

# Carport Demolition & Removal

313 Congress St. Boston, MA 02210



Demolition and removal of the existing carport located in the parking lot behind 313 Congress Street.

It's only there due to a former lease obligation to provide "covered parking"

The structure is non-historic in nature

The structure is a magnet for large delivery vehicles, trash trucks, etc.

It frequently suffers damage from vehicle strikes, causing issues with neighboring properties

Makes snow removal unnecessarily difficult for neighboring parties

No proposed change in the layout or number of parking spaces at the property resulting from its' removal.





- LEGEND:**
- BC BOTTOM OF CURB
  - BK BACK
  - BWSC BOSTON WATER SEWER COMMISSION
  - BWW BOSTON WATER WORK
  - CBN CATCH BASIN
  - CP/EBX CONCRETE PAD/ELECTRIC BOX
  - DMH DRAIN MANHOLE
  - EMH ELECTRIC MANHOLE
  - FE FLOOR ELEVATION
  - GG GAS GATE
  - HSR HANDICAPPED RAMP
  - HH HAND HOLE
  - HSW HIGH SERVICE WATER
  - HYD HYDRANT
  - I INVERT
  - LSW LOW SERVICE WATER
  - MW MONITORING WELL
  - OV OVER
  - RCP REINFORCED CONCRETE PIPE
  - SMH SEWER MANHOLE
  - STMH STEAM MANHOLE
  - TC TOP OF CURB
  - TMH TELEPHONE MANHOLE
  - TOH TOP OF HOOD
  - TOW TOP OF WATER
  - WG WATER GATE
  - WG BUILDING DIMENSION AT GRADE
  - [X.X'] OBSERVATION
  - [X.X'] EXCEPTION NUMBER (FROM TITLE COMMITMENT)
  - PROPERTY LINE

**RECORD PARCEL DESCRIPTION**

THE LAND WITH THE BUILDINGS THEREON SITUATED IN THAT PART OF BOSTON, SUFFOLK COUNTY, MASSACHUSETTS, KNOWN AS SOUTH BOSTON, NOW KNOWN AS 313 CONGRESS STREET, SHOWN AS LOT B ON PLAN ENTITLED "NEW LOTS A & B, PLAN SHOWING DIVISION OF LAND, 305-313 CONGRESS STREET, SOUTH BOSTON DISTRICT, BOSTON, MASS., OWNED BY THE NOYES CORPORATION" BY SIDNEY F. HOOPER, ENGINEER, DATED JUNE 22, 1944, AND RECORDED WITH SUFFOLK DEEDS IN BOOK 6106 PAGE 135, BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHEASTERLY BY SAID CONGRESS STREET, ONE HUNDRED TWENTY-FOUR (124) FEET;

SOUTHEASTERLY BY A 30 FOOT PASSAGEWAY, AS SHOWN ON SAID PLAN, IN TWO LINES RESPECTIVELY, ONE HUNDRED TWENTY-FIVE AND 92/100 (125.92) FEET AND FORTY-SEVEN AND 36/100 (47.36) FEET;

SOUTHWESTERLY BY A 25 FOOT PASSAGEWAY, AS SHOWN ON SAID PLAN, SIXTY-EIGHT AND 25/100 (68.25) FEET;

NORTHWESTERLY BY LOT A ON SAID PLAN, THIRTY-FOUR (34) FEET;

SOUTHWESTERLY AGAIN, BY THE SAME, TWENTY-FIVE (25) FEET;

NORTHWESTERLY AGAIN, BY THE SAME, FIFTEEN (15) FEET;

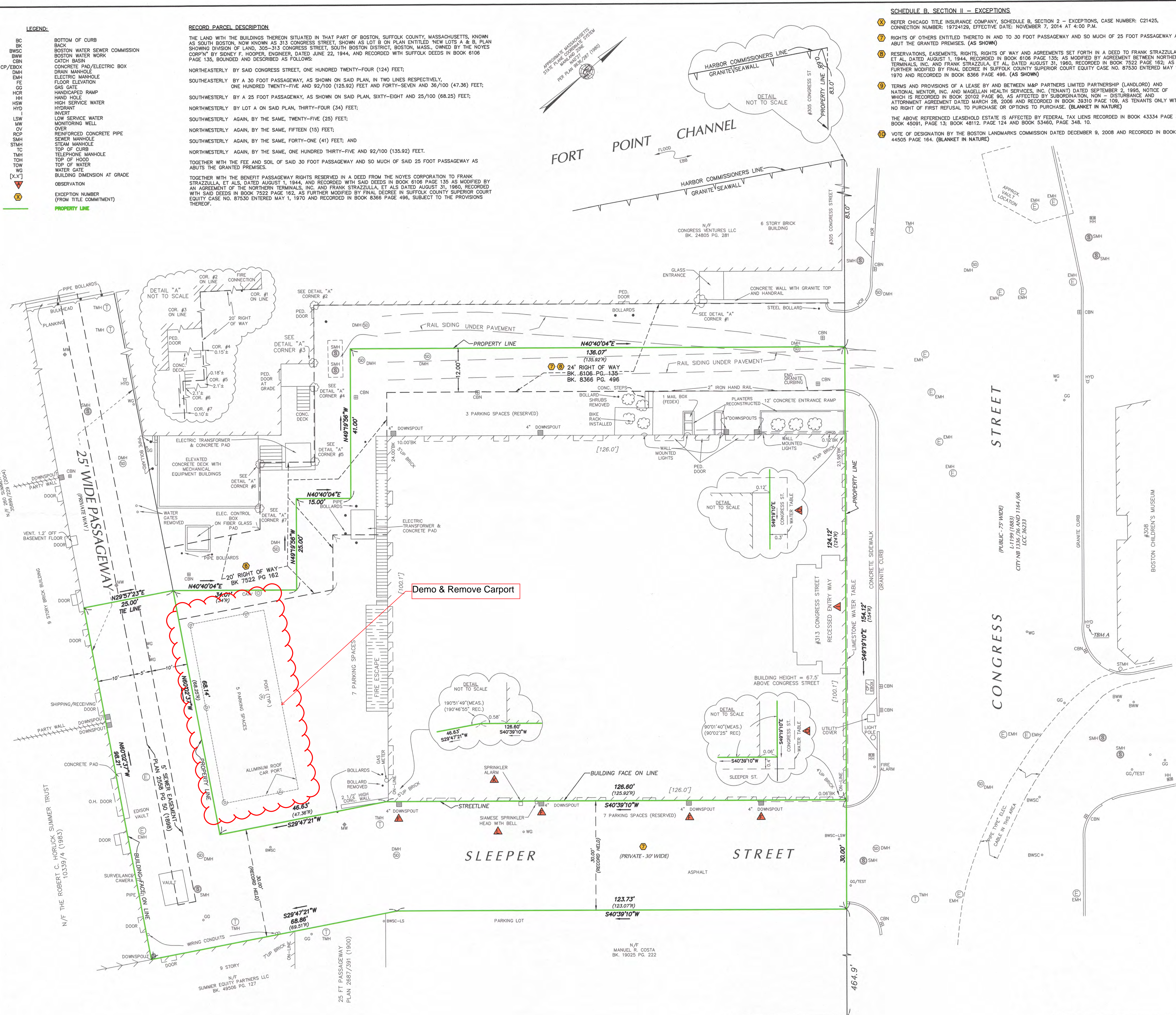
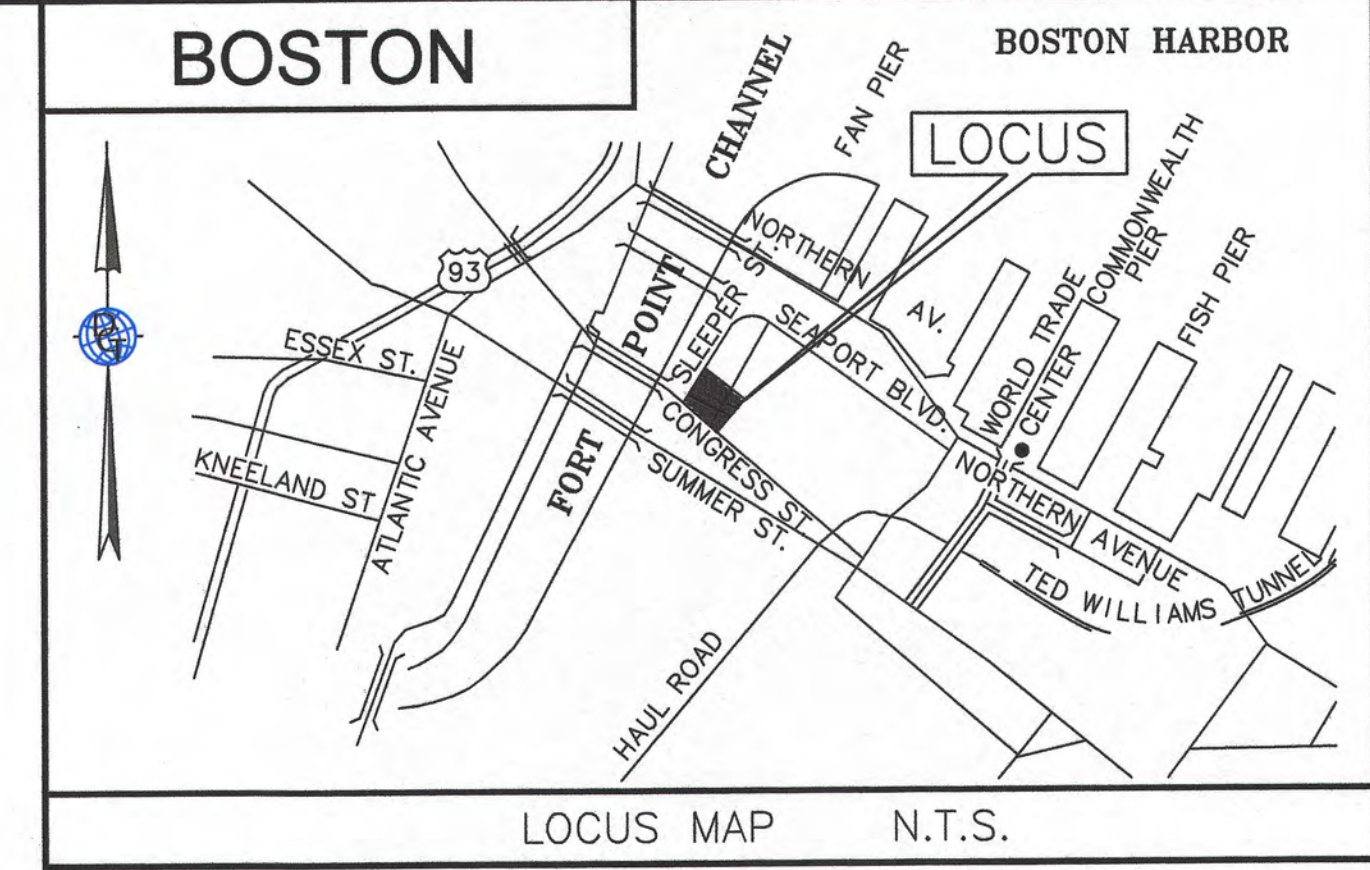
SOUTHWESTERLY AGAIN, BY THE SAME, FORTY-ONE (41) FEET; AND

NORTHWESTERLY AGAIN, BY THE SAME, ONE HUNDRED THIRTY-FIVE AND 92/100 (135.92) FEET.

TOGETHER WITH THE FEE AND SOIL OF SAID 30 FOOT PASSAGEWAY AND SO MUCH OF SAID 25 FOOT PASSAGEWAY AS ABUTS THE GRANTED PREMISES.

TOGETHER WITH THE BENEFIT PASSAGEWAY RIGHTS IN A DEED FROM THE NOYES CORPORATION TO FRANK STRAZZULLA, ET ALS, DATED AUGUST 1, 1944, AND RECORDED WITH SAID DEEDS IN BOOK 6106 PAGE 135 AS MODIFIED BY AN AGREEMENT OF THE NORTHERN TERMINALS, INC. AND FRANK STRAZZULLA, ET ALS DATED AUGUST 31, 1980, RECORDED WITH SAID DEEDS IN BOOK 7522 PAGE 162, AS FURTHER MODIFIED BY FINAL DECREE IN SUFFOLK COUNTY SUPERIOR COURT EQUITY CASE NO. 87530 ENTERED MAY 1, 1970 AND RECORDED IN BOOK 8366 PAGE 496, SUBJECT TO THE PROVISIONS THEREOF.

- SCHEDULE B, SECTION II - EXCEPTIONS**
- 1) REFER CHICAGO TITLE INSURANCE COMPANY, SCHEDULE B, SECTION 2 - EXCEPTIONS, CASE NUMBER: C21425, CONNECTION NUMBER: 19724129, EFFECTIVE DATE: NOVEMBER 7, 2014 AT 4:00 P.M.
  - 2) RIGHTS OF OTHERS ENTITLED THERETO IN AND TO 30 FOOT PASSAGEWAY AND SO MUCH OF 25 FOOT PASSAGEWAY AS ABUT THE GRANTED PREMISES. (AS SHOWN)
  - 3) RESERVATIONS, EASEMENTS, RIGHTS, RIGHTS OF WAY AND AGREEMENTS SET FORTH IN A DEED TO FRANK STRAZZULLA, ET AL, DATED AUGUST 1, 1944, RECORDED IN BOOK 6106 PAGE 135; AS MODIFIED BY AGREEMENT BETWEEN NORTHERN TERMINALS, INC. AND FRANK STRAZZULLA, ET AL, DATED AUGUST 31, 1980, RECORDED IN BOOK 7522 PAGE 162; AS FURTHER MODIFIED BY FINAL DECREE IN SUFFOLK COUNTY SUPERIOR COURT EQUITY CASE NO. 87530 ENTERED MAY 1, 1970 AND RECORDED IN BOOK 8366 PAGE 496. (AS SHOWN)
  - 4) TERMS AND PROVISIONS OF A LEASE BY AND BETWEEN M&P PARTNERS LIMITED PARTNERSHIP (LANDLORD) AND NATIONAL MENTOR, INC. AND MAGELLAN HEALTH SERVICES, INC. (TENANT) DATED SEPTEMBER 2, 1995; NOTICE OF WHICH IS RECORDED IN BOOK 20102 PAGE 90, AS AFFECTED BY SUBORDINATION, NON - DISTURBANCE AND ATTORNEY AGREEMENT DATED MARCH 28, 2006 AND RECORDED IN BOOK 39310 PAGE 109, AS TENANTS ONLY WITH NO RIGHT OF FIRST REFUSAL TO PURCHASE OR OPTIONS TO PURCHASE. (BLANKET IN NATURE)
  - 5) THE ABOVE REFERENCED LEASEHOLD ESTATE IS AFFECTED BY FEDERAL TAX LIENS RECORDED IN BOOK 43334 PAGE 35; BOOK 45091, PAGE 13; BOOK 4812, PAGE 124 AND BOOK 53460, PAGE 348. 10.
  - 6) VOTE OF DESIGNATION BY THE BOSTON LANDMARKS COMMISSION DATED DECEMBER 9, 2008 AND RECORDED IN BOOK 44505 PAGE 164. (BLANKET IN NATURE)



- LIST OF OBSERVATIONS**
- A) CONCRETE CORNICE BETWEEN 3RD AND 4TH FLOOR PROTRUDES ONTO CONGRESS ST. AND SLEEPER ST.
  - B) STONE FACADE PROTRUDES ONTO CONGRESS ST. AND SLEEPER ST.
  - C) GUTTERS PROTRUDE FROM BUILDING ONTO SLEEPER.
  - D) A 10"x14" SHEET METAL LEDGE ENCLOSES 0.8'± OVER CONGRESS STREET AND SLEEPER STREET BETWEEN THE THIRD AND FOURTH FLOORS OF THE BUILDING.
  - E) 4 ALUMINUM DOWNSPOUTS ENCLOSE 0.8'± OVER SLEEPER ST. AND DISCHARGE TO GROUND.
  - F) AN ORNAMENTAL BRICK ROOF CORNICE ENCLOSES 0.8'± OVER CONGRESS STREET AND SLEEPER STREET.
  - G) IRON PINLETS FOR WINDOW SHUTTERS ON WINDOWS ENCLOSE 0.3'± OVER CONGRESS STREET AND SLEEPER STREET; HOWEVER, NO SHUTTERS WERE OBSERVED.
  - H) AN ORNAMENTAL LIMESTONE VENEER LOCATED ON THE CONGRESS STREET BUILDING FACADE MAIN ENTRANCE ENCLOSES 4" OVER THE STREET LINE AND IS SUPPORTED BY A 12" CONCRETE FOOTING.
  - I) UNDERGROUND GRANITE WALL FOOTINGS ENCLOSE 6"± BELOW SLEEPER STREET. THE 12" CONCRETE FOOTING FOR THE 4" LIMESTONE VENEER ENCLOSES BELOW THE SIDEWALK ON CONGRESS STREET, OTHER UNDERGROUND FOUNDATIONS ARE NOT VISIBLE ON CONGRESS ST.
  - J) SPRINKLER ALARM ENCLOSES 2"± OVER SLEEPER STREET.
  - K) SIAMENSE SPRINKLER CONNECTION ON SLEEPER STREET FACADE.
  - L) GRANITE WINDOWILLS PROTRUDE 1" - 3" FROM BUILDING FACE ALONG CONGRESS AND SLEEPER STREETS.
  - M) STEEL PLATES, STEEL BOLTS, ORNAMENTAL STEEL MOUNTINGS, AND STEEL VENTS PROTRUDE FROM THE BUILDING FACE ENCLOSES 0.5" - 3" OVER SLEEPER STREET.
  - N) LIMESTONE WATER TABLE PROTRUDES ONTO CONGRESS ST. & SLEEPER ST.

**REFERENCES:**

OWNER OF RECORD: N/F DWF III 313 CONGRESS LLC  
 50545/9 (2012)

ZONING DISTRICT M-4  
 WARD 6 - ASSESSOR'S PARCEL #2692

TOTAL PARCEL AREA (DOES NOT INCLUDE SLEEPER ST. OR PASSAGEWAY) = 20,004± SQ. FT. OR 0.459± AC.  
 AREA OF SLEEPER ST. & PASSAGEWAY = 7,567± SQ. FT. OR 0.174± AC.

**SUFFOLK COUNTY REGISTRY OF DEEDS PLANS:**

- 7522 \* 152 (1980)
- 6106 \* 135 (1944)

- NOTES**
- 1) FIELD SURVEY PERFORMED: NOVEMBER 2012 AND UPDATED SEPTEMBER 16-17, OCTOBER 2 AND DECEMBER 3, 2014.
  - 2) CHICAGO TITLE INSURANCE COMPANY, SCHEDULE B, SECTION 2 - EXCEPTIONS, CASE NUMBER: C21425, CONNECTION NUMBER: 19724129, EFFECTIVE DATE: NOVEMBER 7, 2014 AT 4:00 P.M.
  - 3) BY SCALING OF FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 250286-0081-G, EFFECTIVE DATE SEPTEMBER 25, 2009, LOCUS IS WITHIN ZONE "X," AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I HEREBY CERTIFY TO:

DIVOCWEST  
 CHICAGO TITLE INSURANCE COMPANY  
 MEET FORT POINT CREATIVE LLC

THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(C), 6(D), 7(C), 7(D), 8, 9, 11(C), 13, 14, 15, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 3, 2014.

PROFESSIONAL LAND SURVEYOR  
 DATE: 11-DE-2014



<b>313 CONGRESS STREET</b>		RESEARCH: D. CLIFFORD
<b>ALTA/ACSM LAND TITLE SURVEY</b>		FIELD: DGT
IN BOSTON, MASSACHUSETTS SUFFOLK COUNTY		CALCULATION: EDX
PREPARED FOR: DIVOCWEST		DRAFTING: EDX; VV
PREPARED BY: <b>DGT SURVEY GROUP</b>		CHECK: M. CLIFFORD, PLS.
A DIVISION OF DIGITAL GEOGRAPHIC TECHNOLOGIES, INC.		PROJ. MANAGER: V. VIEN
803 SUMMER STREET 1ST FLOOR BOSTON, MA 02127		DATE: 3-DEC-2014
TEL: 617-275-0541 info@dgsurvey.com www.dgsurvey.com		JOB NO. S-883.03
BY: DESCRIPTION: DATE: REV: 0 DRAWING NO.: S-883_03T.DWG		CRD FILE S-883_02-ALL.CRD
		SHEET NO. 1 OF 1