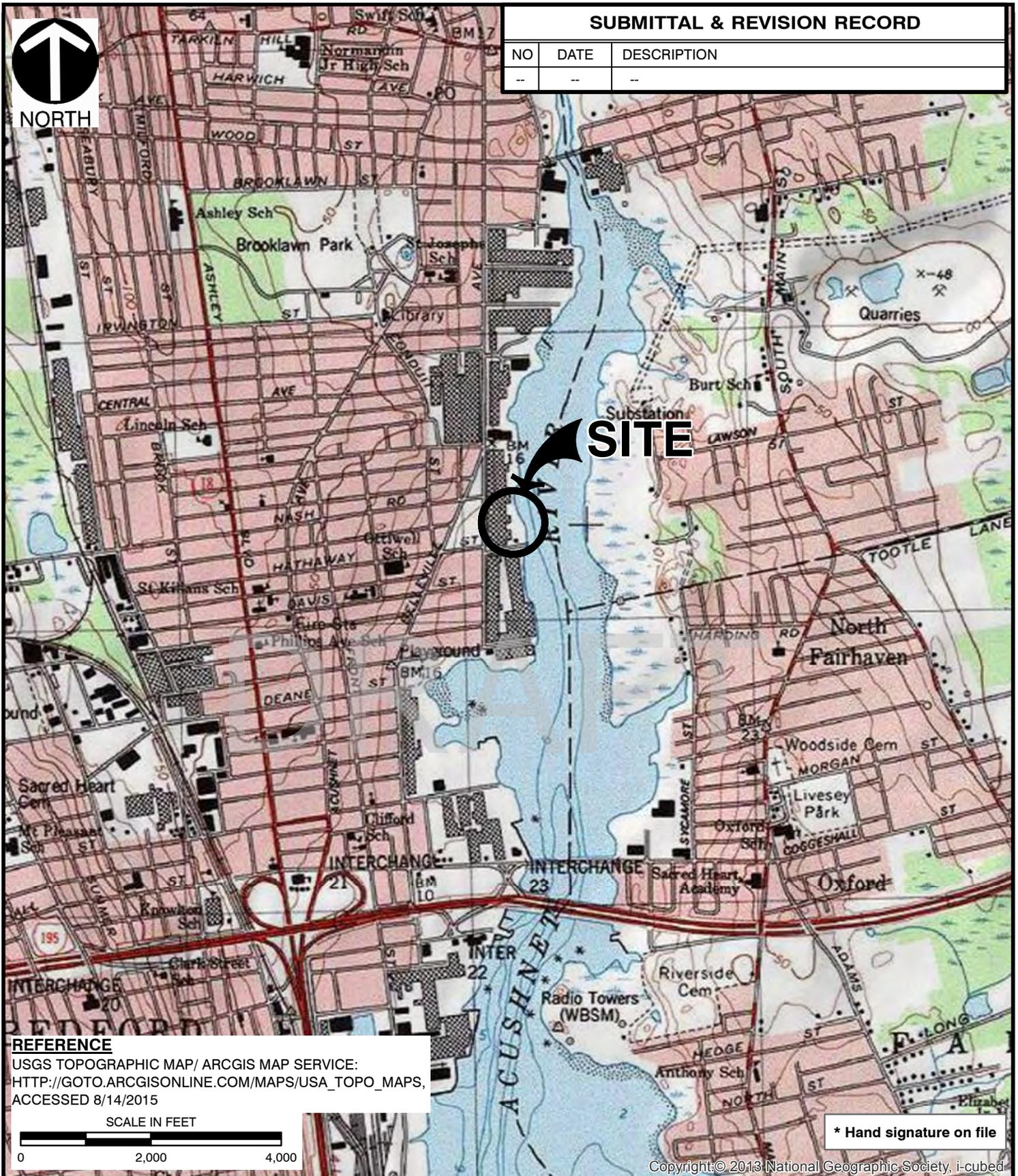




SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
--	--	--



REFERENCE

USGS TOPOGRAPHIC MAP/ ARCGIS MAP SERVICE:
[HTTP://GOTO.ARCGISONLINE.COM/MAPS/USA_TOPO_MAPS](http://gto.arcgis.com/maps/usa_topo_maps),
 ACCESSED 8/14/2015



* Hand signature on file

Copyright © 2013 National Geographic Society, i-cubed



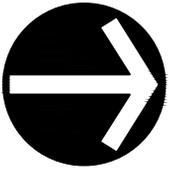
Civil & Environmental Consultants, Inc.

31 Bellows Road - Raynham, MA 02767
 774-501-2176 • 866-312-2024
www.cecinc.com

CITY OF NEW BEDFORD
 QUALITY ASSURANCE PROJECT PLAN
 194 REAR RIVERSIDE AVENUE
 NEW BEDFORD, MASSACHUSETTS

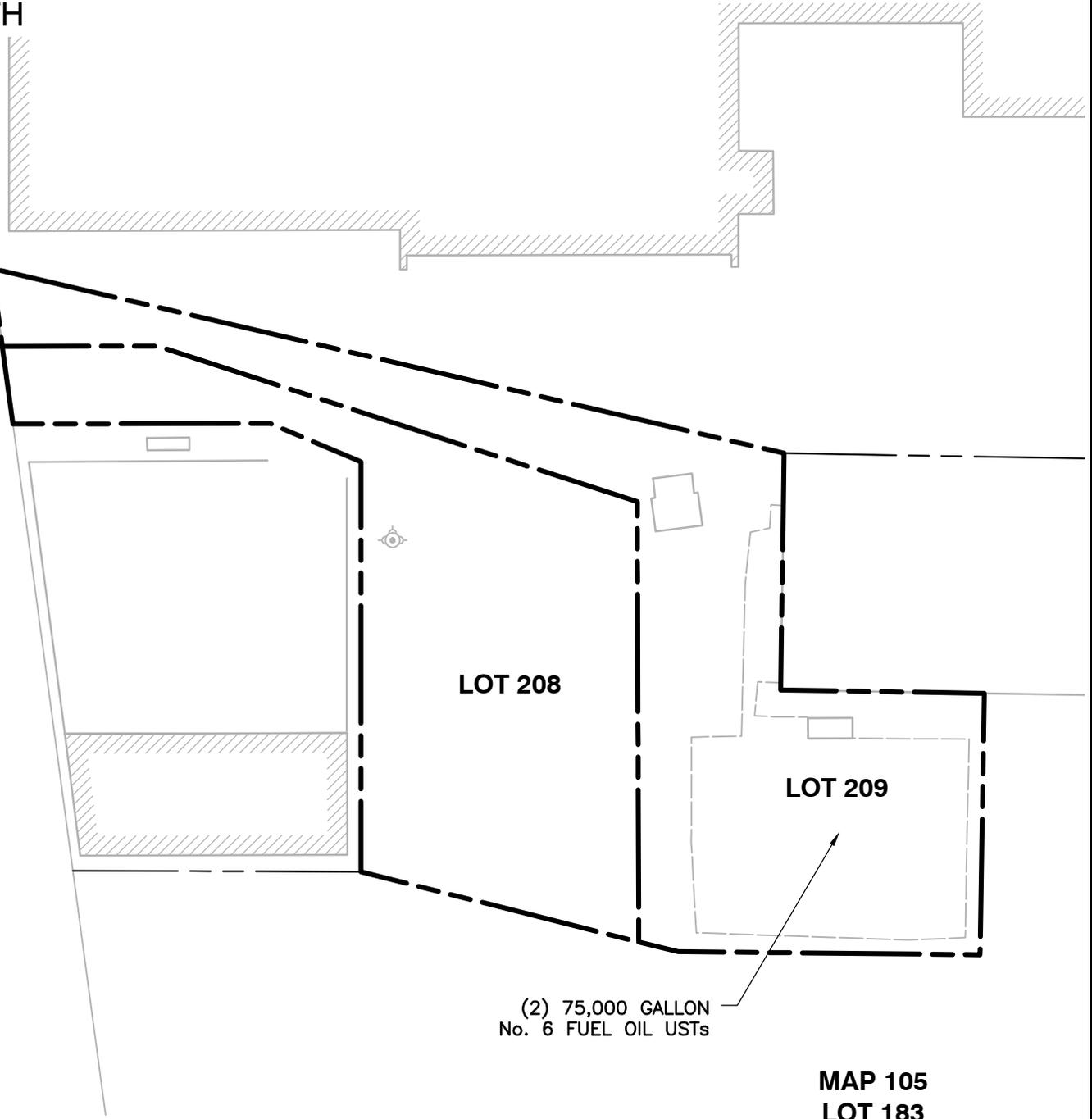
SITE LOCATION MAP

DRAWN BY:	RJF	CHECKED BY:	GAC	APPROVED BY:	*KJB	FIGURE NO:	1
DATE:	AUGUST 2015	SCALE:	1" = 2,000'	PROJECT NO:	151-155		



NORTH

MANOMET STREET



(2) 75,000 GALLON
No. 6 FUEL OIL USTs

MAP 105
LOT 183

SCALE IN FEET



* HAND SIGNATURE ON FILE



Civil & Environmental Consultants, Inc.

31 Bellows Road - Raynham, MA 02767
Ph: 774.501.2176 · 866.312.2024 · Fax: 774.501.2669
www.cecinc.com

CITY OF NEW BEDFORD
NOTICE OF INTENT
194 REAR RIVERSIDE AVENUE
NEW BEDFORD, MASSACHUSETTS

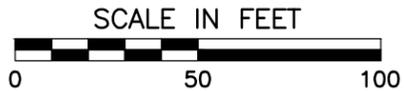
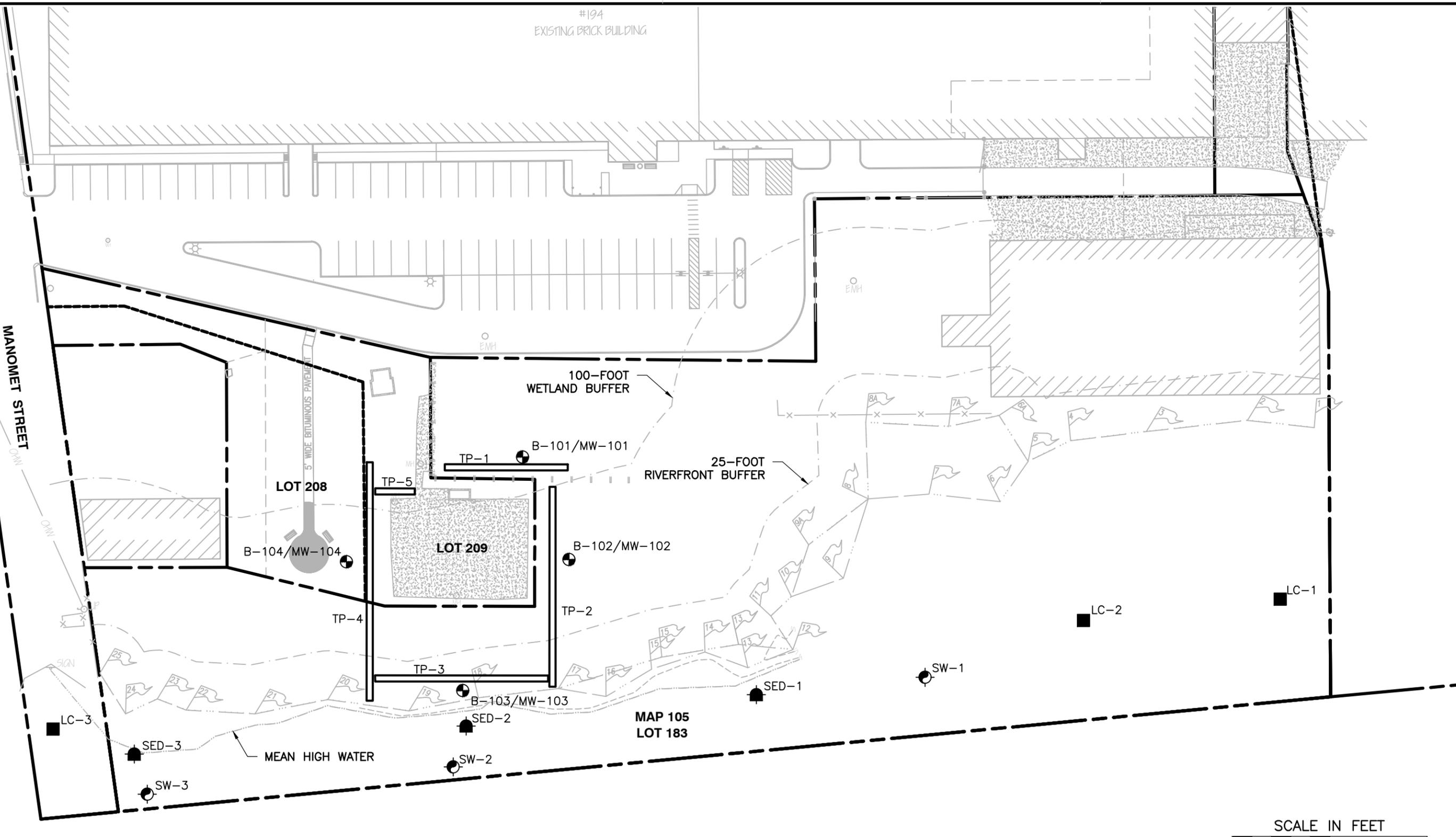
SITE PLAN

DRAWN BY:	RJF	CHECKED BY:	GAC	APPROVED BY:	*KJB	FIGURE NO.:	2
DATE:	SEPTEMBER 2015	DWG SCALE:	1" = 40'	PROJECT NO:	151-155		

P:\2015\151-155\CADD\DWG\ES02-NOI\151155-ES02-Site Plan.dwg[LAYOUT1] LS:(9/14/2015 - biorgette) - LP: 9/18/2015 6:46 AM



P:\2015\151-155-CAAD\DWG\ES02-NO1\151155-ES02-Test Pit Locations.dwg[LAYOUT] LS:(9/14/2015 - bforgette) - LP: 9/18/2015 6:49 AM



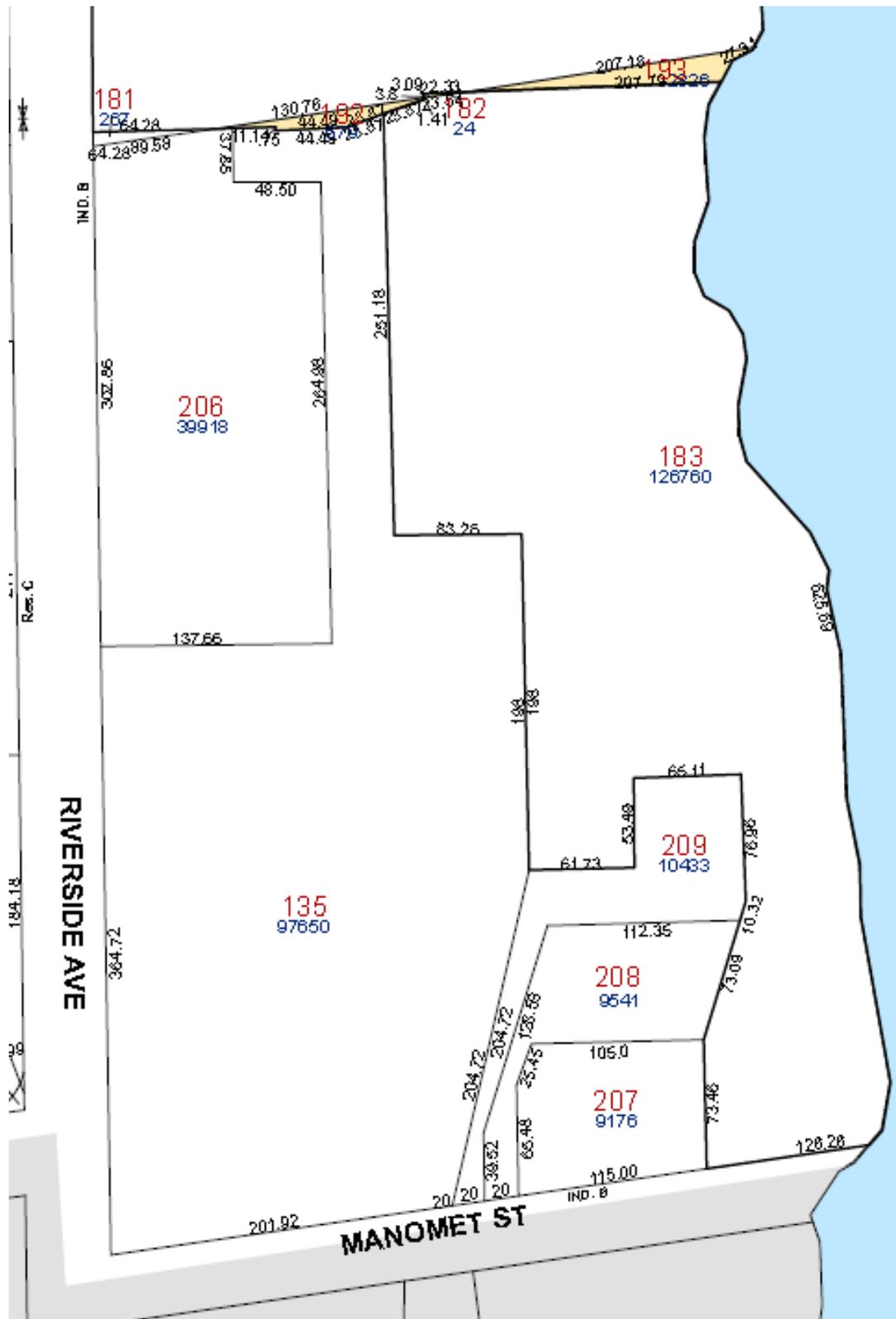
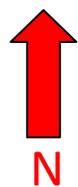
LEGEND:

- PROPOSED TEST PIT LOCATION
- PROPOSED MONITORING WELL LOCATION
- SEDIMENT SAMPLE LOCATION
- SURFACE WATER SAMPLE LOCATION
- LOCAL CONDITIONS SAMPLE LOCATION

REFERENCE

1. EXISTING INFORMATION SHOWN ON THIS DRAWING WAS TAKEN FROM A PLAN TITLED "SITE PLAN", PREPARED BY THOMPSONFARLAND PROFESSIONAL ENGINEERS/LAND SURVEYORS, DATED MARCH 27, 2013.

<p>Civil & Environmental Consultants, Inc. 31 Bellows Road - Raynham, MA 02767 Ph: 774.501.2176 · 866.312.2024 · Fax: 774.501.2669 www.cecinc.com</p>		<p>CITY OF NEW BEDFORD NOTICE OF INTENT 194 REAR RIVERSIDE AVENUE NEW BEDFORD, MASSACHUSETTS</p>	
<p>PROPOSED SAMPLE LOCATIONS</p>			
DRAWN BY:	RJF	CHECKED BY:	GAC
DATE:	SEPTEMBER 2015	DWG SCALE:	1"=50'
APPROVED BY:	*KJB	PROJECT NO.:	151-155
			FIGURE NO.:
			3



Common Sense Environmental, Inc.
38 Elm Street
New Bedford, MA 02740
508-858-5606
August 2015

Figure 4 – Plat Map
Plat 105, Lots 209 and 183
194R Riverside Avenue
New Bedford, MA

Common Sense Environmental, Inc. Photographic Record

Client: City of New Bedford Cliftex

Project Number: NOI – Map 105, Lots 183 & 209

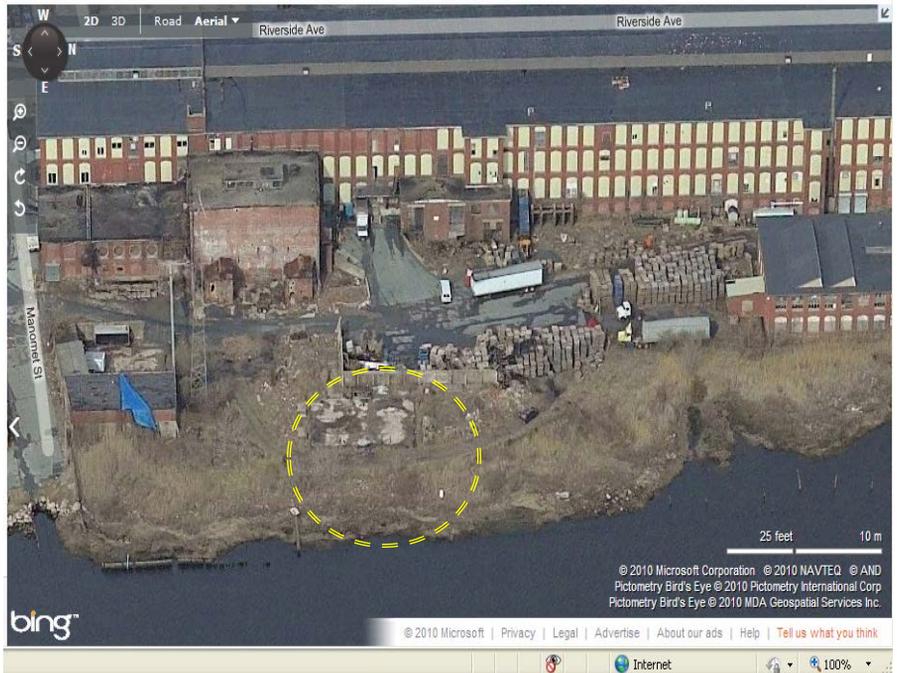
Site Name: Cliftex – 194 Rear Riverside Avenue

Site Location: New Bedford, MA

Photographer:
Cynthia Gilchrest

Date: July 2015

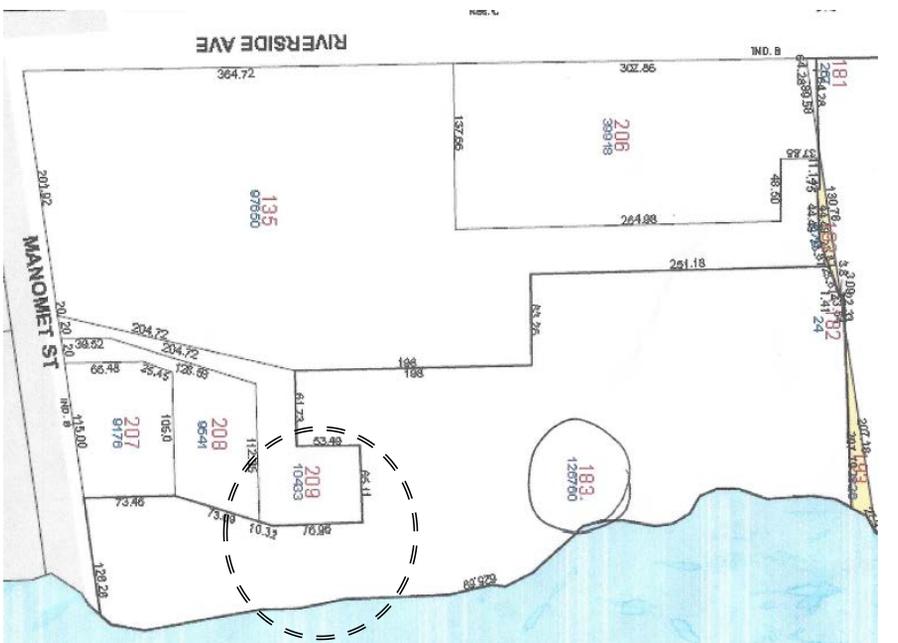
Comments:
Aerial of tank pad and test pit study area.
Yellow dashed circle indicated test pit study area.



Photographer:
Cynthia Gilchrest

Date: July 2015

Comments:
Plat map of study area; Map 105, Lots 208, 209 and 183. Dashed circle indicates test pit study area.



Common Sense Environmental, Inc. Photographic Record

Client: City of New Bedford Cliftex

Project Number: NOI – Map 105, Lots 183 & 209

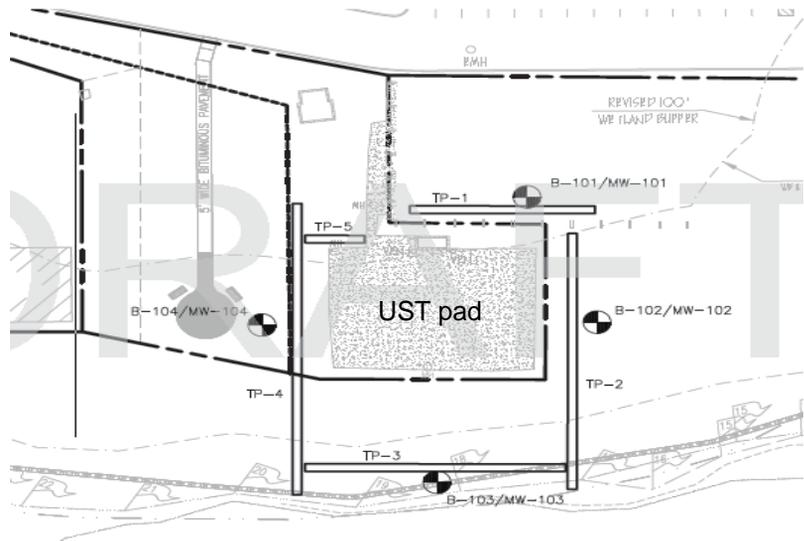
Site Name: Cliftex – 194 Rear Riverside Avenue

Site Location: New Bedford, MA

Photographer:
Cynthia Gilcrest

Date: July 2015

Comments:
Aerial of proposed test pites TP1 – TP5.



Photographer:
Cynthia Gilcrest

Date: July 2015

Comments:
Aerial photograph of proposed sediment, surface water and local conditions sample collection points.



LEGEND:

- ★ SEDIMENT SAMPLE LOCATION
- ◆ SURFACE WATER SAMPLE LOCATION
- LOCAL CONDITIONS SAMPLE LOCATION

**Common Sense Environmental, Inc.
Photographic Record**

Client: City of New Bedford Cliftex

Project Number: NOI – Map 105, Lots 183 & 209

Site Name: Cliftex – 194 Rear Riverside Avenue

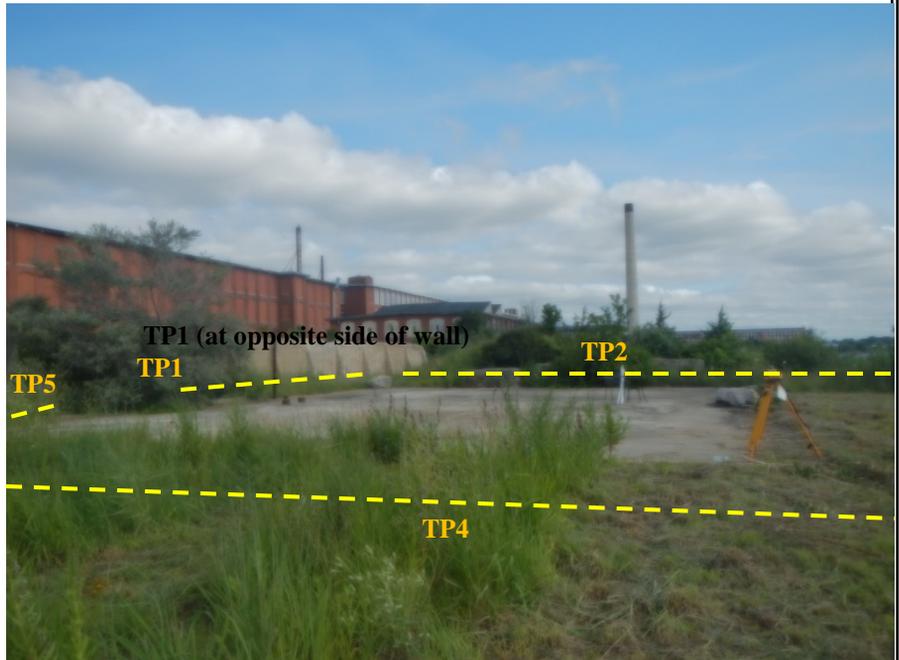
Site Location: New Bedford, MA

Photographer:
Cynthia Gilcrest

Date: July 2015

Comments:

South to north approach to tank pad and proposed test pit areas.

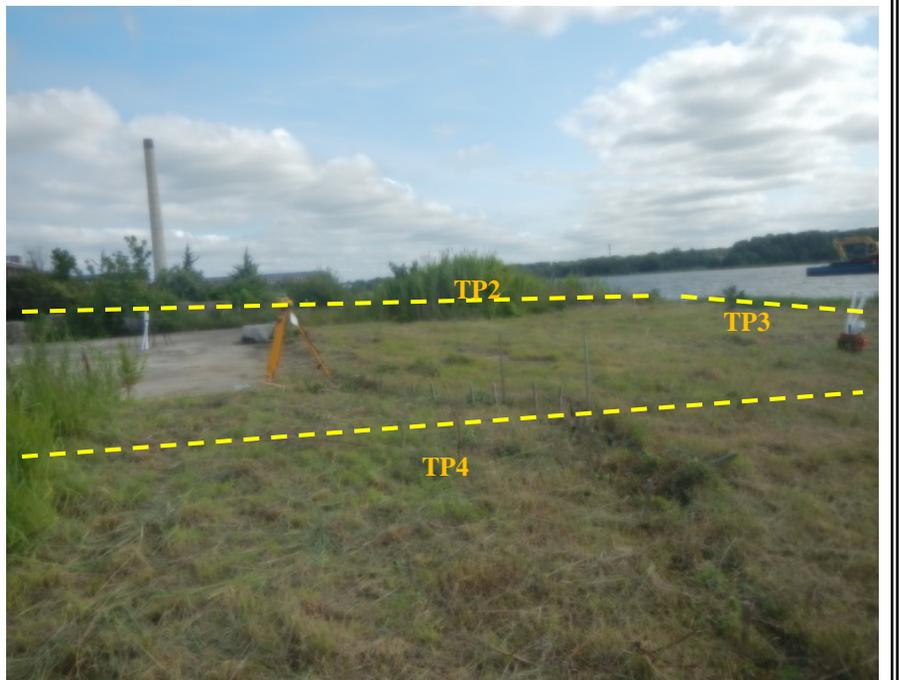


Photographer:
Cynthia Gilcrest

Date: July 2015

Comments:

South to northeast approach to tank pad and proposed test pit areas.



**Common Sense Environmental, Inc.
Photographic Record**

Client: City of New Bedford Cliftex

Project Number: NOI – Map 105, Lots 183 & 209

Site Name: Cliftex – 194 Rear Riverside Avenue

Site Location: New Bedford, MA

Photographer:
Cynthia Gilcrest

Date: July 2015

Comments:
East to west approach to west side of tank pad. Note test pit TP1 to be advanced at opposite site of the wall.



Photographer:
Cynthia Gilcrest

Date: July 2015

Comments:
Southwest to northeast approach to test pit 3 along Acushnet River.



**Common Sense Environmental, Inc.
Photographic Record**

Client: City of New Bedford Cliftex

Project Number: NOI – Map 105, Lots 183 & 209

Site Name: Cliftex – 194 Rear Riverside Avenue

Site Location: New Bedford, MA

Photographer:
Cynthia Gilchrest

Date: July 2015

Comments:
East to west approach
to demolition debris
located along riverbank.



Photographer:
Cynthia Gilchrest

Date: July 2015

Comments:
West to east approach
to existing 20 inch drain
located in vicinity of
test pit TP3.



**Common Sense Environmental, Inc.
Photographic Record**

Client: City of New Bedford Cliftex

Project Number: NOI – Map 105, Lots 183 & 209

Site Name: Cliftex – 194 Rear Riverside Avenue

Site Location: New Bedford, MA

Photographer:
Cynthia Gilcrest

Date: July 2015

Comments:
North to south
approach to tank pad
and TP4.



Photographer:
Cynthia Gilcrest

Date: July 2015

Comments:
Southwest to northeast
approach to TP2 and
TP3.



1331
Parcels 1 & 2
194R Riverside Avenue
New Bedford, Massachusetts

Property address:

REG OF DEEDS
REG #07
BRISTOL S
12/11/13 11:16AM 01
000001 #8432
FEE \$1354.32
CASH \$1354.32

ART # 1331
114219

BK 10970 PG 51
12/11/13 11:16 DOC. 29537
Bristol Co. S.D.

REGISTERED & UNREGISTERED LAND

MANOMET PROPERTIES, LLC, a Massachusetts limited liability company having a mailing address of 51 Sea Meadow Drive, South Dennis, MA 02660, for consideration paid, and in full consideration of Two Hundred Ninety-seven Thousand (\$297,000) Dollars grants to **SALGADO'S RIVERSIDE, LLC**, also a Massachusetts limited liability company having an address of 194R Riverside Avenue, New Bedford, Massachusetts 02746 with **QUITCLAIM COVENANTS**

the land in New Bedford, Bristol County, Massachusetts, with any buildings thereon, bounded and described as follows:

PARCEL ONE: (Registered Land)

- Southerly by land now or formerly of New Bedford Rayon Company, twenty (20) feet, more or less;
- Westerly three and 09/100 (3.09) feet;
- Northerly eighteen (18) feet, more or less, by Lot 8 on plan hereinafter mentioned; and
- Easterly by the Acushnet River.

Said land is shown as Lot 6 on subdivision plan 23276B, drawn by Corse & Tibbetts, Engineers, dated September 9, 1959 and filed in the Land Registration Office at Boston, a copy of which is filed in Bristol County (S.D.) Registry of Deeds, in Land Registration Book 37, Page 293, with Certificate of Title No. 7301.

Said Lot 6 has the benefit of license No. 3232 granted by the Commonwealth of Massachusetts to William Whitman, dated November 22, 1907, duly recorded in Book 283, Page 178. There is appurtenant to Lot 6 all rights legally existing at this date under Chapter 18, of the Statute of 1806.

Said Lot 6 is subject to and has the benefit of an Easement from BELLVILLE REALTY CORP. dated March 25, 2010 and registered as Document No. 106499 with said Registry of Deeds.

For title see Certificate of Title No. 22921 as registered with the South Bristol Registry District of the Land Court.

PARCEL TWO: (Unregistered Land)

Beginning at the northwesterly corner of the premises to be described in the southerly line of land now or formerly of Richard P. Young, et ali, Trustees of the Acushnet Foundation; thence

North 69° 48' 50" East, by last named land, twenty-three and 87/100 (23.87) feet to a point, thence

North 89° 42' 40" East, by last named land, three and 80/100 (3.80) feet to a point; thence

North 0° 17' 20" West, by last named land, one and 41/100 (1.41) feet to a point at other land of New Bedford Rayon, Inc., being registered land shown on Land Court Certificate of Title Number 10136; thence

North 82° 10' 00" East, by last named land, twenty-three and 54/100 (23.54) feet to a point; thence

North 89° 42' 40" East, by said land of the Trustees of the Acushnet Foundation, two hundred and seven and 79/100 (207.79) feet to the United States Harbor Line of the Acushnet River; thence

To and into the waters of the Acushnet River as far as private rights extend.

Beginning again at the place of beginning; thence

South 0° 28' 47" East, by other land of New Bedford Rayon, Inc., two hundred fifty-one and 18/100 (251.18) feet to a point; thence

North 89° 31' 13" East, by last named land, eighty-three and 25/100 (83.25) feet to a point; thence

South 0° 33' 38" West, by last named land, one hundred ninety-eight (198) feet to a point; thence

North 89° 50' 16" East, by last named land, and along the face of the south wall of the Coal Bin, sixty-one and 73/100 (61.73) feet; thence

North 0° 45' 04" East, by last named land, and along the face of the easterly wall of said Coal Bin, fifty-three and 49/100 (53.49) feet to a point; thence

South 89° 52' 32" East, by last named land, sixty-five and 11/100 (65.11) feet to a point; thence

South 0° 07' 28" West, by last named land, seventy-six and 96/100 (76.96) feet to a point; thence

South 13° 46' 45" West, by last named land, eighty-three and 41/100 (83.41) feet to a point, thence

South 0° 10' 51" East, by last named land, seventy-three and 46/100 (73.46) feet to the northerly line of Manomet Street; thence

North 81° 58' 30" East, in said northerly line of Manomet Street, one hundred twenty-six and 26/100 (126.26) feet to the United States Harbor Line of the Acushnet River; thence

On the same course to and into the waters of the Acushnet River as far as private rights extend; and thence

Northerly by the waters of the Acushnet River to the easterly end of the northerly boundary of the premises herein described;

Containing 2.912 Acres, more or less (computed to the U.S. Harbor Line) and being Lot Number 2 on a plan entitled "Plan of Land in New Bedford, Mass., Surveyed for New Bedford Rayon, Inc." dated January, 1972 and made by Arthur C. Thompson, Inc. recorded in Bristol County (S.D.) Registry of Deeds in Plan Book 86, Page 119.

The said Parcel Two has the benefit of License #2779 granted by the Commonwealth of Massachusetts to Whitman Mills, dated September 11, 1903 and filed in said Registry in Plan Book 5, Page 27. See also License #3247 granted by the Commonwealth of Massachusetts to the said Whitman Mills, dated January 17, 1908, recorded in said Registry in Book 282, Page 294, and shown on a Plan filed in Plan Book 6, Page 34 (License #3247 ratifies and confirms License #2779). There is appurtenant to the said Parcel Two all rights legally existing under Chapter 18 of the Statutes of 1806. Together with all rights to the land under the Acushnet River extending to the channel of the Acushnet River. See U.S. Harbor Line Plan #90470 dated March 30, 1925 (Plan located in the Upstairs Plan Room in said Registry).

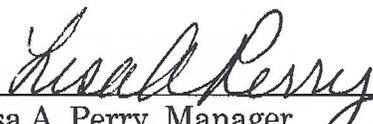
Being the same premises conveyed to the Grantor by deed dated October 10, 2012 and recorded in said Registry of deeds in Book 10543, Page 182.

Subject to and with the benefit of an Easement from BELLVILLE REALTY CORP. dated March 25, 2010 and recorded in said Registry of Deeds in Book 9678, Page 263.

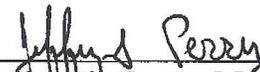
Said premises are conveyed subject to real estate taxes for the current fiscal year, which the Grantee(s), by the acceptance of this deed, hereby assume(s) and agree(s) to pay.

114219

IN WITNESS WHEREOF, the said **MANOMET PROPERTIES, LLC** has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Lisa A. Perry and Jeffrey S. Perry, its Managers hereunto duly authorized, this 9th day of December 2013.



Lisa A. Perry, Manager



Jeffrey S. Perry, Manager

COMMONWEALTH OF MASSACHUSETTS

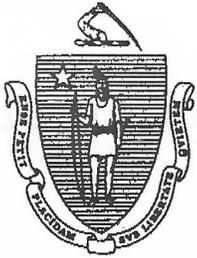
Bristol, ss.

On this 9th day of December, 2013, before me, the undersigned notary public, personally appeared **LISA A. PERRY** and **JEFFREY S. PERRY**, whose identities were proved to me through personal knowledge oath or affirmation of _____ who personally knows the signatories viewing of the signatories' valid driver's licenses to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that the signatories signed it voluntarily for its stated purpose.



Matthew J. Downey, Notary Public
My Commission Expires: 03-19-2015





The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

114219

December 4, 2013

TO WHOM IT MAY CONCERN:

BK 10970 PG 56

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

MANOMET PROPERTIES, LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **October 1, 2012.**

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation or withdrawal; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are: **NONE**

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **LISA A. PERRY, JEFFREY S. PERRY**

The names of all persons authorized to act with respect to real property listed in the most recent filing are: **LISA A. PERRY, JEFFREY S. PERRY**

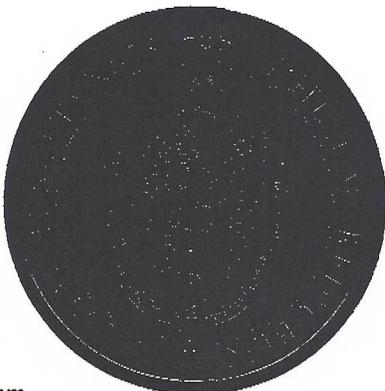
In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

Secretary of the Commonwealth



current dug

Location: 194 R RIVERSIDE AVE

Parcel ID: 105 183

Zoning: IB

Fiscal Year: 2015

Current Owner Information:

SALGADO`S RIVERSIDE LLC

194R RIVERSIDE AVENUE

NEW BEDFORD , MA 02746

Current Sales Information:

Sale Date:

12/11/2013

Sale Price:

\$297,000.00

Legal Reference:

10970-51.

Grantor:

MANOMET PROPERTIES LLC,

Card No. 1 of 1

This Parcel contains 2.911 acres of land mainly classified for assessment purposes as IND WHS with a(n) OLD MILL WAREHOUSE style building, built about 1925, having Brick exterior, Rolled Composition roof cover and 27280 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:

106200

Land Value:

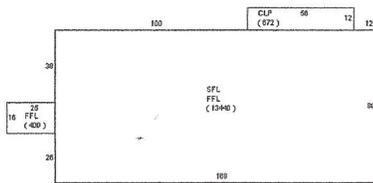
199600

Yard Items Value:

0

Total Value:

305800



Fiscal Year 2015

Fiscal Year 2014

Fiscal Year 2013

Tax Rate Res.:	15.73	Tax Rate Res.:	15.16	Tax Rate Res.:	14.33
Tax Rate Com.:	33.56	Tax Rate Com.:	31.08	Tax Rate Com.:	29.54
Property Code:	401	Property Code:	401	Property Code:	401
Total Bldg Value:	106200	Total Bldg Value:	95700	Total Bldg Value:	95700
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	199600	Total Land Value:	242800	Total Land Value:	243300
Total Value:	305800	Total Value:	338500	Total Value:	339000
Tax:	\$10,262.65	Tax:	\$10,520.58	Tax:	\$10,014.06

Disclaimer: Classification is not an indication of uses allowed under city zoning. This information is believed to be correct but is subject to change and is not warranted.