Aproximate Location of End of existing 12' DI Water Main, #176 Dedham Street

Remove Existing 8" AC Cross Country Create Loop @1A and Valley Street
DEVELOPMENT SUMMARY
220 Age Restricted Townhomes
150 Luxury Apartments
180 Room Elder Care (120 Independent Living & 60 Non-Independent Living)
16,000 sf Retail
16,000 sf Office
DEP ZONE II AQUIFER
Location of planned Metacomet Greenway (red line) relative to possible 40R District at 111 Dedham St.
The premises conveyed hereby are conveyed subject to the restriction that such premises shall hereafter be used only for hospital related purposes, which restriction is solely for the benefit of the Commonwealth and shall be enforceable by the Commonwealth solely by action for specific performance, all as provided in Section 3 of Chapter 747 of the Acts of 1961.

Executed under SEAL this 17th day of February, 1982, there being no Massachusetts excise stamps hereto affixed as none is required by law.

COMMONWEALTH OF MASSACHUSETTS

By: Alfred L. Frechette
Commissioner of the Department of Public Health

PROVED AS TO MATTERS OF FORM:

By: Howard C. Pollock
Assistant Attorney General

COMMONWEALTH OF MASSACHUSETTS

Suffolk, Jan. February 17, 1981

Then personally appeared the above-named Alfred L. Frechette, Commissioner of the Department of Public Health, and acknowledged the foregoing instrument to be the free act and deed of the Commonwealth of Massachusetts.

Bruce Hill, Notary Public

My commission expires: November 1, 1985
DEED

KNOW ALL MEN BY THESE PRESENTS, that the COMMONWEALTH OF MASSACHUSETTS, pursuant to the provisions of Chapter 519 of the Acts of 1980 and Chapter 747 of the Acts of 1981, acting by and through the Commissioner of the Department of Public Health, in full consideration of SIX MILLION NINE HUNDRED THOUSAND DOLLARS ($6,900,000.00) grants to Southwood Community Hospital, Inc., a Massachusetts charitable corporation with a principal place of business at 11 Dedham St., Norfolk, Massachusetts, two certain parcels of land with the buildings thereon, situated on Dedham Street, in the Towns of Norfolk and Walpole, County of Norfolk, Massachusetts and shown on a plan on two sheets each entitled "Plan of Land in Norfolk and Walpole, Mass." by Norwood Engineering Co., Inc., dated October 21, 1981 recorded herewith (the "Plan"), as Parcel 1, situated wholly within the Town of Norfolk and as Parcel 2, situated wholly within the Town of Walpole, more particularly described as follows:

PARCEL 1

Beginning at a point on the easterly sideline of Dedham Street, said point being the intersection of the Town Line between Norfolk and Walpole and the easterly sideline of Dedham Street; thence

S. 22°-35'-10" E. by the Town Line between Norfolk and Walpole, One Thousand Nine Hundred Seventy-Four and 70/100 (1,974.70) feet; thence

S. 46°-14'-18" W. One Thousand Sixty-Two and 38/100 (1,062.38) feet; thence

Southwesterly By a curve to the left with a radius of One Thousand Nine Hundred Fifty-Seven and 33/100 (1,957.33) feet, a distance of Two Hundred Fifty-Three and 96/100 (253.96) feet; thence
S. 44°-17'-42" W. One Hundred Four and 52/100 (104.52) feet; thence
S. 32°-47'-19" W. Two Hundred Five and 42/100 (205.42) feet; thence
S. 23°-15'-25" W. Two Hundred Six and 46/100 (206.46) feet; thence Southwesterly and Southerly By a curve to the left with a radius of One Thousand Nine Hundred Fifty-Seven and 33/100 (1,957.33) feet, a distance of One Hundred Ninety-Six and 69/100 (196.69) feet; thence
S. 18°-01'-48" W. Two Hundred Twenty-Nine and 20/100 (229.20) feet; thence
S. 33°-32'-22" W. One Hundred Three and 78/100 (103.78) feet; the last eight courses being by the westerly sideline of land shown on the Plan as land of Penn Central Corporation; thence
N. 29°-36'-23" E. Nine and 01/100 (9.01) feet; thence
N. 68°-11'-49" W. Eleven and 25/100 (11.25) feet; thence
S. 08°-38'-22" W. Forty-Three and 37/100 (43.37) feet in part by a stone wall; thence
S. 53°-41'-14" W. Two Hundred Twenty-Two and 01/100 (222.01) feet by a stone wall, the last four courses being by land shown on the Plan as being land of Pondville Realty Trust.
N. 80°-18'-16" W. By a stone wall bounded by land shown on the Plan as being land of Pondville Realty Trust and William A. and Judith Riccio, Seven Hundred Eighty-Two and 47/100 (782.47) feet; thence
W. 06°-23'-36" W. In part by a stone wall by the easterly sideline of Valley Street, Three Hundred Sixty-Seven and 64/100 (367.64) feet; thence
W. 08°-26'-16" W. By a stone wall by the easterly sideline of Valley Street, Three Hundred Thirty-Two and 99/100 (332.99) feet; thence
N. 41°-35'-43" E. By the southeasterly sideline of Dedham Street, Six Hundred Sixty-Six and 61/100 (666.61) feet; thence
Northeasternly By the southeasterly sideline of Dedham Street, by a curve to the left with a radius of five thousand seven hundred fifty-four and 60/100 (5,754.60) a distance of eight hundred two and 82/100 (822.82) feet; thence

Northeasternly and Northerly By the southeasterly and easterly sideline of Dedham Street, by a curve to the left with a radius of three thousand one hundred fifty and 36/100 (3,150.36) feet; a distance of seven hundred seventy-two and 52/100 (772.52) feet; thence

N. 19°-33'-08" E. By the easterly sideline of Dedham Street, One Thousand Two Hundred Fifty-Five and 14/100 (1,255.14) feet, to the Point of Beginning.

Containing according to the Plan 3,742,627 square feet or 85,919.3 acres of land.

PARCEL 2

Beginning at a point on the easterly sideline of Dedham Street, being the intersection of the Town Line between Norfolk and Walpole and the easterly sideline of Dedham Street; thence

S. 22°-35'-38" E. 1,449.70 feet to the Point of Beginning; thence

N. 67°-24'-22" E. 150.00 feet; thence
S. 22°-35'-38" E. 230.00 feet; thence
S. 67°-24'-22" W. 150.00 feet; the last three courses being by the land shown on the plan as other land of the Grantor; thence
N. 22°-35'-38" W. 200.00 feet by the northeasterly sideline of Parcel 1 to the Point of Beginning.

Containing according to the Plan 30,000 square feet.

Being the same premises conveyed to (taken by) the Commonwealth by deed, (instrument) on
and recorded with said Deeds, Book — Page —
Process

**Pre-Application Meeting**
- With DHCD
- Type of district with zoning characteristics

**Develop zoning and application**
- Benefit to drafting in consultation with property owner
- Incorporate feedback from B-1 zoning process

**Public hearing**
- Present elements of draft ordinance

**Initial DHCD Review**
- DHCD provides feedback
- Up to 30 days

**Local adoption of zoning**
- Follows town process for adopting a zoning ordinance

**Final DHCD Review and Letter of Approval**
- Up to 60 days

**Zoning Incentive Payment**
- Within 10 days of letter of approval

**Bonus Payment**
- Upon issuance of building permit

**Developer proposal**
- Site plan review
- Public hearing(s)
Approximate location of 111 Dedham St in relation to GATRA Tri-Town Connector Route

★ Approximate location of 111 Dedham St., Norfolk