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EXHIBITS

For ease of reference, Exhibits to the RFP are organized into the following categories:

<u>Category</u>	<u>Description</u>
1	Required RFP Forms
2	Required Transactional Documents
3	Town Meeting Votes for River's Edge Housing Overlay District (REHOD) and Property Disposition
4	Property and Title Information
5	Design Guidelines
6	Environmental
7	Wetlands
8	Utilities
9	Affordable Housing
10	Permitting (Traffic etc.)

1 Required RFP Forms

- Exhibit 1.1 – Proposal Form
- Exhibit 1.2 – Price Summary Form, Project Pro Forma, and Statement of Estimated Tax Revenues
- Exhibit 1.3 – Project Schedule
- Exhibit 1.4 – Certificate of Non-Collusion
- Exhibit 1.5 – Disclosure of Beneficial Interest Form
- Exhibit 1.6 – Non-Delinquency Statement Required by M.G.L. c. 60, § 77B
- Exhibit 1.7 – Commitment for Payment in Lieu of Taxes Calculated in Accordance with M.G.L. c. 44, § 63A
- Exhibit 1.8 – Certification as to Payment of Taxes
- Exhibit 1.9 – Evidence of Authorization/Corporation Resolution
- Exhibit 1.10 – RFP Respondent's Demonstration of Compliance with RFP's Comparative Evaluation Criteria
- Exhibit 1.11 Notice of Availability to be published in Wayland Town Crier

2 Required Transactional Documents

- Exhibit 2.1 – Form of Land Disposition Agreement for the Property
- Exhibit 2.2 – Form of Escrow Agreement
- Exhibit 2.3 – Form of Right of Entry Agreement (for the Successful RFP Respondent's Due Diligence Investigations after Execution of the LDA and prior to Closing)
- Exhibit 2.4 – Form of Reserved Easement Agreement
- Exhibit 2.5 – Form of Repurchase Agreement
- Exhibit 2.6 – Form of Release for Site Visit

3 Town Meeting Votes for River's Edge Housing Overlay District (REHOD) Zoning and Property Disposition

Exhibit 3.1 – Certified Copy of Article 15 Adopted at the 2014 Wayland Annual Town Meeting to "Amend Zoning Bylaw Chapter 198: Rivers Edge Housing Overlay Zoning District," with attached Map of Rivers Edge Housing Overlay Zoning District (REHOD)

Exhibit 3.2 – Certified Copy of Article 16 Adopted at the 2014 Wayland Annual Town Meeting To "Transfer and Dispose of Septage Facility Land and Adjacent Town-owned Land on Boston Post Road" with attached Map

4 Property and Title Information

Exhibit 4.1 – Approval Not Required (ANR) Plan dated June 1, 2015, endorsed by the Wayland Planning Board on June 2, 2015

Exhibit 4.2 – Wayland Assessors' Map 22 showing numbered Parcels 22-3, 22-6 and 22-7

Exhibit 4.3 – Order of Taking dated January 11, 1971 and Recorded with the Middlesex South Registry of Deeds in Book 11943, Page 420, Together with the plan recorded in the Registry as Plan Number 27 of 1971

Exhibit 4.4 – Order of Taking dated May 15, 1978 and Recorded with the Middlesex South Registry of Deeds in Book 13443, Page 177, Together with the plan recorded in the Registry as Plan Number 482 of 1978

Exhibit 4.5 – Order of Taking dated November 15, 1965 and recorded with the Middlesex South Registry of Deeds in Book 11003, Page 389, together with the plan recorded in the Registry as Plan Number 1582 of 1965

Exhibit 4.6 – Motion re Surplus Declaration and Transfer of Custody pursuant to M.G.L. c. 40, § 15A by the Wayland Board of Public Works Approved June 9, 2015

Exhibit 4.7 – Wayland/Sudbury Septage Facility Termination Agreement, signed October 7, 2015

Exhibit 4.8 – Title Insurance Commitment

5 Design Guidelines

Exhibit 5.1 – River's Edge Design Guidelines

Exhibit 5.2 – Illustrative Site Plan with Site Conditions and Zoning

Exhibit 5.3 – Summary of Due Diligence Process and List of Town Consultants

6 Environmental

- Exhibit 6.1 – Tighe & Bond Phase I Environmental Site Assessment and A Limited Phase II Investigation dated October 2012
- Exhibit 6.2 – Tighe & Bond's Update dated March 19, 2015 to 2012 Phase I ESA/Phase II Report
- Exhibit 6.3a – Additional Groundwater Testing Results Requested by DEP from Existing Septage Facility Monitoring Wells completed by Tighe & Bond dated August 17, 2015
- Exhibit 6.3b – Septage Facility Monitoring Well Locations Plan
- Exhibit 6.3c – Septage Facility Monitoring Well Results, Last Years of Operation 2008-2009
- Exhibit 6.4 – Wayland Board of Health Site Assignment dated February 9, 1979
- Exhibit 6.5 – Wayland Board of Health Permit to Operate Sanitary Landfill Dated June 16, 1980
- Exhibit 6.6 – Request for Presumptive Approval pursuant to 310 CMR 19.029(3) and 19.034(1) submitted to the Massachusetts Department of Environmental Protection and the Wayland Board of Health in light of former Site Assignment of a portion of the Property (status update provided in Addendum #2)
- Exhibit 6.7 – DEP Suggested Testing Parameters for Future Groundwater Discharge Permit (Updated memo provided with Addendum #2)
- Exhibit 6.8 – Tata & Howard Preliminary Test Pit Soils Memorandum

7 Wetlands

- Exhibit 7.1 – Wayland Conservation Commission Order of Resource Area Delineation ("ORAD") dated June 16, 2015

8 Survey & Utilities

- Exhibit 8.1a – Existing Conditions Survey for 484-490 Boston Post Road (PDF)
- Exhibit 8.1b – Existing Conditions Survey for 484-490 Boston Post Road (CAD file, available on line)
- Exhibit 8.2 – Tata & Howard, Inc.'s Feasibility Study for Potable Water Supply for the proposed River's Edge Development dated May 13, 2015
- Exhibit 8.3 – Water Connection Fees and Rates

9 Affordable Housing

- Exhibit 9.1 – DHCD's Form of "Local Initiative Program Regulatory Agreement and Declaration of Restrictive Covenants for Rental Project, Local Action Units"
- Exhibit 9.2 – DHCD Letter dated August 18, 2015 regarding REHOD Zoning and Three-Bedroom Affordable Unit Requirements

10 **Permitting**

Exhibit 10.1 – Wayland Historical Commission Letter dated March 28, 2015 as to
Historical Significance

Exhibit 10.2 - TEC Traffic Study (Original 216 units, 2012)

Exhibit 10.3 - Byrne McKinney Market Study (Original 216 units, dated 2012)