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TOWN CLERK
ASHLAND, MA

2019 AUG 20 PM 2: 06

352 Turnpike Road
Southborough, MA 01772
PHONE 508.480.9900

Town of Ashland Planning Board
101 Main Street -2nd Floor
Ashland, MA 01721

Attn: Peter Matchak, Town Planner/Director

August 20, 2019

Re: Site Plan Review and Design Plan Review Application
0 Pond Street / Map 26, Lot 209
310 & 320 Pond Street / Map 26, Lot 210
Ashland, MA 01721

Dear Members of the Board,

On behalf of the applicant, Baypath Plaza LLC, please find the enclosed application package for Site Plan Review and Design Plan Review associated with the proposed change in use of the existing building located at 320 Pond Street to a restaurant. The subject property is further identified as Map 26, Lots 209 and Lot 210 on the Town of Ashland Tax assessors maps. The site which contains approximately 5.2 acres of land is situated at the southeast corner of Pond Street and Spyglass Hill Drive and is located within the Highway Commerce (CH) Zoning District as well as the Pond Street Mixed Use Overlay District. This application is being filed under the standard zoning for the CH District. Enclosed with this application are the following materials and supporting documentation:

- Completed/Signed Application for Site Plan Review and Design Plan Review (10 copies);
- Project Narrative in support of application for Site Plan Review (10 copies), see below;
- Certified Abutters List -300 FT radius (10 Copies);
- \$1,000 Application Fee;
- \$2,000 Peer Review Deposit Fee;
- \$600 CoUrbanize fee;
- Two (2) paper copies (24"x36") of Site Development Plans prepared by Bohler Engineering, dated August 20, 2019 ;
- Eight (8) reduced paper copies (11"x17") of Site Development Plans prepared by Bohler Engineering, dated August 20, 2019 ;
- Electronic copy of all documents and submitted material

The applicant has provided the required CoUrbanize fee for the project. However, it is our understanding at this time that the Town may be moving away from this system and posting projects on the Town website. If so, the applicant respectfully requests a waiver from this fee.

Please note that plans showing proposed modifications to the building exterior will be submitted under separate cover prior to the first hearing with the Board.



Proposed Project

The property currently contains two (2) existing single story commercial buildings, paved driveways, landscaped areas, and associated utilities. The proposed project will involve renovating the building located at 320 Pond Street which was formerly used as a Blockbuster Video. The building will be converted to a 145 seat (120 interior seats, 25 exterior seats) restaurant and requires Site Plan Review due to the change in uses of an existing commercial building within the CH Zoning District.

The existing paved parking will essentially remain intact with minor modifications to accommodate the new use. A new loading area, a new trash enclosure and additional landscaping will be added in accordance with the Bylaws. The proposed restaurant will be serviced by municipal water and sewer systems as well as electric and gas utilities from Pond Street.

The new restaurant will continue to be serviced by the existing access drives and curb cuts from Pond Street as well as Spyglass Hill Drive. No modifications are proposed to the existing access.

The proposed modifications will result in an approximate 1,500 SF increase in impervious area on site. This change is minimal in nature and will not change existing drainage patterns.

The Board recently approved an ANR plan to combine the two lots noted within the application. As of the date of this submittal it appears this has not been formalized with the Assessor's office therefore both parcels are listed on the application. It is noted that a future ANR plan will be submitted under a separate application for the creation of the new lot associated with the proposed restaurant. The new lot will be conveyed from the current Owner to the Applicant.

Pending obtaining local approvals construction is anticipated to start in October of 2019 with an estimated opening date of the restaurant in March 2020.

Site Plan Review Criteria

As noted the project requires Site Plan Review from the Planning Board for the proposed change in use. The project meets the following review criteria:

1. Minimize use of wetlands, steep slopes, floodplains and hilltops

The proposed project does not require any work within exiting wetlands or floodplains, nor does it propose work within areas of steep slopes or hilltops.

2. Minimize obstruction of scenic views;

There are no existing scenic views on site within the area of the proposed restaurant. The proposed project will not require construction of new buildings and will involve the renovation of an existing building, therefore it is not anticipated to obstruct any other existing views. The existing development will also be enhanced with additional landscaping as shown on the enclosed Landscape Plan.



3. *Preserve unique natural or historical features;*

The proposed project is located within an existing commercial development and does not contain any unique natural or historical features.

4. *Minimize tree, vegetation and soil removal and grade changes;*

The project will reutilize the existing building and a majority of the existing parking area adjacent to the building. Some minor modifications are proposed to the existing parking areas to accommodate the new use which will result in minor removal of existing lawn areas along with minimal grade changes to ensure proper drainage and ADA accessibility.

5. *Maximize open space retention;*

As noted above, the project will reutilize the existing building and a majority of the existing parking area adjacent to the building. Some minor modifications are proposed to the existing parking areas to accommodate the new use which will result in minor removal of existing lawn areas along with minimal grade changes to ensure proper drainage and ADA accessibility. This will help to maximize retention of the existing open space areas.

6. *Screen objectionable features from neighboring properties and Roadways;*

The proposed trash enclosure will be screened with a white vinyl PVC fence and landscaping as shown on the enclosed Site Development Plans.

7. *Consideration shall be given to the impacts of the project on town services and infrastructure;*

The existing development is serviced by municipal water and sewer services and included the former Blockbuster use. The proposed restaurant will include a new grease trap for the kitchen flows and will continue to be serviced by the municipal water and sewer systems. It is anticipated that the project will have minimal impacts on the existing town infrastructure.

8. *Electric, telephone, cable television, gas, water, sewer, drainage and other such utilities shall be underground except in cases of extreme physical and environmental constraints;*

All proposed utilities will be underground.

9. *Exposed storage areas, machinery, service areas, truck loading areas, utility buildings and structures and other unsightly uses shall be set back or screened to protect the neighbors and those using public ways from objectionable features. Such areas shall not impede the flow of traffic on public ways;*



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As noted above, the proposed trash enclosure will be screened with a white vinyl PVC fence and landscaping as shown on the enclosed Site Development Plans. The proposed loading area is located behind the existing building and is not visible from the roadway. In addition, there is substantial existing vegetation at the rear of the lot that screens the abutting residential uses on Spyglass Hill Drive from the development.

10. *When applicable, the site plan shall show measures to reduce and abate noise generated from the site that will impact surrounding properties;*

The project is within an existing commercial development and is not anticipated to produce any noise that would impact surrounding properties.

11. *The site plan shall comply with all zoning requirements for parking, loading, signage, dimensions and environmental performance standards and all other provisions of this By-law;*

The plans as submitted conform with all zoning requirements for the proposed redevelopment.

12. *The site plan shall be consistent with the objectives of the Comprehensive Plan and other applicable specific plans adopted by the Planning Board*

The project proposes to redevelop a portion of an existing underutilized commercial development on Pond Street and is consistent with the Comprehensive plan by redeveloping existing areas, minimizing impacts to Town infrastructure and minimizing the loss of open space.

The applicant respectfully requests that the application package be reviewed upon receipt, and if deemed complete, placed on next available Planning Board meeting agenda for review. Should you have any questions or need additional information, please do not hesitate to contact me at 508-480-9900.

Sincerely,

BOHLER ENGINEERING

Nathaniel E. Mahonen, P.E.

John Kucich, P.E.

Attachments

cc: Zacharia Siarkos, Baypath Plaza LLC
David Cannon, Ashland Pond Limited Partnership

W19226 -Site Plan Cover Letter.docx



Town of Ashland
Planning Department
101 Main St.
Ashland, MA 01721
508.881.0101
Ashlandmass.com/193/Planning

Application for Planning Board Approval/Permit

Note: Application must be complete, with a certified plot plan and all application fees to be accepted.

Property Information:

Street Address: 310 & 320 Pond Street
Zoning District: Highway Commerce (CH) Overlay District: Pond Street Mixed Use Overlay
Assessor's Map: 26 Lot: 209 & 210 Deed Book: 26040 / 51028 Page: 191 / 281
Current Property Owner: 310 Pond Street LLC

Permit/Approval Sought:

Special Permit (§9.3) Special Permit Amendment/Modification Design Plan Review (§9.6)
 Site Plan Review (§9.4) Site Plan Modification Scenic Road Permit (Ch. 249 §20)
 Earth Removal Permit (Ch. 242 §3) Site Alteration Special Permit (§5.8)
 Subdivision (Include Subdivision Application Form) Wireless Communication Facilities (§6.4)
Use Type: Residential: Commercial: Industrial: Mixed Use:

Applicant Information: Owner: Tenant: Prospective Purchaser/Tenant:

Name: Baypath Plaza LLC
Address: 93 Grove Street, Paxton, MA 01612
Phone: 508-335-7193 Email: siarkos102@yahoo.com
Agent's Name: Bohler Engineering - John Kucich
Agent's Address: 352 Turnpike Road - Southborough, MA 01772
Agent's Phone: 508-480-9900 Agent's Email: jkucich@bohlereng.com

Additional Information:

Are all real estate taxes and other assessments to the Town current?:
Is the parcel on a scenic road?: No Is the parcel in a flood plain?: No
Is the parcel within 100 feet of a wetland or 200 feet of a river: Yes but work is greater than 150 feet from wetland
Is this an amendment to a previously issued Special Permit? (attach approved permit): No
Date structure(s) built?: 1997



Description of the Relief Sought: (attach additional pages if needed)

Site Plan review is required due to the change in use of a commercial building within the CH Zoning District.

Building is currently unoccupied but has been used as retail business in the past, most recently a former Blockbuster Video store. The applicant proposes to renovate the building for use as a restaurant.

What specific zoning bylaws and/or Special Permit types are relevant to this application?:

Site Plan Review - Section 9.4

Design Review - Section 9.6

Benefits of Project:

Current building has been vacant for several years since the closing of the Blockbuster. The project will allow the existing vacant building to be utilized for a new business which will create jobs and a tax benefit to the Town of Ashland without the need for substantial new development.

Existing use and condition of the property and surrounding neighborhood: (Please list all non-conformities.)

The existing property is a commercial center which the Board most recently approved a new child care facility. The site is bounded by commercial uses to the north and west, and an existing residential condominium complex off Spyglass Hill Drive to the south and west.

Attach Building Permit Denial letter if applicable. NOT APPLICABLE

By signing below you assert this application is complete and accurate to the best of your knowledge:

Signatures:

Applicant/Agent: Christopher Piarkes Applicant's Name: Baypath Plaza LLC

Agent's Relationship to Applicant: _____ Firm: _____

Owner: John R. Parsons Jr. Owner's Name: John R. Parsons Jr.

Note: If the applicant is not the owner, please have the owner sign above or submit a letter of permission with the application.



Property Record Card

Parcel ID: 014/026.0-0209-0000.0 MAP: 026.0 BLOCK: 0209 LOT: 0000.0 Parcel Address: 0 POND ST FY: 2019
 Parcel Address: 0 POND ST FY: 2019
 10/12/2010
 10/12/2010
 10/12/2010

PARCEL INFORMATION
 Owner: ASHLAND POND LIMITED PARTNERSHIP
 Address: 1881 WORCESTER RD SUITE 200 FRAMINGHAM MA 01701
 Use-Code: 390
 Tax Class: T
 Tot Fin Area: 0
 Tot Land Area: 0.690
 Sewer: ASHLAND POND II LIMIT
 Exempt-B/L %: 00
 Resid-B/L %: 00
 Comm-B/L %: 100/100
 Indus-B/L %: 00
 Open Sp-B/L %: 00

Sale Price: 0281
 Sale Date: 04/14/2006
 Sale Type: L
 Sale Valid: B
 Grantor: ASHLAND POND II LIMIT
 Road Type: 51028
 Rd Condition: 0281
 Traffic: H
 Water: PS
 Sewer: SW
 Indus-B/L %: 00

NBHD CODE: 333
 Seg 1 Type P
 Code 390
 Method S
 Sq-Ft 30251
 Acres 0.690
 Infilu-Y/N N
 Value 232,729
 Zone C
 Class
 Current Total: 232,700 Bldg: 0 Land: 232,700 MktLnd: 232,700
 Prior Total: 214,000 Bldg: 0 Land: 214,000 MktLnd: 214,000

VALUATION INFORMATION
 Current Total: 232,700 Bldg: 0 Land: 232,700 MktLnd: 232,700
 Prior Total: 214,000 Bldg: 0 Land: 214,000 MktLnd: 214,000
 Photo
 Sketch
 No Sketch Available
 No Picture Available

Commercial Property Record Card

Parcel ID: 014028.0-0210-0000.0 MAP: 028.0 BLOCK: 0210 LOT: 0000.0 Parcel Address: 310 POND ST FY: 2019

Parcel Information: Use-Code: 323 Sale Price: 917,200 Book: 28040 Road Type: T Inspect Date: 06/28/2017
 Owner: ASHLAND POND LIMITED PARTNERSHIP Tax Class: T Sale Date: 02/09/1996 Page: 0191 Rd Condition: P Meas Date: 06/26/2017
 Address: 1881 WORCESTER RD SUITE 200 Tot Fin Area: 36144 Sale Type: L Cert/Doc: H Entrance: C
 1881 WORCESTER RD SUITE 200 Tot Land Area: 5.150 Sale Valid: M Granitor: FAFARD R E & DEVEL Water: PS Collect Id: CE
 FRAMINGHAM MA 01701 Sewer: FAFARD R E & DEVEL Resid-B/L% 0/0 Comm-B/L% 100/100 Sewer: SW Inspect Reasa: C
 Exempt-B/L% 0/0 Resid-B/L% 0/0 Comm-B/L% 100/100 Indust-B/L% 0/0 Open Sp-B/L% 0/0

COMMERCIAL SECTIONS/GROUPS

Section:	ID:101	Grnd-Ft- Area	Story Height	Bldg-Class	Yr-Built	Eff-Yr-Built	Cost Bldg
Category	321	31103	1.0	C	1998	1999	2340100
Groups:							
Id	1		B-FL-A	Firs			
		321	31103	1	1		

DETACHED STRUCTURE INFORMATION

Str	Unit	Mer-1	Mer-2	E-YR-Blt	Grade	Cond	%Good	F/F/E/R	Cost	Class
AS	S	100	800.00	2000	A	A	//62		60,000	
LI	C	20		1985	A	A	//55		10,000	

VALUATION INFORMATION

Current Total:	3,319,300	Bldg:	2,443,000	Land:	876,300	MktLnd:	876,800
Prior Total:	3,149,600	Bldg:	2,343,400	Land:	806,200	MktLnd:	806,200

Section: ID:102 Grnd-Ft- Area: 5041 Story Height: 1.0 Bldg-Class: C Yr-Built: 1987 Eff-Yr-Built: 1999 Cost Bldg: 253200

Category: 325 Bldg-Class: B-FL-A Yr-Built: 5041 Firs: 1

Groups: Id: 1

Sketch

No Sketch Available

No Picture Available

Photo

**TOWN OF ASHLAND
APPLICATION FOR ABUTTERS LIST**

Owner's Name Ashland Pond Limited Partnership

Subject Parcel Address 310 & 320 Pond Street

Map and Parcel # Map 26, Lots 209 & 210

WITHIN HOW MANY FEET DO YOU NEED ABUTTERS?

Immediate 100 Feet 300 Feet Other - Please Specify _____

PLEASE INDICATE WHICH DEPARTMENT THIS LIST IS FOR.

Inspection Services Zoning Board Planning Board
 Conservation Commission Board of Selectmen Board of Health

PLEASE INDICATE BELOW HOW YOU WOULD LIKE TO BE CONTACTED

CONTACT NAME (if different from above): Tina Castell c/o Bohler Engineering

MAIL: 352 Turnpike Road

Southborough, MA 01772

PHONE #: 508-480-9900

FAX # -

IF YOU WISH TO RECEIVE THIS LIST BY EMAIL PLEASE LIST EMAIL ADDRESS BELOW.**

EMAIL ADDRESS: icastelli@bohlerengcom

Your list will be completed within ten (10) working days.

COST: \$2.00 PER PARCEL/PER ABUTTER WITH A MAXIMUM OF \$50.00.

Cash or personal checks are accepted. Please make checks out to Town of Ashland.

{{{No abutters lists are to be faxed, mailed or picked up in person until we have payment.}}}

ASHLAND BOARD OF ASSESSORS

****Please note that once payment is made your list will be emailed to you in Excel Format.**

PARCEL ID	PARCEL LOCATION	OWNER 1	OWNER 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
25-318-00-000-44	301 POND ST	ASHLAND PLAZA (E&A) LLC	C/O EDENS & AVANT INVESTMENTS LTD PRTRNS	P O BOX 528 / 1221 MAIN ST-SUITE 1000	COLUMBIA	SC	29201
26-015-00-000	300 ELIOT ST	300 ELIOT LLC		1881 WORCESTER RD / SUITE 200	FRAMINGHAM	MA	01701
26-207-01-001	32 TRAILSIDE WAY	RICHARDS WENDY		32 TRAILSIDE WAY	ASHLAND	MA	01721
26-207-01-002	23 SPYGLASS HILL DR	KINGSTON PATRICIA Y		23 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-01-003	21 SPYGLASS HILL DR	BAKHRI PEARL VIJAY		21 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-01-004	30 TRAILSIDE WAY	AVERY JACQUELINE		30 TRAILSIDE WAY	ASHLAND	MA	01721
26-207-02-001	102 TRAILSIDE WAY	AXELROD HOWARD S		102 TRAILSIDE WAY	ASHLAND	MA	01721
26-207-02-002	36 TRAILSIDE WAY	WEISSBERG GARY A & EMBREE PATRICIA B		36 TRAILSIDE WAY	ASHLAND	MA	01721
26-207-02-003	34 TRAILSIDE WAY	DABROWSKI CYNTHIA LEWIS		34 TRAILSIDE WAY	ASHLAND	MA	01721
26-207-02-004	100 TRAILSIDE WAY	BOGUSLAVSKY S & BOGUSLAVSKAYA N		100 TRAILSIDE WAY	ASHLAND	MA	01721
26-207-03-001	152 TRAILSIDE WAY	ORTELLI DENNIS E		152 TRAILSIDE WAY	ASHLAND	MA	01721
26-207-03-002	106 TRAILSIDE WAY	BLACK KILEY P		106 TRAILSIDE WAY	ASHLAND	MA	01721
26-207-03-003	104 TRAILSIDE WAY	GLICKMAN LESUE		104 TRAILSIDE WAY	ASHLAND	MA	01721
26-207-03-004	150 TRAILSIDE WAY	SHRANGER JESS		150 TRAILSIDE WAY	ASHLAND	MA	01721
26-207-04-001	47 SPYGLASS HILL DR	SHAHVARI JOANNE		47 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-04-002	45 SPYGLASS HILL DR	DECHABERT KATHELEEN J		45 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-04-003	43 SPYGLASS HILL DR	GOLDBERG ANDREW S		43 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-04-004	41 SPYGLASS HILL DR	RIFE JOHN		41 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-05-001	51 SPYGLASS HILL DR	JOHNSTON CHARLES		51 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-05-002	73 SPYGLASS HILL DR	GOTOVKIN KUM		73 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-05-003	71 SPYGLASS HILL DR	MACHNIK KIMBERLY & KEVIN W		71 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-05-004	49 SPYGLASS HILL DR	SHERMAN NICOLE M		49 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-06-001	39 SPYGLASS HILL DR	YERENBURG FELIX		39 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-06-002	69 SPYGLASS HILL DR	YENGUL SANJAY S		69 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-06-003	63 SPYGLASS HILL DR	MOFFE S & BARROWS W & MOFFIE S		63 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-06-004	33 SPYGLASS HILL DR	SANDARADURA SHYANKI RASHNIKA		33 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-07-001	99 SPYGLASS HILL DR	CHRISTENSEN BARBARA		99 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-07-002	97 SPYGLASS HILL DR	DUFFY JAMES J		97 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-07-003	77 SPYGLASS HILL DR	MCOADE MARIE E		77 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-07-004	75 SPYGLASS HILL DR	TRACHTEBERG PETER		75 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-08-001	91 SPYGLASS HILL DR	SOLHA SALETTE S		91 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-08-002	89 SPYGLASS HILL DR	SANTOS JOSEPH J		89 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-08-003	67 SPYGLASS HILL DR	GREBE WILLIAM A		67 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-08-004	65 SPYGLASS HILL DR	LAWN-TOWER ALOHA R		65 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-09-001	143 SPYGLASS HILL DR	AUSLANDER SAUL H & LENORE M		143 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-09-002	141 SPYGLASS HILL DR	SOUSA BRYAN		141 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-09-003	103 SPYGLASS HILL DR	GALYNKINA RAISA		103 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-09-004	101 SPYGLASS HILL DR	GREEN BENNETT D		101 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-10-001	119 SPYGLASS HILL DR	YANG MAI		119 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-10-002	117 SPYGLASS HILL DR	FERNANDO WEEBAHANNEDICE HISHAN D		117 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-10-003	95 SPYGLASS HILL DR	GALE CHARLES C		95 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-10-004	93 SPYGLASS HILL DR	CREEGAN RYAN S		93 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-11-001	145 SPYGLASS HILL DR	SAMPSON DAVID L		145 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-11-002	127 SPYGLASS HILL DR	SUBRAMANIAN SOKKALINGAM STAHAIPA		127 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-11-003	125 SPYGLASS HILL DR	CYPHERS JUDITH A		125 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-11-004	147 SPYGLASS HILL DR	LIU BO		147 SPYGLASS HILL DR	ASHLAND	MA	01721

PARCEL ID	PARCEL LOCATION	OWNER 1	OWNER 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
26-207-12-001	151 SPYGLASS HILL DR	KORTE LAURA EILEEN		151 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-12-002	139 SPYGLASS HILL DR	DAUPHINEE LINDA J		139 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-12-003	137 SPYGLASS HILL DR	MONTERO FRANCISCO A	ANGELA MONTERO	137 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-12-004	149 SPYGLASS HILL DR	DAS PAUL INFANT TEENU MOHAN		149 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-13-001	135 SPYGLASS HILL DR	135 SPYGLASS LLC		120 QUARRY DR / 2ND FLOOR	MILFORD	MA	01757
26-207-13-002	133 SPYGLASS HILL DR	GERTJE MARIE F		133 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-13-003	131 SPYGLASS HILL DR	TING SHAW TSONG	NANA TING	134 HUNTINGTON LN	SHERBORN	CA	01770
26-207-13-004	129 SPYGLASS HILL DR	SULLIVAN MARCIA M		129 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-14-001	121 SPYGLASS HILL DR	FERTIG DAVID M		121 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-14-002	109 SPYGLASS HILL DR	HANLON KEVIN P		109 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-14-003	107 SPYGLASS HILL DR	CIMILLUCA DAINE M	TRUSTEE DIANE M CIMILLUCA LIVING TRUST	107 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-14-004	123 SPYGLASS HILL DR	SVIRISKY GENE	SHIFRIN INNA	123 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-15-001	115 SPYGLASS HILL DR	BRUKLICH ILYA		1 ARBOR RD	ASHLAND	MA	01721
26-207-15-002	111 SPYGLASS HILL DR	111 SPYGLASS HILL DR	SADIA A KAZMI	111 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-15-003	87 SPYGLASS HILL DR	TIMOKHIN ANATOLIY & GRETA	NATALIYA TIMOKHIN & ASKEROV TATYAN	87 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-15-004	85 SPYGLASS HILL DR	MASON JENNIFER F		85 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-16-001	83 SPYGLASS HILL DR	MCCALL SUJAN		83 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-16-002	81 SPYGLASS HILL DR	DIRIK HALIL	AYSEL DIRIK	81 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-16-003	59 SPYGLASS HILL DR	RACICOT CHRISTOPHER		81 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-16-004	57 SPYGLASS HILL DR	HESS OREY D	MURPHY JULIE A	59 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-17-001	61 SPYGLASS HILL DR	GAINES GARY W	VALERIE L GAINES	57 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-17-002	55 SPYGLASS HILL DR	CARLSON IRENE		61 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-17-003	29 SPYGLASS HILL DR	WRIGHT LISA R		55 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-17-004	31 SPYGLASS HILL DR	CORCORAN RICHARD C & KERRY W	TRUSTEES CORCORAN FAMILY TRUST	29 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-18-001	35 SPYGLASS HILL DR	ROTHMAN CRAIG S	LAURA L ROTHMAN	17 LITTLEWOOD DR	PIEDMONT	CA	94611
26-207-19-002	27 SPYGLASS HILL DR	IYAPPARAJAN GOKUL	GOKUL KARTHIGA DEVI	35 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-19-003	25 SPYGLASS HILL DR	MIRONOVAS ALEX		27 SPYGLASS HILL DR	ASHLAND	MA	01721
26-207-19-004	37 SPYGLASS HILL DR	SILVA MARIA ISABEL	TRUSTEE UNDER THE MARIA ISABEL TRU	25 SPYGLASS HILL DR	ASHLAND	MA	01721
26-208-01-001	171 TRAILSIDE WAY	HO HONOR		37 SPYGLASS HILL DR	ASHLAND	MA	01721
26-208-01-002	145 TRAILSIDE WAY	OLESKI KARIN		171 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-01-003	147 TRAILSIDE WAY	WEINER DANIEL		145 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-01-004	173 TRAILSIDE WAY	WEINER MICHAEL	JUNE M WEINER	147 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-02-001	161 TRAILSIDE WAY	GREEL ANN E		173 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-02-002	135 TRAILSIDE WAY	JONES JEFFREY A		161 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-02-003	137 TRAILSIDE WAY	STODDARD MARGARET J		125 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-02-004	167 TRAILSIDE WAY	MACFARLANE LINDA A		137 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-03-001	155 TRAILSIDE WAY	LELAND & TRAILSIDE LLC		167 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-03-002	117 TRAILSIDE WAY	MATARESE JOHN A & MARILYN S	TRUSTEES OF THE MATARESE REALTY TRUST	276 MYRTLE ST	ASHLAND	MA	01721
26-208-03-003	119 TRAILSIDE WAY	MATTHEWS LAVAR O		325 MAIN ST	ASHLAND	MA	01721
26-208-03-004	157 TRAILSIDE WAY	LELAND & TRAILSIDE LLC		119 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-04-001	111 TRAILSIDE WAY	MUMMADI KRANTHI KUMAR REDDY	DEVIREDDY LAXMI VEENASA	276 MYRTLE ST	ASHLAND	MA	01721
26-208-04-002	75 TRAILSIDE WAY	SWEENEY MATTHEW P	THEEMAN ALYSON M	111 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-04-003	77 TRAILSIDE WAY	KEELAN LINDA M		75 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-04-004	115 TRAILSIDE WAY	LEVINE SANDRA L		77 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-05-001	133 TRAILSIDE WAY	SMITH PAMELA J		115 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-05-002	121 TRAILSIDE WAY	MARINI DOUGLAS	MICHELLE MARINI	133 TRAILSIDE WAY	ASHLAND	MA	01721

To The Planning Board
 310 to 320 Pond Street
 and O Pond Street
 310 Pond Street LLC
 Abutters to Map 26 Parcels 209 and 210

PARCEL ID	PARCEL LOCATION	OWNER 1	OWNER 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
26-208-05-003	81 TRAILSIDE WAY	LITTLE SCOTT	ELIZABETH GILLETTE LITTLE	81 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-05-004	89 TRAILSIDE WAY	LEVERONE TARA		89 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-06-001	141 TRAILSIDE WAY	COX TIMOTHY R	PANDA MARY E	27 ALBERT RAY DR	ASHLAND	MA	01721
26-208-06-002	95 TRAILSIDE WAY	BERMAN ANATOLI	AFANSIEVA TATIANA	95 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-06-003	97 TRAILSIDE WAY	BETANCOURT DIEGO	SALLY BETANCOURT	97 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-06-004	143 TRAILSIDE WAY	FITZSIMONS JOAN M		143 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-07-001	91 TRAILSIDE WAY	DALEY KLAES W		91 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-07-002	55 TRAILSIDE WAY	EVANGELOS TRACY		55 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-07-003	57 TRAILSIDE WAY	CALLAHAN JOANNE		1124 E ROSE LN / UNIT 19	PHOENIX	AZ	85014
26-208-08-001	93 TRAILSIDE WAY	PERRIN YVES F	ANDERSON-FERRIN MARIAN	93 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-08-002	85 TRAILSIDE WAY	BARCO FRANCINE L		85 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-08-003	51 TRAILSIDE WAY	RETHAGE DETLEF	AUCIA TETHAGE	51 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-08-004	53 TRAILSIDE WAY	LITTLE KENNETH F	LEHTO SHEILA G	53 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-09-001	87 TRAILSIDE WAY	KROLL MARLEEN		87 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-09-002	73 TRAILSIDE WAY	BITENSKY THEODORE D		73 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-09-003	35 TRAILSIDE WAY	JOHN LISA MEDEIROS		71 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-09-004	37 TRAILSIDE WAY	GRAEFF CHRISTOPHER		35 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-10-001	47 TRAILSIDE WAY	LAROSSEE JOHN		37 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-10-002	45 TRAILSIDE WAY	GLICKMAN LEENIE		47 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-10-003	43 TRAILSIDE WAY	BABAHKANOV ALBERT	ARTHUR BABAHKANOV	45 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-10-004	31 TRAILSIDE WAY	KAN LEONID	ELEONORA KAN	43 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-11-001	1 TRAILSIDE WAY	MELKA KLODIANA KABASHI	KLODIAN J MELKA	41 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-11-003	3 TRAILSIDE WAY	MCCARRICK PAUL K	BERRY NANCY R	31 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-12-001	33 TRAILSIDE WAY	BUHARALI AHMET	DANIELLE LEE BUHARALI	1 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-12-002	5 TRAILSIDE WAY	GANGALAPUDI PRADEEP		3 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-12-003	11 TRAILSIDE WAY	GLEASON PAULA M		33 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-13-001	7 TRAILSIDE WAY	GERSTENZANG MEGAN W		5 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-13-002	21 TRAILSIDE WAY	BRODY JOANNE C		11 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-13-003	23 TRAILSIDE WAY	BEAR SUSAN		15 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-13-004	25 TRAILSIDE WAY	SINGHAL AMEETA		7 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-14-001	27 TRAILSIDE WAY	PIERCE GAIL E		21 TRAILSIDE WAY	ASHLAND	MA	01778
26-208-14-002	67 TRAILSIDE WAY	WALSH WILLIAM M		20 HAMPSHIRE RD	WAYLAND	MA	01778
26-208-14-003	65 TRAILSIDE WAY	MEKELBURG DIANNE D		25 TRAILSIDE WAY	ASHLAND	MA	01721
26-208-14-004	63 TRAILSIDE WAY	WICKE JOHN P		26 FELCH RD	ASHLAND	MA	01760
26-211-00-000	0 ELIOT ST	PIERRE MATHURIN	LAMOTTE ROBERT R	67 TRAILSIDE WAY	ASHLAND	MA	01721
26-212-00-000	311 ELIOT ST	BLUNDERMAN GENA R		65 TRAILSIDE WAY	ASHLAND	MA	01721
26-213-00-000	321 ELIOT ST	310 POND STREET LLC		63 TRAILSIDE WAY	ASHLAND	MA	01721
26-214-00-000	0 SPYGLASS HILL DR	MONRO MUFFLER BRAKE INC		61 TRAILSIDE WAY	FRAMINGHAM	MA	01701
26-214-01-001	2 EASTBLUFF RD	HINES SARA N		1881 WORCESTER RD / SUITE 200	FRAMINGHAM	MA	01701
26-214-01-002	4 EASTBLUFF RD	OWNER UNKNOWN		200 HOLLEDER PARKWAY	ROCHESTER	NY	14615
26-214-01-003	10 EASTBLUFF RD	MEACHAM SUSAN M		321 ELIOT ST	ASHLAND	MA	01721
26-214-01-004	44 SPYGLASS HILL DR	THE WARNER FAMILY TRUST	WARNER KATHERINE S & DOUGLAS M TRUST	101 MAIN ST	ASHLAND	MA	01721
		OLSEN USA E	TRUSTEE P DUNN FAMILY TRUST	2 EASTBLUFF RD	ASHLAND	MA	01721
		REED WILFRED F	PATRICIA A REED	4 EASTBLUFF RD	ASHLAND	MA	01721
				58 GREENWOOD AVE	NEEDHAM	MA	02492
				297 WHITNEY ST	NORTHBOROUGH	MA	01532

To The Planning Board
 310 to 320 Pond Street
 and O Pond Street
 310 Pond Street LLC
 Abutters to Map 26 Parcels 209 and 210

PARCEL ID	PARCEL LOCATION	OWNER 1	OWNER 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
26-214-02-001	42 SPYGLASS HILL DR	PRAYSMAN ANATOLY	YELENA PRAYSMAN	42 SPYGLASS HILL DR	ASHLAND	MA	01721
26-214-02-002	16 EASTBLUFF RD	LI VICTOR	MAY LI	31 TREETOP CIRCLE	NORTHBOROUGH	MA	01532
26-214-02-003	18 EASTBLUFF RD	MEHTA SARYU		18 EASTBLUFF RD	ASHLAND	MA	01721
26-214-02-004	40 SPYGLASS HILL DR	DWINNELLS WILLIAM B JR		40 SPYGLASS HILL DR	ASHLAND	MA	01721
26-214-03-001	24 EASTBLUFF RD	CHABOT ROBERT	PATRICIA CHABOT	24 EASTBLUFF RD	ASHLAND	MA	01721
26-214-03-002	26 EASTBLUFF RD	CLEVENGER MARCIA LOUISE		26 EASTBLUFF RD	ASHLAND	MA	01721
26-214-03-003	28 EASTBLUFF RD	TAUER MARTHA CARAKER		28 EASTBLUFF RD	ASHLAND	MA	01721
26-214-03-004	30 EASTBLUFF RD	30 EAST BLUFF LLC		320 QUARRY DR / 2ND FLOOR	MILFORD	MA	01757
26-214-04-001	20 EASTBLUFF RD	OLIVEIRA EDUARDO AMARAL	DAVIS RINSON CHITTANGARA	20 EASTBLUFF RD	ASHLAND	MA	01721
26-214-04-002	62 EASTBLUFF RD	GEORGE HENA ROSE		60 EASTBLUFF RD	ASHLAND	MA	01721
26-214-04-003	60 EASTBLUFF RD	BYSTROW OLGA		22 EASTBLUFF RD	ASHLAND	MA	01721
26-214-04-004	22 EASTBLUFF RD	KANES CHARLES		27 HICKORY RD	ASHLAND	MA	01721
26-214-05-001	12 EASTBLUFF RD	GU HONGWEI	JIN HONG	52 EASTBLUFF RD	ASHLAND	MA	01721
26-214-05-002	52 EASTBLUFF RD	SYED SALEEM	SYEDA HABIBA K	54 EASTBLUFF RD	ASHLAND	MA	01721
26-214-05-003	54 EASTBLUFF RD	GOKHMAN GRIGORY	SIROTINA RIMMA	54 EASTBLUFF RD	ASHLAND	MA	01721
26-214-05-004	14 EASTBLUFF RD	HU JIANING		3 BELKNAP ST	WESTBOROUGH	MA	01721
26-214-06-001	6 EASTBLUFF RD	KARDON A IRVING	BARBARA SELETSKY KARDON	6 EASTBLUFF RD	ASHLAND	MA	01581
26-214-06-002	44 EASTBLUFF RD	REBELO LANE	ANDRE REBELO	44 EASTBLUFF RD	ASHLAND	MA	01721
26-214-06-003	46 EASTBLUFF RD	RANDALL FIONA M & HOLDAWAY RODNEY W	TRUSTEES 46 EASTBLUFF ROAD REALTY	46 EASTBLUFF RD	ASHLAND	MA	01721
26-214-06-004	8 EASTBLUFF RD	DONNELL EDWARD	GAYLE DONNELL	8 EASTBLUFF RD	ASHLAND	MA	01721
26-214-07-001	40 EASTBLUFF RD	LEAL TELU D	ROCHA-LEAL LUIA	40 EASTBLUFF RD	ASHLAND	MA	01721
26-214-07-002	68 EASTBLUFF RD	CHUNGLO JEFFREY A	DIANE T CHUNGLO	68 EASTBLUFF RD	ASHLAND	MA	01721
26-214-07-003	70 EASTBLUFF RD	MURAU INDIJUA		70 EASTBLUFF RD	ASHLAND	MA	01721
26-214-07-004	42 EASTBLUFF RD	RAI HMAN DENNIS D		42 EASTBLUFF RD	ASHLAND	MA	01721
26-214-08-001	48 EASTBLUFF RD	BENNETT MORGAN	SANDRA L BENNETT	48 EASTBLUFF RD	ASHLAND	MA	01721
26-214-08-002	72 EASTBLUFF RD	SYED FURQUAN ALI		72 EASTBLUFF RD	ASHLAND	MA	01721
26-214-08-003	74 EASTBLUFF RD	MANNING ANNE B		74 EASTBLUFF RD	ASHLAND	MA	01721
26-214-08-004	50 EASTBLUFF RD	FARAGALLA SAMY A	NAGWA FARAGALLA	50 EASTBLUFF RD	ASHLAND	MA	01721
26-214-09-001	56 EASTBLUFF RD	GUNASHEKHAR PRABAKAR KARUPPANNAN	APPAJURAI KAAVITA	56 EASTBLUFF RD	ASHLAND	MA	01721
26-214-09-002	76 EASTBLUFF RD	FULCHINI MICHAEL		76 EASTBLUFF RD	ASHLAND	MA	01721
26-214-09-003	78 EASTBLUFF RD	MCGAHAY JAMES G		78 EASTBLUFF RD	ASHLAND	MA	01721
26-214-09-004	58 EASTBLUFF RD	DERWIN KEVIN J	GRIFFIN MARY D	60 GREENLEAF CIRCLE	FRAMINGHAM	MA	01701
26-214-10-001	80 EASTBLUFF RD	ZDENEK EDWARD J	HANIFEN REBECCA A	80 EASTBLUFF RD	ASHLAND	MA	01721
26-214-10-002	82 EASTBLUFF RD	BUNKER PEGGY L		82 EASTBLUFF RD	ASHLAND	MA	01721
26-214-10-003	84 EASTBLUFF RD	CHALMERS R SCOTT	SCHREINER DEBORAH A	84 EASTBLUFF RD	ASHLAND	MA	01721
26-214-10-004	86 EASTBLUFF RD	TANGUAY GEORGE E & DOROTHY M	TRSTS 86 EASTBLUFF ROAD REALTY TRUST	86 EASTBLUFF RD	ASHLAND	MA	01721
26-237-00-000	316 ELIOT ST	FOWLER KRISTEN M		316 ELIOT ST	ASHLAND	MA	01721
26-238-00-000	314 ELIOT ST	ROY ROBERT L SR	HELEN G ROY	314 ELIOT ST	ASHLAND	MA	01721
26-239-00-000	268 POND ST	GLOBAL MONTELLO GROUP CORP		800 SOUTH ST / SUITE 200	WALTHAM	MA	02453

August 1, 2019

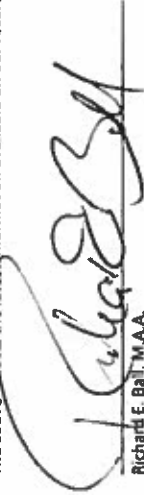
To The Planning Board
310 to 320 Pond Street
and 0 Pond Street
310 Pond Street LLC
Abutters to Map 26 Parcels 209 and 210

PARCEL ID PARCEL LOCATION OWNER 1
26-239-00-000 268 POND ST GLOBAL MONTELLO GROUP CORP

MAILING ADDRESS CITY/TOWN STATE ZIP
800 SOUTH ST / SUITE 200 WALTHAM MA 02453

OWNER 2

The above reflects the latest information available on our records.



Richard E. Bai, M.A.A.
Director of Assessing

8/1/19
Date

177 parcels/abutters

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Baypath Plaza LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ P

Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) _____
Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
93 Grove Street

6 City, state, and ZIP code
Paxton, Ma. 01612

7 List account number(s) here (optional)

8 Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester for guidelines* on whose number to enter.

Social security number									
			-						
or									
Employer identification number									
0	0	-	1	0	1	4	6	2	0

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person Christina J. Jankov Date ▶ 8-15-14

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to phishing@irs.gov. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at spam@uce.gov or report them at www.ftc.gov/complaint. You can contact the FTC at www.ftc.gov/idtheft or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see www.IdentityTheft.gov and Pub. 5027.

Visit www.irs.gov/IdentityTheft to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account ¹
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor ²
5. a. The usual revocable savings trust (grantor is also trustee) b. So-called trust account that is not a legal or valid trust under state law	The grantor-trustee ¹ The actual owner ¹
6. Sole proprietorship or disregarded entity owned by an individual	The owner ³
7. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor ⁴
For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity ⁴
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee

For this type of account:	Give name and EIN of:
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(ii)(B))	The trust

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

⁴ List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships*, earlier.

*Note: The grantor also must provide a Form W-9 to trustee of trust.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN.
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

Protect yourself from suspicious emails or phishing schemes. Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$500 required to be reported and direct sales over \$5,000 ¹	Generally, exempt payees 1 through 5 ²
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

¹ See Form 1099-MISC, Miscellaneous Income, and its Instructions.

² However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(c)(3) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

Note: You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, write **NEW** at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note: See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at www.SSA.gov. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at www.irs.gov/Businesses and clicking on Employer Identification Number (EIN) under Starting a Business. Go to www.irs.gov/Forms to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to www.irs.gov/OrderForms to place an order and have Form W-7 and/or SS-4 mailed to you within 10 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note: Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 6 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Abuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line, do not leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

a. **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note: ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. **Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. **Partnership, LLC that is not a single-member LLC, C corporation, or S corporation.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. **Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-9 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

Line 3

Check the appropriate box on line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3.

IF the entity/person on line 1 is a(n) ...	THEN check the box for ...
• Corporation	Corporation
• Individual • Sole proprietorship, or • Single-member limited liability company (LLC) owned by an individual and disregarded for U.S. federal tax purposes.	Individual/sole proprietor or single-member LLC
• LLC treated as a partnership for U.S. federal tax purposes. • LLC that has filed Form 8832 or 2553 to be taxed as a corporation, or • LLC that is disregarded as an entity separate from its owner but the owner is another LLC that is not disregarded for U.S. federal tax purposes.	Limited liability company and enter the appropriate tax classification (P= Partnership; C= C corporation, or S= S corporation)
• Partnership	Partnership
• Trust/estate	Trust/estate

Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

- 1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2—The United States or any of its agencies or instrumentalities
- 3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5—A corporation
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission
- 8—A real estate investment trust
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940
- 10—A common trust fund operated by a bank under section 584(a)
- 11—A financial institution
- 12—A middleman known in the investment community as a nominee or custodian
- 13—A trust exempt from tax under section 664 or described in section 4947

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued).
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting*, later, for further information.

Note: If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester.
2. You do not certify your TIN when required (see the instructions for Part II for details).
3. The IRS tells the requester that you furnished an incorrect TIN.
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships, estate*.

What is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account, for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.