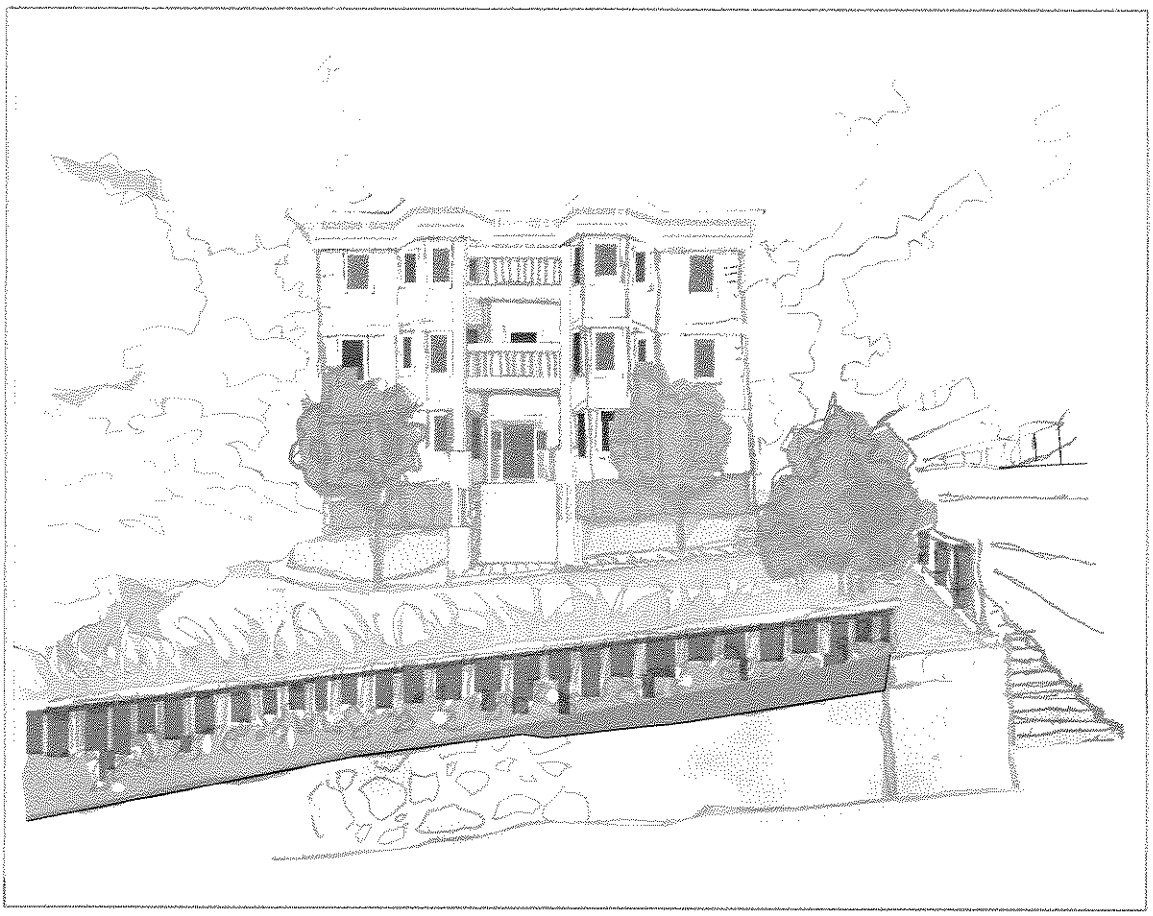
oxbowPartners
Kevin Maguire
Peter W Smith

50-52 Montebello Road



A Proposal to Enhance
Environmental, Neighborhood and Long Term Ownership
Sustainability

May 11, 2015

75 Arlington Street, Suite 500 Boston MA 02116

COPY 2.

Appendix 1 – Proposal Checklist

General Submission Requirements:

- 1 original and 2 application copies submitted
- Appendix 1: Proposal Checklist
- Appendix 4- Proposal Summary and Narrative
- Proposal Summary and Written Narrative
- Appendix 4: Proposal Form- Price
- Appendix 4: Construction Employment Statement
- Appendix 4: Other Required DND Forms
- Appendix 5: Development Timetable
- Pre-Development Sources and Uses Budget (w/ proof of cash availability)
- One Stop Application for Development Budget- Sections 1-7 including "Project Summary" Information
- Evidence of Financing- Letter of Interest or Commitment Letter from an established Financial Institution and/or Equity Investors
- Evidence of Acquisition of Privately-owned Land, if applicable
- Audited Financial Statement (most recent)
- Resumes of Development Team
- Design Submittal including scope of work, cost estimate (Section 3 in 1 Stop), site plan indicating site landscaping and improvements and design Plan (1/2 size set) if changes are proposed to the units

TABLE OF CONTENTS

50-52 Montebello Road

Appendix 1 - Proposal Checklist

Cover

Introduction

Proposal Narrative

- Site Plan and Building Plan (11 x 17)
- Summary Narrative
- Development Timeline
- One Stop (Sections 3, 1, 2, 4, 5, 6, 7)
- Detailed Scope of Work
    - Landscape/Site Improvements
    - Building Renovation
- LEED for Homes Checklist
- Letters of Interest from Lenders
- BRA 2015 Sale Price and Income Chart

Developer Qualifications

- Developer Summary
- Development Experience Matrix
- Past Project Info Sheets
- KM Resume
- OP Financials
- Offshoots / Kate Kenner Resume
- Offshoots Qualifications
- Offshoots Past Project Info Sheets

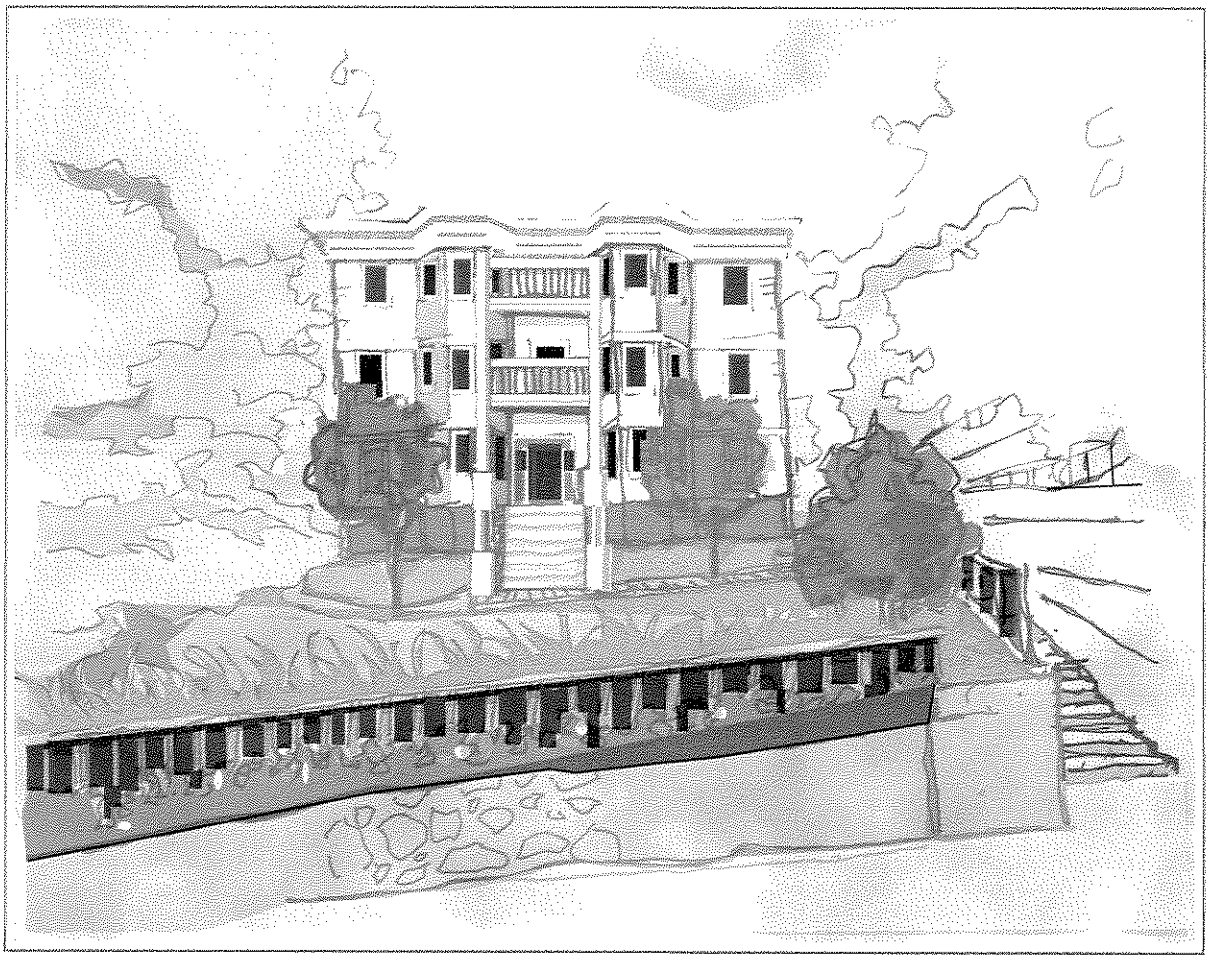
General Evaluation Criteria

- Exhibit 4 - Project Summary
- Exhibit 4 - Price Proposal Form
- Exhibit 4 - Construction Employment Statement
- Exhibit 5 - Development Timeline

Compliance Review Documents - Certifications and Affidavits

oxbowPartners
Kevin Maguire
Peter W Smith

50-52 Montebello Road



A Proposal to Enhance

Environmental, Neighborhood and Long Term Ownership Sustainability

May 11, 2015

75 Arlington Street, Suite 500 Boston MA 02116

oxbowPartners
Kevin Maguire
Peter W Smith

INTRODUCTION

Oxbow Partners was conceived and created with the vision of partnering with communities in the realization of complex development ventures. To date we have been very lucky to have worked on great projects with great communities that care about the strength and sustainability of their neighborhoods. We are proud that our projects have been viewed as exceptional by the residents who live there, the host communities with whom we have partnered, and our peers. Our stated mission is to create great housing - through diligent process, close collaboration and creative solutions.

We are very interested in working with the Department of Neighborhood Development, the Jamaica Plain Neighborhood Council and the residents of Montebello Road in meeting the goals of the community as part of the revitalization of 50-52 Montebello Road.

Highlights of our proposal include:

1. A **strong vision** to reactivate 50-52 Montebello as a sustainable six unit condominium that will allow buyers earning at or below 80% of the Area Median Income **the opportunity become Owners on a great Boston street within a great Boston neighborhood.**

2. A site design that utilizes creative landscaping techniques to demonstrate the potential of **environmental sustainability within an urban context** while at the same time anticipating future development on adjacent parcels.

3. An **investment in sustainable building systems** [thermal envelope, fire protection, electrical, plumbing, hvac] that will maximize the useful life of the building and minimize the cost of ownership. We often comment that true success can not be determined on day 1, but rather on how the community evolves and sustains over a 20 year period.

4. The creation of great places to live that **add amenities while making minimal changes** to the existing layout.

5. A clear understanding that an **active and functional owners association is central to ensuring the longevity** and sustainability of the building and the neighborhood. This results from post purchase training, annual check in's and owners who love where they live.

6. A talented team of professionals that have worked together and have the **experience to "GET IT DONE"**

In summary, Oxbow Partners has the demonstrated experience developing high quality affordable ownership and the financial capacity to realize a revitalization of 50-52 Montebello for which all stakeholders can take pride.

75 Arlington Street, Suite 500 Boston MA 02116

II Oxbow Partners

Organizational Structure: Oxbow Partners LLC is a Boston based for-profit development entity. There are two members of the LLC: Kevin Maguire and Peter W. Smith. The EIN for Oxbow Partners is 76-0843747.

Principal in Charge: Kevin Maguire will serve as the Principal in Charge of 52 Montebello and will be directly responsible for all aspects of the development process. A copy of Kevin's resume is included as part of this proposal.

No Law Suits: Law Suits of any kind have not been brought against Kevin Maguire, Peter W. Smith or Oxbow Partners.

oxbowPartners
Kevin Maguire
Peter W Smith

PROPOSAL SUMMARY

52 Montebello Road is a stately building that stands proud above Montebello Street. Abandoned and boarded up, it along with 50 Montebello detracts from the character, energy and safety of the neighborhood.

I Development Concept

The simple development objective for the revitalization is as follows:

1. Contribute to Neighborhood Sustainability through renovation and reconnection to the street;
2. Contribute to Environmental Sustainability via a Low Impact Development site plan;
3. Contribute to Owner's Economic Sustainability by replacing key building systems and delivering a building that is it at the beginning of its useful life - reducing both common association charges as well as minimizing energy costs;
4. Create a Sustainable Owner's Association via a well constructed building, minimal common area expenses, low maintenance landscape and building materials, and extended training to ensure that a collection of very busy new home owners can become an organized and functional owners association.

Realizing the Objective

Site Design:

50-52 Montebello is a very challenging site. 52 Montebello sits approximately 12 feet above Montebello Road and is accessed by a steep set of existing stairs. The useable front year area is very limited given the extreme slope from building to street that makes up the front yard. 50 Montebello consists of a series of rock outcroppings (Roxbury Pudding Stone) and literally serves as the physical transition from the Walnut/ Sigourney neighborhood to the Washington Street commercial corridor.

Goals of the site design are as follows:

1. 50 Montebello is to be designed to communicate a sense of safety via a strong separation between sidewalk and lot while ensuring that the base of the hill does not become a collector of trash and debris.

2. 50 Montebello is to be designed to accept and facilitate the development planned to occur on adjacent parcels of land without impacting the objectives of the landscape design.

3. 52 Montebello is to provide a vibrant connection between the sidewalk and retaining wall reinforcing the unique character of the neighborhood.

4. 52 Montebello is to be designed to minimize the cost and obligation of daily/weekly landscape maintenance. NO weekly maintenance is required at the front and northwest side of the building.

5. 52 Montebello should utilize the reconstruction of the front porch to create a small gathering space on the southwest/street side of the building while also creating a small and clearly delineated gathering space in the rear of the building.

6. Storm water is to be managed on site and used as the sole source of irrigation for drought resistant plantings.

Oxbow has retain Kate Kennan of Offshoots, Inc. as site/landscape design build contractor. Offshoots is a small women owned business enterprise located in Boston. Offshoots has distinguished itself with its understanding of how vegetation can be used to manage the challenges of urban development with a specific specialty in phyto-remediation. In addition, Kate is quite familiar with Jamaica Plain having completed several projects in the neighborhood and with several high profile designs in waiting.

When referencing the site design/landscape plan L-1, please note the following:

A. An easement area has been identified that will be established prior to the creation of the Association which will allow for necessary activities to support surrounding development.

B. A new 4' fence will be installed between the sidewalk and 50 Montebello behind which the lower portion of the lot will be planted with ferns, wildflowers and pennsylvania shad. The introduction of these drought resistant shade plantings will enliven the streetscape and discourage people from throwing trash into this unoccupied area.

C. At the front of 52 Montebello, a new protective fence will be installed but it will be set back 3 feet from the current retaining wall. This will allow for flowering bushes and annuals to be planted which will thrive in this sunny area and bring color to the street. This area will also be graded to ensure that rainwater running down the hill will be collected to naturally irrigate the plantings while also limiting spillage onto the sidewalk. This is particularly important in the winter months to reduce ice patches given the extent of the slope on Montebello Road.

D. In many ways, the central element of the site design is the replacement of traditional grass with pennsylvania shad on all portions of the lot that are not walkways, sitting areas or the rain garden. When established, the shad will provide a dense covering while eliminating the need for mowing. The extent of the shad planting will also stabilize the slope thus minimizing erosion while also deterring people from walking or storing items in this area.

E. The front porch will be open to the street and a new connection to the stairs will be built utilizing pervious paving materials. This will be a popular gathering spot given the exposure to the sun and new flowering trees one on each side of the porch.

F. The rear yard, the most level and private area of the lot, suffers from the fact that it is generally blocked by the sun from 52 Montebello building. An outdoor seating area will be created that can be accessed directly via the stairs from Montebello Road or from the units via the rear stairway. This will allow for small group gatherings. An edible herb garden will be created to from smell, color and potential use.

G. The second key element in the design is the combination of bio-swale which takes rainwater from the rear yard and diverts it to the large rain garden that will be located on the northwest side of the building. The rain garden will ensure that storm water from both the roof and the yard will be collected and managed prior to reaching the steep grades of 50 Montebello.

In total, the landscape solution represents Low Impact Development at it's best - embracing the character of the land while accentuating the natural systems. Aesthetically, the design also reinforcing vitality at the street and providing multiple gathering areas so that owners can enjoy the privacy of their location high above the street. And best of all for the owners, once established the landscaping system will require only spring and fall maintenance.

Realizing the Objective

Rehabilitation of 52 Montebello:

From our experience, we have learned that the sale of deed restricted homes requires much more effort than just "building it and they will come". The homes must include the desired amenities and meet the expectations of the buyer. Key selling points of 52 Montebello will include:

1. **Acknowledgement that "Community is Great" but Privacy is Better.** When designing multi-family homes within a shared structure, it is critical that people feel a sense of privacy when entering their homes. Community (and owners associations) work when people are able to engage their neighbors on their own terms. Privacy within 52 Montebello is enhanced by several design decisions:

- Selectively removing one wall to open up the living space from front to back allows the kitchen to be placed in the middle of an open space. This provides two separate living spaces (one at the front of the building and one at the rear of the building) whose function can be determined by the buyers.

- The structural condition of the rear stairs requires that they be rebuilt. In the reconstruction, as opposed to one single porch area, we will create two separate areas which can be directly accessed from each unit. A private patio which does not involve shared access and shared storage of patio furniture is very desirable. In addition to a great outdoor space, this solution ensures that "common space" is minimized and thus the responsibility of a single owner.

- Providing stackable washer/dryer's within each unit. This and a dishwasher are very desirable to first time home buyers.

2. **Providing Value through High Quality Materials and Energy Efficient Systems.** Buyers are appropriately wary of 'rehabilitations' where they do not have a sense of the underlying conditions in the home they are buying. A highly valued amenity to Buyers (and to the stability of the owners association over time) is the presence of new building systems and an energy efficient design which minimizes utility bills. Having had limited access to the building, it has been difficult to thoroughly scope the existing systems. The proposal assumes the following:

- The **existing skin** of the building (wood shingles/aluminum siding and windows) will be removed. This will allow us to install a fully functioning exterior wall with appropriate water/moisture barrier, rigid insulation to greatly increase the R value, and new energy efficient windows. The exterior will be finished with hardiplank/cementitious siding and composite/azak trim. The end result will be significant: elimination of potential moisture/ mold issues, an excellent thermal envelope and a top of the line aesthetic finish with detailing which will be very similar in nature to 53 Montebello which is across the street.

- Given that the building is an 'existing non-conforming use', we have anticipated that the fire department will require the installation of a **fully compliant 13R sprinkler and fire alarm** system. This will require the installation of a new water line from the street into the building. This is a costly upgrade but one that we anticipate will be required.

- The relocation of the kitchen along with the proposed installation of a stackable washer and dryer in the current pantry space will afford the opportunity to provide **new water/ vent lines** in the building. The existing condition of the cast iron piping in the existing kitchen walls appeared to be very poor and a certain liability if reused.

3. **Storage Storage Storage**. Storage is always at a premium and smart solutions are very valuable in urban settings. The ability to safely store bikes, canoes, seasonal decorations, etc. in a private and secure location is rare. 52 Montebello has a full sized basement with an adequate ceiling height to allow for a secured storage solution for each Owner.

-The **initial goal was to replace** the existing hot water/radiator hydronic heating system with a split system which would provide heating, air conditioning and moisture control. The current proposal does not include this change given the conceptual cost associated with the system change. With better access to the building we will be able to analyze the existing condition of the hot water boilers/ distribution system and make a determination on the condition of the existing system as well as the cost to switch to a split system with in unit / on-demand water heater. The newly insulated exterior skin will significantly reduce the heating requirements making the re-use of the existing system a viable solution.

4. **An Educated and Functioning Owners Association.** Based on our past experiences, many developers are quick to move on to their next project and do not emphasize the training and launch of the newly formed owners association. This is even more critical in a small building that cannot support the cost of a professional management company.

Oxbow's commitment to the long term success of a building begins day one as we work to find sensible solutions to creating high quality housing, to ensure that the transition to ownership is as smooth as possible, to support the new residents during Year 1 and to identify local resources that will be available to the community over time. Key steps involve:

- Educating Buyers about the Mechanics of their new Home. This is best done via a dependable turnover process, technical sessions with buyers and subcontractors present, the creation of a useable/electronic homeowners manual and the creation of simple System Training Videos on YouTube. The following links will take you to examples of such videos used in the past:

https://youtu.be/AOyrIz-_KtU Photovoltaic System

https://youtu.be/K5Q70g4J3aU Fire Protection System

https://youtu.be/rdi79Hkl1qU Heating/Cooling

https://youtu.be/GYm8ddYy6pI Plumbing

https://youtu.be/UGSQcmj56ww Electrical System

- Assistance in the Transition to Self Management. As stated above, the reality is that the 6 owners of 52 Montebello will not be able to afford a private management company and will need to self manage. We are sensitive to how disruptive it is to move let alone having to move and then immediately make sure that the water and sewer bills are being paid. The following are tools that help ensure a sane and smooth transition to self management:

- Professional Guidance: The budget includes an allowance for Financial Education Associates/Jacqueline Cooper to participate in 3 initial training sessions as well as attend quarterly association meetings for year 1. This will include ensuring that the association is able to establish contracts with the appropriate resources that may be needed (accounting/tax).

- Linking Association to Local Expertise: JP is unique in that there are very well established housing support organizations. Part of the transition effort will be to ensure that introductions and adequate communication exist between these community based groups and the new Owners at 52 Montebello.

Scope of Work:

We have included the detailed conceptual estimates from both Offshoots, Inc. and Stack +Co. as the best representation of the scope upon which the Proposal is based. Note that this detail is separate from the One Stop Section 3 - Construction Budget which represents the basis for the proposal.

Development Budget:

Please reference the attached One Stop Section 3 which includes both the total development budget and the construction budget.

** Please note that due to the limited access to the building, the construction estimates are extremely conceptual. We anticipate/are hopeful that as scope is refined and competitive estimates are obtained, the construction number will be refined/reduced.

Financing Letter of Interest:

Attached please find letters of interest from both **Boston Community Loan Fund and Eastern Bank**. Oxbow has excellent relationships with both lenders and both are currently involved in the Sachem's Path HomeOwnership development. In addition, staff from Eastern have financed both The Residences at 89 Oxbow in Wayland and the Residences at 33Comm in Newton.

Predevelopment Budget:

Below is the anticipated Pre-Development budget to take 50-52 Montebello to construction loan closing:

Architect:	$ 30,000
MEP:	$ 7,500
Civil:	$ 5,000
Landscape:	$ 7,500
Environmental:	$ 10,500
Permits/Fees:	$ 3,000
Finance Fees:	$ 12,000
Legal:	$ 12,500
Contingency:	$ 10,000
TOTAL PD:	**$ 98,000**

Green Building Elements:

Please reference the attached LEED for Homes checklist for a detailed description of the Green Building Elements. An overview of the elements are as follows:

- Low Impact Site Development (cutting edge tools with potential replication)
- Air Tight High Performance building envelope
- Use of Bio Swales and Rain Gardens for Storm Water Management
- Use of Drought Resistant / Low Maintenance Plantings
- Pervious Surface Area less than 5% of total project site.
- Material Choices made with Indoor Air Quality in Mind

  no carpet / active fresh air recirculation / improved moisture barrier at building skin
- Use of high efficiency appliances, LED light fixtures, mechanical equipment
- Selection of durable materials/products to minimize maintenance costs

Development Time Line:

The following is the anticipated development schedule for 50-52 Montebello Road.

- Designation: June 26, 2015
  (assumed as 45 days from RFP submission)

- Approvals:

Meeting w BFD:	July 8, 2015
Meeting w BWSC:	July 9, 2015
Submit Art 80 Waiver:	July 17, 2015
Meeting w JPNC:	July 28, 2015
Submit to ISD:	September 2, 2015
MAAB Waiver:	October 15, 2015
Zoning Board:	October 21, 2015
Building Permit:	November 19, 2015

- Financing:

Private Commitment:	September 16, 2015
Public Commitment:	February 15, 2016 (based on submission per 2014)
Close on Financing:	March 15, 2016

- Construction

Start Construction:	March 22, 2016
Complete Construction:	September 22, 2016

- Unit Conveyance:

Lottery:	September 9, 2016
P&S Executed:	October 15, 2016
Initial Sale:	November 30, 2016
Final Sale:	January 15, 2017

Section 3

SOURCES AND USES OF FUNDS

Sources of Funds

Optional user calcula

Private Equity:

81 .	Sales Proceeds		$1,221,600
82 .	City of Boston NHT	*(See line 360, Section 5, page 18.)*	
83 .	Developer's Fee/Overhead, Contributed or Loaned		$50,000
84 .	Other Sourc	MassSaves Energy Rebates	$15,000
			$1,286,600

Public Equity:

85 .	HOME Funds, as Grant		$
86 .	Grant:		
87 .	Grant:		$0
88 .	**Total Public Equity**		$607,412

Subordinate Debt (see definition):

		Amount		Amortiz.	Term
89 .	Home Funds-DHCD, as Subordinate Debt	$0		yrs.	yrs.
	Source:				
90 .	Home Funds-Local, as Subordinate Debt	$0		yrs.	yrs.
	Source:				
91 .	Subordinate Debt	$0		yrs.	yrs.
	Source:				
92 .	Subordinate Debt	$0		yrs.	yrs.
	Source:				
93 .	Subordinate Debt	$0		yrs.	yrs.
	Source:				
94 .	Total Subordinate Debt	$0			

Permanent Debt (Senior):

			Amount		Override	Amortiz.	Term	MIP
95 .	MHFA	MHFA Program 1	$		%	yrs.	yrs.	%
96 .	MHFA	MHFA Program 2	$		%	yrs.	yrs.	%
97 .	MHP Fund Permanent Loan		$			yrs.	yrs.	%
98 .	Other Permanent Senior Mortgage		$			yrs.	yrs.	%
	Source							
99 .	Other Permanent Senior Mortgage		$			yrs.	yrs.	%
	Source							
100 .	**Total Permanent Senior Debt**		$0					
101 .	**Total Permanent Sources**		$1,894,012					

Construction Period Financing:

			Amount		Term
102 .	Construction Loan		$1,586,801		10.0
	Source:	Eastern Bank/BCLF			
	Repaid at:	Sale of Each Unit	*(event)*		
103 .	CPA Bridge Loan		$0		0.0
	Source:				
	Repaid at:		*(event)*		
104 .	Public Debt Bridge Loan		$0		0.0
	Source:				
	Repaid at:		*(event)*		

Uses of Funds

The Contractor certifies that, to the best of their knowledge, the construction estimates, and trade-item breakdown on this page are complete and accurate.

Direct Construction:

105 . Who prepared the estimates? Oxbow Partners in Coordination with Kevin Maguire & Sara Slottje KM

Name

106 . Basis for estimates? Conceptual Estimate on Conceptual Plans

	DV	*Trade Item*	*Amount*	
107 .	3	Concrete	$4,800	Footing for new front and rear decks
108 .	4	Masonry	$0	
109 .	5	Metals	$0	
110 .	6	Rough Carpentry	$66,750	Unit Interiors / Construction of New Front and Rear Decks
111 .	6	Finish Carpentry	$52,249	New Door/Window Casings and Baseboard in Units
112 .	7	Waterproofing	$0	
113 .	7	Insulation	$27,000	Rigid Insulation house wrap at Exterior
114 .	7	Roofing	$9,180	New Gutters/Downspouts and Extg Roof Patching Allowance
115 .	7	Sheet Metal and Flashing		
116 .	7	Exterior Siding	$75,593	Hardiboard Lap Siding. Composite Trime, Window casings, Decking/Railings
117 .	8	Doors	$39,375	New Doors - Exterior and Entry Doors to each unit including new hardware.
118 .	8	Windows	$57,950	New Insultated Low E Windows
119 .	8	Glass	$1,200	Mirrors
120 .	9	Lath & Plaster	$76,500	Drywall for Fire Ratings and Repair to existing Lath/Plaster Walls/Ceilings
121 .	9	Drywall		w Lath & Plaster
122 .	9	Tile Work	$17,000	Bathroom Flooring & Kitchen Backsplash
123 .	9	Laminate	$10,290	Kitchen/Bath
124 .	9	Wood Flooring	$54,103	Refinish Existing / Patch within Units and Stairs as Necessary
125 .	9	Resilient Flooring	$0	
126	9	Carpet	$0	
127 .	9	Paint & Decorating	$55,000	Building Interior - assume use of Prefininished Hardi Siding
128 .	10	Specialties	$3,300	Bathroom/Mailbox - excludes basement storage
129 .	11	Special Equipment		
130 .	11	Cabinets	$46,200	Kitchen Cabinets
131 .	11	Appliances	$25,700	F&I for 6 Units [Stove, Dishwasher, Refridgerator, Microwave, Disposal, Stacked W/D
132 .	12	Blinds & Shades	$5,800	1" vinyl slat blinds for 54 windows
133 .	13	Modular/Manufactured		
134 .	13	Special Construction		
135 .	14	Elevators or Conveying Syst.		
136 .	15	Plumbing & Hot Water	$84,300	New Plumbing/Vent for 6 Units (kitchen/bath/HW/)
137 .	15	Heat & Ventilation	$48,000	Allowance to rework existing hydronic radiator heating w energy efficient gas fired bo
138 .	15	Air Conditioning	$0	
139	15	Fire Protection	$32,000	New System (FP/FA)
140 .	16	Electrical	$79,050	Code Compliant
141 .		Accessory Buildings		
142 .		Payment.Performance Bond		
143 .		**Subtotal Structural**	$871,340	
144 .	2	Earth Work	$0	
145 .	2	Site Utilities	$10,000	Allowance to Trench for New Water Service for FP System
146 .	2	Roads & Walks	$10,000	Allowance to Patch Existing Exterior Stair and Retaining Wall
147 .	2	Site Improvement	$33,580	Per Offshoots Scope Detail
148 .	2	Lawns & Planting	$34,670	Per Offshoots Scope Detail
149	2	Geotechnical Conditions		
150	2	Environmental Remediation	$15,000	Allowance for HazMat Abatement within Building
151	2	Demolition	$19,110	Existing Exterior Envelope/Misc Interior
152 .	2	Unusual Site Cond		
153 .		**Subtotal Site Work**	$122,360	
154 .		**Total Improvements**	$993,700	
155 .	1	General Conditions	$161,159	Assumes 6 month schedule [Need Sub Confirmation]
156 .		**Subtotal**	$1,154,859	
157 .	1	Builders Overhead	$28,871	2.5%
158 .	1	Builders Profit	$88,780	7.5%
159 .		**TOTAL**	$1,272,509	
160		Total Cost/square foot:	$212.08	Residential Cost/s.f.: $212.08

Development Budget:

		Total	Residential	Commercial	Comments
161 .	Acquisition: Land	$100	$100		
162 .	Acquisition: Building	$100	$100		
163 .	**Acquisition Subtotal**	$200	$200	$0	
164 .	Direct Construction Budget	$1,272,509	$1,272,509		(from line 159)
165 .	Construction Contingency	$127,251	$127,251		10.0% of construction
166 .	**Subtotal: Construction**	$1,399,760	$1,399,760	$0	
	General Development Costs:				
167 .	Architecture & Engineering	$75,000	$75,000		Arch/MEP.FP/Landscape
168 .	Survey/Permits/Utilities	$3,000	$3,000		
169 .	Clerk of the Works	$0	$0		
170 .	Environmental Engineer	$10,500	$10,500		HazMat, Abatement Specifications, Lead Free Certification
171 .	Bond Premium	$0	$0		
172 .	Legal	$20,000	$20,000		Acquisition/Master Deed/Declaration of Covenants, Sale of Un
173 .	Title and Recording	$0	$0		with Legal
174 .	Accounting & Cost Cert.	$0	$0		
175 .	Marketing and Rent Up	$36,540	$36,540		Lottery Agent @ 3% of Sales
176 .	Real Estate Taxes	$0	$0		
177 .	Insurance	$6,400	$6,400		Builders Risk
178 .	Relocation	$0	$0		
179 .	Appraisal	$3,000	$3,000		Abbreviated Version For Construction Lender
180 .	Interim Logistics	$0	$0		
181 .	Construction Loan Interest	$50,910	$50,910		Construction Period Interest
182 .	Inspecting Engineer	$2,000	$2,000		Bank Inspector for Monthy Reqs
183 .	Fees to: Lenders	$23,802	$23,802		Loan/Underwriting Fee
184 .	Fees to: Lender Legal	$5,000	$5,000		
185 .	Clerk: Prec	$0	$0		
186 .	Material Testing	$0	$0		
187 .	Letter of Credit Fees	$0	$0		
188 .	Subsidizing Agent	$0	$0		
189 .	Development Consultant	$0	$0		
190 .	Other:	$0	$0		
191 .	Other:	$8,400	$8,400		Post Occuupancy Association Training/Mgmt
192 .	Soft Cost Contingency	$12,000	$12,000		4.9% of soft costs
193 .	**Subtotal: Gen. Dev.**	$256,552	$256,552	$0	
194 .	**Subtotal: Acquis., Const., and Gen. Dev.**	$1,656,512	$1,656,512	$0	
195 .	Capitalized Reserves	$7,500	$7,500		Initial Payment for Association Capital Reserves
196 .	Developer Overhead	$115,000	$115,000		6.94%
197 .	Developer Fee	$115,000	$115,000		6.94%
198 .	**Total Development Cost**	$1,894,012	$1,894,012	$0	**TDC per unit** $315,669
199 .	**TDC, Net**	$1,894,012	$1,894,012	$0	**TDC, Net per unit** $315,669

Additional Detail on Development Pro-Forma:

200 .	Gross Syndication Investment	
	Off-Budget Costs:	
	Syndication Costs:	
201 .	Syndication Legal	
202 .	Syndication Fees	
203 .	Syndication Consultants	
204 .	Bridge Financing Costs	
205 .	Investor Servicing (capitalized)	
206 .	Other Syndication Expenses	
207 .	Total Syndication Expense	$0
208 .	Current Reserve Balance	
	Reserves (capitalized):	
209 .	Development Reserves	
210 .	Initial Rent-Up Reserves	
211 .	Operating Reserves	$7,500
212 .	Net Worth Account	
213 .	Other Capitalized Reserves	$0
214 .	Subtotal: Capitalized Reserves	$7,500
215 .	Letter of Credit Requirements	
216 .	Total of the Above	$7,500

Check: Line 214 is the same as line 195.

Please Answer The Following	Dev. Reserves	Initial Rent-Up		Net Worth	Other	Letter of Credit
Who requires the reserves?						
Who administers the reserves?					HO Association	
When and how are they used?					Operating Deficits	
Under what circumstances can they be released?					As Needed	

Unit Sales (For Sale Projects Only):

217 .	Gross Sales From Units	$1,221,600
218 .	Cost of Sales (Commissions, etc.)	$0
219 .	Net Receipt from Sales	$1,221,600

Debt Service Requirements:

220 .	Minimum Debt Service Coverage	N/A
221 .	Is this Project subject to HUD Subsidy Layering Review?	No

Optional user comments

Section 1

PROJECT DESCRIPTION

Name and Address of Project

1 . Project Name: 50 - 52 Montebello Home Ownership

1a . Application Completed By: Kevin Maguire

1b . Original Application Date: 5/11/15 Application Revision Date:

2 . Project Address: 50-52 Montebello Road

3 . Neighborhood Jamaica Plain

4 . City/ Town Boston MA (state) 02554 (zip code)

5 . County SUFFOLK COUNTY

6 . Scattered Sites? No

7 . Is this a qualified census tract? No **Enter a census tract** 1203.01

8 . Difficult to develop area Yes **QCT information last updated on:** 3/12/15

Development Plan

9 . Development Type (Please check all that apply.)

No	New construction
Yes	Acquisition, substantial rehab of existing housing
No	Acquisition, moderate rehab of existing housing
No	Acquisition, minimal or no rehab of existing housing
No	Adaptive re-use of non-residential structure

10 . Proposed Housing Type Six (6) For Sale Condominium Units for Sale to Affordable Buyers

11 . **Project Description:** Number of buildings: 1

50-52 Montebello Street involves the disposition, approvals, construction and sale of six (6) existing units to income eligilbe first time home buyres. 52 Montebello Street is a prominent building within the neighborhood that is currently vacant and boarded up. The intent of the restoration is to create a project that: 1) Maximizes Energy Efficiency and Green Construction Techniques, 2) Invests in the building systems to facilitate the successful transition to Ownership for First Time Buyers, 3) Anticipates and prepares for a six unit condominium association to function by minimizing common costs/areas and settng aside resources to aid the Association in Year 1 , and 4) Revitalizes 52 Montebello and reconnects it to the street while thoughtfully improving 50 Montebello to accept future development while upgrading the existing condition with low maintenance vegetation. In a phrase, 50-52 Montebello will be Smart . Green . and Affordable.

12 . **Development Schedule:**

	Original	*Revised*	*Optional user comments*
Application Date	5/11/15		
Designation	6/15/15		
City/Neighborhood/State Approvals in Place	10/15/15		
Construction Start	10/15/15		
50% Construction Completion	2/15/16		
Construction Completion	5/15/16		
First Certificate of Occupancy	4/30/16		
Final Certificate of Occupancy	5/15/16		
Sale of Initial Unit	6/1/16		
Sale of Final Unit	8/1/16		

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29 . Will rehabilitation require the relocation of existing tenants? No

30 . Scope of rehabilitation: Please describe the following (or type N/A).

a. Major systems to be replaced:

Exterior Envelope including siding, windows and trim. New Fire Protection and Fire Alarm system. Electrical upgrades to meet code. New plumbing and vent risers servicing all units.

b. Substandard conditions and structural deficiencies to be repaired:

Remove and Reconstruct Front Porch, Remove and Reconstruct Rear Porch, Interior Deleading, Rooftop/Storm Water collection

c. Special features/adaptations for special needs clients to be housed:

Not applicable

31 . Are energy conservation materials in excess of the Building Code?

a. Insulation	Yes	
b. Windows	Yes	
c. Heating system	Yes	*R-Value or type?*

Information On Site And Existing Buildings

	Square Feet	*Acres*
32 . Size of Site:	11,625	0.27
33 . Wetlands area:	0	0.00
34 . Buildable area:	5,000	0.11

Existing Conditions:

35 . What is the present use of the property? Vacant/Abandoned Building

36 . Number of existing structures: 1

37 . Gross s.f. of existing structures: 6,000

38 . If rehabilitation:

	number of units	num. of bedrooms
a. Number of existing residential units/bedrooms:	6	12
b. Number of units/bedrooms currently occupied:	0	0

39 . If site includes commercial space:

a. Square footage of existing commercial space:		square feet
b. Square footage currently occupied:		square feet

40 . What are the surrounding land uses? Multi-Family Housing

Utilities:

41 . Are the following utilities available on the site:

a. Sanitary sewer?	Yes	Distance from site (ft.)
b. Storm sewer?	No	Distance from site (ft.) **Not Applicable**
c. Public water?	Yes	Distance from site (ft.)
d. Electricity?	Yes	Distance from site (ft.)
e. Gas?	Yes	Distance from site (ft.)

If any of the above are not available, is plan attached explaining how such service will be extended to the site?

Zoning:

Please include information on the property zoning in Exhibit 3. This should include a zoning map, highlighting any special use or dimensional restrictions on the property. If the present zoning does not allow for the proposed use, please explain current status and how approvals will be obtained.

42 . Does the present zoning allow the proposed development? Yes - Existing Nonconforming

43 . Have you applied for a zoning variance, change,special permit or subdivision? No

44 . Do you anticipate applying for a comprehensive permit under Chapter 774? No

Site Control:

45 . What form of site control do you have? Request for Proposal

Include copies of the appropriate site control documents as part of Exhibit 4.

46 . Please provide details about your site control agreement.

a. Name of Seller:	City of Boston Department of Neighborhood Development
b. Principals of seller corporation:	NA
c. Type of Agreement:	NA
d. Agreement Date:	NA
e. Expiration Date:	NA
f. Purchase price if under agreement:	NA

g. Is there any identity of interest between buyer and seller? No

47 . In the past three years, have there been any defaults on any mortgage on the property or any other forms of financial distress? Yes

48 . Are there any outstanding liens on the property? No

Amenities and Services:

49 . Please indicate distance from site and locate on city/town map (Exhibit 1).

	Distance	
a. Shopping facilities	0.60	miles
b. Schools	0.60	miles
c. Hospitals	1.20	miles
d. Parks and recreational facilities	0.20	miles
e. Police station	0.40	miles
f. Fire station	0.20	miles
g. Public transportation	0.01	miles
h. Houses of worship	0.20	miles
i. City/Town Hall	4.00	miles

Environmental Information

50 . Is there any evidence of underground storage tanks or releases of oil or hazardous materials, including hazardous wastes, on the site or within close proximity to the site?	No
51 . Has a Chapter 21E assessment been performed?	No
52 . Does the project consist of either: (a) new construction of more than 100 units; or (b) substantial rehabilitation of more than 200 units, or where more than 10% new floor space is added?	No
An Environmental Notification Form (ENF) will most likely be required. Has an ENF been filed?	No
53 . Does the building require lead paint abatement?	Yes
54 . Does the building require asbestos abatement?	Anticipated
55 . Do radon tests show radon levels exceeding four picocuries/liter?	No
56 . Is there any evidence that the premises are insulated with urea formaldehyde foam (UFFI)?	No
57 . Is the site located in an historic district, or contain buildings listed or eligible for listing in the State Register of Historic Places?	No
58 . Are there any above ground storage containers with flammable or explosive petroleum products or chemicals within 1/2 mile of the site?	No
59 . Is the site located in a floodplain or wetlands area?	No
60 . Does the site contain endangered animal or plant species?	No
61 . Is the site subject to noise impact from jet airports within five miles, major highways within 1,000 feet, or rail traffic within 3,000 feet?	No

Section 2

DEVELOPMENT TEAM SUMMARY

62 . **Developer/Sponsor Type**

	For Profit

63 . **Developer/Sponsor:**

Form of Legal Entity	Limited Liability Corporation
Legal Name	Oxbow Partners LLC
Address	75 Arlington Street, Suite 500
	Boston, MA 02116
Contact Person	Kevin Maguire
	917-340-3187
E-mail	kmaguire@oxbowpartners.net

64 . **Owner/Mortgagor:**

Legal Name	Oxbow Partners LLC
Address	75 Arlington Street, Suite 500
	Boston, MA 02116
Has this entity already been formed?	YES
Principals	Kevin Maguire
Principals	Peter W Smith
Contact Person	Kevin Maguire
Telephone No. / Fax. No.	917-340-3187
E-mail	kmaguire@oxbowpartners.net

65 . **General Partner:**

Legal Name	Not Applicable
Address	
Has this entity already been formed?	
Principal (if corporate)	
Contact Person	
% of Ownership	
Telephone No. / Fax. No.	
E-mail	

66 . **General Partner:**

Legal Name	Not Applicable
Address	
Has this entity already been formed?	No
Principal (if corporate)	
Contact Person	
% of Ownership	
Telephone No. / Fax. No.	
E-mail	

67 . **Development Consultant:**

Legal Name	Not Applicable
Address	
Contact Person	
Telephone No. / Fax. No.	
E-mail	

68 . **Contractor:**

Name	Stack + Co
Address	423 West Broadway, #402
	Boston, MA 02127
Fed Tax ID #	
Contact Person	Andrew Keating
Telephone No. / Fax. No.	800-265-3884
E-mail	Akeating@stackac.com

69 . **Landscape Designer/Engineer**

Name	Offshoots Inc, Productive Landscapes
Address	547 Rutherford Ave
	Boston, MA 02129
Contact Person	Kate Kennen
Telephone No. / Fax. No.	617-500-6530
E-mail	kate@offshootsinc.com

70 . **Management Agent:**

Name	Not Applicable
Address	
Contact Person	
Telephone No. / Fax. No.	
E-mail	

71 . **Attorney (Real Estate):**

Name	Marsh Moriarty Ontell & Golder
Address	18 Tremont Street, Suite 900
	Boston, MA 02108
Contact Person	Bob Moriarty
Telephone No. / Fax. No.	617-742-1822
E-mail	rmoriarty@mmoglaw.com

72 . **Attorney (Conveyancing):**

Name	Marsh Moriarty Ontell & Golder
Address	18 Tremont Street, Suite 900
	Boston, MA 02108
Contact Person	Bob Moriarty
Telephone No. / Fax. No.	617-742-1822
E-mail	rmoriarty@mmoglaw.com

73 . **Syndicator:**

Name	Not Applicable
Address	
Contact Person	
Telephone No. / Fax. No.	
E-mail	

74 . **Guarantor:**

Name	Not Applicable
Address	
Contact Person	
Telephone No. / Fax. No.	
E-mail	

75 . **Service Provider or Coordinator:**

Name	Not Applicable
Address	
Contact Person	
Telephone No. / Fax. No.	
E-mail	

76 . **Lottery Agent:**

Name	SEB LLC
Address	165 Chestnut Hill Ave #2
	Brighton, MA 02135
Contact Person	Brian Engler
Telephone No. / Fax. No.	617-876-5900
E-mail	brian-engler@s-e-b.com

77 . Monitoring Agent

Other role

Name	Boston Home Center
Address	26 Court Street
	Boston, MA
Contact Person	
Telephone No. / Fax. No.	617-635-4663
E-mail	HomeCenter.DND@cityofboston.gov

78 . Condo Association Technical Assistance

Other role

Name	Financial Education Associates
Address	
Contact Person	Jacqueline Cooper
Telephone No. / Fax. No.	888-839-0963
E-mail	

79 . Is there any identity of interest between any members of the development team?

No

80 . Please describe the relationship of the development entity to sponsoring organizations. Is the entity newly-formed or to-be-formed? Is it a single-purpose corporation? How will the parent corporation provide support to this entity? Include an organizational chart showing other affiliates of the parent corporation, as appropriate, and principals of each.

The development entity will be the same as the sponsoring organization.

Section 4
OPERATING PRO-FORMA

Operating Income

Rent Schedule:

	Contract Rent	Utility Allowance	Total Gross Rent	No. of Units
222 . Low-Income (Rental Assisted):				
SRO			$0	0
0 bedroom			$0	0
1 bedroom			$0	0
2 bedrooms			$0	0
3 bedrooms			$0	0
4 bedrooms			$0	0
223 . Low-Income (below 50%):				
SRO			$0	0
0 bedroom			$0	0
1 bedroom			$0	0
2 bedrooms			$0	0
3 bedrooms			$0	0
4 bedrooms			$0	0
224 . Low-Income (below 60%):				
SRO			$0	0
0 bedroom			$0	0
1 bedroom			$0	0
2 bedrooms			$0	0
3 bedrooms			$0	0
4 bedrooms			$0	0
225 . Other Income 80% AMI	Below 80% AMI of the median income for the region			
SRO			$0	0
0 bedroom			$0	0
1 bedroom			$0	0
2 bedrooms			$0	6
3 bedrooms			$0	0
4 bedrooms			$0	0
226 . Market Rate (unrestricted occupancy):				
SRO				0
0 bedroom				0
1 bedroom				0
2 bedrooms				0
3 bedrooms				0
4 bedrooms				0

Commercial Income:

227 . Square Feet: 0 @ (average) /square foot = $0

Parking Income:

228 . Spaces: 0 @ (average) /month x 12 = $0

Other Operating Income Assumptions:

229 . Laundry Income (annual):

230 . Other Income:a.
b.
c.
d.
e.
f.

Optional user calculations

Vacancy Allowance:

231 . Low-Income (Rental Assistance)
232 . Low-Income (below 50%)
233 . Low-Income (below 60%)
234 . Other Income 80% AMI
235 . Market Rate
236 . Commercial

Trending Assumptions for Rents:

		Year 2	*Year 3*	*Years 4-5*	*Years 6-20*
237 . Low-Income (Rental Assistance)		%	%	%	%
238 . Low-Income (below 50%)		%	%	%	%
239 . Low-Income (below 60%)		%	%	%	%
240 . Other Income 80% AMI		%	%	%	%
241 . Market Rate		%	%	%	%
242 . Commercial Space Rental		%	%	%	%
243 . Laundry Income		%	%	%	%
244 a. Other Income	-	%	%	%	%
b. Other Income	-	%	%	%	%
c. Other Income	-	%	%	%	%
d. Other Income	-	%	%	%	%
e. Other Income	-	%	%	%	%
f. Other Income	-	%	%	%	%

Operating Subsidy and Capitalized Operating Reserves:

245 . Subsidy Source I .....
246 . Subsidy Source II .....
247 . Capitalized Operating Reserve Amount: $ Source:

248 . Yearly Draws on Subsidies and Reserves:

	Subsidy Source I	*Subsidy Source II*	*Draw on Oper. Reserve*
Year 1	$	$	$
Year 2	$	$	$
Year 3	$	$	$
Year 4	$	$	$
Year 5	$	$	$
Year 6	$	$	$
Year 7	$	$	$
Year 8	$	$	$
Year 9	$	$	$
Year 10	$	$	$
Year 11	$	$	$
Year 12	$	$	$
Year 13	$	$	$
Year 14	$	$	$
Year 15	$	$	$
Year 16	$	$	$
Year 17	$	$	$
Year 18	$	$	$
Year 19	$	$	$
Year 20	$	$	$
Year 21	$	$	$

249 . **Annual Operating Income (year 1)** $0

50-52 Montebello CONDOMINIUM BUDGET

	Annual Operating Exp.:	*Total*	*Residential*	*Commercial*	*Comments*
250 .	Management Fee	$1,500	$1,500	$0	Annual Audit/Check In
251 .	Payroll, Administrative	$0	$0	$0	
252 .	Payroll Taxes & Benefits, Admin.	$0	$0	$0	
253 .	Legal	$0	$0	$0	
254 .	Audit	$0	$0	$0	
255 .	Marketing	$0	$0	$0	
256 .	Telephone	$0	$0	$0	
257 .	Office Supplies	$0	$0	$0	
258 .	Accounting & Data Processing	$350	$350	$0	
259 .	Investor Servicing	$0	$0	$0	
260 .	DHCD Monitoring Fee	$0	$0	$0	
261 .		$0	$0	$0	
262 .		$0	$0	$0	
263 .	**Subtotal: Administrative**	$350	$350	$0	
264 .	Payroll, Maintenance	$0			
265 .	Payroll Taxes & Benefits, Admin.	$0			
266 .	Janitorial Materials	$0			
267 .	Landscaping	$750	$750	$0	
268 .	Decorating (inter. only)	$0			
269 .	Repairs (inter. & ext.)	$125	$125	$0	
270 .	Elevator Maintenance	$0			
271 .	Trash Removal	$0			
272 .	Snow Removal	$400	$400	$0	
273 .	Other	$0	$0	$0	
274 .	Other	$0	$0	$0	
275 .		$0	$0	$0	
276 .	**Subtotal: Maintenance**	$1,275	$1,275	$0	
277 .	**Resident Services**	$0			
278 .	**Security**	$0			
279 .	Electricity	$300	$300	$0	
280 .	Natural Gas	$0	$0	$0	
281 .	Oil	$0	$0	$0	
282 .	Water & Sewer	$1,800	$1,800	$0	
283 .	**Subtotal: Utilities**	$2,100	$2,100	$0	
284 .	**Replacement Reserve**	$750	$750	$0	
285 .	**Operating Reserve**	$0			
286 .	Real Estate Taxes	$0			
287 .	Other Taxes	$0			
288 .	Insurance	$5,000	$5,000	$0	
289 .	MIP	$0	$0		
290 .	Other:	$0			
291 .	**Subtotal:Taxes, Insurance**	$5,000	$5,000	$0	
292 .	**TOTAL EXPENSES**	$10,975	$10,975	$0	**Per Unit Per Month** **$152.43**

Other Operating Expense Assumptions

Trending Assumptions for Expenses

		Year 2	Year 3	Years 4-5	Years 6-20
293 .	Sewer & Water	%	%	%	%
294 .	Real Estate Taxes	%	%	%	%
295 .	All Other Operating Expenses	%	%	%	%

Reserve Requirements:

296 .	Replacement Reserve Requirement		per unit per year
297 .	Operating Reserve Requirement		per unit per year

Debt Service:

			Annual Payment
298 .	MHFA	MHFA Program 1	N/A
299 .	MHFA	MHFA Program 2	N/A
300 .	MHP Fund Permanent Loan		N/A
301 .	Other Permanent Senior Mortgage		N/A
	Source:	N/A	
302 .	Other Permanent Senior Mortgage		N/A
	Source:	N/A	
303 .	**Total Debt Service (Annual)**		$0
304 .	**Net Operating Income**		$0 (in year one)
305 .	**Debt Service Coverage**		N/A (in year one)

Affordability: Income Limits and Maximum Allowable Rents

306 . County: Suffolk MSA: Boston-Quincy-Cambridge

This MSA does not match the county you have chosen

307 . **Maximum Allowed Rents, by Income, by Unit Size:** **Income Limits last updated on** NA

	Maximum Income			*Maximum Rent (calculated from HUD income data)*		
	50%	*60%*	*100%*	*50%*	*60%*	*100%*
SRO	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
0 bedroom	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
1 bedroom	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2 bedrooms	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
3 bedrooms	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
4 bedrooms	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Area median income for a family of four:		#VALUE!				

308 . **H.U.D. "Fair Market Rents" (Maximum):**

0 bedroom	#VALUE!
1 bedroom	#VALUE!
2 bedrooms	#VALUE!
3 bedrooms	#VALUE!
4 bedrooms	#VALUE!
5 bedrooms	#VALUE!

FMR Information last updated on NA

	Operations before this transaction:				Operations after:		
	Type	*Number*	*Current Rent*	*Annualized Income*	*Number*	*Future Rents*	*Market Rent GPR*
309 .	SRO	0	0	0	0	0	0
310 .	0 bedroom	0	0	0	0	0	0
311 .	1 bedroom	0	0	0	0	0	0
312 .	2 bedrooms	6	0	0	6	0	0
313 .	3 bedrooms	0	0	0	0	0	0
314 .	4 bedrooms	0	0	0	0	0	0
315 .	**Gross Potential Rental Income**			0			0
316 .	Vacancy		0%	0	Vacancy	%	0
317 .	Other Income			0	Other Income		0
318 .	Effective Gross Income			0	Effective Gross Income		0
	Operating Expenses			Year	*Reason*	*% Change*	Year
319 .	Management fee			0			1,500
320 .	Administration			0			0
321 .	Maintance/Operations			0			0
322 .	Resident Services			0			0
323 .	Security			0			0
324 .	Utilities			0			0
325 .	Replacement Reserve			0			0
326 .	Operating Reserve			0			0
327 .	Real Esate Taxes			0			0
328 .	Insurance			0			0
329 .	**Total Expenses**			0			0
330 .	**Net Operating Income**			0	**Net Operating Income**		0

331 . **Transaction Description:**

Optional user calculations

Section 5

LOW INCOME HOUSING TAX CREDITS

NOT APPLICABLE

Percent of Project Which Qualifies for Tax Credit

332 .	Low-Income Units	0	Total Units:	6
333 .	Percent of Units	0.0%		
334 .	Low-Income Square Feet	- s.f.	Total Area:	5,106 s.f.
335 .	Percent of Area	0.0%		
336 .	Applicable Percentage	0.0%	*(This is the lower of lines 333 and 335 above.)*	
337 .	Is the project utilizing tax-exempt financing?			No
338 .	Does the project qualify for an acquisition credit?			No
339 .	Does the rehabilitation qualify for a 9% rather than 4% credit?			No
340 .	How much financing is nonqualified (federally subsidized?)			$
341 .	What grant funds must be subtracted from acquisition basis?			$
342 .	What grant funds must be subtracted from rehabilitation basis?			$
343 .	Will the project have a minimum of 20% of units for households earning less than 50% of median, or 40% for less than 60% of median?			40% Of Units

Historic Tax Credit:

344 .	Does the project qualify for historic tax credits?	No
345 .	What are the rehabilitation costs which are not qualified for historic credits?	Not Applicable

Project Qualification for 130%:

346 .	Is the project located in a "qualified census tract" or in a "difficult to develop" area?	No

Calculation of Maximum Tax Credit Amount

			Acquisition Credit		*Rehabilitation Credit*
347 .	Total Eligible Development Costs		$100		$0
348 .	Less: Portion of Grants Allocated to Basis		$0		$0
349 .	Less: 20% Historic Rehab Credit Basis Reduction		$0		$0
350 .	Less: Nonqualified source of financing		$0		$0
351 .	Subtotal: Eligible Basis		$100		$0
352 .	"Hard to develop" area		100%		100%
353 .	Percent Low-Income		0.0%		0.0%
354 .	Applicable Rate		3.66%		8.53%
355 .	*Maximum Annual Tax Credit Amount*		$0		$0
356 .	*Total Annual Tax Credit Amount*			$0	
357 .	Estimated Net LIHTC Syndication Yield	$ -	rate per $	$0	
358 .	Est. Net Historic Tax Credit Syndication Yield	$ -	rate per $	$0	
359 .	Total Estimated Net Tax Credit Syndication Yield (based on above)			$0	
360 .	Applicant's Estimate of Net Tax Credit Equity.			#REF!	*(from line 82)*

[Note: This page represents a rough estimate of low income credits for which this project may be eligible. It does not represent a final determination.]

		Total Residential	Percentage of Costs Not in Depreciable Basis	Acquisition Credit Basis	Rehabilitation Credit Basis	Not In Basis
361 . Acquisition: Land		$100				$100
362 . Acquisition: Building		$100		$100	$0	$0
363 . **Acquisition Subtotal**		$200		$100	$0	$100
364 . Direct Construction Budget		$1,272,509		$0	$1,272,509	
365 . Construction Contingency		$127,251		$0	$127,251	
366 . **Subtotal: Construction**		$1,399,760		$0	$1,399,760	$0
General Development Costs:						
367 . Architecture & Engineering		$75,000	0%		$75,000	$0
368 . Survey and Permits		$3,000	0%		$3,000	$0
369 . Clerk of the Works		$0	0%		$0	$0
370 . Environmental Engineer		$10,500	0%		$10,500	$0
371 . Bond Premium		$0	0%		$0	$0
372 . Legal*		$20,000	0%	$0	$20,000	$0
373 . Title and Recording		$0	0%	$0	$0	$0
374 . Accounting & Cost Certificat.		$0	0%	$0	$0	$0
375 . Marketing and Rent Up*		$36,540	100%			$36,540
376 . Real Estate Taxes*		$0	0%	$0	$0	$0
377 . Insurance		$6,400	0%	$0	$6,400	$0
378 . Relocation		$0	0%	$0	$0	$0
379 . Appraisal		$3,000	0%	$0	$3,000	$0
380 . Security		$0	0%	$0	$0	$0
381 . Construction Loan Interest*		$50,910	0%	$0	$50,910	$0
382 . Inspecting Engineer		$2,000	0%	$0	$2,000	$0
383 . Financing Fees*	Lenders	$23,802	0%	$0	$23,802	$0
384 . Financing Fees*	Lender Legal	$5,000	0%	$0	$5,000	$0
385 . Clerk: Preconstruction		$0	0%	$0	$0	$0
386 . Credit Enhancement Fees		$0	0%	$0	$0	$0
387 . Letter of Credit Fees*		$0	0%	$0	$0	$0
388 . Other Financing Fees*		$0	0%	$0	$0	$0
389 . Development Consultant		$0	0%	$0	$0	$0
390 . Other*		$0	0%	$0	$0	$0
391 . Other*		$8,400	0%	$0	$8,400	$0
392 . Soft Cost Contingency*		$12,000	0%	$0	$12,000	$0
393 . **Subtotal: Gen. Dev.**		$256,552		$0	$220,012	$36,540
394 . **Subtotal: Acquis., Const., and Gen. Dev.**		$1,656,512		$100	$1,619,772	$36,640
395 . Developer Overhead		$115,000		$0	$115,000	$0
396 . Developer Fee/Profit		$115,000		$0	$115,000	$0
397 . Capitalized Reserves		$7,500		$0	$7,500	$0
398 . **Total Development Cost**		$1,894,012				
399 . **Total Net Development Cost**		$1,894,012				
400 . **Total Eligible Tax Credit Basis**		$1,857,372		$100	$1,857,272	

** Some or all of these costs will typically be allocated to intangible assets or expensed.*

Section 6
CHECKLIST FOR EXHIBITS

Please indicate whether the following Exhibits are included with this application.

Exhibit 1. Site Information:

Detailed site map	
Photographs of the site	
Directions to the site	
Site location map	

Exhibit 2. Environmental Information:

Chapter 21E Assessment	
Environmental Notification Form	
Lead paint inspection	
Lead paint abatement plan	
Asbestos inspection report	
Asbestos abatement plan	
Letter from local or Mass. Historical Commission	
Map of wetlands or floodplain areas	
Determination by Local Conservation Commission and/or Dept. of Environmental Protection	
Other environmental information	

Exhibit 3. Evidence of Zoning	
Exhibit 4. Evidence of Site Control	
Exhibit 5. Evidence of Local Support	
Exhibit 6. Market Information and Acquisition Value	Included
Exhibit 7. Marketing Plan	
Exhibit 8. Affirmative Fair Marketing Plan	
Exhibit 9. Equal Opportunity Questionnaire	Not Included
Exhibit 10. Sales Prices and Affordability	
Exhibit 11. Construction Period Sources and Uses	
Exhibit 12. Tax-Exempt Project Information	
Exhibit 13. Relocation Plan	
Exhibit 14. Special Needs Service Plan	
Exhibit 15. Required Tax Credit Certifications	
Exhibit 16. Preliminary Plans and Specifications	Sent Under Separate Cover
Exhibit 16A. Accessiblity Information	Not Included
Exhibit 17. Commitment Drawings and Specifications	
Exhibit 18. Soil and/or Structural Report	

Please indicate whether the following Exhibits are included with this application.

Exhibit 19. Energy Budget

Exhibit 20. Construction Financing

Exhibit 21. Permanent Financing

Exhibit 22. Equity Financing Commitment

Exhibit 23. Other Funding Commitments

Exhibit 24. Rental Subsidies

Exhibit 25. Developer Profile

Exhibit 26. Mortgagor's Other Real Estate

Exhibit 27. Architect's Resume

Exhibit 28. Management Agent Profile

Exhibit 29. General Contractor's Profile

Exhibit 30. Developer Financial Statement and Credit Release

Exhibit 31. Mortgagor Personal Financial Statement

Exhibit 32. Individual Financial Profile

Exhibit 33. General Contractor's Financial Capacity

Additional Exhibits:

Exhibit No. Title:

Exhibit No. Title:

Exhibit No. Title:

Exhibit No. Title:

Section 7
SIGNATURE PAGE

Project Name	50 - 52 Montebello Home Ownership

Date:	May	11	2015
	(month)	*(day)*	*(year)*

The applicant certifies that this application is complete and accurate, to the best of his/her knowledge, and that there are no material misrepresentations.

Mortgagor:

Kevin Maguire
Oxbow Partners LLC

Base Scope of Site/Landscape + Addl Concepts

offshoots
PRODUCTIVE LANDSCAPES
www.offshootsinc.com

50-52 Montebello Road
Jamaica Plain, MA

Cost Estimate 5/7/2015

Cost Estimate for all items is an approximate budget.
The following is not a quote for the work described.

Item Description	Quantity	Unit	Unit Cost	TOTAL	OPTIONAL ADDS
Landscape Design Costs					
Landscape Architect- Design Development Documents & Construction Administration through bidding and construction		LS	1	$9,000.00	
Survey- Property Line & Fence Locating		LS	1	$3,000.00	
			Landscape Design & Survey Costs	**$12,000.00**	**$0.00**
Site Preparation					
General Conditions/ Mobilization		LS	1	$1,000.00	
Demolition & Disposal	8780	SF	0.5	$4,390.00	
			SITE PREP TOTAL	**$5,390.00**	**$0.00**
Hardscape					
Back Yard Patio- Pervious Pavers	250	SF	$20	$5,000.00	
Side (East) Yard Walkway- Pervious Pavers	215	SF	$20		$4,300.00
Front Yard- New Walkway- Pervious Pavers	175	SF	$20	$3,500.00	
OPTIONAL- ALLOWANCE to reconstruct stair, including handrails	1	LS	$20,000		$20,000.00
Replace Fence in front of 52 (only) with decorative 42" HT Fence	74	LF	$85	$6,290.00	
OPTIONAL- Replace fence @ front yard of 50	60	LF	$65	$3,900.00	
OPTIONAL - Replace fence @ sideyard (east) property line	100	LF	$65		$6,500.00
OPTIONAL - Replace fence @ backyard property line	102	LF	$65		$6,630.00
OPTIONAL- Replace fence @ sideyard (west) property line	95	LF	$65		$6,175.00
			HARDSCAPE TOTALS:	**$18,690.00**	**$43,605.00**
Utilities					
Drainage	Allowance- As necessary for project to divert roof water to rain garden & to construct rain garden	allowance		$8,000.00	
Lighting- LED- New Low Level lighting for path lights and tree uplights	Allowance for new low-level lighting throughout property- 9 fixtures	allowance			$6,000.00
Temporary Irrigation System- for plant establishment	To accommodate new plantings	allowance		$1,500.00	$500.00
			UTILITIES TOTALS:	**$9,500.00**	**$6,500.00**
Softscape					
Soil Preparation & Grading- Including 1' of soil prep where new plantings occur- 50% topsoil, 50% compost mix	3600	SF	2.2	$7,920.00	
Install mulch in new planting beds (3" depth)- not including native fern/ sedge plantings	11	CY	$100.00	$1,100.00	
Install Mulch Walkway	10	CY	$100.00		$1,000.00
Specimen Trees (installed price)	3	Each	$950	$1,900	$950.00
Shrubs 3' O.C. (installed price)	35	Each	$110	$2,750	$1,100.00
Sedge & Ferns (installed price)- native understory under canopy trees	3600	SF	$5	$18,000	
Perennials (Installed price)	120	Each	$25	$3,000	
Rain Garden & Bioswale Plants (Installed price)	300	Each	$25	$7,500	
			SOFTSCAPE TOTAL	**$34,670.00**	**$3,050.00**
			Subtotals	**$68,250.00**	**$53,155.00**
			Design	**$12,000.00**	
			Site Improvements	**$33,580.00**	
			Landscaping	**$34,670.00**	
			OPTIONAL ADDITIONS:		**$53,155.00**

CONCEPTUAL BUDGET DETAIL 8-May-15

Scope	Qty	Unit	Unit Cost	Total	Qualifications	Excl / Alt / Allow
De-watering for excavation	0	lump sum	$ -	$ -	assume none required with shallow foundation	Exclusion
DPW Deposit(s) for Sidewalk Restoration	0	lump sum	$ -	$ -	by Owner	Exclusion
All Fees to Utilities/Municipalities for New or Temp Utility Services	0	lump sum	$ -	$ -	by Owner	Exclusion
Ledge						
02200 - Roads and Walks				**$ 10,000**		
Roads and Walks Subcontract - Scope Inclusions:	**1**	**lump sum**	**$ 10,000**	**$ 10,000**		
Patch / Repair ETR Stair	1	lump sum	$ 10,000	$ 10,000	*allowance*	
Exclusions						
DPW Deposit(s) for Sidewalk Restoration	0	lump sum	$ -	$ -	by Owner	Exclusion
02200 - Environmental Remediation				**$ 10,000**		
Environmental Remediation Subcontract - Scope Inclusions:	**1**	**lump sum**	**$ 10,000**	**$ 10,000**		
Allowance, per RFP	1	lump sum	$ 10,000	$ 10,000	**Increase to $15k for Lead/Asbestos**	
Exclusions						
Offsite Disposal of Hazardous Soils	0	lump sum	$ -	$ -	all excavated soil is assumed to be clean and unregulated or left on site	Exclusion
De-watering for excavation	0	lump sum	$ -	$ -	assume none required with shallow foundation	Exclusion
DPW Deposit(s) for Sidewalk Restoration	0	lump sum	$ -	$ -	by Owner	Exclusion
All Fees to Utilities/Municipalities for New or Temp Utility Services	0	lump sum	$ -	$ -	by Owner	Exclusion
Ledge						
02950 - Landscaping				**$ -**	**See Off-Shoots Proposal**	**Exclusion**
03300 - Concrete				**$ 4,800**		
Footings for Deck Columns	8	each	$ 600	$ 4,800		
04200 - Masonry				**$ -**		**Exclusion**
05100 - Structural Steel				**$ -**		**Exclusion**
05500 - Misc. Metals				**$ -**		**Exclusion**
06100 - Rough Carpentry				**$ 66,750**		
Rough Carpentry Labor Subcontract - Scope Inclusions:	**115**	**man-days**	**$ 450**	**$ 51,750**		
- Misc. interior carpentry						
- Re-build exterior decks						
- Misc. framing for new windows and exterior doors						
Wood Framing Materials - Scope Inclusions:	**1**	**lump sum**	**$ 15,000**	**$ 15,000**		
- Framing & Sheathing						

CONCEPTUAL BUDGET DETAIL 8-May-15

Scope	Qty	Unit	Unit Cost	Total	Qualifications	Excl / Alt / Allow
- Exterior wall sheathing						
- Plywood for windows, once removed						
- Rebuild decks						
- Structural elements as necessary						
- Blocking / Fasteners / Misc						
06400 - Finish Carpentry				**$ 52,249**		
Furnish Shelf and Pole in Each Closet	12	each	$ 100	$ 1,200		
Furnish Door Casings	1,408	linear feet	$ 6.00	$ 8,446		
Furnish Window Casings	864	linear feet	$ 6.00	$ 5,184		
Furnish interior baseboards	2,084	linear feet	$ 5.00	$ 10,419		
Install Interior Millwork	60	man-days	$ 450.00	$ 27,000		
Exclusions						
Millwork in Basement	0	lump sum	$ -	$ -		Exclusion
07200 - Insulation				**$ 27,000**		
Insulation Scope - Scope Inclusions:	**1**	**lump sum**	**$ 1,250**	**$ 27,000**		
- Furnish Rigid Insulation @ Exterior - 2" layer	5,400	square feet	$ 1.25	$ 6,750	50x40 footprint, assumes 30'H	
- Install Rigid Insulation @ Exterior	45	man-days	$ 450.00	$ 20,250		
Exclusions						
Interior insulation	0	lump sum	$ -	$ -		Exclusion
Roof insulation	0	lump sum	$ -	$ -		Exclusion
07500 - Roofing				**$ 9,180**		
Roofing Subcontract - Scope Inclusions:	**1**	**lump sum**	**$ 9,180**	**$ 9,180**		
- Allowance to patch existing to remain	1	lump sum	$ 2,500	$ 2,500		
- Furnish new gutters and downspouts	380	linear feet	$ 4	$ 1,520	50x40 footbrint, 50' drop to ground	
- Install new gutters and downspouts	380	linear feet	$ 7	$ 2,660		
- Furnish and install rubber roof over deck	1	lump sum	$ 2,500	$ 2,500		
Exclusions						
Re-roof or repairs to existing	0	lump sum	$ -	$ -		Exclusion
07900 - Misc Thermal and Moisture				**$ -**		**Exclusion**
07100 - Exterior Siding				**$ 75,593**		
Rough Carpentry Labor Subcontract - Scope Inclusions:	**75**	**man-days**	**$ 450**	**$ 33,750**		
- Installation of Siding, exterior trim, post wrap at front porch						
- Installation of decking, rails, T&G at underside of exterior porches						

CONCEPTUAL BUDGET DETAIL 8-May-15

Scope	Qty	Unit	Unit Cost	Total	Qualifications	Excl / Alt / Allow
Walls + Ceilings Subcontract - Scope Inclusions:	**1**	**lump sum**	**$ 76,500**	**$ 76,500**		
- 5/8" sheetrock	7	each	$ 1,500	$ 10,500	New ceilings - 1st and 2nd, New demising walls all units assuming 8' ceilings, 2 layers in basement	
- Labor	6	each	$ 8,500	$ 51,000		
- Plaster Patching	6	each	$ 2,500	$ 15,000		
09300 - Tile				**$ 30,022**		
Tile Material Allowances:	**1**	**lump sum**	**$ 7,522**	**$ 7,522**		**Allowance**
- Bathroom Floors	311	square feet	$ 7.00	$ 2,174		Allowance
- Tub Walls	572	square feet	$ 7.00	$ 4,003	6'-6" wall height (20" tub height, 8' overall ceilings), 7'-3" back wall length, 2'-9" tub depth	Allowance
- Kitchen Backsplash	135	square feet	$ 10.00	$ 1,346	13'L x 18"H	Allowance
Tile Installation Subcontract - Scope Inclusions:	**1**	**lump sum**	**$ 22,500**	**$ 22,500**	**Eliminate Shower/Tub Walls**	
- Install Bathroom Floors and Tub Walls	6	each	$ 2,750.00	$ 16,500	**To be 1 Piece Combo**	
- Install Kitchen Backsplash	6	each	$ 1,000.00	$ 6,000	**Reduce by $13,022**	
09400 - Countertops				**$ 10,290**		
Countertops Subcontract - Scope Inclusions:	**1**	**lump sum**	**$ 10,290**	**$ 10,290**		
- Furnish (6) Kitchen Counters	156	square feet	$ 25	$ 3,900	13'L x 2'D. No waste.	
- Install (6) Kitchen Counters	156	square feet	$ 38	$ 6,000	Includes (1) sink cutout in each	
- Furnish (6) stone thresholds	6	each	$ 65	$ 390	1/each bathroom	
Exclusions						
Bathroom Countertops and Backsplashes	0	lump sum	$ -	$ -		Exclusion
09600 - Floor Finishes				**$ 54,103**		
Flooring Subcontract - Scope Inclusions:	**1**	**lump sum**	**$ 54,103**	**$ 54,103**		
- Refinish existing hardwood floor	6,590	square feet	$ 6.25	$ 41,184	Sand: $4.50/sf, Stain: $1.75/sf	
- Refinish existing hardwood stairs	4	each	$ 1,500.00	$ 6,000		
- Patching where necessary	659	square feet	$ 10.50	$ 6,919	Material: $6/sf, Install: $4.50/sf	
Exclusions						
Installation of new hardwood floors throughout	0	lump sum	$ -	$ -		Exclusion
09900 - Paint				**$ 70,000**		
Paint Subcontract - Scope Inclusions:	**1**	**lump sum**	**$ 70,000**	**$ 70,000**		
- Interior - 6 Units and Commons Spaces	6	each	$ 7,500	$ 45,000		
- Exterior - HardiClapboard, Trim, Decks	1	lump sum	$ 25,000	$ 25,000	*in between Brando's Painting for Waban Hill Garage ($12k) and Main House ($40k)*	
Exclusions					**Assume Hardi ColorPlus**	
Painting the Basement	0	lump sum	$ -	$ -	**Reduce by $15k**	Exclusion
10000 - Specialties				**$ 15,800**		

CONCEPTUAL BUDGET DETAIL 8-May-15

Scope	Qty	Unit	Unit Cost	Total	Qualifications	Excl / Alt / Allow
Furnish Bath Accessories	6	each	$ 200	$ 1,200	Towel Bar, TP Holder	
Install Bath Accessories	3	man-days	$ 450	$ 1,350		
Furnish electric drying racks	6	each	$ 700	$ 4,200	Runtal or similar	
Install Electric Drying Racks	3	man-days	$ 450	$ 1,350	Runtal or similar	
Furnish Mailboxes	1	lump sum	$ 350	$ 350		
Install Mailboxes	1	man-days	$ 450	$ 450		
Furnish Basement Storage Systems	6	lump sum	$ 700	$ 4,200		
Install Basement Storage Systems	6	man-days	$ 450	$ 2,700		
11000 - Cabinets				**$ 51,300**		
Furnish Kitchen Cabinets	6	each	$ 5,000	$ 30,000		
Install Kitchen Cabinets	36	man-days	$ 450	$ 16,200		
Furnish Bath Shelving	6	each	$ 400.00	$ 2,400		
Install Bath Shelving	6	man-days	$ 450.00	$ 2,700		
11000 - Equipment				**$ 31,950**		
Install Appliances	6	man-days	$ 450	$ 2,700		
Allowance to Furnish all Appliances	**1**	**lump sum**	**$ 29,250**	**$ 29,250**		**Allowance**
- Stacked Washer and Dryer	6	each	$ 1,750	$ 10,500		Allowance
- Refrigerator	6	each	$ 1,500	$ 9,000		Allowance
- Dishwasher	6	each	$ 500	$ 3,000		Allowance
- Stove	6	each	$ 700	$ 4,200		Allowance
- Microwave with Recirc Vent	6	each	$ 275	$ 1,650		Allowance
- Garbage Disposal	6	each	$ 150	$ 900		Allowance
12000 - Furnishings				**$ 14,850**		
Window Shades Subcontract - Scope Includes:	**54**	**each**	**$ 275**	**$ 14,850**		
15300 - Fire Protection				**$ 32,000**		
Sprinkler Subcontract - Scope Inclusions:	**8,000**	**square feet**	**$ 4**	**$ 32,000**		
15400 - Plumbing				**$ 84,340**		
Plumbing Subcontract - Scope Inclusions:	**1**	**lump sum**	**$ 70,000**	**$ 70,000**	*per conversation with Plumbing Contractor*	
- Replumb 6 units						
- (1) new Kitchen in each unit						
- (1) new bathroom in each unit						
- Assumes use of chase						
Allowance to Furnish all Low Flow Plumbing Fixtures	**1**	**lump sum**	**$ 14,340**	**$ 14,340**		**Allowance**
- Kitchen Sink	6	each	$ 200	$ 1,200		Allowance
- Kitchen Faucet	6	each	$ 270	$ 1,620		Allowance

Eliminate Electric Drying Racks
Eliminate Basement Storage System
Reduce by $12,500

Eliminate Bathroom Shelving
Reduce by $5,100

Reduce Unit Costs:
Stack W/D to $1200
Fridge to $1000
Dishwasher by $40
Total Reduction of $6,250

Reduce Unit Cost to F&I @ $100ea
Reduce by $9,050 total

CONCEPTUAL BUDGET DETAIL 8-May-15

Scope	Qty	Unit	Unit Cost	Total	Qualifications	Excl / Alt / Allow
- Bathroom - Toilet	6	each	$ 400	$ 2,400		Allowance
- Bathroom - Pedestal Sink	6	each	$ 500	$ 3,000		Allowance
- Bathroom - Faucet	6	each	$ 200	$ 1,200		Allowance
- Bathroom Tub & Drain	6	each	$ 575	$ 3,450		Allowance
- Bathroom Shower & Tub Fixtures	6	each	$ 245	$ 1,470		Allowance
15500 - HVAC				**$ 130,000**		
HVAC Subcontract - Scope Inclusions:	**1**	**lump sum**	**$ 130,000**	**$ 130,000**	*per conversation with HVAC Contractor*	
- 1 condensor, 3 wallmount units for each condo					Ductwork in soffits in hallway	
- Heating in common areas						
- 6 condensors located at side of building					**Split System too expensive.**	
- Tankless hot water heater for each condo					**Allow $8,000 per unit to reuse existing**	
					Distribution	
Exclusions						
AC in common areas	0	lump sum	$ -	$ -	**Reduce to $ 48,000**	Exclusion
16000 - Electrical				**$ 79,050**		
Electrical Subcontract - Scope Inclusions:	**6**	**each**	**$ 7,000**	**$ 42,000**	*per conversation with Electrical Contractor*	
- Bring to code - outlets, wiring, fire/CO (no knob and tube)						
- Wire and install decorative lighting					Single surface mount in each room, sconce and electric to towel warmer in bathroom, light @ deck	
- Wire, provide, install (4) recessed in Kitchen and Closet lights						
- Install new lights at Front Porch, and Common Areas						
- Washer / Dryer in each unit						
- Lighting and outlets in Basement						
- Wire Mechanical and Plumbing as necessary						
- Assumes meter and panel per unit						
- Upgrade system for condos						
- Upgrade fire alarm for condos						
- New wiring in kitchen						
- D-Mark for Tel/Data	7	each	$ 1,000	$ 7,000		
- Upgrade Service	1	lump sum	$ 15,000	$ 15,000		
- Work in Common Area	1	each	$ 5,000	$ 5,000		
Allowance to Furnish all non-Recessed Lighting Fixtures	67	each	$ 150	$ 10,050	8/unit, 6 in common halls, 12 in Basement, 1 at Front Porch	
Exclusions						
Wiring new lights in Common Areas (Stairs) and Front Porch	0	lump sum	$ -	$ -	Assume existing wiring and locations appropriate	Exclusion
Subtotal				**$ 1,327,821**		

CONCEPTUAL BUDGET DETAIL 8-May-15

Scope	Qty	Unit	Unit Cost	Total	Qualifications	Excl / Alt / Allow
Construction Manager's Fee	7.5%	percent		$ 99,587		
BUDGET TOTAL				$ 1,427,407		

Revised Hard Cost w Change in Assumptions
$ 1,272,509

LEED for Homes Project Checklist

for Homes

Builder Name:	*Oxbow Partners w Stack + Co*
Project Team Leader:	*Kevin Maguire, Oxbow Partners*
Home Address (Street/City/State):	*50.52 Montebello Road, Boston, MA*

Project Description

Building Type: *Multi-family* — Project type: *Multi-family Developer*

# of Units: *0* — Avg. Home Size Adjustment: *-10*

Adjusted Certification Thresholds

Certified: *35.0* — Gold: *65.0*

Silver: *50.0* — Platinum: *80.0*

Project Point Total
Prelim: *67 + 2 maybe pts* — Final: *34.5*

Certification Level
Prelim: *Gold* — Final: *Not Certified*

Final Credit Category Point Totals

ID: 0	SS: 13	EA: 16	EQ: 0
LL: 0	WE: 5	MR: 0.5	AE: 0

Minimum Point Thresholds Not Met for Final Rating

Date Most Recently Updated: — *Updated by:*

✓ Indicates that an Accountability Form is required.

	Max Pts. Available	Preliminary Rating Y / Pts	Maybe	No	Notes	Project Points
Innovation & Design Process (ID) (Minimum 0 ID Points Required)	**Max: 11**	**Y:2**	**M:1**		**Notes**	**Final: 0**
1. Integrated Project Planning						
1.1 Preliminary Rating	Prereq.					
Target performance tier:						
1.2 Integrated Project Team *(meet all of the following)*	1	1	0			0
☒ a) Individuals or organizations with necessary capabilities		☒ c) Regular meetings held with project team				
☒ b) All team members involved in various project phases						
1.3 Professional Credentialed with Respect to LEED for Homes	1	0	1		*please see ID 01-06 for details*	0
1.4 Design Charrette	1	1	0			0
1.5 Building Orientation for Solar Design *(meet all of the following)*	1	0	0			0
☐ a) Glazing area on north/south walls 50% greater than on east/west walls		☒ c) At least 450 sq. ft. of south-facing roof area, oriented for solar applications				
☐ b) East-west axis is within 15 degrees of due east-west		☐ d) 90% of south-facing glazing is shaded in summer, unshaded in winter				
2. Quality Management for Durability						
2.1 Durability Planning *(meet all of the following)*	Prereq.					
☐ a) Durability evaluation completed		☐ d) Durability strategies incorporated into project documentation				
☒ b) Strategies developed to address durability issues		☐ e) Durability measures listed in durability inspection checklist				
☒ c) Moisture control measures from Table 1 incorporated						
2.2 Durability Management *(meet one of the following)*	Prereq.					
☒ Builder has a quality management process in place		☐ Builder conducted inspection using durability inspection checklist				
2.3 Third-Party Durability Management Verification	3	0	0			0
3. Innovative or Regional Design						
3.1 ✓ Innovation 1 (ruling #):	1	0	0			0
3.2 ✓ Innovation 2 (ruling #):	1	0	0			0
3.3 ✓ Innovation 3 (ruling #):	1	0	0			0
3.4 ✓ Innovation 4 (ruling #):	1	0	0			0
Location & Linkages (LL) (Minimum 0 LL Points Required)	**Max: 10**	**Y:10**	**M:0**		**Notes**	**Final: 0**
1. LEED for Neighborhood Development						
1 LEED for Neighborhood Development	10	10	0			0
2. Site Selection						
2 ✓ Site Selection *(meet all of the following)*	2	0	0			0
☒ a) Built above 100-year floodplain defined by FEMA		☒ d) Not built on land that was public parkland prior to acquisition				
☒ b) Not built on habitat for threatened or endangered species		☒ e) Not built on land with prime soils, unique soils, or soils of state significance				
☒ c) Not built within 100 ft of water, including wetlands						
3. Preferred Locations						
3.1 Edge Development	1	0	0			0
OR 3.2 Infill	2	0	0			0
AND/OR 3.3 Previously Developed	1	1	0			0
4. Infrastructure						
4 Existing Infrastructure	1	1	0			0
5. Community Resources / Transit						
5.1 Basic Community Resources / Transit *(meet one of the following)*	1	0	0			0
☐ a) Within 1/4 mile of 4 basic community resources		☐ c) Within 1/2 mile of transit services providing 30 rides per weekday				
☐ b) Within 1/2 mile of 7 basic community resources						
OR 5.2 Extensive Community Resources / Transit *(meet one of the following)*	2	0	0			0
☐ a) Within 1/4 mile of 7 basic community resources		☐ c) Within 1/2 mile of transit services providing 60 rides per weekday				
☐ b) Within 1/2 mile of 11 basic community resources						
OR 5.3 Outstanding Community Resources / Transit *(meet one of the following)*	3	3	0			0
☐ a) Within 1/4 mile of 11 basic community resources		☒ c) Within 1/2 mile of transit services providing 125 rides per weekday				
☐ b) Within 1/2 mile of 14 basic community resources						
6. Access to Open Space						
6 Access to Open Space	1	1	0			0
Sustainable Sites (SS) (Minimum 5 SS Points Required)	**Max: 22**	**Y:18**	**M:0**		**Notes**	**Final: 13**
1. Site Stewardship						
1.1 Erosion Controls During Construction *(meet all of the following)*	Prereq.					

- [ ] a) Stockpile and protect disturbed topsoil from erosion.
- [x] b) Control the path and velocity of runoff with silt fencing or equivalent.
- [x] c) Protect sewer inlets, streams, and lakes with straw bales, silt fencing, etc.
- [x] d) Provide swales to divert surface water from hillsides
- [ ] e) Use tiers, erosion blankets, compost blankets, etc. on sloped areas.

1.2 Minimize Disturbed Area of Site *(meet the appropriate requirements)* 1 1 0 0

Where the site is not previously developed, meet all the following:

- [ ] a) Develop tree / plant preservation plan with "no-disturbance" zones
- [ ] b) Leave 40% of buildable lot area, not including area under roof, undisturbed

OR Where the site is previously developed, meet all the following:

- [x] c) Develop tree / plant preservation plan with "no-disturbance" zones AND
- [ ] Rehabilitate lot; undo soil compaction and remove invasive plants AND
- [ ] Meet the requirements of SS 2.2

OR [x] d) Build on a lot of 1/7 acre or less, or 7 units per acre.

2. Landscaping

2.1 ✓ No Invasive Plants *Prereq.*

2.2 ✓ Basic Landscaping Design *(meet all of the following)* 2 2 0 0

- [x] a) Any turf must be drought-tolerant.
- [x] b) Do not use turf in densely shaded areas.
- [x] c) Do not use turf in areas with slope of 25%
- [x] d) Add mulch or soil amendments as appropriate.
- [x] e) All compacted soil must be tilled to at least 6 inches.

AND/OR 2.3 ✓ Limit Conventional Turf 3 3 0 3

15% Percentage of designed landscape softscape area that is turf

AND/OR 2.4 ✓ Drought Tolerant Plants 2 2 0 2

100% Percentage of installed plants that are drought-tolerant

OR 2.5 ✓ Reduce Overall Irrigation Demand by at Least 20% 6 6 0 6

50% Percentage reduction in estimated irrigation water demand *(calculate)*

3. Reduce Local Heat Island Effects

3 ✓ Reduce Local Heat Island Effects *(meet one of the following)* 1 0 0 0

- [ ] a) Locate trees / plantings to provide shade for 50% of hardscapes
- [ ] b) Install light-colored, high-albedo materials for 50% of sidewalks, patios, and driveways

4. Surface Water Management

4.1 ✓ Permeable Lot 4 3 0 3

75% vegetative landscape

15% permeable paving

5% impermeable surfaces directed to infiltration features

5% other impermeable surfaces (areas not counted towards credit)

4.2 Permanent Erosion Controls *(meet one of the following)* 1 0 0 0

- [ ] a) For portions of lot on steep slope, use terracing and retaining walls
- [x] b) Plant trees, shrubs, or groundcover

4.3 ✓ Management of Runoff from Roof *(meet any; see Rating System for pts)* 2 2 0 0

- [ ] a) Install permanent stormwater controls to manage runoff from the home
- [ ] b) Install vegetated roof to cover 50% of roof area
- [ ] c) Install vegetated roof to cover 100% of roof area
- [x] d) Have lot designed by professional to manage runoff from home on-site

5. Nontoxic Pest Control

5 Pest Control Alternatives *(meet any of the following; 1/2 pt each)* 2 1 0 0

- [x] a) Keep all exterior wood at least 12" above soil
- [ ] b) Seal external cracks, joints, etc. with caulking and install pest-proof screens
- [ ] c) Include no wood-to-concrete connections, or separate connections with dividers
- [x] d) Install landscaping so mature plants are 24" from home

e) In 'moderate' to 'very heavy' termite risk areas:

- [ ] i) Treat all cellulosic material with borate product to 3' above foundation
- [ ] ii) Install sand or diatomaceous earth barrier
- [ ] iii) Install steel mesh barrier termite control system
- [ ] iv) Install non-toxic termite bait system
- [ ] v) Use noncellulosic wall structure
- [ ] vi) Use solid concrete foundation walls or pest-proof masonry wall design

6. Compact Development

6.1 Moderate Density 2 0 0 0

6 # of total units on the lot 0.3 lot size (acres) 24.0 density (units/acre)

OR 6.2 High Density 3 0 0 0

OR 6.3 Very High Density 4 4 0 4

Water Efficiency (WE) (Minimum 3 WE Points Required) *Max: 15* *Y:7* *M:0* *Notes* *Final: 5*

1. Water Reuse

1.1 Rainwater Harvesting System 4 3 0 3

50% Percentage of roof area used for harvesting

Outdoor only Application

AND/OR 1.2 Graywater Reuse System 1 0 0 0

OR 1.3 Use of Municipal Recycled Water System 3 0 0 0

2. Irrigation System

2.1 ✓ High-Efficiency Irrigation System *(meet any of the following; 1 pt each)* 3 0 0 0

- [ ] a) Irrigation system designed by EPA Water Sense certified professional
- [ ] b) Irrigation system with head-to-head coverage
- [ ] c) Install central shut-off valve
- [ ] d) Install submeter for the irrigation system
- [ ] e) Use drip irrigation for 50% of planting beds
- [ ] f) Create separate zones for each type of bedding
- [ ] g) Install timer or controller for each watering zone
- [ ] h) Install pressure-regulating devices
- [ ] i) High-efficiency nozzles with distribution uniformity of at least 0.70.
- [ ] j) Install check valves in heads
- [ ] k) Install moisture sensor or rain delay controller

AND/OR 2.2 Third-party Inspection 1 0 0 0

OR 2.3 ✓ Reduce Overall Irrigation Demand by at Least 45% 4 2 0 2

50% Percentage reduction in estimated irrigation water demand *(calculate)*

3. Indoor Water Use

3.1	High-Efficiency Fixtures and Fittings *(meet any of the following, 1 pt each)*	3	2	0

- [x] a) Average flow rate of lavatory faucets is ≤ 2.00 gpm
- [x] b) Average flow rate for all showers is ≤ 2.00 gpm per stall
- [x] c) Average flow rate for all toilets is ≤ 1.30 gpf; OR
- [ ] Toilets are dual-flush; OR
- [ ] Toilets meet the EPA Water Sense specification

3.2	Very High-Efficiency Fixtures and Fittings *(meet any, 2 pts each)*	6	0	0

- [ ] a) Average flow rate of lavatory faucets is ≤ 1.50 gpm; OR
- [ ] Lavatory faucets meet the EPA Water Sense specification
- [ ] b) Average flow rate for all showers ≤ 1.75 gpm per stall
- [ ] c) Average flow rate for all toilets is ≤ 1.10 gpf

Energy & Atmosphere (EA) (Minimum 0 EA Points Required)

Max: 38 Y:16 M:0 **Notes** *Final: 16*

1. Optimize Energy Performance

1.1	Performance of ENERGY STAR for Homes	Prereq		
1.2	Exceptional Energy Performance	34	16	0

[ ] IECC climate zone [ ] HERS Index

7. Water Heating

7.1	Efficient Hot Water Distribution System *(meet one of the following)*	2	0	0

- [ ] a) Structured plumbing system
- [x] b) Central manifold distribution system
- [x] c) Compact design of conventional system

7.2	Pipe Insulation	1	0	0

11. Residential Refrigerant Management

11.1	Refrigerant Charge Test	Prereq		
11.2	Appropriate HVAC Refrigerants *(meet one of the following)*	1	0	0

- [x] a) Use no refrigerants
- [ ] b) Use non-HCFC refrigerants
- [ ] c) Use refrigerants that complies with global warming potential equation

Materials & Resources (MR) (Minimum 2 MR Points Required)

Max: 16 Y:3 M:0 **Notes** *Final: 0.5*

1. Material-Efficient Framing

	1.1	Framing Order Waste Factor	Prereq		
	1.2	Detailed Framing Documents	1	0	0
AND/OR	1.3	Detailed Cut List and Lumber Order	1	0	0

- [ ] Requirements of MR 1.2 have been met
- [ ] Detailed cut list and lumber order corresponding to framing plans or scopes

AND/OR	1.4	Framing Efficiencies *(meet any of the following, see Rating System for pts)*	3	0	0

- [ ] Precut framing packages
- [ ] Open-web floor trusses
- [ ] Structural insulated panel walls
- [ ] Structural insulated panel roof
- [ ] Structural insulated panel floors
- [ ] Stud spacing greater than 16" on center
- [ ] Ceiling joist spacing greater than 16" on center
- [ ] Floor joist spacing greater than 16" on center
- [ ] Roof rafter spacing greater than 16" on center
- [ ] Two of the following: Size headers for loads; ladder blocking; drywall clips; 2-stud corners

OR	1.5	Off-site Fabrication *(meet one of the following)*	4	0	0

- [ ] a) Panelized construction
- [ ] b) Modular, prefabricated construction

2. Environmentally Preferable Products

2.1	FSC Certified Tropical Wood *(meet all of the following)*	Prereq		

- [ ] a) Provide suppliers with a notice of preference for FSC products; AND
- [ ] Request country of manufacture for each wood product
- [x] b) No tropical wood installed (exceptions for FSC-certified or reclaimed wood)

2.2	Environmentally Preferable Products *(meet any, 1/2 pt each)*	8	2.5	0

Assembly : component	*(a) EPP*			*(b) Low emission*		*(c) Local production*	
Exterior wall: framing	[ ]		type:			[ ]	
Exterior wall: siding or masonry	[x]		type:			[ ]	
Floor: flooring	[ ]	(45%)	type:	[x]	90% hard flooring	[ ]	(45%)
Floor: flooring	[x]	(90%)	type:	[ ]	SCS FloorScore	[ ]	(90%)
Floor: flooring				[ ]	Green Label Plus		
Floor: framing	[ ]		type:			[ ]	
Foundation: aggregate	[ ]		type:			[ ]	
Foundation: cement	[ ]		type:			[ ]	
Interior wall: framing	[ ]		type:			[ ]	
Interior wall, ceiling: gypsum board	[ ]		type:			[ ]	
Interior wall, ceiling, millwork: paint	[x]		type:	[ ]	type:		
Landscape: decking and patio	[x]		type:			[ ]	
Other: cabinet	[ ]		type:			[ ]	
Other: counter	[ ]		type:			[ ]	
Other: door	[ ]		type:			[ ]	
Other : interior trim	[ ]		type:			[ ]	
Other : adhesive, sealant				[ ]	type:		
Other : window frame	[ ]		type:			[ ]	
Roof: framing	[ ]		type:			[ ]	
Roof: roofing	[ ]		type:			[ ]	
Roof, floor, wall: cavity insulation	[ ]		type:	[ ]	type:	[ ]	
Roof, floor, wall (2 of 3): sheathing	[ ]		type:			[ ]	
Other: water supply piping	[ ]		type:			[ ]	
Other: driveway	[ ]		type:				

3. Waste Management

3.1	Construction Waste Management Planning *(meet both of the following)*	Prereq		

- [x] a) Investigate local options for waste diversion
- [ ] b) Document diversion rate for construction waste

3.2	Construction Waste Reduction *(use one of the following methods)*	3	0.5	0

- [ ] a) pounds waste / square foot
- [ ] cubic yards waste / 1,000 square feet
- [25%] b) percentage of waste diverted

Indoor Environmental Quality (EQ) (Minimum 6 EQ Points Required)

Max: 21 Y:9 M:1 **Notes** *Final: 0*

1. ENERGY STAR with Indoor Air Package

1	ENERGY STAR with Indoor Air Package	13	0	0

2. Combustion Venting

2.1	Basic Combustion Venting Measures *(meet all of the following)*	Prereq		

- [x] a) no unvented combustion appliances
- [x] b) carbon monoxide monitors on each floor (of each unit, if applicable)
- [x] c) no fireplace installed, OR
- [ ] all fireplaces and woodstoves have doors
- [x] d) space, water heating equipment designed with closed combustion; OR
- [ ] space and water heating equipment has power-vented exhaust; OR
- [ ] space and water heating equipment located in detached or open-air facility; OR
- [ ] no space- or water-heating equipment with combustion

2.2	Enhanced Combustion Venting Measures (meet one of the following)	2	2	0	0

Type of Fireplace or stove	Better practice (1 pt)	Best practice (2 pts) (must also meet Better Practice)
None		[x] granted automatically
Masonry wood-burning fireplace	[ ] masonry heater	[ ] back-draft potential test
Factory-built wood-burning fireplace	[ ] listed by testing lab and meets EPA standards	[ ] back-draft potential test
Woodstove and fireplace insert	[ ] listed by testing lab and meets EPA standards	[ ] back-draft potential test
Natural gas, propane, or alcohol stove	[ ] listed, power- or direct-vented, fixed doors	[ ] electronic pilot
Pellet stove	[ ] EPA certified or meets safety requirements	[ ] power- or direct-venting

3. Moisture Control

3	Moisture Load Control (meet one of the following)	1	0	1	0

- [ ] a) Additional dehumidification system
- [ ] b) Central HVAC system equipped with additional dehumidification mode

4. Outdoor Air Ventilation

4.1	✓ Basic Outdoor Air Ventilation (meet one of the following)	Prereq.			

- [ ] a) Qualifies under ASHRAE Std. 62.2-2007 climate exemption.
- [ ] b) Continuous ventilation
- [ ] c) Intermittent ventilation
- [x] d) Passive ventilation

4.2	✓ Enhanced Outdoor Air Ventilation (meet one of the following)	2	0	0	0

- [ ] a) Meets EQ 4.1 part (a), active ventilation system installed
- [ ] b) Install heat recovery system

4.3	Third-Party Performance Testing	1	0	0	0

5. Local Exhaust

5.1	✓ Basic Local Exhaust (meet all of the following)	Prereq.			

- [x] a) Bathroom and kitchen exhaust meets ASHRAE Std. 62.2 air flow requirement
- [x] b) Fans and ducts designed and installed to ASHRAE Std. 62.2
- [x] c) Air exhausted to outdoors
- [x] d) ENERGY STAR labeled bathroom exhaust fans

5.2	Enhanced Local Exhaust (meet one of the following)	1	1	0	0

- [ ] a) Occupancy sensor
- [ ] b) Automatic humidistat controller
- [ ] c) Automatic timer tied to switch to operate fan for 20+ minutes post-occupancy
- [x] d) Continuously operating exhaust fan

5.3	Third-Party Performance Testing	1	0	0	0

6. Distribution of Space Heating and Cooling

6.1	✓ Room-by-Room Load Calculations	Prereq.			
6.2	Return Air Flow / Room-by-Room Controls (meet one of the following)	1	1	0	0

A. Forced-Air Systems

- [ ] a) Return air opening of 1 sq. inch per cfm of supply
- [ ] b) Limited pressure differential between closed room and adjacent spaces

B. Nonducted HVAC Systems

- [x] Flow control valves on every radiator; OR
- [ ] Radiant floor system with thermostatic controls in every room

6.3	Third-Party Performance Test / Multiple Zones (meet one of the following)	2	0	0	0

A. Forced-Air Systems

- [ ] Have supply air flow rates in each room tested and confirmed

B. Nonducted HVAC Systems

- [ ] Install at least two distinct zones with independent thermostat control

7. Air Filtering

7.1	Good Filters	Prereq.			
7.2	Better Filters	1	0	0	0
OR 7.3	Best Filters	2	0	0	0

8. Contaminant Control

8.1	✓ Indoor Contaminant Control during Construction	1	0	0	0
8.2	Indoor Contaminant Control (meet any of the following, 1 pt each)	2	1	0	0

- [x] a) Design and install permanent walk-off mats at each entry
- [ ] b) Design shoe removal and storage space near primary entryway
- [ ] c) Install central vacuum system with exhaust to outdoors

8.3	✓ Preoccupancy Flush	1	1	0	0

9. Radon Protection

9.1	✓ Radon-Resistant Construction in High-Risk Areas	Prereq.			
9.2	✓ Radon-Resistant Construction in Moderate-Risk Areas	1	0	0	0

10. Garage Pollutant Protection

10.1	No HVAC in Garage	Prereq.			
10.2	Minimize Pollutants from Garage (meet all of the following)	2	0	0	0

a) In conditioned spaces above garage:

- [ ] Seal all penetrations and connecting floor and ceiling joist bays

b) In conditioned spaces next to garage

- [ ] Weather-strip all doors
- [ ] Carbon monoxide detectors in rooms that share a door with garage
- [ ] Seal all penetrations and cracks at the base of walls

AND/OR 10.3	Exhaust Fan in Garage (meet one of the following)	1	0	0	0

- [ ] a) Fan runs continuously
- [ ] b) Fan designed with automatic timer control

OR 10.4	Detached Garage or No Garage	3	3	0	0

Awareness & Education (AE) (Minimum 0 AE Points Required)

Max: 3 Y:2 M:0 Notes Final: 0

1. Education of the Homeowner or Tenant

1.1	✓ Basic Operations Training (meet both of the following)	Prereq.			

- [ ] a) Operations and training manual
- [x] b) One-hour walkthrough with occupant(s)

1.2	✓ Enhanced Training	1	1	0	0
1.3	Public Awareness (meet three of the following)	1	1	0	0

- [ ] a) Open house on at least four weekends
- [x] b) Website about features and benefits of LEED homes
- [ ] c) Newspaper article on the project
- [ ] d) Display LEED signage on the exterior of the home

2. Education of the Building Manager

2	✓ Education of the Building Manager (meet both of the following)	1	0	0	0

- [ ] a) Operations and training manual
- [ ] b) One-hour walkthrough with building manager

USGBC LEGAL DISCLAIMER

USGBC Green Building Council with respect to any LEED certified project, including any warranty of habitability, or fitness for a particular purpose. There are no warranties, express or

USGBC makes no warranty with respect to any LEED certified project, including any warranty of habitability, merchantability, or fitness for a particular purpose. There are no warranties, express or implied, written or oral, statutory or otherwise, with respect to the certifications provided by USGBC. By way of example only, and without limiting the broad scope of the foregoing, it is understood that LEED certification, whether at the Certified level or any other level, does not mean that the project is structurally sound or safe, constructed in accordance with applicable laws, regulations or codes, free of mold or mildew, free of volatile organic compounds or allegens, or free of soil gases including radon.

SIGNATURES BY RESPONSIBLE PARTIES

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been met for the indicated credits and will, if audited, provide the necessary supporting documents.

Project Team Leader	*Kevin Maguire*	Company	*Oxbow Partners*
Signature		Date	

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the required inspections and performance testing for the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been completed. I have evaluated this project's documentation package and conducted the necessary QA/QC procedures with the Green Rater, and I hereby declare and affirm to USGBC that the homes included in this submittal are ready to earn LEED for Homes certification, as per the attached checklist.

Provider QAD		Company	
Signature		Date	

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the required inspections and performance testing for the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been completed.

I also hereby confirm that all verification services were performed in accordance with the LEED for Homes Verification & Submittal Guidelines and Addendum.

Green Rater		Company	
Signature		Date	

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the required inspections and performance testing for the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been completed.

I also hereby confirm that all verification services were performed in accordance with the LEED for Homes Verification & Submittal Guidelines and Addendum.

Green Rater		Company	
Signature		Date	

LEED for Homes Project Checklist

Addendum: Prescriptive Approach for Energy and Atmosphere (EA) Credits

Points cannot be earned in both the Prescriptive (below) and the Performance paths of the EA section.	*Max Pts. Available*	*Preliminary Rating Y / Pts*	*Maybe*	*No*	*Notes*	*Project Points*
Energy & Atmosphere (EA) (Minimum 0 EA Points Required)	***Max: 38***	***Y:16***	***M:0***		***Notes***	***Final: 16***
2. Insulation						
2.1 Basic Insulation *(meet both of the following)*	*Prereq.*					
☐ a) Insulation meets R-value requirements of IECC	☐ b) Insulation meets HERS Grade II specifications for installation					
2.2 Enhanced Insulation *(meet both of the following)*	2	0	0			0
☐ a) Insulation exceeds R-value requirements of IECC by 5%	☐ b) Insulation meets HERS Grade I specifications for installation					
3. Air Infiltration						
3.1 Reduced Envelope Leakage	*Prereq.*					
☐ Air leakage rate in ACH50						
3.2 Greatly Reduced Envelope Leakage	2	0	0			0
OR 3.3 Minimal Envelope Leakage	3	0	0			0
4. Windows						
4.1 Good Windows *(meet all of the following)*	*Prereq.*					
☒ a) Windows and glass doors meet ENERGY STAR BOP window specifications	☐ b) Skylight glazing area is ≤ 3% of floor area AND ☐ Skylights meet ENERGY STAR requirements for skylights					
4.2 Enhanced Windows	2	0	0			0
OR 4.3 Exceptional Windows	3	0	0			0
5. Heating and Cooling Distribution System						
5.1 Reduced Distribution Losses *(meet all of the following, as appropriate)*	*Prereq.*					
A. Forced-Air Systems	B. Nonducted HVAC Systems					
☐ a) Duct leakage of ≤ 4.0 CFM at 25 Pascals per 100 sq.ft.	☒ At least R-3 insulation around pipes in unconditioned spaces					
☐ b) No ducts in exterior walls unless extra insulation is added						
☐ c) At least R-6 insulation around ducts in unconditioned spaces						
5.2 Greatly Reduced Distribution Losses *(meet the following, as appropriate)*	2	0	0			0
A. Forced-Air Systems	B. Nonducted HVAC Systems					
☐ Duct leakage of ≤ 3.0 CFM at 25 Pascals per 100 sq.ft.	☐ Keep the boiler and pipes entirely within conditioned envelope					
OR 5.3 Minimal Distribution Losses *(meet one of the following, as appropriate)*	3	0	0			0
A. Forced-Air Systems	B. Nonducted HVAC Systems					
☐ a) Duct leakage of ≤ 1.0 CFM at 25 Pascals per 100 sq.ft.	☐ Outdoor reset control to set distribution temp. based on outdoor temp.					
☐ b) Air-handler and all ductwork is within conditioned envelope and EA 3.3 is met						
☐ c) Air-handler and all ductwork visibly within conditioned spaces (not in walls, etc.)						
6. Space Heating and Cooling Equipment						
6.1 Good HVAC Design and Installation *(meet all of the following)*	*Prereq.*					
☐ a) Design and size HVAC equipment using ACCA Manual J or equivalent	☒ c) Install ENERGY STAR programmable thermostat OR					
☐ b) Install efficient heating AND cooling equipment (see Table)	☐ Heat pump or hydronic installed and exempted from part (c)					
☐ Type of cooling system	Hot Water Baseboard/Radiator Type of heating system					
☐ Cooling efficiency (SEER / EER)	☐ Heating Efficiency (AFUE / HSPF / COP)					

6.2	High-Efficiency HVAC	2	0	0	0
OR 6.3	Very High Efficiency HVAC	4	0	0	0

7. Water Heating

7.1	✓ Efficient Hot Water Distribution System *(meet one of the following)*	2	0	0	0

- [ ] a) Structured plumbing system
- [ ] b) Central manifold distribution system
- [x] c) Compact design of conventional system

7.2	Pipe Insulation	1	0	0	0
7.3	Efficient Domestic Hot Water Equipment	3	0	0	0

Gas, tankless — Type of DHW system

95.0 Efficiency — 0.0 Solar: Percentage of annual DHW load

8. Lighting

8.1	ENERGY STAR Lights	Prereq.			
8.2	Improved Lighting *(meet one of the following, see Rating System for pts)*	1.5	0	0	0

- [ ] a) Indoor lighting - 3 additional ENERGY STAR lights in high-use rooms
- [x] b) Exterior lighting - motion sensor controls or integrated PV

OR 8.3	Advanced Lighting Package *(meet one of the following)*	3	0	0	0

- [ ] a) 60% of fixtures are ENERGY STAR fixtures
- [x] b) 80% of lamps are ENERGY STAR CFLs

9. Appliances

9.1	High-Efficiency Appliances *(meet any, see Rating System for pts)*	2	0	0	0

- [x] a) ENERGY STAR labeled refrigerator
- [ ] b) ENERGY STAR labeled ceiling fans in living/family room and all bedrooms
- [x] c) ENERGY STAR labeled dishwasher using 6.0 gallons per cycle or less
- [x] d) ENERGY STAR clothes washer

9.2	Water-Efficiency Clothes Washer	1	0	0	0

10. Renewable Energy

10	✓ Renewable Energy System	10	0	0	0.0

[ ] Reference electric load, kWh/yr (based on HERS model) — [ ] Electricity supplied by renewable system, kWh/yr

0.0% Percentage of annual reference electric load met by renewable system

11. Residential Refrigerant Management

11.1	Refrigerant Charge Test	Prereq.			
11.2	Appropriate HVAC Refrigerants *(meet one of the following)*	1	0	0	0

- [x] a) Use no refrigerants
- [ ] b) Use non-HCFC refrigerants
- [ ] c) Use refrigerants that complies with global warming potential equation

Boston Community Capital

May 5, 2015

Kevin Maguire
Oxbow Partners LLC
75 Arlington Street, Suite 500
Boston, MA 02116

Re: 50-52 Montebello Street, Jamaica Plain
Interest in Providing Construction Financing

Dear Kevin,

Boston Community Loan Fund is excited to hear that Oxbow is interested in the City of Boston Department of Neighborhood Development's Affordable Housing Initiative.

We would be very interested in working with Oxbow to revitalize the vacant six family building at 50-52 Montebello Street in Egleston Square.

Given our working relationship over the years, this project would be a very good fit given our mission and services which include 30 years of affordable housing lending and the SUN Mortgage foreclosure prevention program.

Good luck with your proposal.

Sincerely,

Michelle Volpe
President, Boston Community Loan Fund

Charles Clark
Chair of the Board

Elyse D Cherry
Chief Executive Officer
Boston Community Capital

DeWitt Jones
President
BCC Solar Energy Advantage

Michelle Volpe
President
BCC Loan Fund

Affiliates
Boston Community Loan Fund
Boston Community Venture Fund
Boston Community Managed Assets
Solar Energy Advantage
MSP Residential LLC
Aura Mortgage Advisors LLC

10 Malcolm X Boulevard, Boston, MA 02119
Direct 617-427-8600 Fax 617-427-9300
bostoncommunitycapital.org

At the intersection of
downtown and community.

Eastern Bank

265 Franklin Street
Boston, MA 02110-3120

Patricia A. Capalbo
Senior Vice President

May 5, 2015

Mr. Kevin Maguire
Oxbow Partners LLC
75 Arlington Street, Suite 500
Boston, MA 02116

Re: Letter of Interest to Provide Construction Financing
50-52 Montebello Street, Jamaica Plain

Dear Kevin:

I am writing to confirm our strong interest in working with you and your team on the revitalization of 50-52 Montebello Street in Jamaica Plain as part of the City of Boston Department of Neighborhood Development's Affordable Housing initiatives.

Eastern is proud to have worked with Oxbow on new affordable Ownership and Rental projects in Wayland, Barnstable and Nantucket.

Let us know how we can assist you in your efforts.

Sincerely,

Patricia Capalbo

Patricia Capalbo

BRA Inclusionary Development Policy
2015 Income Limits, Maximum Affordable Sales Prices, & Maximum Affordable Rents based on Area Median Income (AMI)

Income Limits

Household Size	50% AMI	60% AMI	65% AMI	70% AMI	75% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI
1	$34,500	$41,350	$44,800	$48,250	$51,700	$55,150	$62,050	$68,950	$75,850	$82,750
2	$39,400	$47,300	$51,200	$55,150	$59,100	$63,050	$70,900	$78,800	$86,700	$94,550
3	$44,350	$53,200	$57,600	$62,050	$66,500	$70,900	$79,800	$88,650	$97,500	$106,400
4	$49,250	$59,100	$64,050	$68,950	$73,900	$78,800	$88,650	$98,500	$108,350	$118,200
5	$53,200	$63,850	$69,150	$74,450	$79,800	$85,100	$95,750	$106,400	$117,000	$127,650
6	$57,150	$68,550	$74,250	$80,000	$85,700	$91,400	$102,850	$114,250	$125,700	$137,100

Maximum Sales Price

Bedrooms	50% AMI	60% AMI	65% AMI	70% AMI	75% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI
Studio	$77,700	$99,900	$111,000	$122,100	$133,300	$144,400	$166,600	$188,700	$210,900	$233,000
1	$96,300	$122,100	$135,000	$148,000	$160,900	$173,900	$199,800	$225,700	$251,600	$277,500
2	$114,700	$144,400	$159,100	$173,900	$188,700	$203,600	$233,000	$262,700	$292,400	$321,900
3	$133,300	$166,600	$183,100	$199,800	$216,500	$233,000	$266,500	$299,700	$332,900	$366,400
4	$151,700	$188,700	$207,300	$225,700	$244,300	$262,700	$299,700	$336,700	$373,700	$410,700

Maximum Affordable Rents

Bedrooms	50% AMI	60% AMI	65% AMI	70% AMI	75% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI
Studio	$763	$915	$992	$1,068	$1,145	$1,221	$1,374	$1,526	$1,679	$1,831
1	$891	$1,068	$1,157	$1,246	$1,335	$1,424	$1,602	$1,781	$1,959	$2,137
2	$1,017	$1,221	$1,322	$1,424	$1,526	$1,628	$1,831	$2,035	$2,239	$2,442
3	$1,145	$1,374	$1,488	$1,602	$1,717	$1,831	$2,061	$2,290	$2,518	$2,748
4	$1,272	$1,526	$1,654	$1,781	$1,909	$2,035	$2,290	$2,544	$2,799	$3,053

II Developer Qualifications, Experience and References

Oxbow Partners and Development Team

Organizational Structure: Oxbow Partners LLC is a Boston based for-profit development entity. There are two members of the LLC: Kevin Maguire and Peter W. Smith. The EIN for Oxbow Partners is 76-0843747.

Principal in Charge: Kevin Maguire will serve as the Principal in Charge of 52 Montebello and will be directly responsible for all aspects of the development process. A copy of Kevin's resume is included as part of this proposal.

No Law Suits: Law Suits of any kind have not been brought against Kevin Maguire, Peter W. Smith or Oxbow Partners.

Financial Capacity: Kevin Maguire as Principal and Oxbow Partners currently have in excess of $200,000 of cash available for the Predevelopment Expenses related to 50-52 Montebello Home Ownership. Detailed financial statements can be provided upon request.

Oxbow Partners Financials: A copy of the most recent financials for Oxbow Partners has been included as part of this proposal. If there are specific questions related to the financial of Oxbow Partners, additional information can be submitted as necessary.

Past Experience Developing Affordable Ownership Housing: Please reference the attached matrix entitled 'REPRESENTATIVE AFFORDABLE FIRST TIME HOMEBUYER DEVELOPMENT EXPERIENCE' which documents Oxbow's experience with the development of affordable ownership housing. Of note:

- Currently working in coordination with the Housing Assistance Corporation in the development of 36 workforce housing units on the island on Nantucket;

- Recently worked in coordination with Twin Cities CDC, The Neighborhood Developers and MHIC as part of the Neighborhood Stabilization Program administered by MHIC. This experience very closely mirrors the rehabilitation of vacant/foreclosed buildings and the ultimate sale to new home owners.

- Kevin Maguire served as Director of Development for the Residences at 700 Harrison - a DND sponsored mixed income ownership project built in Boston's South End.

75 Arlington Street, Suite 500 Boston MA 02116

- Oxbow Partners completed the Residences at 89 Oxbow - the revitalization of an antiquated Nike Missile Site in close collaboration with the Town of Wayland. This project has become a case study in how development and community can work together utilizing Massachusetts Chapter 40B

Short Video Clip: **https://youtu.be/RSzy9g8ZE_M**

References for Kevin Maguire/Oxbow Partners:

1. Lynn Shields, Massachusetts Affordable Housing Trust Fund
   re: Sachem's Path, The Residences at 33Comm, The Residences at 89 Oxbow
   One Beacon Street
   Boston, MA 02108
   lshields@masshousing.com
   617-854-1381

2. Susan Gittelman, Executive Director, B'nai B'rith Housing New England
   re: The Residences at 33 Comm, Newton
   34 Washington Street
   Brighton, MA 02135
   susan@bbhousing.org
   617-731-5291

3. Fred Presbrey, Executive Director, Housing Assistance Corporation
   re: Sachem's Path Home Ownership, Nantucket MA
   460 W. Main Street
   Hyannis, MA 02601
   RPresbrey@haconcapecod.org
   508-778-7507

Key Development Team Members:

1. Oxbow Partners, Developer
   Boston, MA
2. Offshoots, Inc., Landscape/Site Design Build
   Boston, MA
3. Stack + Co - Construction Design Build
   Boston, MA
4. Marsh Moriarty Ontell & Golder - Real Estate and Conveyancing Attorney
   Boston, MA

Subcontractors/Partnerships:

All members of the development team are independent entities. There is no identify of interest between any of the firms proposed above.

75 Arlington Street, Suite 500 Boston MA 02116

oxbowPartners

contributing to the creation
of sustainable communities

Contributing to the Creation of Sustainable Developments

We endeavor to build. Further, we endeavor to build great places that contribute to the economic, social and environmental sustainability of the neighborhoods and host communities where we work. Vision, a network of talented professionals, willingness to listen to a range of perspectives and the perseverance to "get it done" are the key pillars of our mission.

A Simple Business Plan - Collaboration, Commitment, Results

The creation of sustainable developments does not happen in isolation. Communicating among and between dozens of stakeholders with different talents, perspectives and timeframes is central to success. Kevin Maguire and Peter W. Smith created Oxbow Partners in order to partner with committed groups of individuals, often Towns or Not for Profit Organizations, who lack the infrastructure and required time necessary to manage the process of realizing high quality physical developments. We accomplish this via our commitment to the key principles of the building process: Collaboration, Commitment and Results.

Collaboration: Great Projects result from Great Teams. Great Teams are the product of careful selection balancing talent, focus and ego ensuring that a clear and shared purpose unify the efforts of many individuals.

Commitment: Great Projects require an intense commitment to discipline, a passion for the process and an understanding that hard work matters.

Results: Great Projects are measured by the satisfaction of the end user. Exceed expectations - first others and then your own.

Through our previous endeavors, including shared time at the Beacon Companies and individually as the principal's of our own development consulting firms, we frequently witnessed the disconnect between committed groups that want to further their mission via physical development and the complexities of a process which demands the sustained focus of full time talent. Guided by our collaborative instincts, we have been working with committed partners that want to realize the creation of great projects. Together we represent an exceptionally qualified and experienced team with a breath of experience in both the physical and financial aspects of development. We take pride in being acknowledged by our peers and colleagues in the public and private financing world as individuals with very high standards, demonstrated experience getting projects done and working in a collaborative, problem solving style.

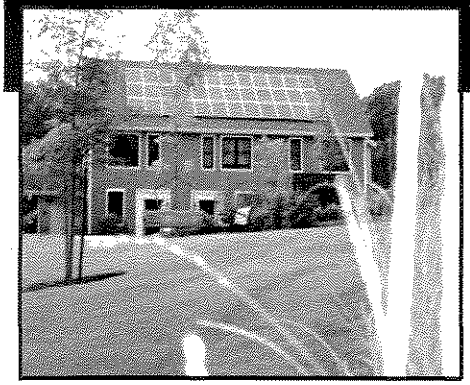
Big Project Experience - Small Project Attention to Detail

We are very proud to have contributed to the development of nationally recognized projects with total development costs in excess of $80M. Where we thrive, and what unifies all of our projects, is our desire to work closely with people solving problems/challenges. We enjoy working with the variety of stakeholders involved in the development process be they abutters, Town/City Boards, Town/City engineers, neighborhood associations, conservation groups, local schools and/or resident constituent groups. As such, our focus has been working on projects with total development costs of less than $10M where Peter and I are directly engaged with the client, and directly responsible for the results.

REPRESENTATIVE AFFORDABLE FIRST TIME HOMEBUYER DEVELOPMENT EXPERIENCE

Project Name/ Location/ Developer/Year Completed	Number of Units	Development Cost/Major Sources of Financing	Role in Project	Project Type
Sachem's Path Nantucket, Massachusetts Developer: **Sachem's Path LLC** Status: Phase 1 in Construction	36	$19,350,000 Town of Nantucket CPA, State HIFT, State Affordable Housing Trust, private construction loan.	Development Consultant to Housing Assistance Corporation	Affordable /Mixed Income Ownership
Neighborhood Stabilization Program Chelsea/Revere/Fitchburg Developer: **Twin Cities CDC, The Neighborhood Developers** Status: Complete 2012	10	$3,040,812 MHIC NSP Subsidy, Sales Proceeds, Neighbor Works, Local HOME	Development Consultant to Twin Cities CDC and The Neighborhood Developers	Affordable Ownership Rehabilitation
The Residences at 89 Oxbow Wayland, Massachusetts Developer: **Oxbow Partners** Status: Completed 2009	16	$5,350,000 Town of Wayland CPA, State HSD, State Affordable Housing Trust, Mass Technology Collaboration (MTC), private construction loan.	Managing Members of Development Entity	Affordable /Mixed Income Ownership
33 COMM Newton, Massachusetts Developer: **B'nai B'rith Housing New England** Status: Completed 2008	40	$22,000,000 Local HOME, State Affordable Housing Trust Fund, private mortgage	Development Consultant to B'nai B'rith Housing	Affordable /Market Rate Ownership
700 Harrison Avenue Boston, Massachusetts Developer: Mitchell Properties LLC Status: Completed 2010	84	$40,000,000 State HOME, Local HOME, State Affordable Housing Trust Fund, City of Boston Neighborhood Housing Trust, MassDevelopment, private mortgage financing	Kevin Maguire, Director of Development;	Affordable/Market Rate Ownership
Monterey Place New Haven, Connecticut Developer: Beacon Corcoran Jennison Partners Completed 2002	420 RENTAL 25 OWNERSHIP	$70,000,000 HUD HOPE VI, public housing capital funds, Federal Home Loan Bank AHP, LIHTC syndication, State Housing Finance Agency mortgage financing	Kevin Maguire Developer Director	Affordable Ownership, Affordable and Market Rental

the residences at 89 Oxbow
wayland, massachusetts



Developer (at risk)
Former Nike Missile site
10.25 Acres for Recreation
2.75 Acres for Housing
16 Ownership Units
11 Units @ 80% of AMI
5 Units @ 100% of AMI
Total Development Cost = $ 5.3 million

Sources of Financing
State Affordable Housing Trust
State Housing Stabilization Funds
Town of Wayland CPA Funds
Mass Technology Collaborative
Private Construction Loan
Private Equity

Oxbow Partners LLC

oxbowPartners
ex ceeding expectations

smart . green . affordable

the residences at 89 Oxbow

Kevin Maguire and Peter W. Smith, the Members of Oxbow Partners, were selected by the Town of Wayland in December of 2006 as developers for the redevelopment of the vacant Nike Missile Site located in North Wayland.

The vision for the project was evident - enhance the natural beauty of the land while developing housing that was informed and focused on addressing the challenges of the overworked modern family. At it's core, the concept was to create quality housing that was smart . green . affordable.

For the site, this meant low impact development measures such as the use of a bio-retention storm water management system modeled on a similiar system on Sea Street in Seattle; strategically locating grass play areas to maximize community visibility/safety while minimizing maintenance costs; supplementing the existing drought resistant plantings that make up the existing meadow character of the site; building a Recirculating Sand Filter septic system - a Mass DEP Title V alternative tecnology for use in acquifer protection districts; and lastly reducing the paved surface area of the Town's master plan for the site by 40%.

For the buildings, this meant recognizing the importance of privacy (both interior and exterior) as well as creating opportunities for community interaction; designing family friendly first floors with the breakfast bar as the central gathering location and an open plan to allow flexibility/customization of use; understanding the importance of adequate seasonal and permanent storage needs; maximizing the amount of natural light/passive heating entering the homes.

Most important in addressing the challenges of the first time home buyer was to develop a prudent energy efficiency package. This sytem creates renewable energy for each unit using PhotoVotalic Panels, but also leverages this investment to create the highest quality building envelope. It is anticipated that energy costs will be reduced by $1000 per household in the first year while providing protection for the families from future energy price spikes. In addition, whole house fans foster fresh air ventilation and cooling; programmable thermostats and high efficiency gas furnaces, on-demand gas hot water heaters and Energy Star rated appliances all minimize energy consumption.

The health and well being of the development, as well as the surrounding community, is larglely dependent on the ability of 16 new home owners to successfully self-manage a new neighborhood association. To facilitate the creation of a functioning Association, the project budget provides funds to retain a a management company during Year 1. Value added by the professional management will include helping to procure and contract with necessary vendors; being cognizant to ensure that work completed in the first year does not void construction warranties; understanding and properly maintaining the alternative energy and septic systems; as well as answering any new owner questions regarding tax preparation, affordable housing restrictions and/or energy reporting requirements.

As contemplated, the Residences at 89 Oxbow will be the contemporary model for the development of workforce housing in the State:

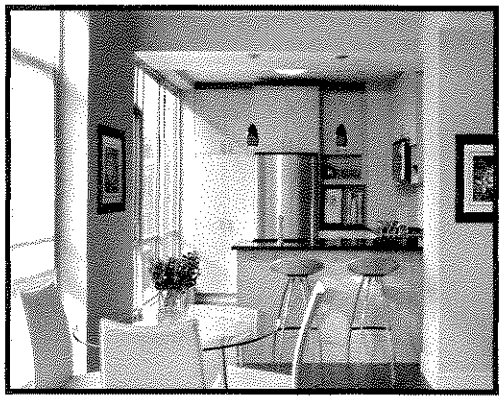
- **A High Quality, Community Scaled Development;**
- **Affordable for Families Earning at or below 100% of the Area Median Income;**
- **A Committed Host Community Partnering in the Development Process;**
- **Prudent Investment of Green Tecnology and Low Impact Site Development;**
- **A Functioning Owners Association ensuring the Long Term Health of the Development and surrounding Community.**

Construction Completed February 2009
Sell Out on Schedule for August 2009
www.89oxbow.com

oxbowPartners
exceeding expectations

700 harrison avenue
south end, boston

84 Ownership Units
50 Affordable Ownership Units
Community Garden
Ground Floor Retail
2-Level Underground Parking w BMC
Total Development Cost = $ 45 million



Affordable Housing Trust Fund
State HOME
City of Boston HOME
City of Boston NHT
Private Construction Loan
Private Equity

Mitchell Properties LLC

building initiatives llc
collaboration : commitment : results

33Comm

newton, massachusetts

B'nai B'rith Housing New England, Inc.

Development Consultant
Mixed Income Ownership Condominium
Permitted Under MA Chapter 40B
57 Units in 2 Phases
Total Development Cost - $22 million

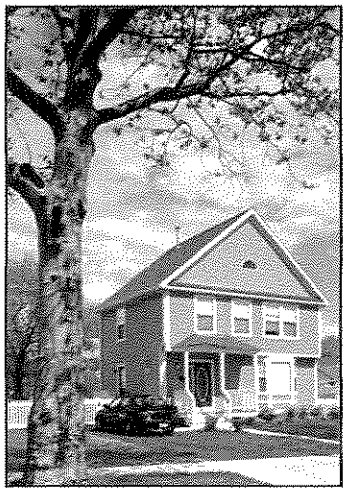
Sources of Funds
City of Newton CPA
Massachusetts Affordable Housing Trust
Private Construction Financing

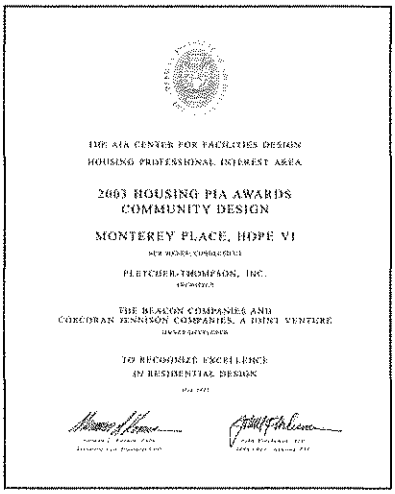
Completed 2008
2010 ULI Jack Kemp Award for Excelllence in Work Force Housing

building initiatives llc
collaboration : commitment : results

monterey place - phase 1A & 1d

new haven, connecticut





THE AIA CENTER FOR FACILITIES DESIGN
HOUSING PROFESSIONAL INTEREST AREA

2003 HOUSING PIA AWARDS
COMMUNITY DESIGN

MONTEREY PLACE, HOPE VI

NEW HAVEN, CONNECTICUT

FLETCHER-THOMPSON, INC.
ARCHITECT

THE BEACON COMPANIES AND
CORCORAN JENNISON COMPANIES, A JOINT VENTURE
OWNER/DEVELOPER

TO RECOGNIZE EXCELLENCE
IN RESIDENTIAL DESIGN

25 Affordable Ownershiip units
Integration into Existing
Condominium Association
Sales/Marketing coordinated
with Housing Authority

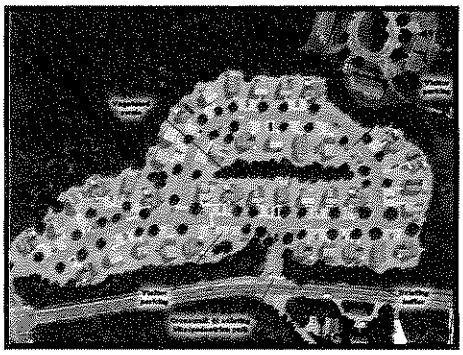
HUD Hope VI Funds
City of New Haven Capital Funds
Housing Authority Program Funds
FHLB
Private Construction Mortgage

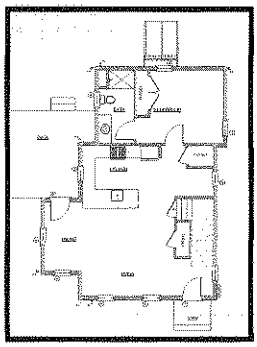
The Beacon Companies and Corcoran Jennison Companies

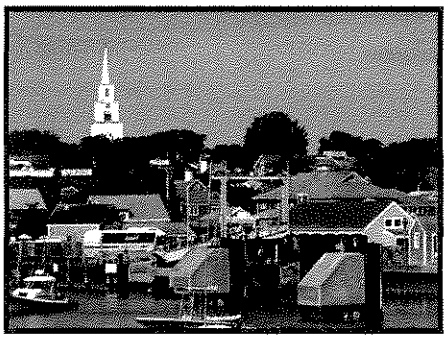
building initiatives llc
collaboration : commitment : results

sachems path workforce ownership

nantucket, massachusetts







36 Units of Mixed Income Ownership on Land Dedicated for Workforce Housing in 1984

Offering Deed Restricted Ownership for Families earning 80% AMI, 100% AMI and 150% AMI

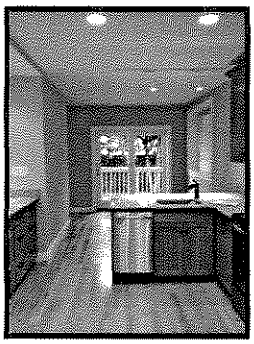
Source of Funds:

Sales Proceeds (private)
Affordable Housing Trust (state)
Housing Investment Funding Trust (state)
Nantucket CPA (town)
Energy Rebates (private)

Phase 1 in Construction

OXBOW**Partners**
exceeding expectations

428 Main Street
Medfield Center



Small Scale Initiative

428 Main Street is the pilot in Oxbow Partners' 'Small Scale Initiate' whereby existing properties near Town Centers are purchased, reconceived and rehabilitated. 428 Main converted a non conforming 4 family home into 3 rental units with the end result being an increase of 80% over pre-acquisition rents.

Oxbow also anticipates utilizing this program in coordination with Towns looking to provide mixed income / work force housing opportunities without altering the scale and character of their communities.

OXBOW**Partners**
exceeding expectations

10-12 pearl street
dedham, massachusetts

Gut Rehabilitation of Obsolete Office Space in Dedham Square

Conversion of obsolete legal office adjacent to Franklin County Court House into 2 luxury apartment.

Source of Funds Included:
Permanent Mortgage (private)
Affordable Housing Trust (state)
Hopkinton CPA (town)
DHCD Public Housing (state)
PBV (state)

Fully Leased in Feb 2014

OXBOW**Partners**
exceeding expectations

Kevin Maguire is an urban entrepreneur with more than 25 years of experience in the building, design and development fields. His experience includes work as a construction laborer, environmental engineer, construction manager, real estate consultant and housing developer. This breadth of experience, in addition to academic degrees in civil/environmental engineering and urban planning/development, gives Kevin unique exposure and insight into the personalities, perspectives and motivations of the various participants involved in the process of urban redevelopment. Kevin's passion, and ultimate motivation, is to contribute to the solution of contemporary urban issues be it from his professional position shaping the built environment, from volunteer efforts in important community institutions or from analysis and discourse on an academic level. Urban innovation, from the perspective of Oxbow Partners, involves attracting, focusing and coordinating those stake holders with the talent, tolerance and passion to endure the difficult process of change. Establishing trust via clear communication, insightful concepts, and tireless execution is the key. **Collaboration. Commitment. Results**

EDUCATION

Harvard University
Graduate School of Design, Master in Urban Planning, 1998

Cornell University
Civil and Environmental Engineering, Bachelor of Science, 1990

PROFESSIONAL EXPERIENCE

Oxbow Partners LLC
Co-Founder
Boston, Massachusetts
2006 - Current

Responsibilities:
Co-Managing Member responsible for all aspects of starting and growing a private development services company. Oxbow Partners was founded in 2007 with the mission of contributing to the creation of sustainable communities of lasting value. This mission is realized via ***Oxbow Advisory and Oxbow Investments***. ***Oxbow Advisory*** provides development expertise to support public and private organizations needing to implement complex physical initiatives in order to address important community priorities. Characterized by over-committed staff and volunteer committees, these organizations are in need of high-level development skills grounded in a spirit of partnership with the ability to implement. ***Oxbow Investments*** is focused on the revitalization of undervalued properties adjacent to active Town Centers in addition to the creation of mixed income communities of 50 units or less where our experience with public subsidies, complex sites and multiple stakeholders can be applied to community supported initiatives.

Mitchell Properties LLC
Partner
Boston, Massachusetts
2004-2006

Responsibilities: Partner in charge of Development Operations for all new development ventures that totaled over $100 million. Projects included: 700 Harrison - an 84 unit six-story steel framed condominium building located in Boston's South End including ground-floor neighborhood retail, two levels of below grade parking and a community garden for use by the Harrison Urban Gardner's. Financing sources included State and Federal HOME funds, State Affordable Housing Trust Funds, State Brownfield's Funds, City CDBG as well as private debt and equity; 19 Father Gilday Street (the Marais)- 8 unit luxury rehabilitation of historically significant building in Boston's South End; Atlas Lofts - 54 unit loft conversion in Chelsea, Massachusetts; Coolidge School - a 34 unit conversion of a historic school in Watertown in to rental units for individuals and couples over the age of 55.

PROFESSIONAL EXPERIENCE

The Beacon Companies / Beacon Corcoran Jennison LLC
Development Director
Boston, Massachusetts
1998-2004

Responsibilities:
Development director for mixed income residential developments. Principle project was the HOPE VI revitalization of the Elm Haven public housing development in New Haven, Connecticut. Managed all issues relating to architecture, engineering, financing, local/state/ federal approvals, relocation, marketing, resident services and community hiring program. Served as primary interface with the Housing Authority of the City of New Haven, the City of New Haven, the Elm Haven Residents Council, neighborhood community groups and project stakeholders. Built adjacent to Yale University, Monterey Place involved the phased demolition of 428 housing units on 35 acres of land. This $80 million redevelopment created rental apartments for three income tiers, for-sale housing units, and the creation of a neighborhood community center in conjunction with the renovation/expansion of an adjacent public school, the development of a linear park and the expansion of an existing neighborhood park. Project financing included Federal grant/loan funds, UDAG and capital funds from the City of New Haven, syndication of Federal 9% and 4% Low Income Housing Tax Credits, Federal Home Loan Bank Funds and private debt. Project was awarded the Professional Interest Area Award from the American Institute of Architects for Community Design in 2003. In addition to HOPE VI experience in New Haven and Pittsburgh, PA, Kevin managed the concept, design, financing and permitting of a 45-acre master planned community in Easthampton, MA, the central objective of which was to create a diverse intergenerational community with associated social service programming to facilitate the adoption of children from the state foster care system.

Project Management Advisors, Inc.
Real Estate Development Consulting
Chicago, Illinois

Responsibilities:
Accountable for the implementation of real estate services for public and private sector clients. Specific tasks included facility programming, real estate market analysis, financial modeling, construction administration, client relations and new business marketing. Project Manager for the privatization of student housing at California State University, Fresno. Program included capital needs study, competitive market analysis, legal steps to establish student housing as a private entity, issuance of bond funds and the implementation of a phased $7 million capital program. Occupancy rose from 62% to 100% in the course of one calendar year.

LaSalle Partners / LaSalle Construction Ltd.
Construction Management
Chicago, Illinois

Responsibilities:
Accountable for completion of commercial construction projects within schedule and budget. Specific tasks included cost estimating, purchasing, contract administration and on-site supervision. Principle project was the full gut renovation of 231 S. LaSalle Street, the headquarters for Continental Bank of Illinois, which included completed mechanical, electrical, structural and architectural overhaul of a historically significant structure while maintaining full operations of the bank's headquarters.

Shell Oil Company / Royal Dutch Shell
Environmental Engineer
Washington D.C. and Long Island, New York

Responsibilities:
Technical support to the Gasoline Sales District within the Marketing Divisions of the Company. Specific tasks included developing and implementing physical maintenance program for retail service stations with Sales District, budgeting and implementing capital improvement projects and all related planning and interface with local government to implement underground storage tank (UST) replacement program as mandated by Federal an State EPA.

ACTIVITIES

Mass Bay Community College, Mass Bay Foundation, Board of Directors, 2014 to present

Community Regional Housing Advisory Committee, Metropolitan Area Planning Commission, 2012 - present

Local Barriers to Opportunity Based Development, Working Group, The Ford Foundation, 2012

ACTIVITIES

Institute for International Urban Development/International Center for Local/Regional Development, Ireland
Advisor, 2009-2013

Sudbury Assabet Concord (SuAsCo) River Watershed Community Council,
Steering Committee, 2009 - 2012

495/MetroWest Partnership,
Investor/Member of Water Resources Committee, 2008-2012

Citizens Housing and Planning Association (C.H.A.P.A),
Member, 2007 - Current

The Treehouse Foundation,
Board of Directors, 2004-2005

Boston Partners for Education,
Middle School Mentor, 2002-2004

PANELS, PUBLICATIONS and SPEECHES

8th Annual Massachusetts Housing Institute June 2014, Featured Speaker and Development Resource

Think Regionally, Act Locally: Addressing Housing Needs in Western Mass Communities, April 2014

7th Annual Massachusetts Housing Institute June 2013, Featured Speaker and Development Resource

12th Annual Citizen Planner Training Collaborative, Panelist, Realizing Local Goals via Community Preservation Act

6th Annual Massachusetts Housing Institute June 2012, Featured Speaker and Development Resource

5th Annual Massachusetts Housing Institute June 2011, Featured Speaker and Development Resource

National Institute for Regional and Spatial Analysis, National University of Ireland, Maynooth,
April 2011Local Communities Taking Control of Underutilized Public Land - Redevelopment in Coordination w Community Needs

American Planning Association, 2011 National Conference, April 2011Community Engagement in the Creation of Community Housing

Massachusetts Community Preservation Coalition, April 2011, Community Housing: Strategies for Effective Development

Mass APA/MHP/CHAPA/DHCD September 2010, Fostering Local Support for Affordable Housing

4th Annual Massachusetts Housing Institute, June 2010
Working with the Community to Shape the Development of Housing

Massachusetts Association of Planning Directors (MAPD), June 2010
Creating the Box - Demonstration Projects and their Impact on Public Policy

3rd Annual Massachusetts Housing Institute, May 2009 A Case Study on Community Initiative - the Residences at 89 Oxbow

SuAsCo River Visions, December 2008, Low Impact Development and the Creation of Suburban Housing

Mass APA Annual Meeting, May 2004
Affordable Housing - Using Design, Innovation and Process to Get Along with Developers

HONORS

ULI Jack Kemp Award for Workforce Housing, 33 Comm, Newton Massachusetts 2010

AIA PIA Award for Community Design, Monterey Place, New Haven Connecticut, 2003

Pumpkin Carving Champion, Harvard Graduate School of Design, 1997

Laurel Society Citation Award, Shell Oil Company, 1991

Oxbow Partners LLC

7:36 AM

Balance Sheet Standard

05/07/15

As of March 31, 2015

	Mar 31, '15
ASSETS	
Current Assets	
Checking/Savings	
1000 — Brookline Checking	5,568.70
Total Checking/Savings	5,568.70
Accounts Receivable	
Accounts Receivable	21,173.00
Total Accounts Receivable	21,173.00
Total Current Assets	26,741.70
TOTAL ASSETS	26,741.70
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2130 — due to KM	5.00
Total Other Current Liabilities	5.00
Total Current Liabilities	5.00
Total Liabilities	5.00
Equity	
Partner Three Equity - KMaguire	
3300 — KM Capital	22,819.76
3325 — KM Draw	-19,147.00
Total Partner Three Equity - KMaguire	3,672.76
Partner Two Equity-Peter Smith	
3200 — Peter Smith Capital	22,821.92
3250 — Peter Smith Draw	-19,149.17
Total Partner Two Equity-Peter Smith	3,672.75
Net Income	19,391.19
Total Equity	26,736.70
TOTAL LIABILITIES & EQUITY	26,741.70

Oxbow Partners LLC

7:36 AM

Profit and Loss Standard

05/07/15

January through March 2015

	Jan - Mar '15
Ordinary Income/Expense	
Income	
4100 — Consulting Income	
PS CONSULTING	13,606.17
KM CONSULTING	48,746.15
Total 4100 — Consulting Income	62,352.32
4200 — Developer OH/Fee	6,000.00
Total Income	68,352.32
Gross Profit	68,352.32
Expense	
6100 — Consultants Peter and Kevin	40,654.07
6025 — Rent	4,887.06
6420 — Accounting Expense	2,900.00
6460 — Legal	520.00
Total Expense	48,961.13
Net Ordinary Income	19,391.19
Net Income	19,391.19

Kate Kennen

Registered Landscape Architect, Owner & President, Offshoots, Inc.

EDUCATION

Harvard University Graduate School of Design, Master in Landscape Architecture with distinction, June 2005

Cornell University Bachelor of Science in Landscape Architecture, June 1998, (GPA 3.68)

Syracuse University Syracuse University, Study Abroad in Architecture, Florence, Italy, Spring 1997

PROFESSIONAL REGISTRATION

Registered Landscape Architect, Massachusetts #1255 since 2000

RESEARCH & TEACHING

Current Research:

Phytotechnologies: Planting strategies to uptake and remove contaminates from soil, air & water
+ Coauthored book titled *PHYTO: Principles of Site Remediation & Landscape Design* with Niall Kirkwood at Harvard Graduate School of Design. Published in May 2015 by Routledge Publishing.

Teaching & Speaking Engagements:

+ Faculty Member, Harvard Graduate School of Design, Department of Landscape Architecture since 2010: Instructor for Phytotechnologies research seminar.
+ Guest Critic for Midterm and Final Reviews at the following institutions ongoing since 2007: Harvard Graduate School of Design, Rhode Island School of Design and Boston Architectural College
+ Recent Public Lectures on Phytotechnology Presented: American Society of Landscape Architects Convention, Phoenix 2012, & Boston 2013 ABX Boston 2013 & 2014, International Phytotechnologies Society Conference, Belgium 2012, Syracuse 2013, & Arnold Arboretum 2012
+ Harvard Graduate School of Design, Teaching Fellow for Undergraduate Seminar in Landscape Ecology, 2005
+ Design Workshop, Internal CAD Training Director and CAD seminar instructor, 2000-2003
+ Wallace Floyd, Continuing Education Instructor in Form Z, 2002
+ Cornell University, Site Grading and Engineering and Construction Detailing Teaching Assistant, 1997

PROFESSIONAL WORK

Offshoots, Inc
Formerly: Kennen Landscape Architecture
Boston, MA

Principal, Landscape Architecture & Planning Consultant, 2006 - Present
Founded Kennen Landscape Architecture in 2006 which became Offshoots, Inc in 2012. Offshoots, inc is a landscape architecture and urban design practice focusing on ecological and productive landscape strategies. For portfolio of work, please see: www.offshootsinc.com Selected projects include:
+ Cape Cod Commission, Regional Policy Plan Graphic Design & Layout & Green Infrastructure Strategy for Cape Cod, 2015 BSLA Merit Award
+ Downtown Hyannis Revitalization Project*: 2006 MA Governors' Smart Growth Award, 2005 American Planning Association Honor Award, and 2007 EPA National Smart Growth Award (*Work completed in partnership with Town of Barnstable)
+ Buzzard's Bay Flood Hazard Mitigation Study, Bourne, MA: 2008 American Planning Association recognition
+ Plantworks at 725 Main Street, Barnstable, MA: Utilizes phytotechnologies at former gas station site, 2009 BSLA Merit Award
+ Buoyed Coasts Landscape Installation, Hyannis, MA: 2007 BSLA Honor Award
+ Gateway Hyannis: Hyannis Harbor Open Space & Economic Development Plan
+ The Commons at Forest Hills, Jamaica Plain- Schematic Design & Permitting- Approx. 300 unit multi-family residential project

Winston Flowers
Boston, MA

Garden Design Creative Director, Part-time, June 2008 - December 2011
Started Garden Design department for Boston's largest floral retailer. Within two years, created 1.6 million dollar design/build landscape division with six installation crews focusing on sustainable landscape design utilizing organic landscape materials. Developed relationships with plant growers/ nursery network throughout US.

Town of Barnstable
Barnstable, MA

Growth Management Department Landscape Architect, 2005
Wrote applications and obtained over three million dollars from six grants to support downtown Hyannis revitalization projects. Initiated green infrastructure planning and park design work to spur redevelopment in downtown core.

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Association to Preserve Cape Cod
Barnstable, MA

Whitlock Fellowship Summer Intern, Summer 2004
Completed advocacy and project work for Cape Cod's oldest environmental non-profit. Projects included:
+ Dennisport Revitalization Project, Dennis, MA: 2004 American Planning Association Honor Award & 2004 MA Governors' Smart Growth Award for rezoning, design guidelines, and visualization work
+ Priority Open Space Parcel Analysis: GIS modeling to determine priority Cape Cod parcels to preserve based on ecological contribution

Design Workshop
Aspen, CO

Associate Landscape Architect, Sept. 2000 - Sept. 2003
Project manager and lead designer for community planning, golf course, large resort and high-end residential projects. Significant projects designed and managed include:
+ Stotts Mills, Basalt, CO: Land planning and approvals for 18 acre, 153 unit cluster housing development
+ Snowmass Club, CO: LEED Silver certified clubhouse on 18 hole golf course and 36 new high-end resort condos.
+ Marriott Timbers Lodge, South Lake Tahoe, CA: 340 high end fractional units and hotel suites and outdoor retail planning.
+ River Walk Master Plan, Basalt, CO: River's edge redevelopment including affordable housing strategies for the town.
+ Four High-End Residential Landscapes: Project managed landscape design for large residences through construction completion.

Wallace Floyd Associates
Boston, MA

Project Landscape Architect, June 1998 - Sept 2000
Produced construction documents for 13 built public landscapes in Massachusetts. Projects include waterfront parks, streetscapes, neighborhood playgrounds and schoolyards. Taught in-house continuing education programs in computer drafting software.
+ Boston Schoolyards Initiative, Boston, MA: 2001 BSLA Honor Award.
+ Amherst Parking Garage and Roof Garden: Prepared Construction Documents. 2001 BSLA Honor Award.

Pleasant View Nursery
Paxton, MA

Family Owned Business, 1990 - Present
Grew up on nursery/ garden center in central Massachusetts. Involved in operations and design/build projects since childhood.

AWARDS & HONORS

+For list of project awards from BSLA, APA & EPA, see www.offshootsinc.com
+ New England Organic Farming Association Landscape Professional (NOFA) Certified, 2010
+ Appointed to Mayor Menino's Boston Complete Streets Committee, 2010
+ National ASLA Student Award of Excellence for Graduate Student Work, Vivero Metropolitano, 2005
+ Boston Chapter of American Society of Landscape Architects Award of Honor for GSD Student Work, 2005
+ Harvard Graduate School of Design, Studioworks Distinction, 2 Projects, 2004 & 2005
+ ULI Student Competition Honorable Mention, 'Trading Places', 2004
+ American Society of Landscape Architects Award of Honor for Cornell University Student Work, 1998
+ New York Chapter American Society of Landscape Architects Student Competition, Merit Award, 1997
+ Syracuse University School of Architecture, First Place Award for Black and White Photography, Florence Italy, 1997
+ Cornell Agricultural and Life Sciences Honor Society, 1996

MEDIA

Selected work featured in the following publications:
+ Ulam, Alex (2013, April) Phyto your Life. *Landscape Architecture Magazine, 52-56*
+ Felici-Gallant, L. (2010, July/Aug./Sept.) Growing Up: Vertical Gardening Takes Nature to New Heights. *Coastal Home Magazine, 61-63.*
+ Andrews, J. (2010, March). Uptown Harvest. *Garden Design Magazine, 164, 11-14.*
+ Gehrman, E. (2010, April 18). Window Dressing. *Boston Sunday Globe, 32.*
+ Hoepner, K. (2009, May-June). Interview- Kate Kennen. *New England Home Magazine, 74-80.*
+ Still, D. (2006, May 5) A Different Kind of Park Cleanup: Planting science will help clean park soils. *Barnstable Patriot, A-1.*
+ Waldheim, C. (2006) Energetic Community. in *Post Fordist Public Works: Landscape Urbanism Strategies* (pp.74-83) United States: Lulu
+ Hines, S. (2005, October) Tons of Idealism, Pounds of Design Vision. *Landscape Architecture Magazine, 56-57.*
+ Shorr, K. (2005, May). Who's Afraid of Building up Now? With Dennisport as a model, Cape town are flirting with the idea of cluster zoning. *Cape Cod Magazine, 40-45.*

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STATEMENT OF QUALIFICATIONS- Multi-Family Residential

FIRM DESCRIPTION

Focused on creating productive landscapes that provide ecological, social and economic benefits, Offshoots, Inc. is a hybrid landscape architecture design and landscape installation company. Kate Kennen started the practice in 2006. The firm specializes in designing and installing sustainable urban landscapes in the Boston area.

The intensity of rapid decentralized urbanization, as well as a lack of understanding of landscape ecology, have allowed natural systems in the US to be ignored as resources for water, sustainability, and recreational amenities. The work at Offshoots, Inc. focuses on alleviating landscapes of traditionally intense maintenance regimes, draining client funds while dumping tons of nitrogen fertilizer and water onto lawns and plantings. An alternate landscape model is used where productive open spaces can achieve ecological and social benefit, advancing affordable housing projects both environmentally and financially.

Past and present clients include SEB, LLC where Offshoots provided landscape design and 40B permitting services for 75-83 Court Street, a 36 unit affordable housing development in Newton, John M. Corcoran where Offshoots has provided the conceptual landscape design and BRA article 80 large development permitting work for the Commons at Forest Hills project, and the Town of Barnstable, where Kate Kennen completed designs for 6 municipal parks in environmental justice neighborhoods and landscape design for an affordable artist live-work campus.

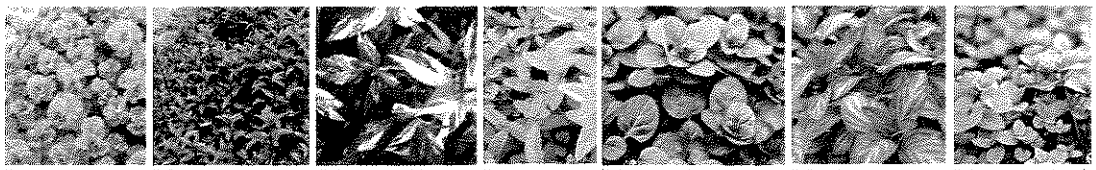
SHORT SUMMARY OF QUALIFICATIONS

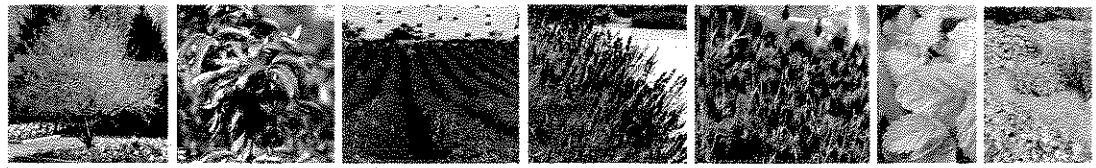
- Kate Kennen, Offshoots Owner, MA Registered Landscape Architect #1255
- Women Owned Business, Certified WBE in Massachusetts
- Designers & Project Managers certified by NOFA (New England Organic Farming Association) as certified Organic Land Care Professionals
- Project Managers certified as Massachusetts Certified Landscape Professionals by the Massachusetts Association of Landscape Professionals
- MassDOT Pre-Approved Landscape Architect

Off Centre Lofts, Jamaica Plain, MA

Location: 20 Sunnyside Street Client: Traggorth Companies Date Completed: 2014

Landscape Design
Installation
Edible Landscape





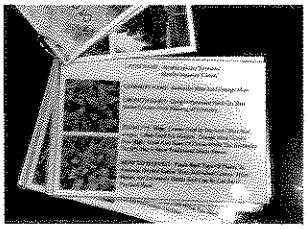
Off Centre Loft's Tea-Garden Planting Palette

PROJECT DESCRIPTION

Off Centre Lofts is a former school building converted to 21 residential market-rate rental units in Jamaica Plain. Offshoots, Inc created a low-maintenance landscape for the project that is designed without an irrigation system and comprised of 100% edible plants. A 'Tea & Cocktail Garden' was designed to create a rugged groundcover around the building while also providing a source for residents to pick herbs and leaves for tea-making. The edible plants create a performative landscape with multiple functions, enriching the vibrant JP community.

Offshoots provided both the design for the garden and completed the installation. Rock dust, biochar and compost amendments were carefully added to build the soil to promote healthy plant growth. Only temporary irrigation was provided the first year. The garden is designed to be drought tolerant once established.

Offshoots installed the plantings with significant soil amendments and dipped the roots of each plant in a moisture retention polymer to maximize plant establishment and encourage plant health. A plant-guide was created to aid residents in picking and harvesting the plant parts to make tea & cocktails.



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'ulti-Family Housing
Article 80 Permitting

The Commons at Forest Hills, TOD

Location: Jamaica Plain, MA Client: John M. Corcoran and Company & The Brennan Group Design Completed: 2014

PROJECT DESCRIPTION

Located within walking distance of the Forest Hills T-station in Jamaica Plain, The Commons at Forest Hills is a Transit Oriented Development (TOD) of approximately 280 new residential units. This is a mixed market rate and affordable unit development with a full complement of resident landscape amenities including shared roof gardens, a sun deck, a retail café space and a redesigned pedestrian streetscape. Offshoots completed the conceptual landscape design and the landscape scope for the BRA Large Project Article 80 permitting.

The landscape at The Commons has been designed to minimize garden maintenance and water requirements. This will result in a direct reduction of CO2 emissions from mowing and landscape maintenance equipment and less demand on potable water supplies. The landscape is designed to return more resources (such as habitat enhancement, stormwater cleansing and passive cooling) than it consumes. Landscape strategies to minimize maintenance and water requirements include the following:

- Roof deck landscapes will be planted with xeriscape (low water use) hardy plants. This modified green roof system will help evaporate storm water and insulate the parking garage below. By covering the garage with planting area, it will also mitigate potential heat generated from roof tops.
- Lawn areas have been kept to a minimum. The only lawn that will require regular mowing and irrigation is a small 2,000 square foot area in the rear northwest corner of the property that will be used as an amenity by residents.
- All other plantings on the site, including the trees and shrubs along the street-side of the building are low-water use plant materials, and are hardy to this area. Flowering perennial plants, which tend to require more maintenance than trees and shrubs, are minimally used in the planting design.
- This under-utilized industrial site was used for 100 years as a petroleum product distribution depot, and phytoremediation plantings will clean up any remaining soil impacts
- The project will connect to nearby muti-use recreation paths and will have more bike parking spaces than automobile parking spots.

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vii. AUTHORIZATION:

The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion of 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.

Signature of individual submitting proposal

Principle

Title

Oxbow Partners LLC

Legal Name of Organization

Dated at: Brookline Bank 131 Clarendon St Boston

This 8th day of May, 2015.

NAME OF ORGANIZATION:

Oxbow Partners LLC

BY: Kevin Maguire

TITLE: Managing Member

i. ATTESTATION:

Kevin Maguire being duly sworn deposes and says that (he/she) is the Managing Member of Oxbow Partners LLC and that all answers to foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 8th day of May, 2015

Notary Public:

LUIS R. ENCARNACION
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 24, 2017

My Commission Expires: November, 2017
(Month) (Year)

NOTE: This proposal form must bear the written signature of the applicant.

CONSTRUCTION EMPLOYMENT STATEMENT FORM

PROPOSER'S NAME: Oxbow Partners

How many full time employees does your firm currently have?

(●) Under 25 ( ) 25 -99 ( ) 100 or more

Are you a Boston-based business? (●) YES ( ) NO

Boston Based: where the principal place of business and/or the primary residence of the Proposer is in the City of Boston.

Are you a Minority-owned Business Enterprise? ( ) YES (●) NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)? ( ) YES (●) NO

Are you a Woman-owned Business Enterprise? ( ) YES (●) NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)? ( ) YES (●) NO

RESIDENT, MINORITY AND FEMALE CONSTRUCTION EMPLOYMENT

DND encourages MIHI builders to seek to achieve the following construction employment goals:

Boston Residents	**50% of project hours**
Minority	**25% of project hours**
Female	**10% of project hours**

These are targets, not requirements, but proposals that provide better evidence of their ability to achieve these targets will be more highly ranked. Explain what actions you will undertake to promote employment of these groups:

Oxbow Partners will work with the Design Build Contractor to ensure that Boston based subcontractors are identified and proposals solicited from Boston based subcontractors. Our experience is that expectations and awareness from the time of developer designation is the key to reaching the employment targets. To date, key members of the development team are Boston based and a large part of their work load is in Boston. Utilizing these connections and obtaining information on qualified subcontractors from the Boston Office of Jobs & Community Services combined with awareness and weekly focus will be done

If you have additional information demonstrating your capacity to achieve these employment targets, you may provide this information on a separate sheet clearly labeled at the top with "Supplementary Construction Employment Statement" and the Proposer's name. *Note: if you are, according the US Dept. of Housing & Urban Development, a Section 3 certified vendor, this will be considered strong evidence of capacity to achieve DND's employment goals.*

If you have completed any development projects in the last five years that have required employment reporting through the City's Office of Jobs & Community Services, please list the most recent here: _____

APPENDIX 5-

DEVELOPMENT TIMETABLE

Assuming that you are selected 45 days after the submission deadline for this Request for Proposals, indicate your planned development schedule on the form attached listing your target dates for achieving these key development milestones.

	Zoning Relief Required	Apply For Permit	Permit Issued	Financing Committed	Construction Start	Construction Complete
	Yes/No	DATE	DATE	DATE	DATE	DATE
50 – 50 Montebello Road	X Y __N	9/2/15	11/19/15	02/15/16	03/22/16	09/22/16

Kevin Maguire
Peter W Smith

Development Time Line:

The following is the anticipated development schedule for 50-52 Montebello Road.

- Designation:	June 26, 2015
	(assumed as 45 days from RFP submission)
- Approvals:	
Meeting w BFD:	July 8, 2015
Meeting w BWSC:	July 9, 2015
Submit Art 80 Waiver:	July 17, 2015
Meeting w JPNC:	July 28, 2015
Submit to ISD:	September 2, 2015
MAAB Waiver:	October 15, 2015
Zoning Board:	October 21, 2015
Building Permit:	November 19, 2015
- Financing:	
Private Commitment:	September 16, 2015
Public Commitment:	February 15, 2016 (based on submission per 2014)
Close on Financing:	March 15, 2016
- Construction	
Start Construction:	March 22, 2016
Complete Construction:	September 22, 2016
- Unit Conveyance:	
Lottery:	September 9, 2016
P&S Executed:	October 15, 2016
Initial Sale:	November 30, 2016
Final Sale:	January 15, 2017

75 Arlington Street, Suite 500 Boston MA 02116

AFFIDAVIT OF ELIGIBLITY FORM

Developer's Name: Kevin Maguire, Oxbow Partners

Any person submitting an application for under this RFP must truthfully complete this Affidavit and submit it with their application.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

   No.

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of principal, name of agency or department, and position held in that agency or department).

   No.

3. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

   No.

5. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crime?

   No.

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

   No.

Signed under the pains and penalties of perjury this

8th day of May, 20 15

SIGNATURE: KM

TITLE: Principle

ORGANIZATION: Oxbow Partners

ADDRESS: 75 Arlington St, Suite 500 Boston, MA 02116

Conflict of Interest Affidavit Form

The undersigned hereby certifies, under the pains and penalties of perjury, that neither they, nor those with whom they have business ties, nor any immediate family member of the undersigned, is currently or has been within the past twelve months, an employee, agent, consultant, officer or elected or appointed official of the City of Boston Department of Neighborhood Development. For purposes of this affidavit "immediate family member" shall include parents, spouse, siblings, or children, irrespective of their place of residence.

I declare under penalties of perjury that the foregoing representations are true, correct, accurate, complete and correct in all respects.

WITNESS: BORROWER:

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss. 5/8 2015

Then personally appeared the above named Kevin Maguire, (title) of (organization) and executed the foregoing instrument and acknowledged the foregoing instrument to be (his/her) free act and deed as (title) aforesaid and the free act and deed of (organization), before me.

Name:
Notary Public

LUIS R. ENCARNACION
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 24, 2017

My Commission Expires:

City of Boston – Department of Neighborhood Development
Property Affidavit Form

Instructions: List all City of Boston properties currently owned, or previously foreclosed upon for failure to pay real estate taxes or other indebtedness, by the applicant or by any other legal entity in which the applicant has had or now has an ownership or beneficial interest.

For any additional properties that do not fit on this form, attach a spreadsheet. (Do not use another loops form. Only one typed signature page should be submitted.)

Applicant: Kevin Maguire, Oxbow Partners

List Addresses of Boston Properties Owned: PARCEL ID #	PARCEL ID #
88 Chandler Street #1, Boston MA 02116	0500982002

Boston Properties Previously Foreclosed Upon by COB:	PARCEL ID #

Are you including any additional properties on an attached spreadsheet?

○ YES ◉ NO

By entering my name below, I declare under penalty of perjury that the foregoing representations are true, complete, and correct. I understand that failure to disclose any properties or financial interests, as described above, shall make voidable any agreements or contracts subsequently made with the City, will result in disqualification of any application(s) to obtain assistance or property from the City, and may result in prosecution.

Kevin Maguire — Type name

5/8/15 — Date

Applicant Contact (if different from above)

917-340-3187 — Telephone Number

For Official Use Only (to be completed by City of Boston staff)

DND PM, Division, & Project _____

DND A&F Division Review — Y$ _____ N ☐
Signature & Date: _____
Notes: _____

Public Works Department — Y$ _____ N ☐
Signature & Date: _____
Notes: _____

Treasury Department — Y$ _____ N ☐
Signature & Date: _____
Notes: _____

Boston Water & Sewer Commission — Y$ _____ N ☐
Signature & Date: _____
Notes: _____