

PROPERTY SUMMARY

LOCATION

107 North Main Street, Carver MA 02330

COMMERCIAL

Two abutting lots total 4.37 acres
336.56 feet frontage
1,044 sqft detached office building
5,400 sqft metal Morton Building
Zoned Highway Commercial
On a four way signaled intersection.

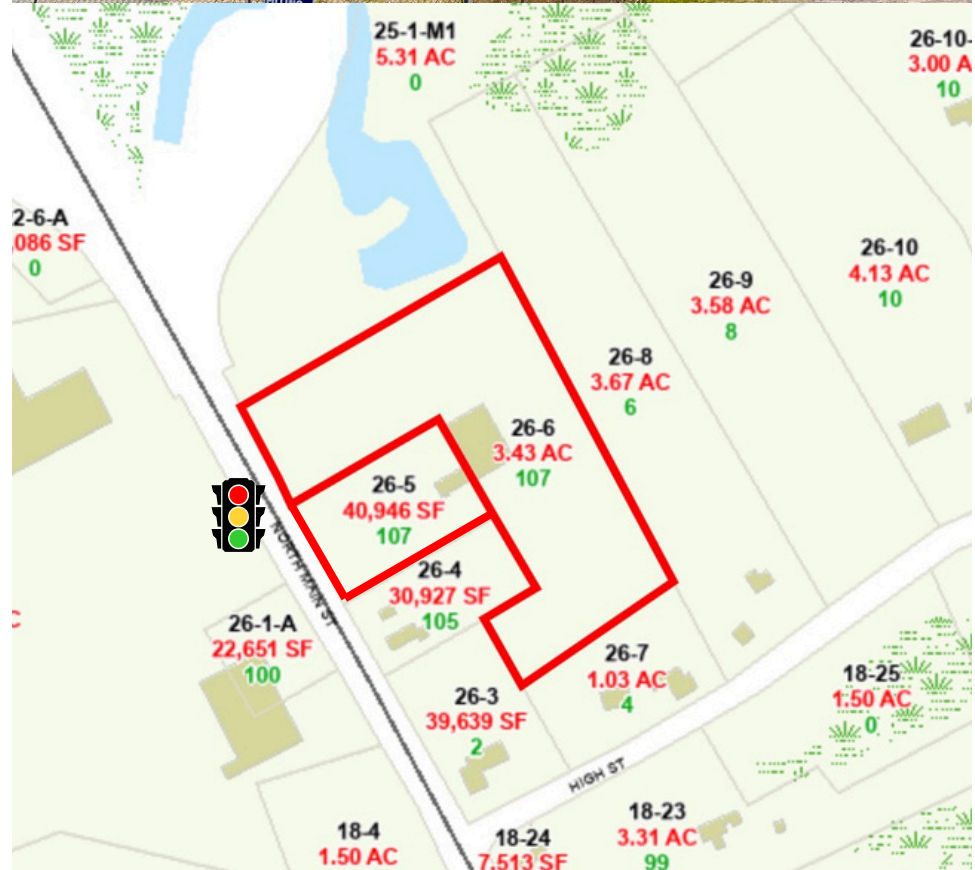
UTILITIES

- Private Well Water *
- Private septic system (onsite)
- 4 Electric services meters
- Morton Building propane heaters
- Office has wall mounted HVAC Unit
- Public water betterment PAID IN FULL
- Natural Gas in street

Location has served as a propane distribution facility and commercial trucking diesel fuel pump filling station. The fueling pumps and tanks have been removed. Clean 21E report on file and available.

- Large cleared area abutting Route 58.
- Three tenants at will.
- Roadside directory sign.

*Water well is on 8 High Street. Well powered by electricity at 107 North Main



CURRENT OWNER										PARCEL ID					LOCATION						
TREMONT ENTERPRISE CORP PO BOX 7 WEST WAREHAM, MA 02576										26-6-0-R					107 NORTH MAIN ST						
										TRANSFER HISTORY					DOS		T	SALE PRICE		BK-PG (Cert)	
										TREMONT ENTERPRISE CORP					11/26/1982		X	1 5249-462			
										PIERCE LEONARD A DEVINE					10/29/1982 07/27/1978		QS X	16,500 1 4501-015		5233-114	
CD	T	AC/SF/UN		Nqh		INFL1		INFL2		ADJ BASE		SAF	INFL3		Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	43,560		CG	1.00	1	1.00	1	1.00	354,720		1.00	1	1.00	CG	1.60		354,720			
303	A	2.430		CG	1.00	1	1.00	1	1.00	39,200		1.20	1	1.00	CG	1.60		114,310			

TOTAL	3.430 Acres	ZONING	HC	FRNT	172	ASSESSED	CURRENT	PREVIOUS
Ngh	COM GOOD	N O T E	FY04 - ACREAGE CHANGED DUE TO RT 44 EXTENSION			LAND	469,000	426,400
INFL1	NO ADJUST.					BUILDING	111,900	109,800
INFL2	NO ADJUST.					DETACHED	0	0
						OTHER	0	0
TOTAL							580,900	536,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO

06/09/2008

BUILDING	CD	ADJ	DESC	MEASURE			BLDG COMMENTS
MODEL	5		COMMERCIAL		6/9/2008	EB	4 BAYS: #1: ROBY'S ENERGY; #2 & 3: DJR
STYLE	53	0.45	STORAGE [100%]	LIST	5/2/2005	EB	TRUCKING; #4 ROBY'S ENERGY
QUALITY	C	1.00	AVERAGE [100%]				
FRAME	4	1.02	METAL FRAME [100%]	REVIEW			

[illegible]



CURRENT OWNER										PARCEL ID					LOCATION						
TREMONT ENTERPRISE CORP PO BOX 7 WEST WAREHAM, MA 02576										26-5-0-R					107 NORTH MAIN ST						
										TRANSFER HISTORY					DOS		T	SALE PRICE		BK-PG (Cert)	
										TREMONT ENTERPRISE CORP					11/26/1982		X	1 5249-461		1 5241-485	
										DOLL					11/12/1982		X				
JOHNSON					07/31/1972		X	1 3827-583													
CD	T	AC/SF/UN		Nqh		INFL1		INFL2		ADJ BASE		SAF	INFL3		Lpi		VC	CREDIT AMT	ADJ VALUE		
103	S	40,958		CG	1.00	1	1.00	1	1.00	354,720		1.02	1	1.00	CG	1.60			339,900		

TOTAL	40,946 SF	ZONING	HC	FRNT	165	ASSESSED	CURRENT	PREVIOUS
Ngh	COM GOOD	N O T E				LAND	339,900	308,900
INFL1	NO ADJUST.		BUILDING	38,300	37,500			
INFL2	NO ADJUST.		DETACHED	85,100	84,500			
			OTHER	0	0			
			TOTAL	463,300	430,900			

TY	QUAL	COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/09/2008
SHF	A	1.00	20	0.80	SPRING WATER	1995	140	15.00	1,700	
C06	A	1.00	25	0.75		1990	600	15.50	7,000	
PM1	A	1.00	30	0.70	PUMP-SING	1990	2	5,651.60	7,900	
TN1	A	1.00	30	0.70	TANK-IG	1988	10,000	2.60	18,200	
TN1	A	1.00	30	0.70	TANK-IG	1988	10,000	2.60	18,200	
TN1	A	1.00	30	0.70	TANK-IG	1990	1,999	2.60	3,600	
PAV	A	1.00	30	0.70		1991	4,000	2.10	5,900	
SHP	A	1.00	05	0.95	8X16	1991	128	20.20	2,500	
CPV	A	1.00	30	0.70	SLAB @ HOT D	1991	240	4.40	700	
CAN	A	1.00	10	0.90	24X30	1991	720	21.70	14,100	
PM1	A	1.00	30	0.70		1991	1	5,651.60	4,000	
TN2	A	1.00	30	0.70	PROPANE	1991	1,000	1.80	1,300	

BUILDING	CD	ADJ	DESC	MEASURE	6/9/2008	EB	BLDG COMMENTS
MODEL	5		COMMERCIAL				ROBY'S ENERGY SERVICE INC
STYLE	20	0.69	OFFICE BLDG [100%]	LIST	6/9/2008	EB	
QUALITY	D	0.75	FAIR [100%]				
FRAME	4	1.02	METAL FRAME [100%]	REVIEW			

YEAR BLT		1991	SIZE ADJ		1.250		ELEMENT		CD	DESCRIPTION		ADJ		S	BAT	T	DESCRIPTION		UNITS	YB	ADJ PRICE		RCN		TOTAL RCN		76,541	
NET AREA		1,044	DETAIL ADJ		0.652		FOUNDATION		2	SLAB		1.02		A	BAS	L	BAS AREA		1,044	1991	72.19		75,365		CONDITION ELEM		CD	
\$NLA(RCN)		\$73	OVERALL		1.000		EXT. COVER		18	CORR STEEL		0.95		+	WDK	N	ATT WOOD DECK		32		36.75		1,176					
CAPACITY			UNITS		ADJ		ROOF SHAPE		1	GABLE		1.00																
STORIES			1		1.00		ROOF COVER		10	METAL		0.98																
% HEATED			100		1.00		FLOOR COVER		3	WW/ CARPET		1.00																
% CENTRAL A/C			100		1.03		INT. FINISH		2	DRYWALL		1.00																
% SPRINKLERS			0		1.00		HEATING/COOLING		1	FORCED AIR		1.00																
								FUEL SOURCE		2	GAS		1.00															
								PARTITION		1	T		1.00															



CHECK OR FILL IN WHERE APPLICABLE

D32

FEE 60.00

THE COMMONWEALTH OF MASSACHUSETTS

BOARD OF HEALTH

TOWN OF CARVER

Application for Disposal Works Construction Permit

Application is hereby made for a Permit to Construct (✓) or Repair () an Individual Sewage Disposal System at:

ROUTE 58 Plympton Rd. LOTS 5 & 6 SHEET 26
TREMONT ENTERPRISE, INC. P.O. Box 7, 26 COUNTY RD., W. WAREHAM
Owner Joseph Edward Barboza 114A County Rd., West Wareham 02571
J. Barboza and Sons
Type of Building Warehouse
Expansion Attic () Garbage Grinder ()
Other — Type of Building # OFFICE No. of persons Showers () — Cafeteria ()
Other fixtures
Design Flow — gallons per person per day. Total daily flow 322.5 gallons.
2 Septic Tank — Liquid capacity 1000 gallons Length 8'-6" Width 4'-10" Diameter — Depth 5'-4"
Disposal Trench — No. 4 Width 2' Total Length 35' Total leaching area 80840 sq. ft.
Seepage Pit No. — Diameter — Depth below inlet — Total leaching area — sq. ft.
Other Distribution box (✓) Dosing tank ()
Percolation Test Results Performed by G.A.F. ENG., INC. Date 5-22-89
Test Pit No. 1 2 minutes per inch Depth of Test Pit 156" Depth to ground water 144"
Test Pit No. 2(3) 2 minutes per inch Depth of Test Pit 144" (146") Depth to ground water NONE, (126")

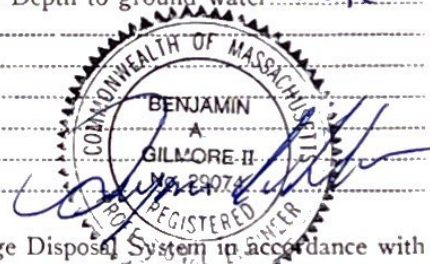
Description of Soil. SEE PLAN

Nature of Repairs or Alterations — Answer when applicable

Agreement:
The undersigned agrees to install the aforescribed Individual Sewage Disposal System in accordance with the provisions of TITLE 5 of the State Sanitary Code — The undersigned further agrees not to place the system in operation until a Certificate of Compliance has been issued by the board of health.

Signed _____
Application Approved By Albert R. De Loul Date Aug 15, 89
Application Disapproved for the following reasons:

Permit No. 89 D 32 Issued August 15, 1989
Date



THE COMMONWEALTH OF MASSACHUSETTS

BOARD OF HEALTH

Town OF Carver

Certificate of Compliance

THIS IS TO CERTIFY, That the Individual Sewage Disposal System constructed (✓) or Repaired () by Joseph Edward Barboza d/b/a J. Barboza and Sons at Route 58 - Lots 5 & 6 Installer

has been installed in accordance with the provisions of TITLE 5 of The State Sanitary Code as described in the application for Disposal Works Construction Permit No. 89 D 32 dated Aug 15 89

THE ISSUANCE OF THIS CERTIFICATE SHALL NOT BE CONSTRUED AS A GUARANTEE THAT THE SYSTEM WILL FUNCTION SATISFACTORY.

DATE September 7, 1990 Inspector Margaret Johnson @

THE COMMONWEALTH OF MASSACHUSETTS

BOARD OF HEALTH

Town OF Carver

No. 89 D 32

FEE 60.00

Disposal Works Construction Permit

Permission is hereby granted Joseph Edward Barboza d/b/a J. Barboza & Sons to Construct (✓) or Repair () an Individual Sewage Disposal System at No. LOTS 5 & 6 Main St.

as shown on the application for Disposal Works Construction Permit No. 89 D 32 Dated Aug 15, 89
DATE Aug 15 89 Board of Health
Albert R. De Loul

BOARD OF HEALTH

TOWN OF CARVER

Application for Disposal Works Construction Permit

Application is hereby made for a Permit to Construct (☒) or Repair () an Individual Sewage Disposal System at:

Location - Address ROUTE 58
 Owner TREMONT ENTERPRISES, INC.
 Installer Joseph Edward Barboza
 J. Barboza and Sons
 Type of Building Warehouse
 Dwelling - No. of Bedrooms 0
 Other - Type of Building OFFICE Expansion Attic ()
 Other fixtures 0 No. of persons 0
 Design Flow 0 gallons per person per day. Total daily flow 322.5 gallons.
 Septic Tank - Liquid capacity 1000 gallons Length 8-6" Width 4-10" Diameter 0 Depth 5-4"
 Disposal Trench - No. 4 Width 2' Total Length 35' Total leaching area 840 sq. ft.
 Seepage Pit No. 0 Diameter 0 Depth below inlet 0 Total leaching area 0 sq. ft.
 Other Distribution box (☒) Dosing tank ()
 Percolation Test Results Performed by S.A.F. ENGINEERING, INC. Date 5-22-89
 Test Pit No. 1 2 minutes per inch Depth of Test Pit 156" Depth to ground water 144"
 Test Pit No. 2 (3) 2 minutes per inch Depth of Test Pit 144" Depth to ground water NONE (126")

Description of Soil SEE PLAN
 Nature of Repairs or Alterations - Answer when applicable

Agreement:

The undersigned agrees to install the aforescribed Individual Sewage Disposal System in accordance with the provisions of TITLE 5 of the State Sanitary Code - The undersigned further agrees not to place the system in operation until a Certificate of Compliance has been issued by the board of health.

Signed Albert C. DeLoe
 Application Approved By

Application Disapproved for the following reasons:

Permit No. 89 D 32

Issued August 15, 1989
 Date

THE COMMONWEALTH OF MASSACHUSETTS

BOARD OF HEALTH

Town OF Carver

Certificate of Compliance

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DATE September 7, 1990

Inspector Margaret Salmon

THE COMMONWEALTH OF MASSACHUSETTS

BOARD OF HEALTH

Town OF Carver

No. 89 D 32

FEE

Disposal Works Construction Permit

Permission is hereby granted Joseph Edward Barboza d/b/a J. Barboza & Sons to Construct (☒) or Repair () an Individual Sewage Disposal System at No. LOTS 5 + 6 Main St.

as shown on the application for Disposal Works Construction Permit No. 89 D 32 Dated Aug 15, 89

DATE Aug 15 89

Board of Health

Roby's

n/c

CARVER BOARD OF HEALTH
SOIL EVALUATION AND PERC TEST REPORT

DATE: 10/14/05
STREET: No. main St.
ASSESSORS' MAP & LOT: _____
OWNER: Roby
ENGINEER: C. J. Mearns
SOIL EVALUATOR: Robert J. Mearns
BOARD OF HEALTH: T. J. Mearns
TIME: 9am
WEATHER: overcast
NEW CONSTRUCTION: REPAIR



SUMMARY OF SOIL & PERC EXAMINATION

Pit # 1 Pit # _____
6' water 14'
48" table 48"
pit 48"
depth N/A
perc N/A
depth N/A
min/in rate _____ min/in

Land Use Commercial Slope (%) — Surface Stones N/A
Vegetation _____ Landform outwash
Position on landscape (sketch on the back) _____
Distances from:
Open Water Body 50 feet
Possible Wet Area 50 feet
Drinking Water Well — feet
Drainageway 50 feet
Property Line 50 feet
Other _____

Percolation Test

Start Presoak _____
End Presoak _____
Time at 12" or () _____
Time at 9" or () _____
Time at 6" or () _____
Elapsed Time 9"-6" _____
Elapsed Time () - () _____
Rate (Min/In) _____

N/A

Percolation Test

Start Presoak _____
End Presoak _____
Time at 12" or () _____
Time at 9" or () _____
Time at 6" or () _____
Elapsed Time 9"-6" _____
Elapsed Time () - () _____
Rate (Min/In) _____

Site Passed: _____ Site Failed: _____
Performed by: _____
Witnessed by: _____
Comments: _____

Site Passed: _____ Site Failed: _____
Performed by: _____
Witnessed by: _____
Comments: _____

DETERMINATION FOR SEASONAL HIGH WATER TABLE

Method used:

_____ Depth observed standing in observation hole: _____ inches
_____ Depth weeping from side of observation hole: _____ inches
✓ _____ Depth to soil mottles: 6" inches
_____ Ground water adjustment: _____ feet

Index Well Number: _____ Reading Date: _____ Index Well Level: _____
Adjustment Factor: _____ Adjusted Ground Water Level: _____

DEPTH OF NATURALLY OCCURRING PERVIOUS MATERIAL

Does at least four feet of naturally occurring pervious material exist in all areas observed throughout the area proposed for the soil absorption system? NO. If not, what is the depth of naturally occurring pervious material?

Depth from Surface (inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other
0-48	C	SL	10YR5/8	mottle @ 6" 7.5YR5/6	

Parent Material (geologic): Glacial outwash Depth to Bedrock: NA

Depth to Groundwater: SAT Standing water in Hole: SAT Weeping from Pit Face: SATURATED

Estimated Seasonal High Ground Water: 6"

DEEP OBSERVATION HOLE LOG

TEST PIT #

Depth from Surface (inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other
0-13	—	F/O	—	—	—
13-48	C	LS	10YR5/8	mottle @ 14" 7.5YR5/6	

Parent Material (geologic): Glacial outwash Depth to Bedrock: NA

Depth to Groundwater: SAT Standing water in Hole: SAT Weeping from Pit Face: SATURATED

Estimated Seasonal High Ground Water: 14"

Kinds of Organic Material

Fibric, Hemic, Sapric

Soil Structure:

Granular, Subangular Blocky, Platy (structureless, weak, moderate)

Geologic Origins / Parent Material:

Glacial Till: Compact, or Ablation (loose)
Gl. Outwash: Proglacial (stratified), Ice Contact (irreg.)
Lakebed Sediments; Floodplain Deposits;
Shallow to Bedrock

Particle Sizes & Rock Fragments

Fine: 0.1-0.25mm; Med: to 0.5mm
Coarse: to 1.0mm; V.Coarse to 2mm
Gravel 2mm to 3 in.
Cobbles 3 to 10 in.
Stones 10 in. to 2 ft.
Boulders greater than 2 ft.

MOTTLES:

Abundance
Few: Mottles < 2% of surface
Common: Mottles 2-20% of surface
Many: Mottles > 20% of surface

Consistence: When Moist & Dry:

Loose / Firm Loose / Soft
V. Friable / V. Firm Slightly Hard
Friable / Extr. Firm Hard / V. Hard

Soil Textural Type Abbreviations:

S=Sands, LS=Loamy Sand, SL=Sandy Loam
SIL=Silty Loam, SCL=Silty Clay Loam

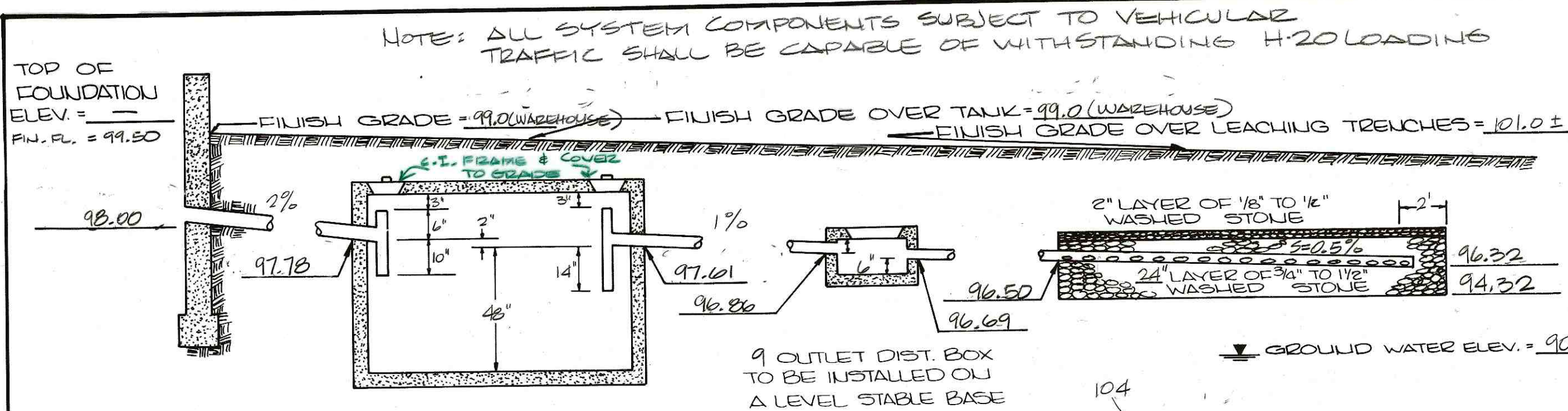
Size	Contrast
Fine: < 5 mm	Faint
Medium: 5 - 15 mm	Distinct
Coarse: > 15 mm	Prominent

Textural Class Modifiers (% by volume)

< 15%: no modifier
15-35%: gravelly, cobbly, stony, etc.
35-60%: very gravelly
> 60%: extremely gravelly
mucky: organic cont. > 10% < 30%

Typical Landforms (and typ. ecology)

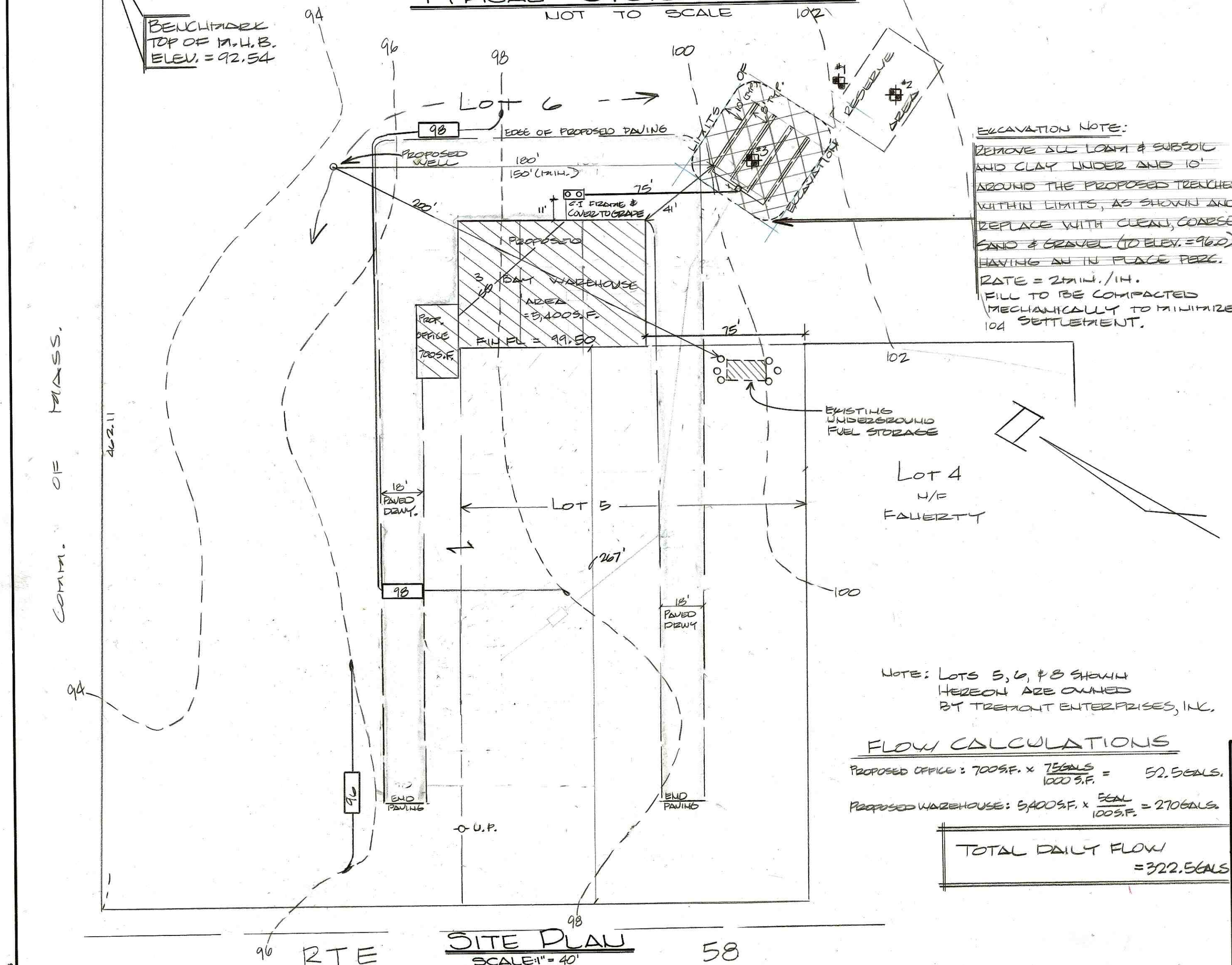
Drumlin / Till Ridge (compact till)
Ground Moraine (loose & compact till)
Kame Terrace / Kame Plain (ice contact)
Outwash Plain (proglacial outwash)
Pitted Outwash (ice contact outwash)
Esker (ice contact outwash)



1000 GAL. CONCRETE SEPTIC TANK
LENGTH 8'-6" WIDTH 4'-10" DEPTH 5'-4"
TANK TO BE INSTALLED ON A LEVEL
STABLE BASE.

TYPICAL SYSTEM PROFILE

NOT TO SCALE



NOTE: LOTS 5, 6, & 8 SHOWN
HEREON ARE OWNED
BY TREMONT ENTERPRISES, INC.

FLOW CALCULATIONS

PROPOSED OFFICE: 700 S.F. x $\frac{7.5 \text{ GALS}}{100 \text{ S.F.}} = 52.5 \text{ GALS.}$
PROPOSED WAREHOUSE: 5,400 S.F. x $\frac{5 \text{ GALS}}{100 \text{ S.F.}} = 270 \text{ GALS.}$

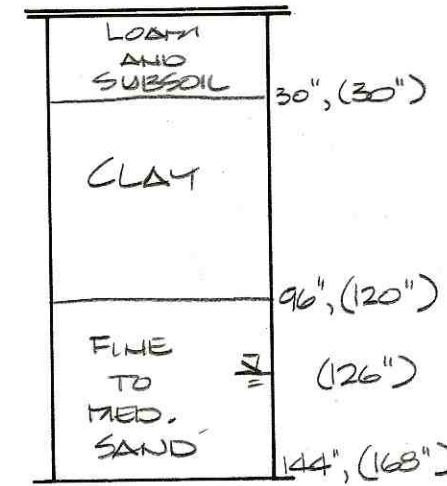
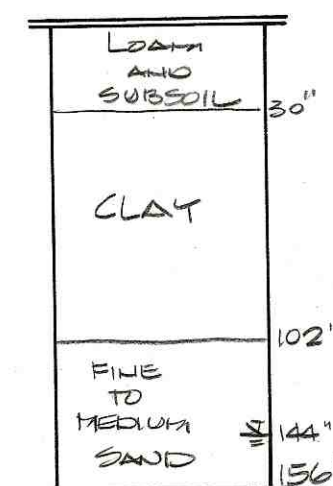
TOTAL DAILY FLOW
= 322.5 GALS

TEST PIT DATA

INSPECTOR: M. JOHNSON
DATE: 5-22-89

TEST PIT #1
ELEV. TOP = 102.3
ELEV. H₂O = 90.3
PERC. RATE = 2 MIL/INCH
@ 102"

TEST PIT #2, (3)
ELEV. TOP = 103.2, (100.0)
ELEV. H₂O = None @ 91.2 (90.1)
PERC. RATE = 2 MIL/INCH
@ 96", @ (120")



DESIGN DATA:

NO. OF PERSONS —
DESIGN FLOW / PERSON — GAL. / DAY.
TOTAL DESIGN FLOW 322.5 GAL. / DAY. (SEE CALCULATIONS)
SEPTIC TANK
322.5 GALS. x 150% = 483 GALS. DESIGN CAPACITY.
USE 1000 GALLON SEPTIC TANK. (PER BLDG.)
LEACHING TRENCHES
SIDEWALL:
2 x 35' LENGTH x 2.0' DEPTH = 140 SQ. FT.
140 SQ. FT. x 2.0 GAL / SQ. FT. = 280 GAL. LEACHING.
BOTTOM:
35' LENGTH x 2' WIDTH = 70 SQ. FT.
70 SQ. FT. x 1.0 GAL / SQ. FT. = 70 GAL. LEACHING.
TOTAL NO. OF LEACHING TRENCHES = FOUR.
TOTAL LEACHING AREA = 280 SQ. FT. > 750 S.F.
TOTAL LEACHING CAPACITY 1,400 GAL. / DAY.

GENERAL NOTES:

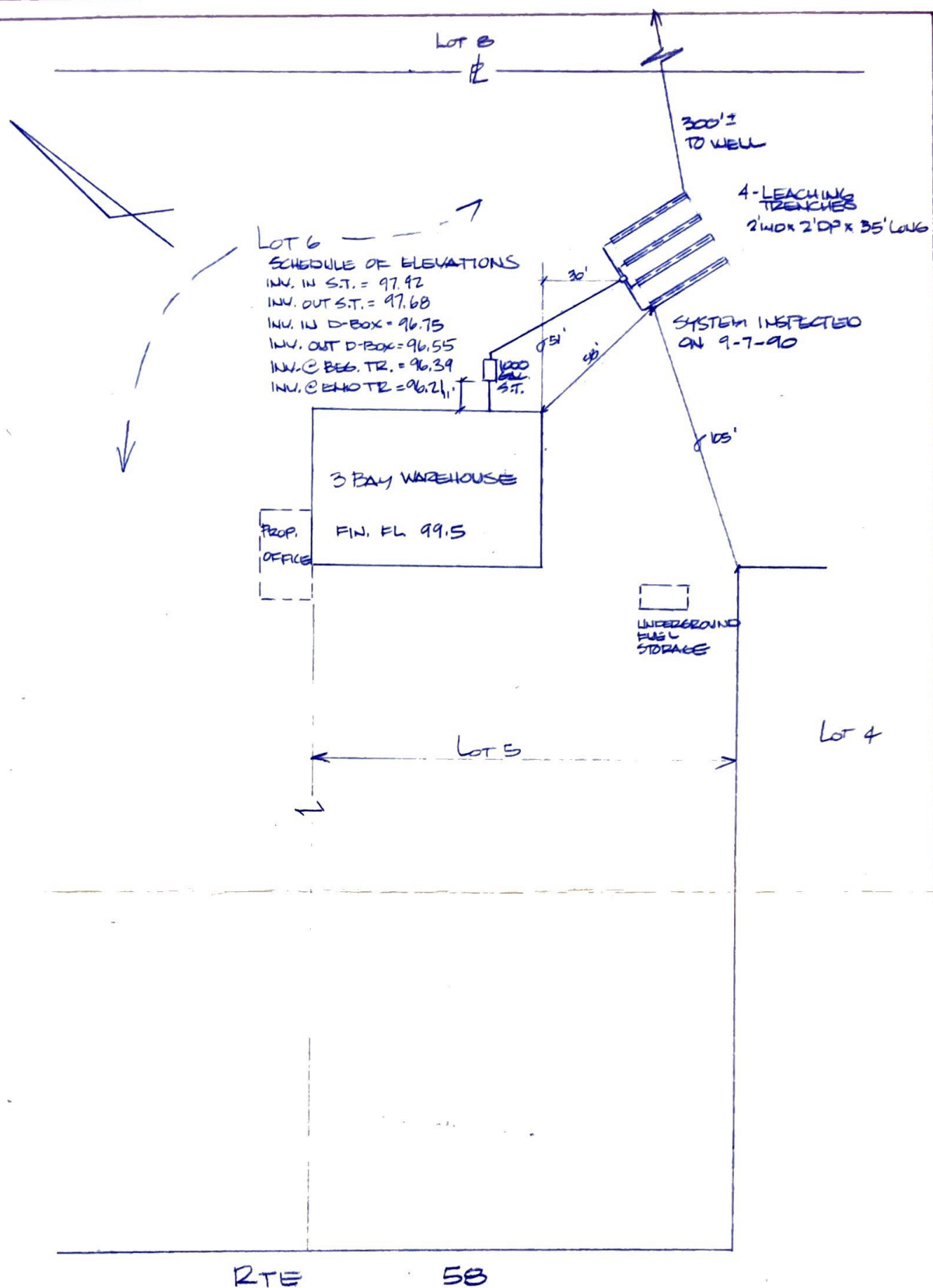
- 4" PIPE WITH TIGHT JOINTS TO BE USED IN DISPOSAL SYSTEM, EXCEPT WHERE OTHERWISE NOTED.
- 4" PERFORATED PIPE TO BE USED IN LEACHING TRENCHES.
- 1000 GAL. REINFORCED CONCRETE SEPTIC TANK AND CONCRETE DISTRIBUTION BOX.
- CARVER BOARD OF HEALTH MUST BE NOTIFIED WHEN SYSTEM IS NEARLY COMPLETE AND PRIOR TO BACKFILLING.
- ELEVATIONS BASED ON ASSUMED DATUM.
- UNLESS OTHERWISE NOTED, ALL SYSTEM COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 5 OF THE STATE SANITARY CODE AND ANY APPLICABLE LOCAL RULES.
- ANY CHANGE TO THIS PLAN MUST BE APPROVED BY THE BOARD OF HEALTH AND THE ENGINEER.
- THIS SYSTEM (IS, IS NOT) DESIGNED FOR A GARBAGE DISPOSAL.

LEGEND:

---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	WATER LINE
○	WELL
+	TEST PIT LOCATION
□	SEPTIC TANK
□	DISTRIBUTION BOX
---	4" PERFORATED PIPE
---	4" PIPE TIGHT JOINTS (PVC)
---	4" CAST IRON PIPE

SCALE: AS SHOWN	APPROVED:	REV. DATE BY DESCRIPTION APPD.
DRN. BY: K.W.F.	FOR: TREMONT ENTERPRISES, INC.	SEWAGE SYSTEM DESIGN IN CARVER, MA.
CHECKED: B.A.G.		DATE: 7-20-89 JOB NO.: 35
G.A.F. ENGINEERING, INC. P.O. BOX 353 MARION, MA. 02738 TEL. 758-0252 P.O. BOX 67 SOUTH CARVER, MA. 02366 TEL. 866-4601		

SITE PLAN
SCALE: 1" = 40'



Benjamin A. Gilmore II

"AS BUILT"
SEWAGE SYSTEM
PLOT PLAN
FOR

TREHOUT ENTERPRISES
IN

CARVER, MA.
SCALE: 1"=40' 9-12-90

G.A.F. ENGINEERING, INC.
P.O. Box 67, SO. CARVER, MA.



Cranberry Land U. S. A.

Telephone 866-2488

BOARD OF HEALTH

Carver, Massachusetts 02330

DATE 9-7-90

SEWERAGE SYSTEM INSPECTION REPORT

LOCATION: Lots 5 & 6
Rte. 58

INSTALLER: J. Barboza + Sons

ENGINEER: G.A.F.

BUILDER: Tremont Enterprises, Inc.

THIS IS YOUR PERMISSION TO BACKFILL THE FOLLOWING AFTER THE

"AS-BUILT" HAS BEEN COMPLETED.

Septic tank ✓ Distribution Box ✓

Leaching Field ✓ Leaching Pit

COMMENTS OR PROBLEMS FOUND BY BOARD MEMBER:

Margaret Johnson @
Board of Health Member



NORTH CARVER WATER DISTRICT

Town Hall – 108 Main Street

Carver, MA 02330

Phone # 508-866-3450

Fax # 508-866-3430

November 12, 2010

Dear North Carver Water District Property Owner:

Enclosed you will find notice of the water betterment assessment bill for the North Carver Water District. This assessment represents your share of the total cost of the project of \$2,726,334 for water as determined by the North Carver Water District Commission on September 8, 2010.

You have the right to appeal the assessment within six months of the date of the enclosed bill by filing a petition with the North Carver Water District Commission, Town Hall, 108 Main Street, Carver, MA 02330. There is no particular form to use – a letter is sufficient if it gives your name, your address, the address of the property that was assessed and the amount of the assessment, is signed by you or your attorney, and states the basis for your request.

If you or your spouse are sixty-five years of age or older and you occupy the assessed property as your domicile and you meet certain residency and income requirements, you may defer payment of some or all of the assessment if you file an application within six months of the date of the enclosed bills with the Board of Assessors and enter into a deferral and recovery agreement that will be recorded with the Plymouth County Registry of Deeds. Interest of 5 percent per year will accrue on the deferred amount.

If you pay the enclosed bill in full within 30 days of the date, there will be no interest and nothing will be recorded at the Registry of Deeds with respect to your property. If you choose not to pay the bill in full, the unpaid amount will be apportioned with interest on the unpaid balance at 5 percent per year and the first portion will appear on your tax bill on approximately January 1, 2011 and, if not paid when due with your tax, this portion will be subject to the interest and penalties that apply to unpaid real property taxes. The North Carver Water District Commission will record an Assessment Notice with the Registry of Deeds to create a lien to secure these future payments. A form is enclosed for your use if you wish to pay the assessments in full or in part now; if you do not respond, the assessments will be apportioned over a forty-year repayment period.

The assessment needs not be paid off if you sell or refinance your property. Whether the unpaid balances are paid off at a sale closing is a matter between the buyer and seller to be specified by agreement between them. Whether the balances are paid off at a loan refinancing is up to the mortgage lender but, under the federal guidelines used by most lenders, when a municipality levies an assessment for a public improvement and provides a plan for payments apportioned over a term of years, the recorded lien is allowed to remain as a lien for assessments and taxes not yet due, as long as all payments due under the plan are current at the time the mortgage loan closes.

For additional information, contact Jack Hunter, Carver Town Planner, at 508-866-3450.

**NORTH CARVER WATER DISTRICT
TOWN OF CARVER
Treasurer/Collector's Office: (508) 866-3434**

**TREMONT ENTERPRISE CORP
PO BOX 1256
LAKEVILLE, MA 02347**

**YOU ARE NOTIFIED THAT A WATER ASSESSMENT IS HEREBY BILLED
ON YOUR PROPERTY LOCATED AT:**

Property Address: 107 NORTH MAIN ST				
Map and	26	Bill Date:	11/12/2010	Water Betterment Amount:
Parcel No.	6 - 0			\$ 87508.15

This billing represents your proportionate share of the cost to construct the North Carver Water Project. You may appeal your assessment under Section 5 of Massachusetts General Laws, Chapter 80 by applying for an abatement to the North Carver Water District, Carver Town Hall, 108 Main Street, Carver, MA 02330 within six months of the date of this notice.

If you wish to pay this assessment in full or partially, please do so on or before December 13, 2010 using the payment coupon below. Any payment must be received in the Treasurer/Collector's office by December 13, 2010.

If you do not pay this assessment in full within 30 days, the unpaid amount will be apportioned over 40 years at an annual interest rate of five percent (5%) on the unpaid balance. The installments will be added to your quarterly real estate tax bills. The first installment will appear on your real estate bill to be mailed on approximately January 1, 2011. Once the installments are included on the real estate bill, they will be subject to the same interest and penalties as any other item on the bill, if paid late.

✂ - - - - -

☐ I wish to pay my assessment in full. Please find my full payment enclosed.

☐ I wish to pay my assessment in part. Please find payment enclosed in the amount of \$ _____.

Property Address: 107 NORTH MAIN ST
Name: TREMONT ENTERPRISE CORP
Map and Parcel: 26 - 6 - 0
Bill No.: _____

**NORTH CARVER WATER DISTRICT
TOWN OF CARVER
Treasurer/Collector's Office: (508) 866-3434**

**TREMONT ENTERPRISE CORP
P.O. BOX 1256
LAKEVILLE, MA 02347**

**YOU ARE NOTIFIED THAT A WATER ASSESSMENT IS HEREBY BILLED
ON YOUR PROPERTY LOCATED AT:**

Property Address: 107 NORTH MAIN ST				
Map and	26	Bill Date:	11/12/2010	Water Betterment Amount:
Parcel No.	5 - 0			\$ 87508.15

This billing represents your proportionate share of the cost to construct the North Carver Water Project. You may appeal your assessment under Section 5 of Massachusetts General Laws, Chapter 80 by applying for an abatement to the North Carver Water District, Carver Town Hall, 108 Main Street, Carver, MA 02330 within six months of the date of this notice.

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✂ -----

☐ I wish to pay my assessment in full. Please find my full payment enclosed.

☐ I wish to pay my assessment in part. Please find payment enclosed in the amount of \$ _____.

Property Address: 107 NORTH MAIN ST
Name: TREMONT ENTERPRISE CORP
Map and Parcel: 26 - 5 - 0
Bill No.: _____



DELANEY & MUNCEY, P.C.

ATTORNEYS AT LAW

WWW.DELANEY-MUNCEY.COM

DAVID L. DELANEY
KATHLEEN P. MUNCEY
PETER N. MUNCEY, JR.
JOSEPH J. COPPOLA
BRYAN E. FECTEAU
KATHLEEN M. MULVEY

EUGENE V. BLANCHARD
OF COUNSEL
FREDERICK J. SHEEHAN
RETIRED

October 2, 2013

Tremont Enterprise, Corp.
Attention: Waldo N. Roby
P.O. Box 1256
Lakeville, MA 02347

Re: Loan No. 7176627
Lender: Farm Credit East, ACA
Property: 107 North Main Street
Parcels Map 26, Lots 5-0 and 6-0
Our File No. 13-401

For Professional Services Rendered:

Recording of Release of Betterment Lien Map 26, Lot 5-0	\$78.00
--	---------

Recording of Release of Betterment Lien Map 26, Lot 6-0	\$78.00
--	---------

Total Amount Due	\$156.00
------------------	----------



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October 2, 2013

Tremont Enterprise, Corp.
Attention: Waldo N. Roby
P.O. Box 1256
Lakeville, MA 02347

Re: Loan No. 7176627
Lender: Farm Credit East, ACA
Property: 107 North Main Street
Parcels Map 26, Lots 5-0 and 6-0

Dear Mr. Roby:

Enclosed herewith are copies of the recorded Releases of Betterment Liens regarding the referenced property. Also enclosed is our bill for the recording fees for these releases. The fees were not part of the closing costs paid on September 20, 2013.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

David L. Delaney

DLD/pjh
enclosures

Copy

00093259

TOWN OF CARVER, MASSACHUSETTS

BOOK 43668 PAGE 309

CERTIFICATE OF RELEASE OF BETTERMENT ASSESSMENT

Recorded On:

OCT 01, 2013 at 11:32A

OFFICE OF THE TREASURER/COLLECTOR PLYMOUTH COUNTY REGISTRY OF DEEDS

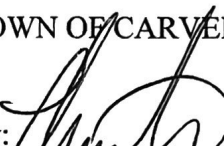
John R. Buckley Jr. Register

This is to certify that the betterment assessment which became a lien upon the parcel of real estate described in the attached Exhibit A upon the recording with the Plymouth County Registry of Deeds of the North Carver Water District's Water Special Assessment Statement, with attached Betterment List/Schedule, in Book 38126, Page 22 stating that betterments will be assessed in connection with the North Carver Water District and water works system, in accordance with General Laws Chapter 80, has together with any interest and costs thereon, been paid or legally abated.

Date: September 23, 2013

TOWN OF CARVER

By:



Paula I. Nute

Treasurer/Collector

THE COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 23rd day of September, 2012, before me, the undersigned notary public, personally appeared Paula I. Nute, Treasurer/Collector of the Town of Carver as aforesaid, proved to me through satisfactory evidence of identification, which was ID known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, on behalf of the Town of Carver.


Notary Public

My Commission Expires: Aug. 22, 2019

418203v1/NCWD/0001



Return to:
Tremont Enterprise, Corp
ATT: Walter W. Roby
P.O. Box 1256
Lakeville MA 02347

EXHIBIT A

TOWN OF CARVER
WATER BETTERMENT RELEASE

Parcel #: 26-5-0-R

Book/Page: 5249 / 461

Property Address: 107 North Main Street

Owner Name: Tremont Enterprise Corp

Owner Address: P.O. Box 1256, Lakeville, MA 02347



Cranberry Land USA

**TOWN OF CARVER
ASSESSOR'S OFFICE**

108 Main Street
Carver, Massachusetts 02330
(508) 866-3410
FAX (508) 866-7401

Date: September 11, 2013

To: Pam
Delaney & Muncey Law Offices
Fax: 508-830-0917

From: Ellen M. Blanchard, MAA
Carver Assessor's Office

Re: North Carver Water District
Betterment Payoff
Map 26, lot 5-0
Map 26, lot 6-0

164,109.32

3 Pages, including cover sheet

Attached please find copies of the payoff calculations for the above-referenced parcels located at 107 North Main Street in Carver.
Each parcel's amount is \$83,554.66.

If you have any questions, please contact me at (508) 866-3410.

Thank you.

Ellen Blanchard
Director of Assessing

This fax is intended for the use of the individual named on this transmission sheet. The contents are confidential or privileged. If you have received this fax in error, please notify us by telephone immediately so that we may direct this to the person intended.

11-SEP-2013 15:58:50

>> N CARVER WTR DT PAYOFF AS OF 9/24/2013 IS \$83,554.66 <<

```

+-----+
|Principal Amount is    $80,944.90|
|Interest Amount is     $2,605.76|
|Betterment Release Fee is  $4.00|
+-----+

```

Interest Saved by Early Payoff is \$74,340.54

Per Diem Cost is \$11.0883

Owner of Record: TREMONT ENTERPRISE CORP

Address: 107 NORTH MAIN ST

Parcel ID: 26 -5 -0

Betterment Type: 12 N Carver Wtr Dt

Date Liened: 11/14/2010

Multiple Diff: 1

Date Apportioned: 02/01/2011

Sub Category: 0

Original Amount: 87,508.15

Calculation Method: 1 Principle & Intrst

Principal Balance: 80,944.90

Status Code: 2 Apportioned

Term: 40

Comment: NCWD

Interest Rate: 5.00

Betterment History

Date	Principal	Interest	Amount Trn	Balance
02/01/2011	2,187.85	599.37	2,787.22 Lns	85,320.30
02/01/2012	2,187.70	4,266.02	6,453.72 Lns	83,132.60
02/01/2013	2,187.70	4,168.02	6,355.72 Lns	80,944.90
9/24/2013	80,944.90	2,605.76	83,550.66	.00

End of Job

11-SEP-2013 16:01:29

>> N CARVER WTR DT PAYOFF AS OF 9/24/2013 IS \$83,554.66 <<

```

+-----+
|Principal Amount is    $80,944.90|
|Interest Amount is     $2,605.76|
|Betterment Release Fee is  $4.00|
+-----+

```

Interest Saved by Early Payoff is \$74,340.54

Per Diem Cost is \$11.0883

Owner of Record: TREMONT ENTERPRISE CORP

Address: 107 NORTH MAIN ST

Parcel ID: 26 -6 -0

Betterment Type: 12 N Carver Wtr Dt

Date Liened: 11/14/2010

Multiple Diff: 1

Date Apportioned: 02/01/2011

Sub Category: 0

Original Amount: 87,508.15

Calculation Method: 1 Principle & Intrst

Principal Balance: 80,944.90

Status Code: 2 Apportioned

Term: 40

Comment: NCWD

Interest Rate: 5.00

Betterment History

Date	Principal	Interest	Amount	Trn	Balance
02/01/2011	2,187.85	599.37	2,787.22	Lns	85,320.30
02/01/2012	2,187.70	4,266.02	6,453.72	Lns	83,132.60
02/01/2013	2,187.70	4,168.02	6,355.72	Lns	80,944.90
9/24/2013	80,944.90	2,605.76	83,550.66		.00

End of Job

I, FREDERICK E. DOLL of Weymouth, Norfolk County, Massachusetts

for consideration paid, and in full consideration of ---One (\$1.00) Dollar---

grant to TREMONT ENTERPRISE, CORP., of P.O. Box 7, West Wareham, Plymouth County, Massachusetts 02576 with quitclaim covenants

the land in North Carver, Plymouth County, Massachusetts, bounded and described as follows:

~~XXXXXXXXXXXXXXXXXXXX~~

Beginning at a corner of land formerly of Antone and Catherine Gonsalves, formerly land of James B. Braddock;

Northerly on the Easterly side of Plympton Street, ten rods to a corner;

thence North 77° East sixteen rods, to a corner;

thence South 13° East, ten rods;

thence South 77° West, sixteen rods to the point of beginning; containing one acre, more or less.

For title, see deed of Thomas D. Johnson to Frederick E. Doll dated November 10, 1982 and duly recorded with the Plymouth County Registry of Deeds, Book 5241, Page 485.

Witness my hand and seal this 19th day of November 19 82

Frederick E. Doll
Frederick E. Doll

The Commonwealth of Massachusetts

ss.

November 19, 19 82

Then personally appeared the above named FREDERICK E. DOLL and acknowledged the foregoing instrument to be his free act and deed, before me

Michael J. [Signature]
Notary Public - [Signature]
My commission expires Nov. 12

REC'D NOV 26 1982 AT 10-48 AM AND RECORDED



I, LEONARD A. PIERCE, of Carver, Plymouth County, Massachusetts in consideration of One (\$1.00) Dollar paid, grant to TREMONT ENTERPRISE, CORP. of P.O. Box 7, West Wareham, Massachusetts 02576, with QUITCLAIM COVENANTS, the land in Carver, Plymouth County, Massachusetts situated on the North Side of High Street and East side of Plympton Street, containing 7 acres and 97 rods, more or less, and is bounded:

Beginning at the Southwest corner of the granted premises at the Southwest corner of the lot now or formerly of Elsworth C. Braddock;

thence Westerly by line of said street, 16 rods, 6 links to land now or formerly of the Estate of Emaline A. Wilbur;

thence Northerly by land of said Wilbur, 14 rods, 6 links to a stake in line of land now or formerly of J.B. Braddock;

thence North 77° East 4 rods, 19 links;

thence North 12° 30' West, 17 rods, 12 links by land of said Braddock and land now or formerly of Ralph L. Linton;

thence turning by land of said Linton South 77° West 16 rods to the Easterly line of Plympton Street;

thence Northerly by line of said street, 26 rods, 16 links to land now or formerly of Embert H. Eames;

thence turning by land of said Eames North 75° 20' East 28 rods, 15 links to land now or formerly of Elsworth C. Braddock;

thence turning by land of said Braddock, South 12° 30' East, 56 rods, 14 links to the point of beginning.

EXCEPTING THEREFROM, so much as was conveyed to Norman G. Young et ux by deed dated August 28, 1953 and recorded with Plymouth County Registry of Deeds in Book 2294, Page 219.

ALSO, EXCEPTING THEREFROM, so much thereof as was taken by the Commonwealth of Massachusetts for highway purposes by a taking dated November 22, 1967 and recorded with said Deeds in Book 3411, Page 332.

Meaning and intending to convey and hereby conveying Lot 6 of the Carver Assessors' Map Sheet 26.

See the deed of William J. Devine et al, Trustees of M.C.P. Trust dated October 29, 1982 recorded in the Plymouth County Registry of Deeds in Book 5233, Page 114 for title.

WITNESS my hand and seal this 3rd day of November, 1982.


Leonard A. Pierce