

Attachment B – Soil Package Checklist



Charter – Everett Land Infill Material Profile

A. PROJECT INFORMATION:

Project Name:	On Site Contact Email:
Address:	On Site Contact Name: Cell Phone #:
Trucking Start Time: 6:00AM 7:00AM	Trucking Route Attached: Yes No
Anticipated Trucking Start Date:	Anticipated Trucking Completion Date:

B. CUSTOMER (Who Invoice Is Going To):

Company:	Billing Contact:
Billing Address:	Billing Phone: Extension:
Project Number or PO#:	Billing Contact Email:

C. CONSTRUCTION MANAGER INFORMATION:

Company:	Project Contact: Title:
Address:	Office Phone: Extension:

D. MATERIAL TYPE & QUANTITY:

Material Type: _____ Cubic Yards = _____ x _____ = _____ Tons
Cubic Yards = _____ / Number of Samples _____ = Frequency of one Sample Per _____ CY
Physical Description of Material:

E. MATERIAL CHARACTERIZATION METHODS:

- | | | |
|---|---|--|
| ☐ Grab Samples | ☐ Composite Samples | ☐ _____ # Grabs per Composite |
| ☐ Headspace Screened | ☐ Visual Contamination | ☐ Olfactory Contamination |
| ☐ Stockpile Samples | ☐ In-Situ Samples | ☐ Other: _____ |

F. LAB ANALYSIS PERFORMED:

- | | | |
|--------------------------------|---|---|
| ☐ VOCs | ☐ TPH | ☐ Flash Point/Ignitability |
| ☐ SVOCs | ☐ MCP 14 | ☐ Conductivity |
| ☐ PCBs | ☐ pH, Reactivity | ☐ PFAS and/or Asbestos |

Other Analysis Performed & Why: _____

G. LSP OPINION LETTER (REQUIRED STATEMENT(S):

Attach a letter from a Licensed Site Professional or Qualified Environmental Professional indicating that they have reviewed the analytical data and have formed the opinion that the soil is suitable for use as subgrade fill at the Charter – Everett Land Infill Site. At a minimum the Letter must contain the following statements”

- *“In my opinion, the analysis performed as submitted for review are sufficient to adequately characterize the identity and concentrations of contaminants in the material proposed for reuse at the Charter – Everett Land Infill Site.”*
- *“Based on my review of the attached data, it is my opinion as a Licensed Site Professional (Or Qualified Environmental Professional) that the material is appropriate for reuse as fill at the Charter – Everett Land Infill Site”*

*If additional chemicals are detected, the material shall be acceptable if one or both of following conditions are met. Check applicable condition(s):

- ☐ A - The detected chemicals are solely the result of background conditions and not the result of a release at the site or anthropogenic activities
- ☐ B- The concentrations of detected chemicals are less than the applicable RCS-1 levels as defined in 310 CMR 40.1600 (MCP)

If Box “A” is checked then include the following statement in the LSP Opinion Letter:

“In my opinion, the chemicals that were detected that are not specifically listed represent background conditions (naturally occurring) and are not the results of a release or anthropogenic activities and are therefore appropriate for reuse as fill at the Charter – Everett Land Infill Site.

The letter shall include sufficient information concerning the site of generation, regional background concentrations, and contaminants associated with those releases, and any additional information sufficient to justify this opinion.

H. GENERATOR CERTIFICATION:

By signing this Attachment, I hereby certify that I have reviewed the documentation provided by _____ under their LSP or QEP Opinion Letter dated _____ and have confirmed that it, and accompanying documents, contain true and accurate descriptions of the material intended for reuse at the Charter – Everett Land Infill Site, meets the acceptance criteria, screening procedures, and due diligence described within the provided Opinion Letter. There is no reason to suspect or believe material intended for reuse at the Charter – Everett Land Infill Site has been impacted by any release of oil or hazardous materials or contains any other contaminants than those at levels described herein. I agree to promptly remove any material delivered to the Charter – Everett Land Infill Site that is determined by the Charter – Everett Land Infill Site to not meet the Charter – Everett Land Infill Site’s acceptance criteria. Should Charter – Everett Land Infill Site take action to remove such materials from the Charter – Everett Land Infill Site, Charter – Everett Land Infill Site will be compensated by the Generator for all costs incurred including damages. Furthermore, I agree and give permission to Charter – Everett Land Infill Site or its Environmental Consultant to collect confirmatory samples for QA/QC purposes or for any other reason Charter – Everett Land Infill Site determines necessary.

Generator Signature:	Date:
Generator – Printed Name:	



Approval Package Acceptance Checklist

~ RETURN this with Opinion Letter that Contains Details Listed Below ~

The following details are provided within the Approval Package:

Circle One

- | | |
|---|---------------|
| 1. Laboratory Results meet "Presumptive Certainty" status | Yes / No |
| 2. Opinion provided to support why data older than 1 year is still representative | Yes / No / NA |
| 3. Generator/LSP used Due Diligence in Characterization of the proposed material | Yes / No |
| 4. VOC Sample(s) were taken as discrete samples per EPA Method 5035 | Yes / No |
| 5. Composite samples consist of at least 5 grab samples | Yes / No |
| 6. Description of source, type of release, and contamination is provided. | Yes / No |
| 7. Description of current and former site usage/history is provided. | Yes / No |
| 8. Onsite LSP Representative will witness excavation/loading of material. | Yes / No |
| 9. Field screening data used to support chemical composition provided. | Yes / No |
| 10. Detailed physical description of the material is provided. | Yes / No |
| 11. Site characterization and sampling plan is provided. | Yes / No |
| 12. Is asbestos containing material (ACM) an/or PFAS present in the material? | Yes / No |
| 13. TCLP results provided for totals at or above RCRA 20x TCLP trigger levels | Yes / No |
| 14. RCRA and/or TSCA delineation sampling details & lab results provided | Yes / No / NA |
| 15. LSP statement material is not a listed or characteristic hazardous waste. | Yes / No |
| 16. Table comparing results to Charter – Everett Land Infill Site acceptance attached | Yes / No |
| 17. Have all Lab data QA/QC discrepancies been discussed in LSP Opinion Letter | Yes / No |
| 18. Chains of Custody have been provided and verified to not be broken. | Yes / No |
| 19. Completed "Charter – Everett Land Infill Site – Material Profile" sheet attached | Yes / No |
| 20. Signed & Stamped MSR or BOL is provided. | Yes / No |
| 21. Submitted analytical was performed by a Massachusetts Certified Laboratory | Yes / No |
| 22. Electronic Data Deliverables sent in accordance with EQUIS EDD-4 Format | Yes / No |

Send all approval packages to Approvals@Charter.us



Approval Package Acceptance Checklist (Continued)

Did the Source Site History find that the following operations have occurred or conditions exist at the Source Site:

		Circle One	
1.	Tannery operations	No	Yes
2.	Textile manufacturing	No	Yes
3.	Foundry operations	No	Yes
4.	Dry-Cleaning operations	No	Yes
5.	Coal Gasification operations	No	Yes
6.	Machine Shop activities	No	Yes
7.	Salvage/Junk Yard operations	No	Yes
8.	Petroleum Storage facility (more than household quantities)	No	Yes
9.	Plating/metal finishing operations	No	Yes
10.	Chemical Production operations	No	Yes
11.	Circuit Board Manufacturing	No	Yes
12.	Herbicide or Pesticide were used or likely used, stored, or disposed	No	Yes
13.	Urban Fill Soils are present	No	Yes
14.	Boston Blue Clay is present	No	Yes
15.	Soil with elevated natural background of arsenic are suspected to be present	No	Yes
16.	The site was a dumping ground for dredge spoils, fill soil, ash, or other waste	No	Yes
17.	The site is classified as RCS-1	No	Yes

Provide information and explanation in the Opinion cover letter for any question where Yes was circled.



Attachment C – DRAFT Site Survey Plan

TABLE OF SURVEY RELATED EXCEPTIONS
FIRST AMERICAN TITLR INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION 2
COMMITMENT NO. NCS-1066086-B-HOU1
(COMMITMENT DATE: SEPTEMBER 5, 2023)

#52
BEACHAM
STREET

Everett, Massachusetts 02149

PREPARED FOR:

EVERETT
LANDCO, LLC

C/O
The Davis Companies, INC.
125 High Street, Suite 2111
Boston, Massachusetts 02110

HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
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ITEM#	REFERENCE	DESCRIPTION	DISPOSITION
7, 53, 69, & 76	DEED BOOK 5337, PAGES 83 & 84 DEED BOOK 5720, PAGE 549 Plan 226 OF 1933 PLAN 131 OF 1929 DEED BOOK 4396, PAGE 97 DEED BOOK 7500, PAGE 117 PLAN 1817 OF 1949 DEED BOOK 10686, PAGE 25 PLAN 230 & 231 OF 1929	RIGHT OF WAYS IN LEASE AGREEMENTS BETWEEN NEW ENGLAND FUEL & TRANSPORT AND BEACON OIL CO.	EASEMENTS (SOME EXTINGUISHED SEE PLAN 1817 OF 1949) FOR PIPELINE RACKS AND R.O.W.
8 & 77	DEED BOOK 7500, PAGE 129 PLAN 1818 OF 1949 ALSO SEE DEED BOOK 6101, PAGE 158	RIGHTS TO MAINTAIN AND CONSTRUCT PIPE LINE CROSSINGS AND FOR PIPE EASEMENTS ACROSS	PIPE EASEMENT CROSSING PROPERTY N/F OF WARREN PIPE COMPANY BENEFITTING LOCUS
10	DEED BOOK 8510, PAGE 595 PLAN 1263 OF 1955	EASEMENT GRANTED TO BOSTON EDISON	LOCATION OF "DUCT" LOCATION IS UNCLEAR ON RECORD PLAN. NOT PLOTTED ON SURVEY APPEARS TO BE LOCATED ON THE "NORTH TANK FARM" NORTHERLY OF BEACHAM STREET.
11	DEED BOOK 6017, PAGE 362	RIGHT OF CITY OF EVERETT TO MAINTAIN SEWERS AND DRAINS	NON-PLOTTABLE
12	DEED BOOK 7147, PAGE 549 PLANS 877, 878 OF 1947	ORDER OF DISCONTINUANCE OF MILO & CORTLAND STREETS	DISCONTINUANCE BENEFITS MOBIL-EXXON LOCATION DEPICTED HEREON
13	DEED BOOK 7980, PAGE 419	EASEMENT TO ALGONQUIN GAS AND SUBSEQUENT OWNER TENNESSEE GAS PIPELINE	AFFECTS SUBJECT PROPERTY AND SHOWN ON PLAN
15	LC DOC. 140276 REG. LAND PLAN BOOK 53, PLAN 18		NOT SURVEY RELATED; REFERENCED LOT 16 SHOWN ON THE SURVEY.
16	DEED BOOK 2064, PAGE 142 FILED PLAN #67	SEWER EASEMENT	LIMITS 20' AND 40' WIDE MWRA SEWER EASEMENTS; SHOWN ON THE SURVEY
17 & 18	DEED BOOK 6353, PAGE 87 PLANS 1096 & 1097 OF 1939 DEED BOOK 11136, PAGE 387 DEED BOOK 20775, PAGE 313	RIGHTS, EASEMENTS, RESTRICTIONS	EASEMENT APURTENANT TO LOCUS, 10' WIDE CULVERT DEPICTED ON PLAN 1096 OF 1939 HAS BEEN MODIFIED TO BE AN ENCLOSED STRUCTURE; LOCATION SHOWN ON THE SURVEY.
20	DEED BOOK 11141, PAGE 254 PLANS 739 & 740 OF 1966	AGREEMENT BETWEEN HUMBLE OIL AND MASS. ELECTRIC	10' WIDE ELECTRICAL EASEMENT ON NORTHERLY SIDELINE OF BEACHAM AND EASTERLY SIDELINE OF ROBIN STREETS; SHOWN ON THE SURVEY.
21	DEED BOOK 25965, PAGE 399	EASEMENT BETWEEN EXXON CORP. & MASS. ELECTRIC	ELECTRIC EASEMENT ABOVE GROUND (FROM POLE#2844 TO POLE#2842) ON FORMER CORTLAND STREET BELOW GROUND ON EASTERLY SIDE OF ROBIN STREET TO BEACHAM STREET.
22	DEED BOOK 27581, PAGE 486	EASEMENT TO MASS. ELECTRIC	LOCATION APPROXIMATE AS SHOWN ON PLAN
23	DEED BOOK 29255, PAGE 187 DEED BOOK 29829, PAGE 339	TENNESSEE GAS PIPELINE COMPANY EASEMENT	SHOWN ON THE SURVEY.
24	DEED BOOK 32343, PAGE 118	RIGHTS, RESERVATIONS, EASEMENTS TO SPRAGUE ENERGY CORP.	AFFECTS SUBJECT PROPERTY, TERMS OF EASEMENTS AND RIGHTS ARE BLANKET IN NATURE, NON-PLOTTABLE
25	DEED BOOK 4324, PAGE 109 PLAN BOOK 277, PLAN 48	COMMONWEALTH OF MASS. LICENSE #15; RIGHT TO BUILD AND MAINTAIN A PILE WHARF AND PILE DOLPHINS	LOCATION AND EXTENT OF AREA IN QUESTION UNCLEAR ON RECORD PLAN, NOT PLOTTED
27	DEED BOOK 8712, PAGE 97 PLAN 606 OF 1956	COMMONWEALTH OF MASS. LICENSE #3836 1956 LICENSE TO FILL A PORTION OF THE MYSTIC RIVER	AFFECTS SUBJECT PROPERTY, LOCATION APPROXIMATE
28	DEED BOOK 9227, PAGE 181, PLAN 1197 OF 1958	COMMONWEALTH OF MASS. LICENSE #4136 1958 LICENSE TO CONSTRUCT WELL PUMP AND APPROACH BRIDGE	AFFECTS SUBJECT PROPERTY, LOCATION APPROXIMATELY SHOWN ON THE SURVEY.
29	DEED BOOK 9821, PAGE 132 PLAN 798 OF 1961	COMMONWEALTH OF MASS. LICENSE #4456 1961 LICENSE TO CONSTRUCT FENDER DOLPHINS AND WALKWAYS IN THE MYSTIC RIVER	AFFECTS SUBJECT PROPERTY, LOCATION APPROXIMATELY SHOWN ON THE SURVEY.
30	DEED BOOK 11880, PAGE 550 PLAN 860 OF 1970	COMMONWEALTH OF MASS. LICENSE #5744 1967 LICENSE FOR PIER MODIFICATIONS AND ASSOCIATED DREDGING OF THE ISLAND END RIVER	AFFECTS SUBJECT PROPERTY, LOCATION APPROXIMATELY SHOWN ON THE SURVEY.
31	DEED BOOK 11880, PAGE 554 PLAN 860 OF 1970	ORDER OF CONDITIONS (DEP) FILE NO. DF-526	NOT SURVEY RELATED
32 & 47	LC DOC 493709 DEED BOOK 12141, PAGE 521	COMMONWEALTH OF MASS. LICENSE #5955 INDIRECTLY AFFECTS LOT 1 ON PLAN LC 3780B AND LOT 2B ON PLAN 42 OF 1970	LICENSE FOR PROPOSED WORK INCLUDING WALKWAY AND LOADING PLATFORM; SHOWN ON THE SURVEY.
33 & 52	DEED BOOK 5720, PAGE 541 DEED BOOK 7500, PAGE 117 DEED BOOK 10686, PAGE 25 PLAN 1817 OF 1949 PLAN 191 OF 1964 PLAN 226 OF 1933	AGREEMENTS & EASEMENTS BETWEEN BOSTON CONSOLIDATED GAS, NEW ENGLAND FUEL AND COLONIAL BEACON OIL COMPANIES	RIGHTS OF WAY FOR PIPES AND POLE LINES FROM AGREEMENT BETWEEN BEACON OIL AND NEW ENGLAND FUEL AND TRANSPORT PIPE EASEMENT CROSSING PROPERTY N/F OF WARREN PIPE COMPANY BENEFITTING LOCUS
34	DEED BOOK 13316, PAGE 649 PLAN 1200 OF 1977	COMMONWEALTH OF MASS. LICENSE #394 1967 LICENSE FOR CONSTRUCTION OF 1 CONCRETE DOLPHIN IN THE MYSTIC RIVER	AFFECTS SUBJECT PROPERTY, LOCATION APPROXIMATELY SHOWN ON THE SURVEY.
35	DEED BOOK 20181, PAGE 425 PLAN 1229 OF 1989	COMMONWEALTH OF MASS. LICENSE #2058 LICENSE TO CONSTRUCT BOAT HOUSE AND BOOM STORAGE STRUCTURES ON THE MYSTIC AND ISLAND END RIVERS	AS SHOWN ON PLAN
36	DEED BOOK 29157, PAGE 56	TEMPORARY EASEMENT TO BOSTON SAND & GRAVEL EXPIRED APRIL, 1, 2000	DOES NOT AFFECT SUBJECT PROPERTY
38	LC DOC.400957 LC PLAN 3780B	LEASES	AFFECTS LOT 1 ON PLAN LC 3780B, NON-PLOTTABLE
41	LC DOC. 437975 LC DOC. 448519 LC PLAN 3780B	RIGHTS OF USE, CONVEYANCE BETWEEN EASTERN MARINE ASSOCIATES AND EASTERN GAS AFFECTS LOT 1 ON PLAN LC 3780B	PARCELS AND EASEMENTS ARE NON LOCUS NOT SURVEY RELATED, NON-PLOTTABLE
42	LC DOC 448520	RIGHTS AND RESERVATIONS AFFECTS LOT 1 ON PLAN LC 3780B	REGISTERED LAND (LOT 1) IS A PORTION OF THE PREMISES AND SHOWN ON THE SURVEY.

ITEM#	REFERENCE	DESCRIPTION	DISPOSITION
43	DEED BOOK 10014, PAGE 232 PLAN 404 OF 1962	PROVISIONS OF A PROPERTY CONVEYANCE BETWEEN EASTERN GAS & FUEL ASSOCIATES & BOSTON GAS CO. INCLUDES RIGHTS TO CONSTRUCT AND MAINTAIN PIPELINES AND FACILITIES ALSO INCLUDES GENERAL INGRESS AND EGRESS RIGHTS.	DESCRIBES PROPERTY BOUNDARIES AS SHOWN HEREON SEE SHEET 11 FOR LOCATION OF DRAINAGE EASEMENT
	LC DOC 431588 DEED BOOK 11272, PAGE 457 PLAN 142 OF 1970 LC PLAN 3780B	CONVEYANCE OF 3 PARCELS TO BOSTON GAS BY EASTERN GAS & FUEL ASSOCIATES	RIGHTS STATED ARE NON-PLOTTABLE, EASEMENT REFERENCES SHOWN ON PLAN
44	LC DOC. 403862 LC DOC. 410257 LC DOC. 429829		REGISTERED LAND (LOT 1) IS A PORTION OF THE PREMISES AND SHOWN ON THE SURVEY. NOT SURVEY RELATED NOT SURVEY RELATED NOT SURVEY RELATED
46	DOC. 135425 PLAN NO. 1645	LICENSE BY COMMONWEALTH OF MASSACHUSETTS TO MAINTAIN AND PLACE ADDITIONAL FILLING IN MYSTIC RIVER	REGISTERED LAND (LOT 1) IS A PORTION OF THE PREMISES AND SHOWN ON THE SURVEY.
49	DEED BOOK 111790, PAGE 228	RIGHT TO MOOR SHIPS	NON-PLOTTABLE
50	DEED BOOK 11938, PAGE 695 PLAN 1320 OF 1970	ENCROACHMENT AGREEMENT BETWEEN HUMBLE OIL AND BOSTON GAS TO REMOVE EXPANSION LOOPS FROM PIPE RACKS	REFERENCED LOOPS NOTED ON PLAN IN GENERAL RECORD LOCATIONS
51	DEED BOOK 14902, PAGE 329 PLAN 156 OF 1983	PURCHASE AND PIPE RACK EASEMENT BETWEEN EXXON CORP. AND BOSTON GAS	AS SHOWN ON PLAN
54	DEED BOOK 5381, PAGE 241 PLAN 954 OF 1929	AGREEMENT BETWEEN N.E. FUEL & TRANSPORTATION AND BOSTON CONSOLIDATED GAS COMPANY	20' WIDE RIGHT OF WAY; SHOWN ON THE SURVEY SEE SHEET 10
55	DEED BOOK 5392, PAGE 271 PLAN 1072 OF 1929	DEED FROM N.E. FUEL & TRANSPORTATION TO WARREN PIPE COMPANY OF MASSACHUSETTS, INC.	20' WIDE RIGHT OF WAY; SHOWN ON THE SURVEY SEE SHEET 10
56	LC DOC. 431589 DEED BOOK 11096, PAGE 243 LC DOC 431590 DEED BOOK 11906, PAGE 262 PLANS 423 & 424 OF 1996 LC PLAN 3780B PLAN 42 OF 1970	RIGHTS OF USE	NOT SURVEY RELATED, NON-PLOTTABLE
57	DEED BOOK 11096, PAGE 262	DEED FROM EASTERN MARINE LEASING CORP. TO HUGO NEU STEEL PRODUCTS, INC.	RESERVATIONS AND RESTRICTIONS NOTED ARE NOT SURVEY RELATED. PARCEL No. 1 (PLAN 423 OF 1966) IS NOT LOCUS.
59	DEED BOOK 11937, PAGE 412	CONVEYANCE OF 23,158 SF PARCEL WITH RESERVATIONS BETWEEN BOSTON GAS AND HUMBLE OIL	PARCEL BECOMES PART OF SUBJECT PROPERTY AND IS SHOWN ON PLAN
60	DEED BOOK 63286, PAGE 496	EASEMENT BETWEEN EXXON AND NEXTG NETWORK OF NEW YORK OVERHEAD WIRE AND EQUIPMENT EASEMENT (AT UTILITY POLE)	AS SHOWN ON PLAN
61	DEED BOOK 63309, PAGE 342 DEED BOOK 63934, PAGE 81 DEED BOOK 69063, PAGE 373	ORDER OF CONDITIONS (EVERETT CONSERVATION COMMISSION) FILE NO. 22-0093 AMENDED ORDER OF CONDITIONS AMENDED ORDER OF CONDITIONS	AFFECTS SUBJECT PROPERTY, NON-PLOTTABLE
63	PLAN 1138 OF 1996 (RECORDED IN BOOK 26805, PAGE 69) PLAN 183 OF 2001 (RECORDED IN BOOK 32417, PAGE 206)	RIGHTS OF OTHERS TO PASSAGEWAYS, ROADWAYS, ELECTRICAL & ELECTRICAL EASEMENTS	RIGHTS OF OTHERS TO USE PASSAGEWAYS, ROADWAY AND PIPE RACKS ON PARCELS OWNED BY EXXON-MOBIL.
65	DEED BOOK 5720, PAGE 543 PLAN 226 OF 1933	AGREEMENT BETWEEN BOSTON CONSOLIDATED GAS COMPANY, NEW ENGLAND FUEL AND TRANSPORTATION CO. & COLONIAL BEACON OIL COMPANY.	20' RAILROAD R/W - NOT SHOWN (SEE BOOK 7500, PAGE 117 FOR RELEASE)
66	PROVISIONS OF CHAPTER 74 OF THE ACTS OF 1788	BEACHAM STREET IS AN ACCEPTED PUBLIC WAY	BEACHAM STREET SHOWN ON THE SURVEY.
	REG. LAND LOT NOTED TO BE ON PLAN BOOK 53, PLAN 18		
67	DEED BOOK 5148, PAGE 161 DEED BOOK 6282, PAGE 529	RIGHT OF WAYS IN LEASE AGREEMENTS BETWEEN NEW ENGLAND FUEL & TRANSPORT AND BEACON OIL CO.	AFFECTS A PORTION OF THE SUBJECT PROPERTY, NON-PLOTTABLE
70	DEED BOOK 5391, PAGE 271 PLAN 1072 OF 1929	PROVISIONS OF APPURTENANT RIGHTS OF WAY BETWEEN NEW ENGLAND FUEL AND WARREN PIPE CO.	AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY
75	DEED BOOK 6396, PAGE 101 PLAN 409 OF 1940	GRANT OF RIGHT FROM COLONIAL BEACON OIL TO NEW ENGLAND GAS	NON-PLOTTABLE NOT SURVEY RELATED
78	DEED BOOK 7532, PAGE 219 PLAN 117 OF 1950	RIGHT OF WAY FOR WATER MAIN	AS SHOWN ON PLAN
80	PLAN 1900 OF 1954	ORDER OF TAKING FOR LAYOUT #4221 BY COMM. OF MASS. 1954 TAKING LINES FOR RECONSTRUCTION OF REVERE BEACH PARKWAY AT INTERSECTION WITH BROADWAY	PROPERTY LINES HEREON REFLECT THE TAKING FOR THE RECONSTRUCTION AS SHOWN ON PLAN
81	DEED BOOK 8533, PAGE 89	20' WIDE SEWER EASEMENT GRANTED TO CITY OF EVERETT	
85	DEED BOOK 34234, PAGE 284	ASSIGNMENT AGREEMENT WITH C2C FIBER INC.	NOT SURVEY RELATED, MAY NOT BE LOCUS
86	DEED BOOK 68791, PAGE 176	GRANT OF RESTRICTION TO DENISE VAROUDAKIS TR.	DOES NOT AFFECT THE SUBJECT PROPERTY
87	DEED BOOK 70833, PAGE 406	RESTRICTIONS RELEASED JAN. 13, 2017. ORDER OF CONDITIONS (EVERETT CONSERVATION COMMISSION) DEP FILE NO. 982-825	TERM EXPIRED NO LONGER IN EFFECT
90	LC DOC. 162341	DOCK AND PIER REPAIRS CONVEYANCE OF 2 PARCELS FROM EASTERN GAS AND COKE ASSOC. TO BEACON OIL CO. INCLUDING RIGHTS AND EASEMENTS IN DEED	PARCELS AS SHOWN HEREON, EXISTING EASEMENT REFERENCE IS BLANKET IN NATURE AND IS NON-PLOTTABLE.
95	PLAN 181 OF 1936 PLAN BOOK 53, PLAN 18 PLAN BOOK 286, PLAN 31 BOOK 3544, PAGE END PLAN 756 OF 1946	MATTERS SHOWN ON PLANS	LOTS AND EASEMENTS SHOWN HEREON
97-100	N/A	RIGHTS AND CLAIMS	ADJACENT WATERS SHOWN ON SURVEY

ALTA/NSPS
LAND TITLE SURVEY
IN
EVERETT, MA

PLOT DATE: Jan 09, 2024 11:42 am
PATH: F:\Civil 3D Projects\26260-Everett Land Co-Everett\Surf\DWG\

DWG: 26260sv6.dwg

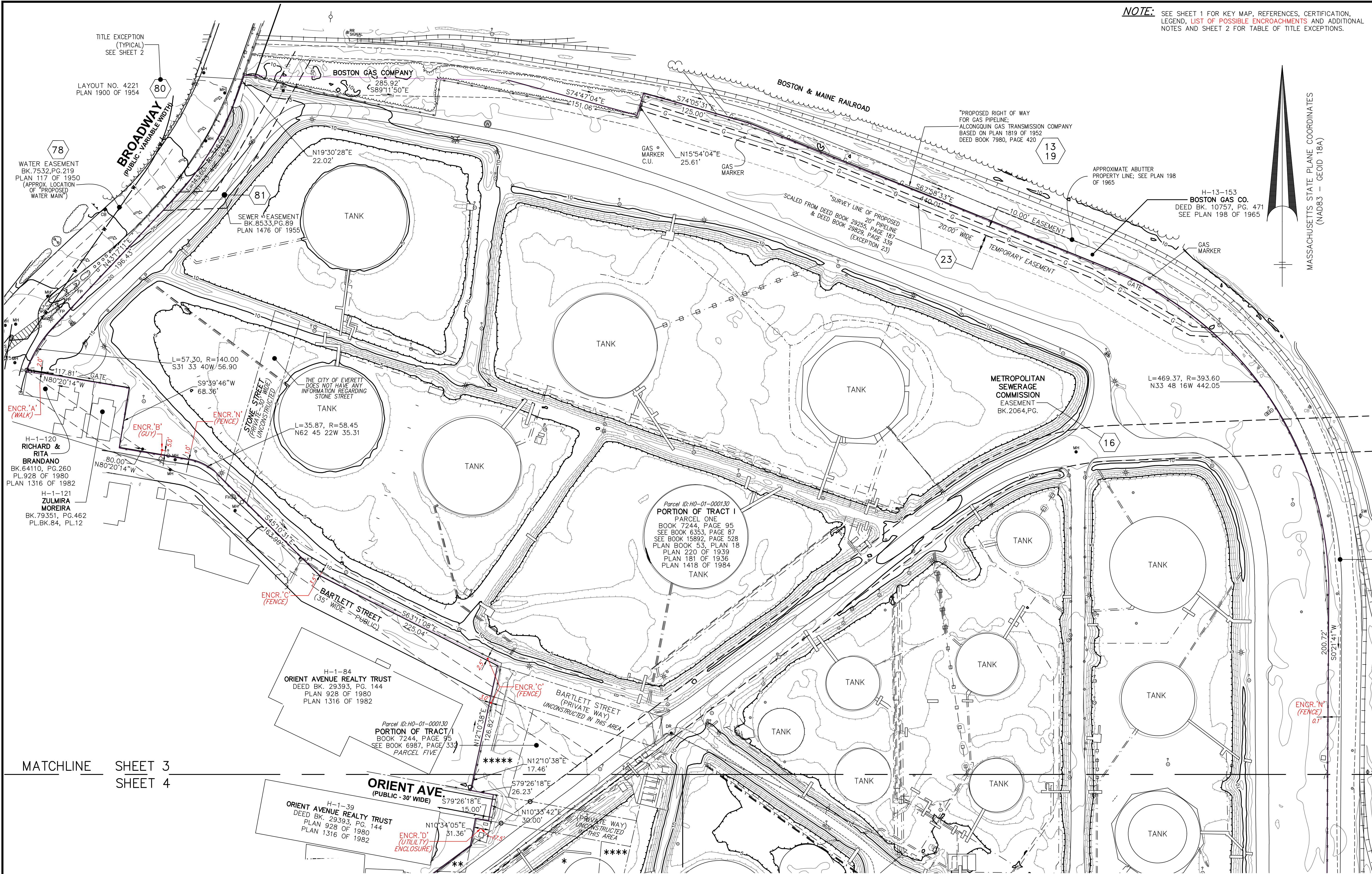
LAYOUT: Exceptions

SHEET: 2 OF 12

PROJECT NO.:

26260

2



NOTE: SEE SHEET 1 FOR KEY MAP, REFERENCES, CERTIFICATION, LEGEND, LIST OF POSSIBLE ENCROACHMENTS AND ADDITIONAL NOTES AND SHEET 2 FOR TABLE OF TITLE EXCEPTIONS.

#52
BEACHAM
STREET

Everett, Massachusetts 02149

PREPARED FOR:

EVERETT
LANDCO, LLC

C/O
The Davis Companies, INC.
125 High Street, Suite 2111
Boston, Massachusetts 02110

HANCOCK
ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
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3	JMS	1/4/24	PLAN UPDATE
2	JMS	11/27/23	PLAN UPDATE
1	EME/JMS	9/22/23	PLAN UPDATE
NO.	BY	DATE	ISSUE/REVISION DESCRIPTION
DATE:		8/17/22	DRAWN BY: EME
SCALE:		1"=50'	CHECK BY: JMS

ALTA/NSPS
LAND TITLE SURVEY
IN
EVERETT, MA

PLOT DATE: Jan 08, 2024, 1:26 pm
PATH: F:\Cue 30 Projects\26260-Everett Land Co-Everett\Sur\DWG\

DWG: 26260sv6.dwg

LAYOUT: EC (3)

SHEET: 3 OF 12

PROJECT NO.:

26260

SCALE: 1" = 50'

3

MATCHLINE SHEET 3
SHEET 4

INTERIOR PARCEL DATA:

*** PORTION OF TRACT I**
PARCEL FIVE
BOOK 7244, PAGE 95
SEE BOOK 6987, PAGE 332
4377 S.F. PARCEL
PLAN BOOK 286, PLAN 31

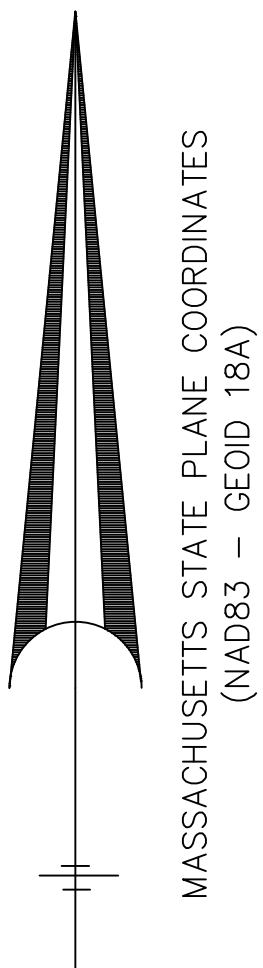
**** PORTION OF TRACT I**
PARCEL THREE
BOOK 7244, PAGE 95
SEE BOOK 6499, PAGE 403
PLAN IN BK 3544, END
REMAINDER OF 5011 S.F. PARCEL
SEE BOOK 14046, PAGE 363
PLAN 928 OF 1980

***** PORTION OF TRACT I**
PARCEL SIX
BOOK 7244, PAGE 95
SEE BOOK 6988, PAGE 427
LOTS A & B
PLAN 756 OF 1946

****** PORTION OF TRACT I**
PARCEL TWO
BOOK 7244, PAGE 95
SEE BOOK 6274, PAGE 316
PLAN BOOK 286, PLAN 31

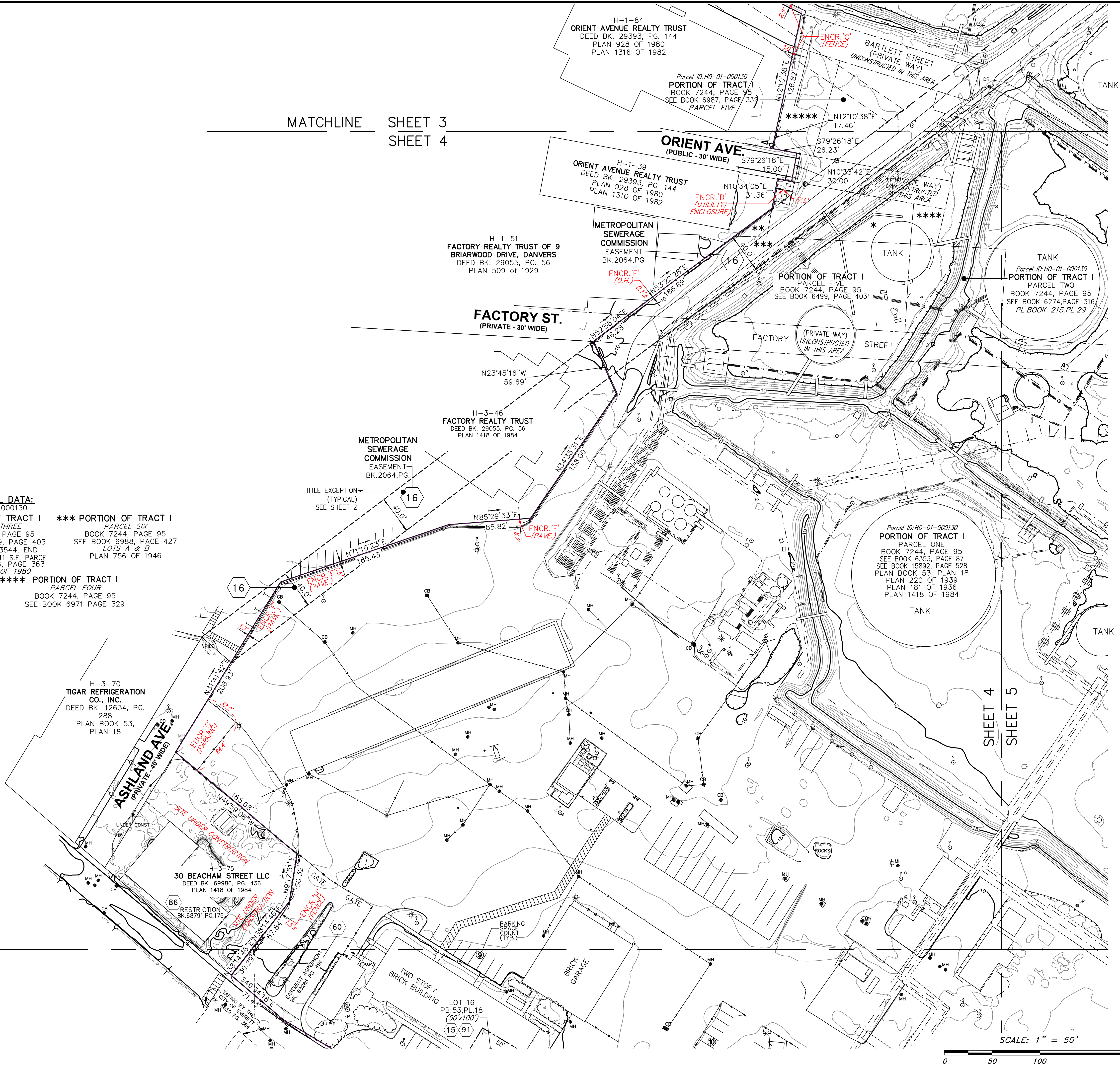
******* PORTION OF TRACT I**
PARCEL FOUR
BOOK 7244, PAGE 95
SEE BOOK 6971 PAGE 329
BK.2064,PG

NOTE: SEE SHEET 1 FOR KEY MAP, REFERENCES, CERTIFICATION, LEGEND, LIST OF POSSIBLE ENCROACHMENTS AND ADDITIONAL NOTES AND SHEET 2 FOR TABLE OF TITLE EXCEPTIONS.



INTERIOR PARCEL DATA:
Parcel ID: H0-01-000130

* PORTION OF TRACT I PARCEL FIVE BOOK 7244, PAGE 95 SEE BOOK 6987, PAGE 332 4377 S.F. PARCEL PLAN BOOK 286, PLAN 31	** PORTION OF TRACT I PARCEL THREE BOOK 7244, PAGE 95 SEE BOOK 6499, PAGE 403 PLAN IN BK 3544, END REMAINDER OF 5011 S.F. PARCEL SEE BOOK 14046, PAGE 363 PLAN 928 OF 1980	*** PORTION OF TRACT I PARCEL SIX BOOK 7244, PAGE 95 SEE BOOK 6988, PAGE 427 LOTS A & B PLAN 756 OF 1946
**** PORTION OF TRACT I PARCEL TWO BOOK 7244, PAGE 95 SEE BOOK 6274, PAGE 316 PLAN BOOK 286, PLAN 31	***** PORTION OF TRACT I PARCEL FOUR BOOK 7244, PAGE 95 SEE BOOK 6971 PAGE 329	



#52
BEACHAM
STREET

Everett, Massachusetts 02149

PREPARED FOR:

EVERETT
LANDCO, LLC

C/O
The Davis Companies, INC.
125 High Street, Suite 2111
Boston, Massachusetts 02110

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Civil Engineers

Land Surveyors

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185 CENTRE STREET, DANVERS, MA 01923
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WWW.HANCOCKASSOCIATES.COM

3	JMS	1/4/24	PLAN UPDATE
2	JMS	11/27/23	PLAN UPDATE
1	EME/JMS	9/22/23	PLAN UPDATE
NO.	BY	DATE	ISSUE/REVISION DESCRIPTION

DATE: 8/17/22
SCALE: 1"=50'

DRAWN BY: EME
CHECK BY: JMS

ALTA/NSPS
LAND TITLE SURVEY
IN
EVERETT, MA

PLOT DATE: Jan 08, 2024 1:28 pm
PATH: F:\Cue 30 Projects\26260-Everett Land Co-Everett\Surf\DWG\

DWG: 26260sv6.dwg

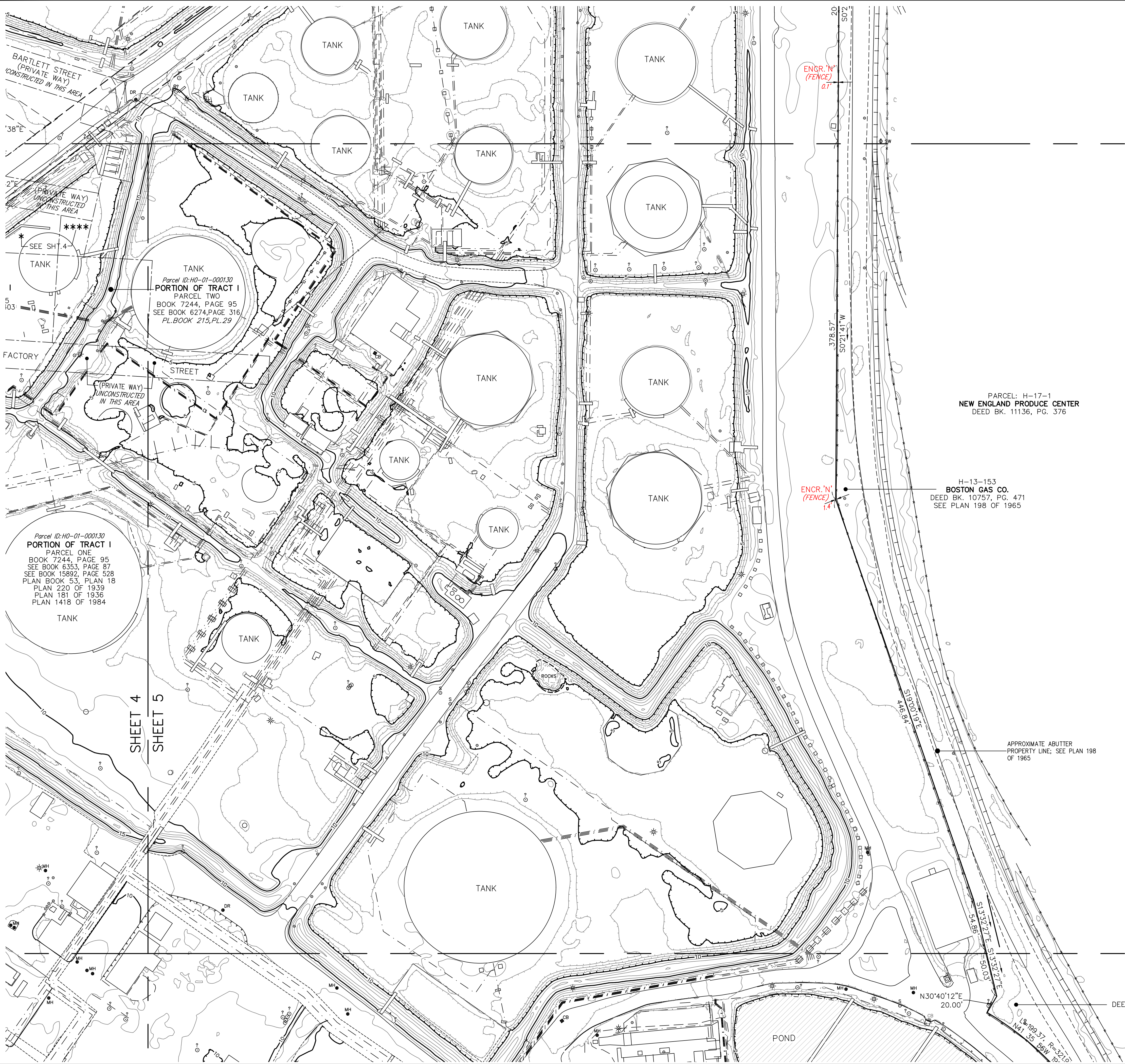
LAYOUT: EC (4)

SHEET: 4 OF 12

PROJECT NO.:

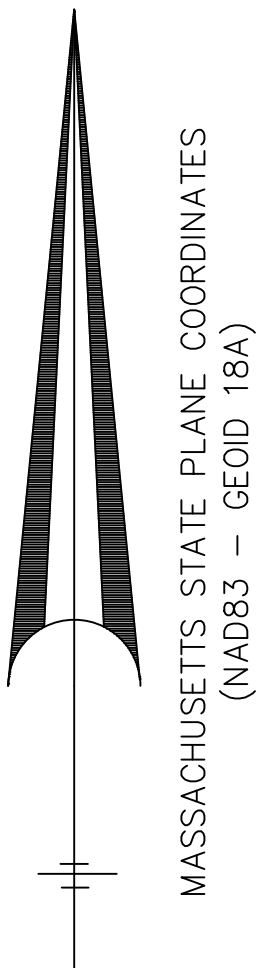
26260

4



NOTE: SEE SHEET 1 FOR KEY MAP, REFERENCES, CERTIFICATION, LEGEND, LIST OF POSSIBLE ENCROACHMENTS AND ADDITIONAL NOTES AND SHEET 2 FOR TABLE OF TITLE EXCEPTIONS.

SHEET 3 MATCHLINE
SHEET 5



PARCEL: H-17-1
NEW ENGLAND PRODUCE CENTER
DEED BK. 11136, PG. 376

H-13-153
BOSTON GAS CO.
DEED BK. 10757, PG. 471
SEE PLAN 198 OF 1965

APPROXIMATE ABUTTER
PROPERTY LINE; SEE PLAN 198
OF 1965

SHEET 5 MATCHLINE
SHEET 7

H-13-153
BOSTON GAS CO.
DEED BK. 10757, PG. 471

SCALE: 1" = 50'
0 50 100 200

#52 BEACHAM STREET

Everett, Massachusetts 02149

PREPARED FOR:

EVERETT LANDCO, LLC

C/O
The Davis Companies, INC.
125 High Street, Suite 2111
Boston, Massachusetts 02110

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
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NO.	BY	DATE	ISSUE/REVISION DESCRIPTION
3	JMS	1/4/24	PLAN UPDATE
2	JMS	11/27/23	PLAN UPDATE
1	EME/JMS	9/22/23	PLAN UPDATE

DATE:	8/17/22	DRAWN BY:	EME
SCALE:	1"=50'	CHECK BY:	JMS

ALTA/NSPS LAND TITLE SURVEY IN EVERETT, MA

PLOT DATE: Jan 08, 2024 1:29 pm
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DWG: 26260sv6.dwg

LAYOUT: EC (5)

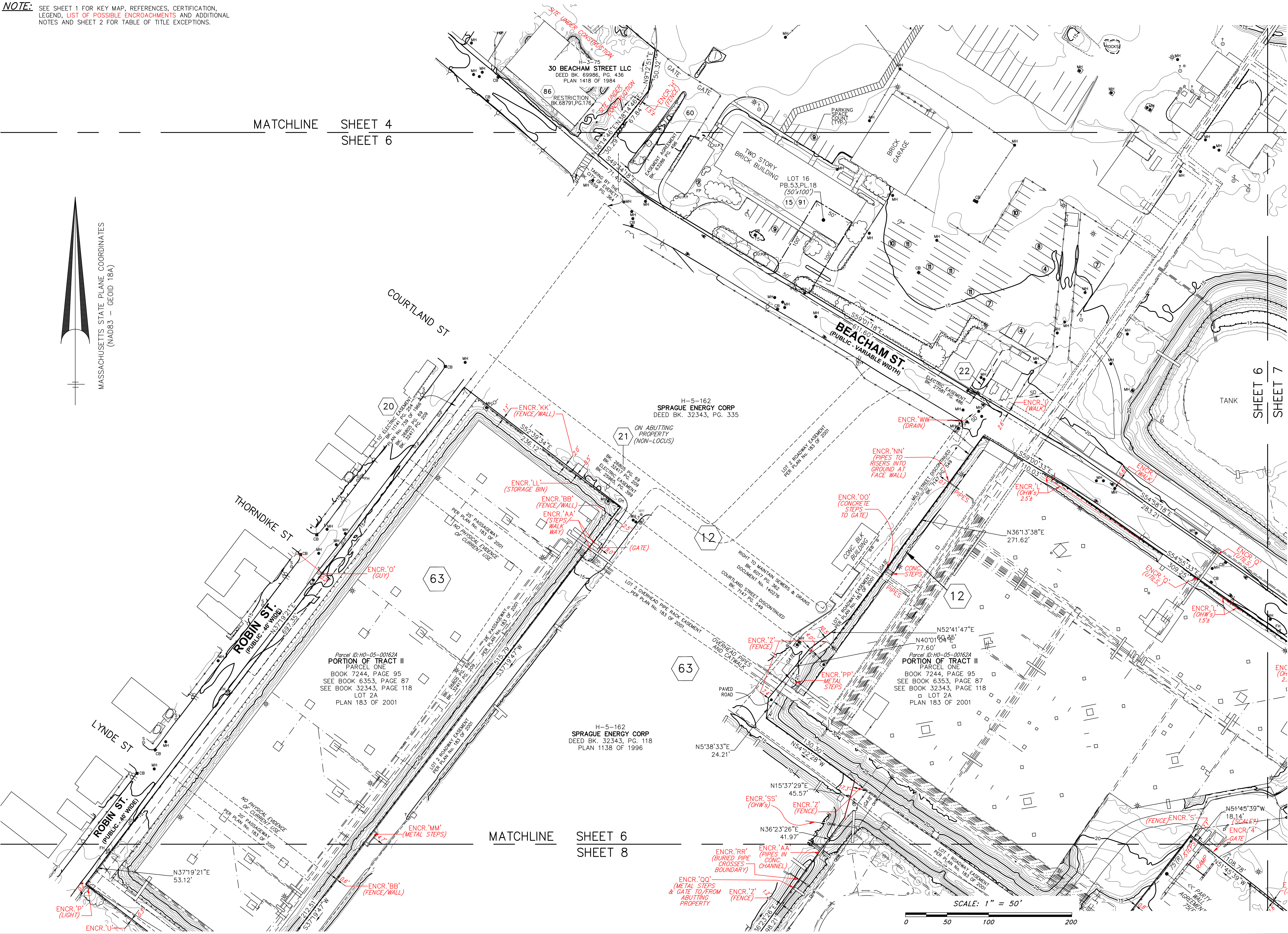
SHEET: 5 OF 12

PROJECT NO.:

5

26260

NOTE: SEE SHEET 1 FOR KEY MAP, REFERENCES, CERTIFICATION, LEGEND, LIST OF POSSIBLE ENCROACHMENTS AND ADDITIONAL NOTES AND SHEET 2 FOR TABLE OF TITLE EXCEPTIONS.



#52
BEACHAM
STREET

Everett, Massachusetts 02149

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LANDCO, LLC

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HANCOCK
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3	JMS	1/4/24	PLAN UPDATE
2	JMS	11/27/23	PLAN UPDATE
1	EME/JMS	9/22/23	PLAN UPDATE
NO.	BY	DATE	ISSUE/REVISION DESCRIPTION

DATE: 8/17/22
SCALE: 1"=50'

DRAWN BY: EME
CHECK BY: JMS

ALTA/NSPS
LAND TITLE SURVEY
IN
EVERETT, MA

PLOT DATE: Jan 08, 2024, 1:30 pm
PATH: F:\C\04 30 Projects\02620-Everett Land Co-Everett\Surv\DWG\

DWG: 26260sv6.dwg

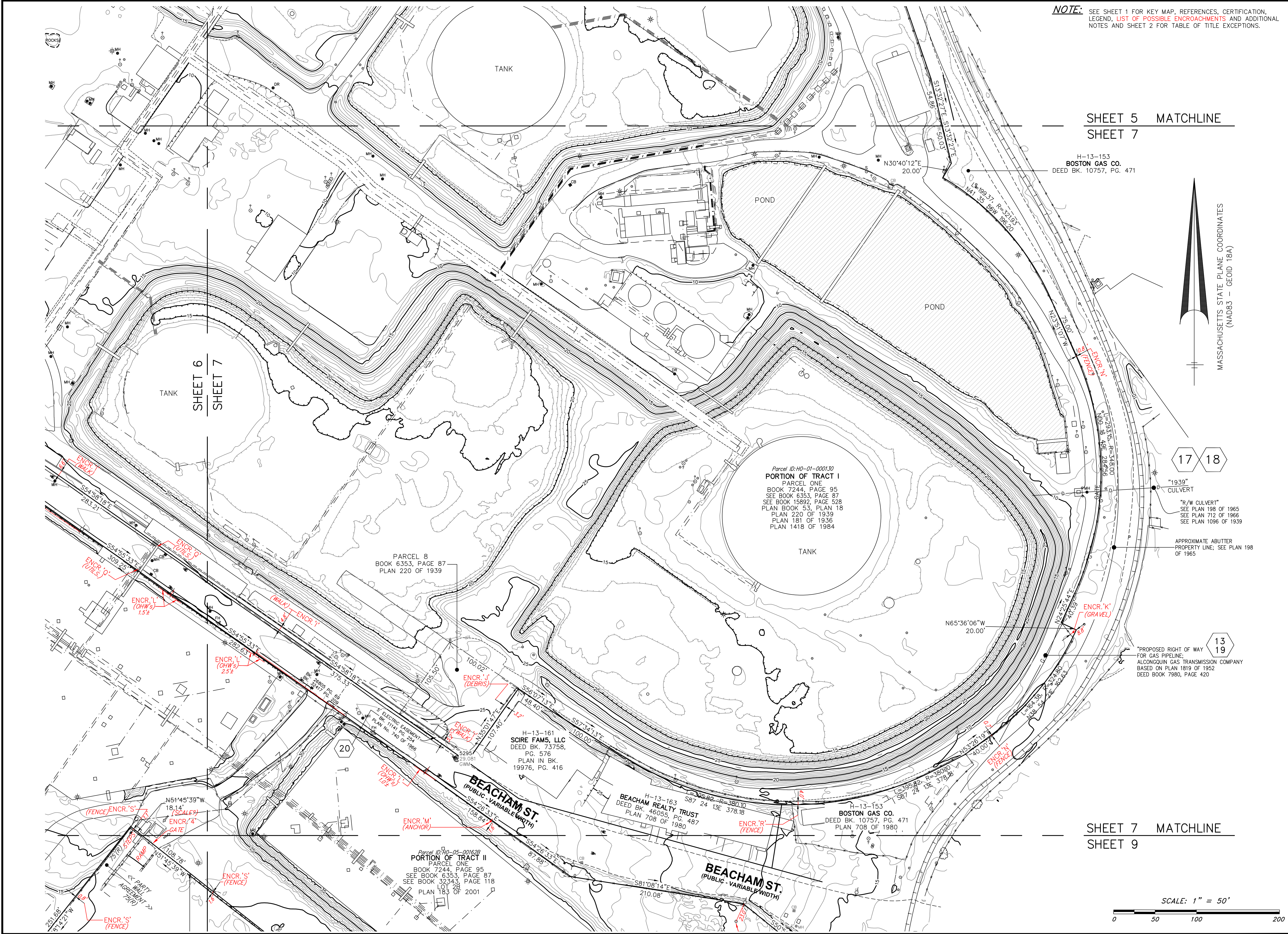
LAYOUT: EC (6)

SHEET: 6 OF 12

PROJECT NO.:

26260

6



NOTE: SEE SHEET 1 FOR KEY MAP, REFERENCES, CERTIFICATION, LEGEND, LIST OF POSSIBLE ENCROACHMENTS AND ADDITIONAL NOTES AND SHEET 2 FOR TABLE OF TITLE EXCEPTIONS.

#52
BEACHAM
STREET

Everett, Massachusetts 02149

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2	JMS	11/27/23	PLAN UPDATE
1	EME/JMS	9/22/23	PLAN UPDATE
NO.	BY	DATE	ISSUE/REVISION DESCRIPTION

DATE: 8/17/22 DRAWN BY: EME
SCALE: 1"=50' CHECK BY: JMS

**ALTA/NSPS
LAND TITLE SURVEY
IN
EVERETT, MA**

PLOT DATE: Jan 08, 2024 1:31 pm
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DWG: 26260sv6.dwg

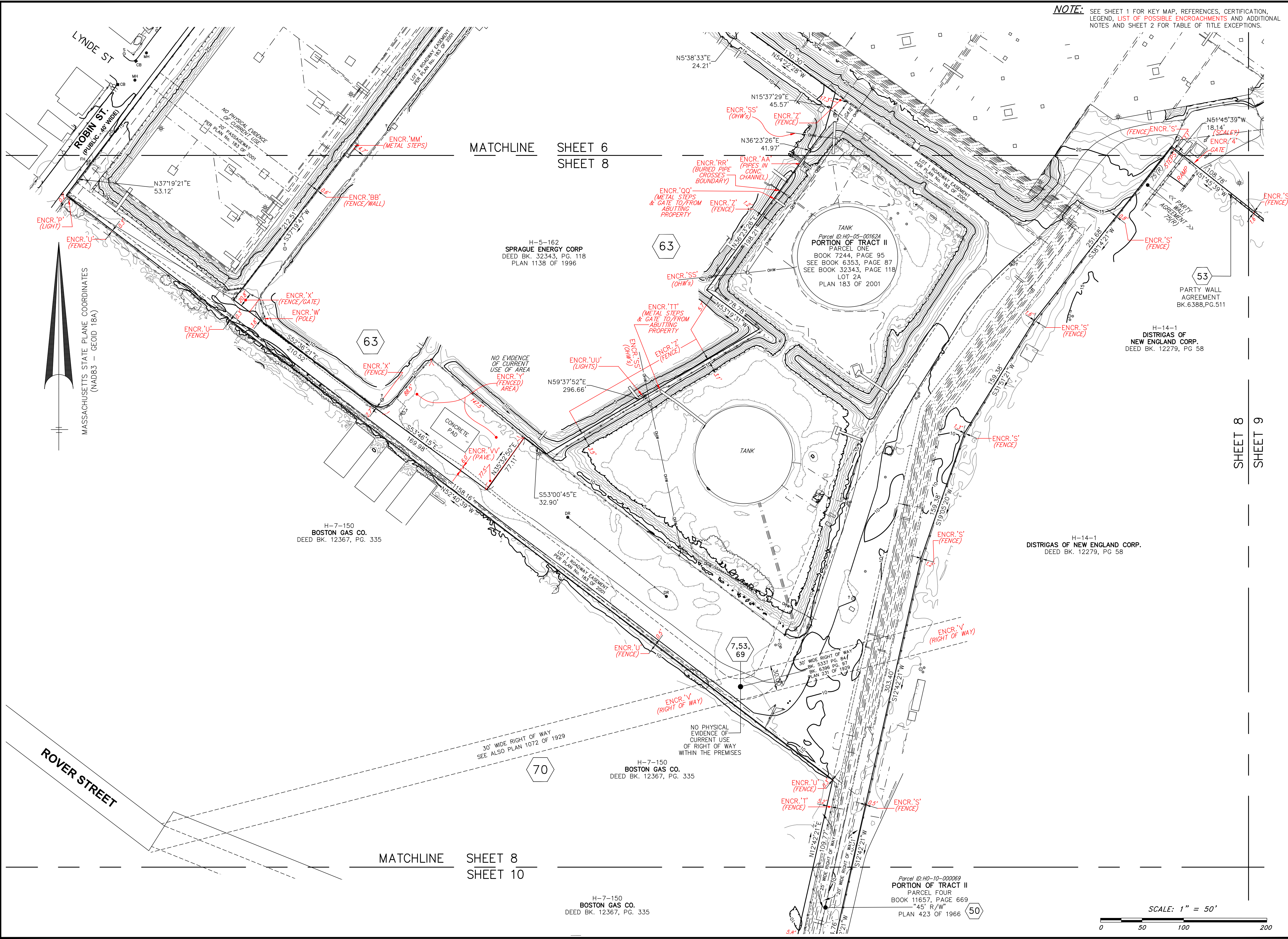
LAYOUT: EC (7)

SHEET: 7 OF 12

PROJECT NO.: 26260

SCALE: 1" = 50'
0 50 100 200

7



NOTE: SEE SHEET 1 FOR KEY MAP, REFERENCES, CERTIFICATION, LEGEND, LIST OF POSSIBLE ENCROACHMENTS AND ADDITIONAL NOTES AND SHEET 2 FOR TABLE OF TITLE EXCEPTIONS.

#52
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STREET

Everett, Massachusetts 02149

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3	JMS	1/4/24	PLAN UPDATE
2	JMS	11/27/23	PLAN UPDATE
1	EME/JMS	9/22/23	PLAN UPDATE

DATE:	8/17/22	DRAWN BY:	EME
SCALE:	1"=50'	CHECK BY:	JMS

ALTA/NSPS
LAND TITLE SURVEY
IN
EVERETT, MA

PLOT DATE: Jan 09, 2024 11:35 am
PATH: F:\Cadd 3D Projects\26260-Everett Land Co-Everett\Surv\DWG\

DWG: 26260sv6.dwg

LAYOUT: EC (8)

SHEET: 8 OF 12

PROJECT NO.:

26260

8

NOTE: SEE SHEET 1 FOR KEY MAP, REFERENCES, CERTIFICATION, LEGEND, LIST OF POSSIBLE ENCROACHMENTS AND ADDITIONAL NOTES AND SHEET 2 FOR TABLE OF TITLE EXCEPTIONS.

#52
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STREET

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2	JMS	11/27/23	PLAN UPDATE
1	EME/JMS	9/22/23	PLAN UPDATE
NO.	BY	DATE	ISSUE/REVISION DESCRIPTION

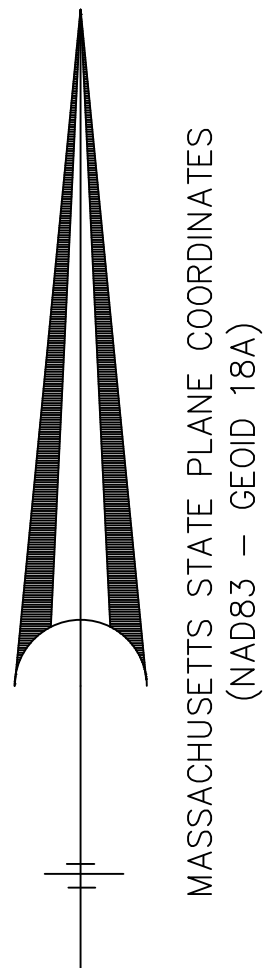
DATE:	8/17/22	DRAWN BY:	EME
SCALE:	1"=50'	CHECK BY:	JMS

ALTA/NSPS
LAND TITLE SURVEY
IN
EVERETT, MA

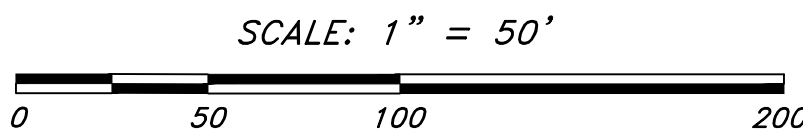
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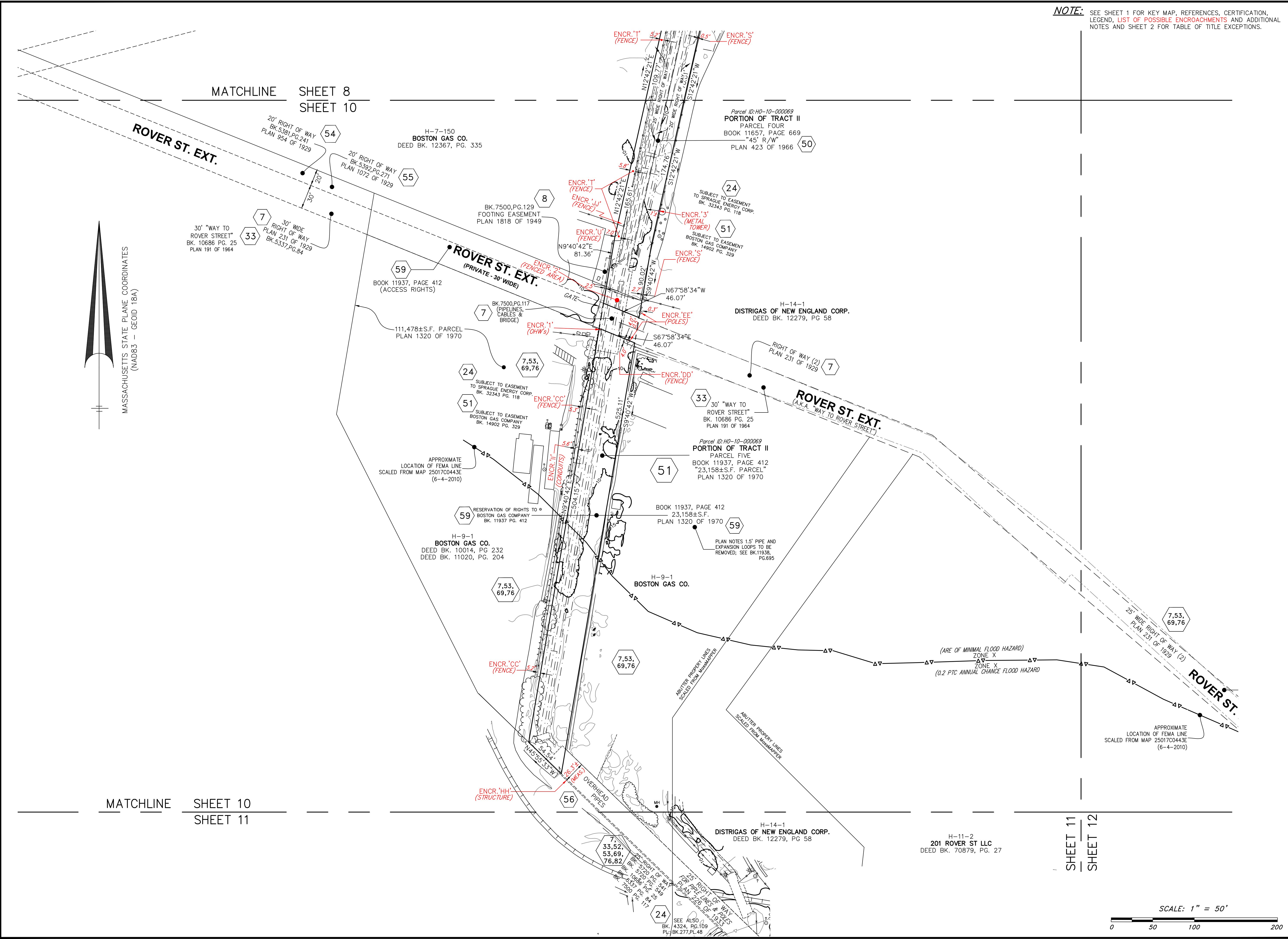
DWG: 26260sv6.dwg	9
LAYOUT: EC (9)	
SHEET: 9 OF 12	
PROJECT NO.:	26260

SHEET 7 MATCHLINE
SHEET 9



SHEET 9 MATCHLINE





NOTE: SEE SHEET 1 FOR KEY MAP, REFERENCES, CERTIFICATION, LEGEND, LIST OF POSSIBLE ENCROACHMENTS AND ADDITIONAL NOTES AND SHEET 2 FOR TABLE OF TITLE EXCEPTIONS.

#52
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STREET

Everett, Massachusetts 02149

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2	JMS	11/27/23	PLAN UPDATE
1	EME/JMS	9/22/23	PLAN UPDATE
NO.	BY	DATE	ISSUE/REVISION DESCRIPTION

DATE:	8/17/22	DRAWN BY:	EME
SCALE:	1"=50'	CHECK BY:	JMS

ALTA/NSPS
LAND TITLE SURVEY
IN
EVERETT, MA

PLOT DATE: Jan 09, 2024 12:36 pm
PATH: F:\C\06 30 Projects\26260-Everett Land Co-Everett\Surv\DWG\

DWG: 26260sv6.dwg

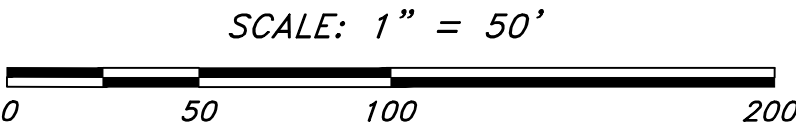
LAYOUT: EC (10)

SHEET: 10 OF 10

PROJECT NO.:

26260

10



verett, Massachusetts 02149

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2	JMS	11/27/23	PLAN UPDATE
1	EME/JMS	9/22/23	PLAN UPDATE
0.	BY	DATE	ISSUE/REVISION DESCRIPTION

DATE: 8/17/22	DRAWN BY: EME
SCALE: 1"=50'	CHECK BY: JMS

ALTA/NSPS
LAND TITLE SURVEY
IN
EVERETT, MA

LOT DATE: Jan 09, 2024 11:41 am
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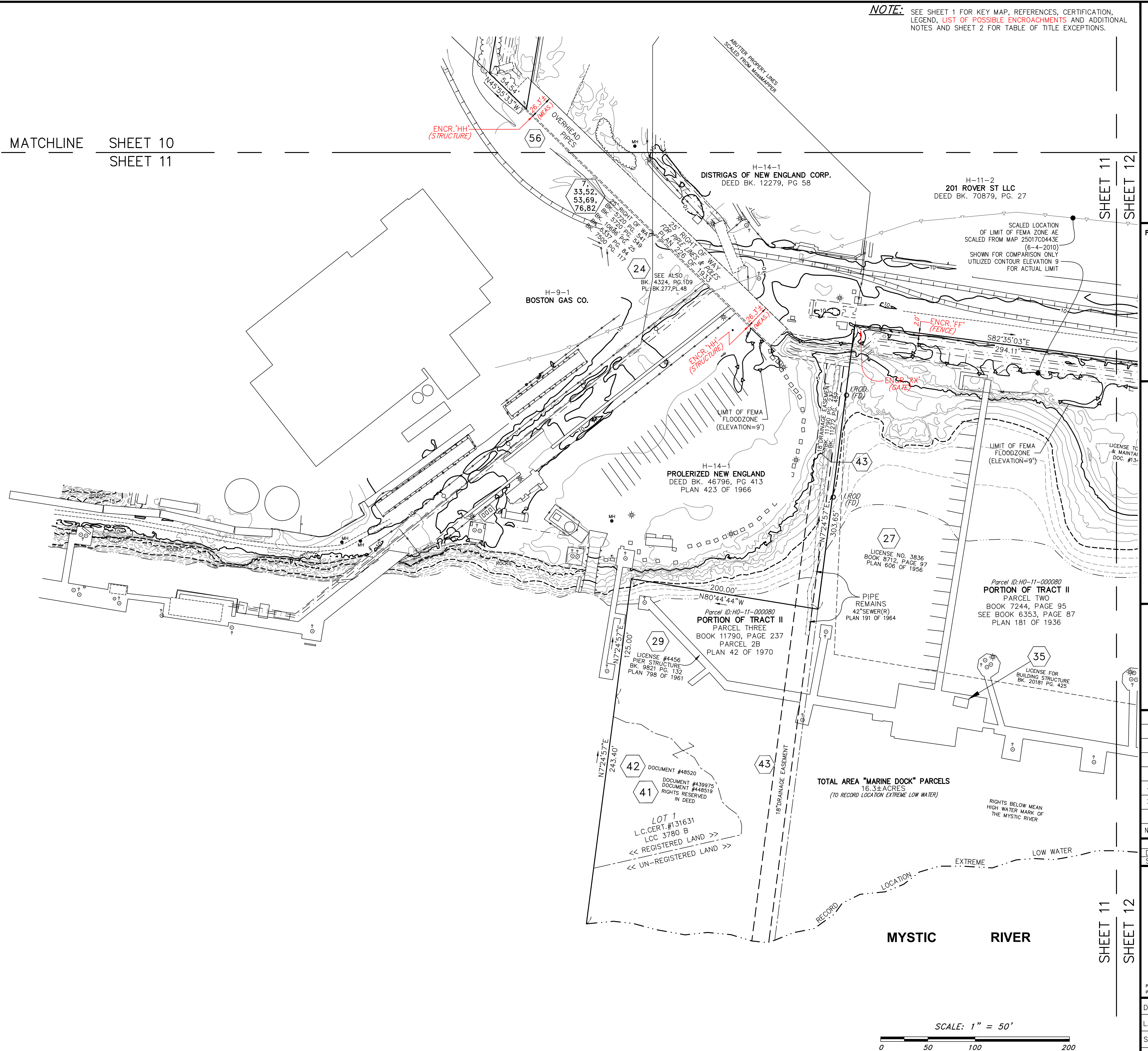
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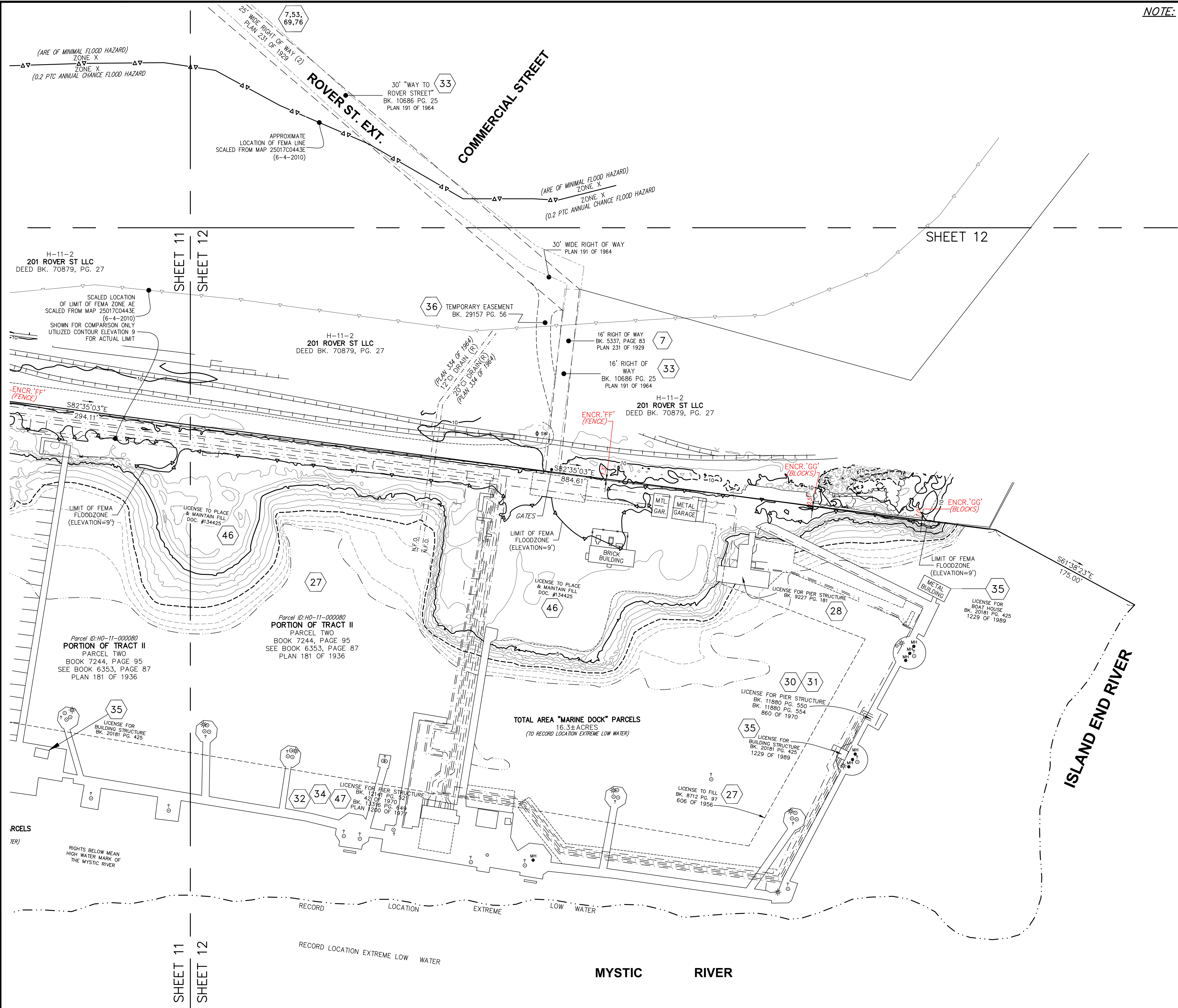
LAYOUT: EC (11)

HEET: 11 OF 12

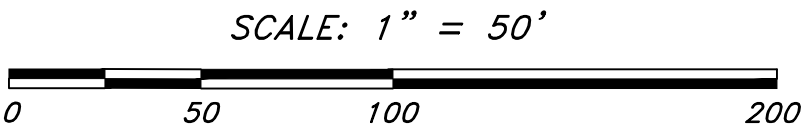
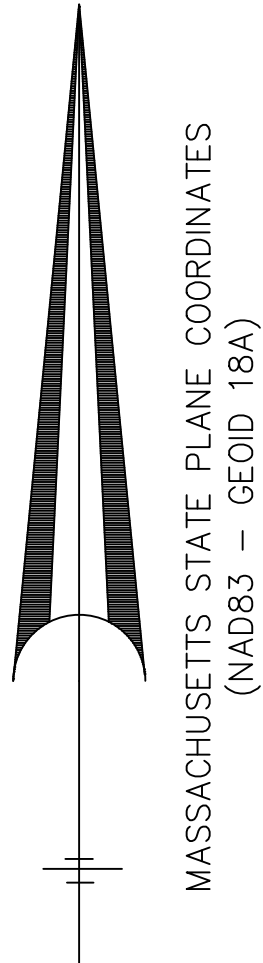
PROJECT NO.:

6260





NOTE: SEE SHEET 1 FOR KEY MAP, REFERENCES, CERTIFICATION, LEGEND, LIST OF POSSIBLE ENCROACHMENTS AND ADDITIONAL NOTES AND SHEET 2 FOR TABLE OF TITLE EXCEPTIONS.



#52
BEACHAM
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Everett, Massachusetts 02149

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2	JMS	11/27/23	PLAN UPDATE
1	EME/JMS	9/22/23	PLAN UPDATE
NO.	BY	DATE	ISSUE/REVISION DESCRIPTION

DATE:	8/17/22	DRAWN BY:	EME
SCALE:	1"=50'	CHECK BY:	JMS

ALTA/NSPS
LAND TITLE SURVEY
IN
EVERETT, MA

PLOT DATE: Jan 08, 2024 1:35 pm
PATH: F:\Cust 30 Projects\26260-Everett Land Co-Everett\Surf\DWG\

DWG: 26260sv6.dwg

LAYOUT: EC (12)

SHEET: 12 OF 12

PROJECT NO.:

12

26260