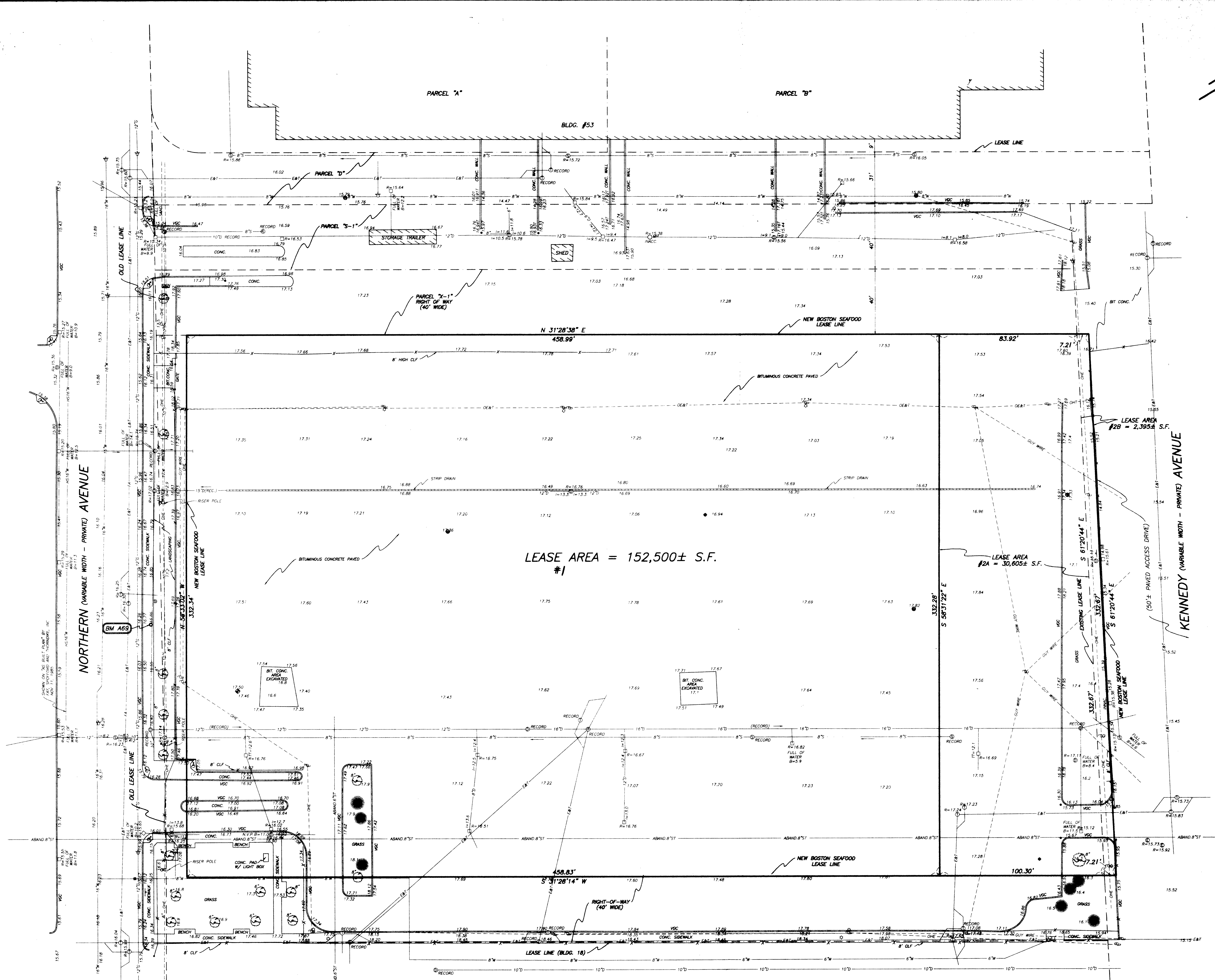


**LEGEND:**

○	SEWER MANHOLE
○	DRAIN MANHOLE
○	TELEPHONE MANHOLE
○	ELECTRIC MANHOLE
○	MANHOLE
○	HANDICAP RAMP
○	GAS SHUT OFF
○	WATER SHUT OFF
○	BOSTON WATER METER
○	CATCH BASIN
○	LIGHT POLE
○	UTILITY POLE
○	HYDRANT
○	SIGN
○	SHUT OFF
○	BOLLARD
○	INVERT ELEVATION
○	TELEPHONE
○	RIM ELEVATION
○	TOP
○	BOTTOM
○	BITUMINOUS
○	CONC.
○	VERTICAL GRANITE CURB
○	FIRE ALARM BOX
○	TEST BORING
○	MONITORING WELL
○	SHRUB
○	DECIDUOUS TREE
○	PINE TREE

—	SEWER
—	DRAIN
—	WATER
—	GAS
—	ELECTRIC
—	TELEPHONE
—	CHAIN LINK FENCE
—	OVERHEAD WIRES
—	FIRE ALARM
—	STEAM



LEASE AREA #1 = 152,500± S.F.

LEASE AREA #2A = 30,805± S.F.

LEASE AREA #2B = 2,395± S.F.

- PLAN REFERENCES:**
- "LEASE AGREEMENT BETWEEN EDIC AND BOSTON THERMAL ENERGY CORPORATION (PARCEL 1)" DATED DECEMBER 26, 1989
  - "BOSTON MARINE INDUSTRIAL PARK - HARBOR GATEWAY PROJECT GRADING AND UTILITY PLAN" BY FAY, SPOFFORD, AND THORNDIKE DATED NOVEMBER 11, 1985
  - "MASTER UTILITY PLAN - WATER DISTRIBUTION SYSTEM" BY CID ASSOCIATES, INC. DATED FEBRUARY 24, 1993
  - "MARINE INDUSTRIAL PARK - MAP OF STORM DRAINAGE SYSTEM" BY METCALF AND EDDY, DATED OCTOBER, 1995
  - "MASTER UTILITY PLAN - SANITARY SEWER LINES" DATED APRIL, 1990
  - "SPRINKLER ALARM SYSTEM" PLAN #887617, DATED 1982
  - "FIRE ALARM/TELEPHONE" PLAN #981-488-19, 8 OF 38, DATED JULY, 1978
  - "BOSTON MARINE INDUSTRIAL PARK - STEAM DISTRIBUTION SYSTEM" DATED JULY 1978
  - "PLAN SHOWING PROPOSED LEASE LINES OF PROPERTY OWNED BY E.D.I.C. BOSTON(SOUTH), MASS. BY CULLINAN ENG. CO., INC." DATED JANUARY 11, 1982
  - "PLAN SHOWING PROPOSED LEASE LINES OF PROPERTY OWNED BY E.D.I.C. BOSTON(SOUTH), MASS. BY CULLINAN ENG. CO., INC." DATED OCTOBER 19, 1984
  - "PLAN SHOWING PROPOSED LEASE LINES OF PROPERTY OWNED BY E.D.I.C. BOSTON(SOUTH), MASS. BY CULLINAN ENG. CO., INC." DATED MARCH 10, 1981 LAST REVISION APRIL 1, 1985

- NOTES:**
- BENCHMARK INFORMATION:  
BENCHMARK USED:  
MSS DISK STAMPE "ARTERY 69" SET IN THE CONCRETE SIDEWALK ON THE NORTHERN SIDE OF NORTHERN AVENUE.  
(SEE PLAN)  
ELEV = 16.87
  - ELEVATIONS REFER TO BOSTON CITY BASE
  - UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND THE LATEST PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE FOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL-FREE, THE DIG SAFE CALL CENTER AT 1-800-322-4844 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
  - THE "NEW BOSTON SEAFOOD CENTER" LEASED PARCEL IS A LARGE PORTION OF "PARCEL X" AS SHOWN AN PLAN No. 3204 P93 84 PREPARED BY CULLINAN ENG. CO., INC., DATED OCTOBER 19, 1984

**NEW LEASED AREAS:**

LEASE AREA #1	152,500± S.F.
LEASE AREA #2A	30,805± S.F.
LEASE AREA #2B	2,395± S.F.
<b>TOTAL LEASED AREAS</b>	<b>185,500± S.F.</b>

The information contained on the disk accompanying this plan must be compared to this hard copy of the plan which is sealed and signed to insure the accuracy of the information and to further insure that no changes, alterations or modifications have been made. No reliance should be made on a document transmitted by computer or other electronic means unless first compared to the original record document based at the time of the survey.

Due to the critical nature of surveying, data acquisition and AutoCAD plan development, if critical dimensional information is needed and it is not shown specifically on said computer disk files, we should be contacted.

I CERTIFY THAT THIS PLAN WAS PREPARED AS THE RESULT OF AN ACTUAL FIELD SURVEY. THE PROPOSED LEASE LINES WERE DETERMINED FROM EXISTING PLANS AS FILED WITH E.D.I.C. AND THE UTILITIES WERE COMPILED FROM ACTUAL FIELD MEASUREMENTS, AS WELL AS FROM RECORD INFORMATION.

I CERTIFY THAT THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "C" AREA OF MINIMAL FLOODING AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF BOSTON, MASSACHUSETTS, COMMUNITY PANEL NO. 250286 00110, EFFECTIVE DATE : NOVEMBER 2, 1990



**TOPOGRAPHIC PLAN OF LAND  
NEW BOSTON SEAFOOD CENTER  
BOSTON, MASS.**

SCALE: 1"=20'  
HARRY R. FELDMAN, INC.  
112 SHAWMUT AVENUE  
PHONE: (617)357-9740

OCTOBER 31, 1996  
LAND SURVEYORS  
BOSTON, MASS 02118

