

BOHLER //

3/13/23

45 Franklin Street, 5th Floor
Boston, MA 02110
617.849.8040

200M:83023126639

February 2, 2023

RECEIVED

2023 FEB -3 P 12:42

TOWN CLERK
BILLERICA

Billerica Planning Board
c/o Mike Flemming, Chairman
365 Boston Road, Room 105
Billerica, MA 01821

RE: **Site Plan Special Permit Application**
KS Partners - Proposed cGMP Lab Facility
298 Concord Road
Billerica, MA

Dear Members of the Board,

*Parcel 86-108-5
Industrial Zone
To be posted Lowell Sun 2/28+3/2*

On behalf of the Applicant, **KS Partners**, Bohler is pleased to submit the attached Notice of Intent and supporting documentation for the proposed site improvements for the above-mentioned project. KS Partners proposes to construct a Good Manufacturing Practice (**GMP**) Facility located at **298 Concord Road, Billerica, MA**. The property, which contains approximately 31.2 acres of land situated on the eastern side of Concord Road, is located within the **Industrial District (I)** and the Flood Plain Overlay District. The project 'Site' is approximately 6.05 acres and is located within the footprint of the existing buildings of 298 and 300 Concord Road, the existing parking to the to the west and existing drainage basin to the south. The proposed project will include the construction of a **±121,630 SF GMP** lab facility building, modifications to existing parking areas and utilities to accommodate the proposed building, and installation of new stormwater management features. The project will result in substantial improvements to stormwater management through treatment and infiltration that is not achieved under existing conditions. Please refer to the project narrative provided within the Site Plan Special Permit package for additional detail on the proposed project and associated improvements.

- Original and nine (9) copies of the Site Plan Special Permit Package;
- Fifteen (15) full size copies (30"x42") of Site Development Plans titled "Proposed GMP Lab Facility" dated January 25, 2023, prepared by Bohler;
- Fifteen (15) reduced size copies (11"x17") of Site Plans titled "Proposed GMP Lab Facility" dated January 25, 2023, prepared by Bohler;
- Five (5) copies of Drainage Report dated January 25, 2023, prepared by Bohler;
- Ten (10) copies of the Traffic Assessment dated January 31, 2023, prepared by McMahon Associates;
- Three (3) copies of the Site Aerial Exhibit (8.5"x11") showing the site and adjacent area; and
- Four (4) copies of the previous Variances and/or Special Permits.
- Site Plan Special Permit Application fee in the amount of \$350.00;
- Consultant Retainer in the amount of \$5,000.00.

The proposed project will require relief from green strip requirements via a Special Permit from the Planning Board. The proposed 10 foot wide green strip along the lot line north of the Site, adjacent to the abutting property, will require a Special Permit under Section 7, Subsection G, for reduction below the 20 foot width requirement under the Zoning Bylaws.

We look forward to discussing this project with the Board at the next available meeting. Should you have any questions or comments upon reviewing this package, please feel free to contact us (617) 849-8040 or zrichards@bohlereng.com.

Sincerely,

BOHLER

A handwritten signature in black ink, appearing to read "Angela Botto", with a long horizontal line extending to the right.

Angela Botto

A handwritten signature in black ink, appearing to read "Zachary Richards", with a long horizontal line extending to the right.

Zachary Richards, P.E.

SITE PLAN SPECIAL PERMIT PACKAGE

For

PROPOSED GMP LAB FACILITY

**298 Concord Road
Billerica, Massachusetts**

Submitted to:

Billerica Planning Board
365 Boston Road, Room 105
Billerica, MA 08121
Attn: Mike Flemming, Chairman

In Association With:

McMahon, a Bowman company
120 Water Street, Floor 4
Boston, MA 02109

Proponent:

KS Partners
150 East 58th Street, Suite 2000
New York, NY 10155

Prepared by:

BOHLER //

45 Franklin Street, Floor 5
Boston, MA 02110

February 2, 2023

Billerica Planning Board
c/o Mike Flemming, Chairman
365 Boston Road, Room 105
Billerica, MA 01821

**RE: Site Plan Special Permit Application
KS Partners - Proposed cGMP Lab Facility
298 Concord Road
Billerica, MA**

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Sincerely,

BOHLER

Angela Botto

Zachary Richards, P.E.

SECTION 1:
PROJECT NARRATIVE & REQUIRED FINDINGS
STATEMENT

PROJECT NARRATIVE & REQUIRED FINDINGS

Special Permit Criteria:

1. *The use is compatible with other uses in the area where located.*

The property contains three (3) existing office use buildings and associated paved parking areas. The site is bordered by the Mill Brook and a multi-use office building (#600 Concord Road) to the south, Route 3 Expressway to the east, wooded areas and residential single family properties to the west, and two existing buildings (the Courtyard Marriot and Farley White Interests) and associated paved parking areas to the north.

The Good Manufacturing Practice (GMP) lab facility building will be situated within the area of the existing #298 and #300 Concord Road office buildings (defined as the project "Site"). The GMP lab building is anticipated to function as a life science facility supporting various processes that may include drug manufacturing, translational research projects, clinical trial participation, regulated drug commercialization acceleration, etc. The proposed design of the building footprint, loading operation areas, and associated vehicle parking fields will be located primarily within the existing building footprint and existing impervious area on-site. The Project will also include associated stormwater management infrastructure which will provide treatment and infiltration that is not achieved under existing conditions.

Upon review of the current uses across the property, the existing buildings are mainly devoted to office space, which is more than half vacant due to the decrease in need for office space with the increase in work from home and flexible work schedules. Given the property's state of development, the introduction of a GMP lab facility to the existing office buildings is an appropriate addition to the property and will be compatible with the original design intent for this commercial campus park. Life science is a growing sector that we feel will flourish at this property and complement the existing buildings and campus while attracting new tenants to the Town.

2. *There is adequate landscaping and buffer to screen the use from surrounding uses.*

The property currently contains existing office use buildings with associated paved parking areas. The proposed location of the building is in the center of the property within a similar location to the existing footprint of #298 and #300 Concord Road. Located to the east of the proposed building is a large parking area, access drive, and wooded area which provides buffer between the Project and Route 3 Expressway. Additionally, there is an existing access drive located beyond the Site, on the Route 3 side, which provides loading access to the abutting properties. As such, the building will not adversely affect the neighborhood and surrounding properties as all operations will be taking place in the center of the property set back from Concord Road and remain in the same general location of the existing conditions.

Furthermore, the Project will result in new landscaped area within the limit of work. These landscaped areas have been designed to include native planting species and will match or exceed the existing level of landscaping within the development to properly fit the character of the property.

Site Plan Review Criteria:

1. *Buildings, Structures, and Site Character:* All buildings, structures, and uses of the property shall comply with the use and special permit requirements and dimensional, parking and loading, and signs and lighting regulations of this Zoning By-law. Any property subject to a variance shall comply with the provisions of the variance and need not comply with the section of the Zoning By-law that was varied. Unless otherwise provided by this Zoning By-law, any change, substantial extension of a use, reconstruction, extension, or alteration of a pre-existing nonconforming building, structure, or use that requires site plan approval shall comply with this section.

The Project will require relief from the green strip requirements via the Site Plan Special Permit process per Section 7, Subsection G of the Town's Zoning By-laws. The green strip requirement of the Industrial District requires that a 20-foot wide strip of plantings and green space be maintained around the entirety of the lot perimeter (except in the location of curb cuts) and around at least 75% of the building footprint perimeter. The proposed project has no impacts to the lot perimeter and associated existing green strip since it is located in the center of the site. The existing green strip surrounds approximately 65.4% of the building perimeter, and the proposed green strip will account for 73.4%. A green strip was provided around the majority of the proposed building footprint except for patio/entrance and loading dock areas, or where pedestrian access was accommodated. Otherwise, the Project is in compliance with the regulations of the Town's Zoning By-Laws.

2. *Traffic:* Adequate access shall be provided to serve the proposed use, building, or structure. Adequate access shall include provision for emergency and fire access and convenient and safe vehicular and pedestrian movements within the site and in relationship to adjoining streets and surrounding properties. If access is not adequate, the applicant shall apply for approval of a definitive subdivision plan from the Planning Board in accordance with M.G.L., Ch. 41, §§ 81K – 81GG.

The project is located in an existing developed site. The existing curb cut and access from Concord Road will be maintained and no new curb cuts from a Public Right-of-way are proposed as part of this application. Parking and drive aisles are proposed reconstructed to accommodate the proposed building construction and provide proper circulation and loading access for the Site. One new loading dock will be accessed via the existing access drive located between the existing #298 and #300 buildings and the existing parking lot. A Fire Truck Access Exhibit is included as an attachment and illustrates sufficient fire truck emergency access throughout the Site.

The Site Plan Special Permit checklist states that a traffic review is required as part of the submittal. A Traffic Assessment memorandum has been included by McMahon, dated January 31, 2023, to address traffic demand, which is a reduction over existing conditions.

3. *Parking, Loading, and Lighting:* Safe and adequate parking, lighting, internal traffic control, and off-street loading and unloading shall be provided to permit normal operation of the proposed use.

Safe and adequate parking is already provided on the property with existing lighting and internal signage and striping. For the proposed parking lot, lighting and internal traffic control signage and striping have been proposed to ensure safe and adequate access for vehicular traffic and pedestrians. The remaining areas on the property outside of the Site will continue to function as they do under current conditions. Loading operations are proposed to take place in the northeast

corner of the building, closest to the existing parking lot and adjacent to the existing building's loading operations to concentrate these operations in the rear portion of the Site.

4. Storm Water and Site Drainage: All storm water and site drainage shall comply with the requirements of any Town By-Laws or rules and regulations pertaining to storm water and site drainage, other than Subdivision Rules and Regulations.

The proposed redevelopment Project will include a substantial improvement relative to drainage and stormwater management. New stormwater management systems will be constructed in accordance with applicable MassDEP state and local requirements and these findings are detailed in the enclosed Site Development Plans and Drainage Report. A stormwater permit and a variance for work within 25-feet of the floodplain will also be sought from the Board of Health for the Project. Additionally, a Notice of Intent was filed with the Conservation Commission on January 25, 2023.

5. Utilities: All utilities shall comply with the requirements of any Town By-Laws or rules and regulations pertaining to utilities. Moreover, all utilities shall be designed in accordance with the requirements of the particular utility company to which they are associated.

The property is well served by existing utilities, including drain, water, sewer, gas and electric, which are located in and around the project Site. The proposed GMP lab facility building will be serviced by new connections to these existing on-site utilities located within the Site which are anticipated to be adequate to serve the proposed project. These proposed utility services and connections are further detailed on the enclosed Site Development Plans. The Applicant will continue to coordinate closely with the Town Department of Public Works relative to the proposed utilities.

It is anticipated that the sewer generation for the project will be generally equivalent to an office use and associated Title V generation rates in terms of building functionality. There is currently no lab use generation rate provided under Title V, so this has been a common accepted approach in the industry. Accordingly, we have estimated the existing and proposed flow rates in the below tables. The demand and usage can vary tenant to tenant and will be refined and reviewed further with the Town and DPW once a tenant has been identified.

Sewer Generation

Use	Quantity	Sewer Generation Rate*	Sewer Flow (gpd)
Existing Office (to be demolished)	186,590 GSF	75 gpd/1000 GSF	13,994
Proposed GMP Lab Facility (functionally office)	166,630 GSF	75 gpd/1000 GSF	9,998
Net Reduction in Sewer Flow			3,996

Proposed Water Generation

Use	Prop. Sewer Flow (see Table in Response SP2) (gpd)*	Water Usage Factor	Estimated Water Usage (gpd)
Existing Office (to be demolished)	13,994	1.1	15,393
GMP Lab Facility (functionally office)	9,998	1.1	10,998
Net Reduction in Sewer Flow			3,996

*Estimated sewer flows are based on 310 CMR 15.203.

6. **Town Services:** *Unreasonable demands shall not be placed on Town services and infrastructure.*

The proposed GMP lab facility building is consistent with the uses located within the existing commercial campus and will be serviced by new connections to existing on-site utilities located within the existing Site which are anticipated to be suitable for the proposed project. The Traffic Assessment also outlines the associated traffic associated with the project, which are anticipated to result in a reduction of demands on the roadway infrastructure in the area. The Applicant will continue to coordinate closely with the Town Departments as design progresses ahead of a Building Permit, and as a tenant is identified, to ensure that unreasonable demands on not placed on Town services and infrastructure.

7. **Vegetation and Landscaping:** *Whenever possible, existing vegetation and landscaping amenities shall be preserved to lessen the impact of the proposed use, building, or structure on surrounding properties, and the proposed use, building, and structure shall be integrated into the existing landscape through use of vegetative buffers, introduction of plant materials, slope protection, and retention of open space.*

The project is proposed to be located within the general location of an existing paved and building footprint area. Wherever possible, existing vegetation and landscaping amenities shall be preserved to lessen the impact of the proposed building on the subject and surrounding properties.

Plantings will be installed per the Town of Billerica's zoning regulations and requirements, with deciduous trees planted in the parking area and adjacent to the proposed building. Additionally, shrubs and perennials will be used at the perimeter of the building as foundation planting. The planting proposed for this site will be low maintenance, native plantings. Screening will be provided around utility areas on site, and green strips around the proposed buildings are provided per the Town's requirements where possible.

Site lighting will also be provided and installed per industry standards using LED light fixtures. Light poles will be located as required in the parking areas and adjacent to the buildings to illuminate walkways and building entrances.

A Landscape Plan is included in the enclosed Site Development Plans that details the proposed landscaping within the development area as well as compliance with other local landscaping requirements.

8. *Wetlands: The issuance of a site plan approval special permit shall be conditioned on obtaining and complying with any Order of Conditions issued by the Billerica Conservation Commission under the Wetlands Protection Act, M.G.L., Ch. 131 and on the Rules and Regulations of the Billerica Board of Health.*

The property contains existing resource areas, which include Mill Brook and its associated riverfront area, bordering vegetated wetlands and the 100-year floodplain. Accordingly, a Notice of Intent has been filed with the Conservation Commission concurrent with this submission with the Planning Board, for the work proposed within the floodplain, 100 foot wetland buffer, and 200 foot riverfront area. It is anticipated that these two permitting processes will run concurrently based on initial conversations with Town Departments. A stormwater permit for the proposed project and work within the 100-year floodplain will also be sought from the Board of Health concurrent with this application. The proposed project will otherwise comply with the state and local regulations that govern the resource areas located on the property and adjacent to the project Site.

Summary of Site Full Build:

The project has been designed to function as both a stand alone project or in conjunction with with the Proposed #300 Concord Road project that received Site Plan Approval dated November 29, 2021 and received an Order of Conditions dated January 10, 2022. The site plan documents submitted for this Site Plan Approval reflect the Project with the existing conditions. However, exhibit drawings have been included in this package to demonstrate how the projects have coordinated designs and comply with Zoning and all applicable regulations if both projects were constructed. Access and utilities have been designed to allow appropriate access and utility connections for the previously approved and proposed project if they are build concurrently or independent of each other.

The previously approved project required an additional future parking lot area to the southwest of the proposed project in order to meet Zoning Requirements. However, if the proposed project is constructed as shown with an expanded parking lot, the future parking lot area is no longer needed.

Summary of Requested Relief:

The Project will require relief from the green strip requirements via the Site Plan Special Permit process per Section 7, Subsection G of the Town's Zoning By-laws. The existing building is not compliant with the green strip building perimeter requirement for this district at 65.4%. As such, the Applicant is requesting relief from the building perimeter green strip requirement based on the proposed Project which achieves approximately 73.4% of the 75% requirement for the overall building footprint, including the existing building to remain. Additionally, the existing parcel is not compliant with the lot perimeter green strip requirement. The Project does result in new proposed landscape features such as native trees and shrubs that will be incorporated throughout the proposed green spaces on the Site in order to comply with the green strip requirements to the maximum extent practicable. A green strip was provided around the majority of the proposed building footprint except for patios, entrances, loading docks areas and where pedestrian access

was accommodated. The proposed project has no impacts to the lot perimeter and associated existing green strip since it is located in the center of the of the site.

The Project will also require a variance for work within 25-feet of the 100-year floodplain set forth by the Board of Health Regulations in Chapter 5, Section 5.005. An application for this variance will be submitted to the Board of Health for approval concurrently with the permitting processes of the Planning Board and Conservation Commission.

SECTION 2:
SITE PLAN APPLICATION FORM & SPECIAL PERMIT
CHECKLIST

FORM S

Application for Site Plan Special Permit

To the Planning Board:

The undersigned herewith submits the accompanying Site Plan of the property located in the Town of Billerica for a Site Plan Special Permit pursuant to the requirements of Section 6 of the Billerica Zoning By-Laws to construct an addition or structure containing 166,630 square feet of gross floor area at:

Location 298 Concord Road, Billerica, MA

1. Applicant KS Partners

Address 150 East 58th Street, 21st Floor, New York, NY 10155

Telephone 212-355-7474

2. Engineer/Surveyor Bohler

Address 45 Franklin Street, Floor 5, Boston, MA 02110


Telephone 617-849-8040

3. Deed(s) of property recorded in the Middlesex North Registry of Deeds

Registry: Book 34968 Page 197

Location, metes and bounds description of property.

Please refer to the enclosed survey for the full location, metes and bounds description of the property.

Signature of Owner 

Name of Owner (print) Kambiz Shahbazi

Address of Owner 150 East 58th Street, 21st Floor, New York, NY 10155

Assessor's Plate 86 Parcel 108-5

Special Permit Checklist

All of the listed items below must be provided in order for an application to be accepted. (Any waivers of these items must be approved by the Planning Board prior to submittal.)

- X Detailed Drainage Calculations (5 copies)
- X Site Plan Application Form (Original and 3 copies)
- X Site Plan per sec. 6.E of the Zoning By-Law (13) full copies (9) reduced sets of site & grading only. **All individual sets shall be assembled, stapled and folded**

Plans must detail the drainage plan, grading plan, landscape plan, existing topography, flood plain delineation and wetlands delineation. Site Plans must show all existing and proposed buildings, pavement, curb cuts, parking spaces, distance of all buildings to lot lines, lot dimensions and a sketch elevation of the proposed structure. **To guarantee clarity these plans must be drawn on at least 2 separate sheets not including the building elevation.**

- X Landscape plan stamped by a certified professional landscape architect showing location of plantings, plant species and a summary table showing total numbers of plants of each species (20 copies). All trees shall be native.
- X Filing Fee \$350.00
- X Proof of Ownership
- X Copies of Variances and/or Special Permits
- X Traffic Study
- X Statement addressing how the proposal meets the "Required Findings" listed under section 6.
- X Aerial photographs of the site and the adjacent area.

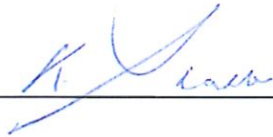
SPSP Checklist
July 2018

- X Abutters List – *Abutters list must include all abutters to abutters within 300 hundred feet of the site. A copy of the assessor's map with the 300 ft. boundaries must accompany the list. The Town Assessor's Office must certify the list within 30 days of submittal. (List D).*
- X Consultant retainer in the amount of \$5000 made out to the Town of Billerica. In some cases this amount may increase based on our consultant's evaluation of the tasks required for a complete evaluation of a particular application. If a proposal is limited in size or complexity the applicant may request a reduction of this retainer which may be granted by a majority vote of the Planning Board at a regularly scheduled meeting. No application will be judged complete unless the retainer is provided or the Planning Board has granted a waiver or modification of such prior to submittal.

**WRITTEN DOCUMENTATION THAT THE BUILDING INSPECTOR HAS
REVIEWED THIS SUBMITTED SITE PLAN.**

I understand that as applicant I will be responsible for the cost of advertising the mailing of the notices to abutters and the payment for any consultant(s). I also understand that completion of all items on this checklist does not preclude the board from making a determination that an application is incomplete.

Signature _____



SPSP Checklist
July 2018

**SECTION 3:
SITE PLANS
(ENCLOSED SEPARATELY)**

SECTION 4:
DRAINAGE REPORT
(ENCLOSED SEPARATELY)

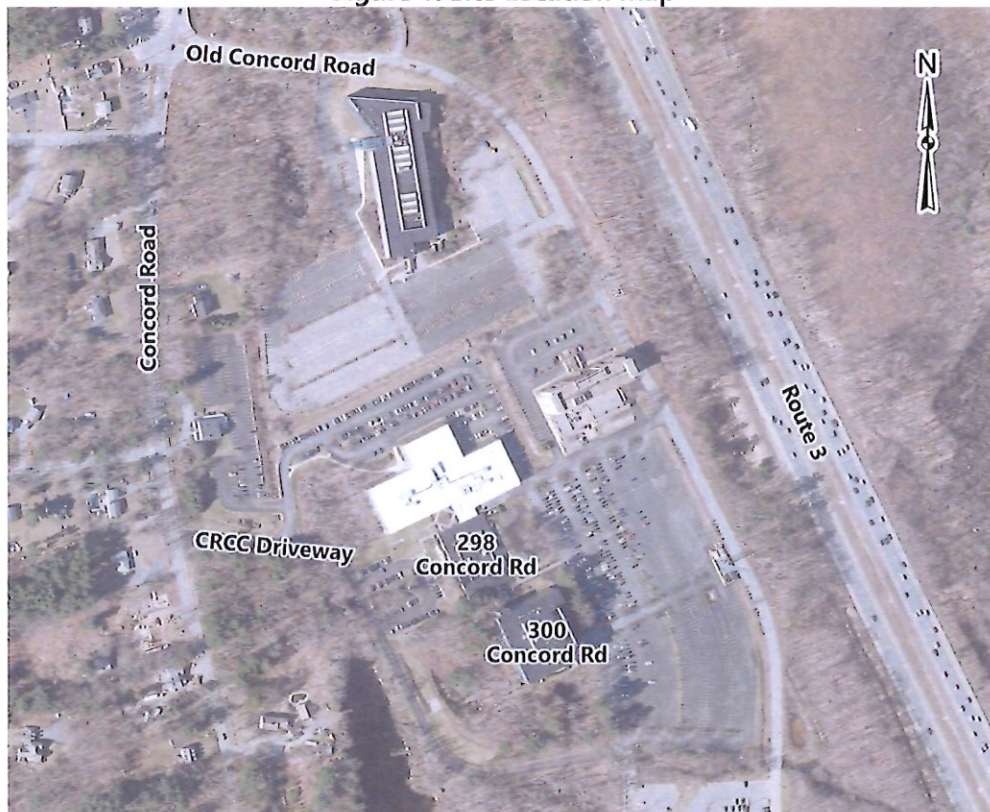
SECTION 5: TRAFFIC ASSESSMENT

MEMORANDUM

To: Zachary Richards, P.E. - Bohler Engineering
From: Jason Adams, P.E., PTOE
Date: January 31, 2023
RE: Trip Generation Assessment
Proposed GMP Redevelopment
298-300 Concord Road
Billerica, MA

McMahon, a Bowman company has completed an assessment of the vehicle trip generation associated with the proposed Good Manufacturing Practice (GMP) manufacturing redevelopment to be located at 298-300 Concord Road within the Concord Road Corporate Center in Billerica, MA, shown in Figure 1 below. A proposed 166,635 square-foot GMP building would replace the two existing office buildings (298 Concord Road and 300 Concord Road) on the site. As part of the project, the parking lot on the western side of the buildings would be expanded. Access to the redeveloped building would continue to be provided by the existing site driveways on Concord Road.

Figure 1: Site Location Map



Trip Generation

To assess the vehicle trip generation of the proposed GMP facility compared to the existing office uses, the Institute of Transportation Engineers (ITE) publication, *Trip Generation Manual, 11th Edition* was referenced. ITE is a national research organization of transportation professionals, and the *Trip Generation Manual* provides traffic generation information for various land uses compiled from studies conducted by members nationwide.

Vehicle trip generation for the proposed GMP facility was estimated based on data published for ITE Land Use Code 140 (Manufacturing). Vehicle trip generation for the two existing buildings on the site was estimated using Land Use Code 710 (General Office). Vehicle trip rates were established in trips per square foot for each land use type. The resulting comparison of vehicle trips associated with the proposed redevelopment and the existing 298 Concord Road and 300 Concord Road buildings are presented in Table 1 below.

Table 1: Vehicle Trip Generation

Description	Size	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Daily		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
<i>Existing 298 Concord Road Office</i> ¹	22,755 sf	41	6	47	8	40	48	160	160	320
<i>Existing 300 Concord Road Office</i> ²	163,835 sf	225	31	256	43	208	251	891	891	1,782
Existing Site Total – To Be Removed	186,590 sf	266	37	303	51	248	299	1,051	1,051	2,102
Proposed GMP Facility ³	166,630 sf	84	27	111	40	88	128	415	415	830
Total Change in Site Trips		-182	-10	-192	-11	-160	-171	-636	-636	-1,272

1 ITE Land Use Code 710 (General Office) for 22,755 square feet, to be removed

2 ITE Land Use Code 710 (General Office) for 163,835 square feet, to be removed

3 ITE Land Use Code 140 (Manufacturing) for 166,630 square feet

As shown in Table 1, the proposed GMP facility is estimated to generate approximately 111 total vehicle trips during the weekday morning peak hour (84 entering, 27 exiting), approximately 128 vehicle trips during the weekday afternoon peak hour (40 entering, 88 exiting), and a total of 830 vehicle trips during a typical weekday. The vehicle trips projected to be generated by the GMP facility are shown to be substantially lower than the trip generation of the existing office buildings on site.

Parking

As part of the project, the existing parking lot on the west side of the proposed GMP facility would be reconfigured. The existing parking lot provides 57 total parking spaces, arranged in a U-shape between two driveways which connect to the larger driveway serving the overall Concord Road Corporate Center. The proposed parking lot would be configured as a rectangular lot with a single connection to the Concord Road Corporate Center driveway, and would provide a total of 118 parking spaces. As part of the project, 44 parking spaces within the existing Concord Road Corporate Center to the east of the proposed GMP facility location would be reconfigured as loading-only areas.

Based on a review of the trip generating characteristics of the proposed redevelopment, the impact of the proposed GMP facility on the surrounding roadway network is expected to be minimal. The parking provided as part of the project is expected to adequately meet the needs of the proposed redevelopment.

SECTION 6:
PROOF OF OWNERSHIP

Middlesex North Registry of Deeds

Electronically Recorded Document

This is the first page of this document - Do not remove

Recording Information

Document Number	: 61121
Document Type	: DEED
Recorded Date	: November 25, 2020
Recorded Time	: 10:48:57 AM
Recorded Book and Page	: 34968 / 197
Number of Pages(including cover sheet)	: 5
Receipt Number	: 909122
Recording Fee (including excise)	: \$57,155.00

MASSACHUSETTS EXCISE TAX
Middlesex North ROD #14 001
Date: 11/25/2020 10:48 AM
Ctrl# 090530 07473 Doc# 00061121
Fee: \$57,000.00 cons: \$12,500,000.00

Middlesex North Registry of Deeds
Richard P. Howe Jr., Register
360 Gorham Street
Lowell, Massachusetts 01852
978/322-9000
www.lowelldeeds.com

QUITCLAIM DEED

CSHV CONCORD, LLC, a Delaware limited liability company ("Grantor"), having an address of c/o CBRE Global Investors, LLC, 200 Park Avenue, New York, NY 10166, for and in consideration of the sum of Twelve Million Five Hundred Thousand Dollars (\$12,500,000.00) paid to Grantor by CRCC EQUITY PARTNERS, LLC, a Massachusetts limited liability company ("Grantee"), having an address c/o KS Partners, LLC, 150 East 58th Street, 21st Floor, New York, NY 10155, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, SELL, CONVEY, ASSIGN and DELIVER to Grantee, with quitclaim covenants and subject to the items referred to below, that certain real property, together with all improvements situated thereon, any fixtures and other property affixed thereto and all rights and appurtenances pertaining to such property, located in the City of Billerica, County of Middlesex, Commonwealth of Massachusetts and more particularly described on Exhibit A, attached hereto and made a part hereof (the "Premises").

This conveyance is made subject to taxes and assessments not yet due and payable and subject to and with the benefit of all easements, encumbrances, rights and restrictions of record to the extent in force and applicable.

Said premises the property conveyed to Grantor by Deed recorded at Book ²²⁴²⁵22435, Page 229.

The Grantor acknowledges that the Grantor has not elected to be treated as a corporation for federal income tax purposes.

[The remainder of this page is intentionally left blank. Signature page follows.]

Address: 296, 298 & 300 Concord Rd Billerica

71081028652

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 24th day of November, 2020.

GRANTOR:

CSHV CONCORD, LLC,
a Delaware limited liability company

By: CALIFORNIA STATE TEACHERS' RETIREMENT SYSTEM,
a public entity, its sole member

By: 

Scott Chan - Deputy Chief Investment Officer
(Print Name and Title)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF YOLO

)
) ss:
)

On November 20, 2020 before me, Jessica Hudson, Notary Public
(insert name and title of the officer)

personally appeared Scott Chan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

[Seal]

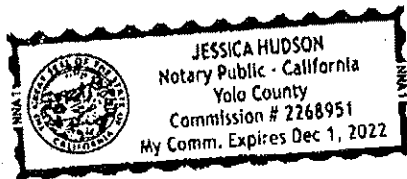


EXHIBIT A TO DEED

LEGAL DESCRIPTION

Real property in the City of Billerica, County of Middlesex, Commonwealth of Massachusetts, described as follows:

The land at 296, 298 and 300 Concord Road, Billerica, Middlesex County, Massachusetts being shown as Lot 4 on a Plan entitled "Plan of Land in Billerica, Middlesex County, Massachusetts, Prepared for Leggat McCall Properties, 300 Concord Road, Billerica, Massachusetts, Scale 1" = 100', October 20, 1998", prepared by Consulting Engineers and Scientists, Inc. and recorded on June 6, 2000 as Plan No. 28877 of 2000 with the Middlesex North District Registry of Deeds.

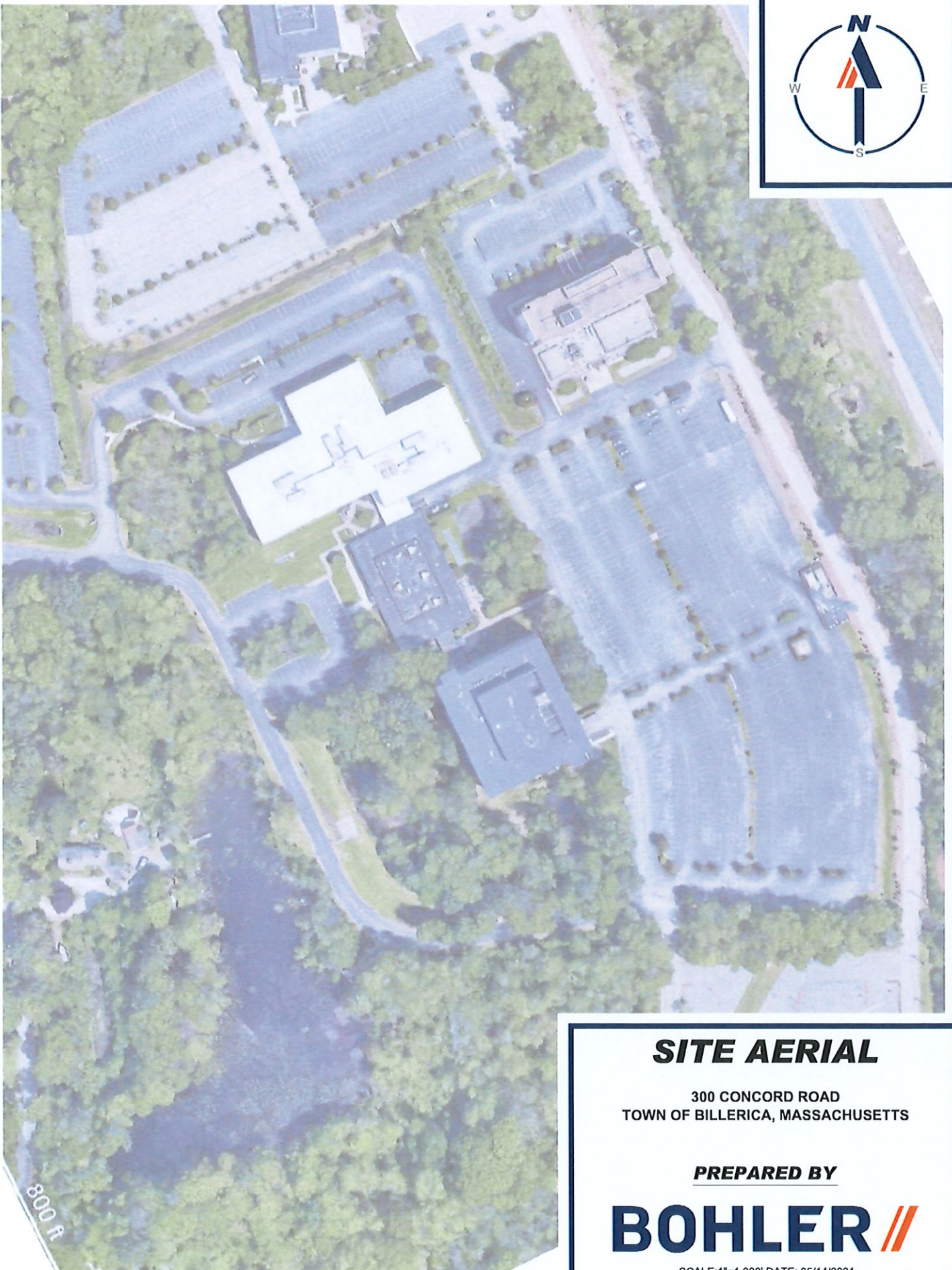
Together with the benefit of those easements in favor of Lot 4 set forth in a Declaration of Covenants and Easements, dated September 30, 1997, made by Wang Laboratories, Inc. and recorded with said Deeds in Book 8812, Page 133, as affected by a First Amendment to Declaration of Covenants and Easements, recorded with said Deeds in Book 9308, Page 121.

Together with the benefit of those easements in favor of Lot 4 set forth in an instrument recorded with said Deeds in Book 5550, Page 151.

Together with the benefit of those easements in favor of Lot 4 set forth in a Declaration of Easements by and between Honeywell Information Systems, Inc. and others, dated June 18, 1982, recorded with said Deeds in Book 2553, Page 356, as affected by First Supplement to Declaration of Easements, dated June 13, 1985, recorded with said Deeds in Book 3095, Page 273.

Excepted and excluding Lot 6 shown on "Plan of Land in Billerica, Massachusetts Middlesex County Prepared For Leggat McCall Properties 300 Concord Road Billerica, Massachusetts Scale 1" = 100' October 20, 1998" prepared by Consulting Engineers & Scientists, Inc., and recorded on June 6, 2000 as Plan No. 28877 of 2000 with said Deeds.

SECTION 7:
SITE AERIAL EXHIBIT



SITE AERIAL

300 CONCORD ROAD
TOWN OF BILLERICA, MASSACHUSETTS

PREPARED BY

BOHLER //

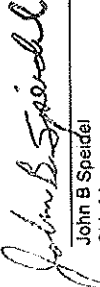
SCALE: 1"=1,000' DATE: 05/14/2021

SECTION 8:
CERTIFIED ABUTTERS LIST

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP CODE
86-104-0	309 CONCORD RD	VALLERAND DAN I		309 CONCORD RD		BILLERICA	MA	01821
86-106-1	332 CONCORD RD	WHITEAKER STEVEN D	YOST DANIEL W	312 CONCORD RD		BILLERICA	MA	01821-3465
86-108-5	300 CONCORD RD	CRCC EQUITY PARTNERS LLC	C/O KS PARTNERS LLC	150 EAST 58TH STREET	21ST FLOOR	NEW YORK	NY	10155
86-108-2	270 CONCORD RD	MHF BILLERICA VII LLC		300 CENTERVILLE ROAD	SUITE 300	EAST WARWICK	RI	02886
86-108-3	290 CONCORD RD	FARLEY WHITE CONCORD ROAD LLC	C/O FARLEY WHITE MANAGEMENT	650 SUFFOLK ST SUITE G15		LOWELL	MA	01854
86-108-4	312 CONCORD RD	SIANACOPOLIS JOHN		9 BURLINGTON RD		BILLERICA	MA	01821
86-13-1	305 CONCORD RD	IR DEVELOPMENT LLC		55 SALEM RD		BILLERICA	MA	01821
86-14-0	313 CONCORD RD	PRINTZ ALLYSON W	PRINTZ PHILLIPPE C	313 CONCORD RD		BILLERICA	MA	01821
86-19-0	329 CONCORD RD	PAUL DUSERICK FAMILY TRUST	DUSERICK PAUL TR	329 CONCORD RD		BILLERICA	MA	01821-4117
86-20-0	303 CONCORD RD	O'CONNELL JOSEPH E	O'CONNELL CHRISTOPHER R	303 CONCORD RD		BILLERICA	MA	01921-4117
86-21-0	301 CONCORD RD	PROIA TIMOTHY J	PROIA MARIORE J	301 CONCORD RD		BILLERICA	MA	01821
86-22-0	4 RANLETT LN	GATTA FRANCESCO D		4 RANLETT LN		BILLERICA	MA	01821
86-24-1	8 RANLETT LN	JOHN W CHEN TRUST	CHEN JOHN WEN TR	8 RANLETT LANE		BILLERICA	MA	01821-3424
86-3-0	286 CONCORD RD	KOLOKITHAS DIMITRIOS		286 CONCORD RD		BILLERICA	MA	01821
86-4-12	283 CONCORD RD	MAZZONE JEFFREY J. + JANETTE M.	C/O OPTION ONE	P O BOX 445		EAST IRVINE	CA	92650-0445
86-4-13	285 CONCORD RD	GEORGIAN PAUL E	GEORGIAN CAROLYN	285 CONCORD RD		BILLERICA	MA	01821-3431
86-4-5	3 RANLETT LN	ICKIE EDWARD		3 RANLETT LANE		BILLERICA	MA	01821
86-4-6	1 RANLETT LN	MERRILL ROBIN A	MERRILL JOHN R	1 RANLETT LN		BILLERICA	MA	01821
86-68-0	311 CONCORD RD	RAZZABONI-MARASCO GAYLE M		311 CONCORD RD		BILLERICA	MA	01821
94-34-0	345 CONCORD RD	PAYNE JAMES C. JR.	PAYNE PATRICIA A.	345 CONCORD RD		BILLERICA	MA	01821
94-35-0	343 CONCORD RD	THE CONCORD RD 2009 REALTY TR	DONAGHUE DAVID M TR	PO BOX 532		BILLERICA	MA	01821-0532
94-36-0	335 CONCORD RD	DEMEO DAVID TR	DEMEO REALTY TRUST	335 CONCORD RD		BILLERICA	MA	01821
94-37-0	333 CONCORD RD	CALZINI ROBERT P	CALZINI REBECCA	333 CONCORD RD		BILLERICA	MA	01821
94-38-0	DUDLEY RD	CORMIER VYON CONSTRUCTION		3 CRENSHAW LN		ANDOVER	MA	01810
94-39-0	340 CONCORD RD	VARGHESE BONUS		340 CONCORD RD		BILLERICA	MA	01821-3483
95-11-0	REAR CONCORD RD	PUPIM LARA		350 CONCORD RD		BILLERICA	MA	01821-4103
95-120-2	TECHNOLOGY PARK DR	GUTIERREZ ARTURO	C/O THE GUTIERREZ COMPANY	200 WHEELER ROAD		BURLINGTON	MA	01803
95-120-3	TECHNOLOGY PARK DR	GUTIERREZ ARTURO	C/O THE GUTIERREZ COMPANY	200 WHEELER ROAD		BURLINGTON	MA	01803
95-120-4	TECHNOLOGY PARK DR	GUTIERREZ ARTURO	C/O THE GUTIERREZ COMPANY	200 WHEELER ROAD		BURLINGTON	MA	01803
95-129-10-6	600 TECHNOLOGY PARK DR	TPD 600 EQUITY PARTNERS LLC		150 EAST 58TH ST. 21ST FLR		NEW YORK	NY	10155-2100
95-129-10-7	800 TECHNOLOGY PARK DR	TECHNOLOGY PARK X LML.PRTSRHP.	C/O THE GUTIERREZ CO.	200 WHEELER ROAD		BURLINGTON	MA	01803
95-129-4-2	700 TECHNOLOGY PARK DR	700 TECHNOLOGY FMS LLC		900 TECHNOLOGY PARK DR		BILLERICA	MA	01821
95-13-1	CONCORD RD	GUTIERREZ ARTURO J TR	NORMAN TRAVERSE TR	200 WHEELER ROAD		BURLINGTON	MA	01803
95-13-2	CONCORD RD	GUTIERREZ ARTURO J TR	NORMAN TRAVERSE TR	200 WHEELER ROAD		BILLERICA	MA	01821
86-15-4	CONCORD RD	TOWN OF BILLERICA	CONSERVATION COMMISSION	365 BOSTON RD		BILLERICA	MA	01821
94-115-1	3 DUDLEY RD	TOWN OF BILLERICA		365 BOSTON RD		BILLERICA	MA	01821
86-108-6	294 CONCORD RD	ZEM HOLDINGS LLC		294 CONCORD RD		BILLERICA	MA	01821
86-106-2	330 CONCORD RD	LU MING		138 WINN STREET		BURLINGTON	MA	01803

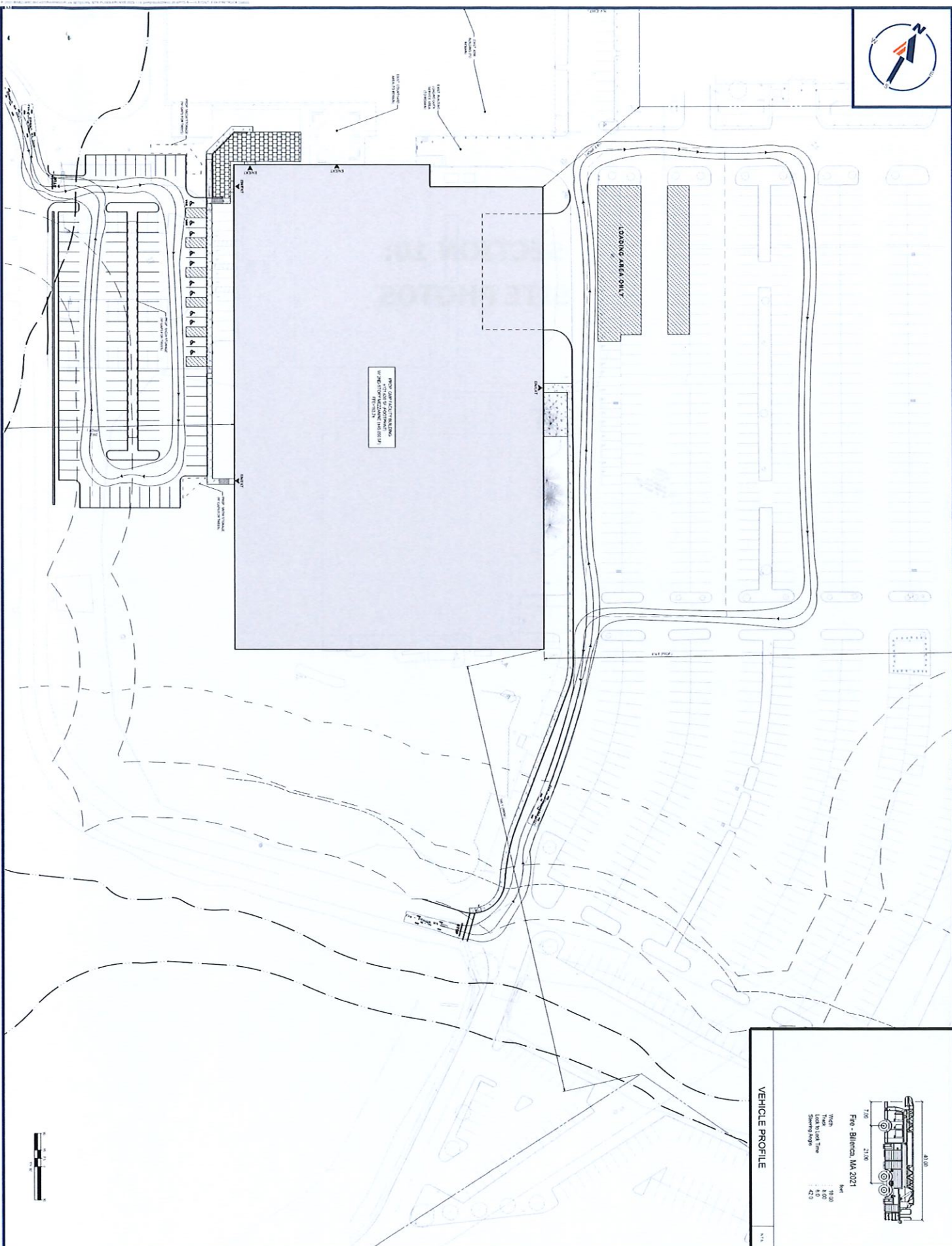
DISCLAIMER: This list is certified based upon records held in this department as of the date on the abutter's list. It was completed to the best of our ability based upon the information we have available. We do not certify the accuracy of this list per se, only the names and addresses listed on it. In most cases, public disclosure of the hearing pertaining to this list is required and published in the local newspaper. Every effort has been taken to insure proper notification.

The Board of Assessors certifies the accuracy of the names and addresses on this list based upon our current records.

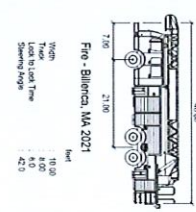

John B. Speidel
Chief Assessor

January 13, 2023

SECTION 9:
FIRE TRUCK TURNING EXHIBIT



VEHICLE PROFILE



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

NO.	DATE	REVISION
1	10/15/2020	ISSUED FOR PERMIT

PERMIT SET

PROJECT NO. 2020-001
DATE: 10/15/2020
DRAWN BY: J. BOHLER
CHECKED BY: M. BOHLER
APPROVED BY: M. BOHLER

SITE DEVELOPMENT PLANS

1" = 10'

KS Partners

200 CONCORD ROAD
WILMINGTON, MA 01897
TEL: 978.651.1234
WWW.KSPARTNERS.COM

BOHLER

40 TRADITION BLVD. SUITE 1000
WILMINGTON, MA 01897
TEL: 978.651.1234
WWW.BOHLERENGINEERING.COM

RICHARDS

200 CONCORD ROAD
WILMINGTON, MA 01897
TEL: 978.651.1234
WWW.RICHARDSENGINEERING.COM

EXH-F

DATE: 10/15/2020

SECTION 10:
SITE PHOTOS



Image 1: Existing 300 Concord Road – South Side of Building

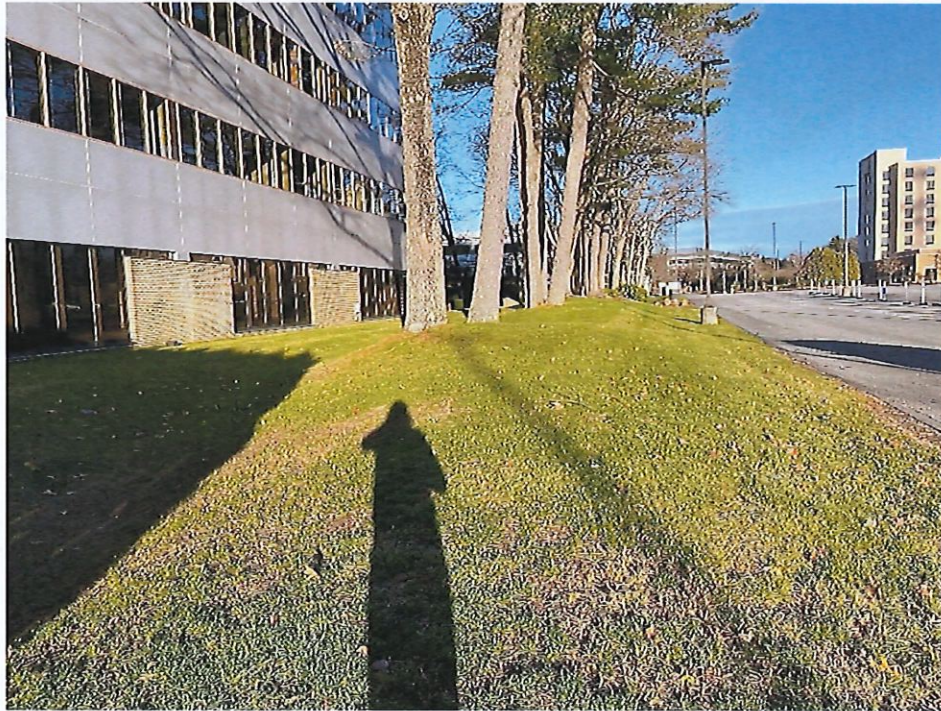


Image 2: Existing 300 Concord Road along East Side



Image 3: Existing Basin Rip Rap Spillway



Image 4: Northeast Corner of Existing Detention Basin



Image 5: Existing Courtyard Entrance way between 296 and 298



Image 6: Existing Parking Lot

SECTION 11:
OVERALL EXHIBIT

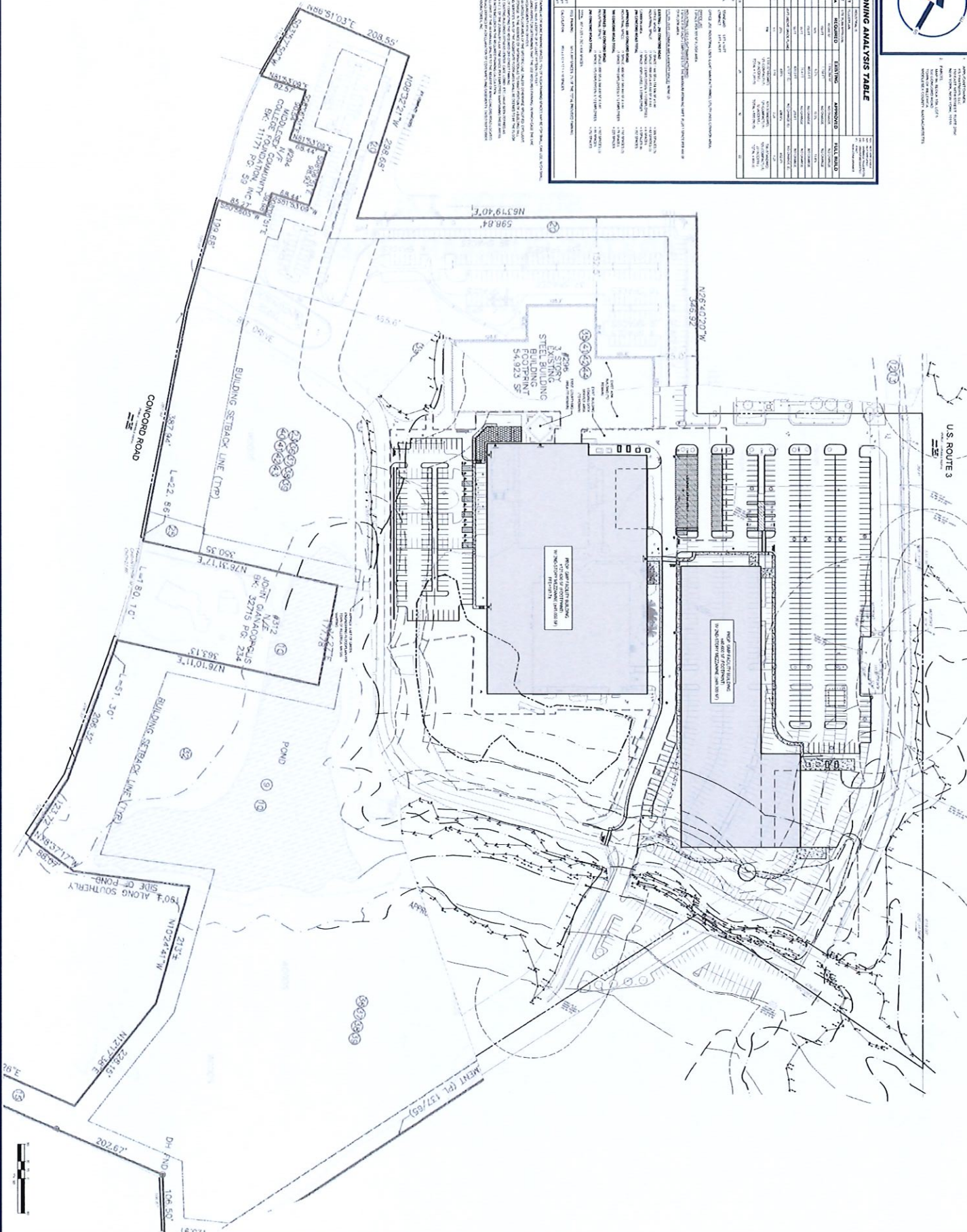


SITE INFORMATION

1. PROJECT LOCATION
2. PROJECT DESCRIPTION
3. PROJECT OWNER
4. PROJECT CONTACT
5. PROJECT ADDRESS
6. PROJECT PHONE
7. PROJECT FAX
8. PROJECT EMAIL
9. PROJECT WEBSITE
10. PROJECT MAP

ZONING ANALYSIS TABLE

EXISTING ZONING	PROPOSED ZONING	PERMITTED USES	COMMENTS
INDUSTRIAL	INDUSTRIAL	MANUFACTURING, WAREHOUSING, DISTRIBUTION, OFFICE, RETAIL, RESIDENTIAL, COMMERCIAL, EDUCATIONAL, RECREATIONAL, CULTURAL, RELIGIOUS, HEALTH CARE, PROFESSIONAL, SERVICE, PUBLIC USE, OPEN SPACE, UTILITIES, TRANSPORTATION, STORAGE, AND OTHER USES.	
INDUSTRIAL	INDUSTRIAL	MANUFACTURING, WAREHOUSING, DISTRIBUTION, OFFICE, RETAIL, RESIDENTIAL, COMMERCIAL, EDUCATIONAL, RECREATIONAL, CULTURAL, RELIGIOUS, HEALTH CARE, PROFESSIONAL, SERVICE, PUBLIC USE, OPEN SPACE, UTILITIES, TRANSPORTATION, STORAGE, AND OTHER USES.	
INDUSTRIAL	INDUSTRIAL	MANUFACTURING, WAREHOUSING, DISTRIBUTION, OFFICE, RETAIL, RESIDENTIAL, COMMERCIAL, EDUCATIONAL, RECREATIONAL, CULTURAL, RELIGIOUS, HEALTH CARE, PROFESSIONAL, SERVICE, PUBLIC USE, OPEN SPACE, UTILITIES, TRANSPORTATION, STORAGE, AND OTHER USES.	
INDUSTRIAL	INDUSTRIAL	MANUFACTURING, WAREHOUSING, DISTRIBUTION, OFFICE, RETAIL, RESIDENTIAL, COMMERCIAL, EDUCATIONAL, RECREATIONAL, CULTURAL, RELIGIOUS, HEALTH CARE, PROFESSIONAL, SERVICE, PUBLIC USE, OPEN SPACE, UTILITIES, TRANSPORTATION, STORAGE, AND OTHER USES.	
INDUSTRIAL	INDUSTRIAL	MANUFACTURING, WAREHOUSING, DISTRIBUTION, OFFICE, RETAIL, RESIDENTIAL, COMMERCIAL, EDUCATIONAL, RECREATIONAL, CULTURAL, RELIGIOUS, HEALTH CARE, PROFESSIONAL, SERVICE, PUBLIC USE, OPEN SPACE, UTILITIES, TRANSPORTATION, STORAGE, AND OTHER USES.	
INDUSTRIAL	INDUSTRIAL	MANUFACTURING, WAREHOUSING, DISTRIBUTION, OFFICE, RETAIL, RESIDENTIAL, COMMERCIAL, EDUCATIONAL, RECREATIONAL, CULTURAL, RELIGIOUS, HEALTH CARE, PROFESSIONAL, SERVICE, PUBLIC USE, OPEN SPACE, UTILITIES, TRANSPORTATION, STORAGE, AND OTHER USES.	
INDUSTRIAL	INDUSTRIAL	MANUFACTURING, WAREHOUSING, DISTRIBUTION, OFFICE, RETAIL, RESIDENTIAL, COMMERCIAL, EDUCATIONAL, RECREATIONAL, CULTURAL, RELIGIOUS, HEALTH CARE, PROFESSIONAL, SERVICE, PUBLIC USE, OPEN SPACE, UTILITIES, TRANSPORTATION, STORAGE, AND OTHER USES.	
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BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REV	DATE	COMMENTS
1	01/15/2023	ISSUED FOR PERMIT
2	02/15/2023	REVISED PER PERMIT COMMENTS
3	03/15/2023	REVISED PER PERMIT COMMENTS
4	04/15/2023	REVISED PER PERMIT COMMENTS
5	05/15/2023	REVISED PER PERMIT COMMENTS
6	06/15/2023	REVISED PER PERMIT COMMENTS
7	07/15/2023	REVISED PER PERMIT COMMENTS
8	08/15/2023	REVISED PER PERMIT COMMENTS
9	09/15/2023	REVISED PER PERMIT COMMENTS
10	10/15/2023	REVISED PER PERMIT COMMENTS
11	11/15/2023	REVISED PER PERMIT COMMENTS
12	12/15/2023	REVISED PER PERMIT COMMENTS

811

ALWAYS CALL 811
BEFORE YOU DIG

PERMIT SET

THIS SET OF PLANS IS SUBMITTED FOR THE PURPOSE OF OBTAINING A PERMIT FROM THE CITY OF BOSTON.

SITE DEVELOPMENT PLANS

FOR THE CITY OF BOSTON

KS Partners

PROFESSIONAL ENGINEER
200 CONCORD ROAD
BOSTON, MA 02118

BOHLER

PROFESSIONAL ENGINEER
200 CONCORD ROAD
BOSTON, MA 02118

BOHLER

PROFESSIONAL ENGINEER
200 CONCORD ROAD
BOSTON, MA 02118

BOHLER

PROFESSIONAL ENGINEER
200 CONCORD ROAD
BOSTON, MA 02118

EXH-1

FULL SITE BUILD

EXH-1

FULL SITE BUILD

SECTION 12:
PARKING SUMMARY TABLES

Prepared for: KS Partners
 Prepared by: Bohler
 Date: 01/17/2023

Concord Road Development (SF and Usage)

Source: Forfeiture Summary

Required Parking Summary

296 Concord Road

Existing Tenant Building		Total SF	USE	Req. Parking Units		EU	Employees ²	GFA ³	Subtotal
Industrial Space (IDEMIA)	n/a	41,500	Industrial (LM)	Space/2 Employee (Max. Shift)	0.5000	12	n/a	6	
Common Area (Fitness Center/Café/Lobby/etc.)	11,082	11,082	Utility ¹	Space/800 SF Floor Area	0.0013	n/a	33,200	42	
Office Space	114,536	114,536	Office	n/a	n/a	0	n/a	0	
Total	167,118		Total	Space/300 SF Floor Area	0.0033	n/a	91,629	306	
									354

298 Concord Road

Existing Tenant Building		Total SF	USE	Req. Parking Units		EU	Employees ²	GFA ³	Subtotal
Office Space	8,587	8,587	Office	Space/300 SF Floor Area	0.0033	n/a	6,870	23	
Common Area (Fitness Center/Café/Lobby/etc.)	14,168	14,168	Utility ¹	n/a	n/a	3	n/a	3	
Total	22,755		Total						26

300 Concord Road

Existing Tenant Building		Total SF	USE	Req. Parking Units		EU	Employees ²	GFA ³	Subtotal
Common Area (Fitness Center/Café/Lobby/etc.)	34,469	34,469	Utility ¹	n/a	n/a	0	n/a	0	
Office Space	129,366	129,366	Office	Space/300 SF Floor Area	0.0033	n/a	103,493	345	
Total	163,835		Total						345

Grand Total

353,708

Required Parking Total

725

Existing Parking Total

1,241

¹ Amenity spaces interpreted as "utility uses" per minimum off-street parking requirements table in Section 8.C.3 of the Zoning By-Laws of the Town of Billerica.

² Employee counts on maximum working shift calculated for existing tenant building uses. Assumptions to only be applied for industrial space.

³ Due to the absence of information as to what portion of the buildings are/will be used for storage and services, 80% of the aggregate floor area deemed "floor area" for purposes of computing off-street parking per Section 8.C.4.a of the Zoning By-Laws of the Town of Billerica.

Prepared for: KS Partners
 Prepared by: Bohler
 Date: 01/17/2023

Concord Road Development (SF and Usage)

Existing Footprint Summary

Required Parking Summary

296 Concord Road

Existing Tenant Building	Total SF	USE	Req. Parking Units	EU	Employees ³	GFA ⁴	Subtotal
Industrial Space (IDEMIA)	n/a	Industrial (LM)	Space/2 Employee (Max. Shift)	0.5000	12	n/a	6
	41,500		Space/800 SF Floor Area	0.0013	n/a	33,200	42
Common Area (Fitness Center/Café/Lobby/etc.) ¹	11,082	Utility ²	n/a	n/a	0	n/a	3
Office Space	114,536	Office	Space/300 SF Floor Area	0.0033	n/a	91,629	306
Total	167,118	Total	Total				357

New GMP Facility Development - 298 Concord Road

Proposed Tenant Building	Total SF	USE	Req. Parking Units	EU	Employees	GFA ³	Subtotal
GMP Manufacturing Space (Industrial)	n/a	Industrial (LM)	Space/2 Employee (Max. Shift)	0.5000	170	n/a	85
	166,630		Space/800 SF Floor Area	0.0013	n/a	133,304	167
Total	166,630	Total	Total				252
Grand Total	333,748	6	Required Parking Total				609
			Proposed Parking Total				1,301

¹ Approximate area maintenance employee count for space defined as "utility uses" in existing building.

² Amenity spaces interpreted as "utility uses" per minimum off-street parking requirements table in Section 8.C.3 of the Zoning By-Laws of the Town of Billerica.

³ Employee counts on maximum working shift calculated for existing tenant building uses. Assumptions to only be applied for industrial space.

⁴ Due to the absence of information as to what portion of the buildings are/will be used for storage and services, 80% of the aggregate floor area deemed "floor area" for purposes of computing off-street parking per Section 8.C.4.a of the Zoning By-Laws of the Town of Billerica.