

**KGI DESIGN AND CONSTRUCTION**  
45 Broad Street, 4<sup>th</sup> Floor  
Boston, MA 02109

**LETTER OF TRANSMITTAL**

TO: Wayland Planning Department  
Wayland Town Building  
41 Cochituate Road  
Wayland, MA 01778-2614

DATE : 9/1/06	
Attention: Joe Laydon	
Re: Concept Plan	
Wayland Town Center Project	
Wayland, MA	

WE ARE SENDING YOU:

☒ Attached    ☐ Under separate cover via  
☐ Shop    ☐ Prints    ☐ Plans    ☐ Samples    ☐  
☐ Copy of    ☐ Change order    ☐

Copies	Date	No.	Description
1	9/1/06		Letter to Planning Board addressing August 8, 2006 Concept Plan comments.
1	9/1/06		CD w/ pdf copies of updated Concept Plans.
25	9/1/06		Supplemental Concept Plans.

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ For approval    ☐ Approved as submitted    ☐ Resubmit    ☐ copies for approval  
☐ For your use    ☐ Approved as noted    ☐ Submit    ☐ copies for distribution  
☒ As requested    ☐ Returned for correction    ☐ Return    ☐ corrected prints  
☐ For review    ☐  
☐ For bids due    ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Copy

to: File

Signed:

*Frank X Dougherty*  
Frank Dougherty

## **TWENTY WAYLAND, LLC**

c/o KGI Properties  
45 Broad Street, 4<sup>th</sup> Floor  
Boston, MA 02109  
617-357-9300 (telephone)  
617-357-9990 (facsimile)

September 1, 2006

Wayland Planning Board  
Wayland Town Building  
41 Cochituate Road  
Wayland, MA 01778-2614  
Attention: Joseph Laydon, Town Planner

Re: Concept Plans  
Town Center Project  
400 Boston Post Road  
Wayland, MA

Dear Mr. Laydon;

This letter transmits supplemental information for the referenced project as requested by the Planning Board on August 8, 2006. The request was based on a review of our August 1, 2006 Concept Plan submittal compared to the board's August 7, 2006 Rules and Regulations. We are providing the supplemental information to assist the review process even though we are not required to comply with August 7, 2006 Rules and Regulations submittal requirements.

The following summarizes the board's comments and our responses:

1. Provide a total of 20 plans, including originals.

*Response: We will provide 25 copies as requested by the Planning Board.*

2. USGS Map not provided, orthographic photo utilized.

*Response: The cover sheet has been revised to include both the USGS map and the orthographic photograph. Given the density of those two items, the printing can be difficult to read. I suggest we delete the orthographic photograph requirement for future submittals.*

3. North Arrow not provided on cover sheet

*Response: This has been provided but difficult to read due to the plotting issue cited in Comment #2 above.*

4. Symbols are used intermittently  
*Response: This has been provided.*
5. All drawings must be stamped and signed.  
*Response: This has been provided.*
6. Lighting Plan is a different scale  
*Response: The lighting plan has to be provided at a larger scale to allow for the photometric design information to be legible. This comment will not be addressed.*
7. Provide orthographic photo at  $\frac{3}{4}$  mile radius.  
*Response: The plan shows a one- mile radius, which includes the  $\frac{3}{4}$  mile requirement. The plan will not be changed.*
8. Distinguish between primary and secondary reserve septic systems.  
*Response: This has been provided on Drawing CP2.*
9. General architectural design and perspective massing plans are required.  
*Response: These have been provided.*
10. Provide official application form.  
*Response: The application form has not been provided because we are not required to comply with the application requirements of the Planning Board's Rules and Regulations.*
11. Provide copy of property deed.  
*Response: This is attached*
12. Provide list of consultants.  
*Response: See attached list.*
13. Provide list of anticipated permits.  
*Response: A preliminary list is attached on the attached schedule*
14. Provide schedule/time line for permitting.  
*Response: A preliminary schedule is attached. The schedule will be expanded as the design and permitting process proceeds.*
15. Statement of the total upland areas to be developed.  
*Response: We have not completed our wetland assessments or filed a wetland determination with the Wayland Conservation Commission. Therefore we cannot state the area of upland area to be developed at this time.*

16. Statement describing any environmental constraints to the property.

*Response: The environmental constraints, other than the wetland related issues, to the property relate to the on-going remediation by Raytheon Corporation. The plans depict (line depicted as the "Raytheon Line" those areas, based on discussions with Raytheon, that we anticipate being allowed to utilize the property for residential types uses. The entire site can be utilized for commercial development.*

17. Provide expanded design approach descriptions.

*Response: We will provide expanded information as the design review discussions proceed.*

18. Provide traffic study.

*Response: The study is being completed and will be filed at a later date.*

19. Show existing easements.

*Response: This has been provided on the plans.*

20. Show proposed internal ROW and existing edge of pavements.

*Response: There are not proposed internal ROW and existing edge of pavement is shown on plans.*

21. Show proposed grading.

*Response: This is provided.*

22. Show wetland buffers.

*Response: This is provided.*

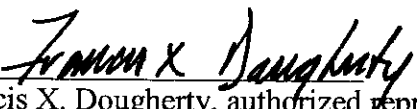
23. Show environmental constraints on plans.

*Response: This is provided. See Comment 16 above.*

Please do not hesitate to contact me with any questions or concerns.

Sincerely,

TWENTY WAYLAND, LLC

By: 

Francis X. Dougherty, authorized representative

cc: D. Stratouly, CGI  
G. Clagett, CGI  
A. Deluca, KGI  
C. Irving, KGI

**Anticipated Permits and Schedule**  
**Wayland Town Center Project Schedule**  
**Boston Post Road**  
**Wayland, MA 02109**

Printed: Fri 9/1/06  
 Schedule Version: September 1, 2006

ID	Task Name	Anticipated Permit	Jan	May	Sep	Jan	May	Sep	Jan
1	Permitting and Design								
2	MUOD Re-Zone Approval								
3	State Permitting								
4	MEPA Permitting								
5	Mass Highway Department	MEPA Certificate							
6	Mass DEP - Wetlands Permitting	Sect 61, Curb Cut, Traffic Lights							
7	Mass DEP - Wastewater Permitting	Order of Conditions							
8	Local Permitting	Title V Septic Approval							
9	Planning Board								
10	Concept Plan								
11	Master Special Permit								
12	Phase I Site Plan Permit	Master Special Permit							
13	Phase II Site Plan Permit	Phase I Site Plan Permit							
14	Board of Road Commissioners	Phase II Site Plan Permit							
15	Conservation Commission	Curb Cut, Road Opening							
16	Board of Health	Order of Conditions							
17	Wastewater Commission	Title V Septic Approval							
		Wastewater Connection							

## **TWENTY WAYLAND, LLC**

c/o KGI Properties  
45 Broad Street, 4<sup>th</sup> Floor  
Boston, MA 02109  
617-357-9300 (telephone)  
617-357-9990 (facsimile)

Consultant List  
Wayland Town Center Project  
September 1, 2006

### *Architect/Masterplanner*

*Arrowstreet*  
*212 Elm Street*  
*Somerville, MA 02144*

### *Civil Engineer*

*RJ O'Connell & Associates, Inc.*  
*600 Unicorn Park Drive*  
*Woburn, MA 01801*

### *Site Lighting*

*ID Group*  
*38 Chauncy Street*  
*Boston, MA 02111*

### *Housing Architect*

*Shesky Architects*  
*14 Franklin Street*  
*Quincy, MA 02169*

### *Transportation Engineering*

*Vanasse & Associates*  
*10 New England Business Center Drive Suite 314*  
*Andover, MA 01810-1066*

When Filed for Registration and  
Recorded Return To:  
David J. Tracy, Esq.  
Holland & Knight LLP  
One Financial Plaza, 18<sup>th</sup> Floor  
Providence, RI 02903

MSX. SO. DIST. DEEDS

45981

PAGE 177

8/30/05

11:57

MDSX. SO. DIST. DEEDS

DOCUMENT 1386382

DATE 8/30/05

TIME 11:11

### QUITCLAIM DEED

WAYLAND BUSINESS ASSOCIATES LLC, a Delaware limited liability company, with an address at 825 Third Avenue, New York, New York 10022 (the "Grantor"), in consideration of Twenty Three Million Four Hundred Thousand Dollars (\$23,400,000.00), hereby grants to TWENTY WAYLAND, LLC, a Massachusetts limited liability company (the "Grantee"), with QUITCLAIM COVENANTS, those certain parcels of land in Wayland, Middlesex County, Massachusetts, together with any improvements located thereon, being more particularly described on Exhibit A attached hereto and incorporated herein.

Said parcels of land are commonly known as Wayland Business Center, 400-440 Boston Post Road, Wayland, Massachusetts (the "Property").

Said Property is conveyed subject to, and with the benefit of, all rights, easements, reservations, restrictions and other matters of record, insofar as the same are now in force and applicable.

For Grantor's title, see deed of GRM PROPERTIES II LLC, dated August 24, 2004, filed with the Middlesex South Registry District of the Land Court as Document No. 1346745 and noted on Certificate of Title No. 231875 and recorded with the Middlesex South District Registry of Deeds in Book 43588, Page 580.

[Signature on the following page.]

Grantor has caused these presents to be signed by Jeffrey Hertz, a person authorized to act with respect to real property on behalf of Wayland Business Associates LLC as a sealed instrument as of August 29, 2005.

WAYLAND BUSINESS ASSOCIATES LLC, a  
Delaware limited liability company

By: Jeffrey Hertz  
Name: Jeffrey Hertz  
Title: Vice President

Exhibit "A" - Real Property Description

STATE OF NEW YORK

County of New York, ss

August 25 2005

On this 25 day of August, 2005, before me, the undersigned Notary Public, personally appeared the above-named Jeffrey Hertz, Vice President of Wayland Business Associates LLC, proved to me by satisfactory evidence of identification, being my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose, as the authorized person.

Virginia Rodriguez  
(Print Name of Notary Public): Virginia Rodriguez  
My commission expires: VIRGINIA RODRIGUEZ  
Affix Raised Notarial Seal Notary Public, State of New York  
No. 01RO6106304

Qualified in New York County  
Commission Expires March 1, 2008

Address for Grantee:  
TWENTY WAYLAND, LLC  
c/o KGI Properties, LLC  
45 Broad Street  
Boston, Massachusetts 02109  
Attn: Anthony J. DeLuca



When Filed for Registration and  
Recorded Return To:  
David J. Tracy, Esq.  
Holland & Knight LLP  
One Financial Plaza, 18<sup>th</sup> Floor  
Providence, RI 02903

## EXHIBIT "A"

### DESCRIPTION OF THE LAND

The following described land situated in Wayland, Middlesex County, Massachusetts, and bounded and described as follows:

#### Parcel One:

The land in said Wayland situated on the westerly side of Sudbury Road, being that parcel of land enclosed by lines and marked "A" on a plan by Rowland H. Barnes & Co., C.E.'s dated December, 1940 on file at the Engineers' Office for the Land Court in Boston, said plan being Plan #17983A, filed with Certificate #49312, Book 326, Page 97, in the South Registry District for Middlesex County, said parcel being bounded and described as follows:

NORTHEASTERLY by the westerly side of Sudbury Road, 931.66 feet;

SOUTHERLY by land formerly of Grace A. and Blanche E. Heard, 413.88 feet;

EASTERLY by land formerly of said Heard, 162.99 feet;

SOUTHERLY by land formerly of Wentzel, 1,017.69 feet;

WESTERLY by land formerly of Wentzel, 211.30 feet;

SOUTHERLY by land formerly of Wentzel, 622.50 feet;

WESTERLY by land of Mainstone Farm Trust, 328.00 feet;

SOUTHERLY again by land of said Trust, 842 plus or minus feet;

WESTERLY by Sudbury River; and

NORTHERLY by land now or formerly of Ruth N. Burbank, 2,185 plus or minus feet.

#### Parcel Two:

A certain parcel of land shown as Lots "B" and "C" on a Plan of Land in Wayland-Mass., Scale 1" = 100', May 14, 1954, Albert A. Miller, Wilbur C. Nylander, Civil Engr's & Surveyors - Lexington, Mass., recorded with Middlesex South District Registry of Deeds as Plan #763 of 1954, Book 8256, Page 439 and together bounded as follows:

NORTHEASTERLY by Sudbury Road by two lines measuring together 429 and 54/100 feet;

SOUTHEASTERLY by land shown on said plan as Audrey A. and Natile K. Bill by the middle of a brook 403 and 75/100 feet;

NORTHEASTERLY by the same 250 and 49/100 feet;

SOUTHERLY by land or location of Boston & Maine Railroad as shown on said plan by six lines measuring together, 2,064 and 94/100 feet and by State Highway (Route 20) 438 and 92/100 feet;

WESTERLY by land shown on said plan as Town of Wayland 48 and 53/100 feet;

SOUTHERLY by the same 117 and 21/100 feet;

WESTERLY by land shown on said plan as Commonwealth of Massachusetts 1 and 37/100 feet;

SOUTHERLY by the same 123 and 73/100 feet;

NORTHERLY by land shown on said plan as Mainstone Farm Trust 549 and 52/100 feet and by land formerly of Joseph H. Decatur by two lines measuring together 622 and 50/100 feet;

NORTHEASTERLY and northerly by land formerly of Martin Cerel and David Yorks by eight lines shown on said plan as a stone wall measuring together 1,228 and 99/100 feet;

EASTERLY by land formerly of Blanche E. Heard and shown as "Parcel A" on said plan 20 and 00/100 feet;

NORTHERLY by the same 499 and 89/100 feet.

Parcel Three:

A certain parcel of land shown as Lot "A" on said Plan of Land in Wayland – Mass., Scale 1" = 100', May 14, 1954, Albert A. Miller, Wilbur C. Nylander, Civil Engr's & Surveyors – Lexington, Mass., and bounded as follows:

NORTHEASTERLY by Sudbury Road by two lines measuring together 192 and 87/100 feet;

SOUTHERLY by land formerly of Herbert S. Wentzel and Mary E. Wentzel, shown on said plan and Parcel "B" 499 and 89/100 feet;

WESTERLY by land formerly of said Wentzel, 20 and 00/100 feet and by land formerly of Martin Cerel and David Yorks by a line as shown on said plan as a stone wall 182 and 99/100 feet;

NORTHERLY by land of the same 413 and 88/100 feet.

Parcel Four:

A certain parcel of land situated in said Wayland bounded and described as follows:

Beginning on land of the Boston & Maine Railroad and at other land formerly of Raytheon Manufacturing Company at a point 41 and 25/100 feet northerly from Station 699 plus 00 on the center line of location of the Central Massachusetts Branch of said Boston & Maine Railroad, measuring at rights angles thereto, thence running South 80° 25' 30" West by said other land of said Railroad 627 and 50/100 feet to a point at said land formerly of Raytheon Manufacturing Company; thence turning and running by said last-mentioned land on three courses as follows: North 73° 07' 40", East 204 and 66/100 feet, North 78° 40' 30", East 239 and 11/100 feet and South 89° 24' East 188 and 47/100 feet to the point of beginning, be all of said measurements more or less, said parcel containing about 12,811 square feet and being shown upon plan marked "Land in Wayland, Mass. Boston & Maine Railroad – To – Raytheon Manufacturing Company J.F. Kerwin, Eng'r of Design, April, 1955" recorded with Middlesex Registry of Deeds as Plan #1721 of 1955 in Book 8562, Page 316.

Excepting and excluding the following parcels of land:

Parcel A shown on Land Court Plan No. 17983-G dated May 29, 2000, revised August 25, 2000.

Lot 2 and Lot 3 shown on Land Court Plan No. 17983-G dated May 29, 2000, revised August 25, 2000.

Lot AB-1 shown on plan dated May 1, 2000, and recorded as Plan No. 1426 of 2000 in Book 32174, Page 142.

**All of the above also being more particularly bounded and described as follows:**

A certain parcel of Registered and UN-Registered land situated on the northerly side of Boston Post Road in the Town of Wayland, County of Middlesex, Commonwealth of Massachusetts, bounded and described as follows.

Beginning at a point in the northerly line of Boston Post Road (Route 20) at the intersection of the northerly line of the former railroad N/F of the MBTA: thence

N 74° 46' 46" W	a distance of four hundred thirty eight and ninety-two hundredths feet (438.92') by the said northerly line of Boston Post Road to a point: thence
N 15° 13' 14" E	a distance of forty-eight and sixty three hundredths feet (48.63') to a point: thence
N 74° 46' 46" W	a distance of one hundred seventeen and twenty-one hundredths feet (117.21') to a point: thence
N 15° 13' 14" E	a distance of one and thirty-seven hundredths feet (1.37') to a point: thence
N 74° 46' 46" W	a distance of one hundred twenty three and seventy-three hundredths feet (123.73') to a point: thence
N 71° 29' 32" E	a distance of five hundred forty nine and seventy-eight hundredths feet (549.78') to a point: thence
N 11° 48' 20" W	a distance of three hundred twenty eight and no hundredths feet (328.00') to a point: thence
S 71° 01' 00" W	a distance of eight hundred forty two feet, more or less (842') to a point at the Sudbury River: thence
Northerly	a distance of seven hundred sixty two feet, more or less (762') by the Sudbury River to a point: thence
N 80° 45' 43" E	a distance of one thousand one hundred seventy nine feet, more or less (1179') to a point: thence
S 33° 00' 48" E	a distance of four hundred sixty six and twenty four hundredths feet (466.24') to a point; thence

S 86° 08' 20" E	a distance of seven hundred thirty six and twenty four hundredths feet (736.24') to a point; thence
S 42° 30' 55" E	a distance of one hundred ninety and sixty hundredths feet (190.60') to a point; thence
N 59° 03' 55" E	a distance of three hundred fifty and eighty eight hundredths feet (350.88') to a point; thence
Northerly	and curving to the left along the arc of a curve having a radius of fifteen and no hundredths feet (15.00'), a distance of twenty four and eleven hundredths feet (24.11') to a point in the southwesterly line of Old Sudbury Road; thence
S 33° 00' 47" E	a distance of ninety and three hundredths feet (90.03') by the said southwesterly line of Old Sudbury Road to a point; thence
Westerly	and curving to the left along the arc of a curve having a radius of fifteen and no hundredths feet (15.00'), a distance of twenty three and two hundredths feet (23.02') to a point; thence
S 59° 03' 55" W	a distance of three hundred forty one and eighty six hundredths feet (341.86') to a point; thence
S 42° 30' 55" E	a distance of sixty three and forty hundredths feet (63.40') to a point; thence
S 03° 51' 08" W	a distance of seven hundred ninety three and sixty five hundredths feet (793.65') to a point in the northerly line of the Massachusetts Bay Transportation Authority; thence
N 86° 09' 36" W	a distance of one thousand five hundred thirty four and eighty three hundredths feet (1534.83') by the said northerly line of the M.B.T.A. to the point of beginning.

The above described parcel of land contains an area of 56.9 acres, more or less.

Excluded from the above described premises is a certain parcel of land shown as "N/F Town of Wayland, Parcel A" as shown on Plan No. 1206 of 1999. Said Parcel A was acquired by the town of Wayland by an Order of Taking filed as L.C. Document # 1122165, recorded in Deed Book 30797, Page 5. Said Parcel A which lies completely within the previously described parcel and consists of the existing sewer treatment plant, is bounded and described as follows:

Beginning at a point at the northwesterly corner of the hereinafter described premises, said point being located S 86° 08' 20" E a distance of two hundred eighty nine and thirty seven hundredths

feet (289.37') and thence S 04° 38' 36" W a distance of one hundred seventy two and seventy four feet (172.74') from a concrete bound w/ drill hole set at a northerly corner of the aforementioned described premises; thence

S 85° 21' 24" E      a distance of one hundred seventeen and no hundredths feet (117.00') to a point; Thence

S 04° 38' 36" W      a distance of one hundred sixty three and no hundredths feet (163.00') to a point; Thence

N 85° 21' 24" W      a distance of one hundred seventeen and no hundredths feet (117.00') to a point; Thence

N 04° 38' 36" E      a distance of one hundred sixty three and no hundredths feet (163.00') to the point of beginning.

The above described premises contains an area of 19,071 square feet.

Together with the benefit of the reservations set forth in deed dated December 18, 2000, and recorded in Book 32174, Page 145 and filed as Document No. 1159167.

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