

PROPERTY SUMMARY

LOCATION

8 High Street Street, Carver MA 02330

COMMERCIAL

Vacant commercial Land
3.58 Acres
178.81 feet of frontage
932.91 ft lot depth

UTILITIES

- Water Well feeds 107 N. Main & 10 High St
- No Septic System
- No Power

Commercially zoned gently sloping wooded land.



CURRENT OWNER										PARCEL ID					LOCATION						
TREMONT ENTERPRISE CORP PO BOX 7 WEST WAREHAM, MA 02576										26-9-0-R					8 HIGH ST						
										TRANSFER HISTORY					DOS		T	SALE PRICE		BK-PG (Cert)	
										TREMONT ENTERPRISE CORP WILBUR					03/05/1987 01/29/1948		X X	1 7526-300 1 1988-169			
CD	T	AC/SF/UN		Nqh		INFL1		INFL2		ADJ BASE		SAF	INFL3		Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	60,000		NCV	1.00	1	1.00	1	1.00	101,250		1.00	1	1.00	NCV	0.90		139,430			
300	A	2.200		EXS	1.00	1	1.00	1	1.00	9,300		1.00	1	1.00	EXS	1.00		20,460			

TOTAL	3.577 Acres	ZONING	HC	FRNT	179	ASSESSED	CURRENT	PREVIOUS
Ngh	NO CARVER VLG	N O T E				LAND	159,900	156,700
INFL1	NO ADJUST.		BUILDING	0	0			
INFL2	NO ADJUST.		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	159,900	156,700			

[illegible]

BUILDING	CD	ADJ	DESC	MEASURE			BLDG COMMENTS
MODEL				LIST			
STYLE				REVIEW			
QUALITY							
FRAME							

[illegible]



OFFICE
1498 HIGH STREET
BRIDGEWATER, MA 02324

LABORATORY
176 PLYMOUTH STREET
BRIDGEWATER, MA 02324

OLIVEIRA ENVIRONMENTAL LABORATORIES, INC.

FOOD - DAIRY PRODUCTS - WATER - WASTEWATER

CHEMICAL & BACTERIOLOGICAL ANALYSES

(508) 697- 2650

September 2, 1989

West End Drilling
98 Carver Road
Plymouth, Mass. 02360

Source: Well Water - Bored Well with well point - 33 feet deep - producing 10 gals/min.

Located on the Waldo Roby property - Lot 18 - High St. - Carver, Mass.

Coliform Count
/100 ml @ 35 C
Membrane Filter

0

S.P.C./ml
@ 35 C

6

Color (APC units)	0.00
Sediment	none
Turbidity (NTU)	0.32
Odor	none
Taste	satisfactory
pH	<u>5.70</u>
Specific Conductance micromhos/cm	73.0

mg /liter

Total Alkalinity (CaCO ₃)	3.00
Free CO ₂	11.7
Total Hardness (CaCO ₃)	6.00
Calcium (Ca)	1.60
Magnesium (Mg)	0.49
Sodium (Na)	7.80
Potassium (K)	1.80
Total Iron (Fe)	0.005
Manganese (Mn)	L 0.01
Silica (SiO ₂)	9.40
Sulfate (SO ₄)	14.0
Chloride (Cl)	13.0
Nitrogen - Ammonia	0.14
Nitrogen - Nitrite	0.006
Nitrogen - Nitrate	0.48
Copper (Cu)	

L = less than

On site collection made by Mr. John Barengo of West End Drilling - 8/21/89 at 10:00 A.M.
Sample delivered to laboratory by Mr. John Barengo - 8/22/89 at 10:45 A.M.

Bacteriologically, this well water is of a satisfactory sanitary standard and is suitable for drinking and domestic purposes.

Chemically, this well water is acidic (will be corrosive). All other chemicals tested meet the standards.



Director

The Standard Plate Count indicated the general bacterial population of the well at the time of collection.

Coliform Group Bacteria:

Significance

The coliform group bacteria includes organisms found in the intestinal tracts of warm blooded animals, birds, decaying organic matter (hay, leaves, wood, etc.), the top 2 to 3 feet of the soil, lakes, ponds, brooks, rivers, drainage and types of vegetation.

Because the organisms can cause some illness; because the presence of coliform organisms in the water suggests that other more harmful organisms may be present, water containing one or more coliform group bacteria per 100 ml of sample should not be used for drinking or cooking purposes unless boiled 5 minutes or disinfected by other means.

This bacteria is of animal origin (intestinal tract) and may be considered as closely associated with disease causing organisms. On this factor, none should be present.

Color — APC Units - Ground water ought to be practically free from color. For attractive water - color should not exceed 15 units.

Turbidity — NT Units - Recommended limit not to exceed 5 units.

Odor & Taste — For water to be of high quality, the water should be odor free and taste good.

pH — The pH value defines the concentration of free hydrogen ions in solution. Expressed on a scale extending from 0 or very acid to 14 or very alkaline with 7.0 being neutral.

Specific Conductance — Conductivity is a good criterion for measuring the degree of mineralization and assessing the affect of diverse ions on chemical equilibria.

Total Alkalinity — The alkalinity of this water represents its content of carbonates and bicarbonates.

Free Carbon Dioxide — Well water having a low pH and a Free CO₂ level in excess of 50. mg/l will be corrosive to iron, bronze, brass and copper tubing and fittings.

Total Hardness — Standard not to exceed 50. mg/l. Waters having a hardness level of 50 to 100 are in the medium hardness range, over 100 very hard.

Calcium — Calcium contributes to the total hardness of water. Appreciable amounts of calcium salts break down on heating and form scale in boilers, pipes and cooking utensils.

Magnesium — Magnesium is a common constituent of natural water. Magnesium and calcium ions are principal contributors to water hardness. Concentrations in excess of 125 mg/l can exert a cathartic and diuretic action.

Sodium — Recommended limit not to exceed 20 mg/l.

Potassium — Potassium concentrations in drinking water seldom exceed 20. mg/l.

Total Iron — Standard not to exceed 0.3 mg/l.

Manganese — Standard not to exceed 0.05 mg/l. The principal reason for limiting the concentration of manganese is to reduce esthetic and economic problems.

Silica — Silica content of natural water is most commonly in the 1 to 30 mg/l. Silica in water is undesirable because it forms difficult to remove silica scales.

Sulfates — Standard not to exceed 250 mg/l.

Chloride — Standard not to exceed 250 mg/l.

Nitrogen — Ammonia is present in variable concentrations in many surface and ground waters. Its occurrence in ground water is generally a result of natural reduction processes.

Nitrogen - Nitrite — Nitrite in water poses a health hazard, but fortunately seldom occurs in high concentrations. Waters with a nitrogen - nitrite concentration over 1 mg/l should not be used for infant feeding.

Nitrogen - Nitrate — Standard not to exceed 10. mg/l. Nitrate, in high concentrations can and do cause methemoglobinemia or so-called nitrate poisoning in infants. Water with 10 or more mg/l of nitrate is unsatisfactory and is not considered safe for drinking or cooking. It is especially dangerous to children and should never be used in infant formulas.

Copper — Standard not to exceed 1.0 mg/l.

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September 2, 1989

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Source: Well Water - Bored Well with well point - 33 feet deep - producing 10 gals/min.

Located on the Waldo Roby property - Lot 18 - High St. - Carver, Mass.

Analysis Number 8113D

EPA Method 524

<u>Compound</u>	<u>MDL*</u>	<u>Conc.*</u>	<u>Compound</u>	<u>MDL*</u>	<u>Conc.*</u>
Benzene	0.50	ND	trans-1,2 Dichloroethylene	0.50	ND
Carbontetrachloride	0.50	ND	cis-1,2, Dichloroethylene	0.50	ND
1,1-Dichloroethylene	0.50	ND	Dichloromethane	0.50	ND
1,2-Dichloroethane	0.50	ND	1,1 Dichloroethane	0.50	ND
para Dichlorobenzene	0.50	ND	1,1 Dichloropropene	0.50	ND
Trichloroethylene	0.50	ND	1,3 Dichloropropene	0.50	ND
1,1,1 Trichloroethane	0.50	ND	1,2 Dichloropropane	0.50	ND
Vinyl Chloride	1.00	ND	1,3 Dichloropropane	0.50	ND
Bromobenzene	0.50	ND	2,2 Dichloropropane	0.50	ND
Bromodichloromethane	0.50	ND	Ethylbenzene	0.50	ND
Bromoform	0.50	ND	Styrene	0.50	ND
Bromomethane	1.00	ND	1,1,2 Trichloroethane	0.50	ND
Chlorobenzene	0.50	ND	1,1,1,2 Tetrachloroethane	0.50	ND
Chlorodibromomethane	0.50	ND	1,1,2,2 Tetrachloroethane	0.50	ND
Chloroethane	1.00	ND	Tetrachloroethylene	0.50	ND
Chloroform	0.50	ND	1,2,3 Trichloropropane	0.50	ND
Chloromethane	1.00	ND	Toluene	0.50	ND
o-Chlorotoluene	0.50	ND	m,p-Xylene	0.50	ND
p-Chlorotoluene	0.50	ND	o-Xylene	0.50	ND
Dibromomethane	0.50	ND	Bromochloromethane	0.50	ND
m-Dichlorobenzene	0.50	ND	n-Butylbenzene	0.50	ND
o-Dichlorobenzene	0.50	ND	Dichlorodifluoromethane	1.00	ND

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page 2

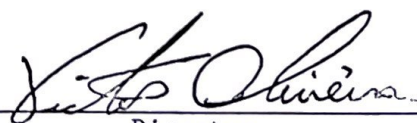
<u>Compound</u>	<u>MDL*</u>	<u>Conc.*</u>
Fluorotrichloromethane	1.00	ND
Hexachlorobutadiene	0.50	ND
Isopropylbenzene	0.50	ND
p-Isopropyltoluene	0.50	ND
n-Propylbenzene	0.50	ND
sec-butylbenzene	0.50	ND
Tert-butylbenzene	0.50	ND
1,2,3 Trichlorobenzene	0.50	ND
1,2,4 Trichlorobenzene	0.50	ND
1,2,4 Trimethylbenzene	0.50	ND
1,3,5 Trimethylbenzene	0.50	ND
Napthalene	1.00	ND
Ethylene Dibromide (EDB)	0.05	ND
1,2 Dibromo-3-chloropropane (DBCP)	0.05	ND

Notes: ND = Below minimum detectable level (MDL)

* = ug/l

Tested by Lab #MA052

On site collection made by Mr. John Barengo of West End Drilling - 8/21/89 at 10:00 A.M.
Sample delivered to laboratory by Mr. John Barengo - 8/22/89 at 10:45 A.M.


Director



Cranberry Land U S A

Telephone 866-2488

BOARD OF HEALTH

Carver, Massachusetts 02330

November 8, 1989

Mr. Kevin W. Forgue
G.A.F. Engineering, Inc.
P.O. Box 67
Cranberry Road
So. Carver, Ma 02366

Re: Tremont Enterprises - Route 58
Sewage System Design - Lots 5, 6 & 8

Dear Mr. Forgue:

After reviewing the minor changes to the approved design plans for the above-mentioned property, please be advised that the Board highly approves the changes submitted.

Thanking you in advance, we are.

Very truly yours,

CARVER BOARD OF HEALTH

aef

One parcel containing four and one half acres more or less, on the north side of said High Street and bounded Northerly by land now or formerly of Samuel F. Lucas; Easterly by land of said Lucas; Southerly by said High Street and Westerly by land of Annie Connell and land of the Widow of Thomas Hammond, said lot being enclosed by fence and wall.

Being the same premises conveyed to decedent, Franklin P. Wilbur, by deed of Maud Sarah Wilbur dated January 26, 1948, recorded with Plymouth County Registry of Deeds, Book 1988, Page 169.

Said Parcel is shown as Lot 2 on a plan of land entitled "Plan of Land in Carver, Mass., Drawn for Heirs of Franklin P. Wilbur, Scale 1" = 40', September 5, 1986, Vautrinot & Hebbly Co., Engineers & Land Surveyors, County Road, Plympton, Mass." Plan to be recorded herewith.

Conveying the second parcel of land described in a deed from Maud Sarah Wilbur to Franklin P. Wilbur dated January 26, 1948 and recorded in the Plymouth County Registry of Deeds at Book 1988, Page 169.

For title see Probate of the Estate of Franklin P. Wilbur, Sr., Plymouth County Probate No. 86P0258-A1. See also above-mentioned deed of Sarah Maud Wilbur to Franklin P. Wilbur.

Witness my hand and seal this 5th day of March, 1987.

MASSACHUSETTS FORECLOSURE DEED BY CORPORATION

125243
Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
07 AUG 2002 03:21PM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 22587 Pg 96-99

XX
U.S. Bank National Association f/k/a First Bank National Association, as Trustee

a corporation duly established under the laws of the State of Minnesota
usual place of business at 425 Walnut Street, Cincinnati, OH 45202

and having its

the current holder by assignment of a mortgage

from David A. Furtado, Jr.

to EquiCredit Corporation of Ma.

dated May 21, 1999 and recorded with the Plymouth County Registry of Deeds at Book 17483, Page 50 as affected by a partial release dated September 27, 2001 and recorded with said Registry of Deeds at Book 20640, Page 343

, by the power conferred by said mortgage and

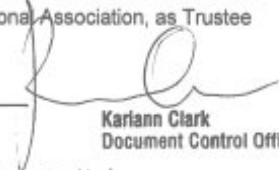
every other power for TWO HUNDRED SIXTY-NINE THOUSAND AND 00/100 (\$269,000.00) DOLLARS

paid, grants to Tremont Enterprise Corp., P.O. Box 1256, Lakeville, MA 02347, the premises conveyed by said mortgage.

Property Address: 10 High Street, Carver, MA 02330

WITNESS the execution and the corporate seal of said corporation this 7 day of June, 2002.
Fairbanks Capital Corp., attorney in fact for
U.S. Bank National Association f/k/a First Bank National Association, as Trustee

PLYMOUTH
DEEDS REG#18
PLYMOUTH
01
07/07/02 2:59PM
000000 #2373
FEE \$1226.64
CASH \$1226.64
CANCELLED

By: 
Kariann Clark
Document Control Officer

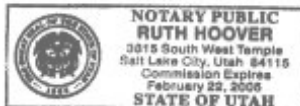
The State of Utah

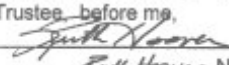
Salt Lake, ss.

7 June, 2002

Then personally appeared the above named Document Control Officer,
Kariann Clark of Fairbanks Capital Corp., atty in fact for

~~X~~ U.S. Bank National Association f/k/a First Bank National Association, as Trustee and
acknowledged the foregoing instrument to be the free act and deed of U.S. Bank National
Association f/k/a First Bank National Association, as Trustee, before me,




Ruth Hoover, Notary Public
My Commission expires: 02/22/05

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1999

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.