The Adams Estate

195 Dedham St, Dover | 42± Acres







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Statement of Limitations

This Property Profile is a compilation of public record information and additional information from the Seller regarding 42.59± acres of land with improvements (hereinafter the "Property"). The Property has an address of 195 and 201 Dedham Street, Dover, Massachusetts and is currently offered for sale by LandVest, Inc.

Neither the Seller nor Seller's representatives make any express or implied representations or warranties as to the accuracy or completeness of any information in this Property Profile or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors therein or omissions therefrom. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on such representations and warranties as may be in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such agreement.

Any alternative use of the Property implied in this Property Profile does not constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use of the Property under pertinent federal, state, and local regulations. The Seller makes no representation as to the likelihood of approval of any proposed use.

Neither the Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this Property Profile or otherwise.

No legal liability is created by this Property Profile, which is to be used in whole and not in part. Any plans produced by LandVest, Inc. in this Property Profile show approximate dimensions and are included only to assist the reader in visualizing the Property.

The Property is to be sold in its as-is condition and no warranties, guarantees, or representations are given as to the condition of the site and improvements or their compliance with federal, state, or local regulations.

The Seller reserves the right to reject all offers, to enter into an agreement with someone other than the highest offeror, and to negotiate further with one or more offerors. If an offer sets forth a price and conditions that are acceptable to the Seller, the Seller will prepare a proposed Purchase and Sale Agreement which will require a deposit of a portion of the purchase price, to be forfeited upon non-performance. No party, Seller or Buyer, will be bound until a Purchase and Sale Agreement is signed by both parties and the deposit paid.

Summary of Important Facts

Property: 42.59± acres of residential zoned land with 1,396 feet of contiguous frontage on the south side of Dedham Street. The Property is improved with a brick Federal-style main house originally built in 1912 that has 10,408 square feet of living area. The Property also includes a carriage house and cottage. Amenities include a tennis court, pool, and cabana. The Property abuts Noanet Woodlands (owned by The Trustees of Reservations).

Addresses: 195 and 201 Dedham Street, Dover

Parcel IDs: Map 7, Lot 32 (195 Dedham Street)
Map 7, Lot 31 (201 Dedham Street)
Map 7, Lot 32A (Dedham Street)

The Property is not enrolled in Chapter 61, 61A, or 61B.

Record Owner: The Marital Trust under Article FOURTH of the C.F. Adams 1988 Revocable Trust

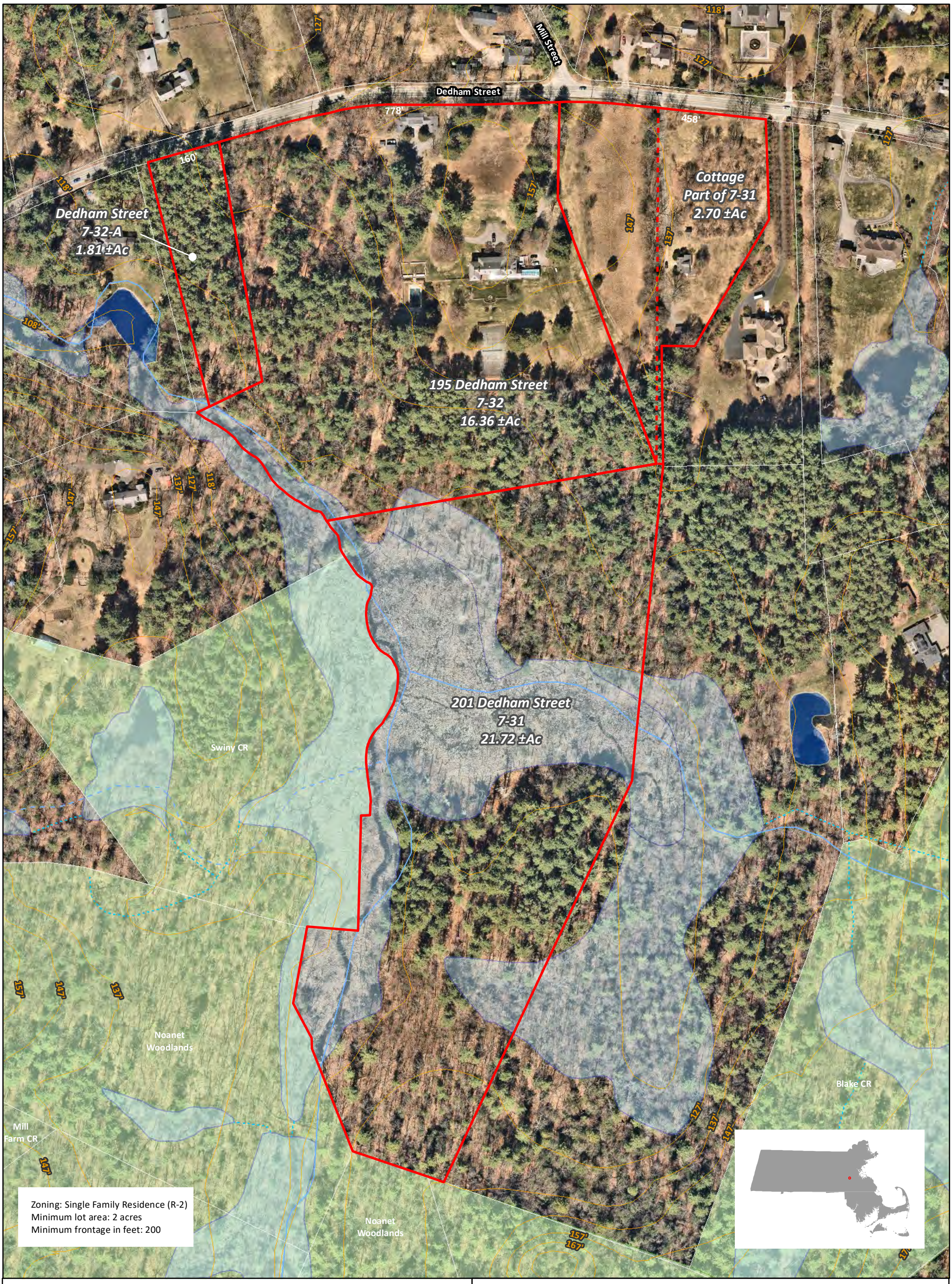
Deed & Plan References: Book 40815, Page 296 (9/15/2022)
Land Court Document #1510189 (9/16/2022)
Land Court Document #1510191 (9/16/2022)

Plan Book 64, Page 3095 (7/23/1912)
Land Court Plan 4138A (3/24/1913)
Land Court Plan 3310D (6/9/1964)
Land Court Plan 4138C (7/22/1968)

Zoning: R-2

Minimum Lot Area:	2 acres
Minimum Road Frontage:	200 feet

Utilities: Private septic systems, private wells, overhead electric and telecommunications. There is no sewer, water, or natural gas service along Dedham Street.



Legend

- Subject Property - 42.59 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)

Credits: 2022 Imagery from Nearmap Imagery map service.

Base Plan Orthophotograph

Project Number: MA4050-CG

Date: 11/16/22

Scale: 1 '' = 200 '

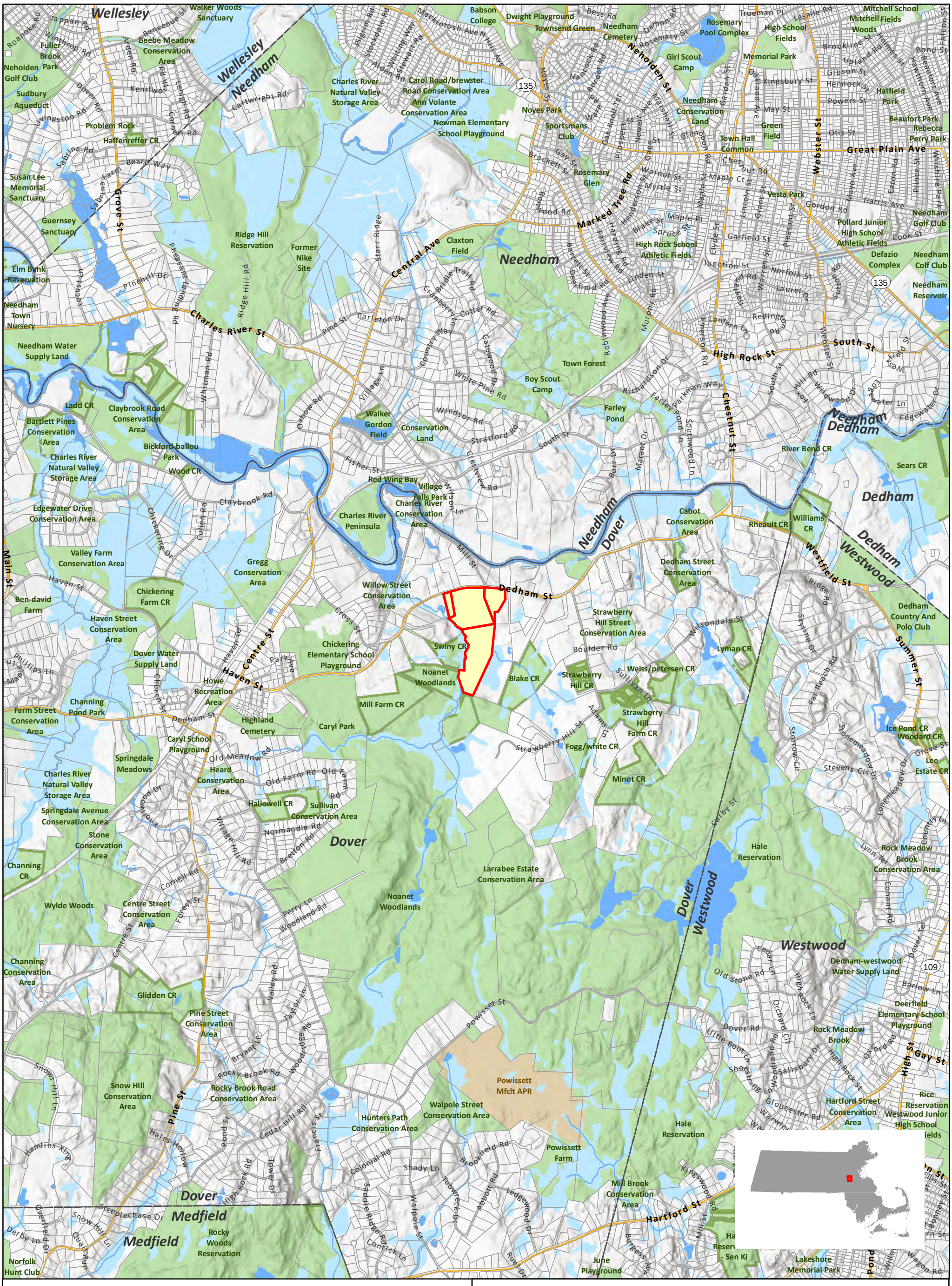
0 100 200 400 Feet

This plan is conceptual only and is not represented as an engineered plan.

Adams Estate Appraisal

Dover, MA

LandVest



Legend

- Subject Property -42.59 ±Ac
- Adjacent Properties
- Protected Land
- Conservation Restrictions (CRs)
- Agricutural Preservation Restrictions (APRs)
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams

Credits: Background from ESRI 'Terrain Base' map service

Conservation Context

Project Number: MA4050-CG

Date: 11/16/22

Scale: 1 '' = 2,000 '

0 1,000 2,000 4,000 Feet

This plan is conceptual only and is not represented as an engineered plan.

Adams Estate Appraisal

Dover, MA

LandVest

THE ADAMS ESTATE

Property Photographs









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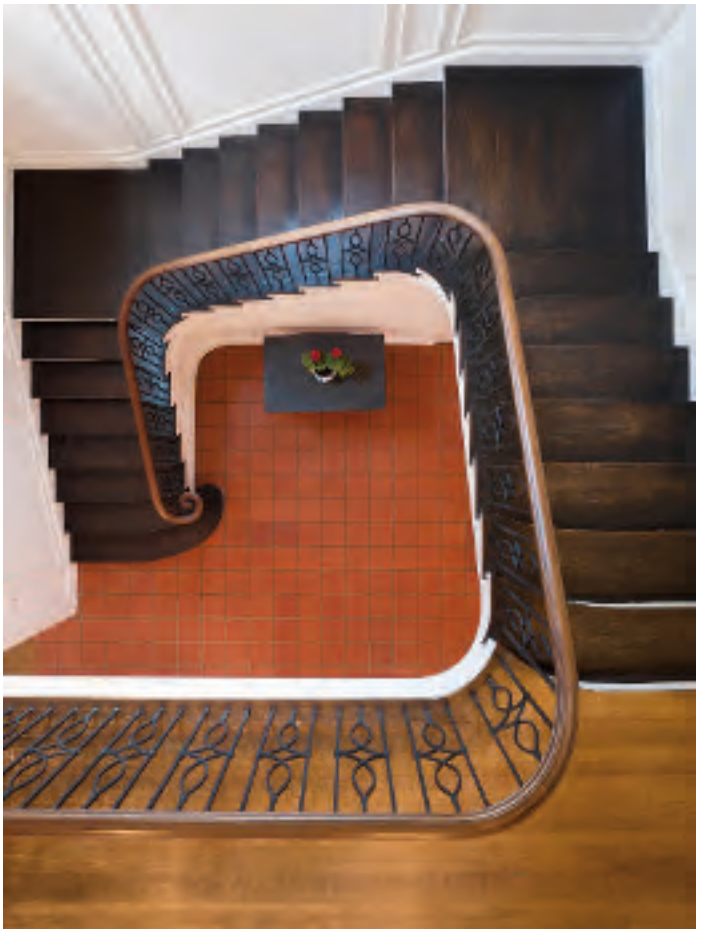


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A. Title

Title to the Property is held by The Marital Trust under Article FOURTH of the C.F. Adams 1988 Revocable Trust. Deed and plan references are summarized on the following table.

Address	Area	Deed Reference	Plan References
195 Dedham Street	16.36± acres	Book 40815, Page 296 (9/15/2022)	Plan Book 64, Page 3095 (7-23-1912)
201 Dedham Street	24.42± acres	LC Doc #1510189 (9/16/2022)	LC Plan 4138A (3/24/1913) LC Plan 4138C (7/22/1968)
Dedham Street	1.81± acres	LC Doc #1510191 (9/16/2022)	LC Plan 3310D (6/9/1964)

Copies of the above-referenced recorded deeds and plans are in the Appendix.

B. Assessment

Address	Parcel ID	Area	Improvements	Land	Total	FY23 Taxes
195 Dedham Street	7-32	16.36	$ 3,056,300	$ 1,826,700	$ 4,883,000	$ 59,524
201 Dedham Street	7-31	24.42	$ 184,500	$ 1,874,800	$ 2,059,300	$ 25,103
Dedham Street	7-32A	1.81	$ -	$ 72,000	$ 72,000	$ 878
		42.59	**$ 3,240,800**	**$ 3,773,500**	**$ 7,014,300**	**$ 85,504**

The Property is not enrolled in Chapter 61, 61A, or 61B.

Copies of the Fiscal Year 2023 property record cards are in the Appendix.

C. Property Description

The Property comprises 42.59± acres of residential zoned land with 1,396 feet of contiguous frontage on the south side of Dedham Street. The Property is improved with a brick Federal-style main house originally built in 1912 that has 10,408 square feet of living area. The Property also includes a carriage house and cottage. Amenities include a tennis court, pool, and cabana. The Property abuts Noanet Woodlands (owned by The Trustees of Reservations).

The structures are located on the northern third of the site, which is mostly open lawn and meadow. The western and southern portions of the site are predominantly mixed pine and lowland hardwood forest though there are also some smaller upland hardwood areas. Topography is rolling and generally slopes down from a high elevation of about 157 feet along Dedham Street to 118 feet in the central wetland and floodplain area where an unnamed perennial stream running westerly intersects with Noanet Brook that runs northerly along a portion of the Property's western boundary. Wetlands were delineated by MetroWest Engineering in April 2023 and a Wetland Resource Area Delineation Report is available in the Appendix. Wetlands will be shown on an Existing Conditions Plan that is expected to be available in July 2023.

Cart roads and paths have been cut through the forest. A causeway has also been created at the northern end of the central wetland area, and a culvert and bridge allow water to pass through the causeway.

The main house is a brick, hip roof, Federal-style residence that was built in 1912, according to town records. The residence has 10,408 square feet of living area on three floors. The gross floor area is 14,565 square feet, including the lower level and greenhouse. There are eight bedrooms, five full baths, and three half baths.

The carriage house contains three garage bays, workshop, two horse stalls, tack room, wash stall, storage, and hay loft. The second floor contains 1,212 square feet of living area with three bedrooms and one full bath. The gross floor area is 4,370 square feet. Adjacent to the carriage house is a former greenhouse and potting shed.

The cottage is located east of the main house and has an address of 201 Dedham Street. The cottage was built in 1930, according to town records, and has 1,427 square feet of living area with two bedrooms and two full baths. The gross floor area is 2,457 square feet. There is also a detached two-car garage near the cottage.

Please refer to the Property Information Sheet and floor plans on the following pages for further detail on the structures.

<u>Property Information Sheet</u>
The Adams Estate
195 Dedham Street
Dover, MA

MAIN HOUSE

First Floor

- Entry with Cloak room and Powder Room
- Tiled Reception Area with access to greenhouse
- Foyer with grand curved staircase and Powder Room
- Fireplaced Library with hardwood floor, built-ins, mantle with dentil molding, and exterior access to back patio
- Living room with newly refinished hardwood floors, extensive decorative molding, fireplace with carved stone mantle, and 5 sets of glass doors giving access to the patio and yard
- Fireplaced Dining Room with crown molding, hardwood floors, exterior access to backyard, and access to the greenhouse
- Eat-in kitchen with exterior access from side driveway, walk-in pantry, and Butler's pantry with prep sink, dishwasher, trash compactor, and mini fridge
- Laundry room off the kitchen
- Informal dining area with built-ins and exterior access to deck
- Two Hall closets, and second staircase connecting all levels of the house
- Heated indoor pool with full bath
- Green house with built-in raised beds

Second Floor

- Primary Suite with fireplace, built-ins, a Juliet balcony, and newly refinished hardwood floors
    - Full bathroom with double sinks, bathtub, and marble shower stall
    - Office/Sitting Room with hardwood floors connected Primary Suite via the bath
    - 2 walk-in hall closets
    - Dressing room with built-ins, hardwood floors, and fireplace
- Bedroom 2 with hardwood floors, step-in closet.
- Bedroom 3 with fireplace, hardwood floors, built-ins, step-in closet, and Juliet balcony. Connected to Bedroom 2 via Jack and Jill full bath.
- Hall closets
- Bedroom 4 with hardwood floors, fireplace, and two closets
- Bedroom 5 with hardwood floors connected to Bedroom 4 via Jack and Jill full bath
- In-Law / Au Pair Suite right off the back staircase with hall storage with built-ins
    - Full kitchen with granite countertop
    - Full bath with claw foot tub
    - Living room/office
    - Bedroom 6

Third Floor

- Large Game Room/Studio space with adjoining half bath
- Bedrooms 7 and 8
- Attic storage

Lower Level

- Two large Recreation Rooms
- Utility access including pool utility access
- Ample storage rooms
- Exterior access

Utilities

- 400 amp system
    - Backup Generator
- Central AC – 4 zones (no AC in kitchen/au pair suite wing)
- Oil fired forced hot water heat - 6 zones
- Indoor pool heated by separate propane fired unit
- Well – services both Main House and Carriage House
- Septic (no title 5)

Exterior

- Brick patio with awning cover
- In-ground outdoor heated pool
    - Heated by dedicated propane heater
    - Cabana
        - 60 amp electric service
        - Full bathroom
- Tennis court
- Extensive landscaping with cascading terraces

CARRIAGE HOUSE: APARTMENT/GARAGE/WORKSHOP/STABLE

First Floor

- Workshop
- Two car garage with two garage doors
- Three car garage with one oversized garage door
- Stable/Carriage house with 2 stalls, wash stall, tack room, and hay loft

Second Floor

- Bedroom 1
- Bedroom 2 with walk-in closet
- Office with hardwood floor
- Full bath
- Full kitchen
- Living room with access to screened deck

Utilities

- 100 amp system
- Oil fired forced hot water heat

THE COTTAGE - 201 DEDHAM STREET

- Hardwood floors throughout

First Floor

- Living Room with built-ins
- Dining Room with built-in
- Kitchen with granite counter and large greenhouse window
- Full bath with linen closet
- Laundry room
- Access to back covered porch/sunroom

Second Floor

- Two bedrooms
- Full bath with built-in linen closet
- 2 hallway closets

Basement

- Storage with bulkhead
- Utility Access

Utilities

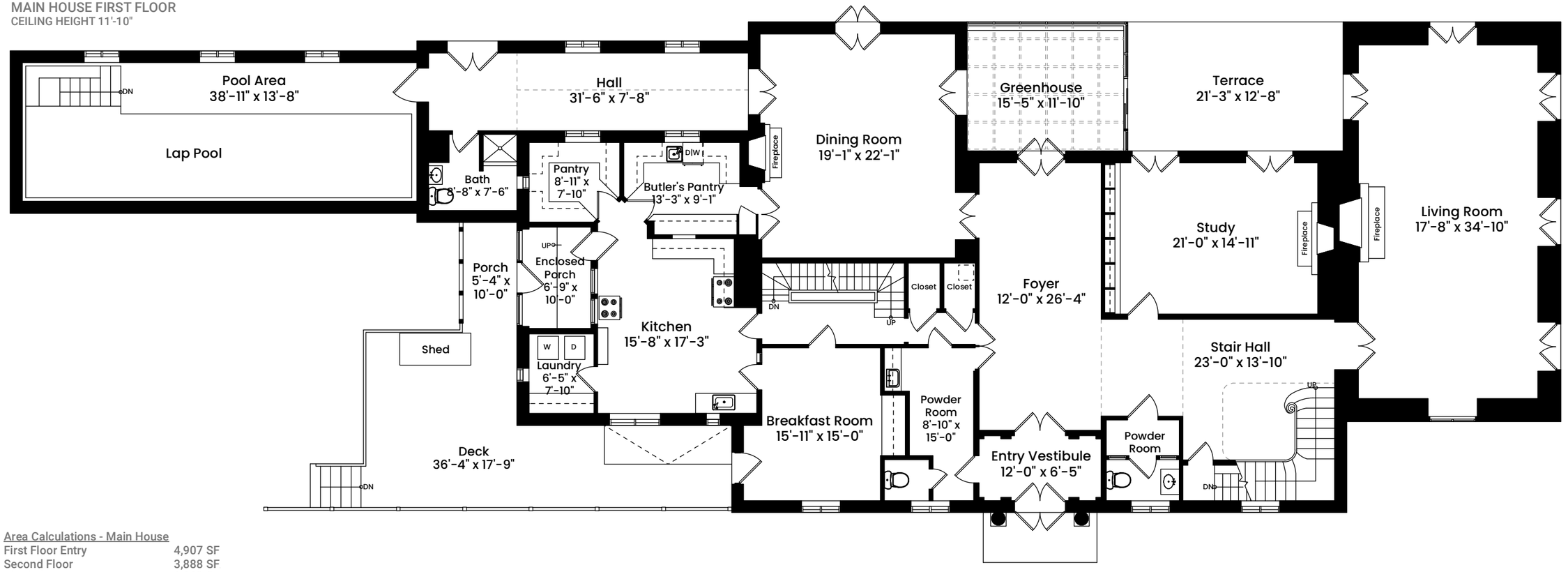
- Oil fired forced hot water heat
- 100 amp electrical

Exterior

- Separate gravel driveway
- Two-car Garage
- Back stone patio

195 Dedham Street | Dover, MA 02030

MAIN HOUSE FIRST FLOOR
CEILING HEIGHT 11'-10"



Area Calculations - Main House	
First Floor Entry	4,907 SF
Second Floor	3,888 SF
Third Floor	1,613 SF
Total Gross Living Area	10,408 SF
Lower Level Semi-Finished Area	1,610 SF
Lower Level Utility | Storage	2,346 SF
Greenhouse	201 SF
Total Area	14,565 SF

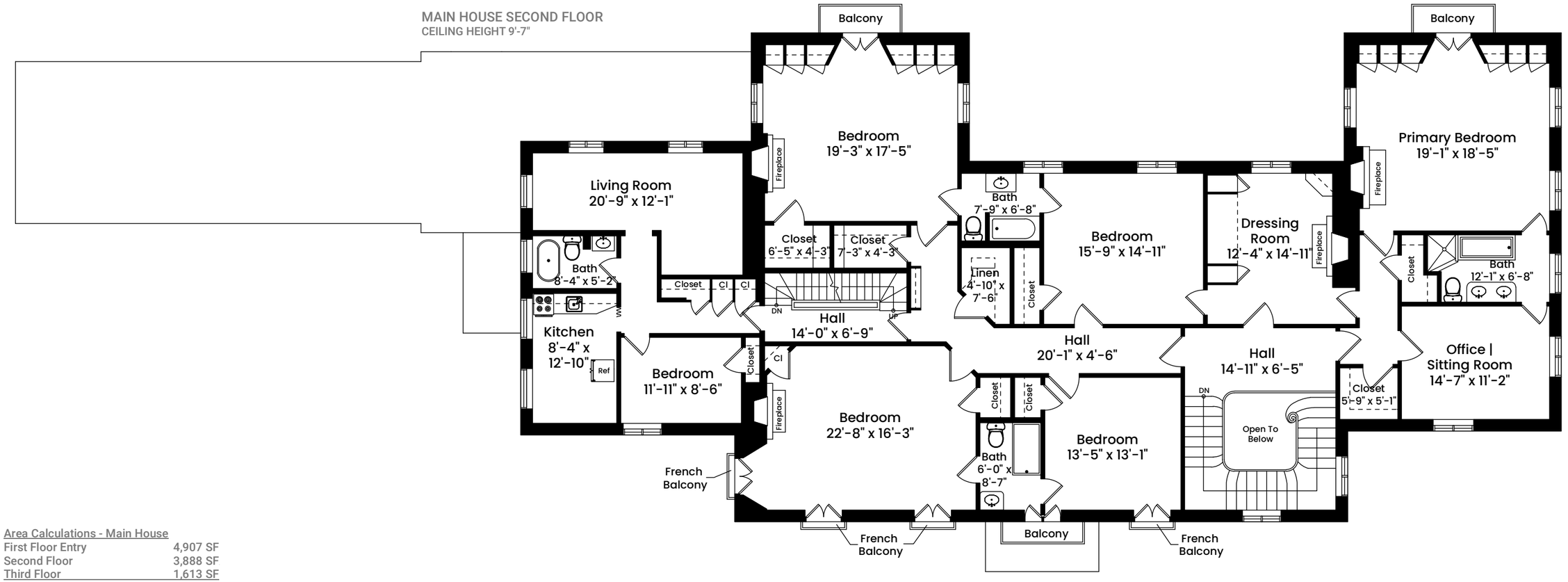
Architecturally drafted in June 2023 by:
National Floor Plans (800) 328-0217
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Contact www.nationalfloorplans.com for .dwg AutoCAD files
or square footage questions about this property.

North

1 1 2 4 8
Graphic Scale

Dimensions are not guaranteed and are provided for informational purposes only.
Individual room dimensions are not used to calculate overall square footage.
National Floor Plans follows ANSI guidelines for calculating square footage.

195 Dedham Street | Dover, MA 02030



Area Calculations - Main House	
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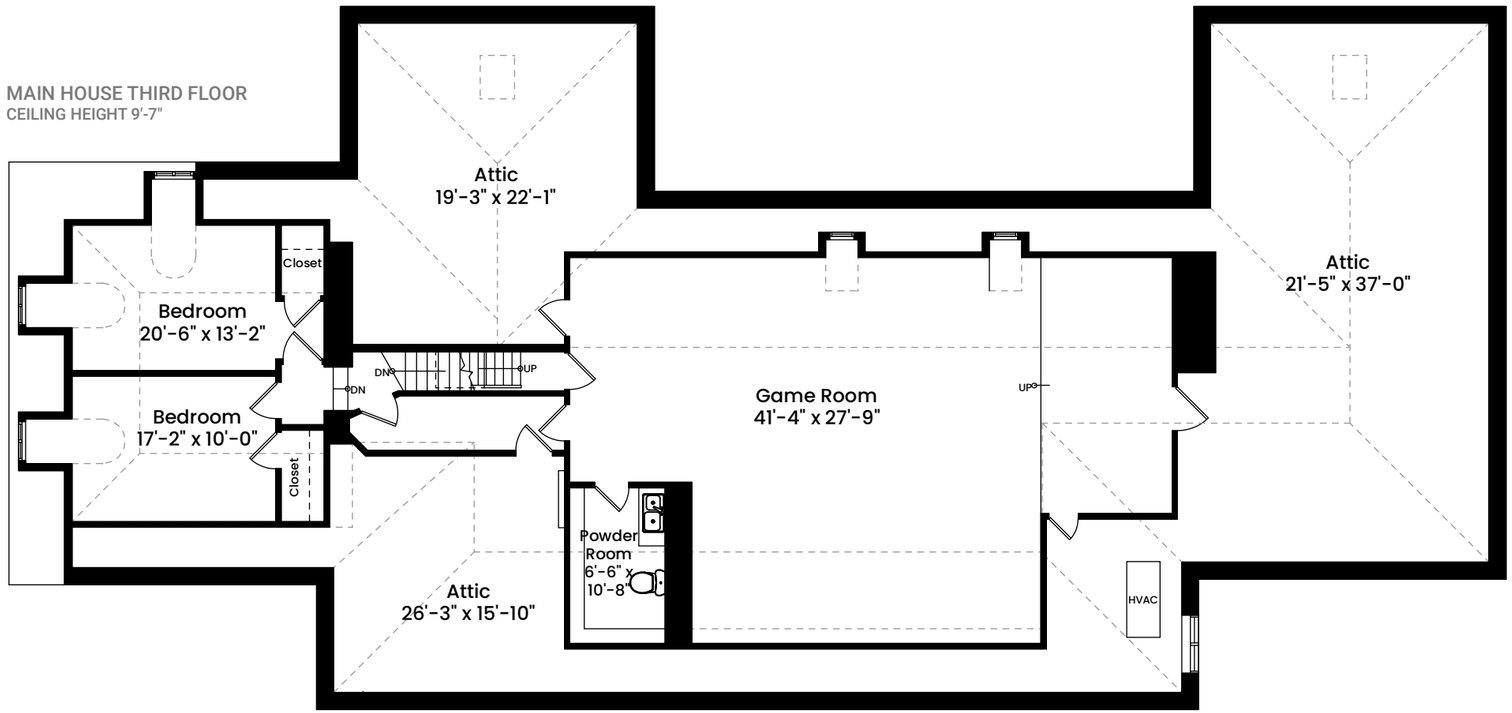
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MAIN HOUSE THIRD FLOOR
CEILING HEIGHT 9'-7"



Area Calculations - Main House	
First Floor Entry	4,907 SF
Second Floor	3,888 SF
Third Floor	1,613 SF
Total Gross Living Area	10,408 SF
Lower Level Semi-Finished Area	1,610 SF
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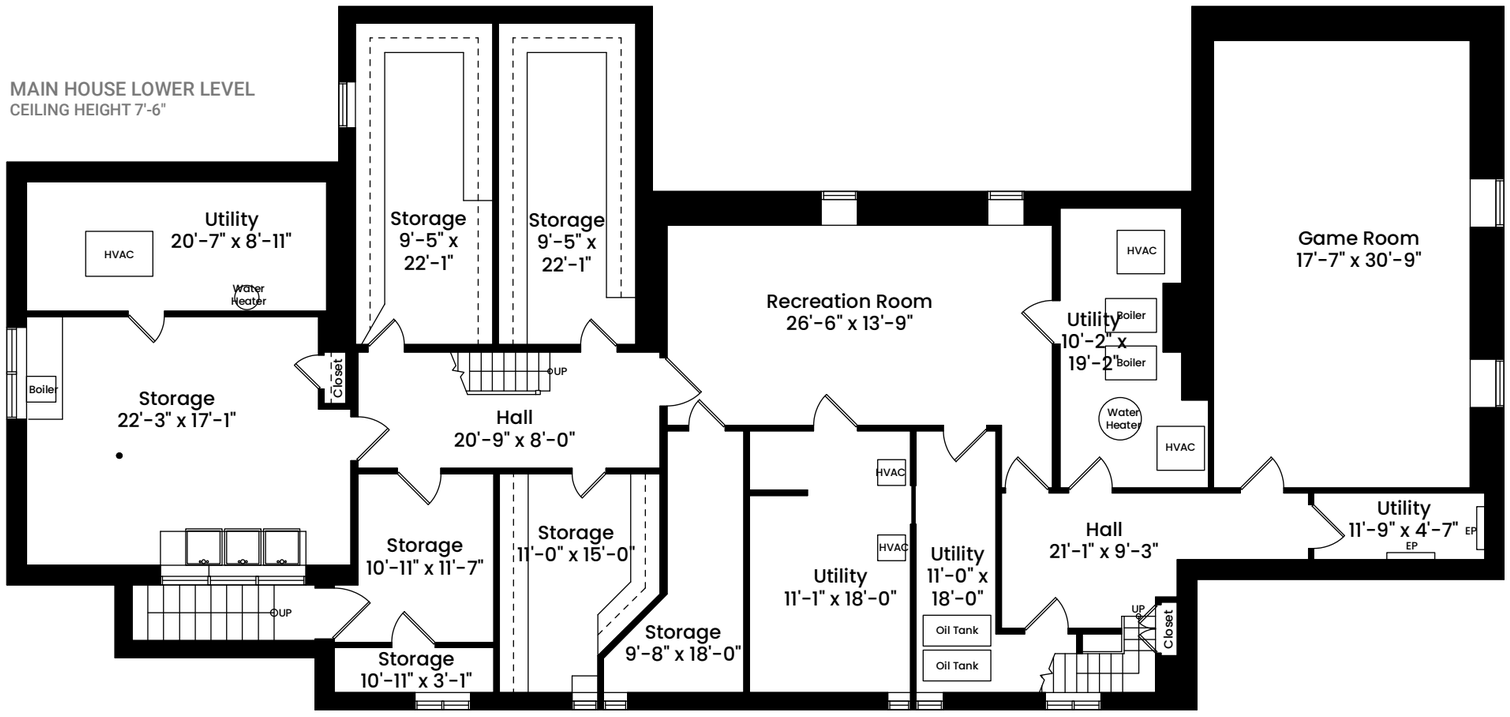
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195 Dedham Street | Dover, MA 02030



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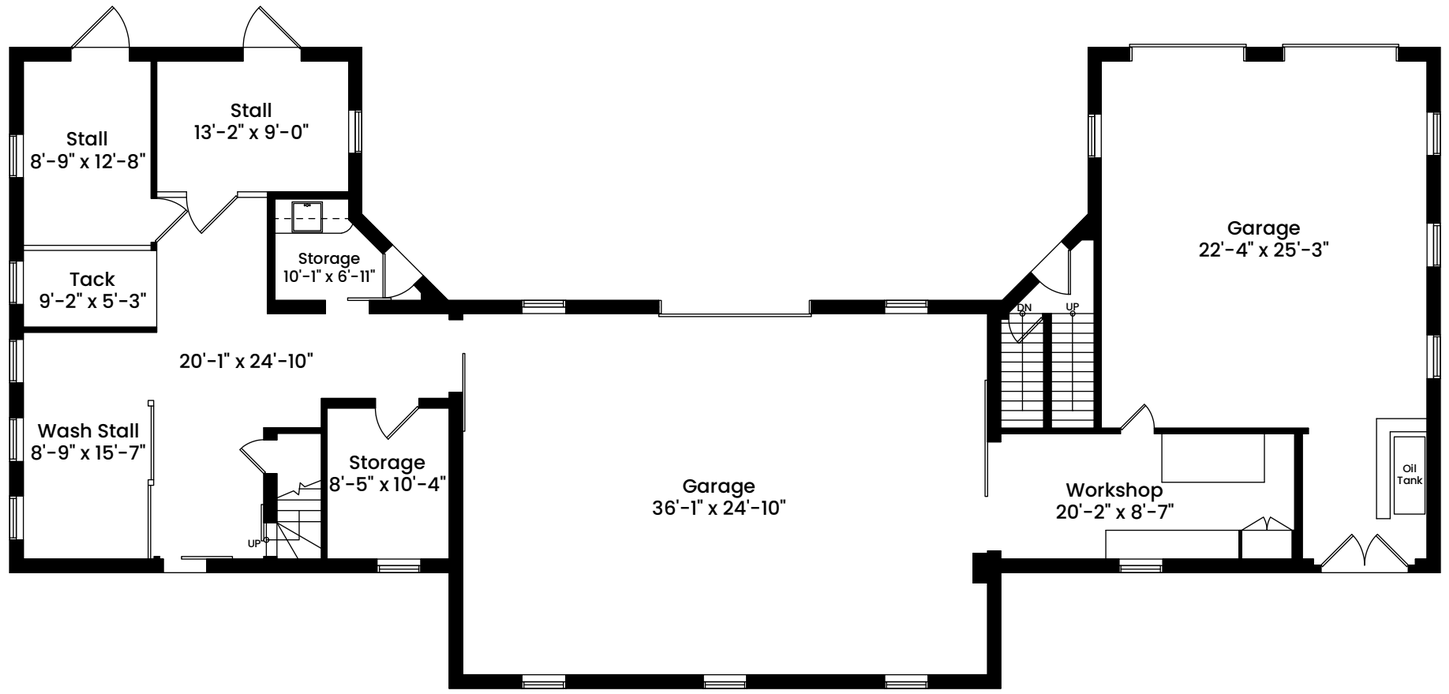
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195 Dedham Street | Dover, MA 02030

CARRIAGE HOUSE FIRST FLOOR
CEILING HEIGHT 8'-11"



Area Calculations - Carriage House	
First Floor Entry	94 SF
Second Floor	1,118 SF
Total Gross Living Area	1,212 SF
First Floor Garage | Barn	2,922 SF
Basement	236 SF
Total Area	4,370 SF

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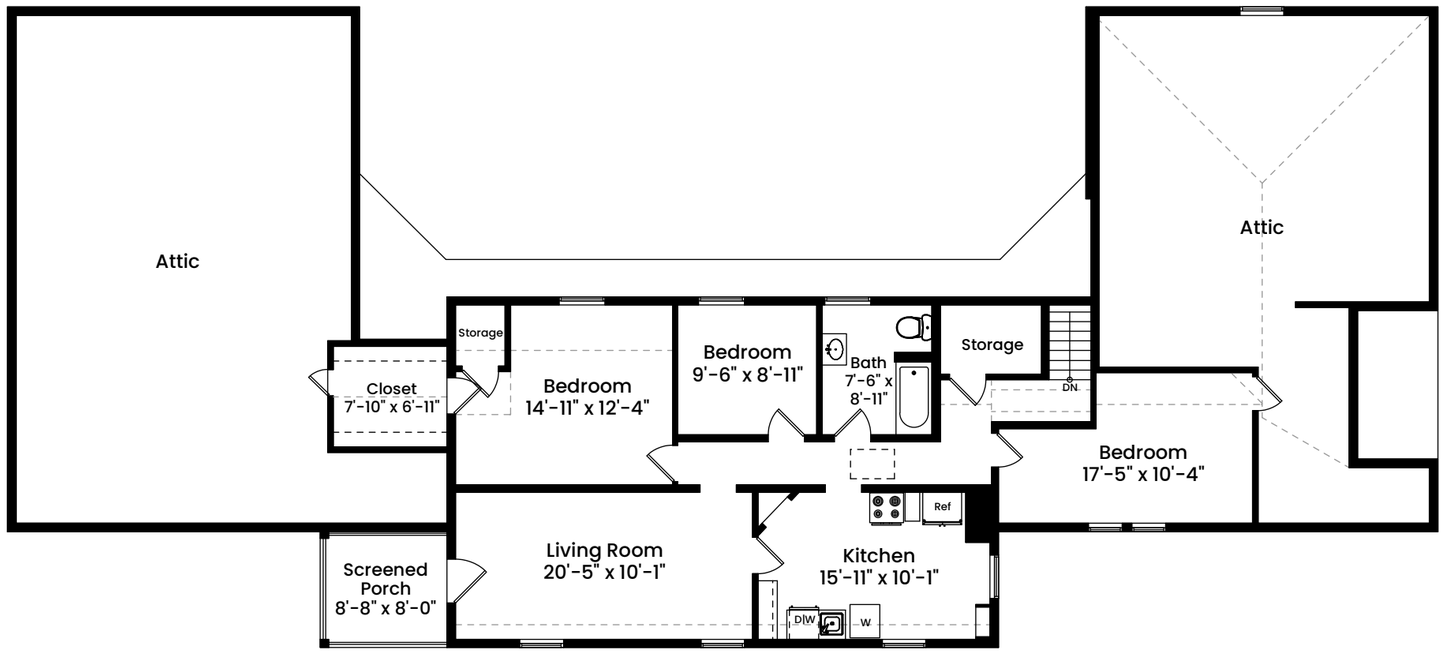
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Graphic Scale

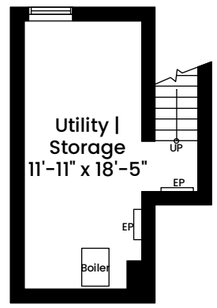
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195 Dedham Street | Dover, MA 02030

CARRIAGE HOUSE SECOND FLOOR
CEILING HEIGHT 7'-5"



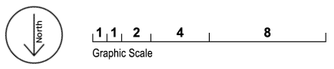
CARRIAGE HOUSE BASEMENT
CEILING HEIGHT 7'-4"



Area Calculations - Carriage House

First Floor Entry	94 SF
Second Floor	1,118 SF
Total Gross Living Area	1,212 SF
First Floor Garage | Barn	2,922 SF
Basement	236 SF
Total Area	4,370 SF

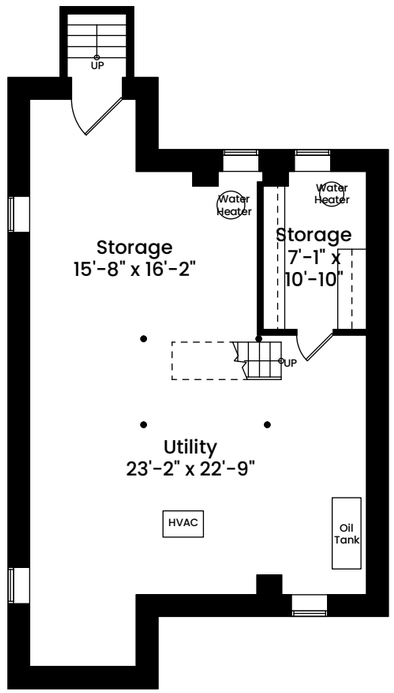
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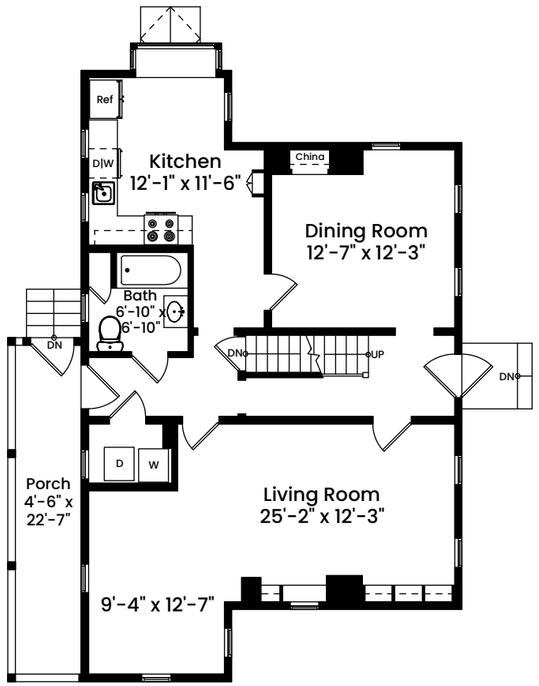
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201 Dedham Street | Dover, MA 02030

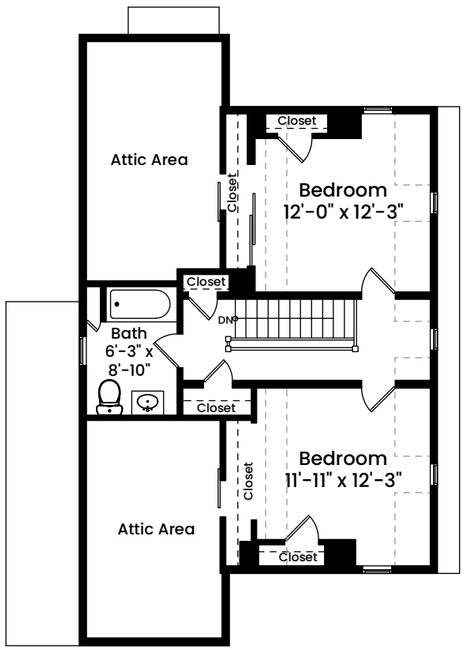
COTTAGE BASEMENT
CEILING HEIGHT 7'-4"



COTTAGE FIRST FLOOR
CEILING HEIGHT 8'-11"



COTTAGE SECOND FLOOR
CEILING HEIGHT 7'-5"



Area Calculations - Cottage	
First Floor	942 SF
Second Floor	485 SF
Total Gross Living Area	1,427 SF
Basement	942 SF
Second Floor Area Below 5'	88 SF
Total Area	2,457 SF

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D. Regulatory Factors

1. Town of Dover Zoning

The Property is in the Town of Dover R-2 zoning district. This is primarily a single-family district, though other uses, such as religious, educational, agricultural, and municipal recreational uses are allowed by right.

The dimensional requirements that apply to residential building lots in the R-2 district are summarized below.

Min. Lot Size	Min. Street Frontage	Perfect Square	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Max. Stories	Max. Height	Max. Lot Coverage
2 acres	200 ft.	200 ft. x 200 ft.	60 ft.	40 ft.	40 ft.	2.5	35 ft.	20%

2. Massachusetts Rivers Protection Act

The area within 200 feet of Noanet Brook and the unnamed brook on the Property is regulated by the Massachusetts Rivers Protection Act, which is enforced by the Dover Conservation Commission. Approval must be granted by the Conservation Commission for any activity within this area. Generally, no disturbance is allowed in the inner 100-foot area. Activities are also generally restricted in the outer 100-foot area unless no reasonable alternative exists, in which case 5,000 square feet or 10% of the outer 100-foot area may be disturbed (whichever is greater).

The Town of Dover Zoning Bylaws also restrict development activities within 50 feet of Noanet Brook and crossings require a Special Permit from the Town of Dover Zoning Board of Appeals.

The approximate location of the 200-foot buffer zone is shown on the following Site Analysis Plan.

3. Town of Dover Wetlands Protection Regulations

The Town of Dover Wetlands Protection Regulations was amended in its entirety in 2020 and applies to all areas within 150 feet of a wetland. It is supplemental to the Massachusetts Wetlands Protection Act and enforced by the Dover Conservation Commission.

Within the 150-foot buffer area the Conservation Commission enforces a strict no-disturb zone within 50 feet of a wetland as well as a 70-foot no-build zone for primary structures. The area between 50 feet and 150 feet also contains specific tree clearing restrictions. Generally, no buildings are allowed within the 150-foot buffer zone unless it can be proven that no reasonable alternative exists and that such a disturbance will not have a significant impact on the wetland resource area. These buffer zones are shown on the following Site Analysis Plan based on publicly available wetland data provided by the Massachusetts Department of Environmental Protection (DEP). As noted previously, wetlands were delineated by MetroWest Engineering in April 2023 and a Wetland Resource Area Delineation Report is available in the Appendix. Wetlands will be shown on an Existing Conditions Plan that is expected to be available in July 2023.

4. 100-Year Flood Zone

An area surrounding Noanet Brook and the unnamed stream is mapped a 100-Year Flood Zone according to the Federal Emergency Management Agency (FEMA). The 100-Year Flood Zone falls entirely within regulated river and wetland buffer zones.

5. Utilities

The main house is served by an older septic system with a leaking tank. The carriage house, cottage, and cabana are served by cess pits. Based on a preliminary inspection in December 2022, all four systems would fail a Title V inspection.

Preliminary soil testing was performed by MetroWest Engineering in May 2023 that indicated soils were suitable for six Approval Not Required (ANR) lots. Perc rates were <2, <2, 7, 8, 12, and 16 minutes per inch. Official testing is expected to be done in July 2023. Test pit locations will be shown on an Existing Conditions Plan and a conceptual 6-Lot ANR Plan prepared by MetroWest Engineering. Official soil test results and plans will be provided as soon as they're available.

There are two wells on the Property. One serves the main house, carriage house, and cabana. The cottage is served by a separate well.

Electrical and telecommunications services are provided from overhead lines on Dedham Street.

Public sewer, water and natural gas service are not available.

6. Environmental

Two underground storage tanks (USTs) and two aboveground storage tanks (ASTs) were removed from the Property in May 2023. The work was witnessed by the Dover Fire Department and is documented in a report prepared by Stantec that is available upon request.

7. Town of Dover Scenic Road Bylaw

Dedham Street is designated a Scenic Road by the Town of Dover. Any tree or stone wall removal within the public right of way must be approved by the Planning Board following a public hearing.

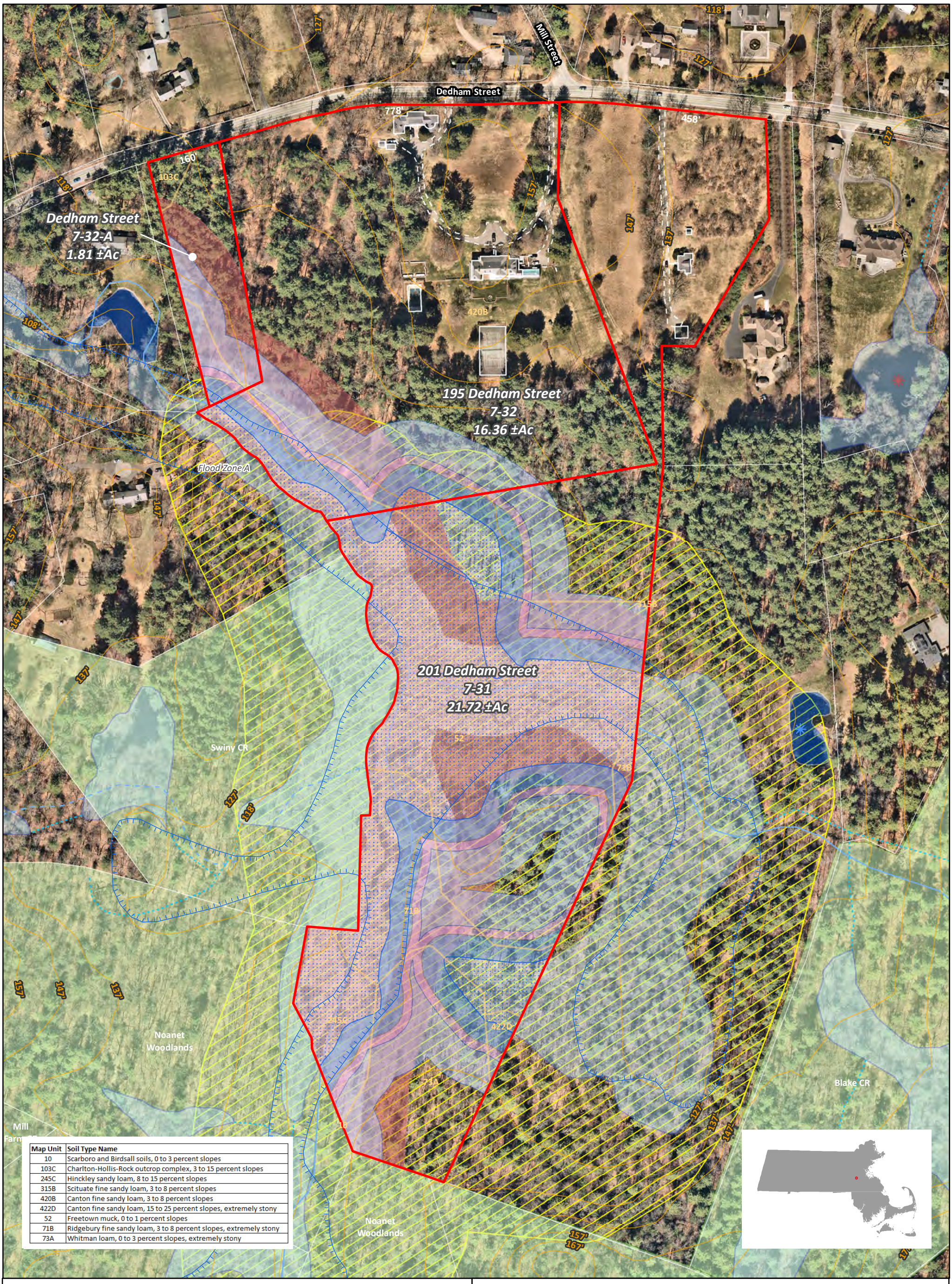
Stone wall removal is limited to the width of a driveway plus one foot.

Trees greater than eight inches in diameter as well as clusters of trees with trunks greater than six inches in diameter (at four feet above the ground level) cannot be cut for a driveway unless the driveway cannot be safely located elsewhere. A replacement tree must be planted for each tree greater than four inches in diameter that's removed. The Planning Board must issue a decision within 60 days of receiving notice from the applicant.

8. State Natural Heritage and Endangered Species Program

A portion of the Property is within the State Natural Heritage and Endangered Species Program (NHESP) Priority Habitats of Rare Species and Estimated Habitats of Rare Wildlife. Any proposed development in this area requires NHESP review and approval under the Massachusetts Endangered Species Act (MESA). This area is predominantly regulated floodplain and wetland on the southern end of the Property.

Document Name: MA4214 site analysis ortho



Map Unit	Soil Type Name
10	Scarboro and Birdsall soils, 0 to 3 percent slopes
103C	Charlton-Hollis-Rock outcrop complex, 3 to 15 percent slopes
245C	Hinckley sandy loam, 8 to 15 percent slopes
315B	Scituate fine sandy loam, 3 to 8 percent slopes
420B	Canton fine sandy loam, 3 to 8 percent slopes
422D	Canton fine sandy loam, 15 to 25 percent slopes, extremely stony
52	Freetown muck, 0 to 1 percent slopes
71B	Ridgebury fine sandy loam, 3 to 8 percent slopes, extremely stony
73A	Whitman loam, 0 to 3 percent slopes, extremely stony

Legend

- Subject Property - 42.59 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Soil Types
- NHESP Est./Priority Habitats of Rare Species
- Open Water
- Wetlands - 8.40 ±Ac
- 50' No Disturb Buffer
- 70' No Build Buffer
- 150' Wetlands Buffer
- 100' Inner Riparian Buffer
- 200’ Outer Riparian Buffer
- Perennial Streams
- Intermittent Streams
- Potential Vernal Pools
- Certified Vernal Pools
- Contours (ft)

Credits: 2022 Imagery from Nearmap Imagery map service.

Site Analysis Plan

Project Number: MA4214

Date: 07/05/23

Scale: 1 '' = 200 '

0 100 200 400 Feet

This plan is conceptual only and is not represented as an engineered plan.

Adams Estate

30 Dover, MA

LandVest