



The Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston, MA 02114

Deval L. Patrick
GOVERNOR

Timothy P. Murray
LIEUTENANT GOVERNOR

Richard K. Sullivan, Jr.
SECRETARY

Tel: (617) 626-1000
Fax: (617) 626-1181
<http://www.mass.gov/envir>

July 25, 2013

Scott MacFaden
The Wildlands Trust
P.O. Box 2282
Duxbury, MA 02331


RE: Hanson to Wildlands Trust; Hanson CR#2
Jigrijian/Lions Head; Middleborough CR#21

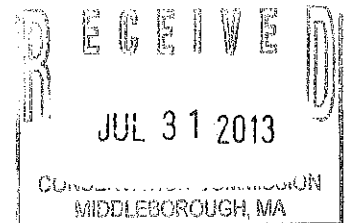
This letter serves to acknowledge receipt of the two, subject draft conservation restrictions. Kindly note the DCS assigned file title and numeric designations for future reference.

Irene Del-Bono, (Irene.del-bono@state.ma.us) Conservation Restriction Reviewer, will review your applications for the Secretary's approval as soon as possible.

Please do not hesitate to call if you have any questions.

Sincerely,


Nicole Sicard
Administrative Assistant
(617)626-1011



**Murdock Street – Jigerjian Land
Timeline**

| Activity | Date Completed | Total Funding | CPA | Other |
|---|----------------------------|---------------------------|------------|--------------|
| Began Discussions | Fall 2012 | N/A | | |
| Appraisal | Spring 2013 | \$3,850.00 | | TRSC |
| Con. Com. Letter of Support to apply for LAND Grant | April 18, 2013 | \$435,000.00 | | LAND |
| CPA Part 1 | July 1, 2013 | N/A | Yes | |
| Mass Historic Letter | July 2, 2013 | N/A | | |
| Land Survey Quotes | July 12, 2013 | \$10,000.00 | | TNC |
| Land Survey Quotes | July 12, 2013 | \$1,000.00 | | LAND |
| TRSC Letter of Support | July 12, 2013 | N/A | | |
| Town Manager Letter | July 15, 2013 | N/A | | |
| Final Appraisal | July 15, 2013 | Paid | | TRSC |
| LAND Grant | July 17, 2013 | \$278,400.00 | | LAND |
| Wildlands Trust Board Meeting (Approval to hold Conservation Restriction) | July 25, 2013 | N/A | | |
| LAND Grant Site Walk | August 9, 2013 | N/A | | LAND |
| BOS Letter of Support | August 12, 2013 | N/A | | |
| Offer Letter | August 15, 2013 | \$420,000.00 | Yes | LAND |
| CPC Meeting Part 2 | August 22, 2013 | \$156,600.00 | Yes | |
| Town Meeting | October 7, 2013 | \$435,000.00 (2 Articles) | Yes | Borrow |
| LAND Grant Award | November 2013 | \$278,400.00 | | LAND |
| Closing | December 2013/January 2014 | | | |
| LAND Grant Closes | June 30, 2014 | N/A | | LAND |

Names & Addresses of Project Consultants etc...
"Lion's Head"
Community Preservation Act Application
August 2013

Appraiser:

Realworth Appraising & Consulting
P.O. Box 2018
New Bedford, MA 02741
Phone: 508-990-2332
realworth@verizon.net

Surveyor:

Alpha Surveying and Engineering, Inc.
James Peterson, P.L.S.
695 Wareham Street
Middleboro, MA 02346
Phone: 508-295-5505
Fax: 508-488-0196
JamesP@AlphaLS.com

Non-Governmental Organizations (NGO's):

The Wildlands Trust
Scott MacFaden, Land Protection Director
P.O. Box 2282
Duxbury, MA 02331
Phone: 781-934-9018
Fax: 781-934-8110
smacfaden@wildlandstrust.org

The Nature Conservancy
David McGowan
Land Protection Specialist
99 Bedford Street, Fifth Floor
Boston, MA 02111
Phone: 617-532-8322
Fax: 617-532-8422
dmcgowan@tnc.org

Patricia J. Cassady
182 N. Main Street, Middleboro, MA 02346
E-Mail: Tricia@plantsandsoils.com
Ph./Fax: 508-946-3939

Professional Experience:

Conservation Agent: Town of Middleborough Massachusetts 2008-Present

Full-time administrative and technical assistance for a seven-member Conservation Commission. Enforcement of the Massachusetts Wetlands Protection Act. Supervision of one clerical staff member. Frequent contact with local, regional, State and Federal Officials; engineers, surveyors, developers, the public and other town department personnel. Knowledge of the WPA, Rivers Act, DEP Policies, DEP Storm water Management Regulations, Title V, FEMA Regulations, DFW Endangered Species Program, and Vernal Pool Certification. Analysis of soils, topography, hydrology, and vegetation in wetland delineation reviews. Development and coordination to update the Town Open Space and Recreation Plan. Review and inspection of Town owned Conservation Land and working with landowners to develop Conservation Restrictions. Assistance with the Plymouth-Carver Aquifer Committee and the Grass-root group to pass the Community Preservation Act in Middleborough. Outreach and environmental education with the local public schools and the Soule Homestead.

Wetland Consultant: Cassady Wetland Consulting, Principal 2002-2008

Conducting Wetland and Riverfront delineations, site reviews, restoration and replication plans, Presenting at Town Conservation Commission hearings. Conducting vernal pool workshops and investigations. Clients include: AZOR Land Sciences, Bridgewater State University, Call of the Wild Consulting, Collins Engineering Group, Cubellis, Daylor Consulting Group (Now Tetra-Tech Rizzo), E.T. Engineering Enterprises, Grady Consulting, K&J Engineering, Pilling Engineering Group, Inc., Silva Engineering Assoc., Town of Canton, Town of Dighton, Town of Hanover, Town of West Bridgewater, and The Natural Resources Trust of Bridgewater.

Conservation Agent: Town of Hanson Massachusetts 2003-2004

Part-time administrative, technical and inspection work for the coordination of local conservation efforts. Enforcement of the Massachusetts Wetlands Protection Act and local Hanson By-laws. Supervision of one clerical staff member. Frequent contact with local, regional, State and Federal Officials; engineers, surveyors, developers, the public and other town department personnel. Knowledge of the WPA, Rivers Act, DEP Policies, DEP Storm water Management Standards, Title V, FEMA Regulations, DFW Endangered Species Program, and Vernal Pool Certification. Analysis of soils, topography, hydrology, and vegetation in wetland delineation reviews.

Resume of Patricia J. Cassady
182 North Main Street, Middleboro, MA 02346
Ph/Fax: 508-946-3939, E-mail: Tricia@plantsandsoils.com

Conservation Agent: Town of West Bridgewater Massachusetts 2003-2004
Part-time administrative, technical and inspection work for the coordination of local conservation efforts. Enforcement of the Massachusetts Wetlands Protection Act and local West Bridgewater By-laws. Supervision of one clerical staff member. Frequent contact with local, regional, State and Federal Officials; engineers, surveyors, developers, the public and other town department personnel. Knowledge of the WPA, Rivers Act, DEP Policies, DEP Stormwater Management Standards, Title V, FEMA Regulations, DFW Endangered Species Program, and Vernal Pool Certification. Analysis of soils, topography, hydrology, and vegetation in wetland delineation reviews.

Conservation Agent: Town of Swansea Massachusetts 1998-2000
Full-time administrative, technical and inspection work for the coordination of local conservation efforts. Enforcement of the Massachusetts Wetlands Protection Act and local Swansea By-laws. Preparation of annual department budgets. Supervision of two clerical staff members. Frequent contact with local, regional, State and Federal Officials; engineers, surveyors, developers, the public and other town department personnel. Knowledge of the WPA, Rivers Act, DEP Policies, DEP Stormwater Management Standards, Title V, FEMA Regulations, DFW Endangered Species Program, and Vernal Pool Certification. Analysis of soils, topography, hydrology, and vegetation in wetland delineation reviews. Development and coordination of the Town Open Space/Master Plan with SRPEDD, the Planning Board, Steering Committee, and Sub-Committee.

Education:

Bridgewater State College, Bridgewater Massachusetts: BA in Biology with a minor in Scientific Illustration. January 1997
Rhode Island School of Design, Certificate in Natural Science Illustration June 2006

Recent and Relevant Experience:

Sketching/Journaling Workshops, Soule Homestead, Middleborough & Highfield Hall, Falmouth 2009-2010
Vernal Pool Workshop, Soule Homestead, Middleborough Spring 2010
Outdoor Classroom Teacher – Middleborough Public Schools 2009-Present
Lecture at Providence College “Wetlands – Science, Politics & Laws” 2007
Teacher Naturalist at Mass Audubon’s Moose Hill property 2006-2007
Lead Presenter of Vernal Pool Workshops for Bridgewater State College and The Natural Resources Trust of Bridgewater 2002-2006
Town of Bridgewater, MA Conservation Commission member 2001-2002
Upper Taunton River Wild and Scenic River Study Committee through the National Park Service 2001-2004

Resume of Patricia J. Cassady
182 North Main Street, Middleboro, MA 02346
Ph/Fax: 508-946-3939, E-mail: Tricia@plantsandsoils.com

Relevant Courses:

Principles of Biology, Cell Biology, Microbiology, Animal Morphology, Plant Morphology, Horticulture, Animal Physiology, Plant Physiology, Ecology, Wetlands Biology, Biomonitoring and Water Pollution, Undergrad Research, Geographic Information Systems (GIS), General Chemistry I and II, Calculus I and II, Intro to Computers, Biology of the Fungi, Electron Microscopy, and Soil Interpretation and Identification. Wetland Delineation courses at the New England Wildflower Society. Massachusetts Association of Conservation Commissions (MACC) Certificate of achievement for the completion of an 8 unit Comprehensive Training Program.

Computer Experience:

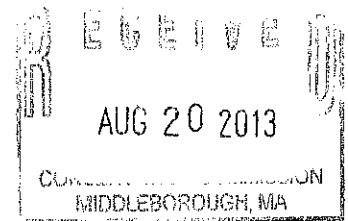
IBM and Macintosh experience with extensive usage in all Windows based applications including Word, Excel, and PowerPoint. Usage also in Adobe Creative Suite 3 Design Standard. Internet experience including web research and e-mail correspondence in both platforms. Geographic Information systems (GIS) knowledge in the areas of ArcView, ArcInfo, ArcEdit, the use of a digitizer and scanner. The use of a digital camera.

Professional Affiliations:

Massachusetts Association of Conservation Commissions, Society of Wetland Scientists, Guild of Natural Science Illustrators both the National Guild and the New England Chapter, currently the President of the New England Chapter, Plymouth Center for the Arts.

Scott MacFaden is the Land Protection Director for Wildlands Trust, a nonprofit land conservation organization based in Duxbury that serves much of the Southeastern Massachusetts region. For the past 14 years, he has worked on a wide variety of land protection projects, including purchases, conservation restrictions, and bequests, and with a broad spectrum of stakeholders, including federal, state, and local agencies, other nonprofit organizations, and private landowners. An increasingly important dimension of Scott's work is developing and maintaining partnerships with towns that have passed the Community Preservation Act, and helping these towns implement the Act's open space component.

Prior to joining the Trust, Scott obtained a Master's Degree in Environmental Studies from Antioch New England Graduate School in Keene, NH, and acquired valuable land trust experience as a volunteer with the Ausbon Sargent Land Preservation Trust in New London, NH.



David A. McGowan

244 Cypress Street #2, Brookline, Massachusetts 02445

617.838.7994

mcrvan244@verizon.net

EDUCATION

Antioch New England Graduate School
M.S. in Resource Management & Administration

Keene, NH
1994 - 1996

University of Michigan, B.A. Education
Major: History Minor: Social Science

Ann Arbor, MI
1984 - 1988

EXPERIENCE

Associate Director of Land Protection
The Nature Conservancy

Boston, MA
2006 - present

- Negotiate land protection projects to conserve natural communities and biodiversity of eastern Massachusetts
- Assist with public grant writing and private fundraising for major conservation projects
- Draft scopes of services for appraisals, site assessments, and baseline documentation reports for conservation restrictions
- Oversee work performed by contractors, review completed reports, ensure timely remittance of accounts payable
- Work cooperatively with state & federal agencies, land trusts, municipalities, and landowners to achieve conservation objectives
- Conduct parcel prioritization of Taunton River watershed and Martha's Vineyard properties
- Utilize ArcView 10.1 & MassGIS to analyze prospective properties
- Prepare and present project proposals to TNC review committee
- Prepare budget reports in Excel & manage project expenses
- Supervise Conservation Programs Assistant

Land Protection Specialist

Boston, MA
1997 - 2006

MA Department of Conservation and Recreation

- Negotiated land acquisitions for DCR Forests & Parks system, including multi-party transactions with divided property interests
- Prepared and presented project proposals at DCR Lands Committee
- Drafted scopes of services for appraisals, land planning & site assessments
- Prepared budget reports & managed project expenses
- Utilized ArcView & MassGIS to analyze prospective properties
- Managed DCR land acquisition database & land records room
- Assisted in project prioritization with planning and field staff
- Co-authored EOEEA policy on conservation restriction (CR) stewardship
- Oversaw implementation of DCR CR stewardship program
- Prepared grant applications with partners to secure alternative funding
- Conducted site visits throughout Massachusetts

Grants Administrator - MA Department of Fisheries, Wildlife & Environmental Law Enforcement - Riverways Program

Boston, MA
1994 - 1997

Wrote grant proposals, oversaw state and federal grants, prepared project expense reports, managed accounts payable/receivable, and assisted in production of quarterly newsletter.

Licensing Coordinator - National Audubon Society

New York, NY
1992 - 1993

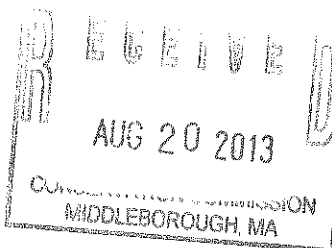
Directly supervised several licensing accounts, managed accounts receivable/payable, maintained licensee databases on Paradox, drafted copy for licensee promotional materials, administered Nature Book Society program, and supervised part-time employee.

Educator - Battle Creek Outdoor Education Center

Dowling, MI
1990 - 1991

Taught groups of elementary students environmental concepts.

Please see other side



**TRAINING/
WORKSHOPS**

National Land Conservation Conference
Land Trust Alliance
Winning Presentations
Claudyne Wilder
Green Ribbon Open Space Committee
City of Cambridge, Massachusetts
Passed Real Estate Salesperson exam,
Massachusetts Real Estate Board
Massachusetts Land Conservation Conference
Massachusetts Land Trust Coalition

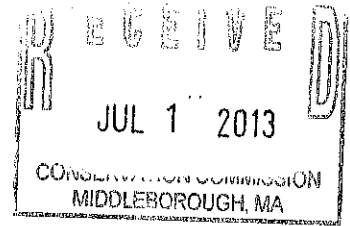
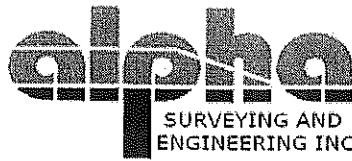
Salt Lake City, UT
2012
Boston, MA
2009
Cambridge, MA
1999 - 2001
Boston, MA
1997
Worcester, MA
1997 - 2013

**COMPUTER
SKILLS**

ArcView 10.1, Excel, Microsoft Word, Access, Microsoft Publisher,
Power Point, Internet Explorer, Outlook, and SharePoint software.

REFERENCES

Available upon request



CONSERVATION LAND PROJECT EXPERIENCE

Brockton Audubon Society Property (124 Acres), Pleasant Street, Brockton, MA – Wildlands Trust of Southeastern, MA

The Brockton Audubon Society wanted to divest their ownership of a certain property in Brockton and sought Wildlands Trust as a future owner to protect the property as conservation land and provide stewardship to prevent future encroachment by abutting land owners. For this to be financially viable, there was the need to create a Conservation Protection Easement (CPE) to provide tax relief and possible eligibility for State grants for land protection purposes. A portion of the property lies in the Town of Easton and one of the boundary lines was defined by the municipal boundary between Easton and Brockton, requiring the re-establishment of the municipal boundary line.

Alpha met with the Client to discuss the project requirements and review existing site information. The property was actually comprised of eighteen individual parcels, ten of which were interspersed in an ancient undeveloped subdivision comprised mostly of wetlands. Some of the subdivided parcels were privately held, complicating the determination of those sub-parcels owned by the Brockton Audubon Society. Research was performed with the MassDOT for information on the municipal boundary, the Town of Easton and City of Brockton Assessing and Engineering Departments for property ownership and street ROW information, and with the Bristol and Norfolk County Registry of Deeds (the municipal boundary is also a County division line). The record boundaries were walked to recover record monumentation, a large portion of which were stone walls, and an on-the-ground survey was performed to locate the record monuments and other evidence of the boundaries.

Alpha recovered the two stone monuments located on either side of the project which define the municipal boundary. Utilizing GPS, the municipal boundary monuments were referenced to the site survey control for establishing the project in the Massachusetts State Plane Coordinate System (NAD83). During the course of the survey it was determined that a portion of the property had been encroached upon by an abutting business. The extent of the encroachment was located during the survey for exclusion from the CPE. The record boundaries were reconciled with the monumentation located in the field. A plan was prepared in accordance with the Registry of Deeds Standards depicting the land within, and excluded from, the CPE. Alpha also prepared a metes and bounds description, and monuments were set at the lot corners and along the parcel boundaries as an aid for Wildlands Trust to perform their annual visits to confirm there are no encroachments onto the Conservation Protection Easement area.

Anderson Farm, Winter and Fuller Streets, Middleborough, MA - Wildlands Trust of Southeastern Massachusetts

Wildlands Trust is assisting the landowner with preserving the property for conservation purposes. Alpha was contracted to perform a boundary survey for the purpose of parceling out three separate lots and creating restrictions on the remaining portion of this 89 acre parcel. Alpha performed legal research with the Town of Middleborough Assessors and Engineering Departments, and with the Plymouth County Registry of Deeds to obtain pertinent record information. A reconnaissance of the boundary was performed to recover record property and ROW monumentation and to establish survey control.

Alpha performed a boundary survey as the basis for the subdivision and creation of the Agricultural Preservation and Conservation Zones on the property. Alpha performed legal research with the Town of Middleborough Assessors and Engineering Departments, and with the Plymouth County Registry of Deeds to obtain pertinent record information. A reconnaissance of the boundary was performed to recover record property and ROW monumentation and to establish survey control.

Alpha performed an on-the-ground survey to locate the record monuments recovered in the field and evidence (stone walls, fences, etc.) of existing boundary lines for the entire property. The existing farmhouse, barn and out-buildings were located to use as a basis for creating restriction lines. A portion of the property containing a wetland resource area was delineated and located. The record boundary data was calculated and reconciled with the field located monumentation to re-establish the property lines.

Alpha prepared a preliminary plan for the Client's use in developing boundaries for the Forest and Agricultural zones. The Client chose to establish an Unrestricted Building Envelope encompassing the existing farmhouse, barn and out-buildings. The Building Envelope was established within an Agricultural Zone which included the bulk of the upland portion of the property, with a Forest Zone covering the remainder of the property. Alpha set monuments at critical corners of the existing parcel boundary, at the corners of the subdivided parcels, and at corners of the Unrestricted Building Envelope as required by the Town. Alpha prepared a final plan in accordance with the Registry of Deeds requirements depicting: the existing property boundary lines with evidence of occupation (stone walls, fences, etc.), monumentation found and set, delineated wetland resource area, FIRM Flood Zone boundary, the finalized Building Envelope, and the Agricultural and Forest Zone Boundaries. Alpha also prepared written metes and bounds descriptions of the property, the Agricultural and Forest Zone boundaries, and the Unrestricted Building Envelope.

O'Neil Farm, Winter Street and Autumn Avenue, Duxbury, MA - Wildlands Trust of Southeastern Massachusetts

In 2005, the 145 acre O'Neil dairy farm was permanently protected with funding from Duxbury's Community Preservation Act fund, the Massachusetts Agricultural Preservation Restriction Program, and many generous private donors. Historic O'Neil Farm is open to public and continues as a working farm under the direction of Mr. Carl O'Neil who oversees day-to-day operations. The Farm is protected by two restrictions in perpetuity: 1) an Agricultural Preservation Restriction ensures the farmland will always remain in agriculture, and 2) a Conservation Restriction ensures the farmhouse, barn and outbuildings will remain a barnyard. There are also numerous hiking trails available to the public varying in length from one-half to one and one-half miles throughout the farm.

Alpha was contracted to perform a boundary survey for the purpose of creating a plan of the proposed Agricultural Preservation and the Conservation Restrictions. The property lies on Winter Street and is bisected by Autumn Avenue, with a Commonwealth Electric Transmission Easement running through the westerly portion of the farm. Alpha performed legal research with the Town of Duxbury Assessors and Engineering Departments, and with the Plymouth County Registry of Deeds to obtain pertinent record information. A reconnaissance of the boundary was performed to recover record property and ROW monumentation and to establish survey control.

Alpha performed an on-the-ground survey to locate the record monuments recovered in the field and evidence of existing boundary lines for the entire property. The existing farmhouse, barn and out-buildings were located to use as a basis for creating restriction lines. The record boundary data was calculated and reconciled with the field located monumentation to re-establish the property lines.

Alpha prepared a preliminary plan for the Client's use in developing Restriction lines for the Conservation and Agricultural areas. One of the project goals was the establishment of a Building Envelope within the Conservation Restriction, with specific rights regarding the maintenance and construction/reconstruction of structures relating to the operation of the Farm. The remainder of the Farm was defined as an Agricultural Preservation Restriction. Alpha prepared a final plan in accordance with the Registry of Deeds requirements depicting the existing structures located on the property, the existing boundary lines, monumentation found, finalized restriction areas, abutting properties, and the Electrical Transmission Easement. Alpha prepared written metes and bounds descriptions of the property and of the two restrictions being placed on the property.

Boundary Survey – Dry Cedar Swamp Road, Bourne, MA - Wildlands Trust of Southeastern Massachusetts

Alpha was contracted to perform a boundary survey and set monumentation for a portion of a 115 acre parcel owned by the Client which straddled the Plymouth and Bourne Town Line. Alpha performed legal research with the Towns of Plymouth and Marshfield Assessors and Engineering Departments, and with the Plymouth and Barnstable County Registry of Deeds to obtain pertinent record information. A reconnaissance of the boundary was performed to recover record property and to establish survey control. Alpha performed an on-the-ground survey to locate the record monuments recovered in the field and evidence of existing boundary lines for approximately 1000 feet of the property. The record boundary data was calculated and reconciled with the field located monumentation to re-establish the property lines. Monuments were set at the corners and at intervals along the property lines as requested by the Client.

**Boundary Survey - Former Estate of Lincoln Hall, Careswell and Webster Streets,
Marshfield, MA - Wildlands Trust of Southeastern Massachusetts**

The Trust contracted to purchase an estate containing approximately 123 acres of marsh and forest land in Marshfield for preservation as conservation land for public enjoyment. The premises abutted both registered and unregistered land, as well as the right-of-ways for Careswell and Webster Streets.

Alpha performed legal research with the Town of Marshfield Assessors and Engineering Departments, and with the Plymouth County Registry of Deeds to obtain pertinent record information. A reconnaissance of the boundary was performed to recover record property and ROW monumentation, and to establish survey control. A portion of the premises were vaguely defined by ancient 'Ditch Lines' which had subsequently become obliterated by ponding water.

Alpha performed an on-the-ground survey to locate the record monuments recovered in the field and evidence of existing boundary lines. Existing aerial photography was used to supplement the field survey in order to re-establish the boundary defined by the obliterated ditch lines. The record boundary data was calculated and reconciled with the field located monumentation to re-establish the property lines.

Alpha prepared a boundary survey in conformance with the Massachusetts Registry of Deeds requirements and provided to the Client for recording at the Registry of Deeds.

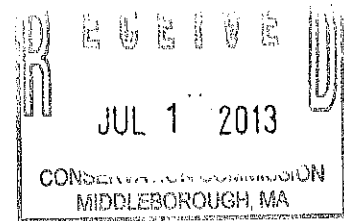
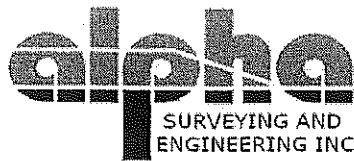
**Clark Street and Long Pond Road, Land Subdivision and creation of conservation land,
Plymouth, MA - Wildlands Trust of Southeastern Massachusetts**

The Trust contracted to purchase a portion of a privately owned 14 acre parcel of undeveloped woodland located between Clark and Long Pond Roads. As part of the purchase, the owner requested the Trust to prepare a subdivision plan creating two separate building lots, which were retained by the current owner, with the remainder of the property being conveyed to the Trust.

Alpha performed legal research with the Town of Plymouth Assessors and Engineering Departments, and with the Plymouth County Registry of Deeds to obtain pertinent record information. Furthermore, the property was bounded on the south by Morgan Road, a vaguely described unimproved public way.

A reconnaissance of the boundary was performed to recover record property and ROW monumentation, and to establish survey control. Alpha performed an on-the-ground survey to locate the record monuments recovered in the field, evidence (fences, walls, etc.) of boundary lines, and the location of the traveled way for Morgan Road. The record boundary data was calculated and reconciled with the field located monumentation to re-establish the property lines including the location of Morgan Road.

Alpha prepared an Approval-not-Required Subdivision plan of land creating the two parcels to be retained by the owner and a third parcel to be conveyed to the Client. The plan was prepared in conformance with the Massachusetts Registry of Deeds requirements and provided to the Client for submitting to the Plymouth Planning Board for approval and for recording at the Registry of Deeds.



PARK LAND PROJECT EXPERIENCE

Nasketucket Bay State Reservation, Brandt Point, Mattapoisett, MA - Epsilon Associates & Great Meadow Farm Corp

The site consists of approximately 210 acres formerly known as Brandt Point and renamed the Nasketucket Bay State Reservation. Alpha was retained to provide survey services in support of a natural resource inventory and site restoration project at the Reservation. The site had been negatively impacted by site development activities associated with a planned roadway and drainage system. The project occurred over a two year period and consisted of pre-construction and construction layout survey support.

During the initial phase of the project, Alpha was requested to perform an existing conditions survey to quantify areas impacted by extensive clearing and grubbing, determine volumes of various stockpiled material (stumps, debris, and abandoned construction material), and to calculate the volume of material to restore the current ground surface to its pre-disturbed grade. In addition, transects were performed of the salt marsh area bordering Buzzards Bay/Nasketucket Bay to obtain preliminary elevation data. Alpha prepared an Existing Conditions plan documenting the conditions requested by the Client.

Upon completion of the natural resource inventory, Phase Two focused on the restoration of the salt marsh, redesign and stabilization of the main access road, and restoration of drainage ditches feeding the salt marsh. Alpha performed a detailed topographic survey of the salt marsh area bordering Buzzards Bay/Nasketucket Bay to include the marsh perimeter, an existing cart path and culvert that bisected the marsh area, location of the ditch system throughout the marsh, and the area of transition from marsh to wooded upland. In support of the access road stabilization/redesign, Alpha performed soil testing to evaluate soil conditions and determine height of ground water. Based on the topographic survey and soil evaluation, Alpha performed runoff calculations and redesigned the gravel access road. The road design was required to accommodate large vehicles and equipment accessing the remainder of the site for on-going improvements and earthwork, as well as to facilitate drainage from the natural occurring sources within the site. A set of plans showing the proposed plan and profile were prepared in accordance with the Client's CAD standards.

**Myles Standish State Forest – Topographic Base Plan preparation and Boundary Survey
Department of Corrections, MCI Plymouth, Carver, MA - Massachusetts Department of
Corrections**

The Massachusetts Department of Corrections operates a facility known as MCI – Plymouth which occupies approximately 360 acres within the 5,000 plus acre Myles Standish State Forest. Alpha contracted with the Department of Corrections to perform a boundary and topographic survey of the entire 360 acres, including approximately 14 acres containing the facility, associated building, parking lots, and other site improvements. In addition to the boundary and topographic survey, all wetland resource areas within the site were delineated and located. Alpha contracted with a photogrammetric mapping firm to provide aerial photography and base map preparation services. The survey was referenced horizontally to the Massachusetts State Plane Coordinate System using GPS to observe the 16 horizontal and vertical photo control points and establish control on the site. The survey was vertically referenced to the North American Vertical Datum of 1988 utilizing differential leveling to known benchmarks.

Alpha performed research with the Town of Plymouth, the Plymouth County Registry of Deeds, the Department of Corrections, Department of Environmental Management and MassDOT to obtain pertinent record information. Reconnaissance of the boundary was performed to recover record monumentation and establish the survey control. The wetland resource areas were delineated by a botanist and the wetland flags were located during the ground survey. An on-the-ground survey was performed to locate the recovered record monuments, obtain topographic detail of approximately 18 acres where dense forest obscured the ground, and to fill-in where other planimetric detail was not visible in the aerial photography. The base mapping was field verified and a utility compilation survey, including rim and invert elevations on gravity structures, was performed within the area of the existing correctional facility.

The record boundary data was calculated and reconciled with the field located monumentation to re-establish the property lines. The topographic data was processed, analyzed and plotted, and the topographic data for the areas obscured by tree canopy was merged with the TIN created by the aerial photogrammetrist. Alpha prepared a plan set in AutoCAD format at a scale of 1 inch = 40 feet depicting the property boundary and topography, site improvements including buildings, all hard surfaces such as roads/driveways, walks, parking lots, a pond and wetland resource delineation, and one-foot contours. The site utilities were compiled including rim and invert elevations for gravity structures. The Client was provided with a set of hardcopy plans stamped and signed by a registered Land Surveyor, and with a digital file prepared in AutoCAD format.

Ames Nowell State Park Boundary Survey, Linwood Street, Abington, MA - Massachusetts Department of Environmental Management

Ames Nowell State Park is a year-round day-use facility in which recreational activity centers around Cleveland Pond, a popular attraction with boaters and fisherman. The Park consists of over 700 acres and includes a picnic area, ball field, and several miles of trails along the pond edge and surrounding woods. The Park is bounded on the south by the Abington-Brockton Town Line and there is a power line easement running the length of the Park. There are also numerous parcels of registered land abutting the Park perimeter.

Alpha was retained by the Client to provide survey services for a boundary survey of portions of the Park's boundary. Alpha performed research with the Abington Assessor and Engineering Departments to obtain ownership information of the site and abutting properties and to obtain record street layouts. Research for record deed and plan information was performed with the Plymouth County Registry of Deeds and the Massachusetts Land Court. The record deeds and plans were analyzed and the entire Park boundary was mathematically defined. Field reconnaissance was performed to recover record boundary monumentation called for in the deeds and plans. Survey control was established and an on-the ground survey performed to locate the found monumentation. Alpha surveyed approximately 3500 feet of the southerly Park boundary which coincided with the Abington-Brockton Town/City line. An additional 7800 feet of boundary survey was performed along numerous abutting parcels on the westerly Park boundary. The field located positions of the monumentation were compared to, and reconciled with, the calculated record locations. Upon completion of the survey and determination of the boundary lines, it was the Client's intent to set recycled plastic monuments at designated lot corners. This final phase was not completed due to a lack of project funding.

Shawme-Crowell State Forest - Boundary Survey and monumentation, Shawme Road and Water Street (US Rte 130), Sandwich, MA - Massachusetts Department of Conservation and Recreation

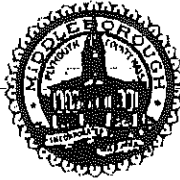
Shawme-Crowell State Forest is located in the Town of Sandwich in Barnstable County on Cape Cod and is managed by the Department of Conservation and Recreation. Originally the Forest was much larger but was reduced in size by the creation of Camp Edwards. The Forest provides over 280 year-round camp sites and provides access to over 15 miles of roads and trails available for hiking, cross-country skiing and horseback riding.

Alpha was retained by the Client to provide survey services for a boundary confirmation survey of a portion of the Park consisting of a 68 acre parcel containing Doughnut Pond. Alpha performed research with the Town of Sandwich Assessor and Engineering Departments to obtain ownership information of the site and abutting properties and to obtain record street layouts. Research for record deed and plan and ROW information was performed with the Barnstable County Registry of Deeds, the Massachusetts Land Court, and with the Massachusetts Department of Transportation. The record deeds and plans were analyzed and the Park boundary was mathematically defined. Field reconnaissance was performed to recover record boundary monumentation called for in the deeds and plans. Survey control was established and an on-the ground survey performed to locate the found monumentation. The subject parcel was predominantly bounded by US Routes 130 (Water Street) and US Route 6 (the Mid-Cape Highway) consisting of approximately 2200 linear feet and 2400 linear feet respectively. The field located positions of the monumentation were compared to, and reconciled with, the calculated record locations. Given the Client's need only for a confirmation survey, monuments were not required to be set and a plan was not prepared for this survey.

Berkley State Forest-- Boundary Survey of abutting Lot Line, Briggs Lane, Berkley, MA - Private Land Owner

Working for a private land owner, Alpha performed legal research and a boundary survey of a parcel of land abutting the approximately six acre Berkley State Forest. The purpose of the survey was to establish the lot lines for the abutting parcel, including the common stone wall lined boundary shared with the Forest. The survey also focused on the legal status (public verses private way) of Briggs Lane which provided access to the Client's property, and also abutted the westerly boundary of the forest. Alpha performed extensive research at the Bristol County Registry of Deeds for deeds and plans of record of the State Forest property, and the Client's property and abutting parcels. The research also included an extensive compilation and analysis of deeds for properties abutting Briggs Lane in order to ascertain the ownership of the fee in the road.

The final project delivery consisted of a plan prepared for recording with the Registry of Deeds, monumentation of the Client's lot corners abutting Briggs Lane, and a report summarizing the findings from the research and analysis of the fee ownership in Briggs Lane.



Town of Middleborough
Massachusetts

BOARD OF SELECTMEN

August 12, 2013

Jane Lopes, Chairwoman
Middleborough Community Preservation Committee
20 Centre Street
Middleborough, MA 02346

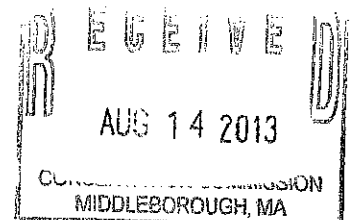
RE: Town of Middleborough Community Preservation Act Application

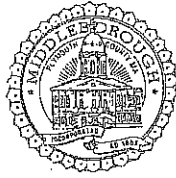
Dear Ms. Lopes:

On Monday, August 12, 2013 the Board of Selectmen voted to support the Conservation Commission's application for Community Preservation Act Funding to be used to acquire parcels of land in Middleborough, known as the "Lion's Head" property. The Conservation Commission has identified this parcel of land, which has significant frontage on the Nemasket River a direct tributary to the Wild & Scenic Taunton River, as being an important piece of land to be acquired for conservation as open space. If acquired this will add to the area of parcels that are currently protected and which are being actively protected. The Conservation Commission hopes to also supplement the purchase of this property with grant money from the state LAND Grant program.

Sincerely,

Stephen J. McKinnon, Chairman
Board of Selectmen





Town of Middleborough

CONSERVATION COMMISSION

August 15, 2013

Ms. Mary Jigerjian
c/o Attorney Adam Bond
11 North Main Street
Middleborough, MA 02346

RE: Offer to Purchase land off Murdock Street, Middleborough, Massachusetts (Map 21, Lots 1141 & 4652 and Map 12, Lot 4585)

Dear Ms. Jigerjian:

The Town of Middleborough had been working with your sister Sarah over the past year through her attorney, Adam Bond, to arrange for a conveyance of the "Lion's Head" property on Murdock Street to the Town for Open Space purposes. Sarah originally offered to gift the land to the Conservation Commission, but soon realized that the family required monetary compensation, so she offered it for sale. The Town, recently completed a fair market appraisal of the property, and had made an offer to Attorney Bond to purchase the land; unfortunately Sarah passed away before that offer was ever conveyed to her.

As a result, the Town of Middleborough would therefore like to make you the offer for your property, consisting of approximately 103.09 acres, in three parcels (Map 21, Lot 1411 & 4652 and Map 12, Lot 4585), located off of Murdock Street in Middleborough shown in more detail on the attached plan. Based on the full appraised value we are able to offer you \$420,000.00 for the land.

Our offer is subject only to the following conditions:

1. Your ability to provide good, insurable and marketable title at settlement,
2. A satisfactory environmental hazards assessment of the property to insure that the property is not contaminated by hazardous substances,
3. Procurement of sufficient state grants, town Community Preservation Act funding, and private funding along with the requisite corporate and Town Meeting approvals,
4. And, to the terms of a mutually satisfactory purchase and sale agreement.

This offer shall expire on August 31, 2013.

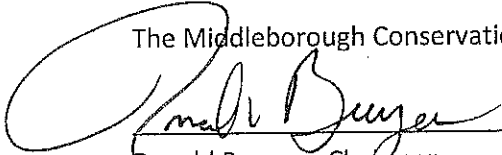
Offer to Purchase Land off Murdock Street, Middleborough, Massachusetts (Map 21, Lots 1141 & 4652 and Map 12, Lot 4585)

We hope you will find this offer satisfactory and that we can finalize an agreement to purchase this ecologically important property. We would be happy to answer any questions you or your attorney may have concerning the offer or the particulars of the transaction.

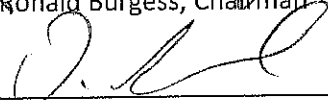
Thank you for your consideration. If the terms of this offer are acceptable, please sign the enclosed copy of this letter where indicated below and return it to me.

Sincerely,

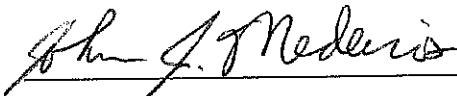
The Middleborough Conservation Commission



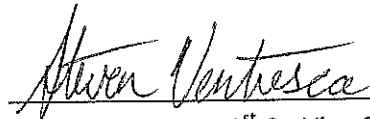
Ronald Burgess, Chairman



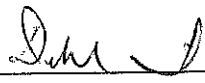
D. Jeffrey Erickson, 2nd Co-Vice Chairman



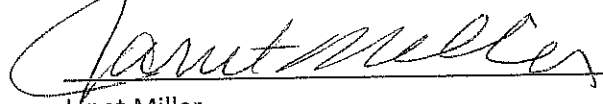
John Medeiros



Steven Ventresca, 1st Co-Vice Chairman



Debra Kirsch



Janet Miller

Diane Stewart

I, the undersigned Seller(s) , hereby agree to sell the above-mentioned property at the price and terms above stipulated.

Witness

Seller