

AVAILABLE - FOR SALE or LEASE

15 Buildings
600,000 Sq. Ft.

85 South Street · West Warren Mill Complex West Warren, Massachusetts

Location:

Located in Central Massachusetts, Warren is 24 miles west of Worcester, 27 miles east of Springfield and 64 miles west of Boston.

Highlights:

- 600,000 Sq. Ft. on 90 Acres of land
- 15 buildings available for sale or lease
- Ideal for Office, Industrial or Manufacturing space and ideal for mixed use
- Fantastic views of the Quaboag River
- Building sizes range from 1,120 SF up to 117,492 SF
- Potential for a 58 unit subdivision along Quaboag River



MDPDevelopment.com

For more information on this property, please contact:

Tony Marcotte, PE
(603)234.5891 direct
(603)889.5021 office
tony@mdpdevelopment.com
9 Old Derry Road · Hudson, NH 03051

85 SOUTH STREET · WEST WARREN, MASSACHUSETTS

Town & Property Fact Sheet

Location:	Central Massachusetts, bordered by West Brookfield, Brookfield, Brimfield, and Palmer. Warren is 24 miles west of Worcester, 27 miles northeast of Springfield, 64 miles west of Boston.
Population:	5,135
Transportation and Access:	Located in the Worcester area, which has three major cross-state highways: the Worcester Turnpike (Route 9), Route 20, and the Mass Pike. I-495 borders to the east, 190 links to the Fitchburg-Leominster area, I-84 and I-395 connect to Connecticut and points south. The region is well connected by rail and highway to the ports, airports and intermodal facilities of Boston and Providence.
Rail:	Conrail services a freight rail line through Warren, along the Quaboag River.
Airport:	Worcester Regional Airport
Hospitals:	Nearest hospital is in neighboring Ware, Baystate Mary Lane Hospital, 85 South Street, Ware, MA 01082, 413-967-6211

Community Characteristics (FAQ)

These distinctive characteristics represent factors which have a strong influence on this community. Factors are considered “distinctive” because this community falls into the top 25% for these characteristics nationally.

- Low Residential Turnover
- Consistent Population Growth
- Closest Major Sports Team: Connecticut Defenders (AA)

Community Summary

Population Growth Since 2000:	63%
Population Density:	271
Household Size:	3
Households w/ Children:	31%

Housing Stability

Annual Residential Turnover	15%
5+ Years of Residency	35%
Median Year in Residency	3

Employment & Finance

Median Income:	\$65,772 (Worcester County)
----------------	-----------------------------

Fair Market Rents

The Fair Market Rents show average gross rent estimates based on figures provided by the U.S. Department of Housing and Urban Development.

Studio	\$624
1 Bedroom	\$748
2 Bedroom	\$935
3 Bedroom	\$1,167
4 Bedroom	\$1,330

Source: HUD 2013

Advantages and Opportunities

Advantages

- Intermediate Location: Equidistant from Worcester, Springfield, Northern CT; close but not direct access to Route 9, I-90, I-84
- Intermediate Size: Not too small, not too big compared to neighboring towns
- Housing Stock: High percentage of older homes; relatively moderate prices
- Manufacturing Base: Great potential for redevelopment or reuse of mill sites
- Undeveloped Land: Room for future growth, potential new uses for open space
- Citizen Engagement: High voter turnout; town committees; dept. planning

Opportunities

- Regional Cooperation: Coordinated approach to education, health, public safety
- Village Centers Focus: Potential redevelopment, rehabilitation, reuse of buildings
- Manufacturing Niche: Light Manufacturing, 'clean' industries/technologies?
- Open Space/Recreation: Historic and scenic amenities, multiple-use facilities
- Water Quality: Quaboag River suitable for all uses except drinking

All Buildings in complex are zoned 'Mixed Use'

Building One: 52,880 sq. ft, 1 floor, 1 loading dock, adjacent to largest parking area on Pulaski Street

Building Two: 38,600 sq. ft, 2 floors, 1 loading dock, no elevator, across the street from largest parking area

Building Three: 109,570 SF, 3 floors, 2 bay loading dock, 1st floor has general office space, IT room

Building Four: 66,880 SF, 3.5 floors (basement)

Building Five: 122,070 SF, 4 floors (largest building), 27 tons of AC for various office space

Building Six: 33,060 SF, 2 floors, building runs along South Street

Building Seven: 32,080 SF, 5 floors inc. basement, 1 elevator, building runs along bridge on South Street

Building Eight: 13,660 SF, 2 floors, building is adjacent to river, view of building from Main St/ South St.

Building Nine: 33,470 SF, 2 floors, 1 loading dock, located along Quaboag River w/ fantastic views of the dam/falls

Building Ten: Boiler Room, not for sale

Building Eleven: 23,800 SF, 2 floors & basement, building is separate from others, 1 loading dock, elevator

Building Twelve: 2,960 SF, garage, 2 oversized doors, no bathroom

Building Thirteen: 48,310 SF, 1 loading dock, situated along river with great views & future walking trails

Building Fourteen: Not for sale

Building Fifteen: 2,260 SF, 2 floors, 3 bdrms, 3 1/2 baths, full kitchen, finished lower level, river view

Building One 52,850 SF

- ♦ Building #1 is situated directly off of South Street on Pulaski Street. As part of Wrights Complex, this building was used for knitting, braiding and weaving. This building/location is also adjacent to the largest of the 'common' area parking lots on the property. Zoned: Mixed Use
- ♦ **Best Use: Commercial, Warehouse, Manufacturing**
- ♦ 6,000 SF is currently being leased.



Building Two 38,670 SF

- ♦ Building #2 is situated across Pulaski Street from Building #1, so again there is access to ample parking on the south side of the building as well as the north side within the complex. There is no elevator in this building, yet is one of the 'newer' facilities within the complex. Building is best purchased with building #3 Zoned: Mixed Use
- ♦ **Best Use: Commercial, Warehouse, Manufacturing & Residential**



Building Three 109,570 SF

- ♦ Building #3 is connected to #2 as well as it has to enclosed bridges connecting to buildings #4 & #5. As part of Wright's complex, the 1st floor was used for office/administration and a full air conditioned IT / server room. Floors 2 & 3 used for shipping and stock. Building #3 has convenient access to a separate parking lot across South St as well as parking within the complex along the building itself. Best purchased with building #2. Zoned: Mixed Use
- ♦ **Best Use: Commercial, Warehouse, Manufacturing, Administration & Residential**



Building Four 66,080 SF

- ♦ Building #4 is situated across from #3 with parking. This building does not have an elevator but does have a loading dock. Connected to building #5 which does have an elevator. Zoned: Mixed Use
- ♦ **Best Use: Commercial, Warehouse, Manufacturing & Residential**



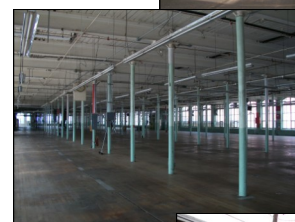
Building Five 122,090 SF

- ♦ Building #5 is situated across from #6 and is connected to #4 with ample parking. There is a covered bridge connecting buildings #5 & #6 as well. This building does have a loading dock and an elevator. Zoned: Mixed Use
- ♦ **Best Use: Commercial, Warehouse, Manufacturing & Residential**



Building Six 33,060 SF

- ♦ Building #6 is situated along South Street and as stated above is connected via covered bridge to building #5. This building does not have an elevator or loading dock. Zoned: Mixed Use
- ♦ **Best Use: Commercial, Warehouse, Manufacturing, Admin & Residential**



Building Seven 40,100 SF

- ♦ Building #7 is connected to #6 and runs along the South Street bridge. This building was used for storage and processing of water equipment.
Zoned: Mixed Use
- ♦ **Best Use: Commercial, Warehouse, Manufacturing**



Building Eight 12,660 SF

- ♦ Building #8 is situated along the Quaboag River with great views of the river and dam from the second floor. This building is also connected to building #9 and #7 as well as has a loading dock but no elevator.
Zoned: Mixed Use
- ♦ **Best Use: Commercial, Warehouse, Manufacturing & Residential**



Building Nine 33,470 SF

- ♦ Building #9 is also situated along the Quaboag River and is connected to #8. This building does have a separate loading dock and no elevator. Fantastic views of river and dam from second floor also.
Zoned: Mixed Use
- ♦ **Best Use: Commercial, Warehouse, Manufacturing, Admin & Residential**



Building Ten

- ♦ Boiler Room-NOT FOR SALE



Building Eleven 23,800 SF

- ♦ Building #11 stands alone in the complex and is not connected to any others. This building was mainly used as storage for Wrights. It does have an elevator and a loading dock.
Zoned: Mixed Use
- ♦ **Best Use: Commercial, Warehouse, Manufacturing & Residential**



Building Twelve 3,000 SF

Building #12 is a separate 3,000 sq ft garage with 2 bay doors. Used to house vehicles, pressure washers, tools, etc.

Zoned: Mixed Use

Best Use: Vehicle & equipment storage

LEASED



Building Thirteen 48,310 SF

- ♦ Building #13 also is a 'stand alone' building with parking and can be accessed through the complex or via Pulaski Street to Cottage Street. This building does have an elevator as well as a loading dock. Has potential for 40-47 residential units (please see attached conceptual plans).
Zoned: Mixed Use
- ♦ **Best Use: Residential, Commercial, Warehouse**



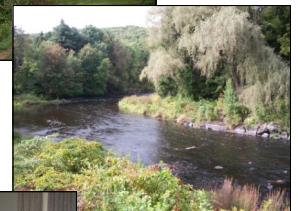
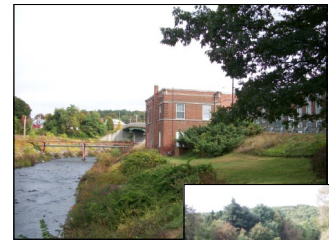
Building Fourteen 4,430 SF

- ♦ Building #14 is another 'stand alone' building situated off of Pulaski Street and has a shared parking area with building #1. The property features office space, along with 1 loading dock, and over 2 acres of an 'exclusive use area'.
- ♦ **Best Use: Commercial, Office**

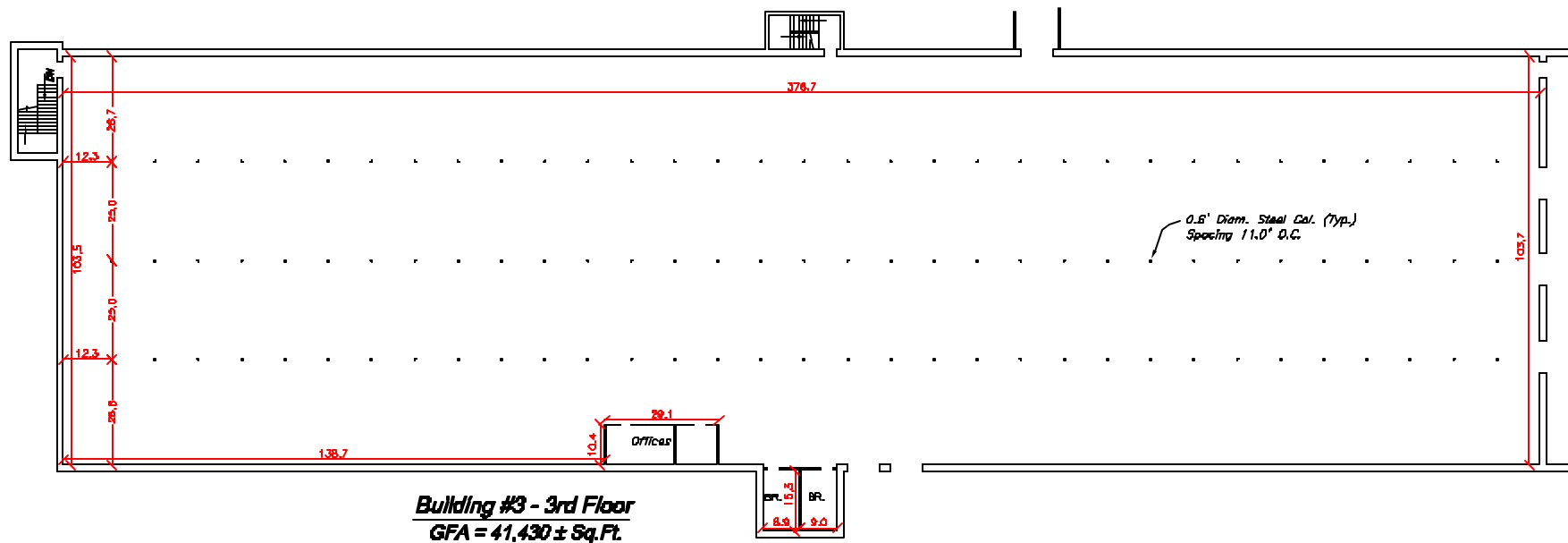


Building Fifteen (*Residential*) 2,260 SF

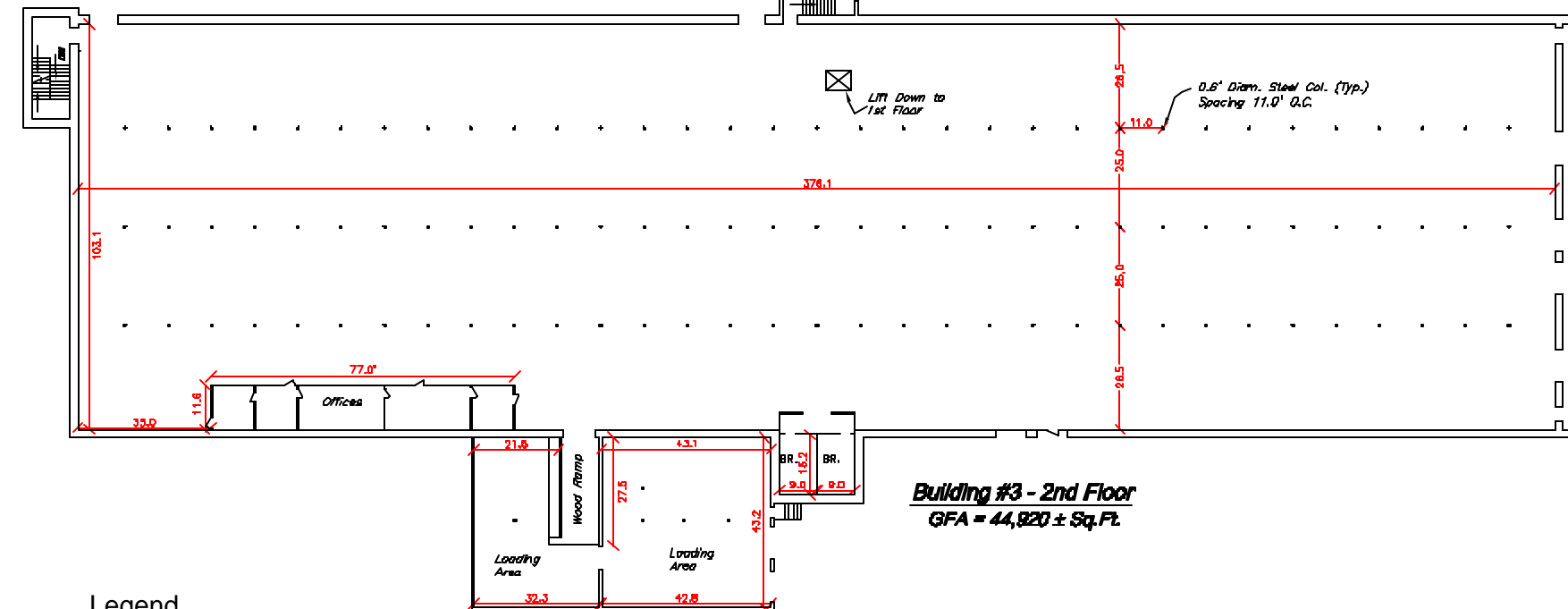
- ♦ Building #15 is located across South Street and was used to house out of town sales reps. It is 2 floors with 3 bedrooms, 3 1/2 baths, full kitchen, finished lower level and great views of the river. Includes parking for three vehicles.
Zoned: Mixed Use
Best Use: Residential



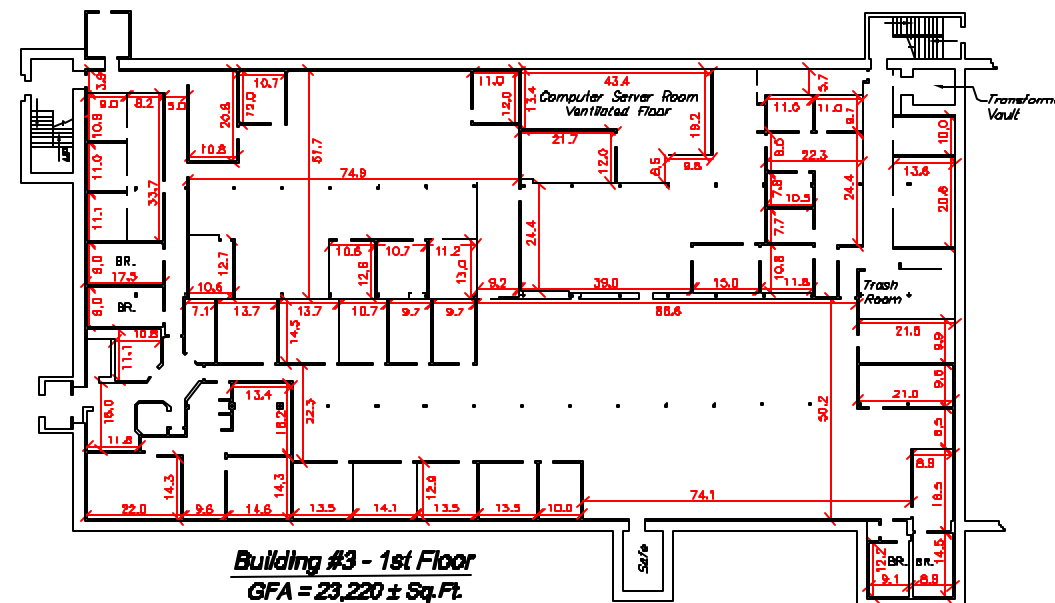
\\S:\505KPR01\23587\dwg\23587 Bid Layouts.dwg



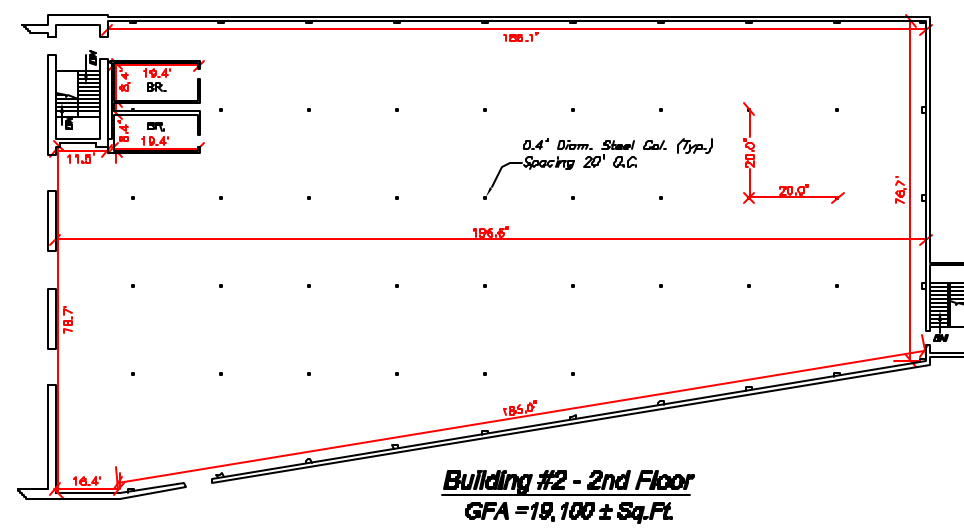
Building #3 - 3rd Floor
GFA = 41,430 ± Sq.Ft.



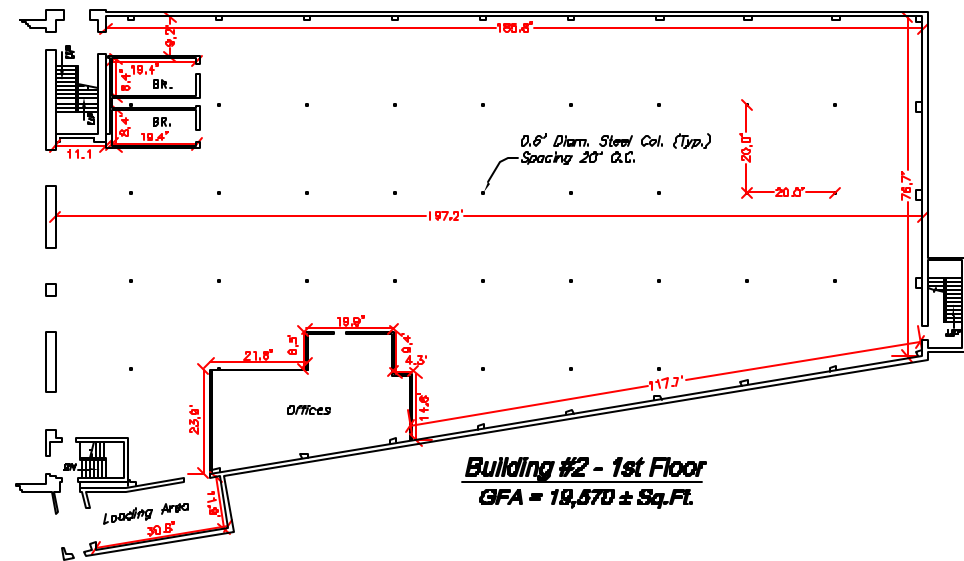
Building #3 - 2nd Floor
GFA = 44,820 ± Sq.Ft.



Building #3 - 1st Floor
GFA = 23,220 ± Sq.Ft.



Building #2 - 2nd Floor
GFA = 19,100 ± Sq.Ft.



Building #2 - 1st Floor
GFA = 18,870 ± Sq.Ft.

Legend

SYMBOLS AND ABBREVIATIONS SHOWN ON PLAN

- C CLOSET
- BR BATHROOM
- ENT. ENTRANCE
- ST STAIRS
- LD LOADING DOCK
- DOORWAY
- MEASUREMENT IN DECIMAL FEET
- GFA GROSS FLOOR AREA
- EL ELEVATOR
- MT. MECHANICAL ROOM
- TYP. TYPICAL
- CA COMMON AREA
- EX EXCLUSIVE USE AREA
- DIA. DIAMETER
- COL. COLUMN
- O.C. ON CENTER

FOR REGISTRY USE ONLY

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS, AS REVISED THROUGH JANUARY 12, 1998.

I CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN (MASS. GENERAL LAWS, CHAPTER 41, SECTION 81X).

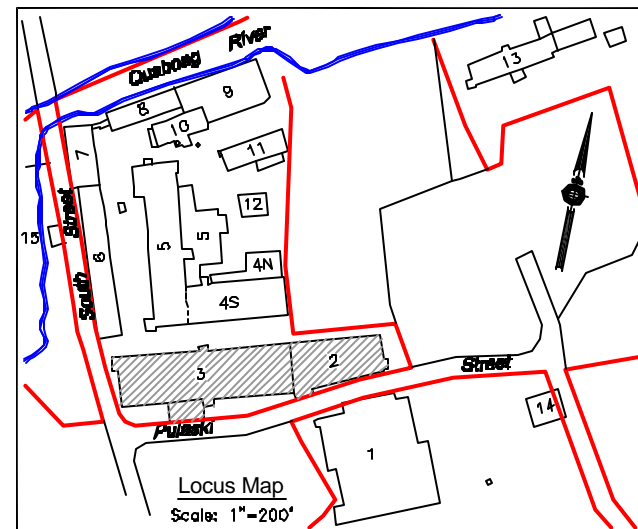
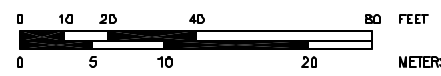
BASED ON MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, I HEREBY CERTIFY THAT THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF IMMEDIATELY ADJOINING UNITS, AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSION, APPROXIMATE AREA, MAIN ENTRANCE, AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

PROFESSIONAL LAND SURVEYOR

DATE:

Plan View

Scale: 1"=20'



Condominium Name

Buildings No. 2 & 3

Prepared For:

West Warren Complex, LLC

Plan Title:

Condominium Floor Plans

Date: May 8, 2009

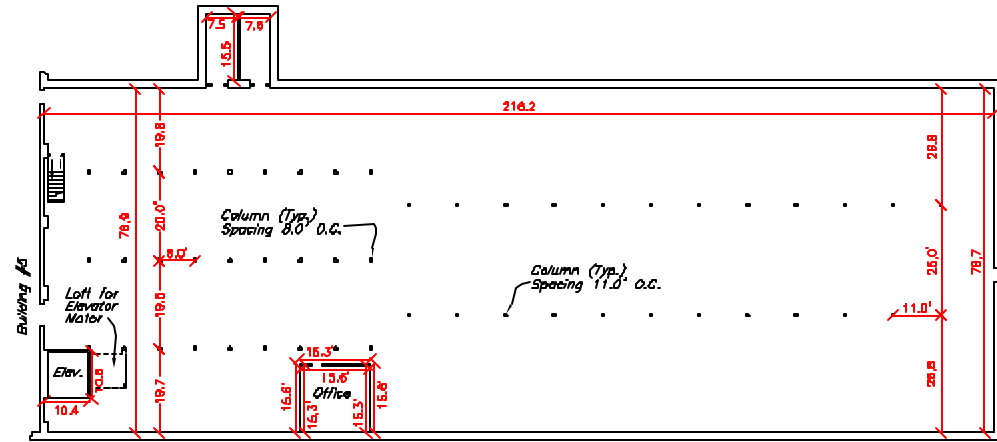
Scale: 1" = 20'

Schofield Brothers of New England, Inc.

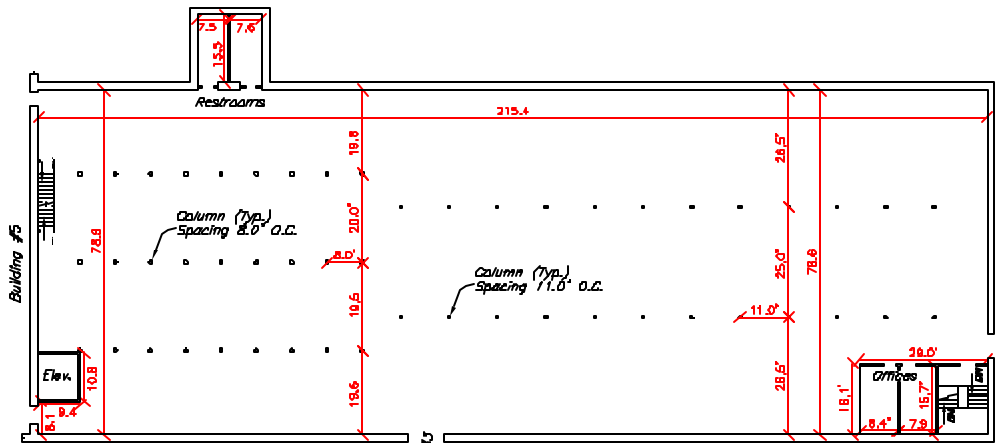
Engineering & Surveying & Planning
1071 Worcester Road Framingham, MA 01701
Tel: (508) 878-2286 Fax: (508) 878-1787
email: info@schofieldbrothers.com

Sheet 2 of 7

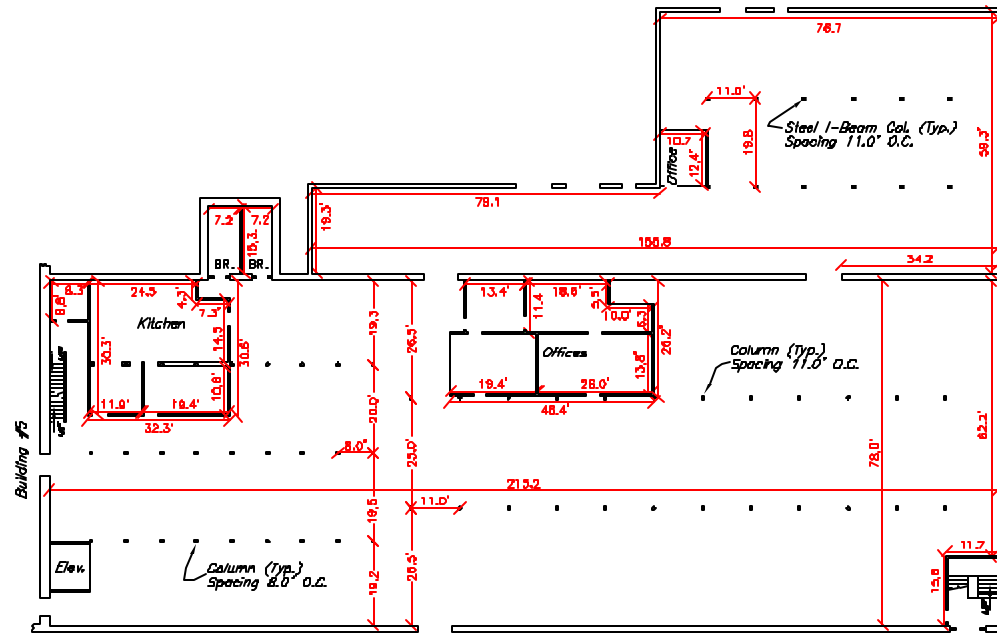
Project: 23587



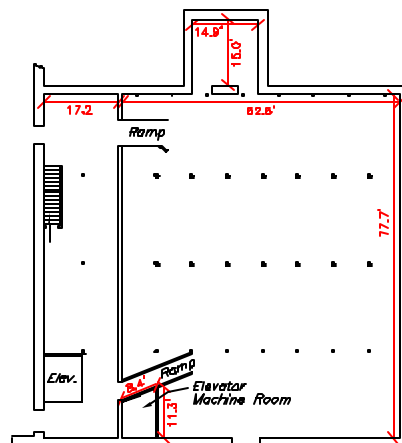
Building #4 - 4th Floor
GFA = 18,000 ± Sq.Ft.



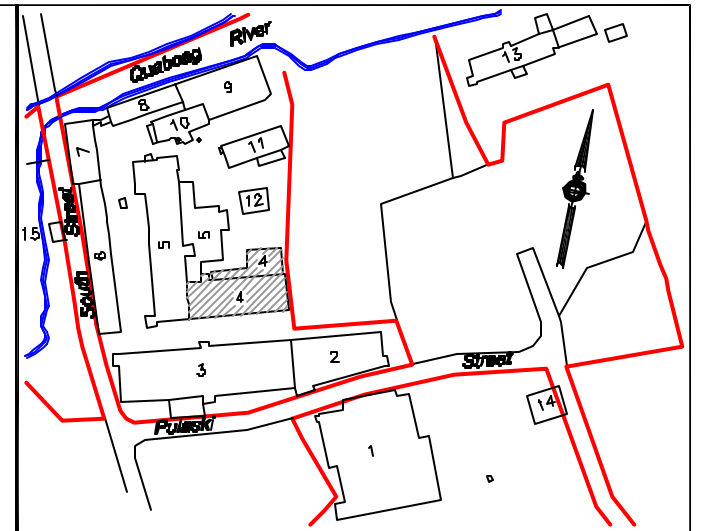
Building #4 - 3rd Floor
GFA = 18,000 ± Sq.Ft.



Building #4 - 2nd Floor
GFA = 24,080 ± Sq.Ft.



Building #4 - 1st Floor
GFA = 6,800 ± Sq.Ft.



Locus Map
Scale: 1"=200'



Condominium Name

Building No. 4

Prepared For:

**West Warren
Complex, LLC**

Plan Title:

Condominium Floor Plans

Date: May 8, 2009

Scale: 1" = 20'

**Schofield Brothers
of New England, Inc.**
Engineering & Surveying & Planning

1071 Worcester Road Framingham, MA 01701
Tel: (508) 878-0086 Fax: (508) 878-1787
email: esm@schofieldbrothers.com

Sheet 3 of 7

Project: 23587

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS, AS REVISED THROUGH JANUARY 12, 1988.

I CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN (MASS. GENERAL LAWS, CHAPTER 41, SECTION 81X).

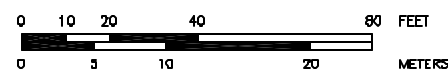
BASED ON MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, I HEREBY CERTIFY THAT THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF IMMEDIATELY ADJOINING UNITS, AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSION, APPROXIMATE AREA, MAIN ENTRANCE, AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

PROFESSIONAL LAND SURVEYOR

DATE:

Plan View

Scale: 1"=20'



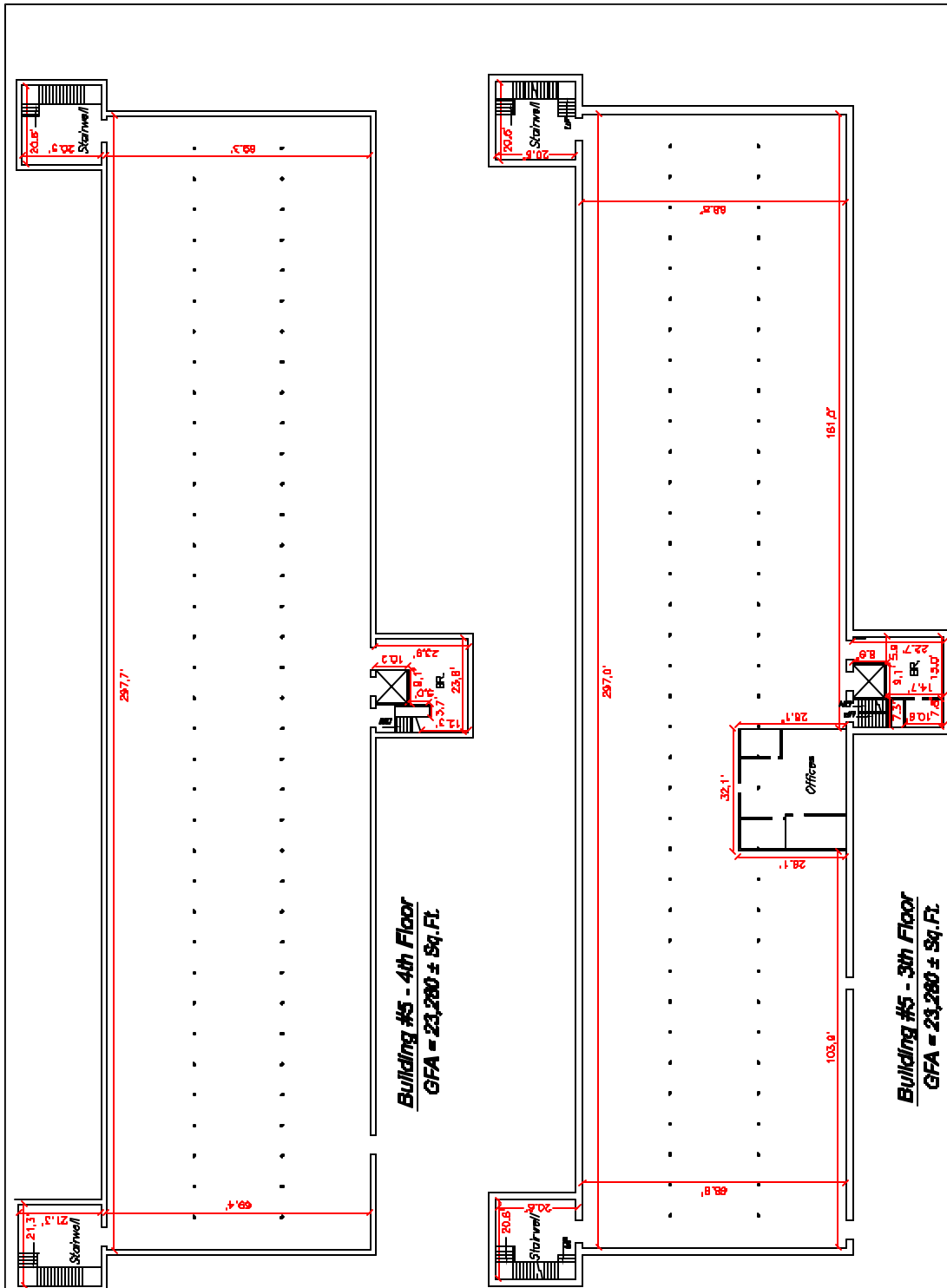
Legend

SYMBOLS AND ABBREVIATIONS SHOWN ON PLAN

C	CLOSET
BR	BATHROOM
ENT.	ENTRANCE
ST	STAIRS
LD	LOADING DOCK
DOORWAY	DOORWAY
MEASUREMENT IN DECIMAL FEET	
GFA	GROSS FLOOR AREA
EL	ELEVATOR
MR.	MECHANICAL ROOM
TY.	TYPICAL
CA	COMMON AREA
EU	EXCLUSIVE USE AREA
DIAM.	DIAMETER
COL.	COLUMN
O.C.	ON CENTER

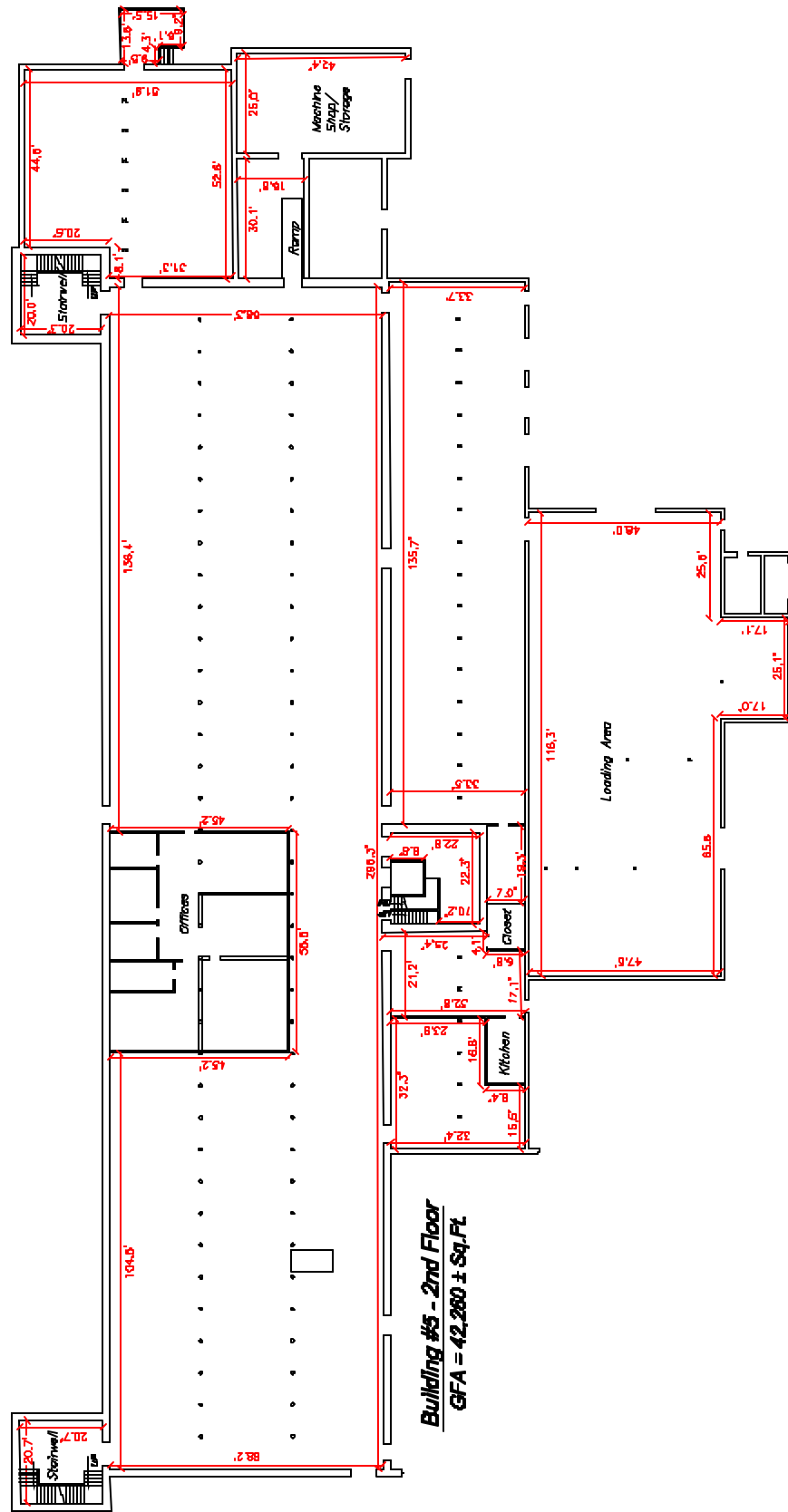
Copyright © 2009, By Schofield Brothers of New England, Inc.

G:\SIS\KPRG\23587\dwg\23587_Bld Layout.dwg



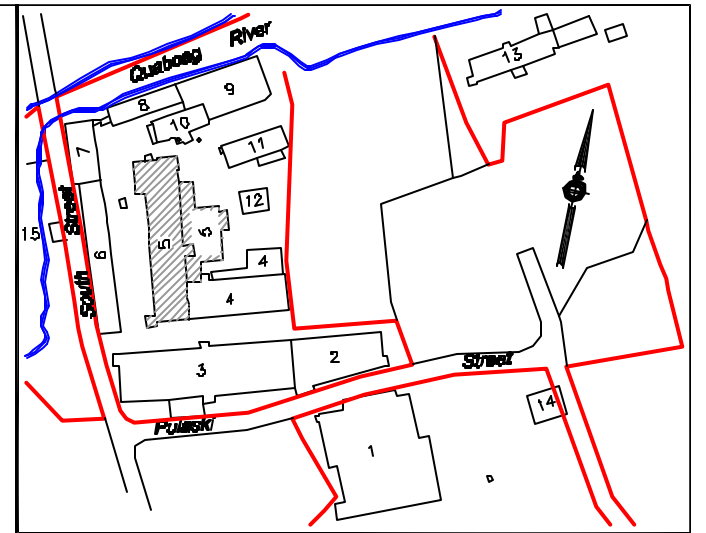
Building #5 - 4th Floor
GFA = 23,280 ± Sq. Ft.

Building #5 - 3rd Floor
GFA = 23,280 ± Sq. Ft.



Building #5 - 2nd Floor
GFA = 42,260 ± Sq. Ft.

- Legend**
- SYMBOLS AND ABBREVIATIONS SHOWN ON PLAN
- C CLOSET
 - BR BATHROOM
 - ENT. ENTRANCE
 - BT STAIRS
 - LD LOADING DOCK
 - LD LOADING DOCK
 - MEASUREMENT IN DECIMAL FEET
 - GFA GROSS FLOOR AREA
 - EL ELEVATOR
 - MR. MECHANICAL ROOM
 - TYP. TYPICAL
 - CA COMMON AREA
 - EX EXCLUSIVE USE AREA
 - DIA. DIAMETER
 - COL. COLUMN
 - D.C. ON CENTER



Locus Map
Scale: 1"=200'



Condominium Name

Building No. 5

Prepared For:

**West Warren
Complex, LLC**

Plan Title:

Condominium Floor Plans

Date: May 8, 2009

Scale: 1" = 20'

**Schofield Brothers
of New England, Inc.**

Engineering & Surveying & Planning
1071 Worcester Road Framingham, MA 01701
Tel: (508) 878-2266 Fax: (508) 878-1767
email: esb@schofieldbrothers.com

Sheet 4 of 7

Project: 23587

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS, AS REVISED THROUGH JANUARY 12, 1998.

I CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN (MASS. GENERAL LAWS, CHAPTER 47, SECTION 87X).

BASED ON MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, I HEREBY CERTIFY THAT THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF IMMEDIATELY ADJOINING UNITS, AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSION, APPROXIMATE AREA, MAIN ENTRANCE, AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

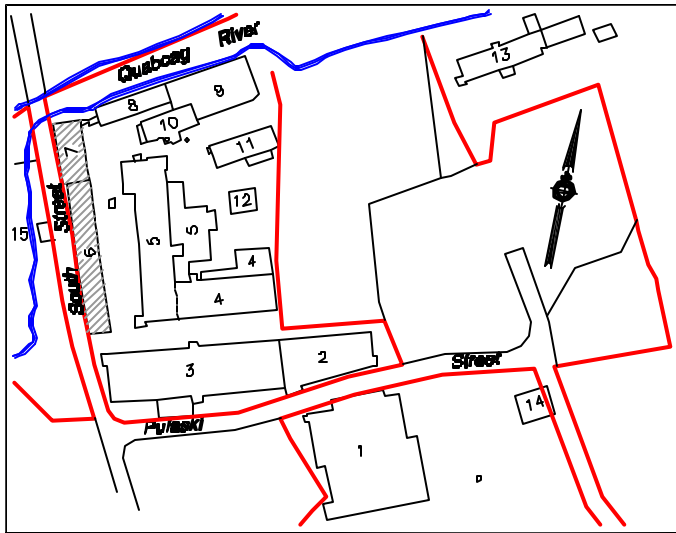
PROFESSIONAL LAND SURVEYOR

DATE:

FOR REGISTRY USE ONLY

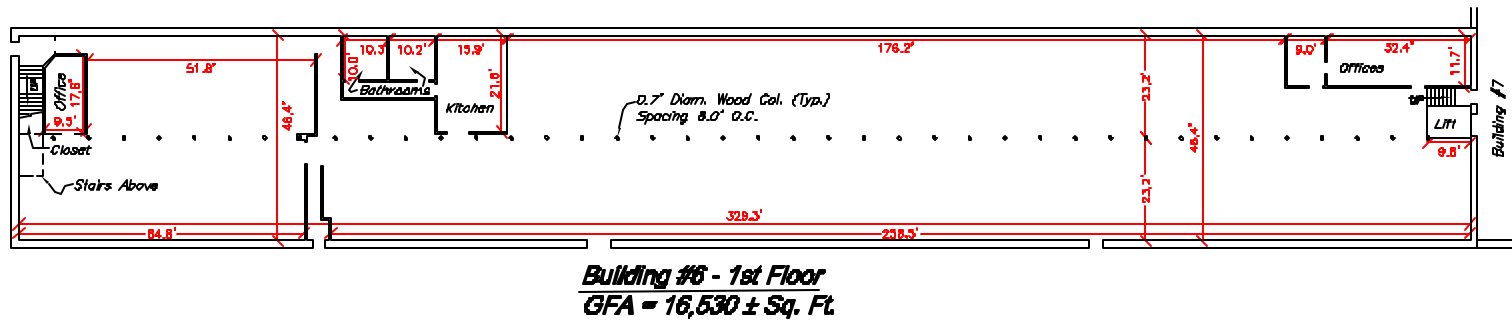
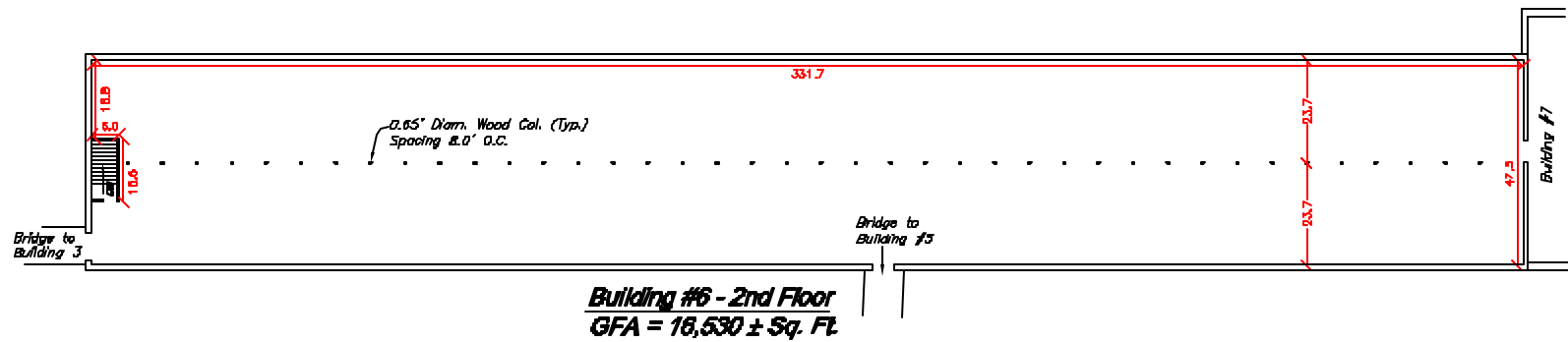
Copyright © 2009, By Schofield Brothers of New England, Inc.

G:\USDK\PRG\123587.dwg 123587 Bld Layout.dwg



Locus Map
Scale: 1"=200'

- Legend**
- SYMBOLS AND ABBREVIATIONS SHOWN ON PLAN
- C CLOSET
 - BR BATHROOM
 - ENT. ENTRANCE
 - ST STAIRS
 - LD LOADING DOCK
 - DOORWAY
 - MEASUREMENT IN DECIMAL FEET
 - GFA GROSS FLOOR AREA
 - EL ELEVATOR
 - MRL MECHANICAL ROOM
 - TYP. TYPICAL
 - CA COMMON AREA
 - EX EXCLUSIVE USE AREA
 - DIAL DIAMETER
 - COL COLUMN
 - O.C. ON CENTER



I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS, AS REVISED THROUGH JANUARY 12, 1988.

I CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN (MASS. GENERAL LAWS, CHAPTER 41, SECTION 81X).

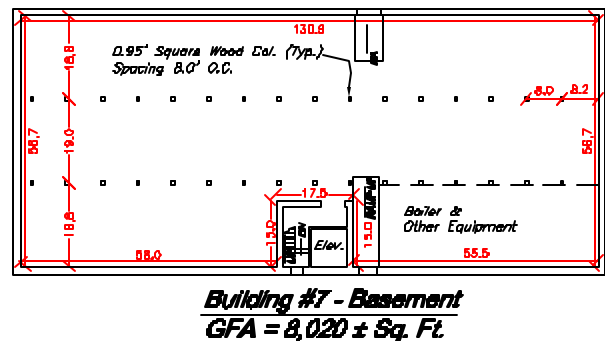
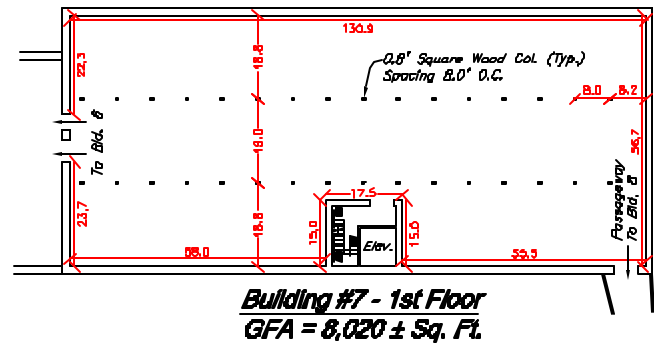
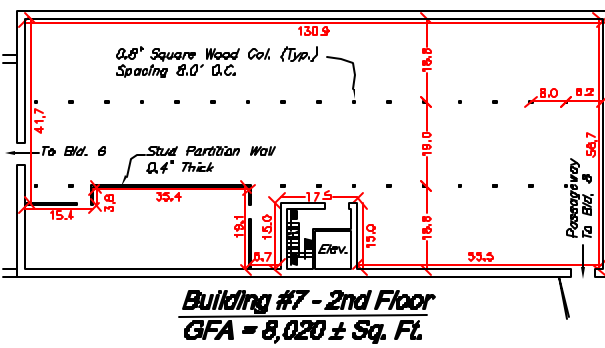
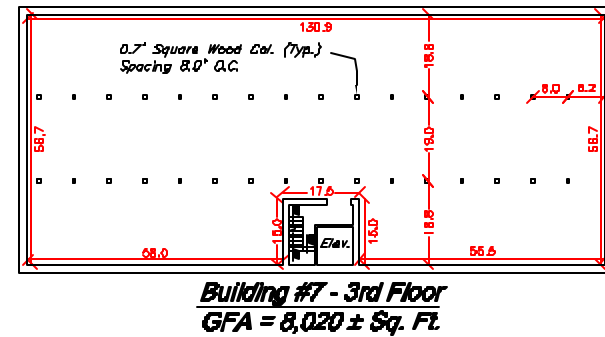
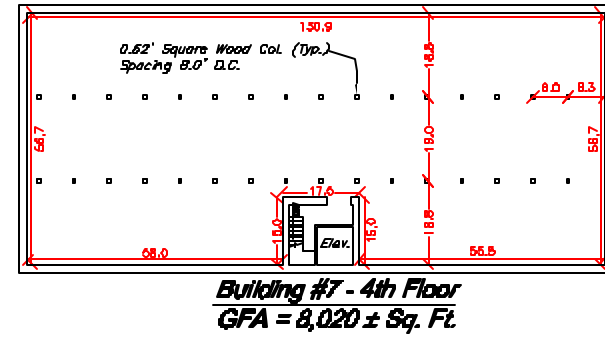
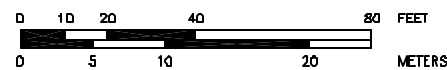
BASED ON MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, I HEREBY CERTIFY THAT THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF IMMEDIATELY ADJOINING UNITS, AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSION, APPROXIMATE AREA, MAIN ENTRANCE, AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

PROFESSIONAL LAND SURVEYOR

DATE

Plan View

Scale: 1"=20'



Condominium Name

Buildings No. 6 & 7

Prepared For:

**West Warren
Complex, LLC**

Plan Title:

Condominium Floor Plans

Date: May 8, 2009

Scale: 1" = 20'

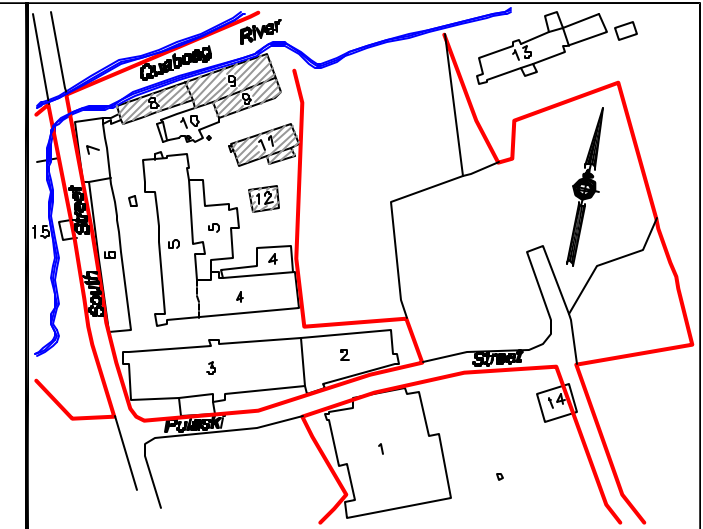
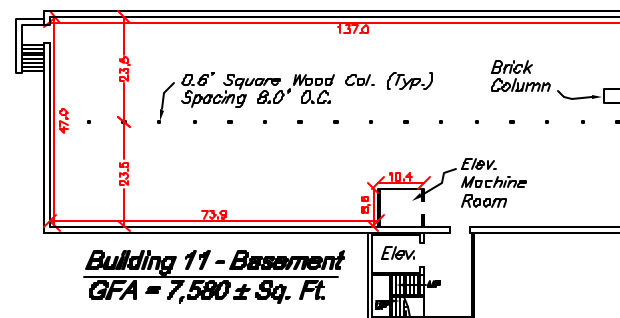
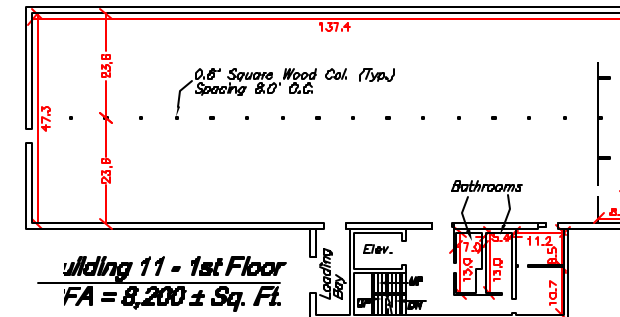
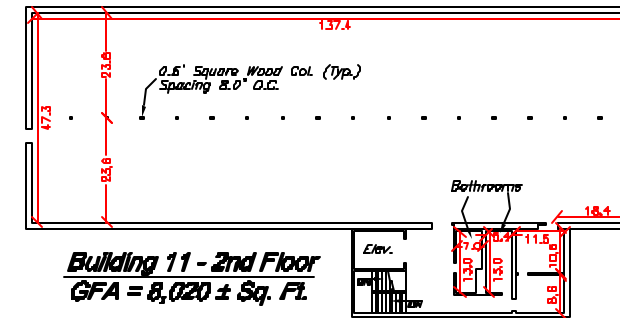
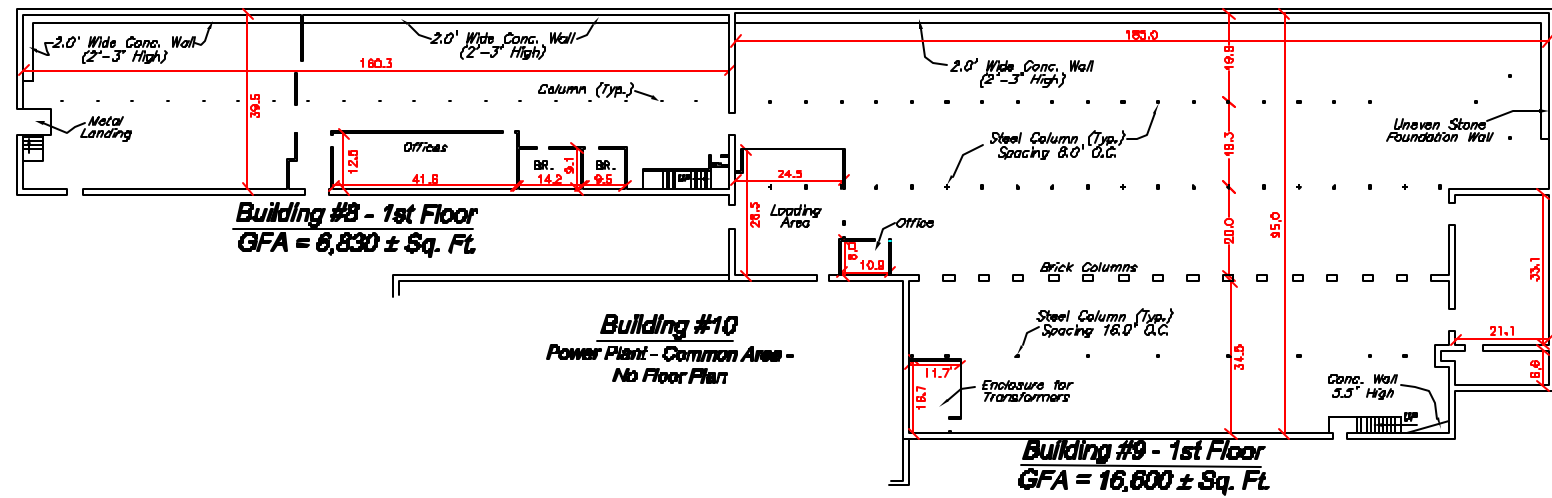
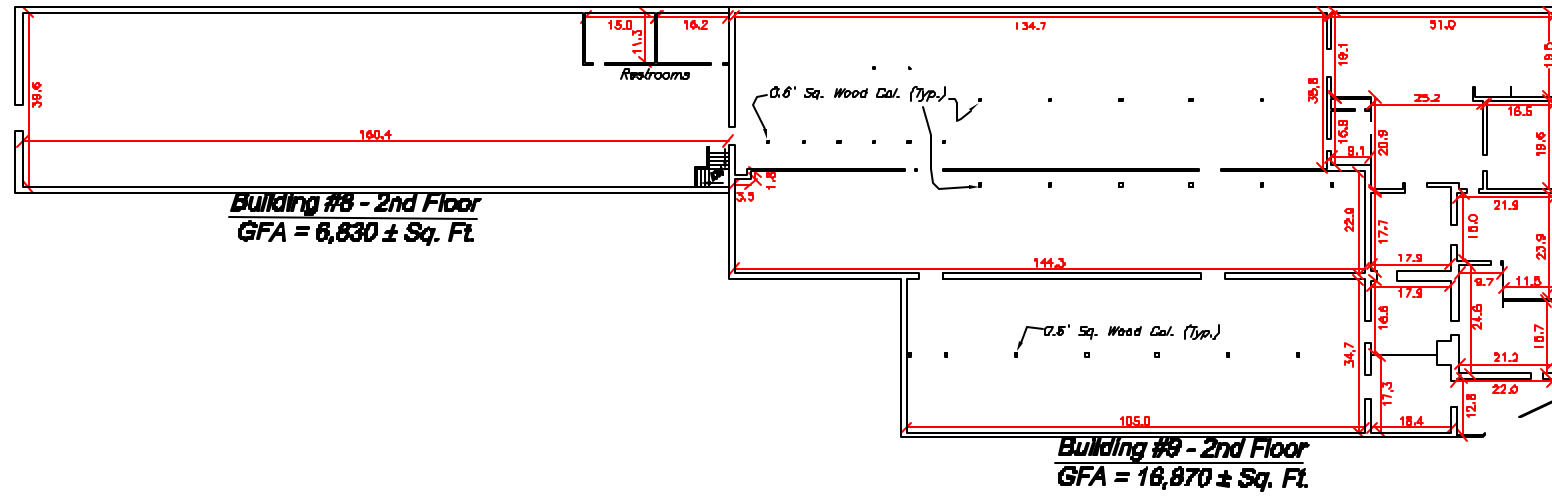
**Schofield Brothers
of New England, Inc.**

Engineering & Surveying & Planning
1071 Worcester Road Framingham, MA 01701
Tel: (508) 878-2295 Fax: (508) 878-1767
email: mail@schofieldbrothers.com

Sheet 5 of 7

Project: 23587

Copyright © 2009, By Schofield Brothers of New England, Inc.



I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS, AS REVISED THROUGH JANUARY 12, 1988.

I CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS, AND THE LINES OF STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN (MASS. GENERAL LAWS, CHAPTER 47, SECTION 87X).

BASED ON MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, I HEREBY CERTIFY THAT THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF IMMEDIATELY ADJOINING UNITS, AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSION, APPROXIMATE AREA, MAIN ENTRANCE, AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

PROFESSIONAL LAND SURVEYOR
DATE:

Condominium Name

Buildings No. 8 - 12

Prepared For:
West Warren Complex, LLC

Plan Title:
Condominium Floor Plans

Date: May 8, 2009

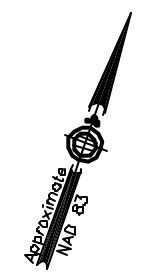
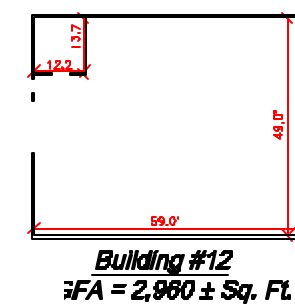
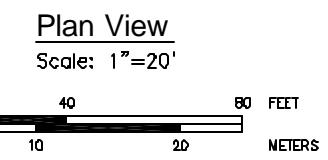
Scale: 1" = 20'

Schofield Brothers of New England, Inc.
Engineering & Surveying & Planning
1071 Worcester Road Framingham, MA 01701
Tel: (508) 878-0090 Fax: (508) 878-1787
email: esd@schofieldbrothers.com

Sheet 6 of 7

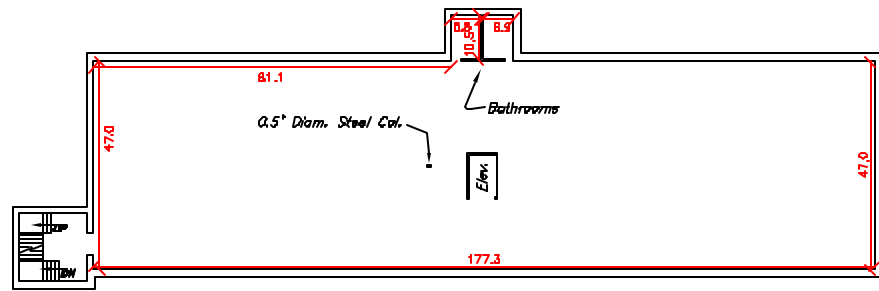
Project: 23587

- Legend**
- SYMBOLS AND ABBREVIATIONS SHOWN ON PLAN
- C CLOSET
 - BR. BATHROOM
 - ENT. ENTRANCE
 - ST STAIRS
 - LD LOADING DOCK
 - LD. LD. DOORWAY
 - 14.2 MEASUREMENT IN DECIMAL FEET
 - GFA GROSS FLOOR AREA
 - EL. ELEVATOR
 - MR. MECHANICAL ROOM
 - TYP. TYPICAL
 - CA COMMON AREA
 - EU EXCLUSIVE USE AREA
 - DIAM. DIAMETER
 - COL. COLUMN
 - O.C. ON CENTER

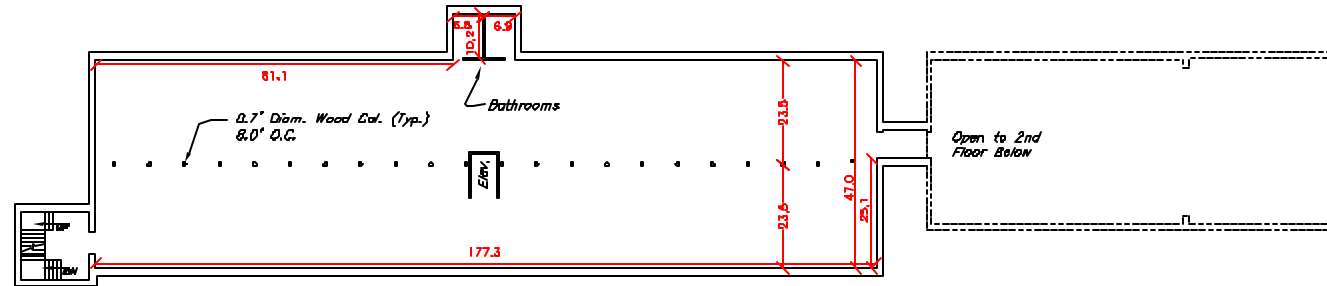


FOR REGISTRY USE ONLY

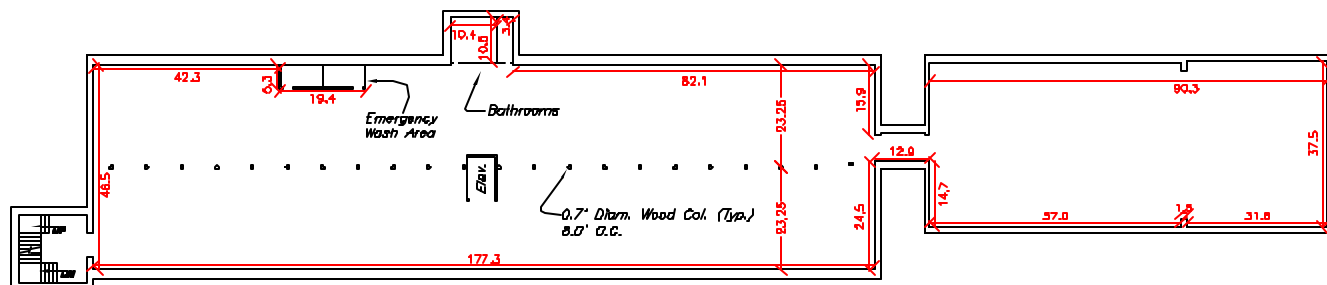
Copyright © 2009, By Schofield Brothers of New England, Inc.



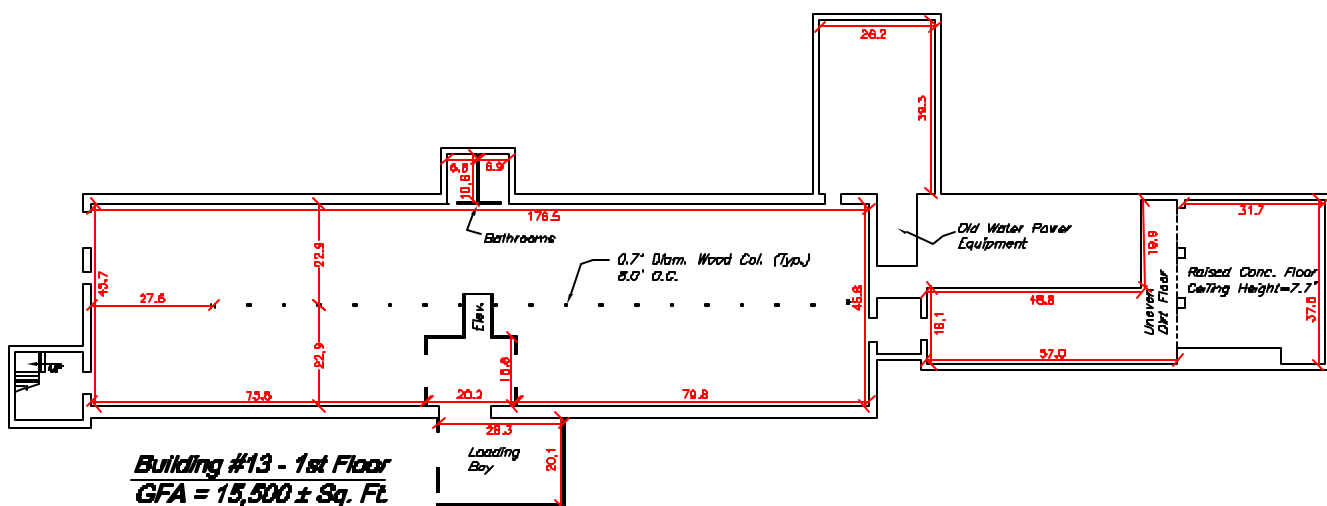
Building #13 - 4th Floor
GFA = 9,630 ± Sq. Ft.



Building #13 - 3rd Floor
GFA = 9,730 ± Sq. Ft.



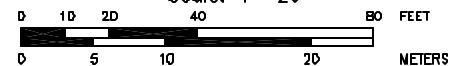
Building #13 - 2nd Floor
GFA = 13,450 ± Sq. Ft.



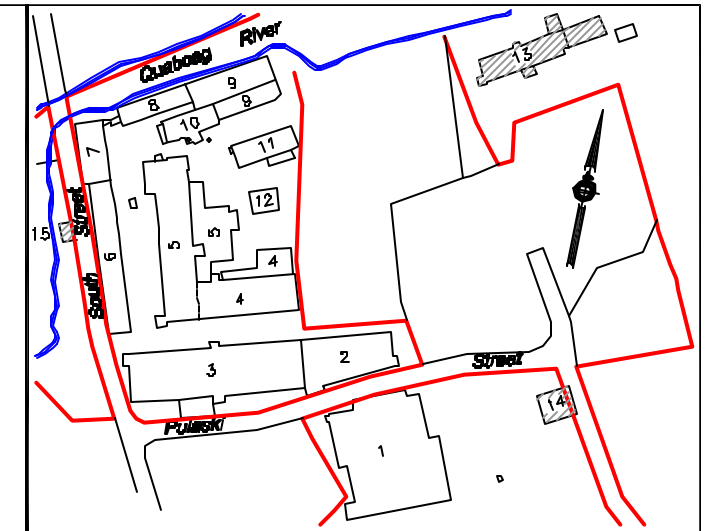
Building #13 - 1st Floor
GFA = 15,500 ± Sq. Ft.

Plan View

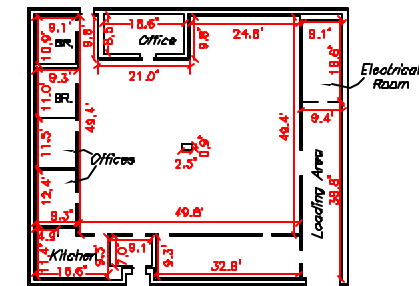
Scale: 1"=20'



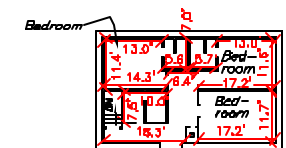
Legend	
SYMBOLS AND ABBREVIATIONS SHOWN ON PLAN	
C	CLOSET
BR	BATHROOM
ENT.	ENTRANCE
ST	STAIRS
LD	LOADING DOCK
DDRWY	DOORWAY
11.6'	MEASUREMENT IN DECIMAL FEET
GFA	GROSS FLOOR AREA
EL	ELEVATOR
M.R.	MEDICAL ROOM
TYP.	TYPICAL
CA	COMMON AREA
EU	EXCLUSIVE USE AREA
DIAM.	DIAMETER
COL.	COLUMN
D.C.	DN CENTER



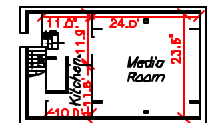
Locus Map
Scale: 1"=200'



Building #14
Gross Floor Area = 4,430 ± Sq. Ft.



Building #15 - 2nd Floor
GFA = 1,130 ± Sq. Ft.



Building #15 - 1st Floor
GFA = 1,130 ± Sq. Ft.



Condominium Name

Buildings No. 13 - 15

Prepared For:

**West Warren
Complex, LLC**

Plan Title:

Condominium Floor Plans

Date: May 8, 2009

Scale: 1" = 20'

**Schofield Brothers
of New England, Inc.**
Engineering & Surveying & Planning

1071 Worcester Road Framingham, MA 01701
Tel: (508) 878-2286 Fax: (508) 878-1787
email: info@schofieldbrothers.com

Sheet 7 of 7

Project: 23587

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS, AS REVISED THROUGH JANUARY 12, 1998.

I CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN (MASS. GENERAL LAWS, CHAPTER 41, SECTION 81X).

BASED ON MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, I HEREBY CERTIFY THAT THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF IMMEDIATELY ADJOINING UNITS, AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSION, APPROXIMATE AREA, MAIN ENTRANCE, AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

PROFESSIONAL LAND SURVEYOR

DATE:

FOR REGISTRY USE ONLY

Copyright © 2009, By Schofield Brothers of New England, Inc.

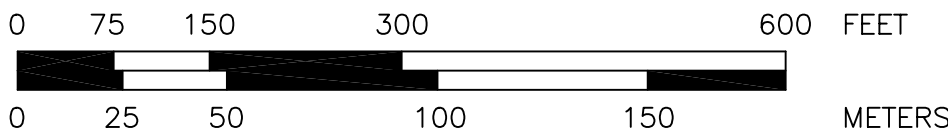
Notes

- 1.) RECORD OWNER IS WEST WARREN COMPLEX, LLC. SEE DEED BOOK 43660 PAGE 46. SEE PLAN BOOK 629 PLAN 74 AND PLAN BOOK 762 PLAN 82.
- 2.) BUILDINGS SHOWN HEREON ARE WITHIN "VILLAGE" ZONING DISTRICT. ZONING LINES SHOWN ARE APPROXIMATE.
- 3.) THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTY DEPICTED HEREON. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT ASSESSORS RECORDS.
- 4.) SEE WORCESTER DISTRICT REGISTRY OF DEEDS FOR RECORD DOCUMENTS.
- 5.) THIS PROPERTY CONTAINS NATURAL WATER BOUNDARIES WHICH ARE SUBJECT TO CHANGE DUE TO NATURAL AND ARTIFICIAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.
- 6.) LEGAL STATUS OF EASEMENTS, WAYS, AND RESTRICTIONS NOT DETERMINED BY THIS SURVEY.
- 7.) PROPERTY LINES SHOWN HEREON HAVE BEEN EXTENDED TO THE CENTERLINES OF UNIMPROVED WAYS PER "DERELICT FEE" STATUTE (MGL. CH. 183, SEC. 58).
- 8.) ALL AREAS SUBJECT TO COMMON USE UNLESS EXPLICITLY EXCLUDED.
- 9.) BUILDING #10 IS THE POWER PLANT FOR THE FACILITY AND IS A COMMON USE AREA.
- 10.) COMMON USE AREAS SHALL INCLUDE ALL PORTIONS OF PARCEL B-1, PARCEL C AND PARCEL D, NOT ENCUMBERED BY DESIGNATED BUILDINGS, EXCLUSIVE USE OR RESERVED USE AREAS.
- 11.) LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE LOCATION SHOWN SHALL BE CONSIDERED APPROXIMATE. BEFORE CONSTRUCTION, THE LOCATION OF UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR, IN ACCORDANCE WITH CH. 82, SEC. 40 AS AMENDED, ALL UTILITY COMPANIES AND APPLICABLE GOVERNMENT AGENCIES MUST BE CONTACTED. CONTACT "DIG-SAFE" AT 1-888-344-7233.

Legend

OW	OVERHEAD WIRES
○ ○ ○ ○ ○ ○ ○ ○ ○ ○	STONE WALL
MH	MANHOLE
UP	UTILITY POLE
CB	CATCH BASIN
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
GG	GAS GATE
WG	WATER GATE
PV	POST INDICATOR VALVE
LP	LIGHT POLE
W/	WITH
Asp.	ASPHALT
Conc.	CONCRETE
Ent.	ENTRANCE
N/F	NOW OR FORMERLY
CBDH	CONCRETE BOUND DRILL HOLE
WCHB	WORCESTER COUNTY HIGHWAY BOUND
SSM	STEEL SURVEY MARKER

PROGRESS PRINT



West Warren Condominium

Condominium Site Plan of Land

IN
Warren, Massachusetts

(Worcester County)

Record Owner: West Warren Complex, LLC

Scale: 1" = 150' Date: June 3, 2009

SCHOFIELD BROTHERS OF NEW ENGLAND, INC.

ENGINEERING SURVEYING PLANNING

1071 WORCESTER ROAD

FRAMINGHAM, MASSACHUSETTS 01701

Telephone: (508) 879-0030 Fax: (508) 879-1797

Email: mail@schofieldbros.com

Sheet No. 1 of 4

Project No. 23587

COPYRIGHT © 2009, BY SCHOFIELD BROTHERS OF NEW ENGLAND INC.

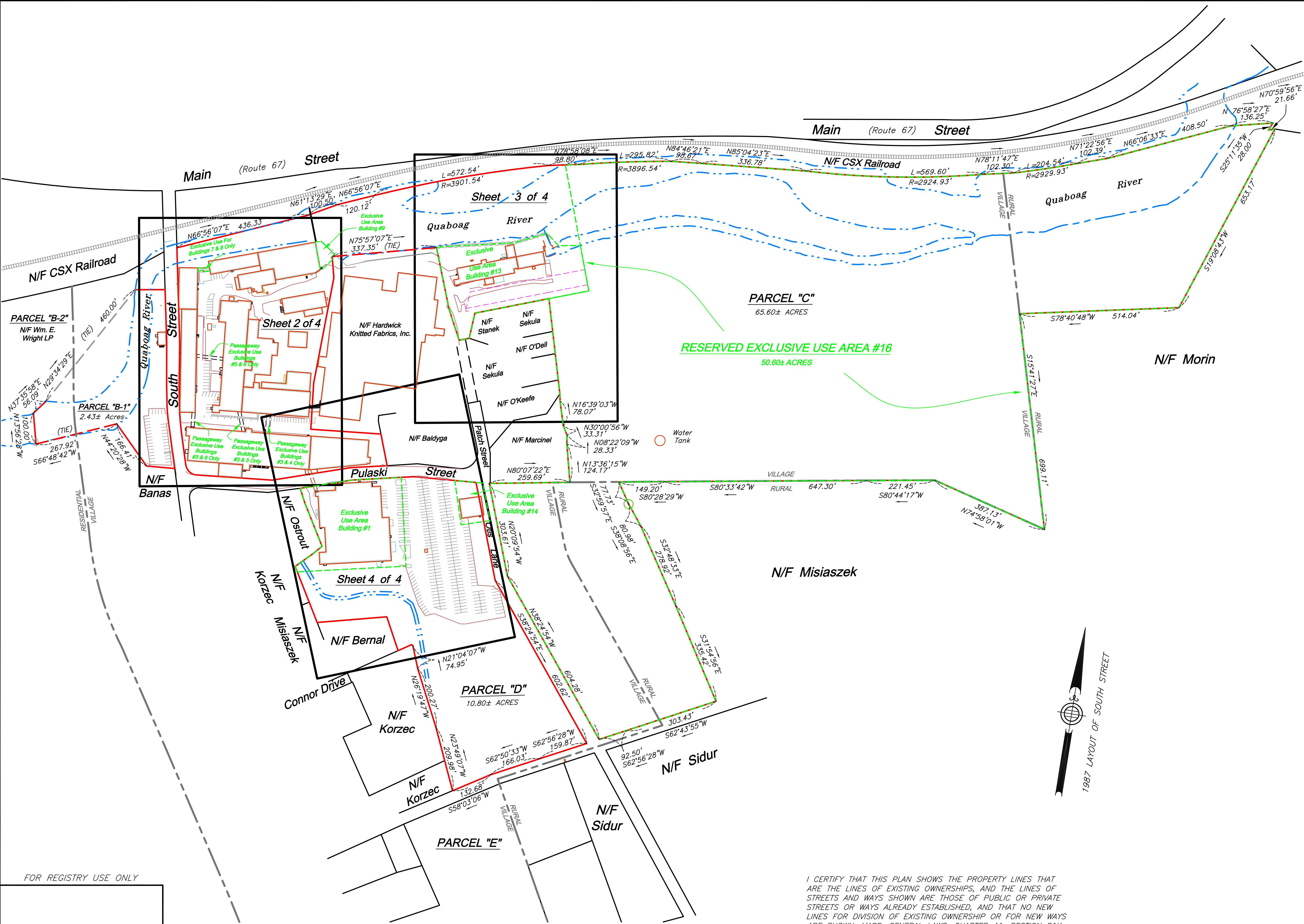
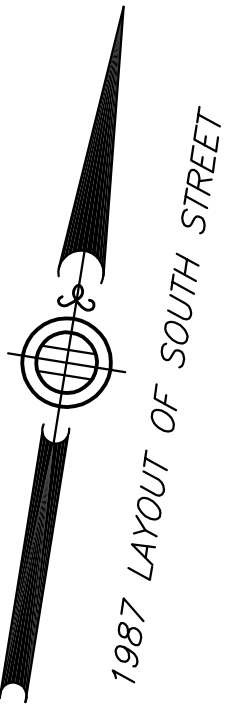
I CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN. MASS. GENERAL LAWS, CHAPTER 41, SECTION 81X.

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS, AS REVISED THROUGH JANUARY 12, 1988.

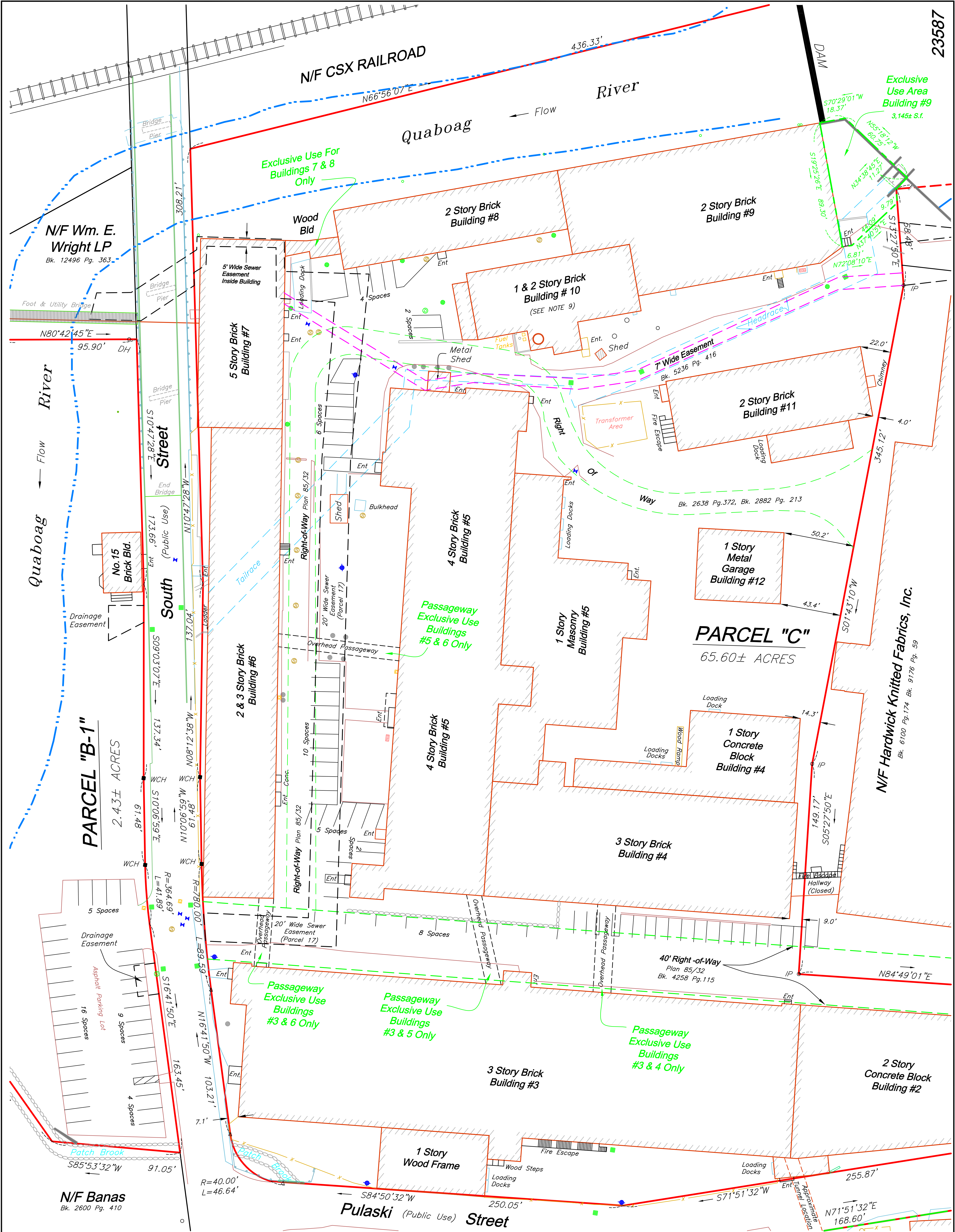
I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBER, DIMENSIONS OF THE UNITS AS-BUILT AND EXCLUSIVE USE AREAS.

PROFESSIONAL LAND SURVEYOR

DATE



FOR REGISTRY USE ONLY



SEE SHEET 1 OF 4 FOR LEGEND AND ADDITIONAL NOTES

PROGRESS PRINT

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN. MASS. GENERAL LAWS, CHAPTER 41, SECTION 81X.

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS, AS REVISED THROUGH JANUARY 12, 1988.

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBER, DIMENSIONS OF THE UNITS AS-BUILT AND EXCLUSIVE USE AREAS.

PROFESSIONAL LAND SURVEYOR DATE

0 15 30 60 120 FEET

0 5 10 20 METERS

1987 LAYOUT OF SOUTH STREET

West Warren Condominium

Condominium Site Plan of Land

Warren, Massachusetts

(Worcester County)

Record Owner: West Warren Complex, LLC

Scale: 1" = 30' Date: June 3, 2009

SCHOFIELD BROTHERS OF NEW ENGLAND, INC.

ENGINEERING SURVEYING PLANNING

1071 WORCESTER ROAD
FRAMINGHAM, MASSACHUSETTS 01701

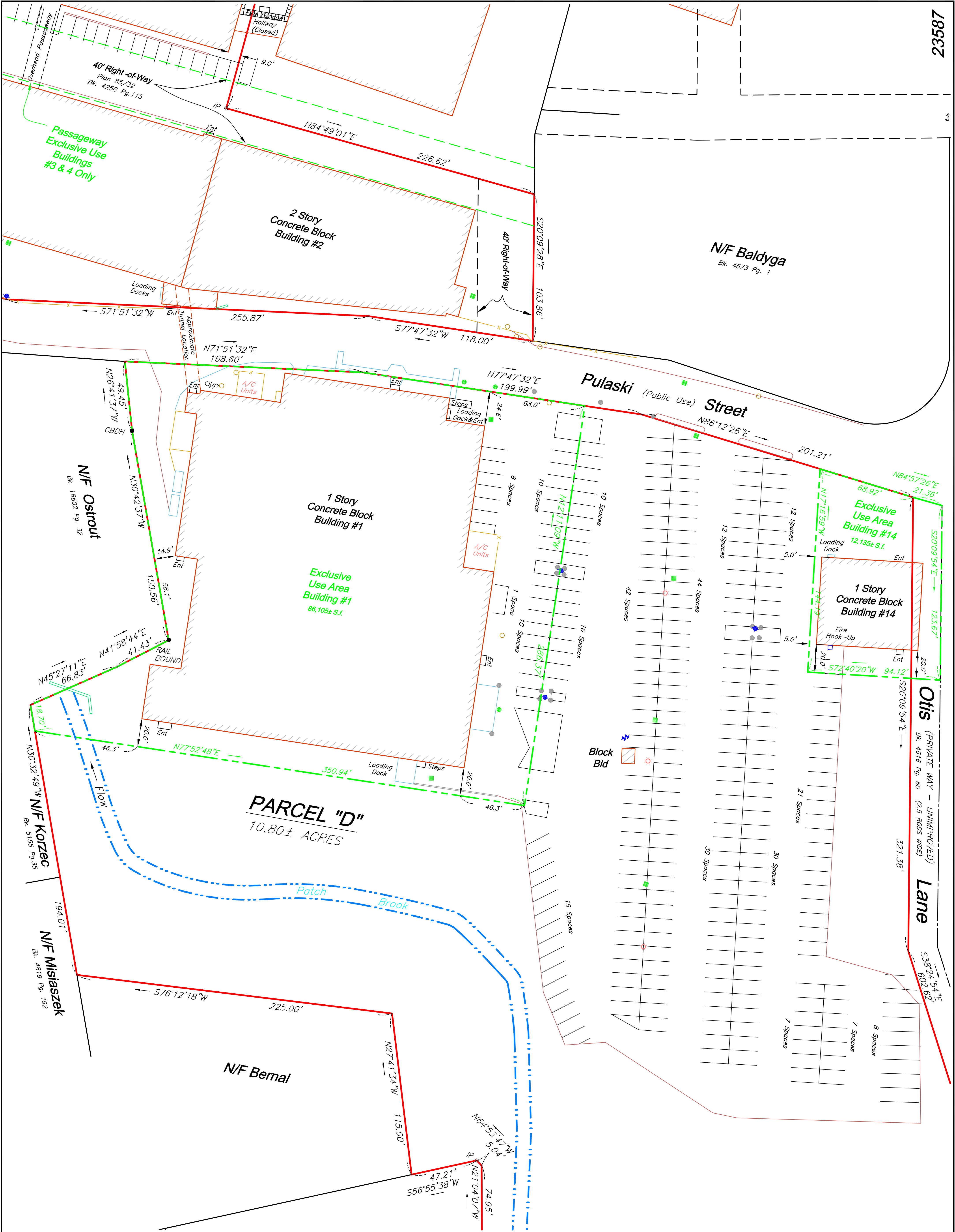
Telephone: (508) 879-0030 Fax: (508) 879-1797
Email: mail@schofieldbros.com

Sheet No. 2 of 4 Project No. 23587

COPYRIGHT © 2009, BY SCHOFIELD BROTHERS OF NEW ENGLAND, INC.

DAVID W. HUMPHREY
No. 33320
PROFESSIONAL
LAND SURVEYOR

G:\SOSKPROV\23587-Adjusd.dwg 23587-Srv-Wp-Adjusted.dwg



SEE SHEET 1 OF 4 FOR LEGEND AND ADDITIONAL NOTES

PROGRESS PRINT

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN. MASS. GENERAL LAWS, CHAPTER 41, SECTION 81X.

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS, AS REVISED THROUGH JANUARY 12, 1988.

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBER, DIMENSIONS OF THE UNITS AS-BUILT AND EXCLUSIVE USE AREAS.

PROFESSIONAL LAND SURVEYOR _____ DATE _____

0 15 30 60 120 FEET

0 5 10 20 METERS

1987 LAYOUT OF SOUTH STREET

DAVID W. HUMPHREY
No. 33320
PROFESSIONAL LAND SURVEYOR

West Warren Condominium

Condominium Site Plan of Land
IN
Warren, Massachusetts
(Worcester County)

Record Owner: West Warren Complex, LLC
Scale: 1" = 30' Date: June 3, 2009

SCHOFIELD BROTHERS OF NEW ENGLAND, INC.
ENGINEERING SURVEYING PLANNING
1071 WORCESTER ROAD
FRAMINGHAM, MASSACHUSETTS 01701
Telephone: (508) 879-0030 Fax: (508) 879-1797
Email: mail@schofieldbros.com

Sheet No. 4 of 4 Project No. 23587

COPYRIGHT © 2009, BY SCHOFIELD BROTHERS OF NEW ENGLAND INC.

G:\SOSKPROV\23587-Adjus\dwg-123587-Srv-Wp-Adjusted.dwg













