Public Works, 75 West Street, Natick, MA 01760, at bleblanc@natickma.org, between 8:00 A.M. and 4:00 P.M. local time, Monday through Thursday, and between 8:00 A.M. and 12:00 P.M. (noon) local time, Friday, beginning on August 27, 2018.

No Pre-Proposal Conference will be held.

Questions regarding this RFP shall be submitted in writing and shall be delivered to the Procurement Office by the close of business (4:00 P.M. local time, Monday through Thursday, and 12:00 P.M. (noon) local time, Friday) on September 4, 2018. Questions presented after this time shall not be considered. No question shall be considered which is not submitted in writing. Any questions requiring consideration shall be answered in an addendum delivered to all registered Proposers.

Ten (10) copies of each sealed Proposal, as described above, contained in separately sealed envelopes marked, respectively, "RFP: Real Estate Appraisal Consultant Services – Price Proposal" and "RFP: Real Estate Appraisal Consultant Services – Non-Price Proposal" will be received until **11:00 A.M. local time, September 11, 2018**, at this address:

Procurement Office
Natick Public Works
75 West Street
Natick, MA 01760.

Proposers shall also include an electronic copy of their non-price proposal in the non-price proposal envelope.

Each Proposer's name, address and contact phone number shall be clearly visible from the outside of each sealed envelope. The clock in the Procurement Office shall be considered official. No Proposals received after the date and time specified in the previous paragraph shall be accepted. No faxed Proposals shall be accepted. Conditional Proposals will not be accepted.

Please refrain from using staples, if this is at all possible.

Each Proposal shall be submitted in accordance with the Submission Requirements in order to be considered for award. Any Proposal submitted shall be binding for sixty (60) days subsequent to the time of the opening of Proposals.

The Town **will not** reimburse Proposers for any costs incurred in preparing Proposals in response to this RFP.

Submission of a Proposal shall be conclusive evidence that the Proposer has examined this RFP and is familiar with terms of this RFP and all provisions of the contract included with this RFP. Upon finding any omissions or discrepancy in this RFP, each Proposer shall notify the Town immediately so that any necessary addenda may be issued. Failure of a Proposer to investigate completely the RFP and/or to be thoroughly familiar with this RFP shall in no way relieve any such Proposer from any obligation with respect to the Proposal.

By submission of a Proposal, the Proposer agrees that if its Proposal is accepted, then it shall enter into a Contract with the Town which incorporates all of the requirements of this RFP. By submission of a Proposal, the Proposer further indicates acceptance of all terms and conditions of this RFP.

Changes, modifications or withdrawal of Proposals shall be submitted in writing to the Town prior to the deadline and shall be contained in a sealed envelope clearly marked, as appropriate, "CORRECTION, MODIFICATION OR WITHDRAWAL OF SEALED PROPOSAL FOR REAL ESTATE APPRAISAL CONSULTANT SERVICES – PRICE PROPOSAL" or "CORRECTION, MODIFICATION OR WITHDRAWAL OF SEALED PROPOSAL FOR REAL ESTATE APPRAISAL CONSULTANT SERVICES - NON-PRICE PROPOSAL." No corrections, modifications, or withdrawal of Proposals shall be permitted after the deadline for receipt of Proposals.

For further information, please refer to the succeeding sections, with which each Proposer shall comply in submitting a Proposal.

II. PRE-PROPOSAL CONFERENCE/QUESTIONS

No Pre-Proposal Conference will be held.

Questions concerning this RFP or its conditions may be addressed to:

Procurement Officer
Natick Public Works
75 West Street
Natick, MA 01760.

Questions regarding this RFP shall be submitted in writing and shall be delivered to the Procurement Office by the close of business (4:00 P.M. local time) on September 4, 2018. Questions may also be submitted to the Procurement Officer's attention at the following email address: bleblanc@natickma.org. Questions presented after this time shall not be considered. No question shall be considered which is not submitted in writing. Any questions requiring consideration shall be answered in an addendum delivered to all Proposers.

III. BACKGROUND

A. Description of Work

The Town of Natick desires to enter into a contract with a consultant firm to provide General Appraisal and Review Appraisal services for the Right of Way acquisition necessary for the reconstruction of approximately 2.2 miles of North Main Street (Route 27) from downtown Natick northerly to the Wayland town line.

The reconstruction of North Main Street is a public project partially or wholly funded with Massachusetts Department of Transportation (MassDOT) and Federal monies, and as such the appraisals shall comply with both MassDOT and Federal requirements.

The selected firm will be required to assign a Certified Licensed General Appraiser and a Certified General Review Appraiser to determine the amount of just compensation a property owner will be paid by the Town of Natick in connection with fee based land acquisitions, easement acquisitions, leases, license agreements, and other real estate transactions for the purpose of obtaining a secure Right of Way that will allow for the reconstruction of North Main Street. The format and content of the completed general appraisal reports and review appraisal reports shall comply with the requirements of 49 CFR Part 24, and be in conformance with MassDOT and the Federal Highway Administration (FHWA) appraisal manual. Upon completion, the general appraisals and review appraisals will be reviewed by MassDOT for consistency with Federal funding requirements.

The attached Local Public Agency (LPA) Appraisal Function Job Aid details the responsibilities of the appraiser and review appraiser. The six page LPA Appraisal Function Job Aid and the review appraisal check list shall be made part of the general appraisal report and review appraisal documents. The attached North Main Street (Route 27) Preliminary Right-of -Way plan set is provided for your review. The plans detail the construction impacts to the abutting properties along North Main Street. Included within this plan set you will find a Parcel Summary Table that lists all the properties impacted by the reconstruction of North Main Street and lists the types of land acquisition (temporary easements, permanent easements, and land takings) necessary at each property to construct this project.

Appraisals and Review Appraisals (included all supporting documentation) will be required for each privately owned property (State and Town owned lands excluded) as shown on the Parcel Summary Sheets of the North Main Street (Route 27) Preliminary Right of Way plan set. State and Town owned parcels will not require appraisals as these acquisition will be done at no cost.

There are a total of approximately 196 separate privately owned properties that require appraisals of which there are approximately 146 properties that will require just a temporary construction easement, and approximately 50 properties that require some combination of a temporary construction easement, permanent easement and or land taking.

The valuation of all temporary construction easements shall be based on a 4 (four) year term.

Pursuant to this RFP, the Successful Proposer shall provide all labor and materials for real estate appraisals of approximately 196 properties in the Town of Natick. As shown on the "Price Proposal Form" that is enclosed herewith as Attachment A, the Proposer shall provide a separate unit price (Per Property Rate) for those properties that require just temporary construction easements of which there are approximately 146 properties, and a separate unit price (Per Property Rate) for those properties that require some combination of a temporary construction easements, permanent easements and or land takings of which there are approximately 50 properties.

The Town is seeking per property rates within each of the above categories (#1 those properties needing temporary construction easements only and #2 those properties needing some combination of permanent, temporary and or land taking). For the purposes of award and price proposal evaluation, the price of each proposer shall be: the sum of 1: (the proposed per property rate for those properties needing temporary construction easements only times said estimated 146 properties as outlined above) and 2: (the proposed per property rate for those properties needing some combination of temporary easements, permanent easements and/or land takings times said estimated 50 properties as outlined above). The Successful Proposer, under any contract with the Town awarded pursuant to this RFP, shall only be compensated for properties actually appraised.

The Successful Proposer shall complete all work as directed by the Town within ninety (90) calendar days following the issuance to proceed. The Town reserves the right to amend this schedule as permitted by law to allow the appraisal of all properties needed to be appraised.

The Successful Proposer shall have a minimum of ten (10) years of experience in providing real estate appraisal consultant services.

B. Successful Proposer's Personnel

The Successful Proposer shall be responsible for any training of his/her/its personnel. The Successful Proposer's personnel shall be adequately trained by the Successful Proposer, shall be experienced in the provision of services specified in this RFP, and shall be of good moral character. All of the Successful Proposer's employees assigned to the work under any contract with the Town shall pass Criminal Background Screening.

The Successful Proposer shall provide the Town with the following information:

1. Name, business address, telephone, and cell phone numbers of the person(s) in charge of the work under any contract with the Town.

2. Name, address, and telephone number of all employees assigned to the work under any contract with the Town. The Successful Proposer will update this list whenever there is a change in personnel.

IV. PROPOSAL SUBMISSION REQUIREMENTS

I. PRICE PROPOSAL

To be considered responsible and responsive and eligible to submit a Proposal for consideration of having the most advantageous Proposal, Proposers shall submit their price Proposals on the form entitled "Price Proposal Form" that is enclosed herewith as Attachment A. The **Price Proposal Form** shall include a price that includes the furnishing of all payments, insurance, and other costs incurred in the performance under the Contract, and signed by an individual authorized to bind the Proposer contractually.

The price shall be a fixed per property rate for all work performed as outlined in Section III above, and shall be all inclusive including travel, printing, telephone and any other outside expense.

II. NON-PRICE PROPOSAL

To be considered responsible and responsive and eligible to submit a Proposal for consideration of having the most advantageous Proposal, Proposers shall submit non-price Proposals that comply with the following requirements:

A. Letter of Transmittal

Proposers shall submit cover letters with their Proposals. Each cover letter shall be signed by the Proposer, stating that the Proposal is effective for at least sixty (60) calendar days from the deadline date for receipt of sealed Proposals, or from the date upon which this RFP is cancelled, whichever occurs first.

B. Table of Contents

Proposals shall include a table of contents, properly indicating the section and page numbers of the information included.

C. A Fully-Executed Scope of Services

Each Proposer shall submit a written narrative which explains in detail the scope of services to be provided by that Proposer.

D. Other Documents.

Each Proposer shall submit the following:

- 1) A fully executed Certificate of Non-Collusion (Attachment B).
- 2) A fully executed Certificate of Tax Compliance (M.G.L., c.62C, §49A) (Attachment C).

- 3) A fully executed Conflict of Interest Certification (M.G.L. c.268A) (Attachment D).
- 4) A fully executed Certificate of Corporate Proposer (Attachment E).
- 5) A fully executed Certificate of Compliance with M.G.L. c. 151B (Attachment F).
- 6) A fully executed Certificate of Non-Debarment (Attachment G).
- 7) A certificate of insurability from an insurance company that is licensed to do business in the Commonwealth of Massachusetts indicating that all the provisions of the specifications can be met, shall be submitted with the proposal documents.
- 8) The identity of the individual, partnership or corporation applying for contract award and credentials of the personnel who would actually perform the work, as well as their managers, and the nature of the supervision. State the responsibilities of each of the work personnel. If the proposer intends to sub-contract or any work required in the scope of services, the sub-contractor shall be identified. Sample work products are required for all personnel. This item is a major determinant in assessing the proposer's qualifications and shall be incorporated as a condition in the contract to be awarded.
- 9) An applicant qualifications statement, including professional qualifications and work experience attesting to capacity to perform the required work program. Include résumé(s), detailing academic and professional work experience attesting to capacity to perform the required work program. Résumés are required for all work personnel.
- 10) A detailed explanation of the proposer's approach to the work: methodology, demonstrated understanding of the scope of work, and the proposer's expectations of assistance and services from the Town. A technical work plan and timeline for accomplishing the tasks described in the scope of services shall be provided.
- 11) A client reference list, with names, addresses, telephone numbers, and e-mail addresses (if available) for clients for whom the proposer has performed similar services within the past five (5) years.
- 12) Any other information deemed relevant to the work, and which the proposer believes will further the competitiveness of the proposal.
- 13) A statement of any legal proceedings pending or concluded within the past five (5) years relating to the performance of services by the Proposer.

V. SELECTION CRITERIA

1. Minimum Evaluation Criteria

In order to be considered a responsive and responsible Proposer, a Proposal shall comply with the Proposal Submission Requirements set forth in Section IV above.

2. Comparative Evaluation Criteria

All responsive proposals will be judged against the **Comparative Evaluation Criteria** detailed below. The Town will rank each proposal as:

- a. Highly Advantageous – the proposal exceeds the standards of the specific criterion;
- b. Advantageous – the proposal fully satisfies the standards of the specific criterion;

- c. Not Advantageous – the proposal does not fully satisfy the standards of the specific criterion, or is incomplete and/or unclear.

2.1. Quality and Depth of Work Experience

Highly Advantageous – The proposal demonstrates experience with six (6) or more similar projects.

Advantageous – The proposal demonstrates experience with three (3) to five (5) similar projects.

Not Advantageous – The proposal demonstrates experience with two (2) or fewer similar projects.

2.2. Qualifications of the Proposer

Highly Advantageous – The proposer's résumé(s) demonstrate(s) that proposer has superior training, educational background and work experience appropriate to the work described herein and all key work personnel demonstrate (s) professional experience well beyond the minimum requirements.

Advantageous – The proposer's résumé(s) do/does not meet the above category for highly advantageous, but demonstrate(s) that proposer has adequate training, educational background and work experience appropriate to the work described herein and all key work personnel demonstrate(s) professional experience that meets or exceeds the minimum requirements.

Not Advantageous – The proposer's résumé(s) do/does not demonstrate that proposer has adequate training, educational background and work experience appropriate to the work described herein.

2.3. Desirability of approach to the work, demonstrated understanding of the community's needs, and proposer's ability to undertake and complete this work.

Highly Advantageous – The proposal demonstrates a superior approach to the subject material and a superior understanding of the issues addressed by the work.

Advantageous – The proposal does not meet the above category for highly advantageous, but demonstrates an acceptable approach to the subject material and an acceptable understanding of the issues addressed by the work.

Not Advantageous – The proposal does not demonstrate an acceptable approach to the subject material and an acceptable understanding of the issues addressed by the work, and/or the proposal fails to indicate a time schedule that meets the work requirements.

2.4. Overall Quality of Client References

Highly Advantageous – All references contacted spoke favorably of the work performed by the proposer and would use them again for similar work without hesitation.

Advantageous – Not used.

Not Advantageous – One (1) or more references stated that there had been difficulty with the proposer's ability to deliver the contracted services and deliverables.

2.5. Completeness and Quality of Proposal

Highly Advantageous – The proposal is complete, concise, informative, and highly detailed. Proposal reflects that proposer is able to perform in a superior manner acceptable to the Town.

Advantageous – The proposal does not meet the above criteria for highly advantageous, but the proposal is complete, informative, and meets criteria for responsiveness.

Not Advantageous – The proposal is not complete, informative, and responsive.

A proposal that fails to meet any of the minimum submission requirements shall be deemed **Unacceptable (U)** in all of the above categories.

VI. PROPOSAL SUBMISSION

Ten (10) copies of each sealed Proposal, in separate envelopes, as described above, shall be submitted by **11:00 A.M. LOCAL TIME, September 11, 2018**, to this address:

Town of Natick
c/o Procurement Officer
Natick Public Works
75 West Street
Natick, MA 01760.

Proposers shall also include an electronic copy of their non-price proposal in the non-price proposal envelope. After this time they will be opened in confidence. **Proposals received after the date and time specified in this Section VI for receipt of Proposals will not be accepted.**

VII. INTERVIEWS

After review of the technical proposals, the Screening Committee may, **at its discretion**, schedule interviews with any or all of the proposers for the purpose of further evaluation of the proposer's qualifications and ability to provide the required service. Interviewees will be ranked on their presentation.

VIII. FINAL SELECTION AND AWARD

The Screening Committee will review the non-price proposals. The Screening Committee will determine which non-price proposals meet the minimum evaluation criteria set forth in Section IV above.

The Screening Committee will rank such non-price proposals in accordance with the comparative evaluation criteria set forth in the Section V above. The Screening Committee will then open and review the envelopes labeled "Price Proposals" and rank them.

Based upon the Screening Committee's analysis of both the Price-Proposal and the Non-Price Proposal, the Screening Committee will make a recommendation to the Procurement Officer, to the Natick Town Administrator, and to the Natick Board of Selectmen concerning which Proposal, if any, the Town should accept. The Natick Board of Selectmen will then decide whether a Contract will be awarded. Any Contract will be awarded, if at all, pursuant to all applicable provisions of the Massachusetts General Laws, to a responsive and responsible Proposer who has submitted the most advantageous Proposal, taking into consideration price and all other evaluation criteria set forth in the RFP.

IX. COMPLIANCE WITH LAWS

The Successful Proposer shall comply with all provisions of Federal, Massachusetts and Town of Natick law applicable to his work including, without limitation, statutes, by-laws, rules, regulations, orders and directives, as amended, and including, without limitation, the Williams-Steiger Occupational Safety and Health Act, as amended, and related regulations, as amended, in effect throughout the term of this Lease and any extension or renewal thereof. Without limitation, the Successful Proposer shall comply with the applicable provisions of Chapter 149, Section 26 to 27D of the Massachusetts General Laws (M.G.L.), as amended, and with all applicable minimum prevailing wage rates as determined by the Massachusetts Commissioner of Labor and Industries. Any Contract shall be considered to include in their entirety all terms respecting workers' compensation insurance and other terms required to be included in it by Chapter 152 of the Massachusetts General Laws, as amended, and any other laws, as though such terms were set forth in their entirety herein.

X. INSURANCE

The Successful Proposer shall keep in force throughout the term of the Contract and any extension or renewal thereof the amount of insurance described in the Contract which is a part of this RFP and is incorporated herein by reference. Without limitation of other requirements of this RFP, no Contract shall be entered into by the parties unless the successful Proposer complies with all applicable insurance requirements, including, without limitation, the requirement to submit endorsements or riders which include the required language concerning notice of cancellation or amendment of any and all insurance policies required under the Contract, and which include the required language mandating that the Town of Natick shall be named as an additional insured on the required policies of commercial general liability insurance, automobile liability insurance, and excess liability insurance, umbrella form.

XI. INDEMNIFICATION

The Successful Proposer shall assume the indemnification responsibilities described in the Contract which is a part of this RFP and is incorporated herein by reference.

XII. PERFORMANCE BOND REQUIREMENTS

DELETED – NOT APPLICABLE

XIII. LABOR AND MATERIALS PAYMENT BOND REQUIREMENTS

DELETED – NOT APPLICABLE

XIV. INDEPENDENT CONTRACTOR STATUS

The Successful Proposer shall provide services as an independent contractor with the Town of Natick and the Successful Proposer and his/her/its employees shall not be entitled to receive any benefits of employment with the Town of Natick, including without limitation salary, overtime, vacation pay, holiday pay, health insurance, life insurance, pension or deferred compensation.

XV. CRIMINAL BACKGROUND SCREENING

For each employee of the Successful Proposer who is performing services under any Contract awarded by the Town of Natick, the Successful Proposer shall, subject to its confidentiality and privacy obligations owing to its employees and third parties, provide a written confirmation to the Town that such employee passed the Successful Proposer's pre-employment criminal background screen. In the event that any employee refuses to permit the Successful Proposer to provide such information to the Town, the Successful Proposer shall not assign such employee to perform services for the Town, and such employee shall not be authorized to perform services for the Town. The Town shall be permitted to keep such information in its files.

XVI. USE OF ALCOHOL AND CONTROLLED AND/OR MOOD ALTERING SUBSTANCES PROHIBITED

The use of alcoholic beverages, narcotics, and controlled and/or mood altering substances, except for current valid, legal prescriptions, by any officer, employee, agent, or representative of the Successful Proposer is prohibited on Town of Natick property which is the subject matter of this RFP and during all hours of work under any contract with the Town. If any officer, employee, agent, or representative of the Successful Proposer violates the foregoing provision, the Town of Natick shall have the right to order that such officer, employee, agent, or representative of the Successful Proposer shall not be permitted to return to work under any contract with the Town. Under such circumstances, the Successful Proposer shall promptly remove the subject officer, employee, agent, or representative from the job site and shall not permit the subject officer, employee, agent, or representative to perform further work in conjunction with any contract with the Town.

XVII. NO SMOKING/USE OF TOBACCO PRODUCTS

Pursuant to M.G.L. c. 270, §22, the Commonwealth of Massachusetts Smokefree Workplace Law, the Successful Proposer, its officers, employees, agents, and representatives are prohibited from smoking tobacco products, or any non-tobacco products designed to be combusted or inhaled, in any public building.

XVIII. INDEX OF ATTACHMENTS

Attachment A - Price Proposal Form
Attachment B - Certificate of Non-Collusion
Attachment C - Certificate of Tax Compliance (M.G.L., c.62C, §49A)
Attachment D - Conflict of Interest Certification (M.G.L. c.268A).
Attachment E - Certificate of Corporate Proposer
Attachment F - Certificate of Compliance with M.G.L. c. 151B
Attachment G - Certificate of Non-Debarment
Attachment H - Form of Contract

**ATTACHMENT A
TOWN OF NATICK
PRICE PROPOSAL FORM**
(To be submitted in Envelope B)

(2 pages)

The undersigned Proposer hereby submits a price proposal to provide real estate appraisal consultant services in the Town of Natick.

Printed Name of Proposer:

Address: _____

The PROPOSER hereby pledges to deliver the complete scope of services required for price shown below:

Item No.	Per Property Rate In Figures	Approximate Quantity of Properties to be Appraised	Total in Figures (Unit Price Times Total # Properties Appraised)
1	Properties with Temporary Easements Only. _____ Dollars and _____ Cents Per Property	x 146	= \$ _____
2	Properties with a Combination of Temporary Easements, Permanents Easements and or Takings. _____ Dollars and _____ Cents Per Property	x 48	= \$ _____

Total Price (Item #1 + Item #2) in Words: _____

Total Price (Item #1 + Item #2) in Numbers: _____

The PROPOSER acknowledges receipt of addenda nos. _____

Authorized Signature

Printed Name

Printed Title

Date

Full Legal Name

Officers of Corporation and Addresses

State of Incorporation

Principal Place of Business

Tel.

Qualified in Massachusetts Yes _____ No _____

Principal Place of Business in MA

Tel.

TOWN OF NATICK

ATTACHMENT B
CERTIFICATE OF NON-COLLUSION

The undersigned certifies, under penalties of perjury, that this Proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity, or group of individuals.

Name of Proposer

Address of Proposer

Telephone Number

By: _____
(Signature)

Printed Name

Printed Title

Date

TOWN OF NATICK

ATTACHMENT C

CERTIFICATE OF TAX COMPLIANCE

Pursuant to Massachusetts General Laws (M.G.L.) c. 62C, §49A, I certify under the penalties of perjury that the Proposer named below has complied with all laws of the Commonwealth of Massachusetts pertaining to the payment of taxes, to the reporting of employees and contractors, and to the withholding and remitting of child support.

Name of Proposer

Address of Proposer

Telephone Number

By: _____
(Signature)

Printed Name

Printed Title

Date

TOWN OF NATICK

ATTACHMENT D
CONFLICT OF INTEREST CERTIFICATION

The Proposer hereby certifies that:

1. The Proposer has not given, offered, or agreed to give any gift, contribution, or offer of employment as an inducement for, or in connection with, the award of a Contract pursuant to this RFP.
2. No consultant to, or subcontractor for, the Proposer has given, offered, or agreed to give any gift, contribution, or offer of employment to the Proposer, or to any other person, corporation, or entity as an inducement for, or in connection with, the award to the consultant or subcontractor of a Contract by the Proposer.
3. No person, corporation, or other entity, other than a bona fide full time employee of the Proposer has been retained or hired to solicit for or in any way assist the Proposer in obtaining a Contract pursuant to this RFP upon an agreement or understanding that such person, corporation or entity be paid a fee or other compensation contingent upon the award of a Contract to the Proposer.
4. The Proposer understands that the Massachusetts Conflict of Interest Law, Chapter 268A of the Massachusetts General Laws (M.G.L.), applies to the Proposer and its officers, employees, agents, subcontractors, and affiliated entities with respect to the transaction outlined in the Request for Proposals.
5. The Proposer understands that the Proposer and its officers, employees, agents, subcontractors, and affiliated entities, shall not participate in any activity which constitutes a violation of the Massachusetts Conflict of Interest Law or which creates an appearance of a violation of the Massachusetts Conflict of Interest Law.

Name of Proposer

Address of Proposer

Telephone Number _____

By: _____
(Signature)

Printed Name

Printed Title

Date

TOWN OF NATICK

ATTACHMENT E

CERTIFICATE OF CORPORATE PROPOSER

I, _____, certify that I am the Clerk of the Corporation named as Proposer in the attached Proposal Form; that _____, who signed said Proposal on behalf of the Proposer was then _____ of said Corporation and was duly authorized to sign said Proposal Form; and that I know his/her signature thereto is genuine.

(Corporate Seal)

Name of Proposer

Address of Proposer

Telephone Number _____

By: _____

(Signature)

Printed Name

Printed Title

Date

This Certificate shall be completed where Proposer is a Corporation and shall be so completed by its Clerk. In the event that the Clerk is the person signing the Proposal on behalf of the Corporation, this certificate shall be completed by another officer of the Corporation.

TOWN OF NATICK

ATTACHMENT F

CERTIFICATE OF COMPLIANCE WITH M.G.L. c. 151B

The Proposer hereby certifies that it is in compliance with and shall remain in compliance with Massachusetts General Laws (M.G.L.) Chapter 151B and shall not discriminate on any prohibited basis outlined therein. The Proposer also hereby certifies that it shall comply with any and all applicable Supplier Diversity Office (SDO) thresholds that have been established in conjunction with this Request for Proposals.

Name of Proposer

Address of Proposer

Telephone Number

By: _____
(Signature)

Printed Name

Printed Title

Date

TOWN OF NATICK

ATTACHMENT G
CERTIFICATE OF NON-DEBARMENT

The Proposer hereby certifies that it is presently not debarred, suspended, or otherwise prohibited from practice by any federal, state, or local agency, and that, should any proceeding arise in which it is debarred, suspended, or otherwise prohibited from practice by any federal, state, or local agency, the Proposer shall inform the Town of Natick within one (1) business day of such debarment, suspension, or prohibition from practice.

Name of Proposer

Address of Proposer

Telephone Number _____

By: _____
(Signature)

Printed Name

Printed Title

Date

TOWN OF NATICK

**ATTACHMENT H
FORM OF CONTRACT**

(SEE ATTACHED DOCUMENT.)

Town of Natick, Massachusetts
Contract for Real Estate Appraisal Consultant Services in the Town of Natick

This Contract is made this _____ day of _____ 2018, by and between the Town of Natick, Massachusetts, with an address of Natick Town Hall, 13 East Central Street, Natick, MA 01760, acting by the Natick Board of Selectmen (hereinafter the "Town of Natick," or "the Town") and _____, a _____ organized under the laws of _____, with a principal office located at _____. (hereinafter the "Contractor").

The words "he," "him" and "his" in this Contract, as far as they refer to the Contractor, shall so refer whether the Contractor is an individual, partnership or corporation. All prior contracts for the services outlined in Section 1, below (Scope of Services), if any exist between the Town and the Contractor, are hereby terminated and shall be of no force and effect.

1. Scope of Services

The Contractor shall provide real estate appraisal consultant services, as set forth in the Request for Proposals for Real Estate Appraisal Consultant Services in the Town of Natick ("RFP"), issued by the Board of Selectmen of the Town of Natick, Massachusetts, which is incorporated herein by reference.

2. Standard of Care

The Contractor shall exercise due care and diligence in the rendition of all services under this Contract in accordance with the applicable professional standards in the Eastern Massachusetts area. The Contractor's services shall be performed as expeditiously as is consistent with such standards, with professional skill and care, and with the orderly progress of the work.

3. Term

The term of this Contract shall commence as of the execution date of this Contract and shall end one year later. At the sole discretion of the Town, this Contract may be extended for one (1) or two (2) additional one (1)-year terms. Time is of the essence in the performance of services rendered by the Contractor under this Contract. All work performed pursuant to this contract shall be completed within ninety (90) calendar days following the issuance of the Notice to Proceed. Notwithstanding the forgoing, the Town reserves the right to extend this time period to allow the appraisals of all parcels required to be appraised pursuant to the RFP.

4. Incorporation of the Request for Proposals/Order of Priority of Contract Documents

The provisions of the RFP and the Contractor's Proposal are incorporated herein by reference. In the event of any conflict among the Contract Documents, the Documents shall be construed according to the following priorities:

Town of Natick, Massachusetts
Contract for Real Estate Appraisal Consultant Services in the Town of Natick

Highest Priority:	Amendments to Contract (if any)
Second Priority:	Contract
Third Priority:	Addenda to the RFP (if any)
Fourth Priority:	RFP
Fifth Priority:	Contractor's Proposal.

5. Payment

In consideration for performance of the work in accordance with the requirements of this Contract, the Town shall pay the Contractor the prices stated in the Contractor's Price Proposal. (See attached Price Proposal Form.)

This Contract is a fixed rate contract; and, therefore, miscellaneous expenditures associated with the Contractor's work on this project shall not be paid by the Town. In the event that an unforeseen miscellaneous expense is incurred, the Contractor shall receive the Town's approval in writing prior to incurring the expense if it will subsequently seek payment of said expense from the Town.

Payment shall be made to the Contractor for work completed in accordance with this Contract. All requests for payment shall be submitted to the Town as an invoice and shall specify work completed, progress made toward completing deliverables, the number of hours worked, the classification of each employee who performed work, and the billing rate for each employee who performed work on the project.

Payment will be due thirty (30) days after receipt of the Contractor's invoice by the Town for services rendered in accordance with this Contract. The Town shall not make payments in advance.

If the Town objects to all or part of any invoice, the Town shall notify the Contractor in writing within two (2) weeks of the date of receipt of the invoice, and shall pay that portion of the invoice not in dispute within thirty (30) days after the date of receipt of the invoice.

Should it be necessary for the Contractor to engage the services of a specialized contractor or companies other than those originally proposed in the Contractor's response to the Town's RFP, the Contractor shall take such measures only with the Town's prior written approval. Charges for such services shall be billed directly to the Town unless otherwise agreed upon by the parties.

Payment of the amounts due under this Contract shall release the Town of Natick, Massachusetts and its officers, employees, boards, commissions, committees, agents and representatives, from any and all claims and liability in any way relating to this Contract or anything done in pursuance thereof.

Town of Natick, Massachusetts
Contract for Real Estate Appraisal Consultant Services in the Town of Natick

No payment by the Town to the Contractor shall be deemed to be a waiver of any right of the Town under this Contract or ratification by the Town of any breach hereof by the Contractor.

6. Warranty

DELETED – NOT APPLICABLE.

7. Compliance with Laws

The Contractor shall comply with all provisions of Federal, Massachusetts and Town of Natick law applicable to his work including, without limitation, statutes, by-laws, rules, regulations, orders and directives, as amended, and including, without limitation, the Williams-Steiger Occupational Safety and Health Act of 1970, as amended, and related regulations, as amended, in effect throughout the term of this Contract and any extension or renewal thereof. Without limitation, the Successful Proposer shall comply with the applicable provisions of Chapter 149, Section 26 to 27D of the Massachusetts General Laws (M.G.L.), as amended, and with all applicable minimum prevailing wage rates as determined by the Massachusetts Commissioner of Labor and Industries. This Contract shall be considered to include in their entirety all terms respecting workers' compensation insurance and other terms required to be included in it by Chapter 152 of the Massachusetts General Laws, as amended, as though such terms were set forth in their entirety herein.

8. Insurance

The Contractor shall provide and maintain throughout the term of the Contract and any extension or renewal thereof the following insurance with companies that are authorized and licensed in the Commonwealth of Massachusetts to issue policies for the coverages and limits so required.

- a. Workers' Compensation Insurance as required by the laws of the Commonwealth of Massachusetts and employer's liability insurance in the amount of \$1,000,000/\$1,000,000/\$1,000,000.
- b. Commercial General Liability Insurance, \$1,000,000 each occurrence and \$2,000,000 aggregate limit. Commercial General Liability insurance shall include personal injury liability, broad form property damage liability, products/completed operations liability and broad form contractual liability.
- c. Automobile Liability Insurance, covering all leased, owned, non-owned, and hired vehicles - Combined single limit of \$1,000,000.
- d. Professional Liability Insurance (Including Errors and Omissions) - \$1,000,000 each occurrence and \$2,000,000 aggregate limit. If written on a

Town of Natick, Massachusetts
Contract for Real Estate Appraisal Consultant Services in the Town of Natick

claims made basis, the effective period shall extend for a term of six (6) years after the end of this Contract.

- e. Excess Liability Insurance, Umbrella Form - \$1,000,000 each occurrence and \$2,000,000 aggregate, which shall be following form, providing coverage over commercial general liability insurance, automobile liability insurance, and employer's liability under workers' compensation insurance.
- f. The Town of Natick shall be named as an additional insured on each such policy of Commercial General Liability Insurance, Excess Liability Insurance, Umbrella Form, and Automobile Liability Insurance.
- g. All certificates and policies shall contain the following provision:

“Notwithstanding any other provision herein, should any of the above policies be cancelled or materially amended before the expiration date thereof, the issuing company will mail thirty (30) days prior written notice thereof to the named certificate holder and to the Natick Town Administrator, Natick Town Hall, 13 East Central Street, Natick, MA 01760 before such cancellation or amendment shall take place.”
- h. Certificates evidencing such insurance in five (5) copies shall be furnished to the Town at the execution of this Contract. Such certificates shall not merely name the types of policy provided, but shall specifically refer to this Contract and shall state that such insurance is as required by this Contract. The Contractor shall make no claims against the Town of Natick or its officers for any injury to any of its officers or employees or for damage to its equipment arising out of work contemplated by the Contract.
- i. The Contractor shall also be required to provide to the Town of Natick with its proof of insurance coverage endorsements or riders to the policies of commercial general liability insurance, automobile liability insurance, and excess liability insurance, umbrella form, which indicate that the Town of Natick is named as an additional insured on each such policy.
- j. No insurance shall be obtained from an insurer which:
 - (1) is not licensed to sell insurance in the Commonwealth of Massachusetts; or
 - (2) is not authorized to provide insurance as an excess or surplus lines insurer, and does not have a current Best's rating of A or better.
- k. Failure to provide and continue in force such insurance as aforesaid shall be deemed a material breach of this Contract and shall operate as an immediate termination thereof.

Town of Natick, Massachusetts
Contract for Real Estate Appraisal Consultant Services in the Town of Natick

9. Indemnification

The Contractor shall compensate the Town of Natick for all damage to Town property of any nature arising out of the Contractor's work. To the fullest extent permitted by law, the Contractor shall indemnify, defend, and hold harmless the Town of Natick and all of its officers, employees, boards, commissions, committees, agents and representatives from and against all claims, causes of action, suits, costs, damages, and liability of any kind which arise out of the breach by the Contractor of its obligations under this Contract, or the act or omission of the Contractor, its subcontractors, or their officers, employees, agents and representatives or anyone directly or indirectly employed by them, or anyone for whose acts or omissions they may be liable, regarding the work to be performed by the Contractor under the Contract, or which arise out of the violation of any federal, Massachusetts or Town of Natick statute, by-law, rule, regulation, order or directive, or which relate to personal injury or property damage suffered by the Contractor or any of its officers or employees regarding the subject matter of this Contract. Said costs shall include, without limitation, reasonable legal costs, collections fees, and counsel fees incurred in defending any claim or suit that may be brought against the Town and any judgment that may be obtained in any such claim or suit.

10. No Personal Liability

Neither the Town of Natick, nor its officers, employees, boards, committees, commissions, agents and representatives shall be under any personal obligation or incur any personal liability by reason of this Contract, the execution thereof or anything relating thereto which arises out of the breach or violation of any provision of this Contract, or the violation of any Federal, Massachusetts or Town of Natick statute, by-law, rule, regulation, order or directive, or which relates to personal injury or property damage suffered by the Contractor or its employees, regarding the subject matter of this Contract.

11. Familiarity with Area of Work

By signing this Contract, the Contractor acknowledges that it has examined the area of work which is the subject matter of this Contract and that it is familiar with all sites which are the subject of this Contract and with all conditions of the RFP and of this Contract. The Contractor has entered into this Contract in reliance on its own examinations and estimates as to the amount and character of its work, and conditions which may be encountered in the performance thereof, and shall assume all risks and bear all losses pertaining thereto.

12. Performance Bond

Town of Natick, Massachusetts
Contract for Real Estate Appraisal Consultant Services in the Town of Natick

DELETED – NOT APPLICABLE.

13. Labor and Materials Payment Bond

DELETED – NOT APPLICABLE.

14. Independent Contractor Status

The Contractor shall provide services under this Contract as an independent contractor with the Town of Natick and not as an employee of the Town of Natick. No employee, agent or representative of the Contractor shall be entitled to receive any benefits of employment with the Town of Natick, including, without limitation, salary, overtime, vacation pay, holiday pay, sick leave, health insurance, life insurance, pension or deferred compensation.

15. Use of Alcohol and Controlled and/or Mood Altering Substances Prohibited

The Contractor hereby acknowledges that the use of alcoholic beverages, narcotics, and controlled and/or mood altering substances, except for current valid, legal prescriptions, by any officer, employee, agent, or representative of the Contractor is prohibited on Town of Natick property which is the subject matter of this Contract and during all hours of work under this Contract. If any officer, employee, agent, or representative of the Contractor violates the foregoing provision, the Town of Natick shall have the right to order that such officer, employee, agent, or representative of the Contractor shall not be permitted to return to work on this Contract. Under such circumstances, the Contractor shall promptly remove the subject officer, employee, agent, or representative from the job site and shall not permit the subject officer, employee, agent, or representative to perform further work in conjunction with this Contract.

16. No Smoking

Pursuant to Massachusetts General Laws (M.G.L.) c. 270, §22, the Commonwealth of Massachusetts Smokefree Workplace Law, the Contractor, its officers, employees, agents, and representatives are prohibited from smoking tobacco products, or any non-tobacco products designed to be combusted or inhaled, in any public building in the Town of Natick.

17. Criminal Background Screening

For each employee of the Contractor who is performing services under this Contract, the Contractor shall, subject to its confidentiality and privacy obligations owing to its employees and third parties, provide a written confirmation to the Town that such employee passed the Contractor's pre-employment criminal background screen. In the event that any employee refuses to permit the Contractor to provide such information to the Town, the Contractor

Town of Natick, Massachusetts
Contract for Real Estate Appraisal Consultant Services in the Town of Natick

shall not assign such employee to perform services for the Town, and such employee shall not be authorized to perform services for the Town. The Town shall be permitted to keep such information in its files.

18. *Delays/Force Majeure*

Except as specifically set forth in this Contract, neither party shall hold the other responsible or liable for damages or delays in performance caused by acts of God, interruptions in the availability of labor, or other events beyond the control of the other party, or that could not have been reasonably foreseen or prevented. For this purpose, such acts or events shall include unusually severe weather affecting performance of services, floods, epidemics, wars, riots, strikes, lockouts, or other industrial disturbances, protest demonstrations, and project site conditions which could not have been reasonably anticipated. Should such acts or events occur, both parties shall use their best efforts to overcome the difficulties arising and to resume as soon as reasonably possible the normal pursuit of the services for the Project.

19. Termination

- a. If the Contractor shall breach any provision of this Contract, which breach is not cured within twenty-one (21) days of written notice thereof from the Town to the Contractor, the Town shall have the right to terminate this Contract upon written notice to the Contractor.
- b. If any assignment shall be made by the Contractor or by any guarantor of the Contractor for the benefit of creditors, or if a petition is filed by the Contractor or by any guarantor of the Contractor for adjudication as a bankrupt, or for reorganization or an arrangement under any provision of the Bankruptcy Act as then in force and effect, or if an involuntary petition under any of the provisions of the Bankruptcy Act is filed against the Contractor and such involuntary petition is not discharged within ninety (90) days thereafter, in any event the Town may terminate this Contract upon written notice to the Contractor.
- c. The award of this Contract and the continued operation of this Contract are contingent upon appropriation by Natick Town Meeting of sufficient money to fund the Contract. Should Natick Town Meeting fail to appropriate necessary funds therefore, the Town of Natick shall no longer be under any obligation to tender performance, including payment, under the terms of this Contract. In that event the Town may terminate this Contract upon written notice to the Contractor.
- d. The Town may terminate this Contract upon written notice to the Contractor if a source of money to fund the Contract is lost during the Contract term. In the alternative, the parties may agree in writing to amend the Contract to

Town of Natick, Massachusetts
Contract for Real Estate Appraisal Consultant Services in the Town of Natick

provide for a Contract price which represents a reduced appropriation for the Contract term.

- e. The Town may also terminate this Contract for convenience upon thirty (30) days' written notice to the Contractor.

In the event of termination, the Contractor shall be entitled to be paid for services rendered in accordance with this Contract prior to termination.

In the event that this Contract is terminated pursuant to Section 19a. or 19b. above, the Town may make any reasonable purchase or contract to purchase services in substitution for services due from the Contractor and may deduct the cost of any substitute contract, or damages sustained by the Town due to non-performance or non-conformance of services, together with incidental and consequential damages from the Contract price, and shall withhold such damages from sums due or sums which become due.

20. Notices

Except as otherwise provided in this Contract, all notices required or permitted to be given hereunder shall be in writing and shall be delivered by certified mail or registered mail, return receipt requested, to the parties at the following address or such other address or addresses as to which a party shall have notified the other party in accordance with this Section.

If to the Town: Melissa A. Malone, Town Administrator
Natick Town Hall
13 East Central Street
Natick, MA 01760

With copies to: Karis L. North, Esq.
Murphy, Hesse, Toomey & Lehane, LLP
300 Crown Colony Drive, Suite 410
Quincy, MA 02169

If to the Contractor:

Town of Natick, Massachusetts
Contract for Real Estate Appraisal Consultant Services in the Town of Natick

21. Miscellaneous Provisions

- a. Any action at law or suit in equity instituted by the Contractor as a result of the performance, non-performance or alleged breach of this Contract shall be filed in the Superior Court of the Commonwealth of Massachusetts for Middlesex County, MA, and in no other court or jurisdiction.
- b. No action or failure to act by the Town shall constitute a waiver of a right or duty afforded to the Town under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed in writing. No forbearance or indulgence in any form or manner by the Town shall be construed as a waiver or in any way limit the legal or equitable remedies available to the Town. No waiver by the Town of any default or breach by the Contractor shall constitute a waiver of any subsequent default or breach.
- c. If the Contractor discovers or is informed of any discrepancy or inconsistency in the Contract Documents in relation to any law, statute, ordinance, by-law, decree, code, rule, regulation, or order, the Contractor shall promptly, before commencing services under this Contract, report the same to the Town in writing.
- d. The Contractor acknowledges that it has not been influenced to enter into this Contract, nor has the Contractor relied upon any warranties or representations not set forth in this instrument.
- e. The Contractor shall maintain the confidentiality of information designated by the Town as confidential, unless withholding such information would violate the law or create a risk of significant harm to the public, or unless the Contractor has been required to release such information by final judgment or order of a court of competent jurisdiction, or unless the Town has expressly waived such confidentiality in advance in writing.
- f. The Contractor shall not represent or purport to represent that it speaks for the Town vis-à-vis the media or the public at-large without the Town's express, written consent in advance.
- g. Prior to commencing services under this Contract, the Contractor shall furnish the Town, in writing, the names, addresses and telephone numbers of not fewer than two (2) principal employees of his business who are to be contacted in the event of an after-hours emergency.
- h. By entering into this Contract, the Contractor certifies under penalties of perjury that its Proposal was made and submitted in good faith and without collusion or fraud with any person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation,

Town of Natick, Massachusetts
Contract for Real Estate Appraisal Consultant Services in the Town of Natick

union, committee, club, or other organization, entity, or group of individuals.

- i. By entering into this Contract, the Contractor certifies under the penalties of perjury, pursuant to M.G.L. c.62C, Section 49A(b), that it has complied with all laws of the Commonwealth relating to taxes, to reporting of employees and contractors, and to withholding and remitting child support.
- j. The Contractor understands that the Massachusetts Conflict of Interest Law, Chapter 268A of the Massachusetts General Laws, applies to the Contractor with respect to the services required to be provided under this Contract. The Contractor and its officers, employees, agents, subcontractors and affiliated agencies shall not participate in any activity which constitutes a violation of the Massachusetts Conflict of Interest Law or which creates an appearance of a violation of the Massachusetts Conflict of Interest Law.
- k. Prevailing wage rates, as contained in the Proposal documents, shall be paid, pursuant to M.G.L. c.149, §§26-27G, if they are applicable.
- l. The Contractor shall not discriminate against or exclude any person from participation herein on grounds of race, color, religious creed, national origin, sex, gender identity, sexual orientation (which shall not include persons whose sexual orientation involves minor children as the sex object), age, genetic information, ancestry, children, marital status, veteran status or membership in the armed services, the receiving of public assistance, and handicap. The previous sentence shall include, but not be limited to, the following: advertising, recruitment; hiring; rates of pay or other forms of compensation; terms; conditions or privileges of employment; employment upgrading; transfer; demotion; layoff; and termination. The Contractor shall take affirmative actions to insure that applicants are employed, and that employees are treated during their employment, without regard to race, color, religious creed, national origin, sex, gender identity, sexual orientation (which shall not include persons whose sexual orientation involves minor children as the sex object), age, genetic information, ancestry, children, marital status, veteran status or membership in the armed services, the receiving of public assistance, and handicap.
- m. **To the extent that any of the foregoing sections required by Massachusetts law are inconsistent with other, non-statutory sections in this agreement, any statutorily-mandated provisions contained herein shall control.**
- n. The Contractor shall not assign or subcontract in whole or in part this

Town of Natick, Massachusetts
Contract for Real Estate Appraisal Consultant Services in the Town of Natick

Contract or in any way transfer any interest in this Contract without the prior express written approval of the Town.

- o. The Contractor shall not assign any money due or to become due to the Contractor unless the Town of Natick shall have received prior written notice of such assignment. No such assignment shall relieve the Contractor of its obligations under this Contract.
- p. This Contract may be amended only by written consent of the parties.
- q. This Contract constitutes the entire agreement of the parties and any other agreement, written or oral, that may exist is excluded from this Contract. When executed, this Contract supersedes any other agreement of any of the parties in connection with the transaction contemplated.
- r. The parties agree that the traditional canon of contract interpretation, resolving ambiguities against the drafter of the particular instrument, shall not be employed in construing provisions of this Contract.
- s. If any provision, or portion thereof, of this Contract shall be adjudged to be invalid or unenforceable by final judgment or order of a court of competent jurisdiction the remaining provisions shall continue in effect to the extent permitted by law.
- t. The provisions of this Contract shall be binding upon and shall inure to the benefit of the heirs, assigns and successors in interest of the parties.
- u. This Contract shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts, regardless of choice of law issues or principles.
- v. This Contract is executed in triplicate as a sealed instrument.

(The remainder of this page is left blank.)

Town of Natick, Massachusetts
Contract for Real Estate Appraisal Consultant Services in the Town of Natick

The Town of Natick, Massachusetts

by: the Natick Board of Selectmen

Printed Name of Contractor
by:

Amy K. Mistrot, Chairman

Signature

Susan G. Salamoff, Vice Chairman

Printed Name

Michael J. Hickey, Jr., Clerk

Printed Title

Jonathan H. Freedman

Richard P. Jennett, Jr.

Dated: _____

Dated: _____

APPROVED AS TO AVAILABILITY OF APPROPRIATION:

This is to certify that an appropriation in the amount of this Contract is available therefor, and that the Natick Board of Selectmen is authorized to execute this Contract and to approve all requisitions and execute change orders.

Arti P. Mehta
Comptroller, Town of Natick

Dated: _____

APPROVED AS TO FORM ONLY, AND NOT AS TO SUBSTANCE:

Karis L. North, Esq.

Dated: _____

Town of Natick, Massachusetts
Contract for Real Estate Appraisal Consultant Services in the Town of Natick

CERTIFICATE OF VOTE

I, _____, hereby certify
(Clerk/Secretary)

that I am the duly qualified and acting _____ of
(Title)

(Corporation Name)

and I further certify that at a meeting of the Directors of said Corporation duly called and held on _____ 20 ____, at which meeting all Directors were present and voting, the following vote was unanimously passed:

VOTED: To authorize and empower either

_____, _____;
(Name) (Title)

_____, _____; or
(Name) (Title)

_____, _____
(Name) (Title),

any one acting singly, to execute all contracts and bonds on behalf of the Corporation.

I, further certify that the above vote is still in effect on this the ____ day of _____, 20____ and has not been changed or modified in any respect.

Signature

Printed Name

Printed Title

The certification contained here above shall be executed by CONTRACTOR or copy of current "certification of authority to sign for the Corporation" shall be attached.)

LPA Appraisal Function Job Aid



Local Public Agency - Appraisal Responsibilities

- Identify and select qualified appraisers – appraiser and review appraiser
- Establish process for reviewing appraisals
- Ensure appraisals are completed and reviewed appropriately – use your review appraiser as a consultant to assist you (using Your Review Appraiser's Checklist at the end of this job aid)
- Review and approve the final appraisal report
- Establish an amount believed to be just compensation

Note: For your first project or a complex project, schedule a pre-appraisal meeting with your State DOT LPA coordinator and your appraisal and acquisition consultants to discuss the issues

Local Public Agency - Valuation Activities

1. Obtain survey and plans
2. Determine appraisal formats for the following types of acquisitions (and number of appraisals per acquisition)
 - Simple partial acquisitions (strip takings)
 - Simple total acquisitions
 - Complex acquisitions and before/after appraisals
3. Determine appraiser availability
 - Staff or fee
 - Residential or general qualifications
4. Identify the appraisal problem and write scope of work, taking into account;
 - Property ownership rights being acquired
 - Property encumbrances and pre-existing easements
 - Need for specialty appraisals (machinery, arborist, etc.)
 - Cost-to-cure situations
 - If partial acquisition, determine if items such as well or septic system is within take area
5. Determine highest and best use
 - Land viewed as if vacant
 - Contributory value of improvements
 - Possible transitional H&B use
6. Conduct data collection and analysis
 - Collect and verify data and comparable sales
 - Analyze data in relation to subject property
7. Prepare Land/Site Valuation
 - Identify the whole property, or larger parcel
 - Identify and address tenant owned improvements
 - Land is valued prior to consideration of improvements
 - Sales comparison approach typically used
 - If improved, identify realty vs. personalty
 - If before/after appraisal, identify additional after acquisition comparables
 - Develop Cost and Income approach, or explain why not applicable
8. Reconcile separate approaches to value, if appropriate

Local Public Agency - General Post-Valuation Activities

1. Help the review appraiser in thoroughly understanding the appraisal report
2. Discuss questions with the negotiator regarding the appraisal and the valuation process
3. Provide needed data to relocation personnel
4. Provide information to property management relating to highest and best use of the property
5. Serve as a resource to property management providing marketing ideas for disposing of the remainder if it is an uneconomic remnant
6. Assist with legal settlements and litigation (these activities may be performed by the appraiser and/or the review appraiser)
 - Consult on potential legal settlements if necessary
 - Appear as an expert witness in legal proceedings if necessary
 - Serve as a team member in helping to analyze a legal settlement
 - Participate in pre-trial conferences and selection of experts
 - Provide consulting regarding strengths and weaknesses of opponent's evidence
 - Discuss the theory of the case with the attorney to insure the adoption of a correct theory
 - Always consult with an attorney when preparing for discovery
 - Write answers to questions through written interrogatories
 - Produce all documents used in preparing the appraisal
 - Identify other experts or resources to complement your testimony

LPA Appraisal Function
Job Aid

Appraisal Scope of Work Criteria

- Does the Scope of Work require compliance?
 - Federal and State requirements
 - State DOT FHWA approved right-of-way or appraisal manual
 - The definition of an appraisal in 49 CFR 24.2(a)(3)

 - Does the Scope of Work specify property inspection requirements?
 - Give owner opportunity to accompany appraiser on inspection
 - Inspect neighborhood and project area
 - Inspect interior and exterior of subject improvements
 - Provide level of detail of physical characteristics

 - Does the Scope of Work address the following appraisal content requirements?
 - Property description, including floor plan, dimensions, photographs, location maps
 - Property rights to be acquired
 - Definition of value
 - Date of valuation and date of the report
 - Realty/personalty report
 - Observed or known encumbrances
 - Five-year sales history of the property
 - Highest and best use analysis of present use and zonings
 - Present and analyze relevant market information
 - Consider project influence in the appraisal report
 - Report opinions and conclusions
 - Intended use
 - Intended user
 - Required certification
 - Assumptions and limiting conditions
-

LPA Appraisal Function
Duties and Responsibilities - Job Aid

Selecting an Appraiser and a Review Appraiser



Before hiring an Appraiser or a Review Appraiser:

- Consult with your State DOT to ensure both the Appraiser and Review Appraiser meet State DOT qualifications and are State certified or licensed
- Define the appraisal problem and select an Appraiser and a Review Appraiser based on the individual project or the complexity of parcels identified for the acquisition
- Consider the Appraiser and Review Appraiser's past eminent domain experience and quality of services provided to other clients

When selecting an Appraiser or Review Appraiser, check their:

- Education and credentials
- General & Geographic experience
- Property type experience
- Reputation and work ethic
- Court testimony experience
- Prior Agency experience

Appraiser's Responsibilities

- | | |
|--|--|
| ➤ Attend pre-appraisal meetings with LPA and State DOT, if necessary | ➤ Determine highest and best use |
| ➤ Develop scope of work in coordination with LPA | ➤ Prepare land/site valuation |
| ➤ Write the problem definition | ➤ Consider three approaches to value |
| ➤ Prepare a preliminary survey and plan | ➤ Conduct reconciliation |
| ➤ Invite owner to property inspection | ➤ Respond to questions/comments from review appraiser |
| ➤ Conduct physical inspection of property | ➤ Submit correction to appraisal report |
| ➤ Conduct data collection and analysis | ➤ Disclose any prior involvement with the subject property in the last 3 years |

LPA Appraisal Function Job Aid

Review Appraiser's Responsibilities

Review Appraiser's Pre-Appraisal Responsibilities:

- Participate as a member of the project development team to contribute expertise and improve the process through coordination
- Develop an appraisal complexity analysis
- Select an appraiser for the project
- Participate in pre-appraisal meetings
- Assist the Agency in the development of a scope of work

Review Appraiser Appraisal Responsibilities:

- Ensure appraisal compliance with the contract/assignment
- Communicate effectively with appraiser
- Review appraiser's findings
- Prepare review appraiser's report
- Review owner's appraisals, if applicable
- Recommend just compensation
- Establish just compensation, if Agency employee and authorized by Agency

Review Appraiser's Post-Appraisal Responsibilities:

- Negotiation
 - ' Assist acquisition agent with complex appraisal issues
- Relocation
 - ' Prevent double-payments during relocation
 - ' Provide carve-out calculations
- Property management
 - ' Establish economic rent
 - ' Provide data and market trends
- Settlement
 - ' Provide professional advice
- Litigation
 - ' Participate as a member of the litigation team (pre-trial conferences, selecting experts, consulting on strengths/weaknesses of evidence)
 - ' Assist in preparing for discovery (requests for admissions, written interrogatories, motions for producing documents, depositions)
 - ' Provide evidence consultation (discovering flaws in opponent's appraisal)
- Post-project review
 - ' Participate in project evaluation
 - ' Provide input for process improvements
- Provide appraiser evaluation, to be included in Agency appraiser database

Fee Review Appraiser's Responsibilities

Fee Review Appraiser's should

- Comply with the contract
 - Represent the Agency
 - Review the requirements in the same manner as for staff
 - Prepare estimate of market value for Agency approval
-

Your Review Appraiser's Checklist

<p>Ensure The Appraisal Complies With The Contract</p> <ul style="list-style-type: none"> <input type="checkbox"/> Does the appraisal comply with the contract? <input type="checkbox"/> Was the contract developed based on the scope of work? (See page 2 of checklist) <input type="checkbox"/> Does the appraisal comply with both Federal and State appraisal requirements? <input type="checkbox"/> Was the appraisal completed on schedule and all milestones completion dates met? 	<p>Ensure The Appraisal Addresses The Main Requirements Of 49 CFR Part 24</p> <ul style="list-style-type: none"> <input type="checkbox"/> Did the appraiser invite the owner or designated representative to accompany the appraiser on the property inspection? Is this documented? <input type="checkbox"/> What concerns did the property owner or representative express? Are they documented? <input type="checkbox"/> Does the appraisal separately address the tenant-owned improvements? <input type="checkbox"/> Was the tenant-owner given an opportunity to accompany the appraiser on the property inspection? Is this documented? <input type="checkbox"/> Does the appraisal clarify what is compensable and what is non-compensable? <ul style="list-style-type: none"> <input type="radio"/> Have damages occurred? <input type="radio"/> What was the impact of the taking on the remainder? <input type="radio"/> Did you measure the damage? <input type="radio"/> Does the report separate the identification of the damages? <input type="radio"/> Did you find any non-compensable damages included in the appraisal? <input type="radio"/> Did you request appropriate corrections? <input type="checkbox"/> Does the appraisal address all real property affected by the acquisition? <ul style="list-style-type: none"> <input type="radio"/> Does the appraisal consider all improvements? <input type="radio"/> Does the report appraise these improvements if they are impacted? <input type="radio"/> Does the report contain support and/or justification for not appraising the improvements? <input type="checkbox"/> Does the appraisal identify both real and personal property? <ul style="list-style-type: none"> <input type="radio"/> Is there a separate personal property report or list within the appraisal report? <input type="radio"/> Does the personal report clearly delineate what the value estimate includes? <input type="radio"/> Is there a clear distinction between the personal and the real property? <input type="checkbox"/> If there is a potential uneconomic remnant situation, did the remainder suffer a loss of value? <ul style="list-style-type: none"> <input type="radio"/> Did you find all of the necessary data and analysis information in the report? <input type="radio"/> Do you need to gather more information before making your determination?
<p>Communicate with the Appraiser</p> <p>To communicate effectively with the appraiser, always remember these three points:</p> <ul style="list-style-type: none"> • Critique the report and not the person • Solve the problem • Obtain necessary corrections 	
<p>Determine If Appraiser Used Proper Appraisal Methodology</p> <ul style="list-style-type: none"> <input type="checkbox"/> Does the whole property meet the test of unity of use, contiguity, and ownership, and if not, has the appraiser explained the rationale for determining the whole property? <input type="checkbox"/> Is the appraiser's opinion of highest and best use supported by market data? <input type="checkbox"/> Is the market data comparable to the subject, contain sufficient information, and appear to be properly verified? <input type="checkbox"/> Did the appraiser use and apply the three approaches to value correctly or explain the exclusion of one or more of the approaches. <input type="checkbox"/> Are the adjustments supported by market data or based on subjective reasoning? <input type="checkbox"/> Did the appraiser properly address the value of the partial acquisition and remainder? <input type="checkbox"/> Was project influence, if any, applied correctly? <input type="checkbox"/> Does the report use the proper compensation framework (Federal and State rules) for this jurisdiction? <input type="checkbox"/> Were the assumptions and limiting conditions made in the report reasonable? 	

Your Review Appraiser's Checklist

<p>Ensure The Quality And Accuracy Of The Appraisal</p> <ul style="list-style-type: none"> <input type="checkbox"/> Does the appraisal adhere to quality assurance principles? <ul style="list-style-type: none"> <input type="radio"/> Logical? <input type="radio"/> Consistent? <input type="radio"/> Mathematically correct? <input type="radio"/> Grammatically correct? <input type="radio"/> Clearly written? <input type="radio"/> Legally sufficient? <input type="checkbox"/> Does the appraisal contain any common mistakes? <ul style="list-style-type: none"> <input type="radio"/> Improper methodology? <input type="radio"/> Unsupported adjustments? <input type="radio"/> Data inconsistent with opinion of highest and best use? <input type="radio"/> Erroneous zoning assumptions? <input type="radio"/> Compensability issues? <input type="radio"/> Unsupported damage estimates? <input type="radio"/> Math errors? 	<p>Prepare a Review Appraiser's Report</p> <ul style="list-style-type: none"> <input type="checkbox"/> Is the Review Appraiser's Report based on 49CFR Part 24? <ul style="list-style-type: none"> <input type="radio"/> Is it a written report? <input type="radio"/> Does it identify the appraisal report? <input type="radio"/> Does it document the findings and conclusions? <input type="radio"/> Does it identify damages? <input type="radio"/> Does it include a signed certification stating approved value? <input type="checkbox"/> Did you maintain and develop a comprehensive Review Appraiser's Report? <ul style="list-style-type: none"> <input type="radio"/> Does it discuss the strengths and weaknesses of the appraisal report? <input type="radio"/> Does it maintain a positive approach and avoid negativity? <input type="radio"/> Does it refer to the report and not the person? <input type="radio"/> Does it avoid imposing your opinion instead of the appraiser's?
<p>Verify All Conclusions Are Fully Supported</p> <ul style="list-style-type: none"> <input type="checkbox"/> Did you verify that the appraisal fully supports all conclusions? <ul style="list-style-type: none"> <input type="radio"/> Are the opinions expressed supported by relevant market data? <input type="radio"/> Have you fully evaluated the analysis, data, and conclusions? 	<p>Review Property Owner Appraisals</p> <p>If you received a property owner's appraisal did you ...</p> <ul style="list-style-type: none"> <input type="checkbox"/> Consider the findings? <input type="checkbox"/> Subject it to the same review process?
<p>Review Appraiser's Findings</p> <ul style="list-style-type: none"> <input type="checkbox"/> Not acceptable <input type="checkbox"/> Acceptable – meets all requirements but not selected as recommended or approved <input type="checkbox"/> Recommended – as the basis for the establishment of the amount believed to be just compensation 	<p>Establish Just Compensation</p> <ul style="list-style-type: none"> <input type="checkbox"/> As a Staff Review Appraiser, did you develop and report the amount believed to be just compensation? <input type="checkbox"/> As a Fee Review Appraiser, did you establish an estimate of market value for Agency approval?
<p>Appraisal Review Management Activities</p> <ul style="list-style-type: none"> • Reconcile consistency issues • Reconcile divergent values reconciliation • Provide assistance with project management review 	<p><i>Sequence for the review of an appraisal report –</i></p> <p><i>If you completed your compliance review in a favorable manner, then you accomplished the following:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Reviewed preliminary scope of work <input type="checkbox"/> Read the appraisal <input type="checkbox"/> Checked for compliance with regulations <input type="checkbox"/> Assessed comparability and accuracy of data <input type="checkbox"/> Assessed methodology, judgment, and conclusions <input type="checkbox"/> Assessed quality and accuracy of the report

MASSACHUSETTS DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION

NATICK	
NORTH MAIN STREET (ROUTE 27)	
DATE	REVISED PROJECT NO.
MA	3 64
PROJECT FILE NO. 8204	
PRELIMINARY RIGHT OF WAY TITLE SHEET AND INDEX	

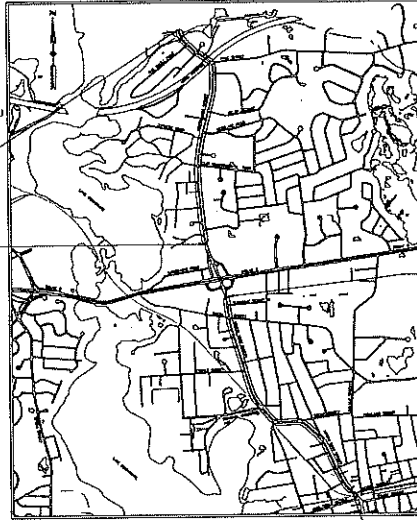
ROADWAY IMPROVEMENTS PROJECT NORTH MAIN STREET (ROUTE 27) IN THE TOWN OF NATICK IN MIDDLESEX COUNTY

FEDERAL AID PROJECT NO. _____

THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES DATED 1965, AS AMENDED, THE SUPPLEMENTAL SPECIFICATIONS DATED JULY 1, 2015, THE 2017 CONSTRUCTION STANDARD DETAILS, THE 2015 OVERHEAD SIGNAL STRUCTURE AND FOUNDATION STANDARD DRAWINGS, MASSDOT TRAFFIC MANAGEMENT PLANS AND DETAILS, DRAWINGS, THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS WITH MASSACHUSETTS AMENDMENTS, THE 1995 STANDARD DRAWINGS FOR SIGNS AND SUPPORTS, THE 1998 STANDARD DRAWINGS FOR TRAFFIC SIGNALS AND HIGHWAY LIGHTING, AND THE LATEST EDITION OF THE AMERICAN STANDARD FOR HARVEST STOCK, VULG. COVER

PRELIMINARY RIGHT-OF-WAY PLANS

- INDEX**
- DESCRIPTION
 - TITLE SHEET & INDEX
 - TYPICAL SECTIONS & PAVEMENT NOTES
 - PROFILES
 - PROFILES SUMMARY SHEETS
 - LOCATION PLAN SHEETS
 - PROPERTY PLAN SHEETS



— BEGIN PROJECT
AND LIMIT OF WORK
STA. 10+95.0
N 2840148.1317
E 633159.8043

— END PROJECT
AND LIMIT OF WORK
STA. 64+52.3
N 2935208.2479
E 637132.2901

— BEGIN PROJECT
AND LIMIT OF WORK
STA. 103+94.0
N 2933201.7268
E 634200.7110

— END PROJECT
AND LIMIT OF WORK
STA. 104+54.8
N 2929208.0319
E 637213.0878

LENGTH OF PROJECT = 11,899 FT = 2.2 MILES



DATE	DESCRIPTION	BY
7/11/2017	10% SUBMISSION	J
12/22/17	20% SUBMISSION	J
02/02/18	30% SUBMISSION	J
03/01	50% SUBMISSION	J
DATE	DESCRIPTION	BY



PREPARED BY:

RECOMMENDED FOR APPROVAL

DATE

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
APPROVED:

DATE

DATE

DATE

DATE	NO. OF SHEETS	SHEET NO.
MA	2	2

PROJECT FILE NO. 80021
PRELIMINARY RIGHT OF WAY
TYPICAL SECTIONS

PAVEMENT NOTES

PAVEMENT MILLING AND RESURFACING
FOR LIMITS AND TYPE OF MILL AND OVERLAY, SEE SHEETS

CEMENT CONCRETE SIDEWALK, WHEELCHAIR RAMPS
FINISH ELEVATION: 400.0 (P. 3.4', 4.0')
BASE COURSE: 8" GRVEL BORROW TYPE 3

CEMENT CONCRETE DRIVEWAY AND SIDEWALK AT DRIVEWAY
FINISH ELEVATION: 400.0 (P. 3.4', 4.0')
BASE COURSE: 8" GRVEL BORROW TYPE 3

HOT MIX ASPHALT DRIVEWAYS

SURFACE COURSE
1" SUPERPAVE SURFACE COURSE 9.5 (SIC-9.5) OVER

INTERMEDIATE COURSE
2" 10" SUPERPAVE INTERMEDIATE COURSE 12.5 (SIC-12.5) OVER

SUB-BASE
8" GRAVEL BORROW TYPE 3

HOT MIX ASPHALT WALKS

SURFACE COURSE
1" SUPERPAVE SURFACE COURSE 9.5 (SIC-9.5) OVER

INTERMEDIATE COURSE
1.5" 10" SUPERPAVE INTERMEDIATE COURSE 12.5 (SIC-12.5) OVER

SUB-BASE
8" GRAVEL BORROW TYPE 3

BOX WOODING GREATER THAN 4.0 FEET FULL DEPTH CONSTRUCTION

SURFACE COURSE
1.5" 10" SUPERPAVE SURFACE COURSE 12.5 (SIC-12.5)

INTERMEDIATE COURSE
2" 10" SUPERPAVE INTERMEDIATE COURSE 18.0 (SIC-18.0)

BASE COURSE
1" SUPERPAVE BASE COURSE 37.5 (SIC-37.5)

SUB-BASE
4" DENSE GRADED CALSHED SAND OVER
8" GRAVEL BORROW TYPE 3 OR SUITABLE EXISTING MATERIAL

BOX WIDENING 4.0 FEET OR LESS

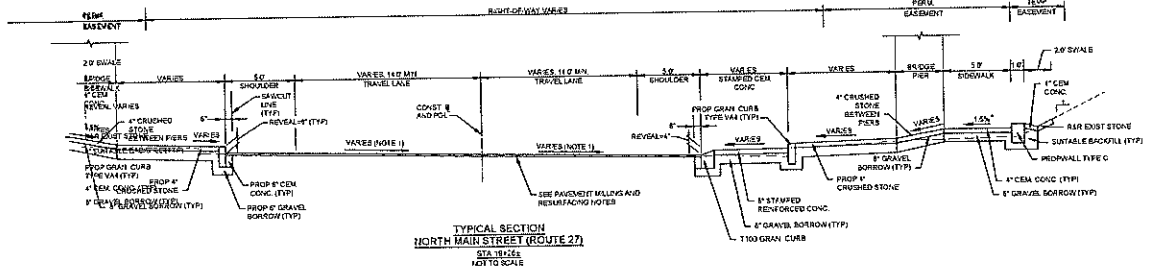
SURFACE COURSE
1.5" 10" SUPERPAVE SURFACE COURSE 12.5 (SIC-12.5)

INTERMEDIATE COURSE
2" 10" SUPERPAVE INTERMEDIATE COURSE 18.0 (SIC-18.0)

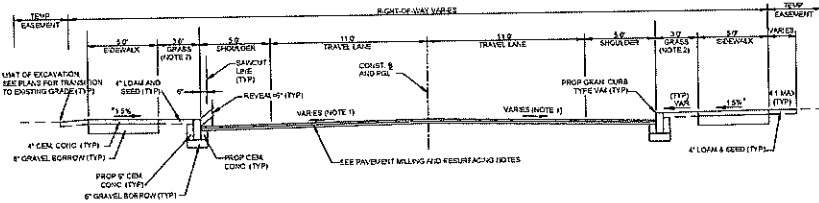
BASE COURSE
8" HES CEMENT CONCRETE BASE 3000 PSI 1-1/2", 4% CEM. COPC

SUB-BASE
8" GRAVEL BORROW TYPE 3 OR SUITABLE EXISTING MATERIAL

ASPHALT EMULSION FOR TACK COAT SHALL BE APPLIED DOUBLE OVERLAP FOR UNIFORM COVERAGE AT THE RATE OF 0.75 GALLONS PER SQUARE YARD OVER MILLED OR GRADED SURFACES AND ONE GALLON PER SQUARE YARD OVER SMOOTH PAVEMENT PRIOR TO PLACEMENT OF HMA OVERLAY



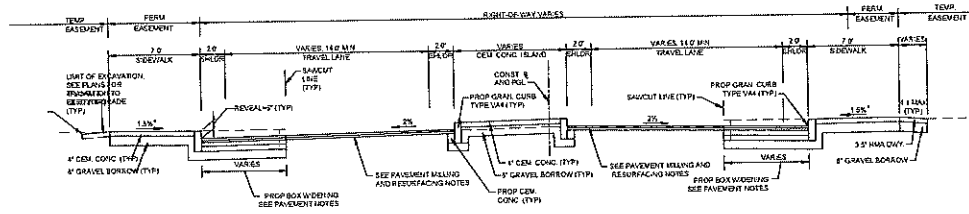
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NOT TO SCALE



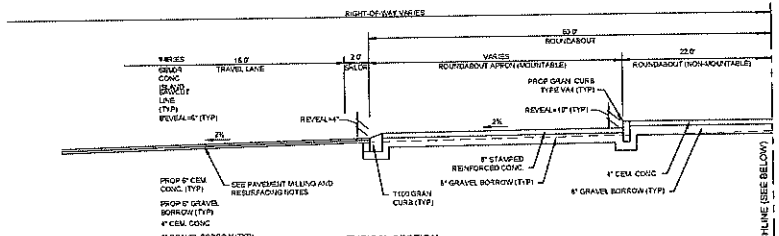
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NOT TO SCALE

- NOTES**
1. GRASS SLOPE TO MATCH EXISTING EXCEPT IN AREAS OF VARIABLE MILLING. SEE PAVING KEY PLAN FOR LIMITS OF VARIABLE MILLING.
 2. SEE CONSTRUCTION PLAN FOR LIMITS OF GRASS STRIPS.
- * TOLERANCE FOR CONSTRUCTION ±0.5%

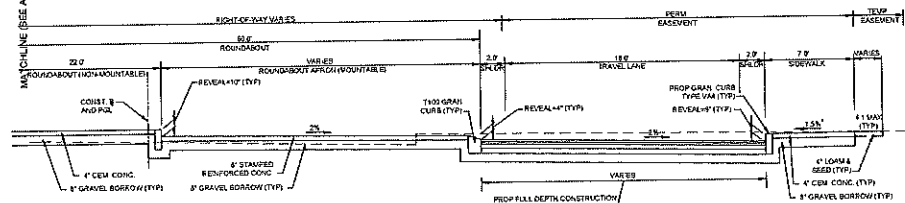
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NORTH MAIN STREET (ROUTE 27)			
TYPE	RD NO./PROJECT	DATE	BY
MA			
PROJECT FILE NO. 8954		TYPICAL SECTIONS	



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NOT TO SCALE



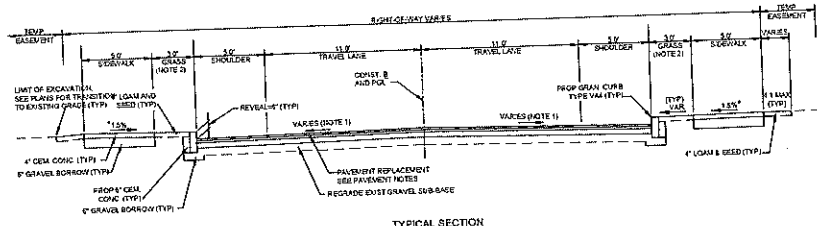
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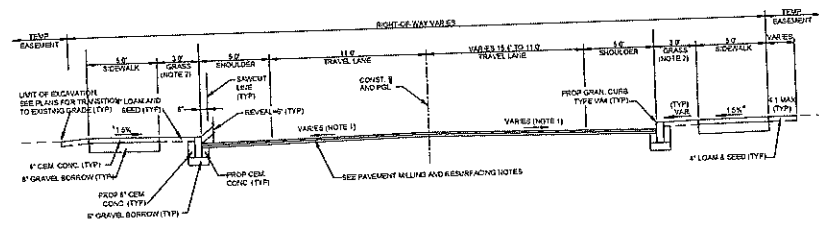
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STA 20+50
NOT TO SCALE

- NOTES
1. GRASS SLOPE TO MATCH EXISTING EXCEPT IN AREAS OF VARIABLE MILLING. SEE PAVING KEY PLAN FOR LIMITS OF VARIABLE MILLING.
 2. SEE CONSTRUCTION PLANS FOR LIMITS OF GRASS STRIPS.
- * TOLERANCE FOR CONSTRUCTION IS 1/4"

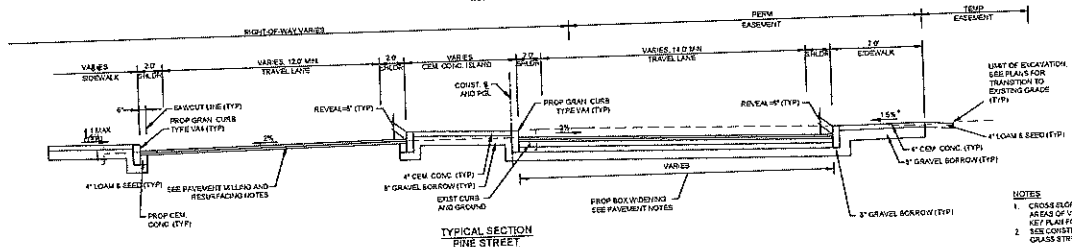
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DATE	REV	BY	CHK
10/1/00	1	JK	JK
PROJECT FILE NO.	8581		
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TYPICAL SECTION
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NOT TO SCALE



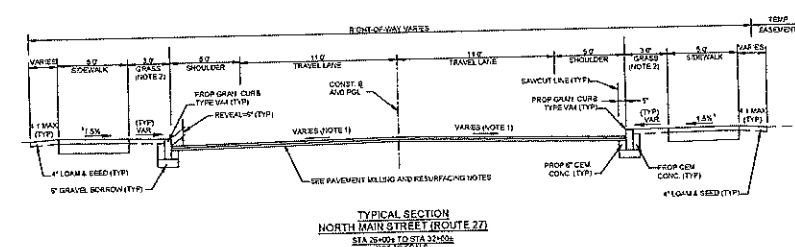
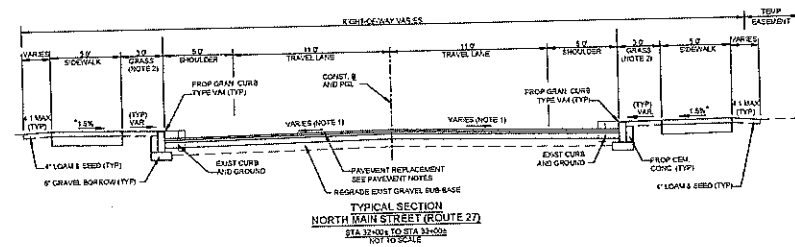
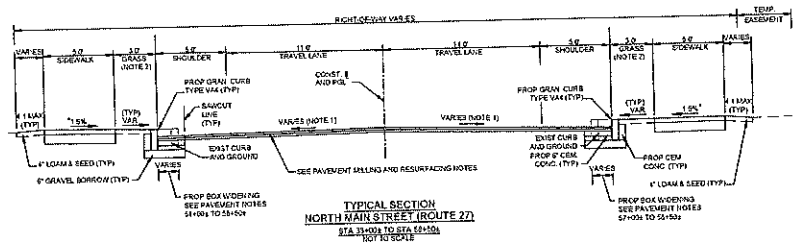
TYPICAL SECTION
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STA 1500 TO STA 1600
NOT TO SCALE



TYPICAL SECTION
PINE STREET
STA 100 TO STA 1500
NOT TO SCALE

- NOTES
1. CROSS SLOPE TO MATCH EXISTING EXCEPT IN AREAS OF VARIABLE SLOPING. SEE PAVING KEY PLANS FOR LIMITS OF VARIABLE SLOPING.
 2. SEE CONSTRUCTION PLANS FOR LIMITS OF GRASS STRIPS.
- * TOLERANCE FOR CONSTRUCTION ±0.50

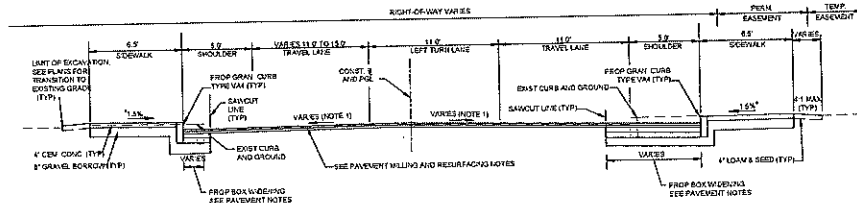
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PROJECT FILE NO. 802H		PRELIMINARY RIGHT OF WAY	
TYPICAL SECTIONS			



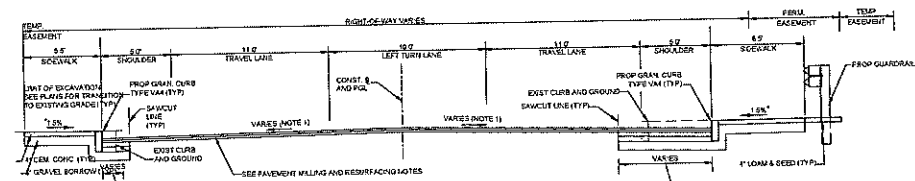
- NOTES**
- CROSS SLOPE TO MATCH EXISTING EXCEPT IN AREAS OF VARIATION. SEE PAVING KEY PLAN FOR LIMITS OF VARIABLE MILLING.
 - SEE CONSTRUCTION PLANS FOR LIMITS OF GRASS STRIPS.
- * TOLERANCE FOR CONSTRUCTION ±0.5%

DRAWN BY: J. H. BROWN

NATICK			
NORTH MAIN STREET (ROUTE 27)			
DATE	10-25-2010	BY	CSM
MA		SCALE	1" = 10'
PROJECT FILE NO.	ESDM		
PRELIMINARY RIGHT OF WAY			
TYPICAL SECTIONS			



TYPICAL SECTION
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NOT TO SCALE

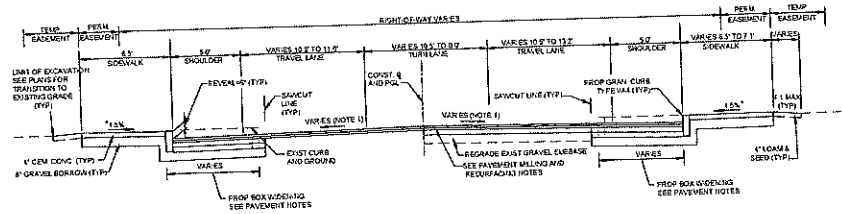


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NOT TO SCALE

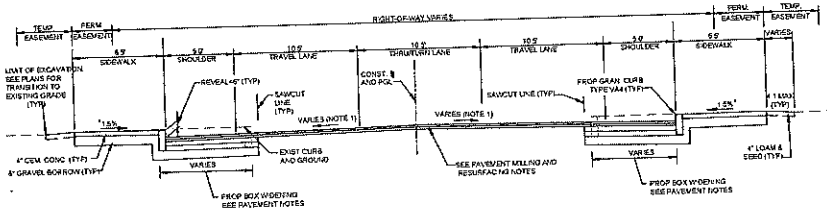
- NOTES
- CROSS SLOPE TO MATCH EXISTING EXCEPT IN AREAS OF VARIABLE MILLING. SEE PAVING SET PLAN FOR LOTS OF VARIABLE MILLING.
 - SEE CONSTRUCTION PLANS FOR WIDTHS OF GRASS STRIPS.
- * 10' BRACE FOR CONSTRUCTION 40.5M

NORTH MAIN STREET (ROUTE 27)

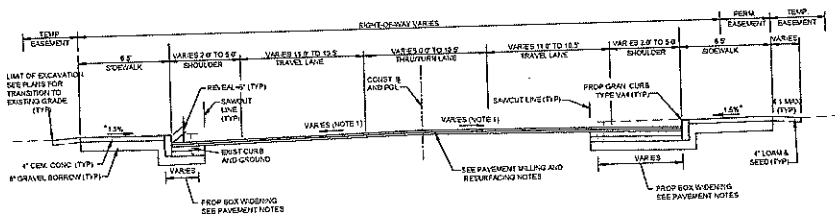
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MA		14	
PROJECT NAME		SHEET NO.	
NORTH MAIN STREET (ROUTE 27)		14	
PRELIMINARY RIGHT OF WAY			
TYPICAL SECTIONS			



TYPICAL SECTION
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NOT TO SCALE



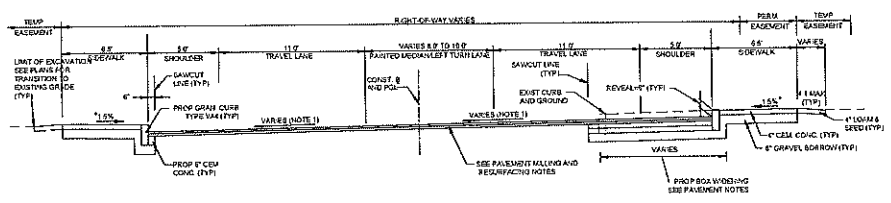
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NOT TO SCALE



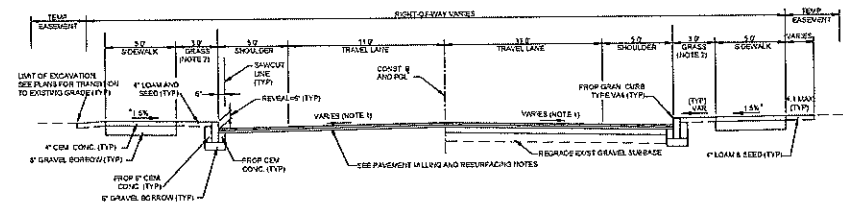
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STA. 10+00 TO STA. 11+25
NOT TO SCALE

- NOTE
1. CIRCLES SHOW TO MATCH EXISTING EXCEPT IN AREAS OF WIDENING/RECONSTRUCTION. SEE PAVING KEY PLAN FOR LOCATIONS OF WIDENING/RECONSTRUCTION.
 2. SEE CONSTRUCTION PLANS FOR LIMITS OF GRASS STRIPS.
- * TOLERANCE FOR CONSTRUCTION ±.5%

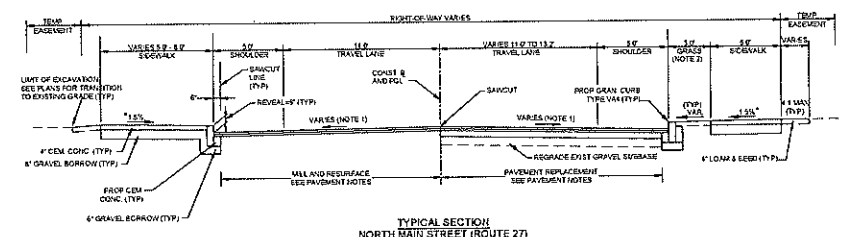
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DATE	BY	PROJECT FILE NO.	DATE
11/11/11	BA	82531	11/11/11
PRELIMINARY RIGHT OF WAY TYPICAL SECTIONS			



TYPICAL SECTION
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NOT TO SCALE



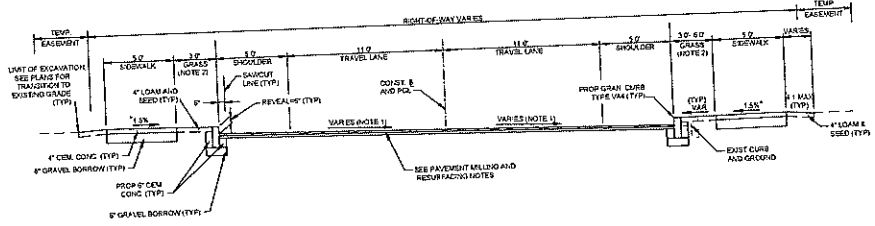
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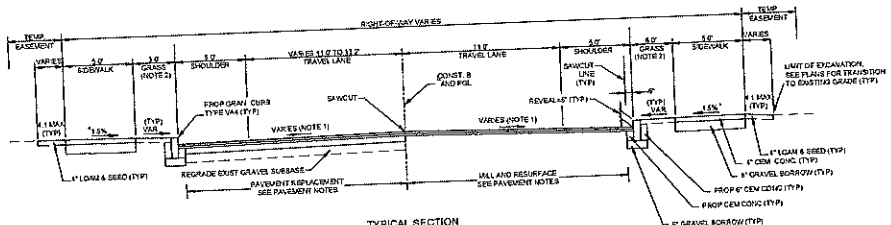
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NOT TO SCALE

- NOTES
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 2. SEE CONSTRUCTION PLANS FOR LIMITS OF GRASS STRIPE.
- * TOLERANCE FOR CONSTRUCTION ±0.1%

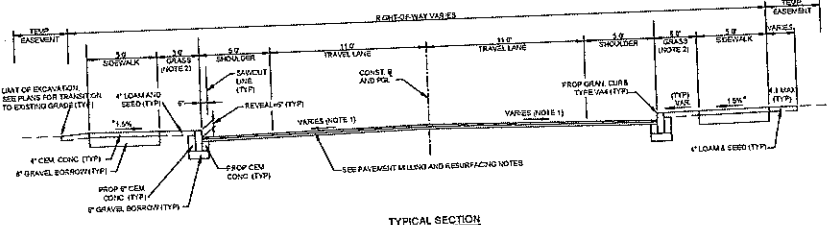
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PLAN	VERTICAL	PLAN	VERTICAL
1	2	3	4
PRELIMINARY RIGHT OF WAY			
TYPICAL SECTIONS			



TYPICAL SECTION
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NOT TO SCALE



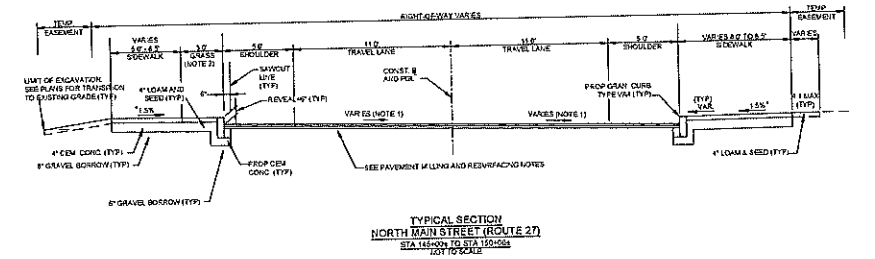
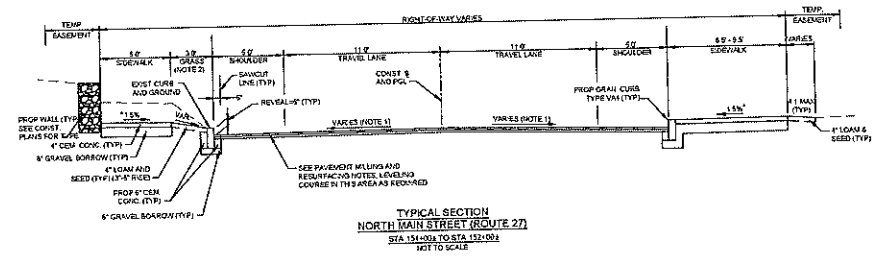
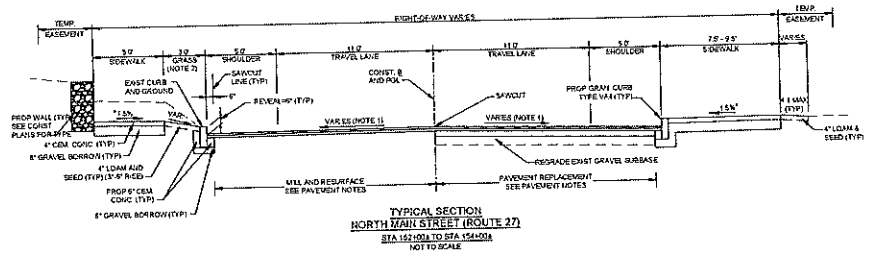
TYPICAL SECTION
NORTH MAIN STREET (ROUTE 27)
STA. 14105 TO STA. 14110
NOT TO SCALE



TYPICAL SECTION
NORTH MAIN STREET (ROUTE 27)
STA. 14110 TO STA. 14125
NOT TO SCALE

- NOTES
1. CROSS SLOPE TO MATCH EXISTING EXCEPT IN AREAS OF VARIABLE WIDTHS. SEE PAVING KEY PLAN FOR LIMITS OF VARIABLE WIDTHS.
 2. SEE CONSTRUCTION PLANS FOR LIMITS OF GRASS STRIPS.
- * TOLERANCE FOR CONSTRUCTION IS 0.54

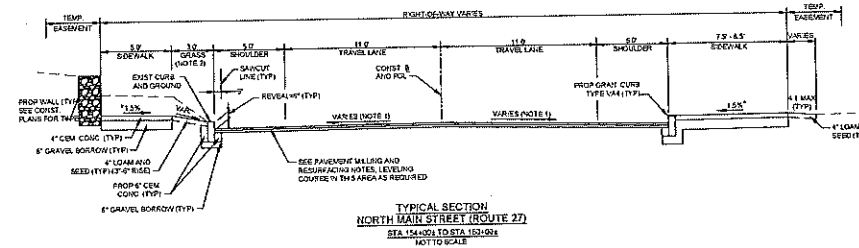
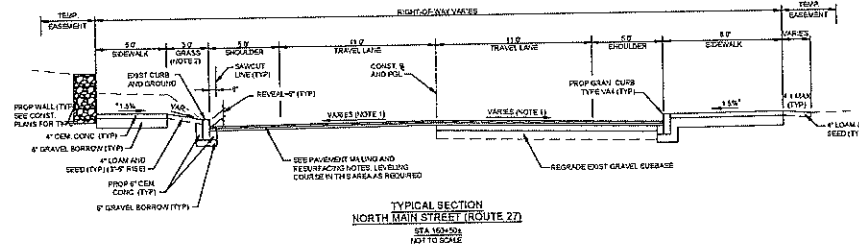
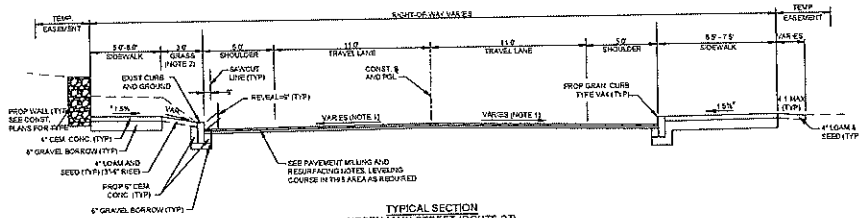
NATICK			
NORTH MAIN STREET (ROUTE 27)			
DATE	NO. 12/20/13	20	13
BY		13	13
PROJECT FILE NO.	42024		
PRELIMINARY RIGHT OF WAY			
TYPICAL SECTIONS			



- NOTES**
1. CROSS SLOPE TO MATCH EXISTING EXCEPT IN AREAS OF VARIABLE WIDTHS. SEE PAVING KEY PLAN FOR LIMITS OF VARIABLE WIDTHS.
 2. SEE CONSTRUCTION PLANS FOR LIMITS OF GRASS STRIPS.
 3. TOLERANCE FOR CONSTRUCTION ±0.25"

DATE PLOTTED: 12/20/13 10:58 AM

NATICK			
NORTH MAIN STREET (ROUTE 27)			
DATE	REDRAWN BY	CHECKED BY	SCALE
01/11/04	1" = 10'
PROJECT FILE NO. 2534		TYPICAL SECTIONS	



- NOTES**
1. CROSS SLOPE TO MATCH EXISTING EXCEPT IN AREAS OF VARIABLE MILING. SEE PAVING KEY PLAN FOR LIMITS OF VARIABLE MILING.
 2. SEE CONSTRUCTION PLANS FOR LIMITS OF GRASS STRIPS.
- * TOLERANCE FOR CONSTRUCTION ±0.25

DATE PLOTTED: 01/11/04 10:00 AM

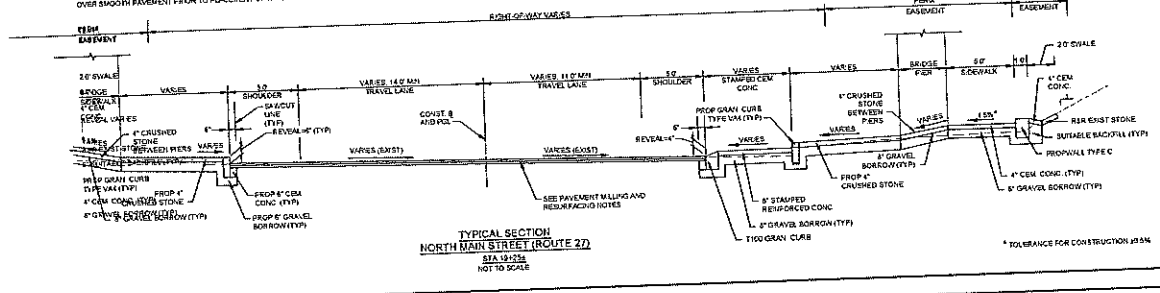
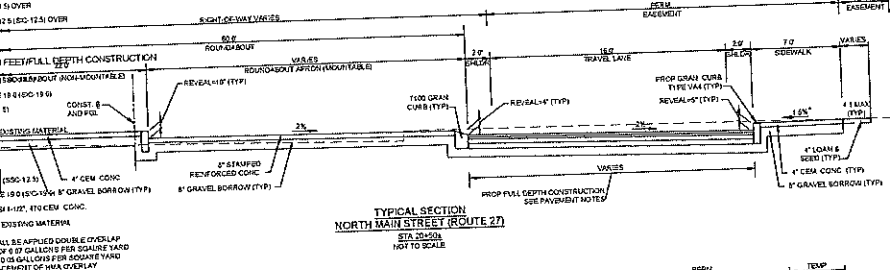
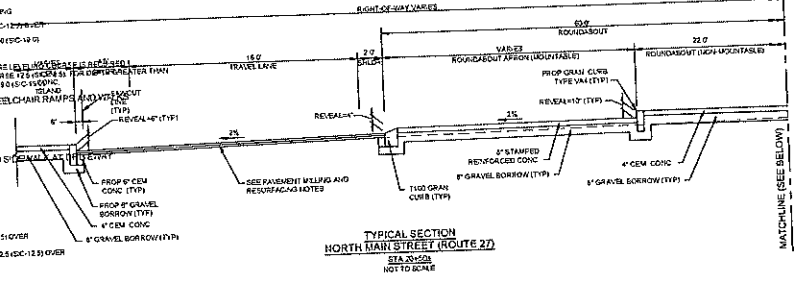
NATICK
NORTH MAIN STREET (ROUTE 27)

DATE	2011	2012
NO.	10	11
PROJECT FILED	ROAD	

PRELIMINARY BIDDING PLAN
TYPICAL SECTIONS

PAVEMENT NOTES

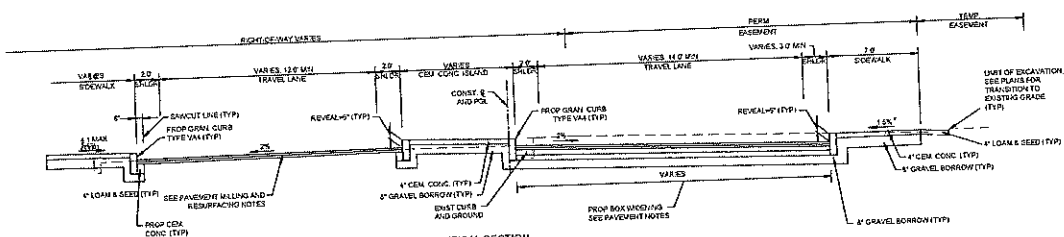
- PAVEMENT MILLING AND RESURFACING
- PLANING OR MILLING OR VARIABLE MILLING
- TOP 4" OF EXISTING SURFACE COURSE 12.5 (10C-12.5) OVER
- INTERMEDIATE COURSE 19 (10C-19) OVER
- LEVELING COURSE
- VARIABLE DEPTH PAVEMENT, IN AREAS WHERE IT IS NOT BEING RECONSTRUCTED
- 0" TO 2" USE SUPERPAVE INTERMEDIATE COURSE 12.5 (10C-12.5) OVER
- 2" USE SUPERPAVE INTERMEDIATE COURSE 19 (10C-19) OVER
- CEMENT CONCRETE SIDEWALK, WHEELCHAIR RAMPS AND CURBS
- REINFORCED CONCRETE
- CEMENT CONCRETE DRIVEWAY AND SIDEWALK AT DRIVEWAY
- CONCRETE
- CONCRETE
- HOT MIX ASPHALT DRIVEWAYS
- INTERMEDIATE COURSE 9.5 (10C-9.5) OVER
- INTERMEDIATE COURSE 12.5 (10C-12.5) OVER
- GRAVEL BORROW TYPE B
- HOT MIX ASPHALT WALKS
- SURFACE COURSE 3.5 (10C-3.5) OVER
- INTERMEDIATE COURSE 12.5 (10C-12.5) OVER
- GRAVEL BORROW TYPE B
- BOX CURBING GREATER THAN 6 FEET FULL DEPTH CONSTRUCTION
- INTERMEDIATE COURSE 11 (10C-11) OVER
- INTERMEDIATE COURSE 19 (10C-19) OVER
- IMPROVED BASE COURSE 3" (10C-3) OVER
- GRAVEL BORROW TYPE B OR EQUIVALENT
- EXISTING MATERIAL
- BOX CURBING 4.0 FEET OR LESS
- LOW ALLEYS SURFACE COURSE 12 (10C-12) OVER
- INTERMEDIATE COURSE 19 (10C-19) OVER
- CEMENT CONCRETE BASE, 3000 PSI (10C-3) OVER
- GRAVEL BORROW TYPE B OR SUITABLE EXISTING MATERIAL
- ASPHALT EMULSION FOR TACK COAT SHALL BE APPLIED DOUBLE OVERLAP FOR 100% FORM COVERAGE AT THE RATE OF 6 TO 8 GALLONS PER SQUARE YARD OVER UNPAVED SURFACES AND SHALL COVER FOR SQUARE YARD OVER SMOOTH PAVEMENT PRIOR TO PLACEMENT OF HOT MIX OVERLAY



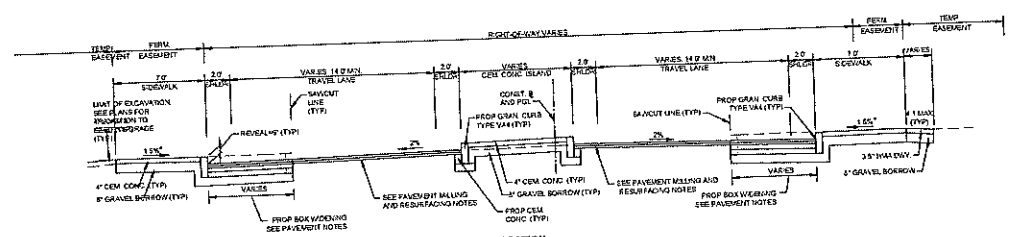
DRAWN BY: J. B. BROWN

* TOLERANCE FOR CONSTRUCTION ±0.50"

RATCK			
NORTH MAIN STREET (ROUTE 27)			
DATE	NO. OF SHEETS	SHEET NO.	OF
11/11/11	10	10	10
PROJECT FILE NO.		DRAWN	
11-11-11		11-11-11	
TYPICAL SECTIONS			



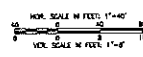
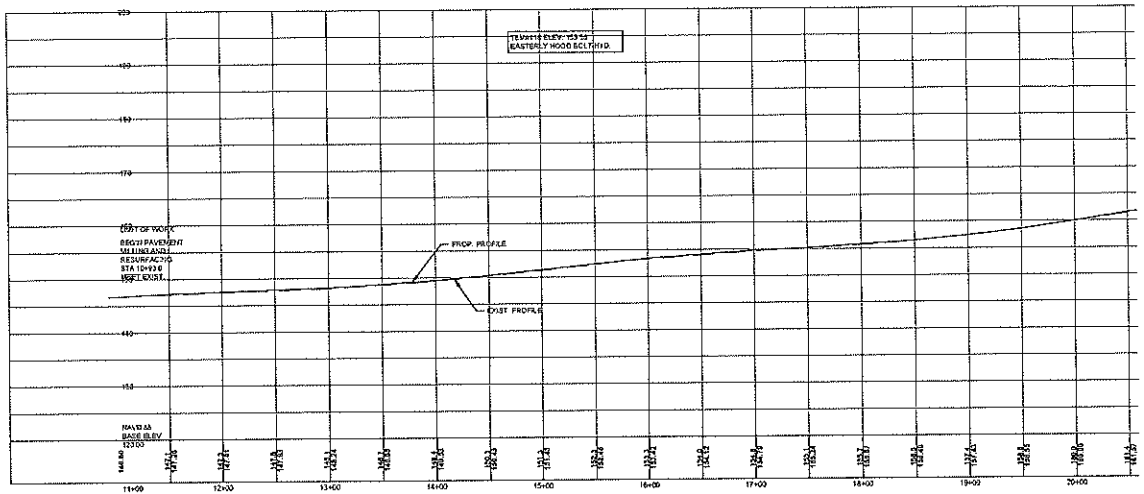
TYPICAL SECTION
PINE STREET
S/A 21-151
NOT TO SCALE



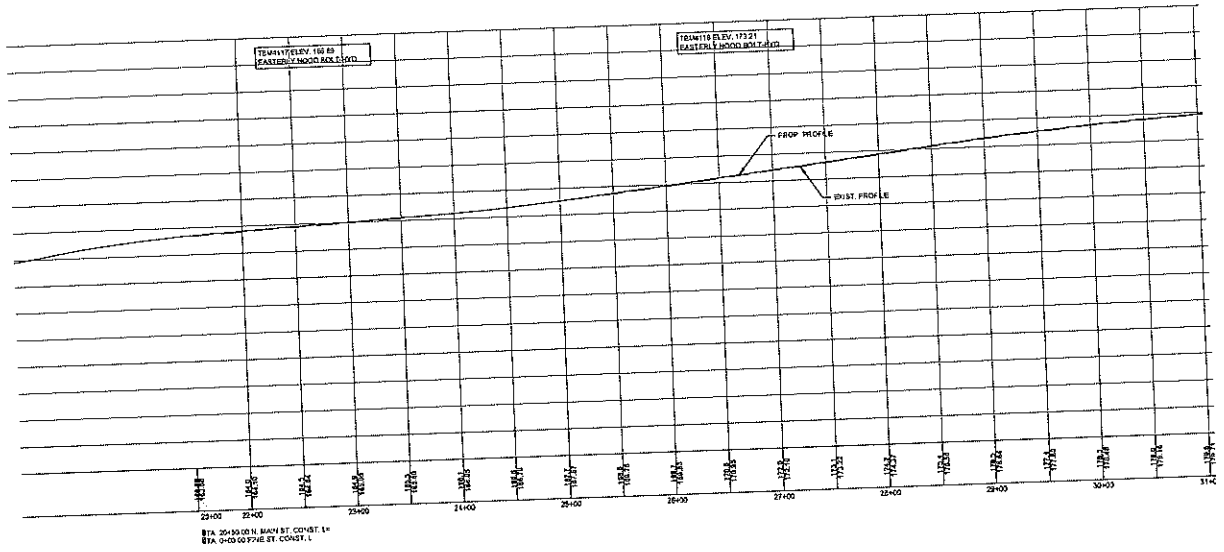
TYPICAL SECTION
NORTH MAIN STREET (ROUTE 27)
S/A 21-151
NOT TO SCALE

* TOLERANCE FOR CONSTRUCTION ±0.25"

NOTE:
 1' PROPOSED CENTERLINE PROFILE GRADE BASED
 UPON PROPOSED OVERLAY THICKNESS



HATCH			
NORTH MAIN STREET (ROUTE 27)			
DATE	DESIGNED BY	CHECKED BY	DATE
11/15	11/15	11/15	11/15
NO.	PROJECT NO.	DATE	NO.
1	6024		1
PRELIMINARY RIGHT OF WAY			
PROFILE			

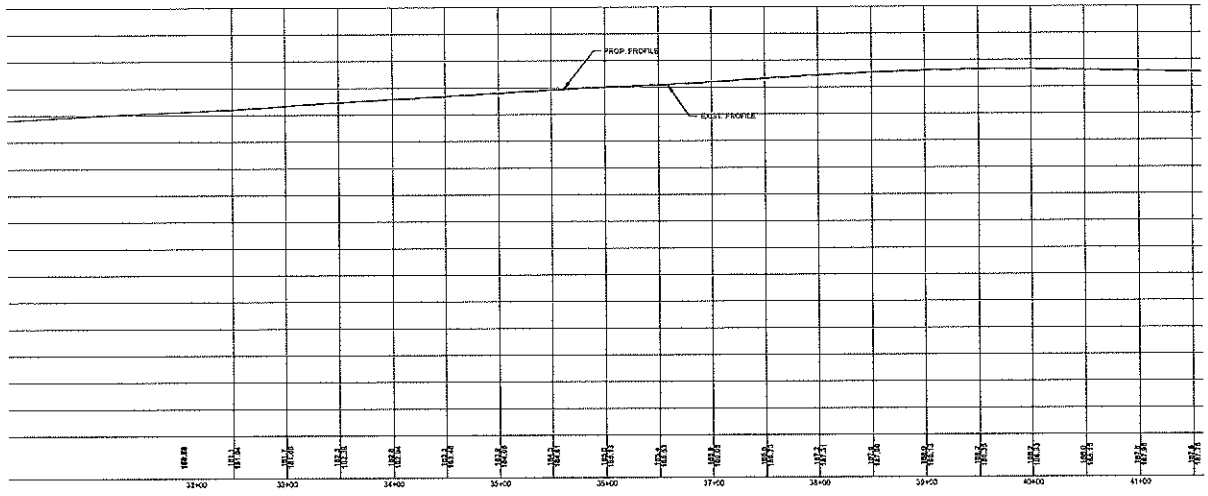


HOR. SCALE IN FEET, 1"=40'
 0 20 40
 VER. SCALE IN FEET, 1"=4'

STATIONING AND ELEVATION DATA

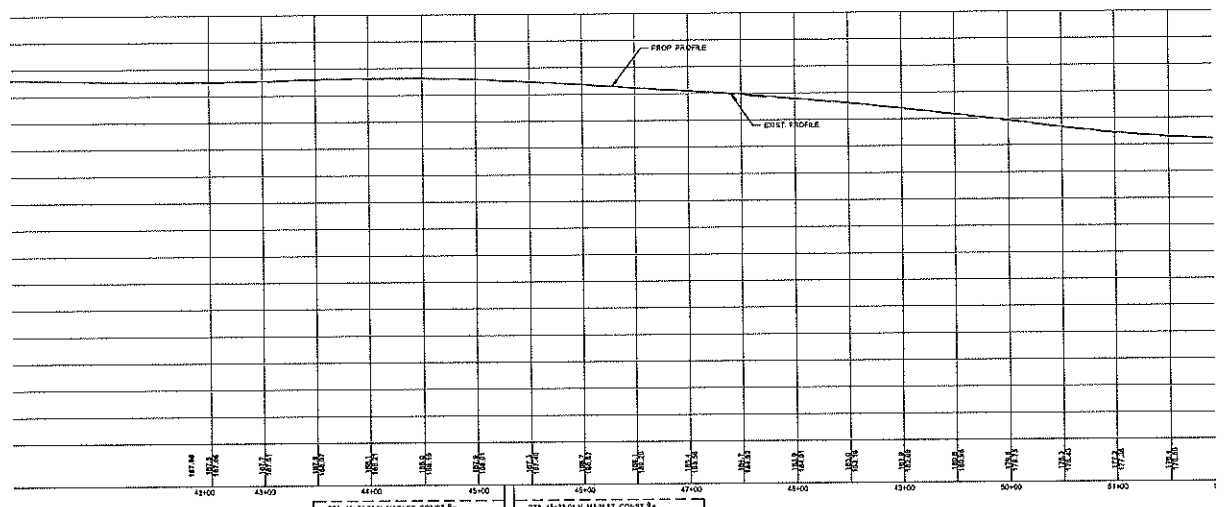
TRANSIT ELEV. 42.03
EASTERN WOOD ROCK HYD

TRANSIT ELEV. 42.81
EASTERN WOOD ROCK HYD

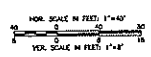


HOR. SCALE IN FEET: 1"=40'
VER. SCALE IN FEET: 1"=8'

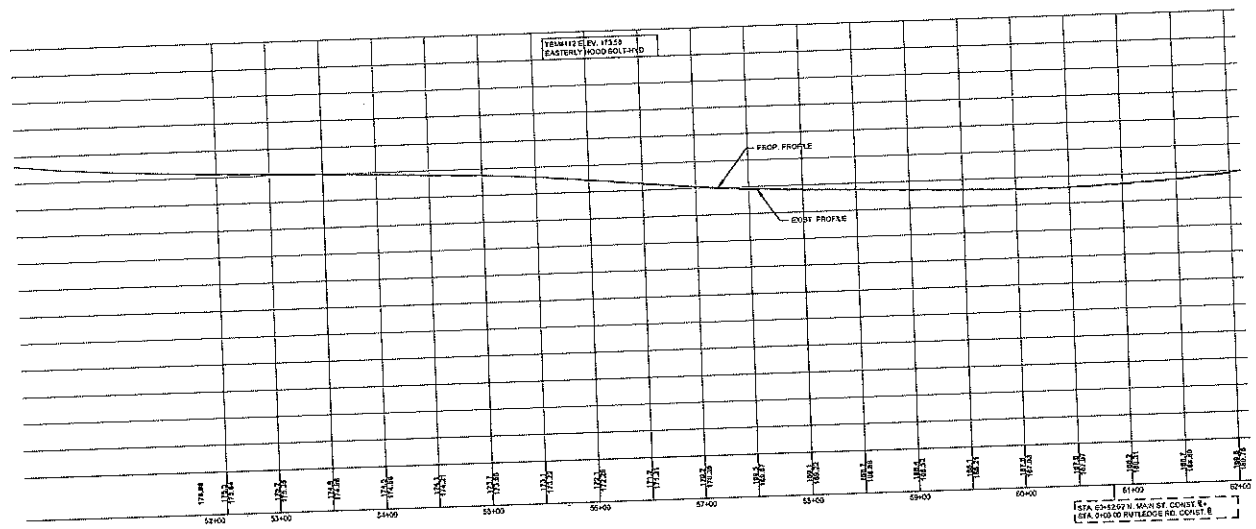
PERMITS BY 10475
 WESTERN RD 624.1+10.0



STA 40+34.21 N MAIN ST. CONST. E.
 STA 0+50.00 EAST EVERGREEN RD CONST. E.
 STA 45+34.01 N MAIN ST. CONST. E.
 STA 0+00.00 EVERGREEN RD CONST. E.



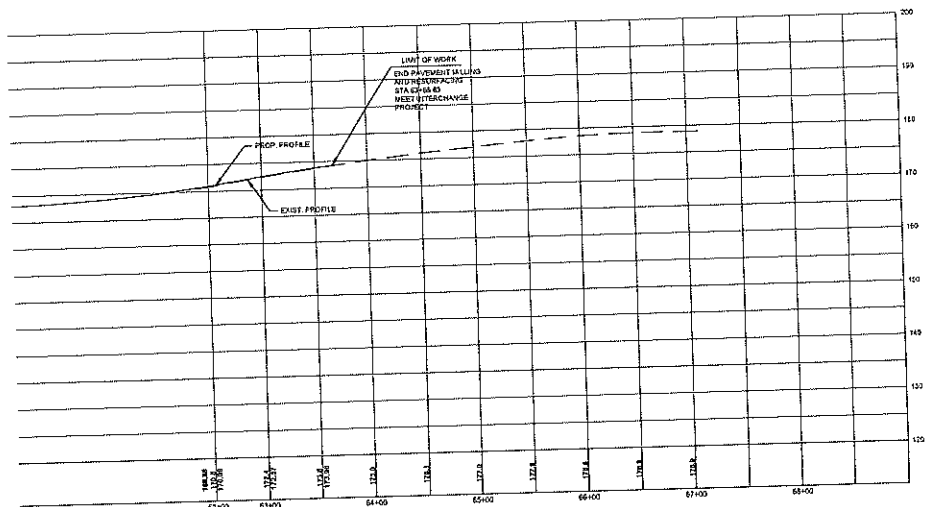
NADICK			
NORTH MAIN STREET (ROUTE 27)			
DATE	NO. ACROSS ST.	POST MILE	SECTION
5/1	1	1.21	1
5/1	1	1.21	1
PROJECT FILE NO. 6204			
PRELIMINARY RIGHT OF WAY			
PROFILE			



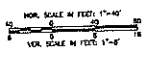
HOR. SCALE IN FEET 1"=40'
 VER. SCALE IN FEET 1"=4'

271 MAIN STREET (ROUTE 27)

NATICK	
NORTH MAIN STREET (ROUTE 27)	
DATE	NO. SHEETS
NO.	13 OF 14
PROJECT FILE NO. 80284	
PRELIMINARY RIGHT OF WAY PROFILE	

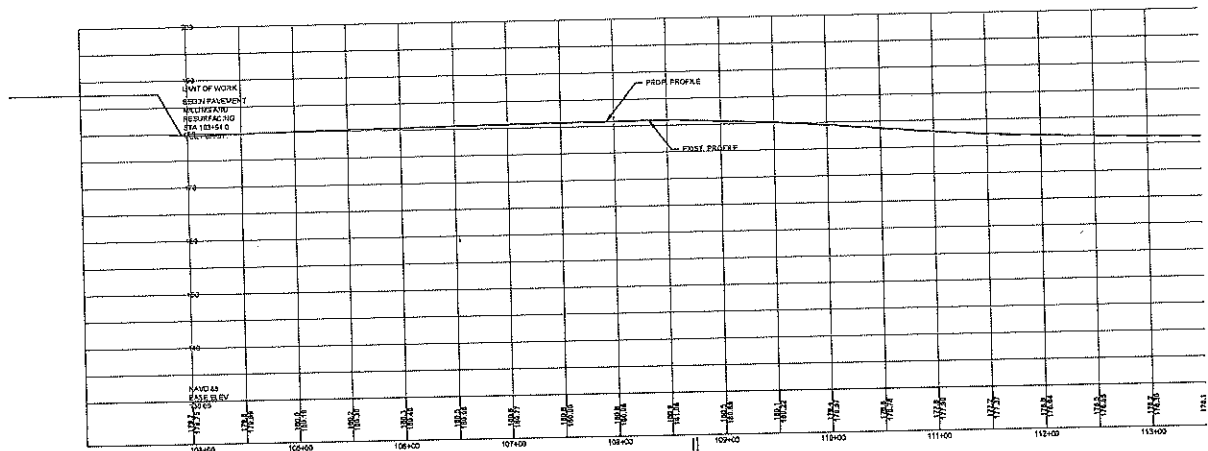


STA 60+00 TO N MAIN ST. CONST. L
 STA 0+00 TO RUTLEDGE RD. CONST. L

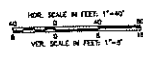


DATE: 10/15/03 11:00 AM

TBM#110 ELEV. 187.18
 EASTERLY HOOD BOLT-RWD



STA. 104+43.43 N. MAIN ST. CONST. 8 =
 STA. 8+00.00 BACON ST. E. CONST. 8 =
 STA. 102+92.23 N. MAIN ST. CONST. 8 =
 STA. 8+00.00 BACON ST. W. CONST. 8 =

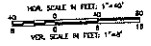
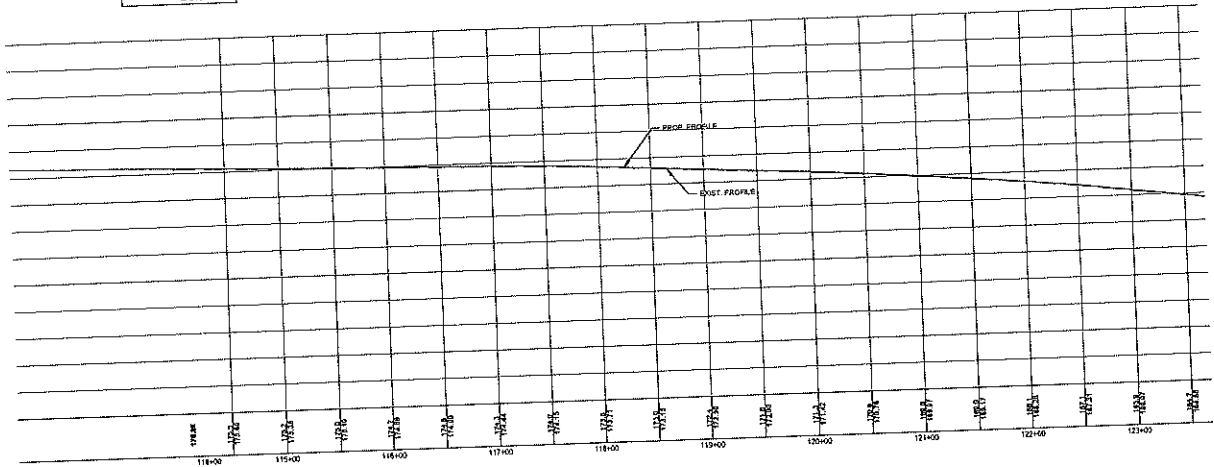


NATICK NORTH MAIN STREET (ROUTE 27)			
DATE	DESIGNED BY	CHECKED BY	DATE
11/11/00	J. J. ...	J. J. ...	11/11/00
PROJECT NO.	82224		
PRELIMINARY RIGHT OF WAY PROFILE			

TRUNK ELEV. 118.92
EASTERLY HOOD BOLT-HYD.

TRUNK ELEV. 118.78
EASTERLY HOOD BOLT-HYD.

TRUNK ELEV. 118.75
EASTERLY HOOD BOLT-HYD.

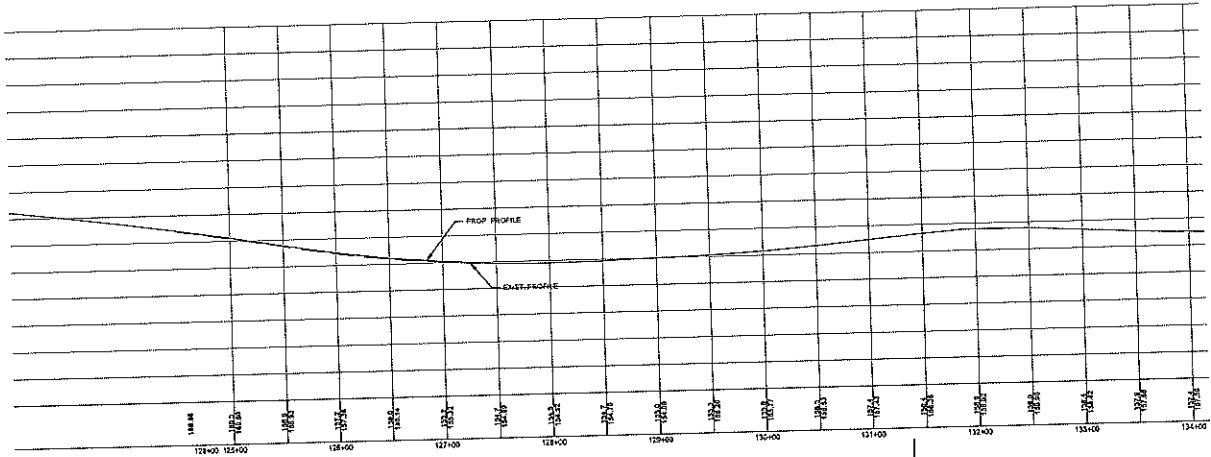


DATE PLOTTED: 11/11/00

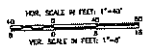
HATCH			
NORTH MAIN STREET (ROUTE 27)			
DATE	PROJECT NO.	DATE	DATE
10/1	1	10/1	10/1
PROJECT FILE NO.		PROJECT FILE NO.	
82034		82034	
PRELIMINARY RIGHT OF WAY PROFILE			

ELEVATION ELEV. 159.90
EASTERLY HOOD BOLL-HYD.

ELEVATION ELEV. 169.90
EASTERLY HOOD BOLL-HYD.

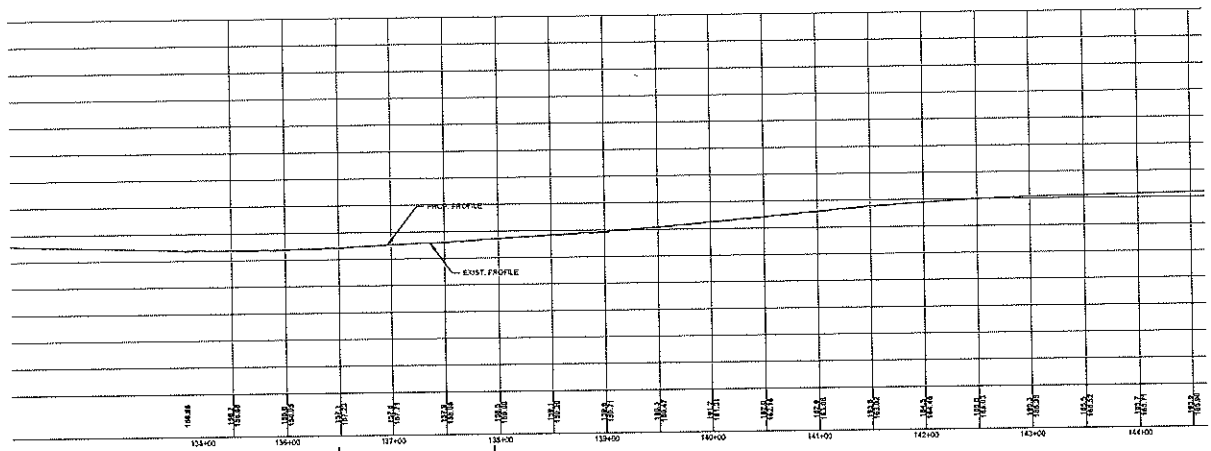


STA. 126+75.75 H. UNST. CONST. #
STA. 127+00.00 FRANCHISE CONST. #
STA. 128+00.00 GENERAL. OVERHEAD CONST. #

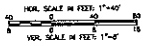


307 10/1/10 11:00 AM

FINISH ELEV. 103.73
 EASTERN HOODSICK RD.



STA. 134+68.74 MAIN ST. CONST. R.
 STA. 134+00.00 LANE CONST. R.
 STA. 135+14.34 MAIN ST. CONST. R.
 STA. 140+00.00 PARK AVE. CONST. R.

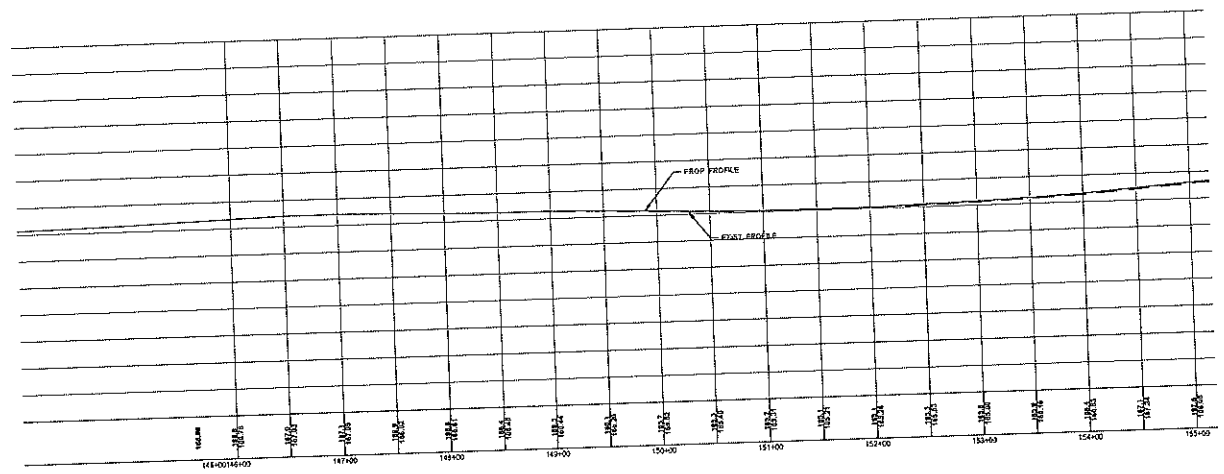


NATICK
 NORTH MAIN STREET (ROUTE 27)
 WESTERNLY HOOD BOY-KAYO

DATE	10/21/14	BY	10/21/14
APP.		CHECKED	
PROJECT FILE NO.	60007		

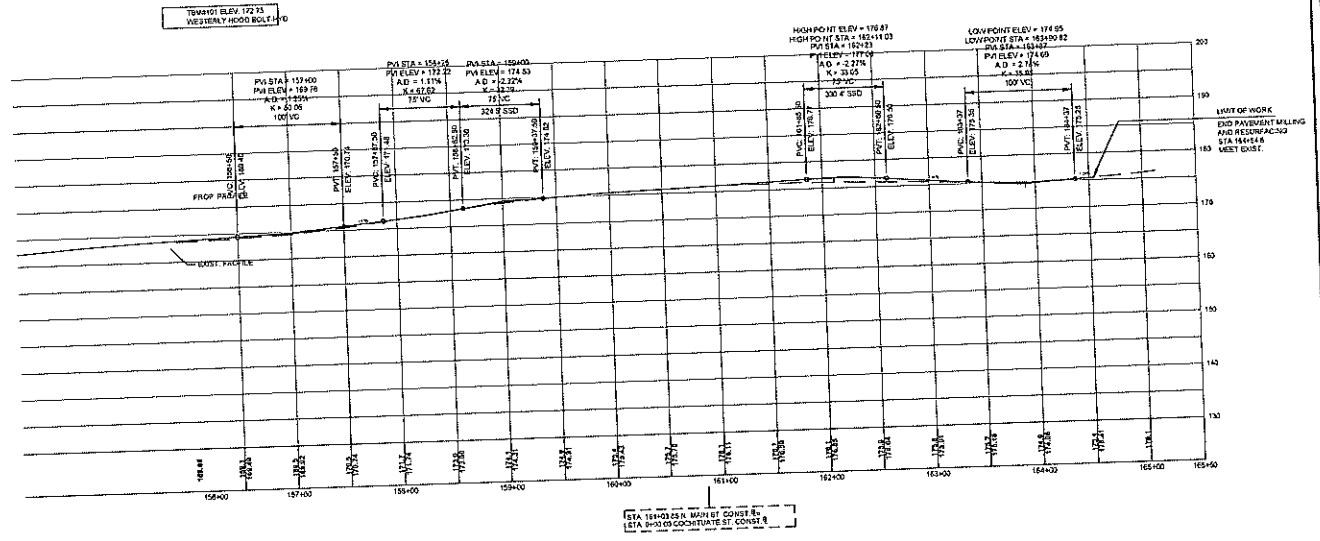
PRELIMINARY RIGHT-OF-WAY
 PROFILE

184.192 ELEV. 113.64
 WESTERNLY HOOD BOY-KAYO



HOR. SCALE IN FEET, 1"=40'
 VER. SCALE IN FEET, 1"=8'

SITTING PROFILE CONTINUED



VERT. SCALE IN FEET: 1"=40'
 HOR. SCALE IN FEET: 1"=40'

OWNER OR RECORD	AREA BEING ACQUIRED (SQUARE FEET)	AREA OF TAKING (SQUARE FEET)	AREA REMAINING (SQUARE FEET)	EASEMENTS		SHEET NO.	REFERENCE		CERT NO.	REMARKS
				TYPE	(SQUARE FEET)		BOOK	PAGE		
WILSON J. DAN REBEL LAND				TEMP	331	42	3706	423		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
COMMONWEALTH OF MASSACHUSETTS DEPT. OF NATURAL RESOURCES				TEMP	249	42				TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
COMMONWEALTH OF MASSACHUSETTS DEPT. OF NATURAL RESOURCES				TEMP	241	42				TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
CHRISTOPHER G. GONZ MELISSA GONZ				TEMP	427	42, 43	LC1220	47		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
SILVESTER MICHAEL MOORE BRENCHEN EMER MOORE				TEMP	304	43	4743	352		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
SILVESTER MICHAEL MOORE BRENCHEN EMER MOORE	4		41 315			43	4743	352		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
WESLEY DAVID SUK ORAZAL SARAH SUK				TEMP	26	43	LC1112	103		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
OLIVIA BLOOM JEFF L. BLOOM				TEMP	382	43	6152	275		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
SCOTT W. ANDERSON ROSEAN ANDERSON				TEMP	120	43	2430	111		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
EDWARD D. WRIGHT BETHAN M. WRIGHT				TEMP	428	43	1575	332		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
WILLIAM W. BROWN JILL A. BROWN				TEMP	133	43	4455	342		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
VERONICA M. EDD				TEMP	455	43	4935	378		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
WALTER ALDRICH				TEMP	252	43	5264	458		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
WALTER ALDRICH				TEMP	118	43	5564	458		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
JOSHUA D. WHITE CHRISTINA FAY				TEMP	141	43	1555	411		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
WILLIAM W. BROWN JILL A. BROWN				PERM	14	43	4520	481		PERMANENT EASEMENT FOR UTIL. POLE AND GUY WIRE
CHARLES A. WALKER MICHELLE WALKER				TEMP	472	43	3472	210		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
CHRIS B. WILLIAMS				TEMP	197	43	4507	372		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
FRANK CHALGOS BRIGID CHALGOS				TEMP	52	43	LC1153	159		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
INHERITANTS OF THE TOWN OF NATICK BY RECESSION				TEMP	193	43	6872	272		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
WILLIAM L. FOXWELL TERENCE L. FOXWELL				PERM	59	43, 44	6872	272		PERMANENT EASEMENT FOR UTIL. POLE AND GUY WIRE
COMMONWEALTH OF MASSACHUSETTS TOWN OF NATICK				TEMP	53	44	7481	645		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
COMMONWEALTH OF MASSACHUSETTS TOWN OF NATICK				TEMP	304	44				TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
COMMONWEALTH OF MASSACHUSETTS TOWN OF NATICK				TEMP	237	44				TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
COMMONWEALTH OF MASSACHUSETTS TOWN OF NATICK				TEMP	74	44				TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
COMMONWEALTH OF MASSACHUSETTS TOWN OF NATICK				TEMP	492	44				TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
COMMONWEALTH OF MASSACHUSETTS TOWN OF NATICK				TEMP	251	44				TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
COMMONWEALTH OF MASSACHUSETTS TOWN OF NATICK				PERM	106	44, 45				PERMANENT EASEMENT FOR POLE RELOCATIONS, AERIAL TRESPASS
COMMONWEALTH OF MASSACHUSETTS TOWN OF NATICK				TEMP	532	44				TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
COMMONWEALTH OF MASSACHUSETTS TOWN OF NATICK				TEMP	143	44				TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
COMMONWEALTH OF MASSACHUSETTS TOWN OF NATICK				PERM	14	44				PERMANENT EASEMENT FOR LIGHTING POLE
COMMONWEALTH OF MASSACHUSETTS TOWN OF NATICK				TEMP	63	44				TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
COMMONWEALTH OF MASSACHUSETTS TOWN OF NATICK				TEMP	137	44	3325	219		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
COMMONWEALTH OF MASSACHUSETTS TOWN OF NATICK				PERM	15	44				PERMANENT EASEMENT FOR UTIL. POLE AND GUY WIRE
COMMONWEALTH OF MASSACHUSETTS TOWN OF NATICK				PERM	71	44	3325	219		PERMANENT EASEMENT FOR UTIL. POLE AND GUY WIRE
COMMONWEALTH OF MASSACHUSETTS TOWN OF NATICK				TEMP	677	44, 45	1500	25		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
EDDIE BETH PORTER				PERM	19	45	11310	396		PERMANENT EASEMENT FOR POLE RELOCATIONS, AERIAL TRESPASS
PERDRE LAMON				PERM	200	45	4729	57		PERMANENT EASEMENT FOR POLE RELOCATIONS, AERIAL TRESPASS
COMMONWEALTH OF MASSACHUSETTS TOWN OF NATICK				TEMP	276	45	6872	272		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION

2004/10/20 10:58 AM

OWNER OR RECORD	AREA BEFORE (SQUARE FEET)	AREA OF TAKING (SQUARE FEET #)	AREA REMAINING (SQUARE FEET #)	EASEMENT		SHEET NO	REFERENCE		CERT NO	REMARKS
				TYPE	(SQUARE FEET #)		BOOK	PAGE		
DUBACH OF CHURCH				TEMP	597	44	6372	272		AERIAL EASEMENT FOR POLE RELOCATIONS GRADING
DUBACH OF CHURCH				TEMP	32	44	11643	213		AERIAL EASEMENT FOR POLE RELOCATIONS GRADING
DUBACH OF CHURCH				TEMP	6942	44	11643	230		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	573	44	10594	346		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	416	44	3607	181		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	509	45	5379	470		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	415	45	101242	10		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	250	45	4553	110		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	33	46	21187	62		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	160	46	21787	82		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	192	48	101242	27		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	85	48	43307	468		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	85	48	43307	468		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	74	46	5649	59		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	418	45	10683	257		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	206	46	43216	569		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	433	48	30629	270		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	129	48	12558	142		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	160	46	38629	270		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	254	47	1458	333		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	318	47	64962	72		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	505	47	14421	321		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	215	47	23643	354		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	324	47	42552	108		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	188	47	47025	23		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	325	47	37038	136		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	273	47	69221	248		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	127	47	25425	349		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	247	47	10242	70		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	501	47	6832	1		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	360	47	24439	472		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	418	47	61504	287		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	343	47	53192	376		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	378	48	27110	550		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	219	48	29432	466		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	227	48	43055	75		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	490	48	22724	354		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	200	48	15512	134		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	317	48	23724	258		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DUBACH OF CHURCH				TEMP	231	48	41230	384		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION

OWNER REFERENCE ID	AREA BEFORE (SQUARE FEET)	AREA OF TAKING (SQUARE FEET)	AREA REMAINING (SQUARE FEET)	EASEMENT		SHEET NO	REFERENCE		CENT 30	REMARKS
				TYPE	(SQUARE FEET)		BOOK	PAGE		
FRANCIS GONZALEZ				TEMP	403	48	42117	245		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
GEORGE A DEEA MICHELLE A DOTHEN				TEMP	458	48	12954	309		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
JOHN E FINNEY DEAN E FINNEY				TEMP	158	48	13105	678		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
ROSEB S MASHUKA				TEMP	643	48	21574	258		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA M WOODRUFF CATHERINE W LANGRISH				TEMP	316	48	101345	131		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
CHRISTOPHER RUCKER DEAN CROCKER				TEMP	735	48	24312	573		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
ALFRED A SEVER BERNA SEVER				TEMP	840	48, 49	12469	549		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
WALTER A COFFEY LEDA Y COFFEY				TEMP	302	48	65307	174		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
BRAY D FRALOG				TEMP	163	48	14350	493		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
JOSEPH F HART DAVE W HART				TEMP	767	48	24934	355		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DONALD J ROSE				TEMP	249	48	26724	436		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
EDWARD D DUNCAN LEONA DUNCAN				TEMP	341	48	35100	87		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
JOHN F ROGAN JR				TEMP	633	48	33379	250		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
JOSEPH A PIRON				TEMP	523	48	57372	337		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
JOSEPH A PIRON	14,854	591	14,263			48	57372	337		LAND ACQUISITION FOR NEW CONSTRUCTION
JOSEPH A PIRON				PERM	33	48	57372	337		PERMANENT EASEMENT FOR UTIL. POLE AND CHASE
JOSEPH A PIRON				PERM	142	48	57372	337		PERMANENT EASEMENT FOR UTIL. POLE AND CHASE
JOSEPH A PIRON				TEMP	531	48	12547	162		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
NICHOL W BURKE PATRICIA BURKE				TEMP	42	48	16147	162		LAND ACQUISITION FOR NEW CONSTRUCTION
NICHOL W BURKE PATRICIA BURKE	16,472	267	16,205			48	19511	539		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
SEA PROPERTIES LLC				TEMP	408	48	43614	359		LAND ACQUISITION FOR NEW CONSTRUCTION
AMZ PROPERTIES LLC	8,312	530	8,118			48	43614	359		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
SEA PROPERTIES LLC				TEMP	456	48	43614	359		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
SEA PROPERTIES LLC				TEMP	167	50	19544	533		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
SEA PROPERTIES LLC				TEMP	471	50	67160	605		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
THE NEWBURY				TEMP	314	50	25930	366		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
SPENCER MOTOR REALTY CORP.				TEMP	211	50	25970	455		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
PERE F. HELDICH TR.				TEMP	485	50	33035	359		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEWAR DUNSTON				TEMP	1175	50	6816	193		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
LESLIE HARRIS LANSO & ROSE KAPRISILIAN				TEMP	334	50	60791	442		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
FRANCIS G DENNO				TEMP	427	50	55762	335		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TEAM OF NATICK				TEMP	772	51	24920	153		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
SEYMEN PATON				TEMP	458	51	51561	249		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
BARCELON ENTERPRISES LLC				TEMP	501	51	26635	445		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
BEULCHIEA RUSSELL TRACY A TAYLOR				TEMP	318	51	64075	142		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA GONNAT MURDATH M ADAM				TEMP	435	51	52280	333		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
YOUNG D FOWLER				TEMP	52	51	3399	565		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
NORTH CEMETERY ASSOCIATION				TEMP	573	51	2769	555		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
NORTH CEMETERY ASSOCIATION				TEMP	659	51	19925	243		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DAVID FREEDMAN LESLIE HARRIS LANSO & ROSE KAPRISILIAN				TEMP	160	52	7909	478		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION

DATE PLOTTED: 11/11/2014 10:58 AM

OWNER OR BENEVOLENT	AREA BEFORE (SQUARE FEET)	AREA OF TAXED (SQUARE FEET)	AREA REMAINING (SQUARE FEET)	EASEMENTS		SHEET NO.	REFERENCE		CERT. NO.	REMARKS
				TYPE	(SQUARE FEET)		BOOK	PAGE		
WILLIAM M. TRANT				TEMP	474	52	1285	133		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
WILLIAM M. TRANT				PERM	35	52	1253	133		PERMANENT EASEMENT FOR UTILITY POLE AND GUY WIRE
WILLIAM M. TRANT				TEMP	700	52	2451	147		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
155 MAIN ST. LIMITED PARTNERSHIP				TEMP	32	52	2428	147		LAND ACQUISITION FOR ROADWAY/SEWER
155 MAIN ST. LIMITED PARTNERSHIP	103		13911	TEMP	1387	52	15706	22		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN				PERM	25	52	15708	22		PERMANENT EASEMENT FOR UTILITY POLE AND GUY WIRE
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN				TEMP	273	52	5274	22		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
210 NORTH MAIN STREET LLC						52	5274	22		LAND ACQUISITION FOR SEWER
210 NORTH MAIN STREET LLC	243		17,413	TEMP	768	52	15708	22		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN				PERM	28	52	15708	22		PERMANENT EASEMENT FOR UTILITY POLE AND GUY WIRE
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN						52	15708	22		LAND ACQUISITION FOR ROADWAY
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN	30		52,158	TEMP	1593	52	64375	313		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN				TEMP	58	52,53	16641	1		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN				TEMP	149	50	53379	1		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN				TEMP	52	54	21727	187		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN				TEMP	210	54	15544	233		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN				PERM	212	54	15544	233		AERIAL EASEMENT FOR POLE RELOCATION/GRADING
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN				TEMP	874	54	15814	58		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN				TEMP	150	54	25994	127		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN				PERM	330	54	25994	127		AERIAL EASEMENT FOR POLE RELOCATION
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN				TEMP	282	54	32914	330		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN				PERM	28	54	32914	330		AERIAL EASEMENT FOR GUY WIRE
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN				TEMP	613	54	23916	454		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN				PERM	330	54	23916	454		AERIAL EASEMENT FOR POLE RELOCATIONS, GRADINGS
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN	27,503	125	27,508			54	23916	454		LAND ACQUISITION FOR SEWER
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN				TEMP	333	54	17733	493		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN						54	35727	314		LAND ACQUISITION FOR SEWER
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN	219		4116	TEMP	536	54	35727	314		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN				PERM	374	54	35727	314		AERIAL EASEMENT FOR POLE RELOCATIONS, GRADINGS
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN				TEMP	427	54	12227	24		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN				PERM	599	54	48437	72		AERIAL EASEMENT FOR POLE RELOCATIONS, GRADINGS
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN				TEMP	1156	54	48437	72		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN						54	48437	72		LAND ACQUISITION FOR ROADWAY/SEWER
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN				PERM	40	54	48437	72		AERIAL EASEMENT FOR GUY WIRE
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN				TEMP	711	54	24215	9		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN						55	1002	8		LAND ACQUISITION FOR SEWER
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN	12		6,700	TEMP	204	54	49179	401		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN				TEMP	683	55	4827	423		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN						55	8323	423		LAND ACQUISITION FOR ROADWAY/SEWER
MEMORANTS OF THE TOWN OF HATCK BOARD OF SELECTMEN	2,078	833	1,214	PERM	263	55	8325	423		AERIAL EASEMENT FOR POLE TO ALLOW CONSTRUCTION

OWNER ADDRESS	AREA BEFORE (SQUARE FEET)	AREA OF DEDIC (SQUARE FEET)	AREA REMAINING (SQUARE FEET)	EASEMENTS		SHEET NO.	REFERENCE		CERT. NO.	REMARKS
				TYPE	(SQUARE FEET)		BOOK	PAGE		
BACON ST REALTY TRUST PETER A SUSAN CILICULLI TR				TEMP	433	54	LC375	82		TEMPORARY EASEMENT RELOCATION, GRADING
BACON ST REALTY TRUST PETER A SUSAN CILICULLI TR				PERM	42	56	LC373	82		PERMANENT EASEMENT FOR DRIVE
BACON ST REALTY TRUST PETER A SUSAN CILICULLI TR				TEMP	220	54	LC373	81		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
BACON ST REALTY TRUST PETER A SUSAN CILICULLI TR				PERM	160	54	LC373	81		PERM EASEMENT FOR POLE LOCATION, GRADING
RESIDENTS INHABITANTS OF THE TOWN FACE DEPARTMENT				TEMP	118	55	768	406		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
RESIDENTS INHABITANTS OF THE TOWN SCHOOL COMMITTEE				TEMP	854	55	847	176		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBETTA CASARET				TEMP	402	55	NO INFORMATION AVAILABLE			TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBORAH WARREN ESAM WARREN				TEMP	205	55	2182	218		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	503	55	3154	277		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	168	55	2255	228		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	287	55	558	104		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	306	55	1843	118		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	452	55	LC400	138		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	118	56	1168	40		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	154	56	55	8331	80	TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	48	58	1205	506		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	45	58	1206	506		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	374	56	1649	194		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	164	56	4215	178		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	208	56	2353	209		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	205	58	1191	119		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	408	58	1718	158		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	301	58	405	264		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	222	56	1203	30		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	243	56	1874	216		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	457	56	4734	158		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	136	56	3603	167		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	227	56	1259	862		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	413	56	3545	254		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	142	56	2026	339		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	159	57	4510	202		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	135	57	LC1312	125		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	34	57	4712	163		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	37	57	4772	165		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	51	57	17108	823		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	42	57	17726	825		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	318	57	LC428	135		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	208	57	LC1141	100		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
DEBRA KIRKMAN FRANCE MONTAGNA				TEMP	402	57	20061	135		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION

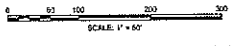
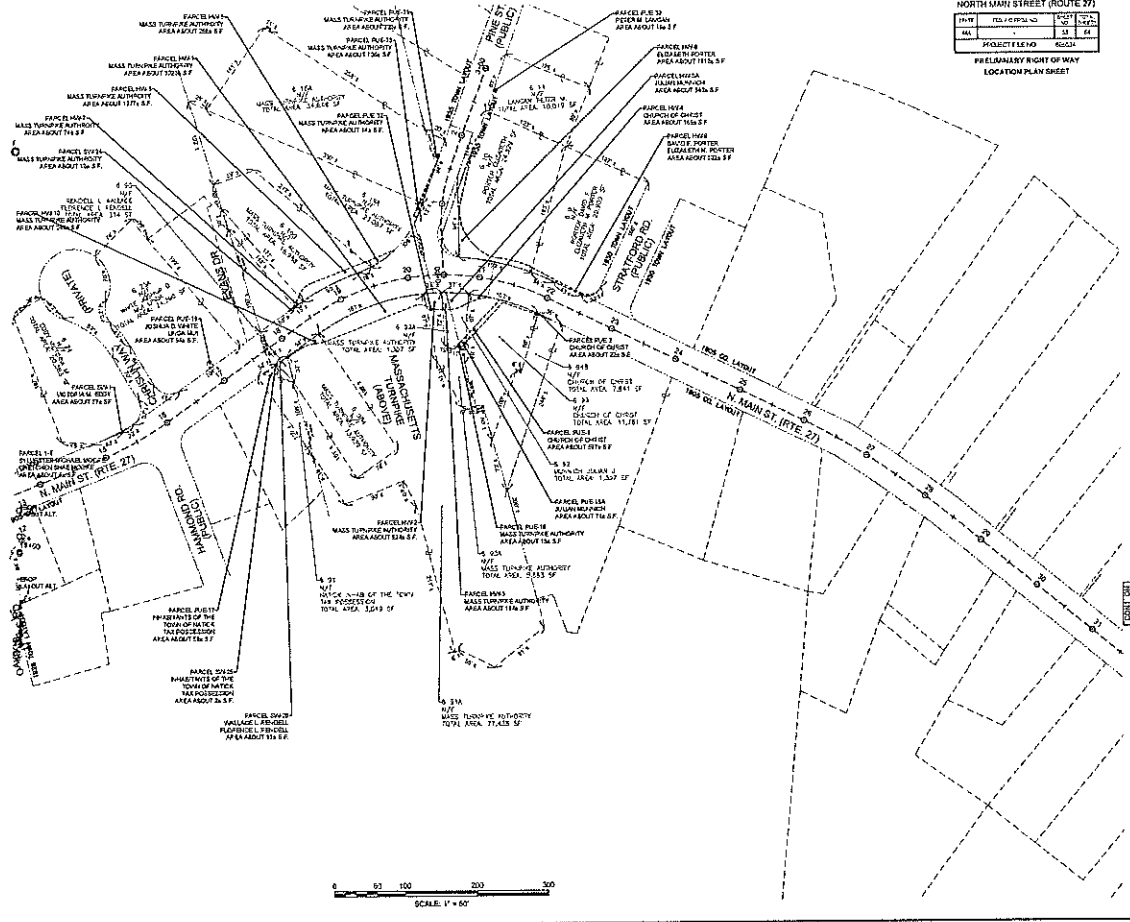
OWNER OR RECORD	AREA BEFORE (SQUARE FEET)	AREA OF TAXING (SQUARE FEET #)	AREA REMAINING (SQUARE FEET #)	EASEMENTS		SHEET NO	REFERENCE		CERT NO	REMARKS
				TYPE	(SQUARE FEET #)		BOOK	PAGE		
WINDYBEE				TEMP	63	57	10113	257		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
ELMA E REDDICT	RATTICK			TEMP	85	57	10091	243		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
ELSA M SHANAN				TEMP	229	57	10547	112		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TEMPLEY CHESTER				TEMP	189	57	26510	442		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
MARGA LEDERER				TEMP	922	57	33355	163		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
EDWARD C LEDERER				TEMP	381	57, 58	31221	418		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
JERRY W MILLER				TEMP	683	57, 58	44916	250		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
ROBERT M ATWOOD				TEMP	68	58	46818	230		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
SCOTT J ATWOOD				TEMP	451	58	10224	421		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
REEDRY ABBELLU				TEMP	574	58	63353	523		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	204	59	68354	542		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	233	59	68554	503		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	642	59	-	-		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	326	59	-	-		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	373	59	8129	18		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	173	59	11361	273		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	575	59	12158	401		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	789	59	47695	423		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	1996	59, 60	19620	552		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	220	59	19600	552		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	200	59	19647	356		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	50	59	19247	356		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	247	59	16037	356		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	315	59	20571	355		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	291	59	-	-		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	315	60	LC1291	41		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	69	60	LC1281	81		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	308	60	LC1078	17		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	820	60	23020	89		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	61	60	30005	80		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	512	60	25892	433		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	218	60	15227	411		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	66	60	15120	92		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	333	60	6190	523		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	60	60	49769	73		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	39	60	6190	523		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	2241	61	24680	219		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	420	61	21428	104		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	41	61	21428	104		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	81	61	21428	104		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRAMP OF RATTICK				TEMP	23	61	24410	104		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION

OWNER/ADDRESS	AREA REFERENCE (SQUARE FEET)	AREA OF PARCEL (SQUARE FEET #)	AREA REMAINING (SQUARE FEET #)	EASEMENTS		SHEET NO	REFERENCE		CERT NO	REMARKS
				TYPE	(SQUARE FEET #)		BOOK	PAGE		
VERNON GRANADA TRUST OF GRANADA				TEMP	65	61	35113	142		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
REX W.C.				TEMP	502	62	31254	527		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
ROBERT H. BARDON				TEMP	1017	62	25241	242		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
ANNE M. BILMUTHAL				TEMP	353	62	31581	153		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
WILLIAM J. THRESE CATHERINE THRESE				TEMP	134	62	18953	428		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
REYNOLDS STREET REALTY TRUST REYNOLDS STREET REALTY TRS				TEMP	1223	62	24181	210		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
LEONARD ALDRIDGE LEONARD ALDRIDGE				TEMP	258	62	12514	256		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
ANASTAS TRUST ANASTAS TRUST				TEMP	190	62	3155	256		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
ROBERT W. MOULTON ROBERT W. MOULTON				TEMP	1122	62	21465	155		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TRISTAN M. MURPHY				TEMP	277	62	LC1179	81		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC				TEMP	1843	62, 63	38469	428		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC				TEMP	1667	63	45155	272		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	212	63	34318	351		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC				TEMP	578	63	22558	95		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	222	63	34921	441		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	199	63	44870	237		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	323	63	45692	407		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	109	63	29113	52		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	152	63	29113	52		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	157	63	43255	95		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	1422	63	26338	128		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	500	63	27654	153		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	1902	63, 64	36336	113		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	379	63	43769	12		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	475	64	43849	317		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	1712	64	22551	15		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	606	64	31021	255		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	218	64	17372	75		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	231	64	11903	478		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	491	64	LC11919	29		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	109	65	10523	82		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	4143	64	LC0282	100		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	65	44	LC0282	100		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	66	45	42155	422		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	22	45	42155	422		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	815	63, 64	21231	356		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	295	62	1134	107		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	1168	43				TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	40	62	47541	115		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION
TELEPHON MAIN CO. LLC TRUST TELEPHON MAIN CO. LLC TRST				TEMP	20	63	37361	1		TEMPORARY EASEMENT TO ALLOW CONSTRUCTION

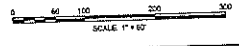
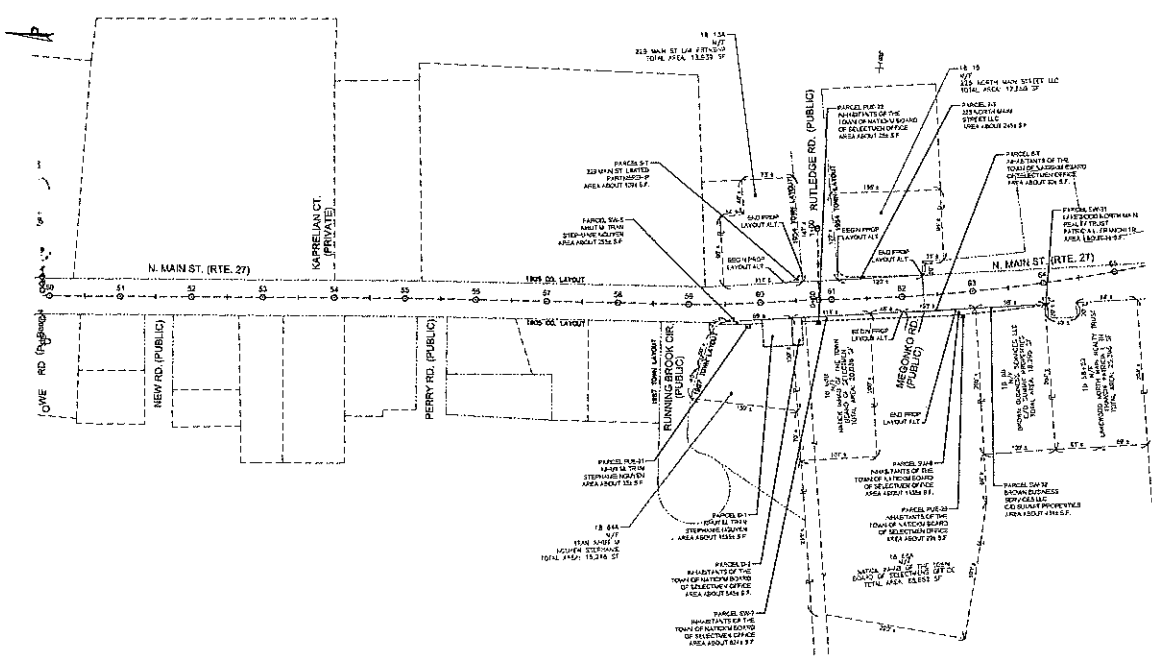
HAIRICK ENGINEERING, INC.

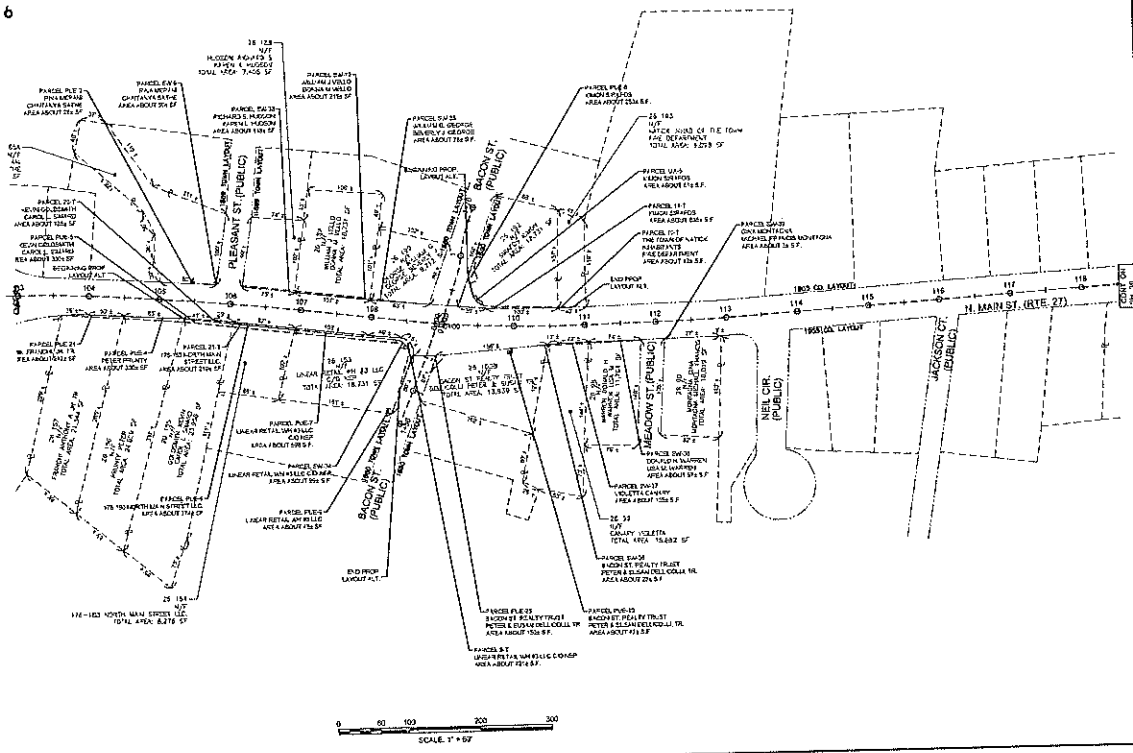
OWNER OR AGENT	AREA BEFORE (SQUARE FEET)	AREA OF TAKING (SQUARE FEET)	AREA REMAINING (SQUARE FEET)	EASEMENTS		REFERENCE		CERT. NO.	REMARKS
				TYPE	(SQUARE FEET)	SHEET NO.	BOOK		
PAUL M. TRAMER				DRAINAGE	1654	52	1253	150	PURE STONE CHECK DAM NEW OUTFALL
THE TOWN OF NATICK BOARD OF SELECTMEN				DRAINAGE	545	52	1254	22	PURE STONE CHECK DAM NEW OUTFALL
JOHN W. BULLER COL. A. KESTER				DRAINAGE	2256	58	31221	415	DRAINAGE EASEMENT FOR DETENTION BASIN
JOHN W. BULLER COL. A. KESTER				DRAINAGE	4351	58	43033	3	DRAINAGE EASEMENT FOR DETENTION BASIN
DAVID C. RAIN				DRAINAGE	55	60	X	X	DRAINAGE EASEMENT FOR EIGHT 30" OUTFALL PIPE
MARION A. RAY				MAST ARM	49	49	50334	81	PERMANENT EASEMENT FOR SIGNAL MAST ARM
MARION A. RAY				MAST ARM	29	44.45	4373	433	PERMANENT EASEMENT FOR SIGNAL MAST ARM
MARION A. RAY				MAST ARM	8	53	41454	401	PERMANENT EASEMENT FOR SIGNAL MAST ARM
JOSEPH V. MURPHY CAROL MURPHY				MAST ARM	64	59	13455	451	PERMANENT EASEMENT FOR SIGNAL MAST ARM
JOSEPH V. MURPHY CAROL MURPHY				MAST ARM	64	59	47868	453	PERMANENT EASEMENT FOR SIGNAL MAST ARM
JOSEPH V. COCCA JENNIFER M. COCCA				MAST ARM	5	59	47858	459	PERMANENT EASEMENT FOR PEDESTRIAN POST
JOSEPH V. COCCA JENNIFER M. COCCA				PERMANENT SIDEWALK	37	45	60149	315	PERMANENT EASEMENT FOR PUBLIC SIDEWALK
JOHN J. REGAN				PERMANENT SIDEWALK	65	49	33079	250	PERMANENT EASEMENT FOR PUBLIC SIDEWALK
JOHN J. REGAN				PERMANENT SIDEWALK	285	52	1745	130	PERMANENT EASEMENT FOR PUBLIC SIDEWALK
JOHN J. REGAN				PERMANENT SIDEWALK	624	52	15736	22	PERMANENT EASEMENT FOR PUBLIC SIDEWALK
THE TOWN OF NATICK BOARD OF SELECTMEN				PERMANENT SIDEWALK	1144	52	15755	22	PERMANENT EASEMENT FOR PUBLIC SIDEWALK
THE TOWN OF NATICK BOARD OF SELECTMEN				PERMANENT SIDEWALK	30	54	30314	280	PERMANENT EASEMENT FOR PUBLIC SIDEWALK
ESHA MURPHY CHRISTINA SATHY				PERMANENT SIDEWALK	215	54	12227	21	PERMANENT EASEMENT FOR PUBLIC SIDEWALK
ESHA MURPHY CHRISTINA SATHY				PERMANENT SIDEWALK	14	57	451319	126	PERMANENT EASEMENT FOR PUBLIC SIDEWALK
THE TOWN OF NATICK BOARD OF SELECTMEN				PERMANENT SIDEWALK	421	59	80555	503	PERMANENT EASEMENT FOR PUBLIC SIDEWALK
THE TOWN OF NATICK BOARD OF SELECTMEN				PERMANENT SIDEWALK	87	59	-	-	PERMANENT EASEMENT FOR PUBLIC SIDEWALK
THE TOWN OF NATICK BOARD OF SELECTMEN				PERMANENT SIDEWALK	12	59	-	-	PERMANENT EASEMENT FOR PUBLIC SIDEWALK
THE TOWN OF NATICK BOARD OF SELECTMEN				PERMANENT SIDEWALK	188	59	47626	408	PERMANENT EASEMENT FOR PUBLIC SIDEWALK
JOSEPH V. COCCA JENNIFER M. COCCA				PERMANENT SIDEWALK	44	63	22558	2245	PERMANENT EASEMENT FOR PUBLIC SIDEWALK
CHRISTOPHER L. SPEDI				PERMANENT SIDEWALK	18	63	34556	441	PERMANENT EASEMENT FOR PUBLIC SIDEWALK
ALBERT FAMILY TRUST WILLIAM G. LANE AND BARBARA E. WALSH, TRS.				PERMANENT SIDEWALK	5	63	41570	257	PERMANENT EASEMENT FOR PUBLIC SIDEWALK
BRUNO J. MCGRAH				PERMANENT SIDEWALK	1	63	43169	12	PERMANENT EASEMENT FOR PUBLIC SIDEWALK
BRUNO J. MCGRAH				PERMANENT SIDEWALK	41	64	101110	20	PERMANENT EASEMENT FOR PUBLIC SIDEWALK
COMMONWEALTH TRUST MCKENNA'S TRUSTEE				PERMANENT SIDEWALK	10	64	-	-	PERMANENT EASEMENT FOR PUBLIC SIDEWALK
BOARD OF PUBLIC AFFAIRS				PERMANENT SIDEWALK	2	64	6072	272	PERMANENT EASEMENT FOR PUBLIC SIDEWALK
THE TOWN OF NATICK BOARD OF SELECTMEN				PERMANENT SIDEWALK	13	64	7451	540	PERMANENT EASEMENT FOR PUBLIC SIDEWALK

OWNER (NEARBY)	AREA BEFORE (SQUARE FEET)	AREA OF TAKING (SQUARE FEET #)	AREA RESERVE #1 (SQUARE FEET #)	EASEMENTS		SHEET NO.	REFERENCE		CERT. NO.	REMARKS
				TYPE	(SQUARE FEET #)		BOOK	PAGE		
LAWRENCE HOLDINGS REALTY TRUST PATRICIA L. HANCOCK TR.				PERMANENT SIDEWALK	3	52, 53	1641	1		PERMANENT EASEMENT FOR PUBLIC SIDEWALK
				PERMANENT SIDEWALK	416	52	6475	313		PERMANENT EASEMENT FOR PUBLIC SIDEWALK
MOHAWK BUSINESS SERVICES LLC 200 LAMONT PROPERTIES				PERMANENT SIDEWALK	145	51	17729	429		PERMANENT EASEMENT FOR PUBLIC SIDEWALK
LEONARD E. HANCOCK PATRICIA L. HANCOCK				PERMANENT SIDEWALK	55	51	48437	72		PERMANENT EASEMENT FOR PUBLIC SIDEWALK
WILSON RETAIL WH. #3 LLC D&S				PERMANENT SIDEWALK	78	51	22015	9		PERMANENT EASEMENT FOR PUBLIC SIDEWALK
WILLIAM D. GEORGE BEVERLY J. GEORGE				PERMANENT SIDEWALK	23	55	LC273	83		PERMANENT EASEMENT FOR PUBLIC SIDEWALK
ROBERT ST. HEALEY TRUST PETER A. SUSAN DELLOUCCI TR.				PERMANENT SIDEWALK	106	56	NO INFORMATION AVAILABLE			PERMANENT EASEMENT FOR PUBLIC SIDEWALK
ROBERT CAHILL				PERMANENT SIDEWALK	37	56	24389	218		PERMANENT EASEMENT FOR PUBLIC SIDEWALK
DOUGLAS WARREN DANA WARREN				PERMANENT SIDEWALK	3	55	37154	277		PERMANENT EASEMENT FOR PUBLIC SIDEWALK
CHAS. MONTAGNA MARGARET FRANCHI MONTAGNA				PERMANENT SIDEWALK	467	43	13600	552		PERMANENT EASEMENT FOR PUBLIC SIDEWALK
WOLF HATCH DEVELOPMENT LLC DO RYAN LLC P/T				PERMANENT SIDEWALK	33	60	49029	95		PERMANENT EASEMENT FOR PUBLIC SIDEWALK
MARC MACHIOSI EMIL MACHIOSI				PERMANENT HIGHWAY	2023	44				PERMANENT EASEMENT FOR ROADWAY CONSTRUCTION
MASS TURNPIKE AUTHORITY				PERMANENT HIGHWAY	524	44				PERMANENT EASEMENT FOR ROADWAY CONSTRUCTION
MASS TURNPIKE AUTHORITY				PERMANENT HIGHWAY	134	44				PERMANENT EASEMENT FOR ROADWAY CONSTRUCTION
MASS TURNPIKE AUTHORITY				PERMANENT HIGHWAY	542	44	48341	569		PERMANENT EASEMENT FOR ROADWAY CONSTRUCTION
DIANA HANCOCK				PERMANENT HIGHWAY	113	44	4072	372		PERMANENT EASEMENT FOR ROADWAY CONSTRUCTION
MARION CHITT				PERMANENT HIGHWAY	1277	44				PERMANENT EASEMENT FOR ROADWAY CONSTRUCTION
MASS TURNPIKE AUTHORITY				PERMANENT HIGHWAY	256	44				PERMANENT EASEMENT FOR ROADWAY CONSTRUCTION
MASS TURNPIKE AUTHORITY				PERMANENT HIGHWAY	71	44				PERMANENT EASEMENT FOR ROADWAY CONSTRUCTION
MASS TURNPIKE AUTHORITY				PERMANENT HIGHWAY	1872	44	13500	25		PERMANENT EASEMENT FOR ROADWAY CONSTRUCTION
ROBERT PORTER				PERMANENT HIGHWAY	202	44	10531	326		PERMANENT EASEMENT FOR ROADWAY CONSTRUCTION
DAVE F. PORTER ELIZABETH M. PORTER				PERMANENT HIGHWAY	218	44				PERMANENT EASEMENT FOR ROADWAY CONSTRUCTION
MARSHFIELD AUTHORITY				PERMANENT HIGHWAY	221	52				PERMANENT EASEMENT FOR ROADWAY CONSTRUCTION
TOWN OF NATICK				PERMANENT HIGHWAY	3432	59	65265	503		PERMANENT EASEMENT FOR ROADWAY CONSTRUCTION



DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 DATE: 11/11/11

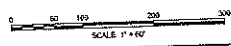
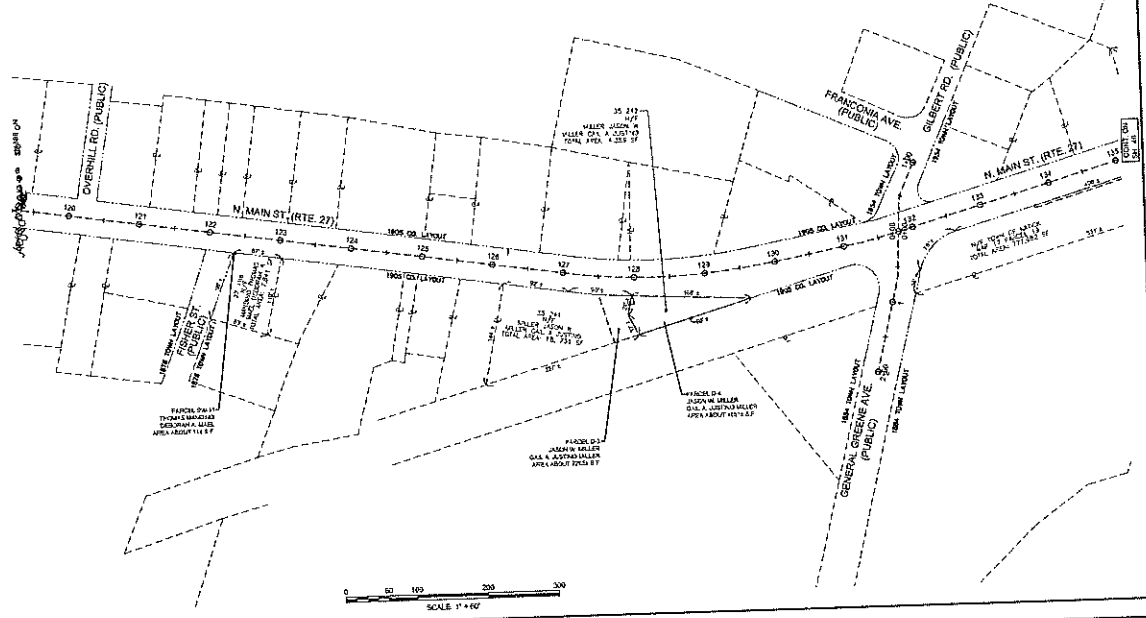




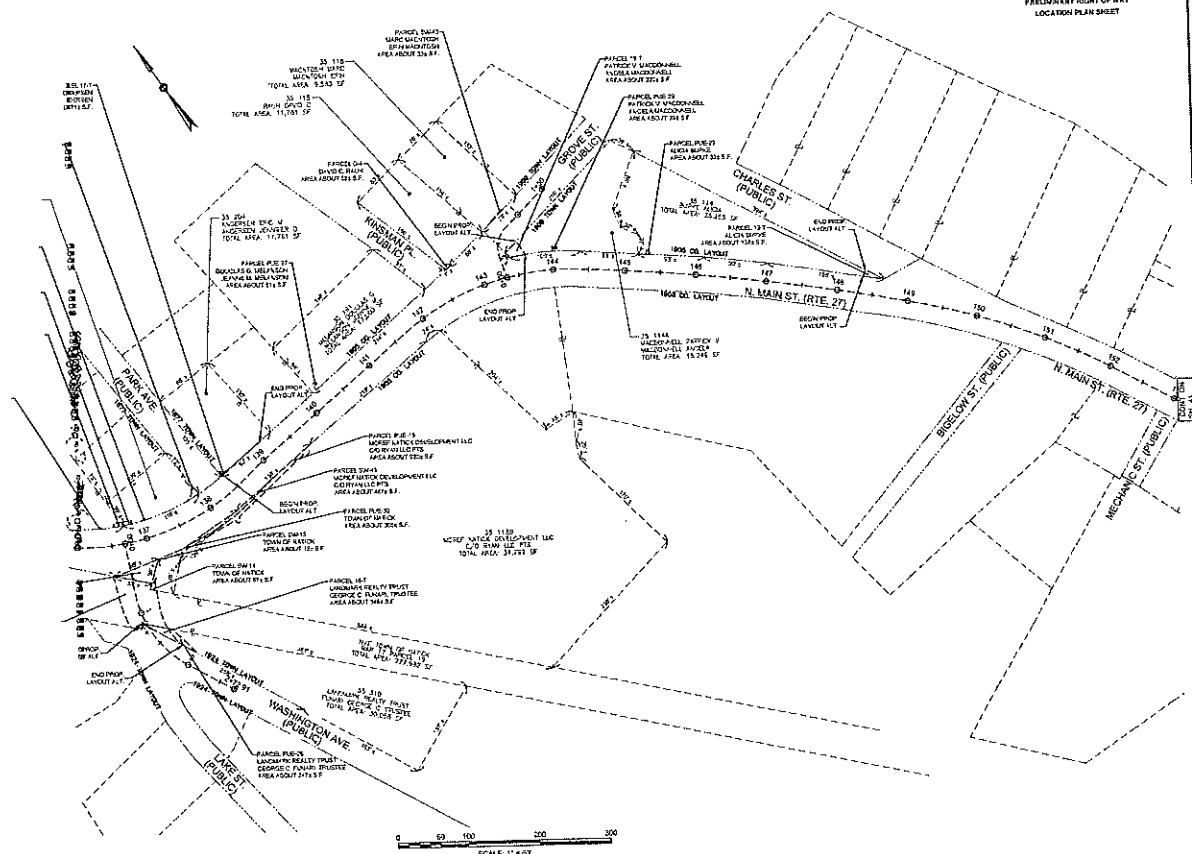
NATICK
NORTH MAIN STREET (ROUTE 27)

PLAN NO.	100-10000-001	SHEET NO.	10
DATE	10/1/84	SCALE	1" = 100'
PROJECT NO.	100-10000	PROJECT NAME	100-10000

PRELIMINARY RIGHT OF WAY
LOCATION PLAN SHEET

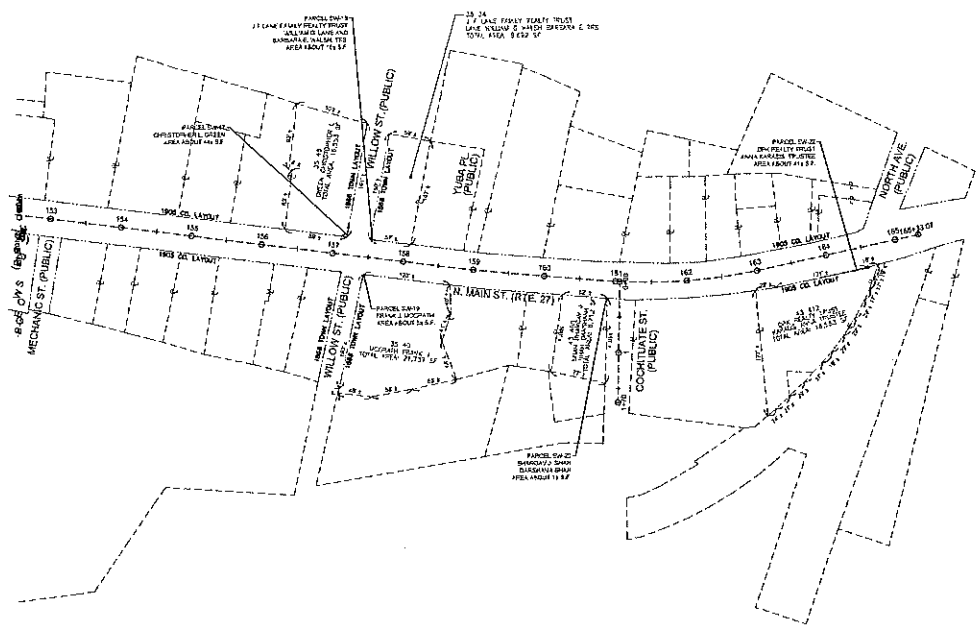


DATE PLOTTED: 10/1/84



0 67 134 201 268 335
 SCALE 1" = 67'

10-

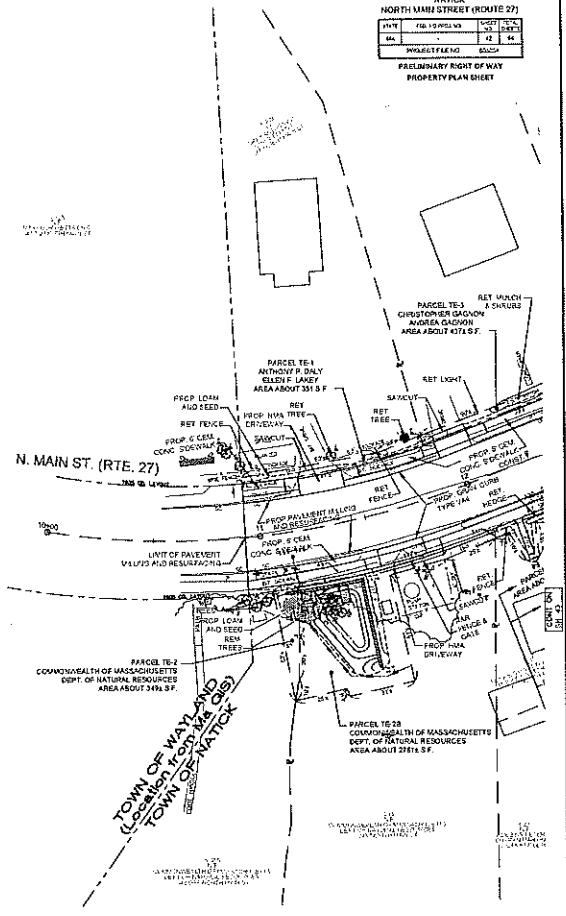


0 50 100 200 300
 SCALE: 1" = 60'

NATICK NORTH MAIN STREET (ROUTE 27)			
PLAN	1/16" = 1'-0"	DATE	12/1/84
MA		BY	J. S. I.
PROJECT FILE NO.	84024		

PRELIMINARY RIGHT OF WAY
PROPERTY PLAN SHEET

- NOTES
1. SEE UTILITY PLANS FOR LOCATION OF OVERHEAD LINES
 2. TREE TRIMMING TO BE COMPLETED WITHIN THE LIMITS OF PERMANENT AND TEMPORARY EASEMENTS

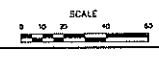
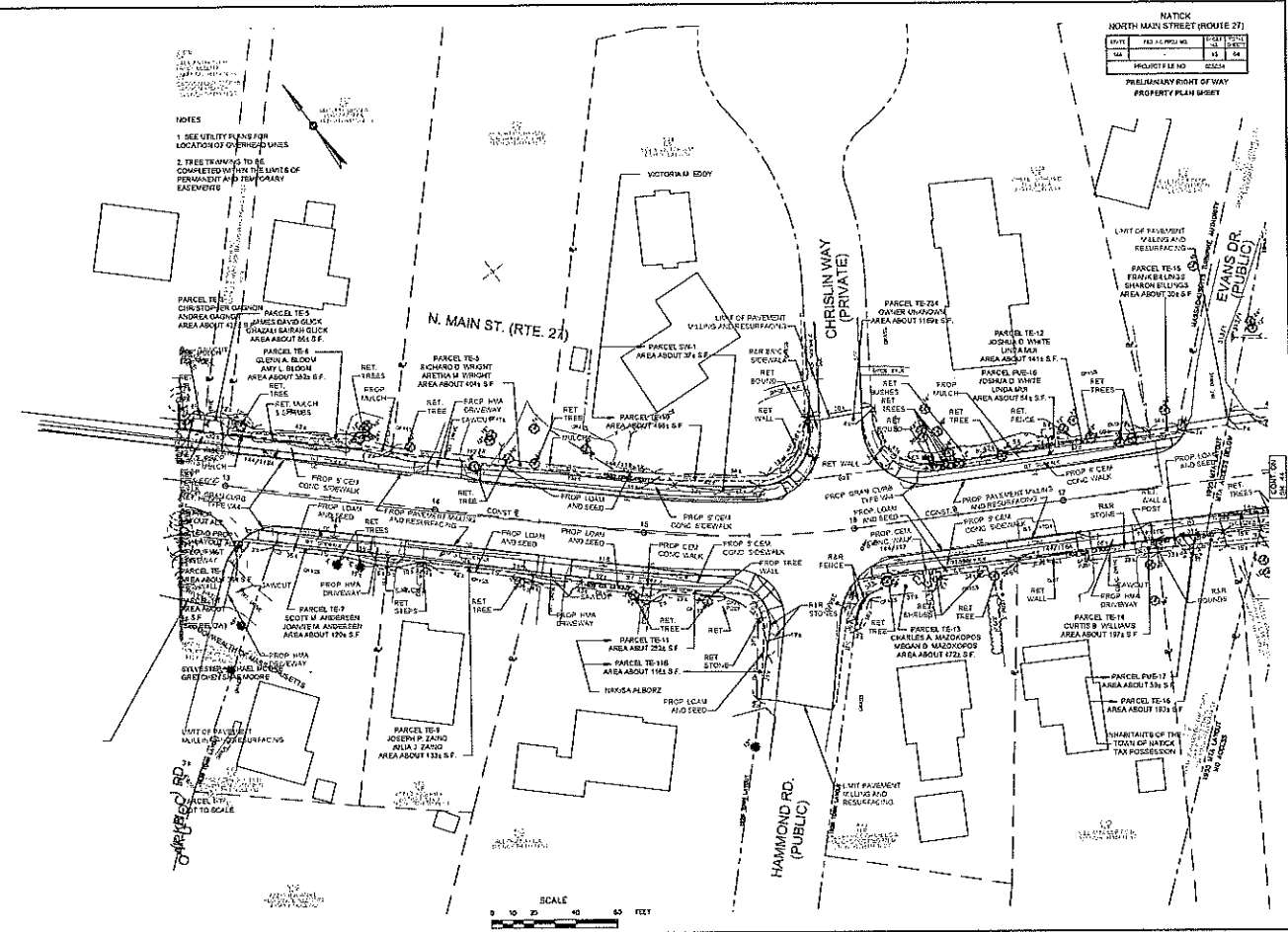


TOWN OF WILMINGTON
(Location of Old Main St.)
TOWN OF NATICK

WATKIN
NORTH MAIN STREET (ROUTE 27)
PRELIMINARY RIGHT OF WAY
PROPERTY PLAN SHEET

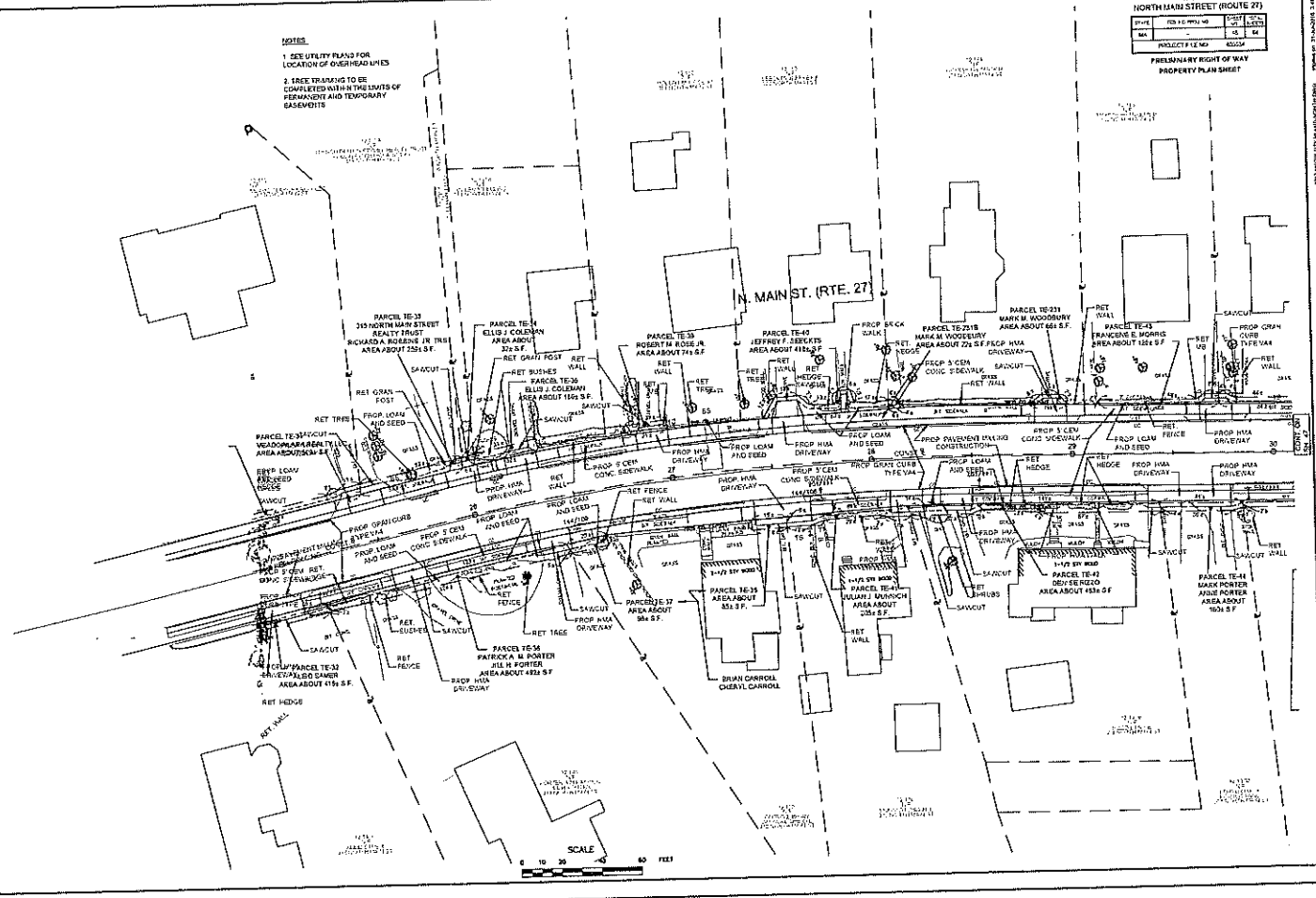
DATE	NO. OF SHEETS	SHEET NO.
1/15/11	15	11
PROJECT FILE NO.	82224	

- NOTES
1. SEE UTILITY PLANS FOR LOCATION OF UTILITY LINES
 2. TREE TRIMMING TO BE COMPLETED IN 90 DAYS OF PERMANENT AND TEMPORARY EASEMENTS



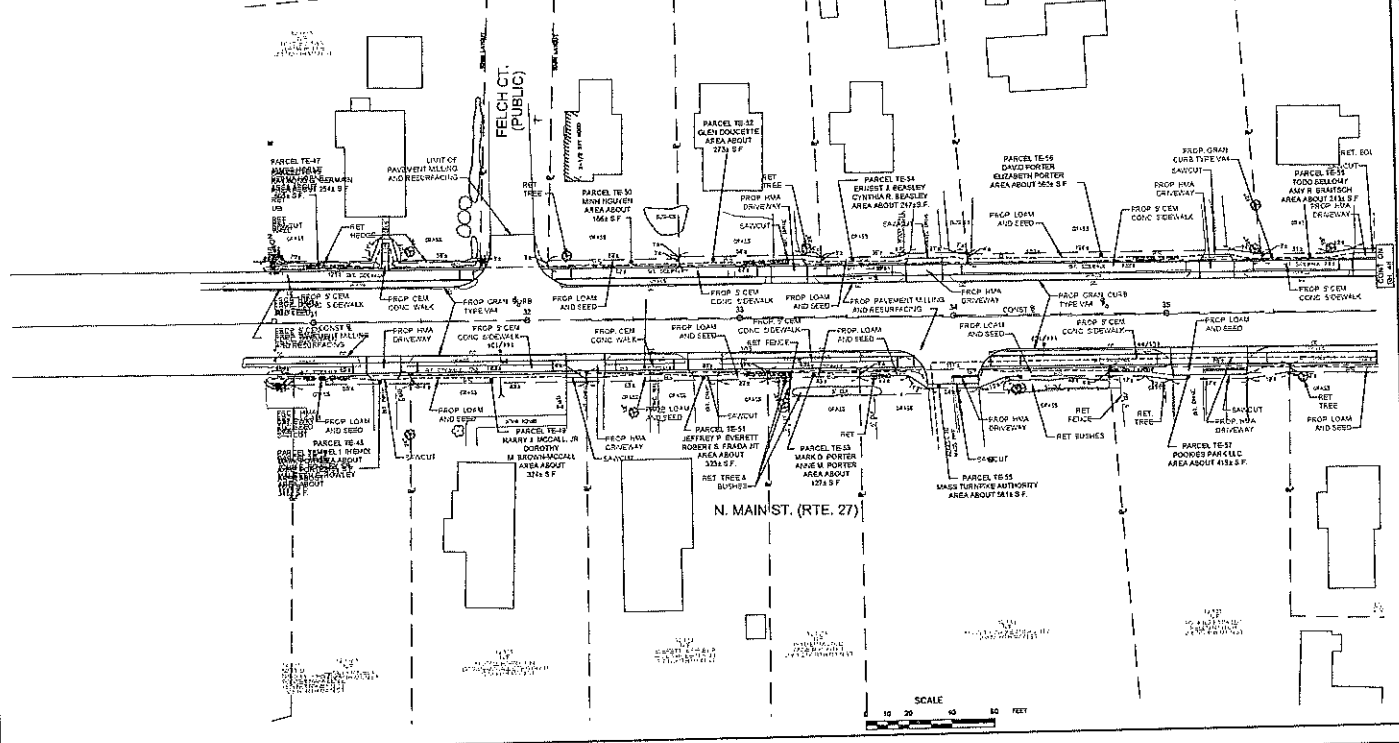
MATCH			
NORTH MAIN STREET (ROUTE 27)			
DATE	FILE NO.	DATE	FILE NO.
MA		15	14
PROJECT FILE NO.		8225P	
PRELIMINARY RIGHT OF WAY			
PROPERTY PLAN SHEET			

- NOTES:**
- SEE UTILITY PLANS FOR LOCATION OF OVERHEAD LINES
 - TREE TRIMMING TO BE COMPLETED WITHIN THE LIMITS OF PERMANENT AND TEMPORARY BASEMENTS

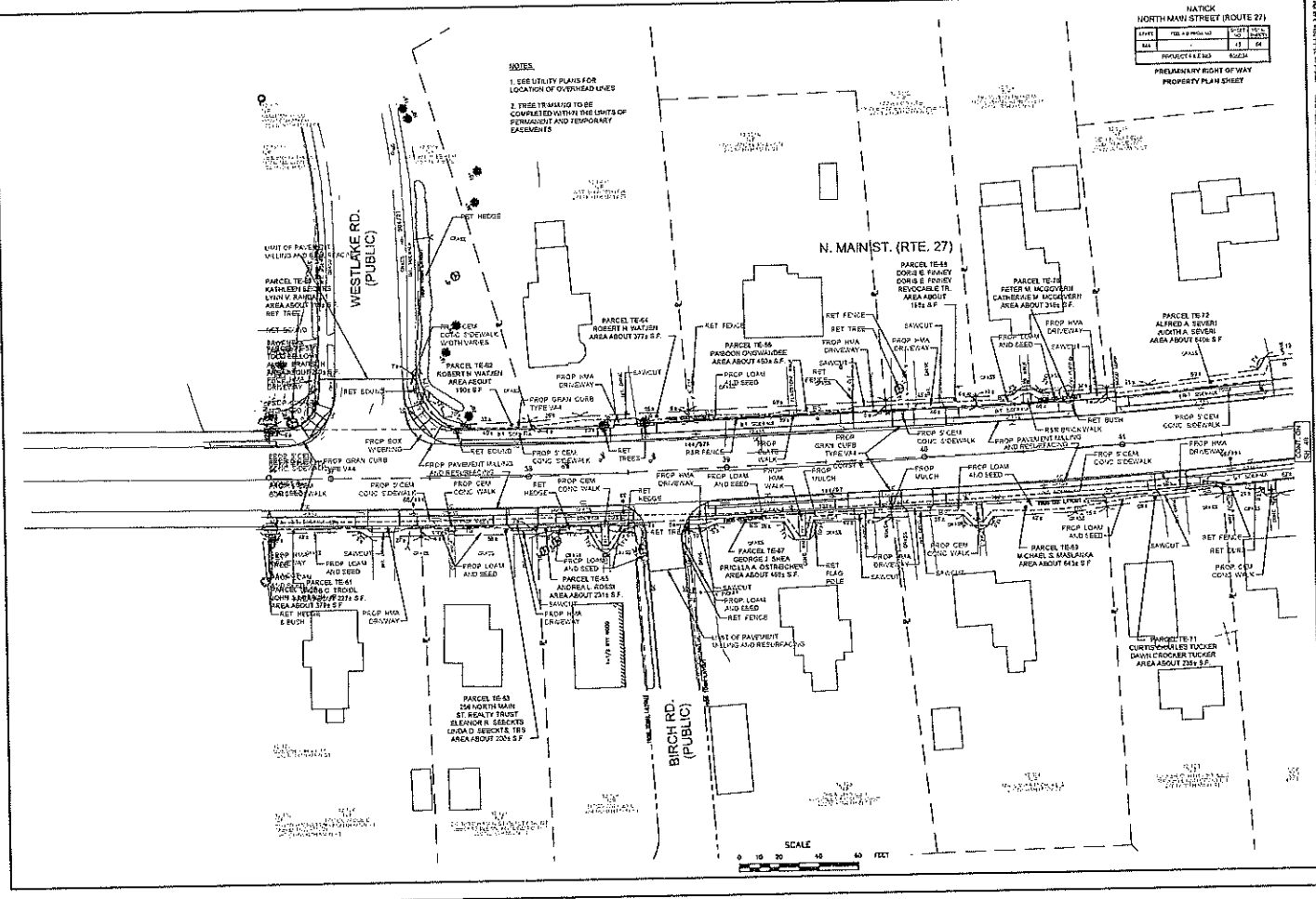


DATE PLOTTED: 11/15/14

- NOTES
1. USE UTILITY PLATES FOR LOCATION OF OVERHEAD LINES
 2. TREE TRIMMING TO BE COMPLETED WITHIN THE LIMITS OF PERMANENT AND TEMPORARY EASEMENTS



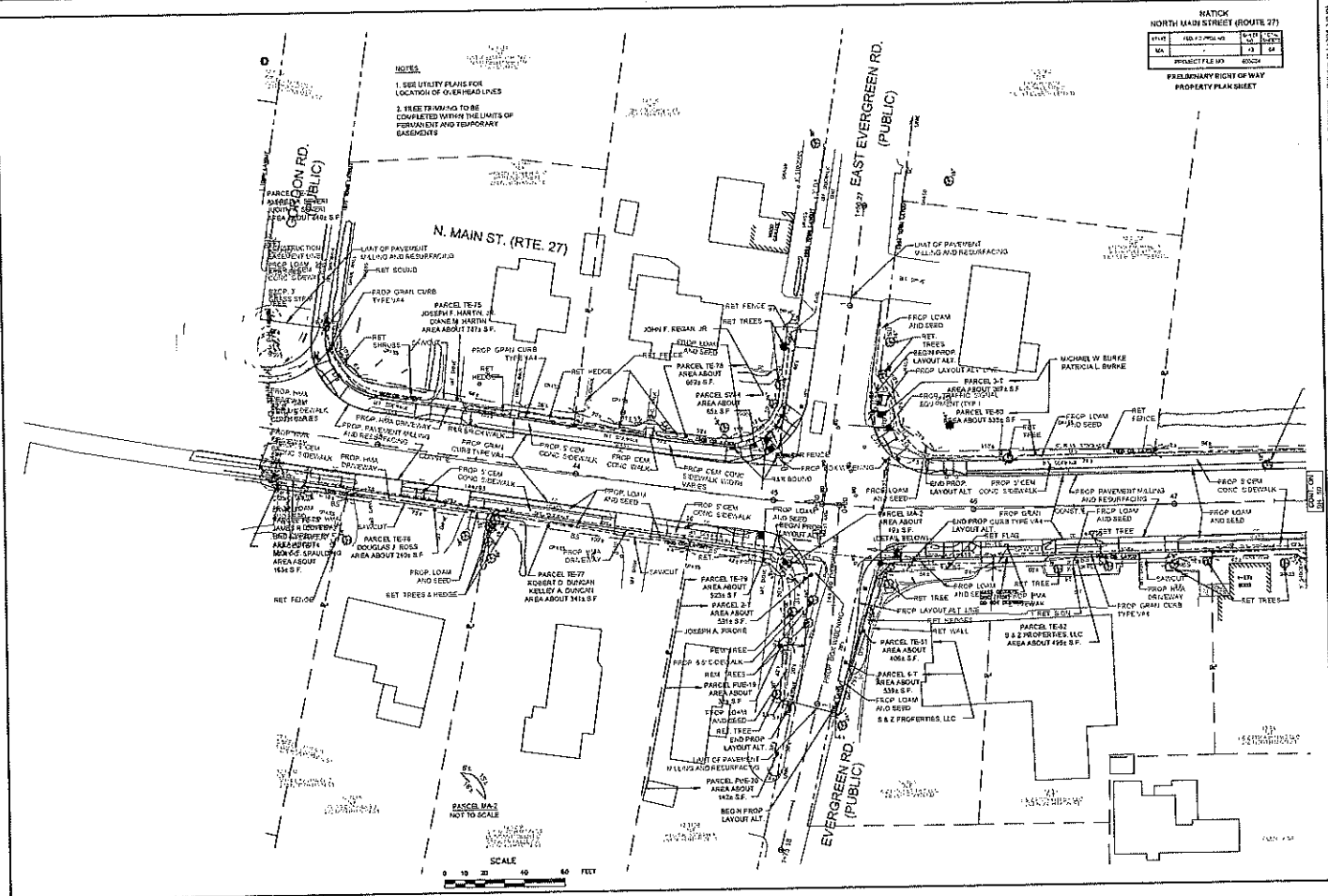
NOTES
1. SEE UTILITY PLANS FOR LOCATION OF OVERHEAD LINES
2. TREES TO REMAIN TO BE COMPLETED WITHIN THE LIMITS OF PERMANENT AND TEMPORARY EASEMENTS



SCALE
0 20 40 60 FEET

HATCH	
DATE	10/10/2010
PROJECT FILE NO.	00254
PROJECT	PRELIMINARY RIGHT OF WAY PROPERTY PLAN SHEET

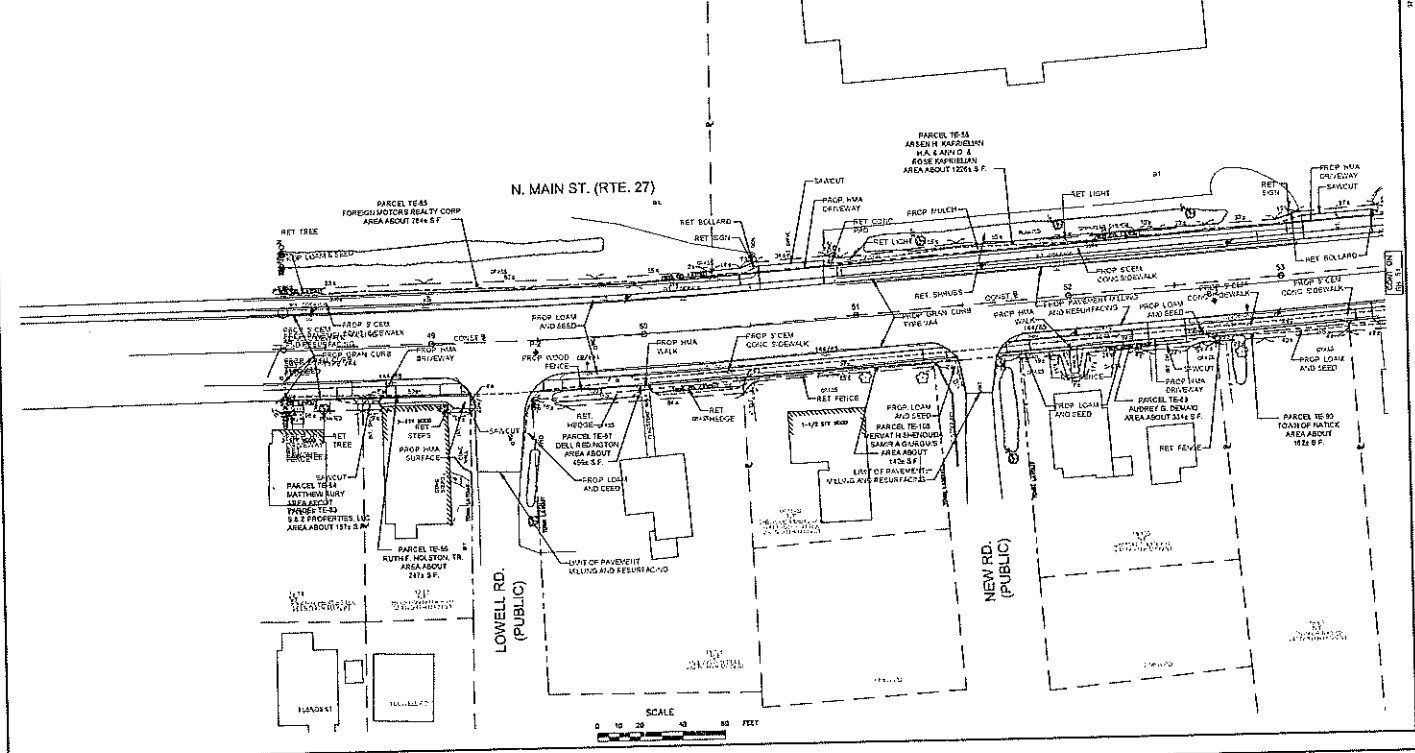
NOTES:
 1. SEE UTILITY PLANS FOR LOCATION OF OVERHEAD LINES
 2. TREE TRIMMING TO BE COMPLETED WITHIN THE LIMITS OF PERMANENT AND TEMPORARY EASEMENTS



SCALE
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DATE PLOTTED: 10/10/2010 10:58:11 AM

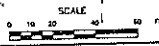
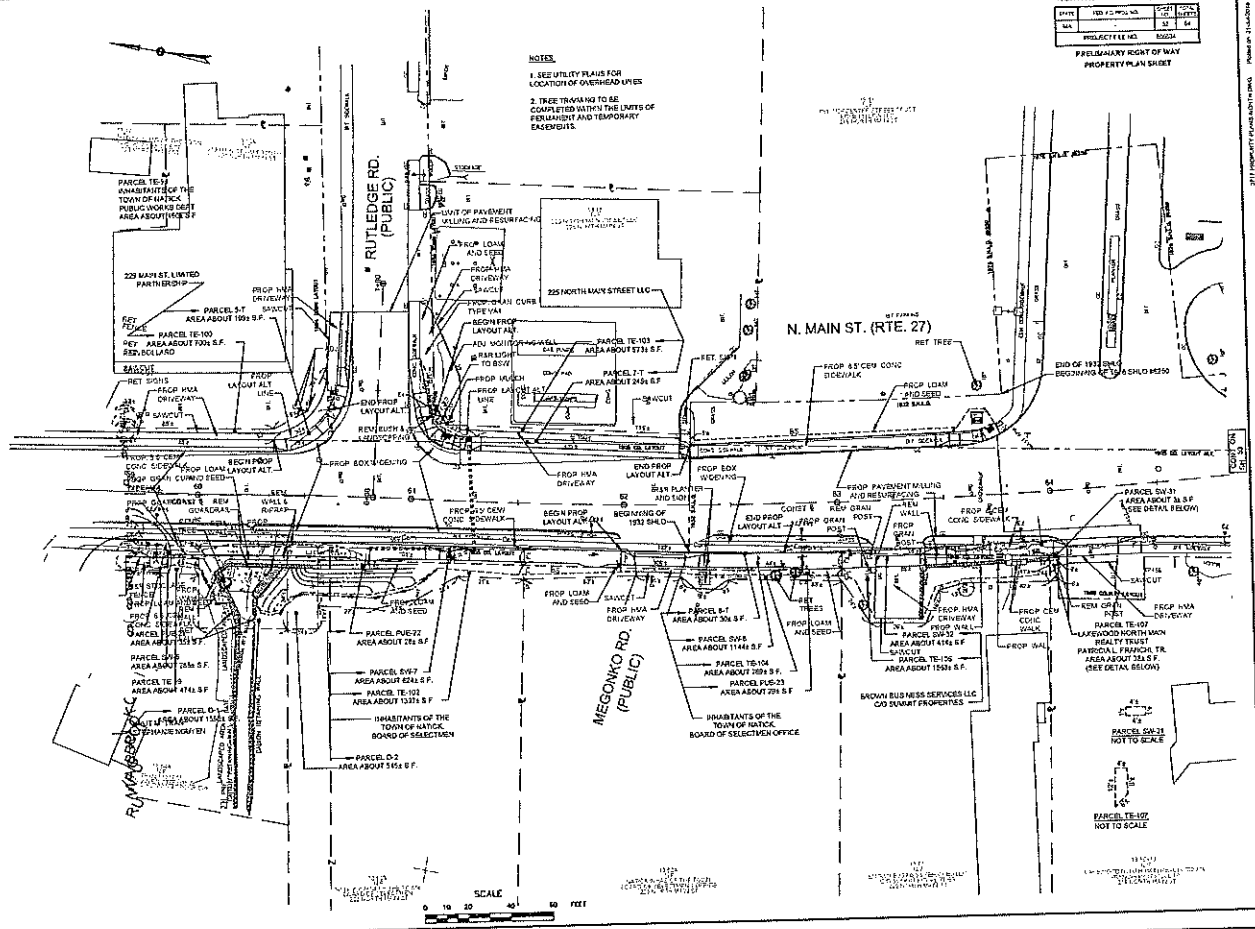
- NOTES**
1. SEE UTILITY PLANS FOR LOCATION OF OVERHEAD LINES
 2. TREE REMOVAL TO BE COMPLETED WITHIN THE LIMITS OF PERMANENT AND TEMPORARY EASEMENTS



DATE PLOTTED: 10/14/2010 10:45:00 AM

NATICK NORTH MAIN STREET (ROUTE 27)			
DATE	10-2-2014	SCALE	AS SHOWN
BY	MA	PROJECT NO.	10000
PRELIMINARY RIGHT OF WAY PROPERTY PLAN SHEET			

- NOTES
- SEE UTILITY PLANS FOR LOCATION OF OVERHEAD LINES
 - TREE TRIMMING TO BE COMPLETED WITHIN THE LIMITS OF PERMANENT AND TEMPORARY EASEMENTS

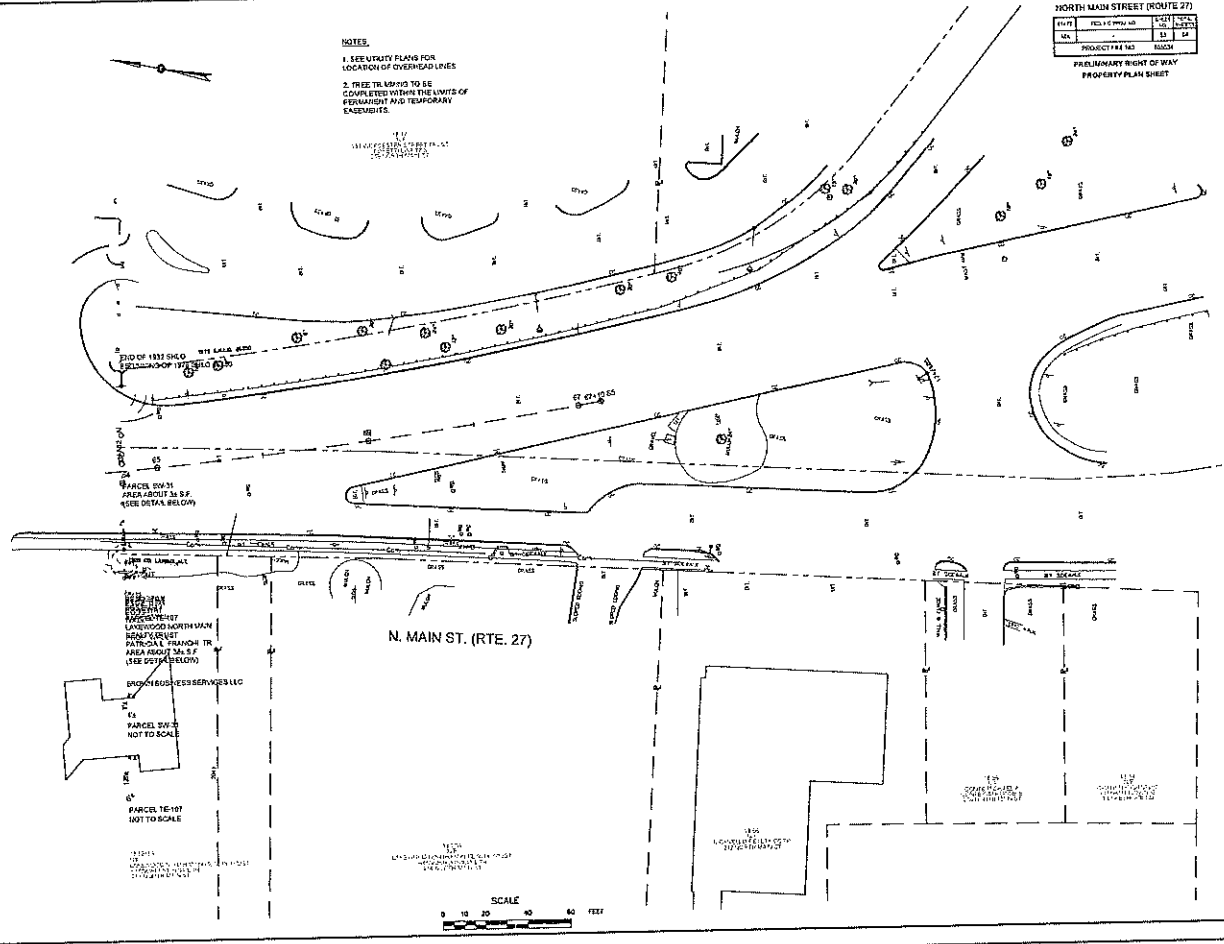


PARCEL TE-100
NOT TO SCALE

PROJECT NO. 10000-14-001

MATCH			
NORTH MAIN STREET (ROUTE 27)			
DATE	FILE #	PROJECT #	SHEET #
04/11/14	100-1000-000	100000000	100
PROJECT #	NO.	NO.	NO.
100000000	100000000	100000000	100000000
PRELIMINARY RIGHT OF WAY PROPERTY PLAN SHEET			

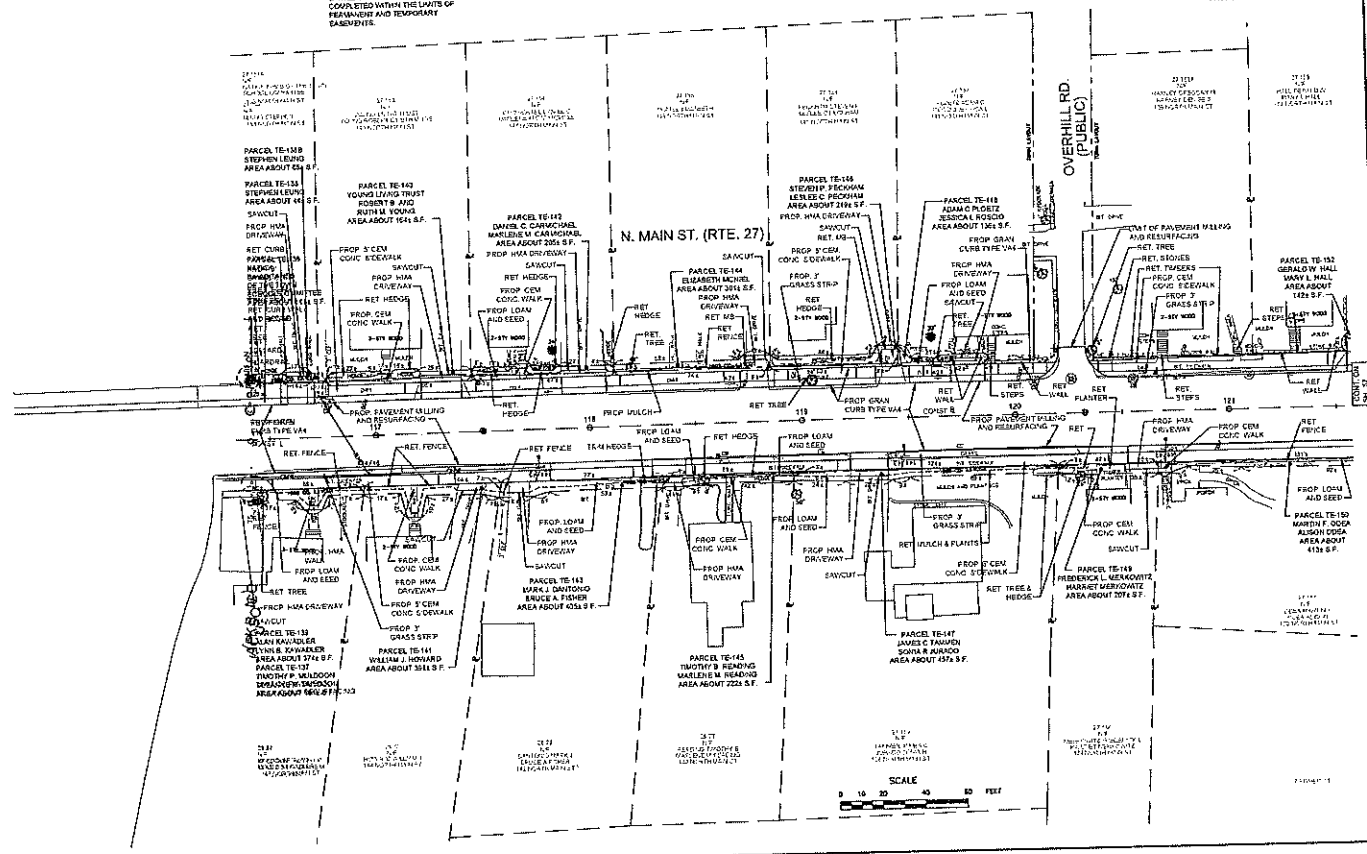
- NOTES:
- SEE UTILITY PLANS FOR LOCATION OF OVERHEAD LINES
 - FREE TRAMPING TO BE COMPLETED WITHIN THE LIMITS OF PERMANENT AND TEMPORARY EASEMENTS.



DATE: 04/11/14

NOTES
 1. SEE UTILITY PLANS FOR LOCATION OF OVERHEAD LINES
 2. TREES REMAINING TO BE COORDINATED WITH THE LIMITS OF PERMANENT AND TEMPORARY EASEMENTS.

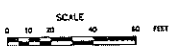
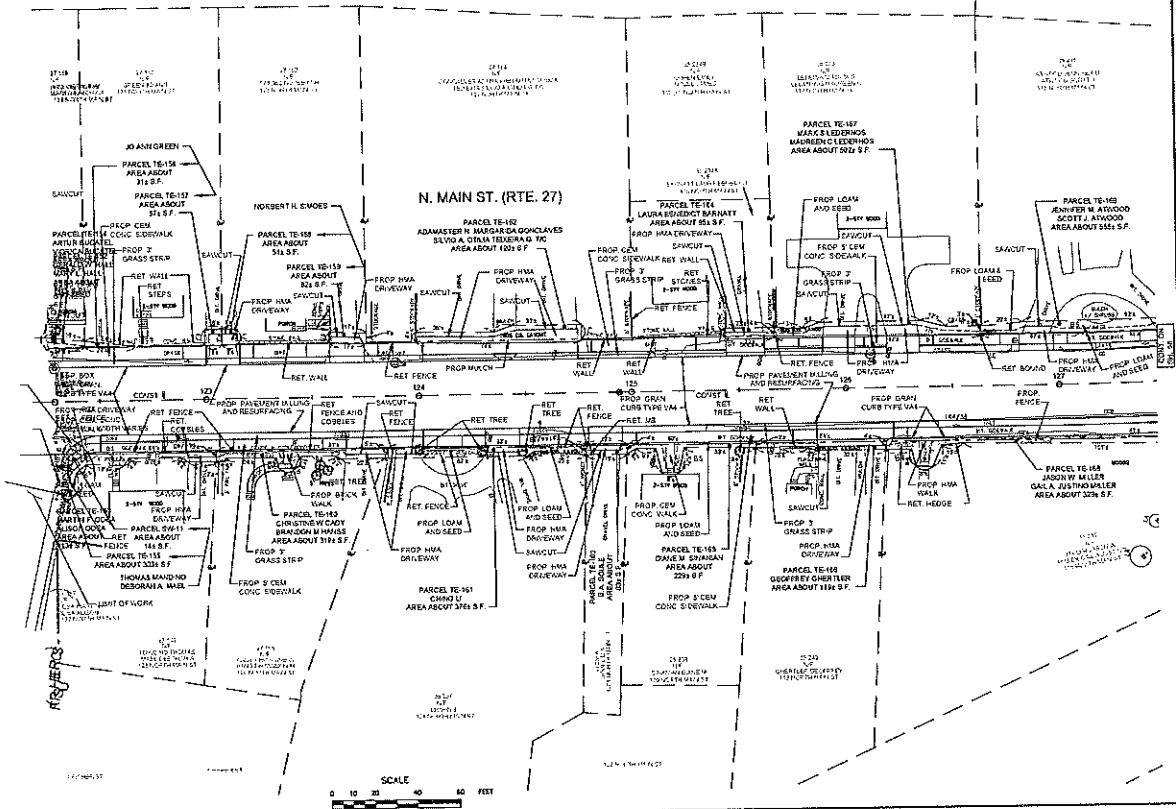
6



SCALE
 0 25 50 100 FEET

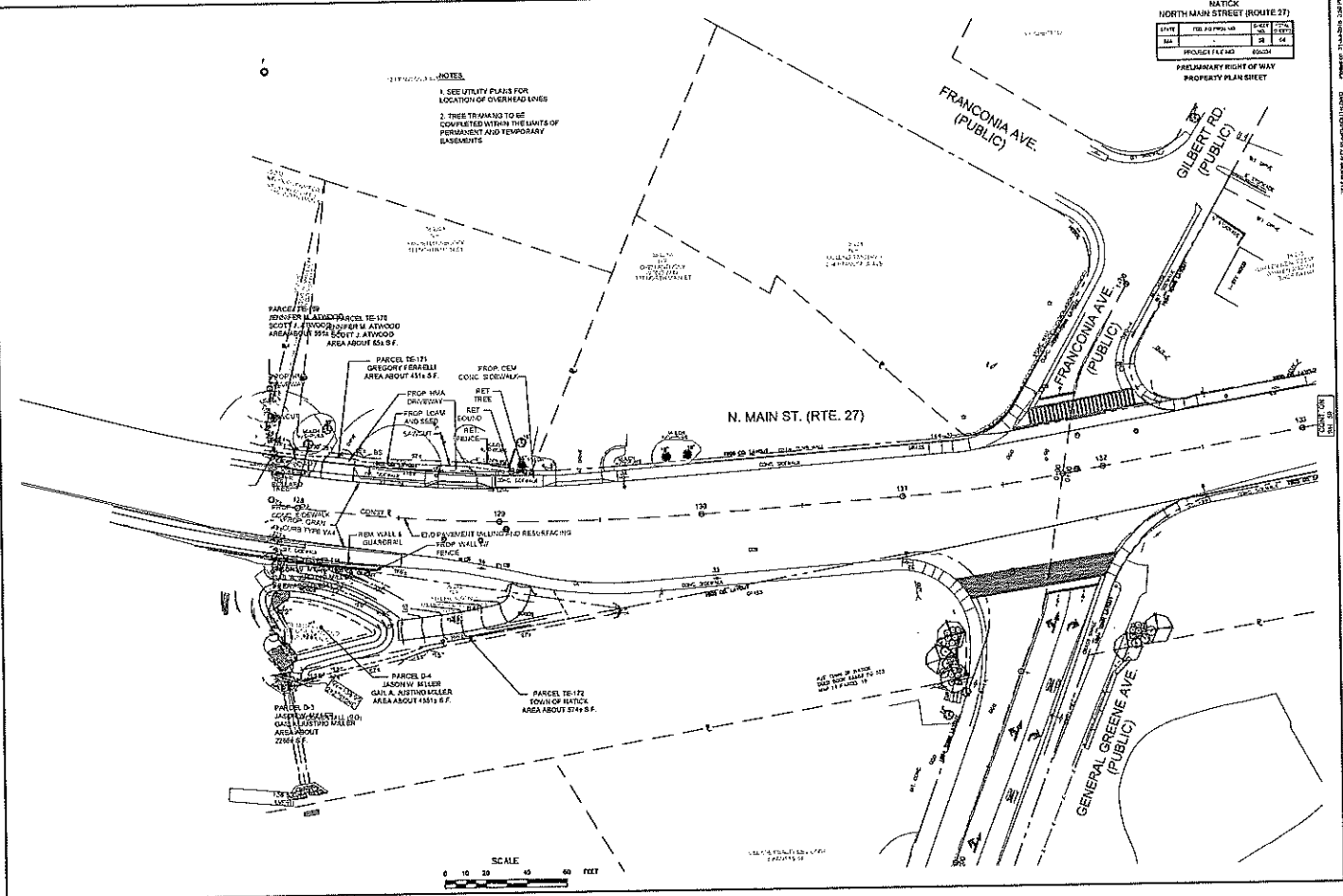
2017 PROPERTY PLAN AND SURVEY

- 6
- NOTES
 1. SEE UTILITY PLANS FOR LOCATION OF OVERHEAD LINES
 2. TREE REMOVAL TO BE COMPLETED WITHIN THE LIMITS OF PERMANENT AND TEMPORARY EASEMENTS



2017 PROPERTY MAPS/PLANS SECTION

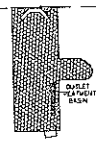
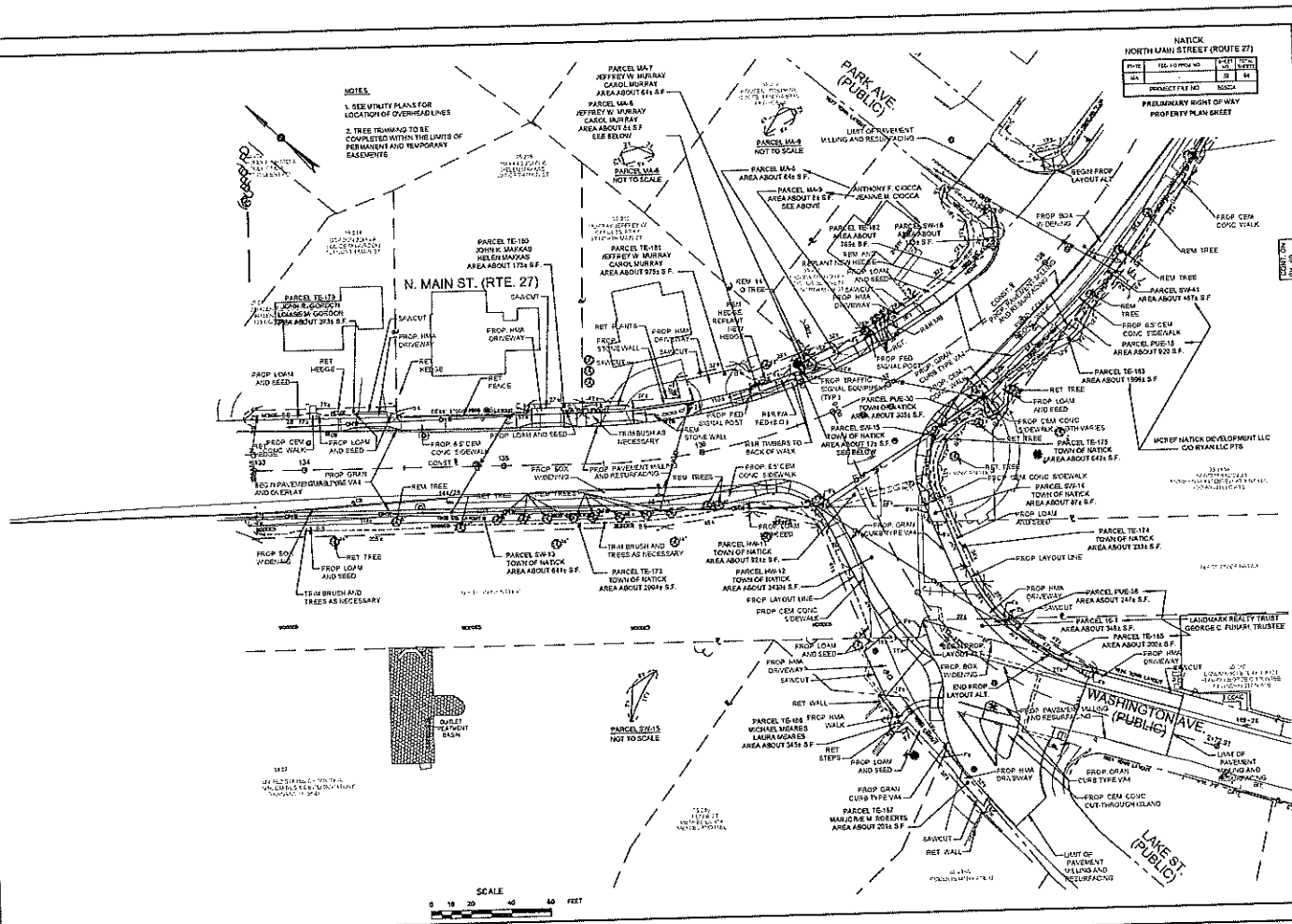
- NOTES
1. SEE UTILITY PLANS FOR LOCATION OF OVERHEAD LINES
 2. TREES TO REMAIN TO BE COMPLETED WITHIN THE LIMITS OF PERMANENT AND TEMPORARY EASEMENTS



SCALE
 0 10 20 30 40 50 60 FEET

NATICK NORTH MAIN STREET (ROUTE 27)			
DATE	12-15-2010	SCALE	AS SHOWN
BY	W. J. MURRAY	PROJECT NO.	10-11
PRELIMINARY RIGHT OF WAY PROPOSED PLAN SHEET			

- NOTES**
1. SEE UTILITY PLANS FOR LOCATION OF OVERHEAD LINES
 2. TREE TRIMMING TO BE COMPLETED WITHIN THE LIMITS OF PERMANENT AND TEMPORARY EASEMENTS



SCALE
0 15 30 45 60 FEET

DATE PLOTTED: 12-15-2010

NOTES
 1. SEE UTILITY PLANS FOR
 LOCATION OF OVERHEAD LINES
 2. TREE TRIMMING TO BE
 COMPLETED WITHIN THE LIMITS OF
 PERMANENT AND TEMPORARY
 EASEMENTS

BY
 W. J. ANDERSON
 REGISTERED LAND SURVEYOR

BEIGN PROP
 LAYOUT ALT
 PARCEL TE-105
 DOUGLAS Q. MELANSON
 AREA ABOUT 511 S.F.

PARCEL TE-107
 DOUGLAS Q. MELANSON
 AREA ABOUT 511 S.F.

N. MAIN ST. (RTE. 27)

KINGSMAN PL
 (PUBLIC)

PARCEL TE-102
 DAVID C. BAUM
 AREA ABOUT 244 S.F.

PARCEL EM-45
 MARCO MACDONELL
 AREA ABOUT 314 S.F.

PARCEL TE-104
 MARCO MACDONELL
 AREA ABOUT 314 S.F.

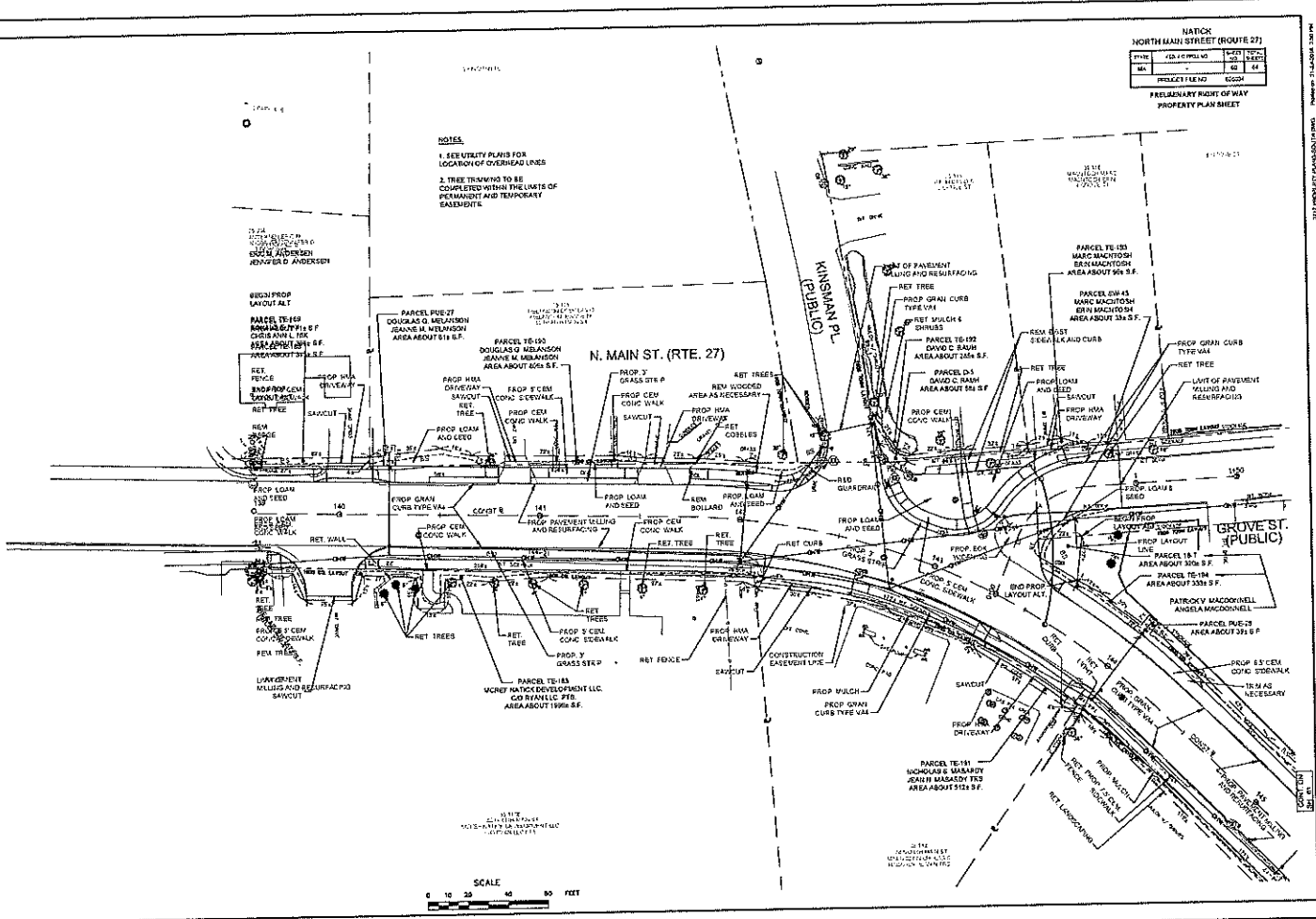
GROVE ST.
 (PUBLIC)

PARCEL TE-101
 AREA ABOUT 308 S.F.

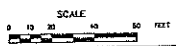
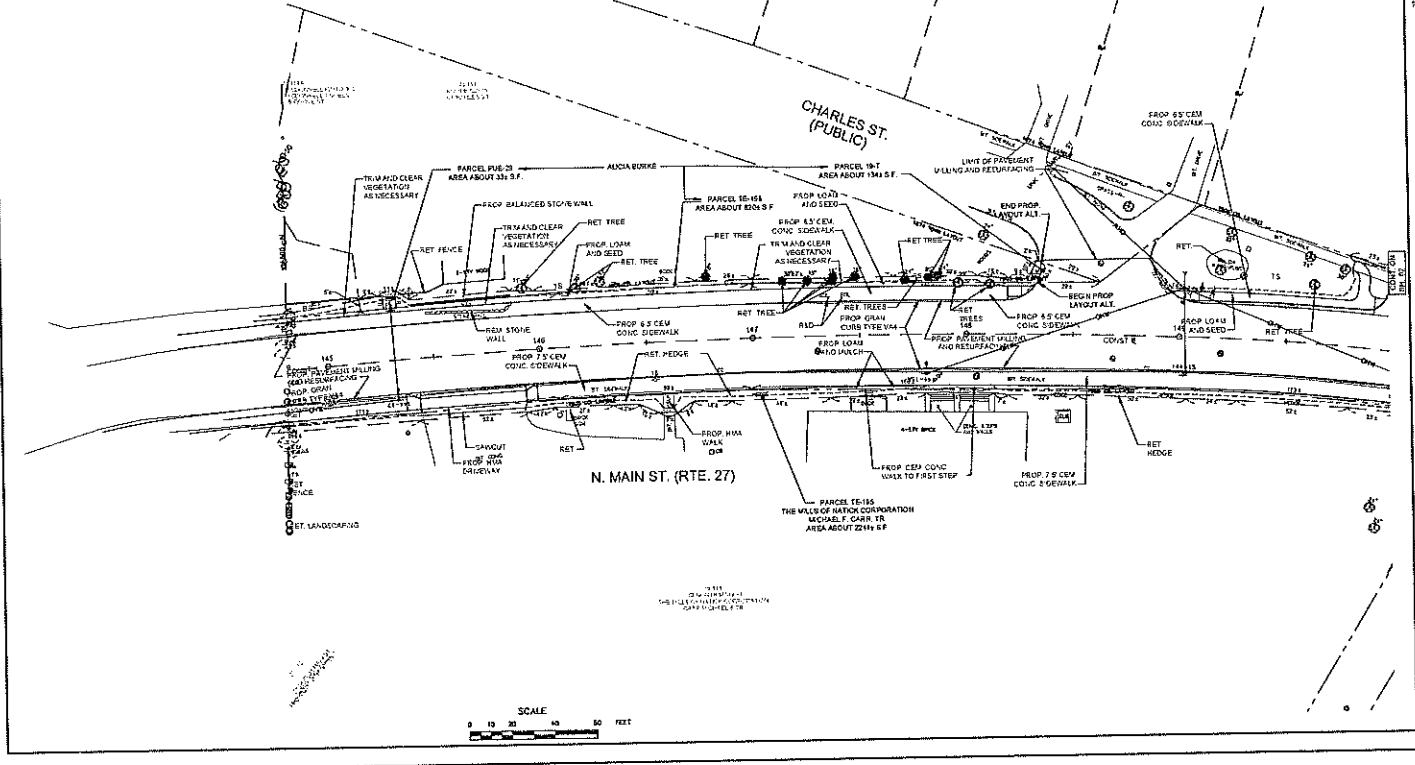
PARCEL TE-103
 AREA ABOUT 314 S.F.

PARCEL TE-101
 DOUGLAS S. SHAWNEY
 AREA ABOUT 512 S.F.

SCALE
 0 10 20 40 60 FEET



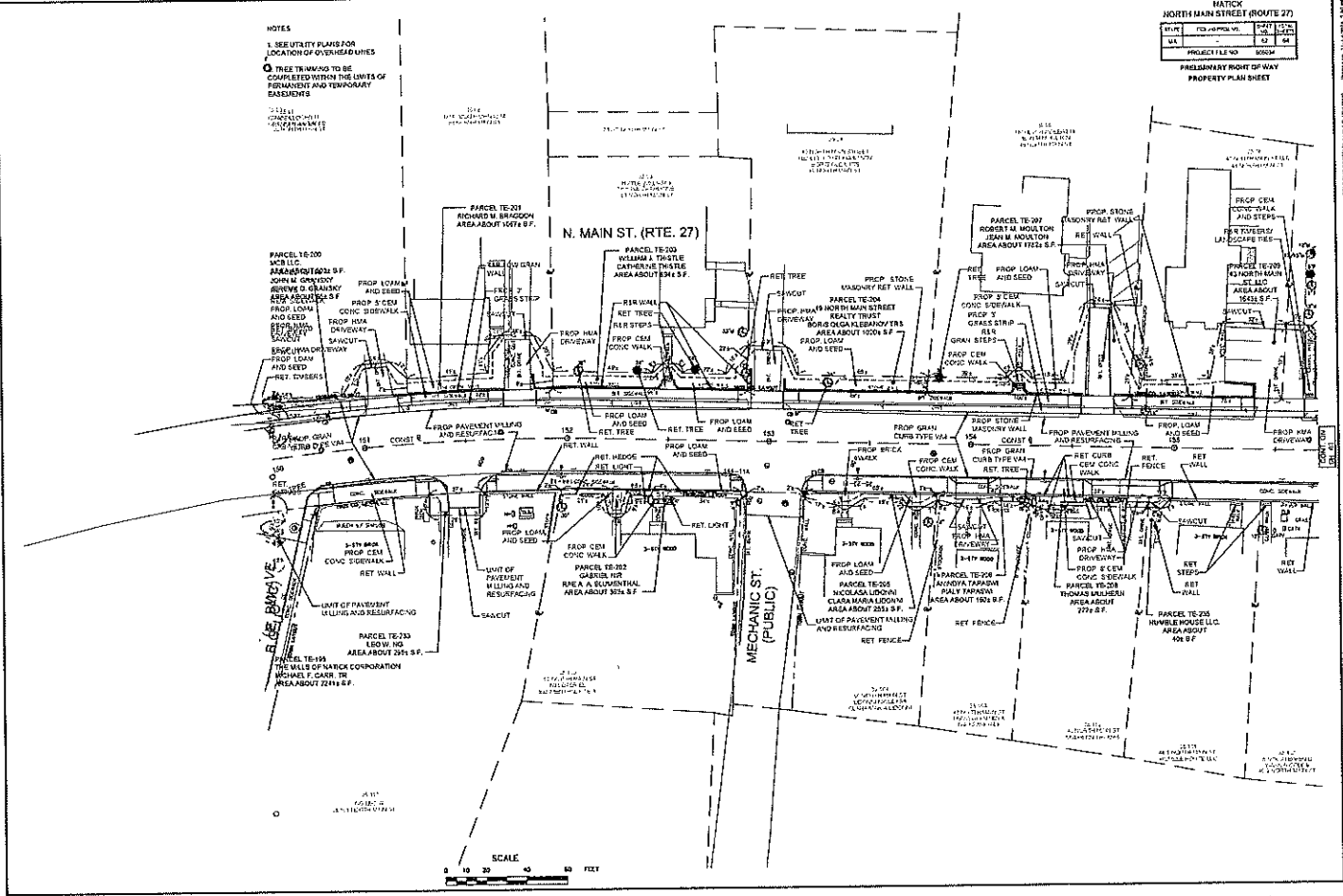
- NOTES
 1. SEE UTILITY PLANS FOR
 LOCATION OF OVERHEAD LINES
 2. TREE REMOVAL TO BE
 COMPLETED WITHIN THE LIMITS OF
 PERMANENT AND TEMPORARY
 EASEMENTS



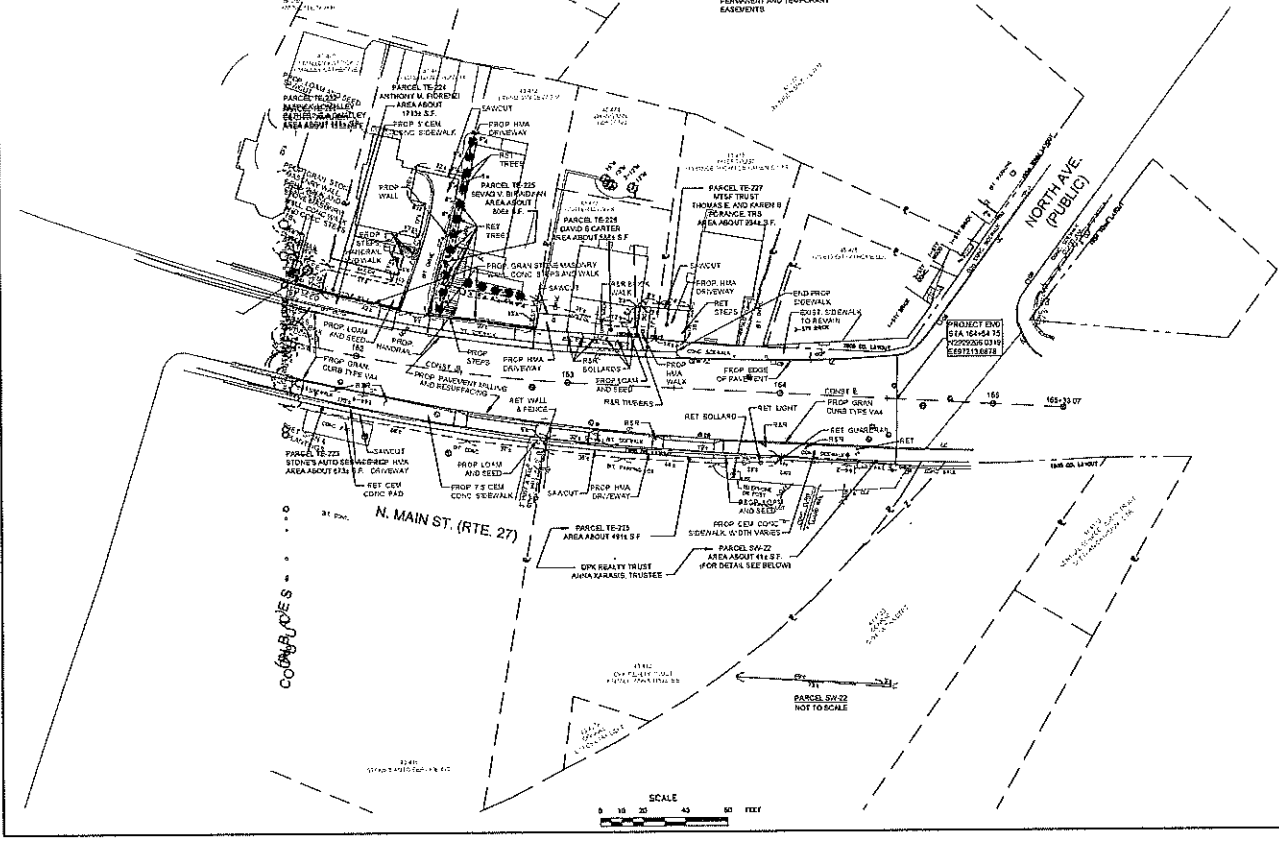
3111 PROPERTY PLAN SHEET (6/27/63)

HATCH	
NORTH MAIN STREET (ROUTE 27)	DATE: 12/15/20
PROJECT FILE NO: 20004	SCALE: 1" = 40'
PRELIMINARY RIGHT OF WAY PROPERTY PLAN SHEET	

NOTES
 1. SECURITY PLANS FOR LOCATION OF OVERHEAD LINES
 2. TREE TRIMMING TO BE COMPLETED WITHIN THE UNITS OF PERMANENT AND TEMPORARY EASEMENTS



- NOTES
1. SEE UTILITY PLANS FOR LOCATION OF OVERHEAD LINES
 2. IT IS TO BE UNDERSTOOD THAT THIS PLAN IS TO BE COMPLETED WITHIN THE LIMITS OF PERMANENT AND TEMPORARY EASEMENTS



3117 PROPERTY PLAN SHEET (DWG)