

OUTSTANDING DEVELOPMENT SITE FORMER NURSING HOME 29 Main Street, Millbury, Massachusetts



For more information or to schedule a tour,
please contact either of the following
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**Kelleher &
Sadowsky**
ASSOCIATES, INC.

Kelleher & Sadowsky Associates is pleased to introduce you to the property located at 29 Main Street in Millbury, Massachusetts. This two story building is 47,864 square feet and, until 2008, functioned as a fully operational nursing home with a total occupancy of 126 clients. The facility is conveniently located at a signalized intersection in the center of historic downtown Millbury and is within walking distance of banks, restaurants, pharmacies, as well as other retail offerings. Additionally, the building is less than 2 miles from the entrance to Route 146 and the Shoppes at Blackstone. The building's small town quiet surroundings combined with access to Worcester, Providence and points between via Routes 146, Mass. Pike, 20 and 290 make it an outstanding development opportunity for residential or mixed use commercial .

Address:	29 Main Street, Millbury, MA
Acreage:	1.6 +- acres
Building Size:	47,864 +- square feet
Construction:	Concrete Block, Masonry, Steele
Roof:	Rubber Membrane (2011)
Heat:	Hot Air via Gas (boilers new in 2011)
Utilities:	Town Water, Sewer, Gas, Electric, Cable
Highway Access:	Routes 146, 20, 290, & I-90







LEGEND

- M.H. O MANHOLE
- C.M.H. O COMBINATION MANHOLE
- S.M.H. O SEWER MANHOLE
- D.M.H. O DRAIN MANHOLE
- W.M.H. O WATER MANHOLE
- E.M.H. O ELECTRIC MANHOLE
- T.M.H. O TELEPHONE MANHOLE
- CATCH BASIN
- GAS GATE
- WATER GATE
- HYDRANT
- SIGN
- UTILITY POLE
- LIGHT POLE
- GUY POLE
- S.B.D.H. O STONE BOUND WITH DRILL HOLE
- I.P. O IRON PIPE
- D.H. O DRILL HOLE
- RETAINING WALL
- STONE WALL
- REMAINS OF STONE WALL
- OVER HEAD WIRES
- CHAIN LINK FENCE
- ENCUMBRANCE FROM TITLE REPORT
- PARCEL NUMBER
- FND. FOUND
- P.O.B. POINT OF BEGINNING

SCHEDULE B - SECTION 2

- CHAIN LINK FENCE LOCATED ON SOUTHERLY PROPERTY LINE ALONG LAND N/F ELA;
- VARIOUS OVERHEAD WIRES AND UTILITY POLES CROSS THROUGH PREMISES; (WIRES SERVE PREMISES ONLY)
- GAS GATES LOCATED AT OR NEAR NORTH EASTERLY CORNER OF PREMISES;

29 North Main Street, Millbury, MA

Land with the buildings, thereon situated on the westerly side of North Main Street and the southerly side of Summer Street in the Town of Millbury, County of Worcester, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a rerod found in the westerly line of North Main Street said point being South 01° 06' 13" East, eighty-two and twenty-five hundredths (82.25) feet from the intersection of said line of North Main Street with the southerly line of Summer Street;

THENCE: South 01° 06' 13" East, by the westerly line of North Main Street, two hundred fifteen and nine hundredths (215.09) feet to a rerod found at land now or formerly of New England Tel. & Tel.;

THENCE: South 87° 58' 02" West, by said land of New England Tel. & Tel., one hundred ninety-eight and seventy-seven hundredths (198.77) feet to a stone bound found at land now or formerly of Sokale;

THENCE: North 25° 09' 57" West, by said land of Sokale, and land now or formerly of Paplawsky, sixty-nine and eighty-six hundredths (69.86) feet to a stone bound with drill hole found at a point;

THENCE: North 25° 36' 35" West, by said land of Paplawsky, land now or formerly of Nietupski, land now or formerly of Gurney and land now or formerly of Ela, one hundred sixty and sixteen hundredths (160.16) feet to a stone bound with drill hole found at a point;

THENCE: North 25° 08' 34" West, by said land of Ela, fifty-nine and twenty-six hundredths (59.26) feet to a stone bound with drill hole found at a point;

THENCE: South 75° 02' 23" West, by said land of Ela, forty and seventy-four hundredths (40.74) feet to a drill hole found at land now or formerly of Heino;

THENCE: North 16° 35' 23" West, by said land of Heino, sixty-nine and one hundredths (69.01) feet to a stone bound with drill hole found in the southerly line of Summer Street;

THENCE: South 88° 02' 00" East, by the southerly line of Summer Street, two hundred ten and eighty-four hundredths (210.84) feet to the face of a stone masonry wall at land now or formerly of O'Mara;

THENCE: South 01° 40' 50" West, by the face of said stone masonry wall and said land of O'Mara, ninety-three and forty-nine hundredths (93.49) feet to a rerod found at an angle;

THENCE: North 86° 00' 00" East, by said land of O'Mara, ten and fifty hundredths (10.50) feet to a rerod found at a point;

THENCE: North 88° 09' 00" East, by said land of O'Mara, one hundred fifty-nine and twenty-three hundredths (159.23) feet to the point of beginning;

Containing, by calculation, 70,396.34

PLAN REFERENCES : (W.D.R.D.)

- PLAN BOOK 707 PLAN 106 (LOCUS)
- PLAN BOOK 200 PLAN 107
- PLAN BOOK 218 PLAN 108 (LOCUS)
- PLAN BOOK 221 PLAN 108 (LOCUS)
- PLAN BOOK 242 PLAN 30
- PLAN BOOK 555 PLAN 57 (LOCUS)

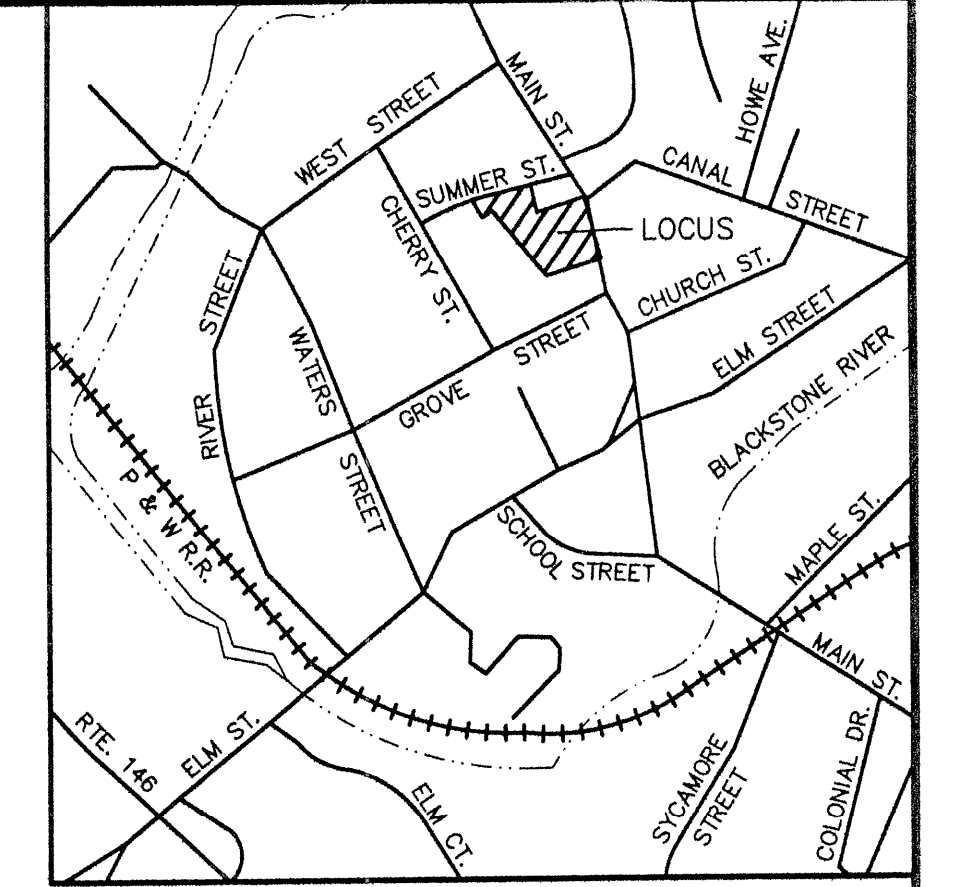
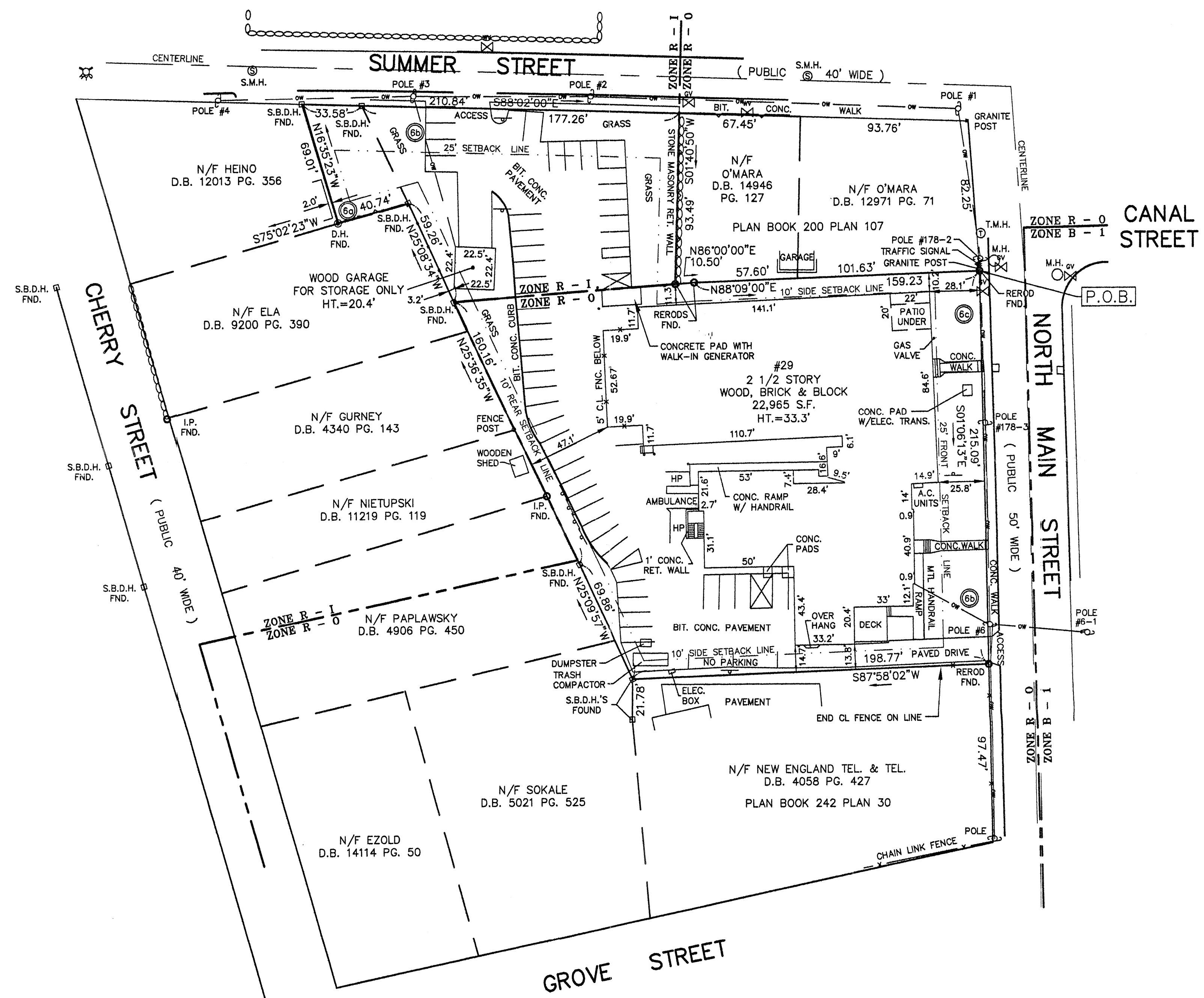
DEED REFERENCE : W.D.R.D. D.B. 24059 PG. 228
ASSESSOR'S REFERENCE : MAP 53 PARCEL 94

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL
DIG-SAFE AT 1-888-344-7233.

34

TOTAL AREA
70,396.34 S.F.
1.6161 ACRES

TOTAL REGULAR PARKING SPACES: 47
TOTAL HANDICAPPED PARKING SPACES: 3
TOTAL PARKING SPACES: 50

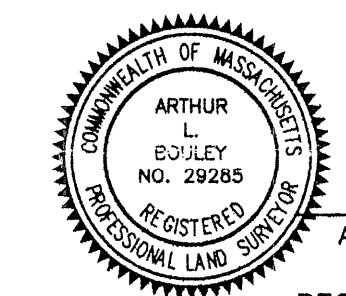


LOCUS MAP
N.T.S.

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to Radius Realty, LLC, Health Care REIT, Inc. and Lawyers Title Insurance Corporation that (1) the survey was prepared by the undersigned and was actually made upon the ground; (2) the survey and the information, courses and distances shown thereon are correct; (3) the property is contiguous along its entire common boundaries and is enclosed within the perimeters thereof; (4) all component parcels of the land shown on the survey are contiguous and there are no gaps or gores; (5) the right-of-way lines for North Main Street and Summer Street are completely contiguous to the perimeter lines of the property along the entire right-of-way as shown on the survey; (6) the dimensions, gross square footage, number of stories, location and type of buildings and improvements are as shown, and are within the boundary lines of the property; (7) there are no violations of any setback or building line requirements created by applicable zoning ordinances or recorded restrictive covenants; (8) any such setback or building line requirements are shown on the survey; (9) there are no easements, encroachments or uses affecting the property appearing from a careful physical inspection of the same, other than those shown and depicted hereon, being the following: see schedule B - section 2 notes (10) all utility services required for the operation of the property either enter the property through adjoining public streets or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; (11) the survey shows the location of all visible storm drainage systems for the collection and disposal of all roof and surface drainage; (12) the buildings and improvements are not located over or on any easements affecting the property or any utility lines constructed thereon; (13) the property is in the flood zone X and does not lie within a flood hazard area in accordance with the document entitled "Department of Housing and Urban Development Federal Insurance Administration's Special Flood Hazard Area Maps"; (14) there are 50 marked parking spaces within the boundary lines of the property; (15) the street address of the property is: 29 North Main Street, Millbury, Massachusetts; (16) the survey is made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 1997, and includes items of Table A thereof, and meets the Accuracy Standards of an Urban Survey.

Note: The survey was based on LandAmerica Lawyers Title Case Number C7010 dated January 13, 2004.



Arthur L. Bouley
ARTHUR L. BOULEY

REGISTRATION No. 29285

DATE: 2/10/04

REVISED: FEBRUARY 10, 2004

ALTA/ACSM LAND TITLE SURVEY
29 NORTH MAIN STREET
MILLBURY, MASSACHUSETTS

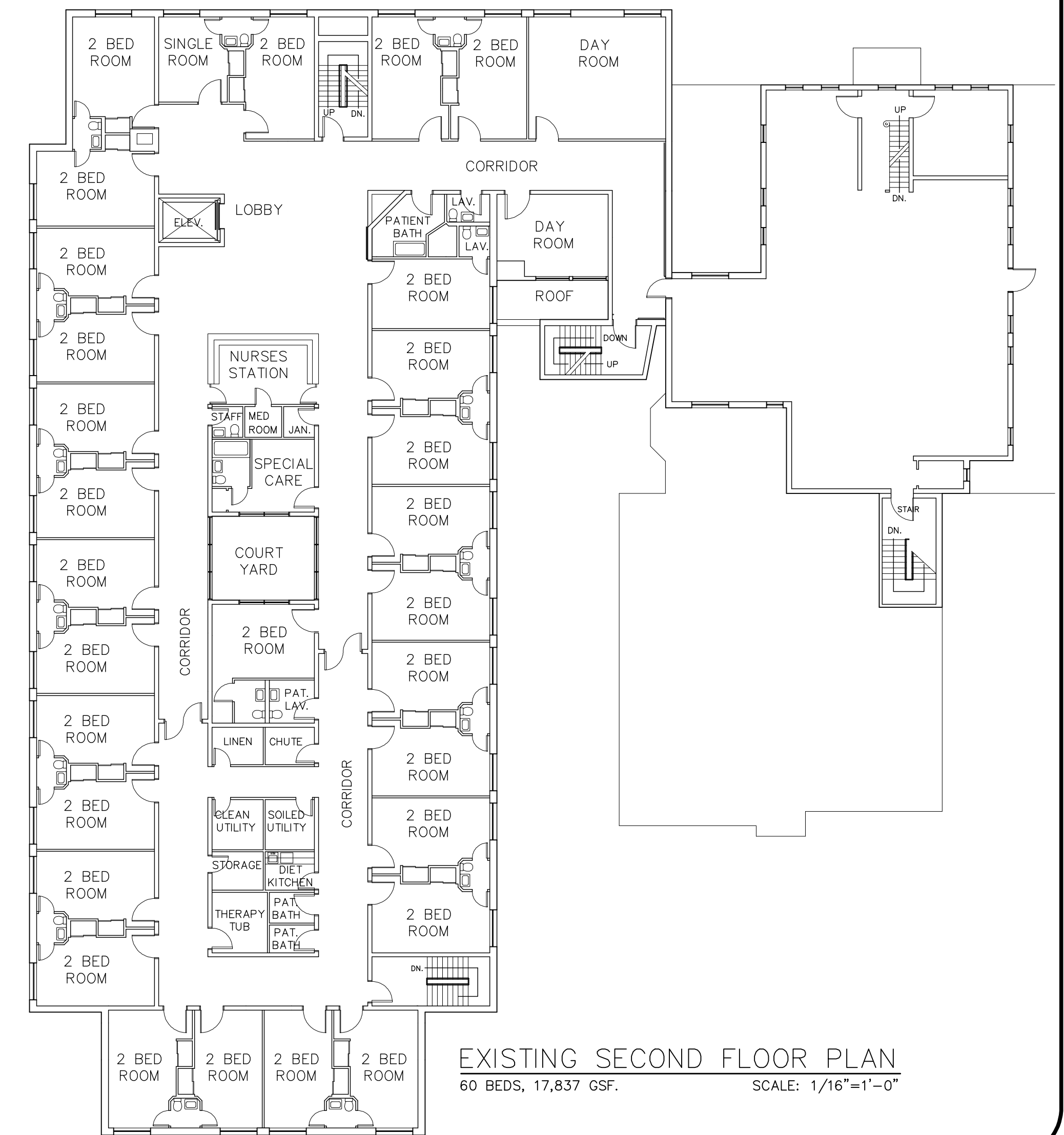
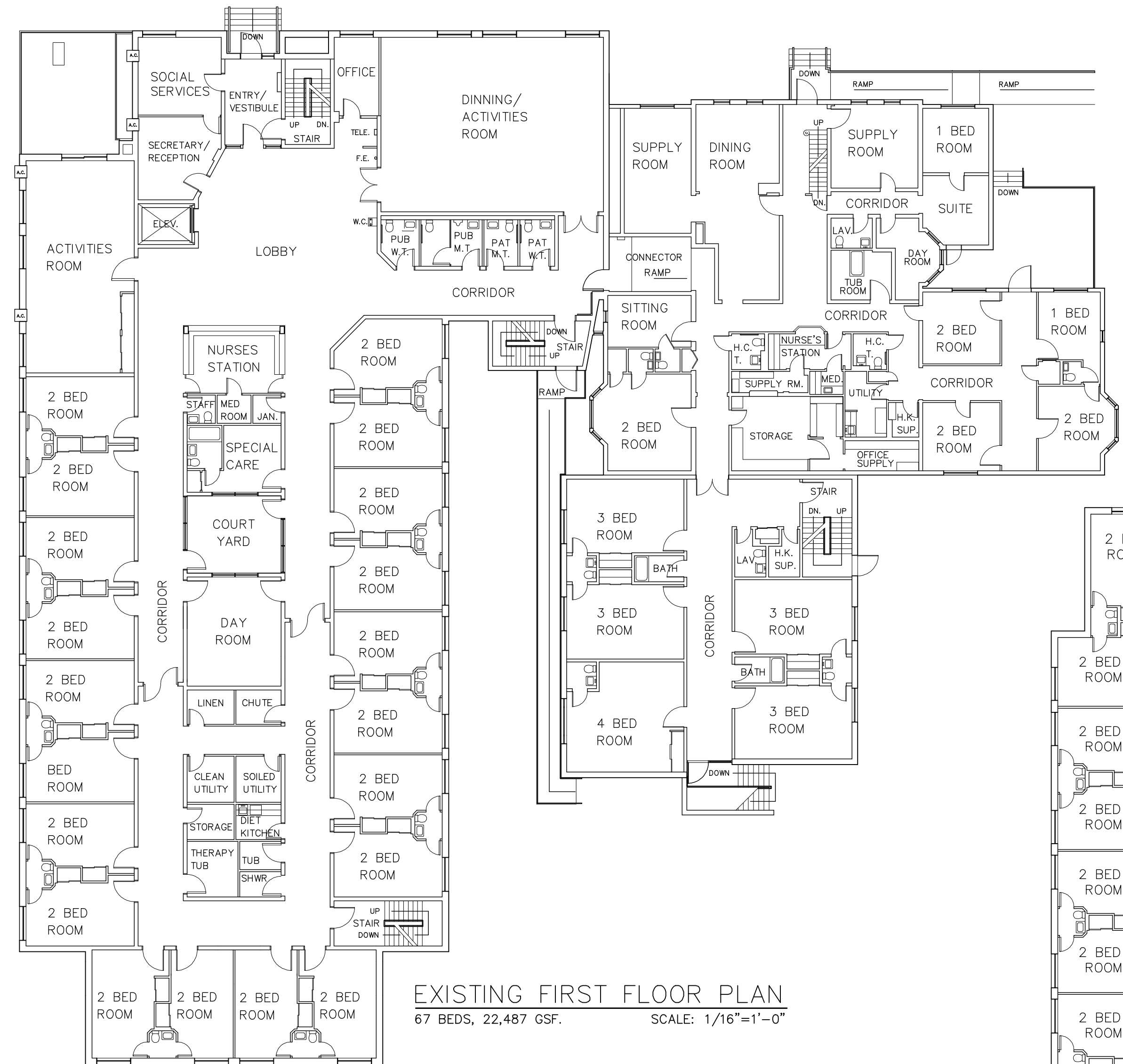
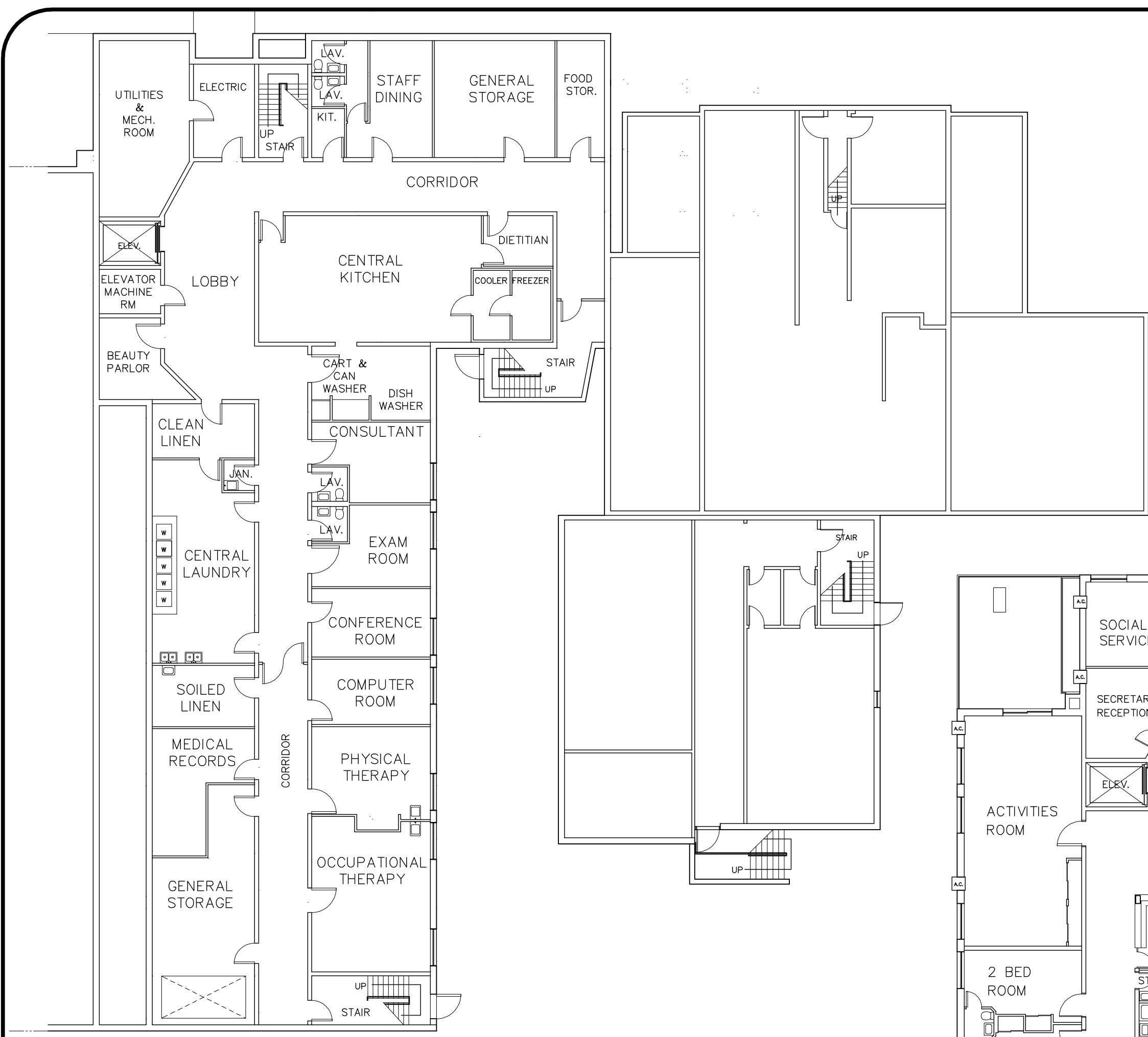
BBE

OWNED BY: RADIUS MILLBURY REALTY, LLC

SHEET 1 OF 1 JOB# 2267
N.B. 573 PG. 63
COMPUTED BY: ALB
CAD BY: CBC
FINAL DRAFTING BY: CBC
SCALE: 1" = 40'
29NMAIN.DWG
-2267

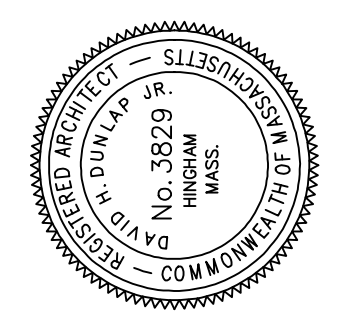
BOULEY BROTHERS ENGINEERING
A DIVISION OF H. S. & T. GROUP, INC.
75 HAMMOND STREET P.O. BOX 2215
WORCESTER, MASSACHUSETTS 01613
508-753-8400 FAX: 508-753-8777
DATE: JANUARY 26, 2004





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David H. Dunlap Associates Inc.
ARCHITECTS * ENGINEERS * PLANNERS
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E-MAIL: David@dhdunlap.com



EXISTING FLOOR PLANS
Radius Healthcare Center - Millbury
Addition and Renovation
Millbury, Massachusetts

SCALE: 1/16" = 1'-0" DR. BY:
DATE: 07.09.2008 V.P.

D.P.H. SUBMISSION
00.00.2008

EX-1

D.O.N. *