

Appendix C: Metes and Bounds

METES AND BOUNDS DESCRIPTION
Suffolk Downs Parcel
East Boston and Revere, Massachusetts

A certain Parcel of Land in the Commonwealth of Massachusetts, County of Suffolk, Cities of East Boston and Revere, situated off William F. McClellan Highway, Waldemar Avenue, Washburn Avenue, and Winthrop Avenue, shown on a plan entitled "ALTA/NSPS Land Title Survey, 525 William F. McClellan Highway East Boston and Revere MA" dated May 23, 2017, and revised May 24, 2017 prepared by Beals and Thomas Inc. More particularly bounded and described as follows:

Beginning at most northeasterly corner of the premises, thence running;

S 25° 50' 12" W 2453.13 feet to a point of non-tangential curvature, thence turning and running;

SOUTHERLY by a curve to the right with a length of 566.66 feet and a radius of 2688.79 feet to a point of non-tangential curvature, thence turning and running;

SOUTHWESTERLY by a curve to the right with a length of 144.65 feet and a radius of 148.18 feet to a point of tangency, thence turning and running;

N 86° 09' 52" W 70.19 feet to a point, thence turning and running;

WESTERLY by a curve to the right with a length of 18.23 feet and a radius of 288.22 feet to a point of non-tangential curvature, thence turning and running;

N 07° 27' 34" E 100.00 feet to a point of non-tangential curvature, thence turning and running;

WESTERLY by a curve to the right with a length of 78.37 feet and a radius of 188.22 feet to a point of tangency, thence turning and running;

N 58° 41' 08" W 1050.00 feet to a point, thence turning and running;

S 31° 18' 52" W 100.00 feet to a point, thence turning and running;

N 58° 41' 08" W 150.68 feet to a point, thence turning and running;

WESTERLY by a curve to the left with a length of 712.00 feet and a radius of 1465.00 feet to a point of reverse curvature, thence turning and running;

WESTERLY	by a curve to the right with a length of 182.45 feet and a radius of 828.45 feet to a point, thence turning and running;
N 73° 54' 48" W	663.79 feet to a point, thence turning and running;
WESTERLY	by a curve to the left with a length of 210.98 feet and a radius of 740.61 feet to a point, thence turning and running;
S 89° 45' 52" W	385.00 feet to a point, thence turning and running;
N 00° 14' 08" W	90.00 feet to a point, thence turning and running;
S 89° 45' 52" W	108.90 feet to a point, thence turning and running;
N 30° 38' 04" E	680.72 feet to a point, thence turning and running;
S 72° 55' 46" E	102.09 feet to a point, thence turning and running;
N 30° 38' 04" E	35.00 feet to a point, thence turning and running;
S 72° 55' 46" E	143.76 feet to a point, thence turning and running;
S 58° 55' 56" E	615.50 feet to a point, thence turning and running;
S 56° 06' 46" E	304.47 feet to a point, thence turning and running;
NORTHEASTERLY	by a curve to the left with a length of 155.68 feet and a radius of 120.00 feet to a point, thence turning and running;
N 49° 33' 19" E	311.11 feet to a point, thence turning and running;
N 44° 12' 04" E	473.63 feet to a point, thence turning and running;
N 47° 38' 04" E	169.84 feet to a point, thence turning and running;
N 41° 59' 00" E	112.90 feet to a point, thence turning and running;
N 50° 20' 34" E	426.66 feet to a point, thence turning and running;
N 78° 09' 14" E	106.63 feet to a point, thence turning and running;
N 37° 08' 31" E	1203.44 feet to a point, thence turning and running;
N 19° 45' 35" W	533.10 feet to a point, thence turning and running;

EASTERLY

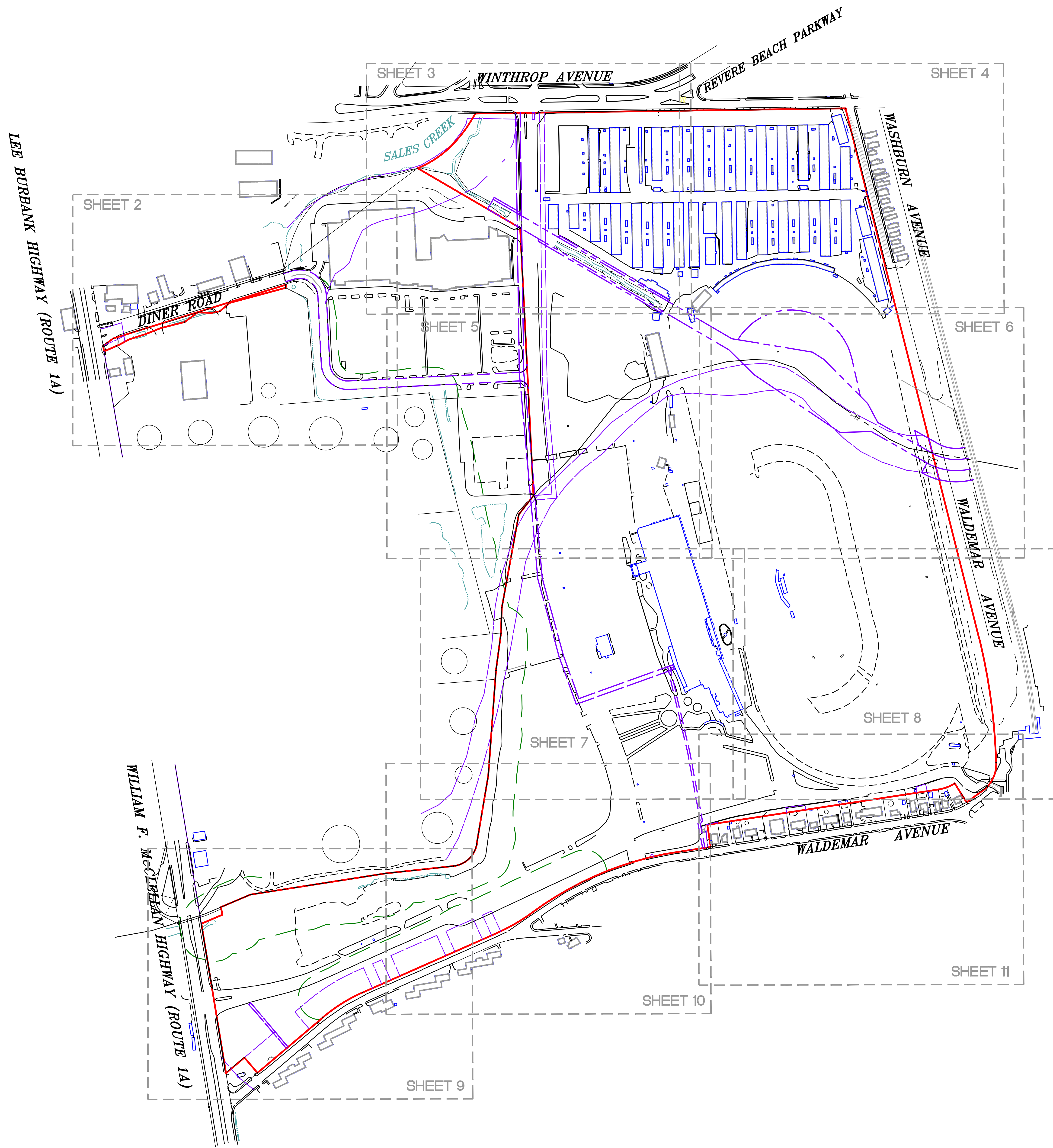
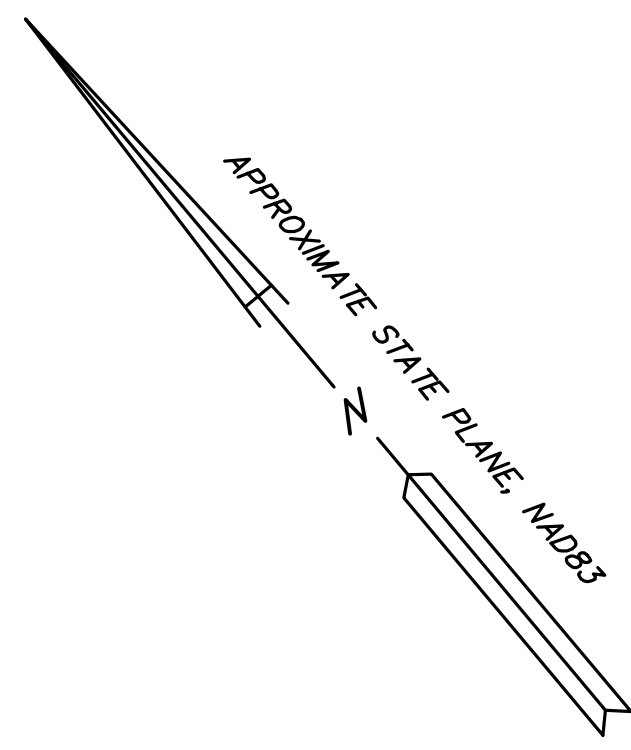
by Sales Creek 366 feet more or less to a point, thence turning and running;

S 50° 48' 13" E

1663.00 feet to the point of beginning.

Containing 7,024,127 square feet more or less, or 161.252 acres more or less.

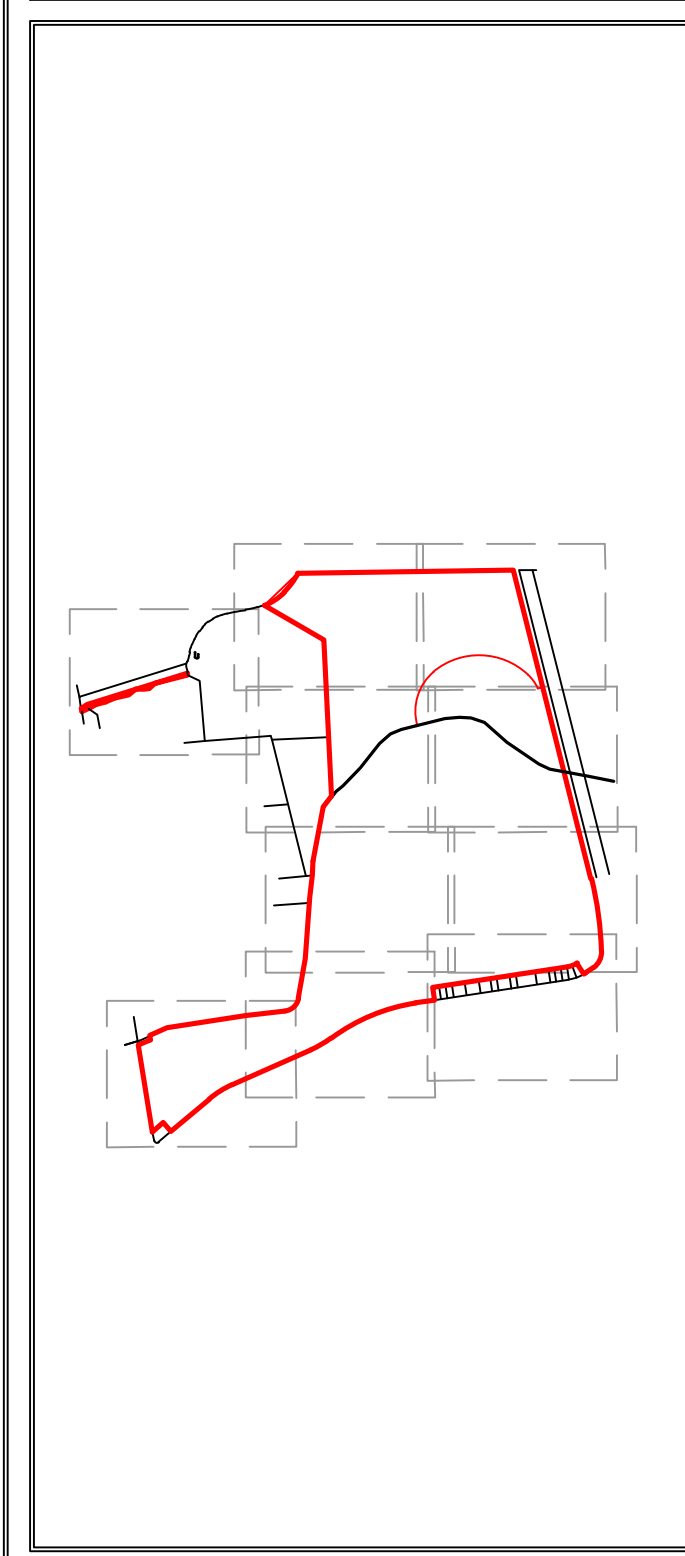
This metes and bounds description does not include parcel C-4(2) which is excluded from the Project Site.



PREPARED FOR:
**THE McCLELLAN
 HIGHWAY
 DEVELOPMENT
 COMPANY, LLC**
 c/o THE HYM
 INVESTMENT
 GROUP, LLC
 ONE CONGRESS STREET,
 11th FLOOR
 BOSTON, MA 02114

RECORD OWNER:

**STERLING SUFFOLK
 RACECOURSE, LLC**
 DEED BOOK 21541, PAGE 247
 L.C. DOCUMENT NO. 553756



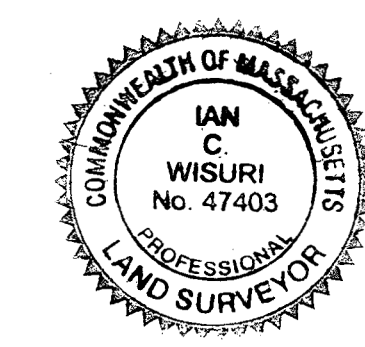
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0	05/23/2017	INITIAL ISSUE
ISSUE DATE	DESCRIPTION	
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TO:
 STERLING SUFFOLK RACECOURSE, LLC
 THE McCLELLAN HIGHWAY DEVELOPMENT COMPANY, LLC,
 ITS SUCCESSORS AND ASSIGNS;
 BANK OF THE OZARKS, ITS SUCCESSORS AND ASSIGNS
 FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND
 THE SURVEY ON WHICH IT IS BASED WERE MADE IN
 ACCORDANCE WITH THE 2016 MINIMUM STANDARD
 DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE
 SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY
 ALTA AND NSPS, AND INCLUDES ITEMS
 1,2,3,4,6(a),7(a),7(b)(1),8,9,11,13,14,16,17,18,19, & 20
 OF TABLE A THEREOF. THE FIELD WORK WAS
 COMPLETED ON MAY 15, 2017.

5/24/2017
 DATE

 IAN C. WISURI, PLS No. 47403
 iwisuri@bealsandthomas.com



- ITEM 2. THE ADDRESS OF THE PREMISES HEREIN IS 525 WILLIAM F. McCLELLAN HIGHWAY, EAST BOSTON AND REVERE, MA 02151.
- ITEM 9. THERE ARE 3028 PARKING SPACES LOCATED ON THE PREMISES.
- ITEM 16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS NOT OBSERVED.
- ITEM 17. I AM UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AND EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS NOT OBSERVED.

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 McCLELLAN HIGHWAY
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 (SUFFOLK COUNTY)

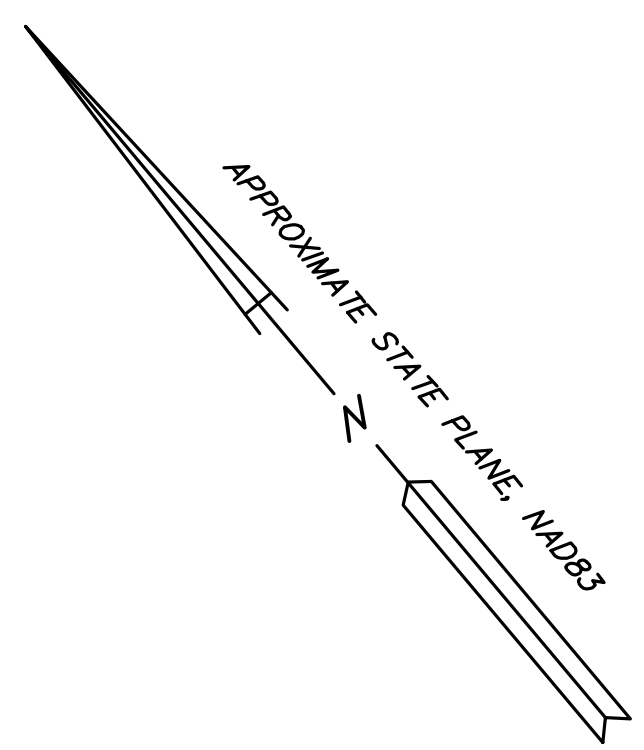
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 Reservoir Corporate Center
 144 Turnpike Road
 Southborough, Massachusetts 01772-2104
 T 508.366.0560 | www.bealsandthomas.com

DATE: MAY 23, 2017
 0 20 50 100 150 METERS
 0 100 200 400 600 FEET
 SCALE: 1"=200'

B+T JOB NO. 2854.01
 B+T PLAN NO.
 285401P019B-001
TI-1
 SHEET NO. 1 OF 12



FOR NOTES, REFERENCES AND LEGEND SEE SHEET 12.

DETAIL
1"=40'

PARCEL C-4(2)
14,895 ± S.F. or
0.342 ± Ac.

PARCEL C-4(2)
14,895 ± S.F. or
0.342 ± Ac.
SEE DETAIL THIS SHEET

RIGHT OF WAY
DOCUMENT NO. 135225

RIGHTS & EASEMENTS TO
SUBURBAN ELECTRIC
COMPANY
DOCUMENT NO. 249675

RIGHTS & EASEMENTS
DOCUMENT NO. 332149

LEE BURBANK HIGHWAY (ROUTE 1A)
(APRIL 28, 1982 STATE HIGHWAY LAYOUT - VARIABLE WIDTH)

DINER ROAD
(VARIABLE WIDTH - PUBLIC)

N/F
UNION OIL
CORP./GLOBAL
REVCO

MAHW INLAND BANK

MAHW INLAND BANK

STORMWATER BASIN

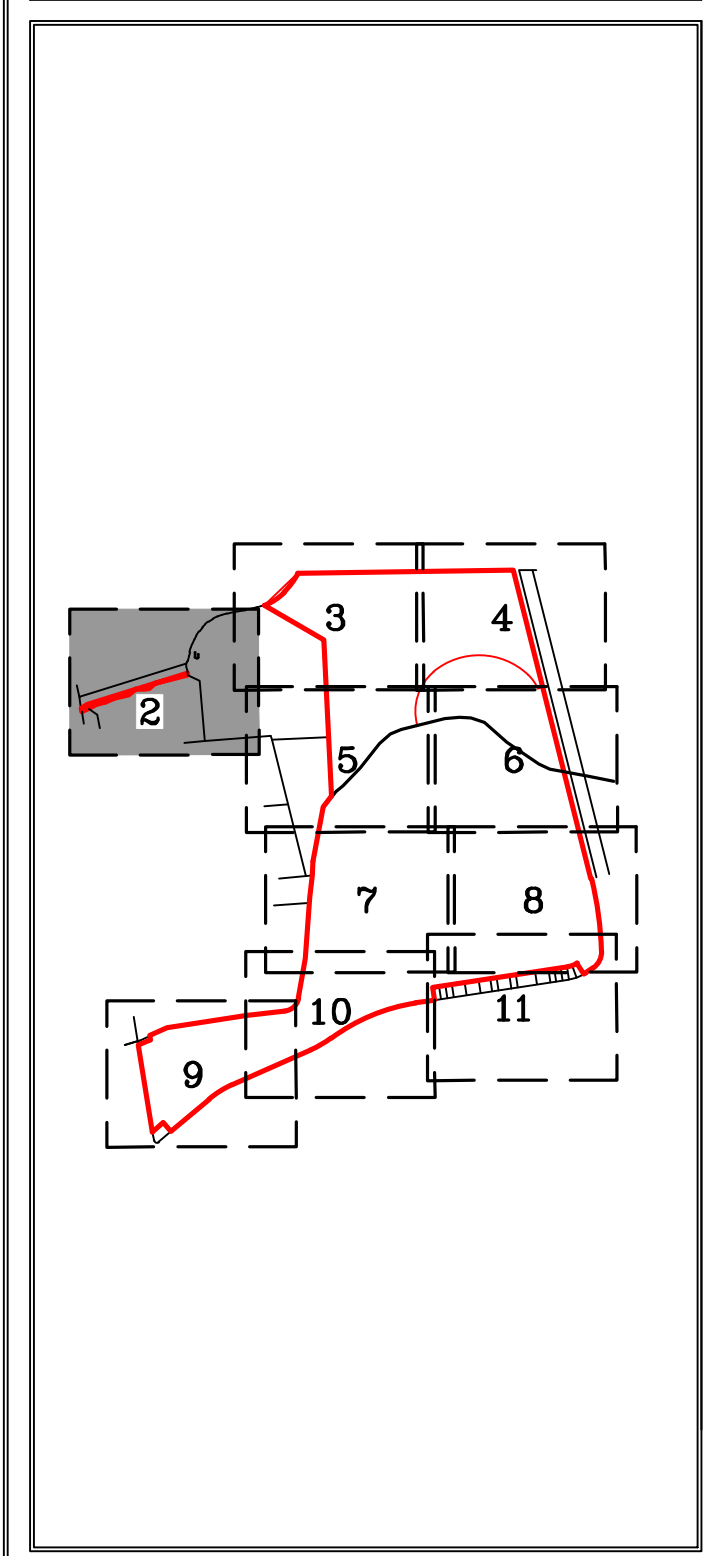
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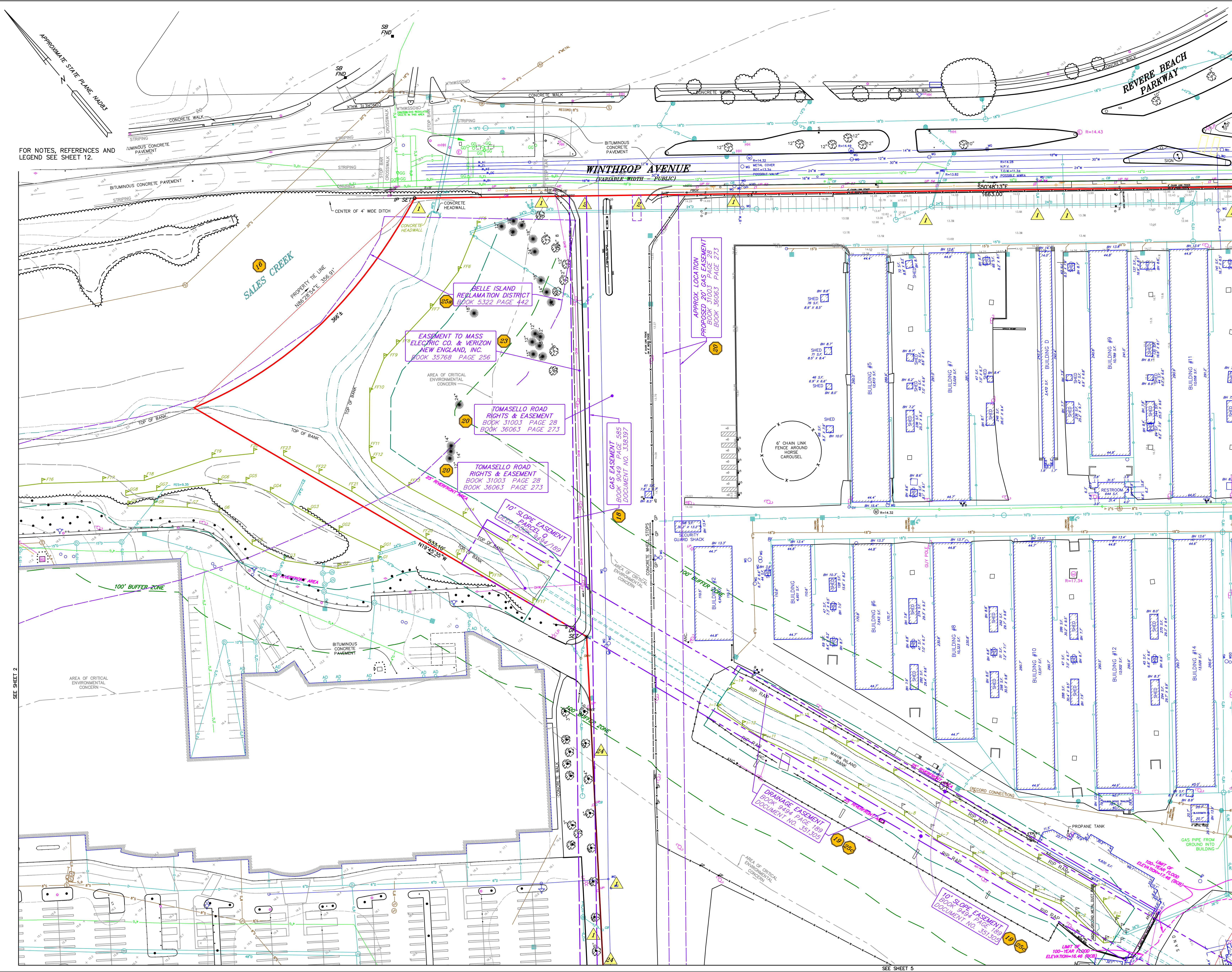
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B+T JOB NO. 2854.01
B+T PLAN NO.
285401P019B-002
SHEET NO. 2 OF 12

TI-2



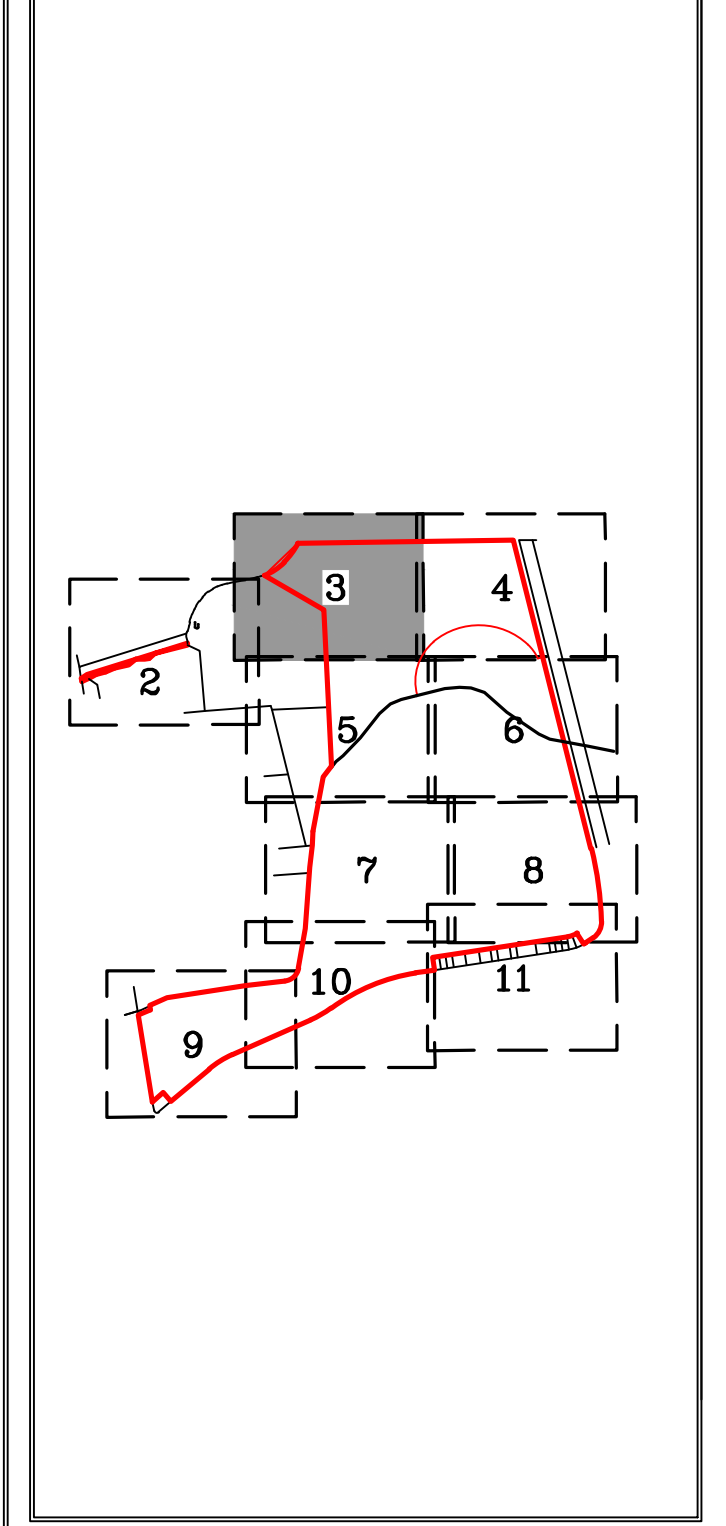
FOR NOTES, REFERENCES AND LEGEND SEE SHEET 12.

SEE SHEET 2

SEE SHEET 5

PREPARED FOR:
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 c/o THE HYM INVESTMENT GROUP, LLC
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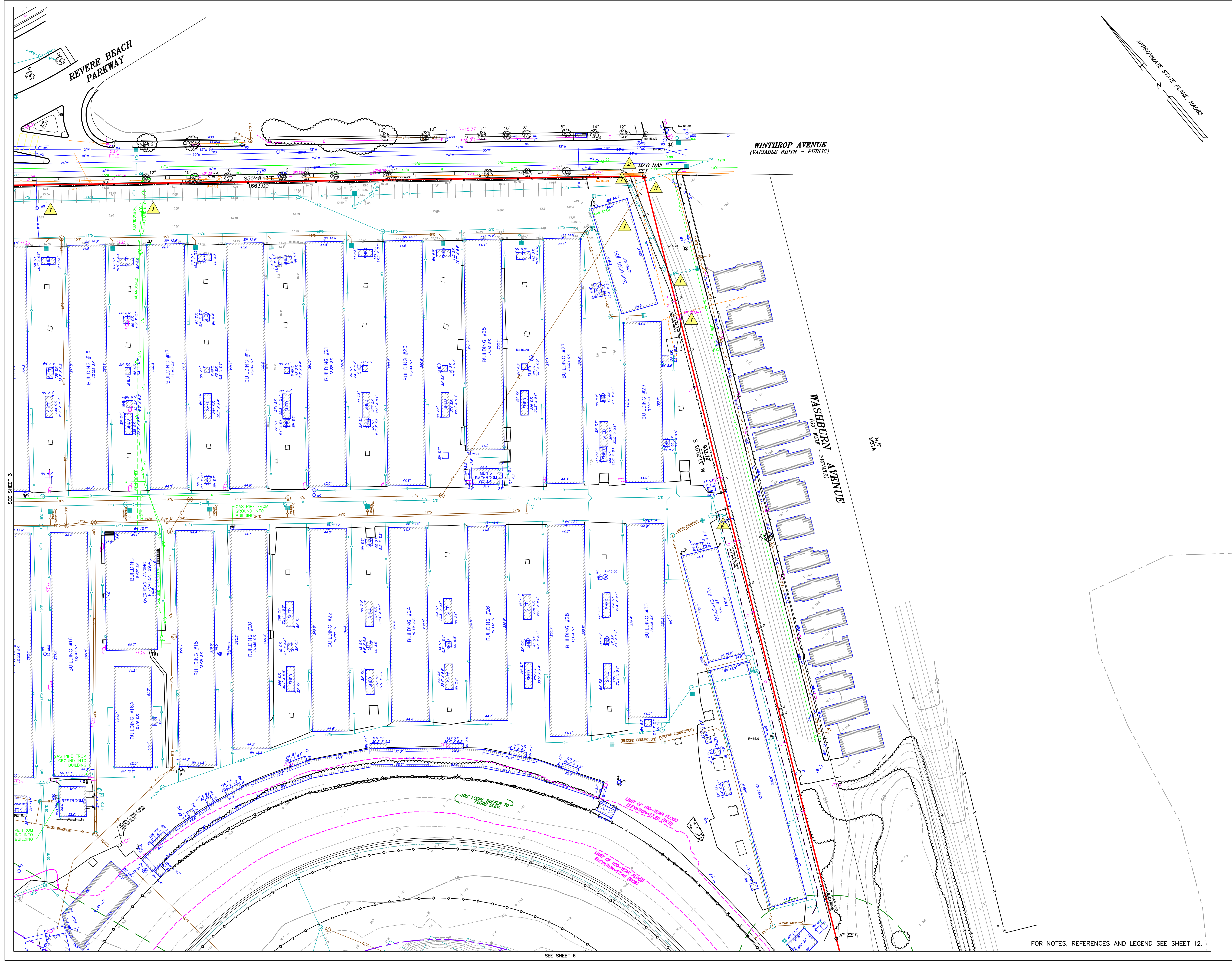
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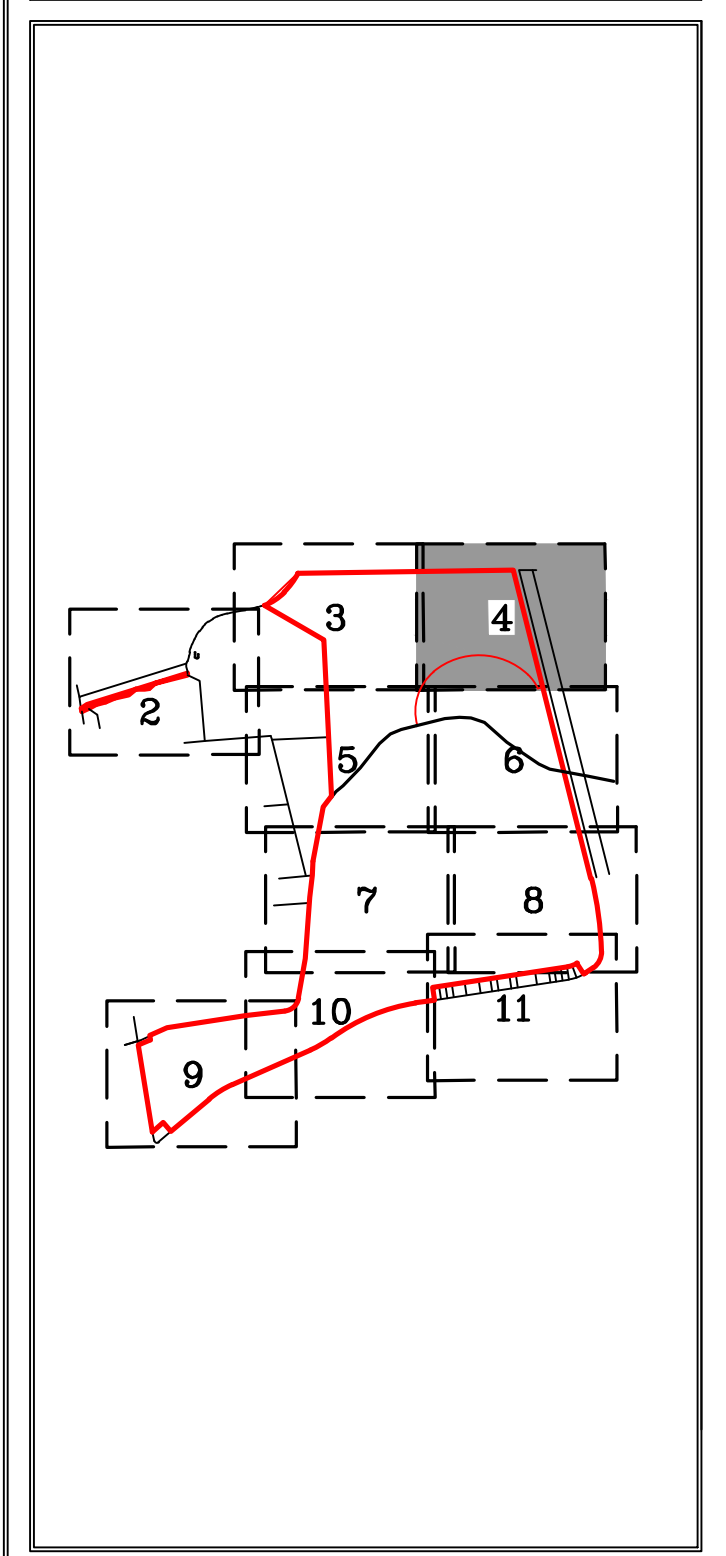
B+T PLAN NO. 285401P0198-003
 SHEET NO. 3 OF 12

TI-3



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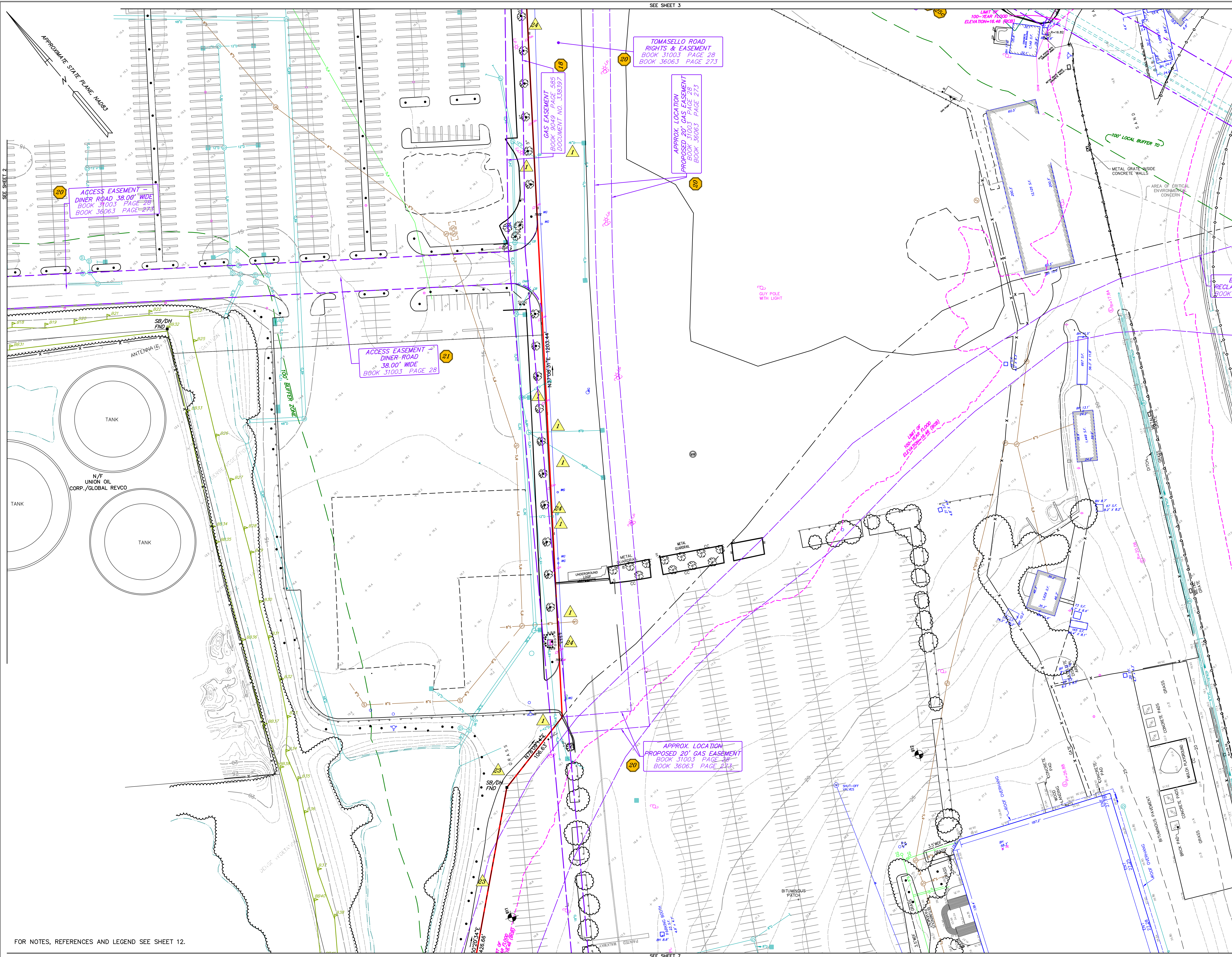
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 SHEET NO. 4 OF 12

TI-4

FOR NOTES, REFERENCES AND LEGEND SEE SHEET 12.

SEE SHEET 6

SEE SHEET 3



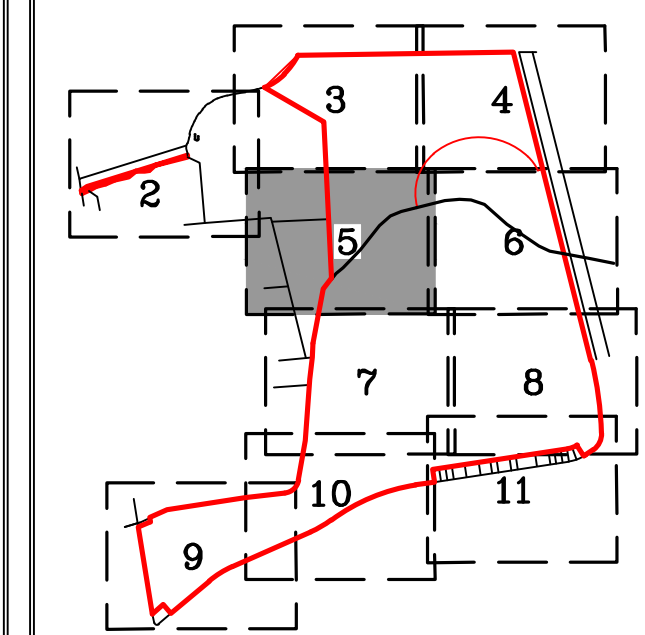
SEE SHEET 2

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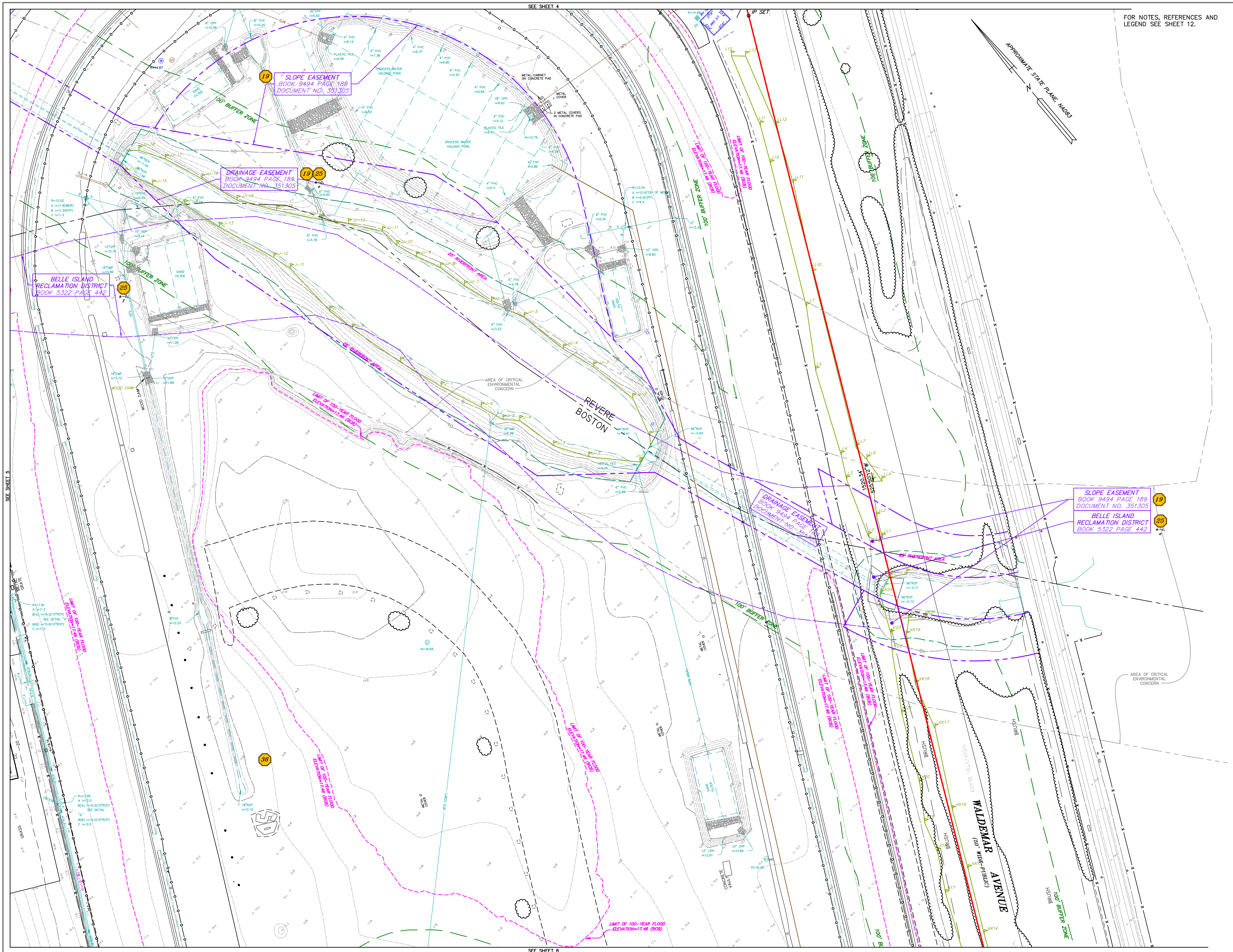
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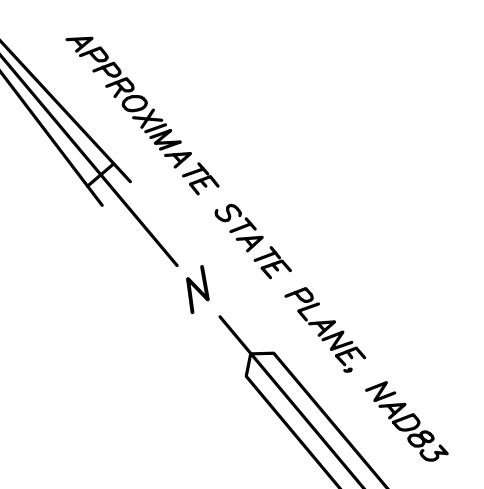
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 B+T PLAN NO. 285401P0198-005
 SHEET NO. 5 OF 12

TI-5

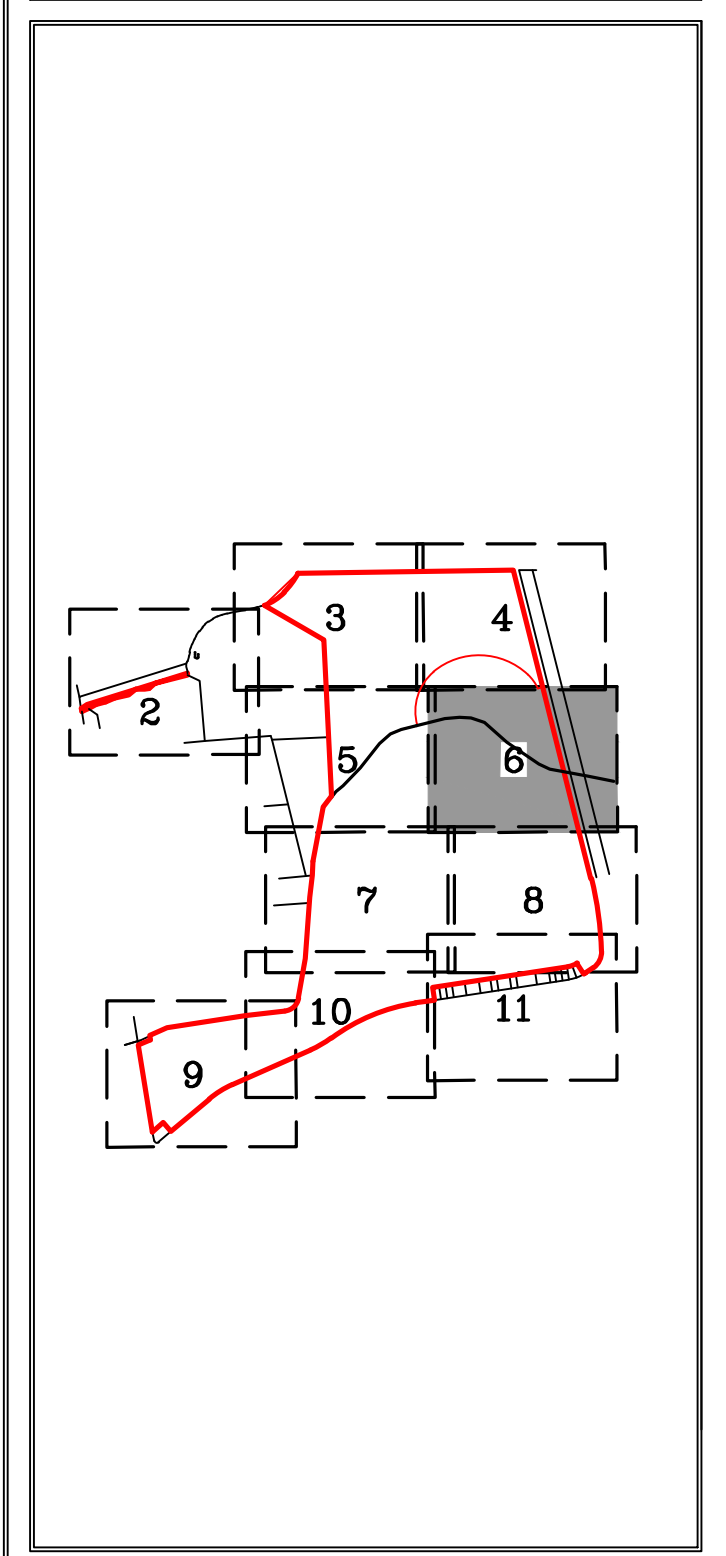


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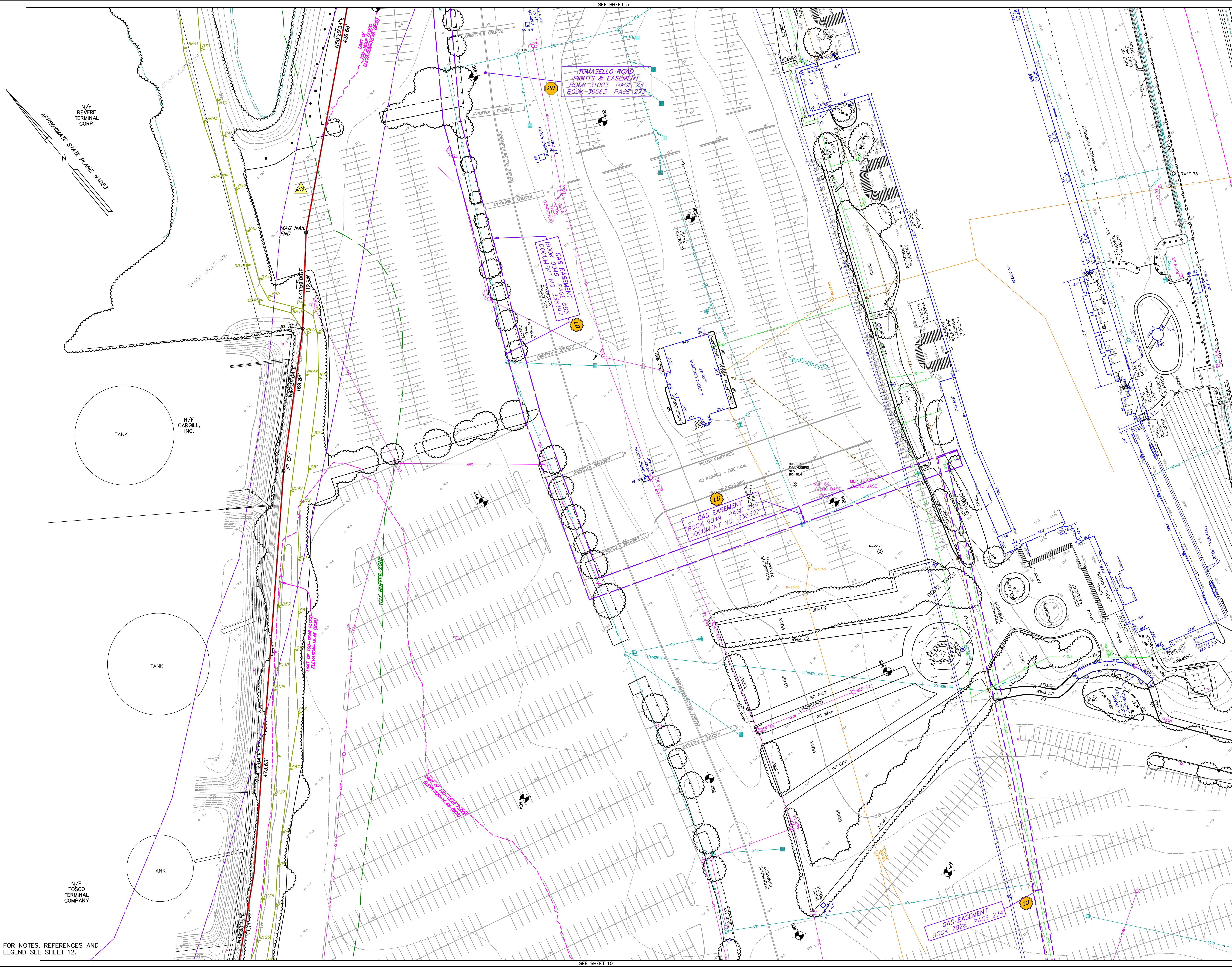
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 SCALE: 1"=40'
 B+T JOB NO. 2854.01

B+T PLAN NO. 285401P019B-006
 SHEET NO. 6 OF 12

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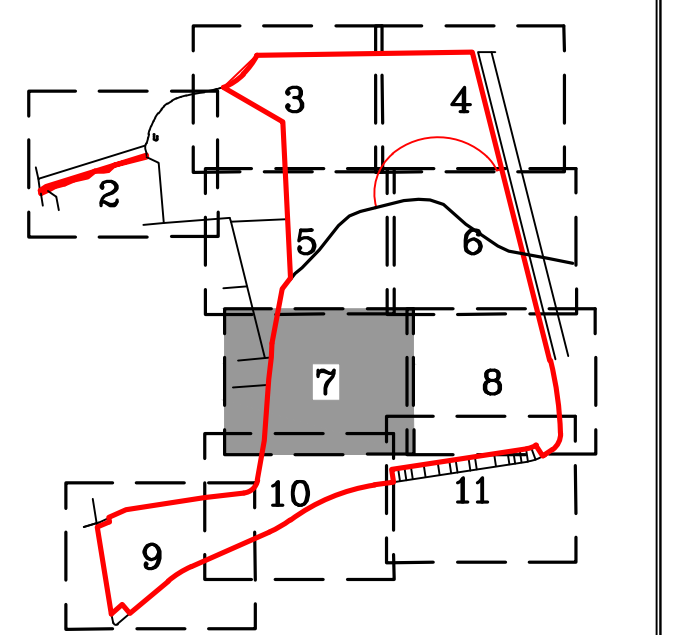


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SEE SHEET 10

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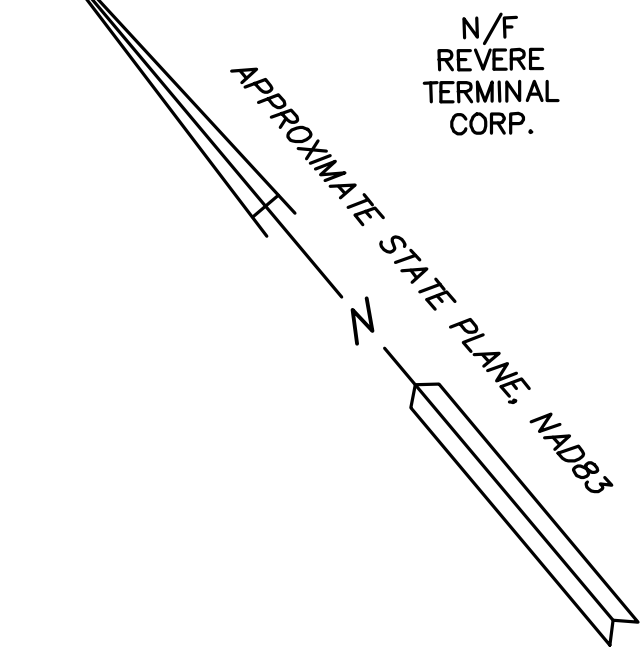
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B+T JOB NO. 2854.01
 B+T PLAN NO.
 285401P0198-007
TI-7
 SHEET NO. 7 OF 12



FOR NOTES, REFERENCES AND
 LEGEND SEE SHEET 12.

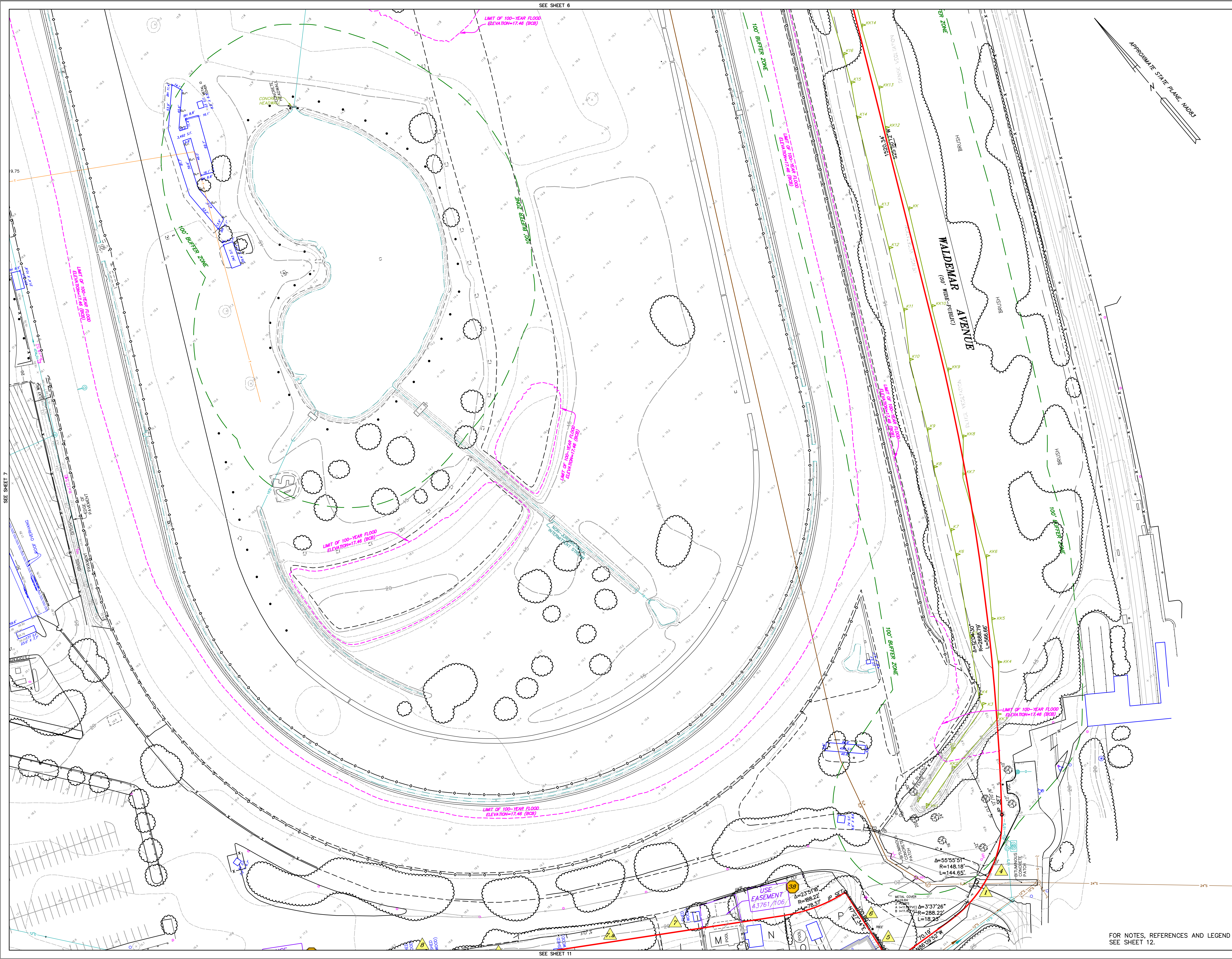
N/F REVERE
 TERMINAL
 CORP.

TANK
 N/F CARGILL,
 INC.

TANK

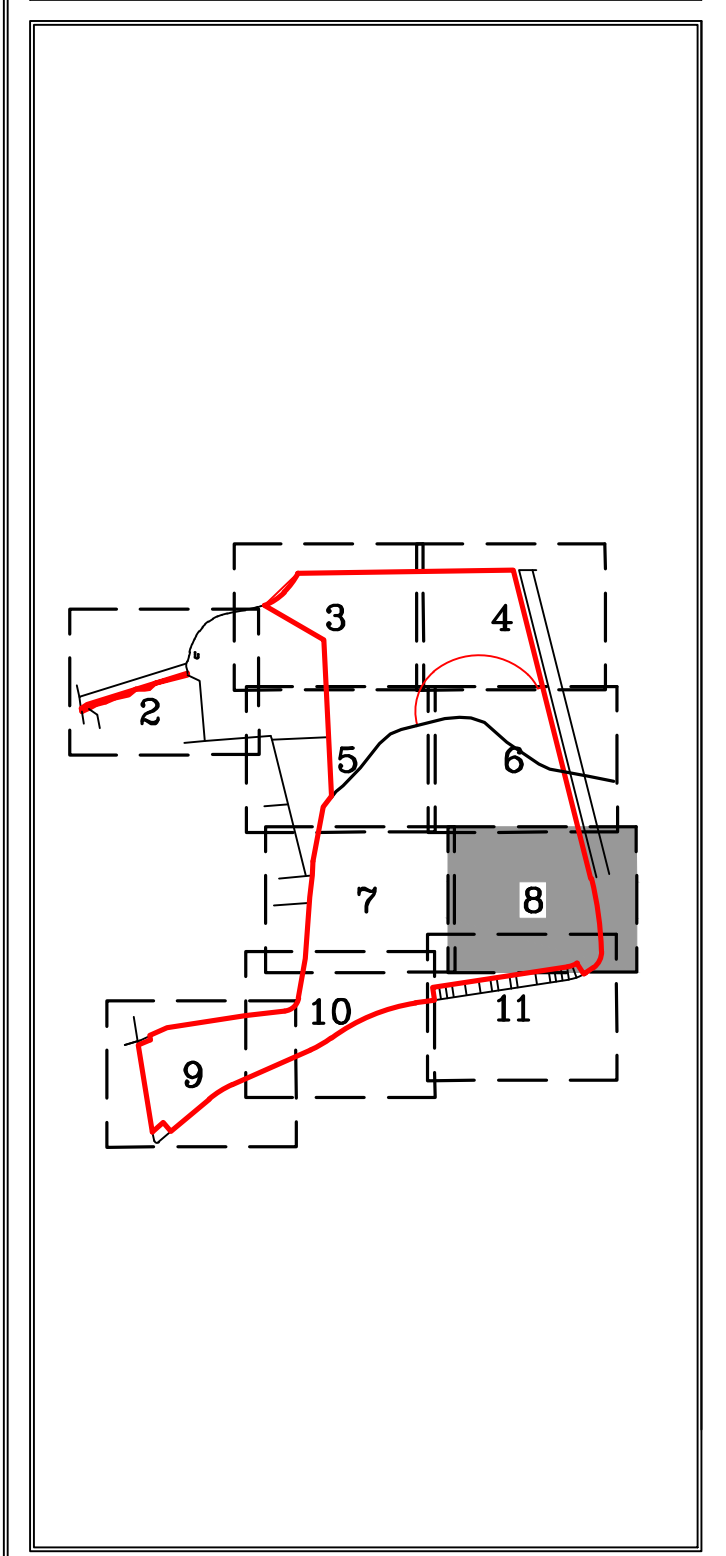
TANK

N/F TOSCO
 TERMINAL
 COMPANY



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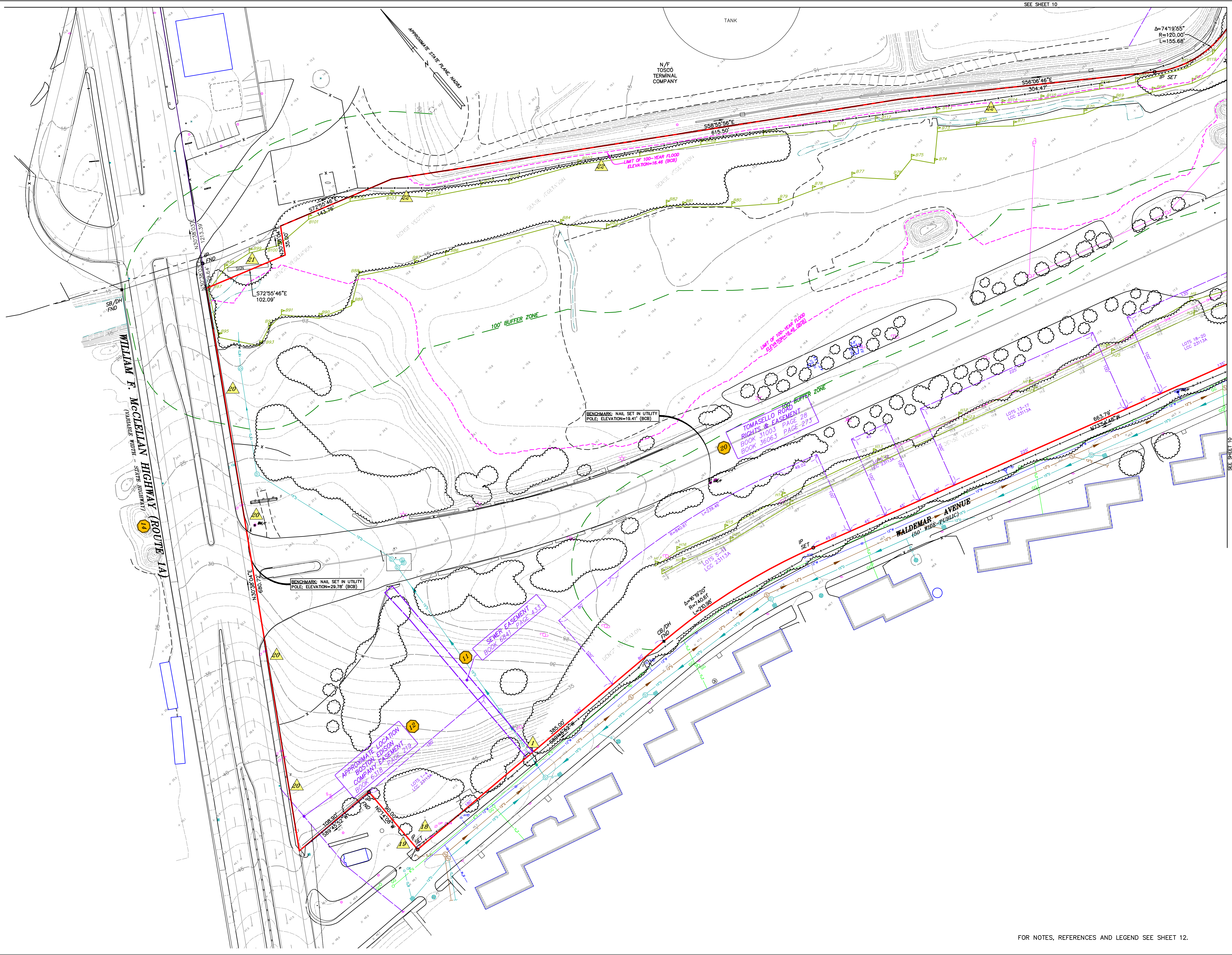
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B+T JOB NO. 2854.01
 B+T PLAN NO. 285401P0198-008
 SHEET NO. 8 OF 12

TI-8

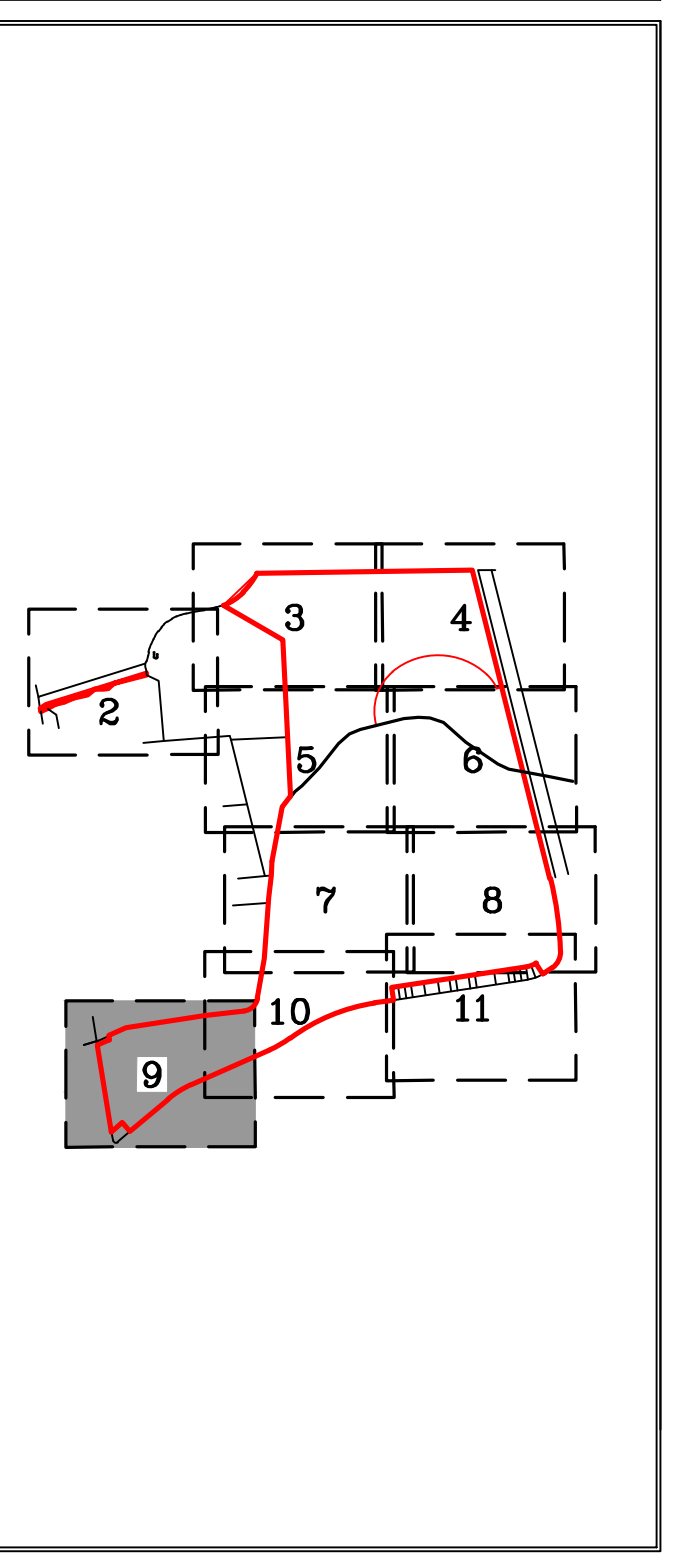
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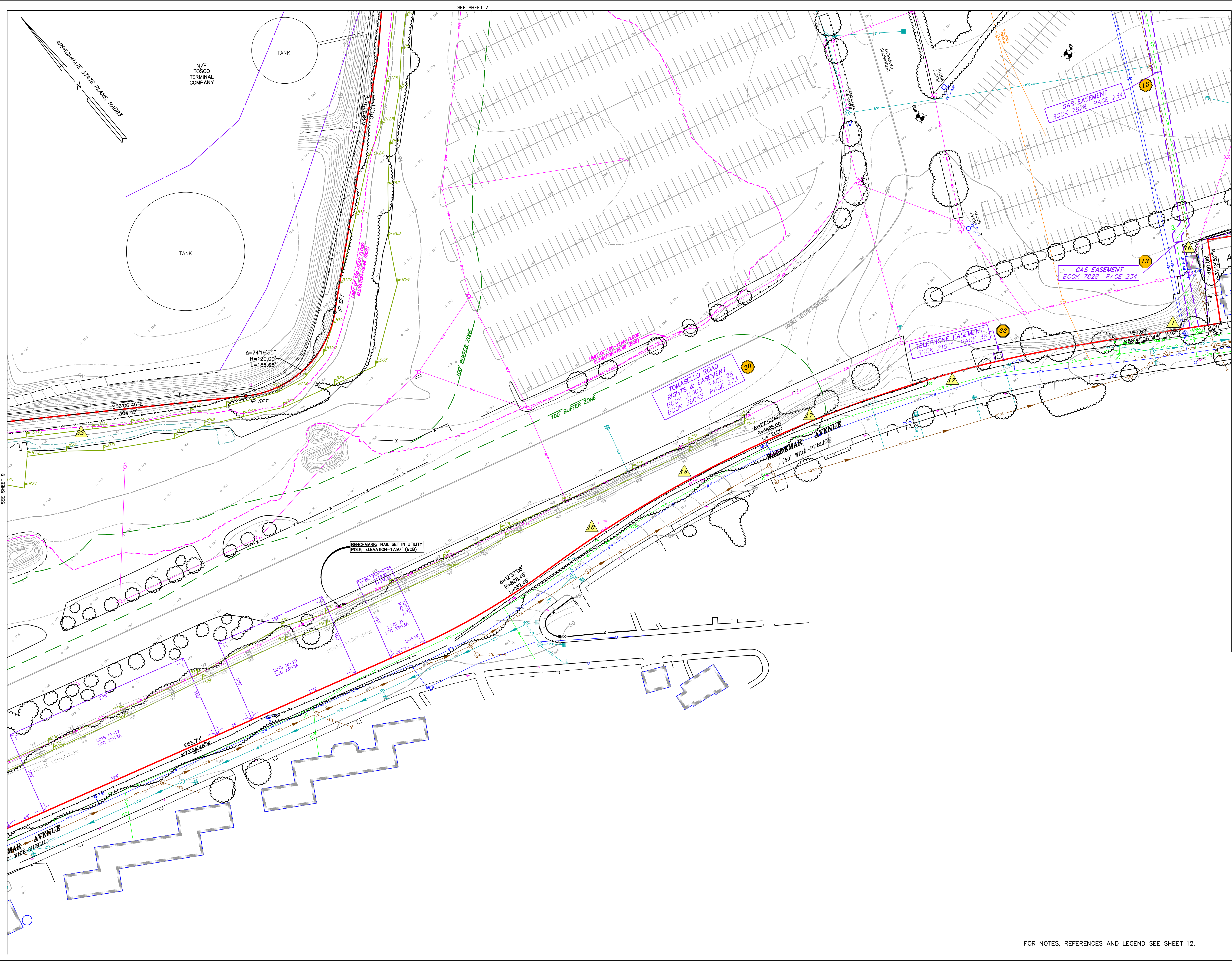
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DATE: MAY 23, 2017
 SCALE: 1"=40'
 B+T JOB NO. 2854.01

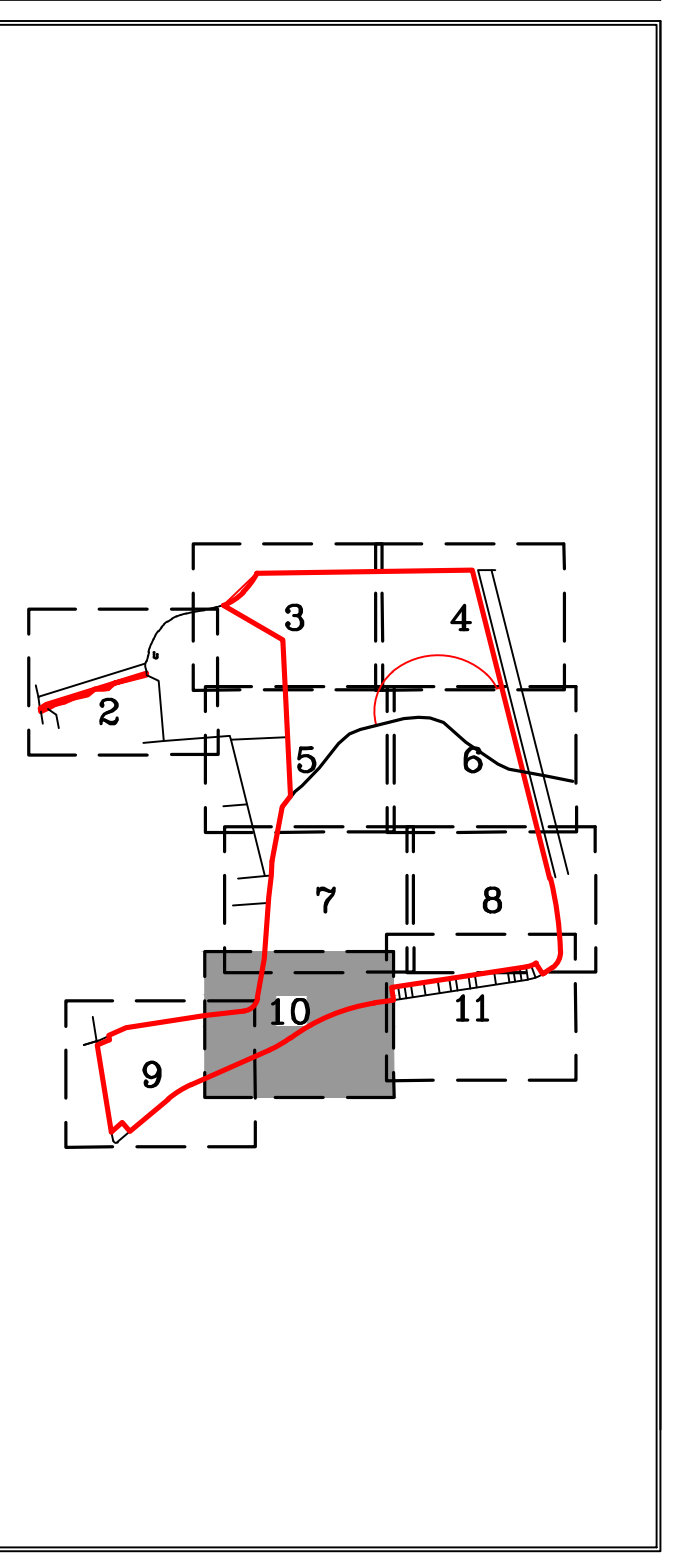
B+T PLAN NO.
 285401P0198-009
 SHEET NO. 9 OF 12

TI-9



PREPARED FOR:
THE McCLELLAN HIGHWAY DEVELOPMENT COMPANY, LLC
 c/o THE HYM INVESTMENT GROUP, LLC
 ONE CONGRESS STREET, 11th FLOOR
 BOSTON, MA 02114

RECORD OWNER:
STERLING SUFFOLK RACECOURSE, LLC
 DEED BOOK 21541, PAGE 247
 L.C. DOCUMENT NO. 553756



5		
4		
3		
2		
1	05/24/2017	CLIENT COMMENTS
0	05/23/2017	INITIAL ISSUE
	ISSUE DATE	DESCRIPTION
	ATL	ICW KEA ICW
	FLD	CALC DWN CHK'D

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 ALL RIGHTS RESERVED

ALTA/NSPS LAND TITLE SURVEY
 525 WILLIAM F. McCLELLAN HIGHWAY
 EAST BOSTON AND REVERE, MA (SUFFOLK COUNTY)

PREPARED BY:
BEALS + THOMAS
 Civil Engineers + Landscape Architects +
 Land Surveyors + Planners +
 Environmental Specialists

BEALS AND THOMAS, INC.
 Reservoir Corporate Center
 144 Turnpike Road
 Southborough, Massachusetts 01772-2104
 T 508.366.0560 | www.bealsandthomas.com

DATE: MAY 23, 2017
 SCALE: 1"=40'
 METERS
 FEET

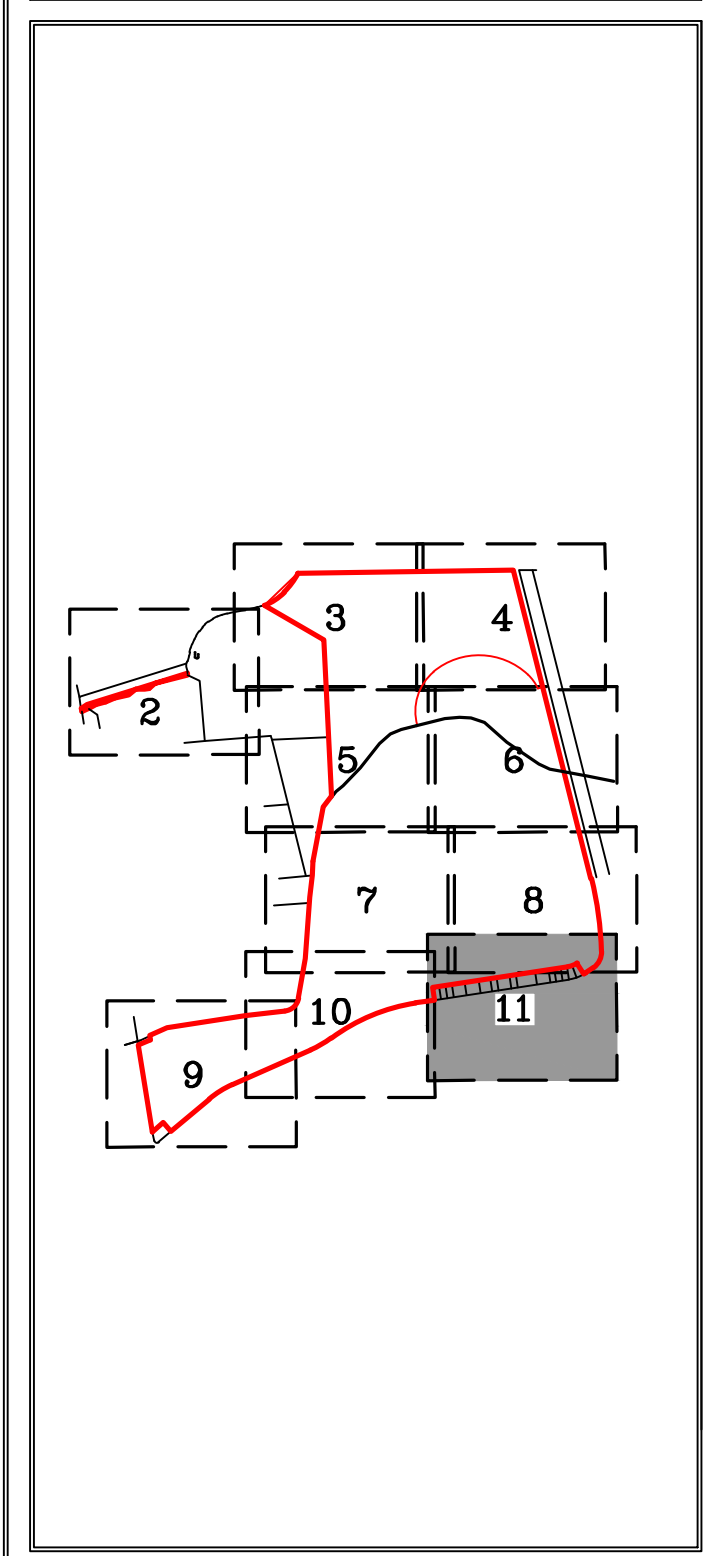
B+T JOB NO. 2854.01
 B+T PLAN NO. 285401P019B-010
 SHEET NO. 10 OF 12
TI-10

FOR NOTES, REFERENCES AND LEGEND SEE SHEET 12.

PREPARED FOR:
**THE McCLELLAN
 HIGHWAY
 DEVELOPMENT
 COMPANY, LLC**
 c/o THE HYM
 INVESTMENT
 GROUP, LLC
 ONE CONGRESS STREET,
 11th FLOOR
 BOSTON, MA 02114

RECORD OWNER:

**STERLING SUFFOLK
 RACECOURSE, LLC**
 DEED BOOK 21541, PAGE 247
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5		
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**ALTA/NSPS
 LAND TITLE SURVEY**
 525 WILLIAM F.
 McCLELLAN HIGHWAY
 EAST BOSTON
 AND REVERE, MA
 (SUFFOLK COUNTY)

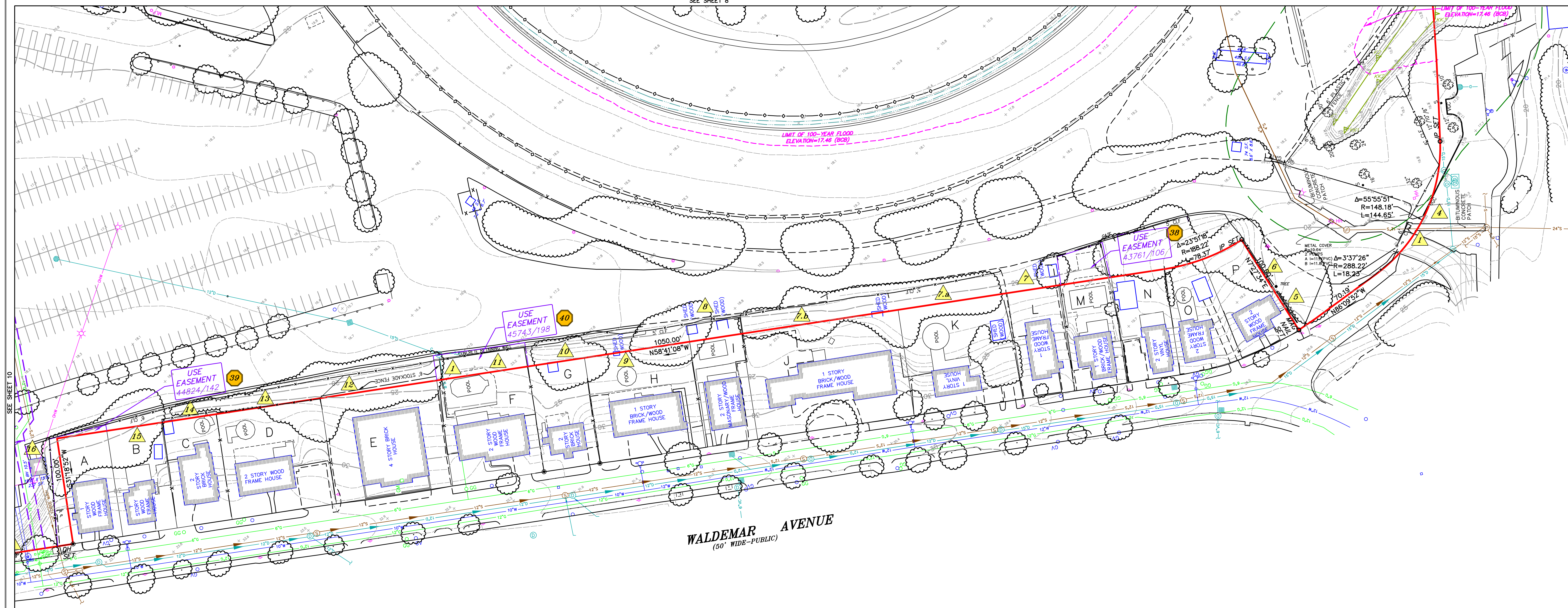
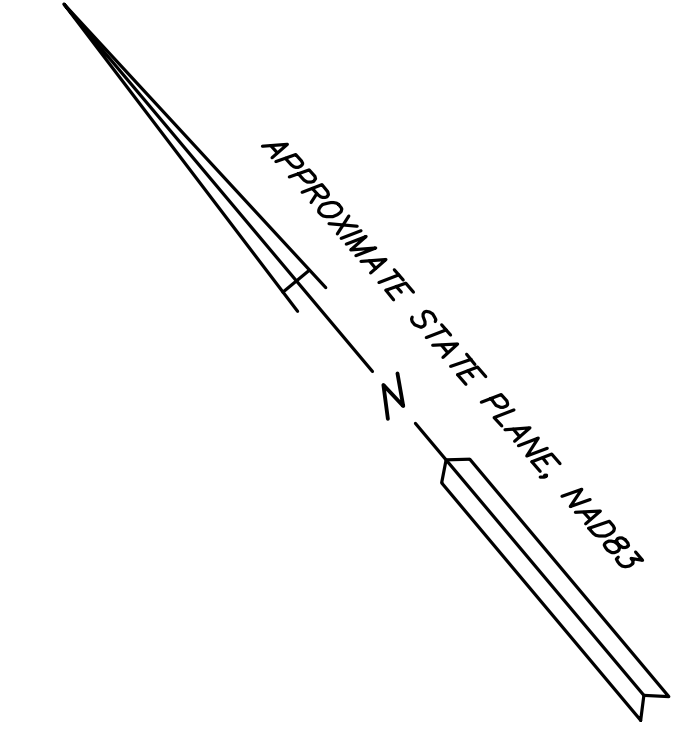
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DATE: MAY 23, 2017 METERS
 0 5 10 25
 0 20 40 80 120
 FEET
 SCALE: 1"=40'

B+T JOB NO. 2854.01
 B+T PLAN NO.
 285401P0198-010
 SHEET NO. 11 OF 12

TI-11



WALDEMAR AVENUE
 (50' WIDE-PUBLIC)

SEE SHEET 8

SEE SHEET 10

FOR NOTES, REFERENCES AND LEGEND SEE SHEET 12.

EXCEPTIONS

KEY	DESCRIPTION
#	EXCEPTIONS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT No. NCS-782065-BOS1, DATED: FEBRUARY 23, 2017 @ 10:12 a.m.
1	Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land. <i>TITLE MATTER, NOT INVESTIGATED, NOT SHOWN</i>
2	Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. <i>TITLE MATTER, NOT INVESTIGATED, NOT SHOWN</i>
3	Any Lien, or Right to a Lien, for Services, Labor or Material theretofore or hereafter furnished, imposed by law and not shown in the public records. <i>TITLE MATTER, NOT INVESTIGATED, NOT SHOWN</i>
4	Real Estate Taxes and Municipal Charges which may constitute liens. <i>TITLE MATTER, NOT INVESTIGATED, NOT SHOWN</i>
5	Title to and rights of the public and others entitled thereto in and to those portions of the insured premises lying within the bounds of adjacent streets, roads, and ways. <i>TITLE MATTER, NOT INVESTIGATED, NOT SHOWN</i>
6	The exact acreage or square footage being other than as stated in Schedule A or the plan(s) therein referred to. <i>AS SHOWN</i>
7	This item has been intentionally deleted.
8	Right of way in favor of Sun Oil Company filed on August 26, 1937 as Document No. 135225. <i>AFFECTS PARCEL C-4(2)(1), AS SHOWN</i>
9	Rights and Easements set forth in Grant to Suburban Electric Company filed on July 27, 1961 as Document No. 249675. <i>AFFECTS PARCEL C-4(2)(1), AS SHOWN</i>
10	Rights and Easement in favor of Union Petroleum Corporation as set forth in Agreement and Grant dated March 3, 1977 and filed as Document No. 332149. <i>AFFECTS PARCEL C-4(2)(1), AS SHOWN</i>
11	Taking by the City of Boston for sewer purposes dated January 12, 1953 and recorded in Book 6841, Page 433. <i>AS SHOWN</i>
12	Lease of rights and easements to string and maintain utility line in favor of Boston Edison Company dated March 28, 1947 and recorded in Book 6318, Page 219. <i>AS SHOWN</i>
13	Utility easement to Boston Gas Company dated February 6, 1964 and recorded in Book 7828, Page 234. <i>AS SHOWN</i>
14	Taking by the Commonwealth of Massachusetts for the layout of a state highway (Lee Burbank Highway) in Revere dated April 22, 1932 and filed as Document 110241. <i>AS SHOWN</i>
15	Slope easements as referenced in deed to Boston Port Development Company date May 20, 1932 and filed as Document 118153. <i>AS SHOWN</i> NOTE: Please note that the final policy will include an ALTA 34 "Identified Risk" endorsement for Item 15 above. <i>LOCATION CANNOT BE DETERMINED BY RECORD DOCUMENT MAY AFFECT PARCEL C-4(2)</i>
16	Rights of the Federal and State Governments or the public in the portion of the premises, if any, that lies beyond the primitive high water line, including the Public Trust Doctrine, so-called. <i>AS SHOWN</i>
17	This item has been intentionally deleted.
18	Rights and Easements in favor of the Boston Gas Company as set forth in grant dated February 17, 1978 and recorded in Book 9049, Page 585 and filed as Document No. 338397. <i>AS SHOWN</i>
19	Rights and Easements in favor of Commonwealth of Massachusetts Department of Environmental Quality Engineering as set forth in Agreement and Grant dated July 11, 1980 and recorded in Book 9494, Page 189 and filed as Document No. 351308. <i>AS SHOWN</i>
20	Terms and provisions of Declaration of Covenants, Restrictions and Easements by and between Sterling Suffolk Racecourse, LLC and Revere Diner Realty, LLC dated as of March 31, 2003 and recorded in Book 31003, Page 28; as amended by First Amendment to Declaration of Covenants, Restrictions and Easements dated September 23, 2004 and recorded in Book 36063, Page 273. <i>AS SHOWN</i>
21	Terms and provisions of Declaration and Grant of Easements, Rights and Restrictions by and between Sterling Suffolk Racecourse, LLC and Burbank Development LLC dated as of March 2003 and recorded in Book 31086, Page 135 and filed as Document No. 654137. <i>AS SHOWN</i>
22	Rights and easements set forth in Easement Agreement by and between Sterling Suffolk Racecourse, LLC and New England Telephone and Telegraph Company d/b/a Bell Atlantic dated October 29, 1977 and recorded in Book 21911, Page 36. <i>AS SHOWN</i>
23	Rights and easements set forth in grant to Massachusetts Electric Company and Verizon New England, Inc. dated September 23, 2004 and recorded in Book 35768, Page 256. <i>AS SHOWN</i>
24	Confirmatory Order regarding layout and acceptance of a public street of a portion of Diner Road and recorded in Book 38463, Page 307. <i>AS SHOWN</i>
25	Rights of others in and to Sales Creek or other streams or brooks that may cross the Land, as affected by the Belle Isle Reclamation District Plan dated 1932 as acknowledged by document recorded in Book 5317, Page 347, and by the terms and provisions of the following Licenses: (a) Book 5322 Page 442 and filed as Document No. 110245; <i>AS SHOWN</i> (b) Book 5447, Page 446 and filed as Document No. 119901; (c) Book 5521 Page 355 and filed as Document No. 124644; (d) Intentionally Deleted; (e) Intentionally Deleted; and (f) License dated 1891 and record in Book 2025, Page 470.
26	This item has been intentionally deleted.
27	This item has been intentionally deleted.
28	This item has been intentionally deleted.
29	This item has been intentionally deleted.
30	This item has been intentionally deleted.
31	This item has been intentionally deleted.
32	This item has been intentionally deleted.
33	This item has been intentionally deleted.
34	This item has been intentionally deleted.
35	This item has been intentionally deleted.
36	Notice (that hazardous waste may have been disposed) pursuant to Chapter 21C, Section 7 dated June 25, 1986, recorded on June 26, 1986 in Book 12611, Page 244 and filed as Document No.406937, as affected by Affidavit of Richard J. Hughito dated June 23, 1997 and record in Book 21542, Page 26. <i>LOCATION CANNOT BE DETERMINED BY RECORD DOCUMENT</i>
37	Easement for Electric Service from Sterling Suffolk Racecourse, LLC to NSTAR Electric Company dated April 11, 2008 and recorded in Book 43521, Page 340 and filed as Document No. 751862. <i>LOCATION CANNOT BE DETERMINED BY RECORD DOCUMENT</i>
38	Easement Agreement dated as of January 14, 2008 between Sterling Suffolk Racecourse, LLC and Ann Marie Lopresti and recorded in Book 43761, Page 106. <i>AS SHOWN</i>
39	Easement Agreement dated as of April 3, 2009 between Sterling Suffolk Racecourse LLC and Peter Frassica and recorded in Book 44824, Page 142. <i>AS SHOWN</i>
40	Easement Agreement dated as of October 6, 2009 between Sterling Suffolk Racecourse, LLC and Derek J. Brodin and Koren Brodin and recorded in Book 45743, Page 198. <i>AS SHOWN</i>
41	This item has been intentionally deleted.
42	This item has been intentionally deleted.
43	Declaration of Restrictive Covenant and Subordination of Mortgagee by and between Sterling Suffolk Racecourse, LLC and Caesars Massachusetts Investment Company, LLC and VNO Suffolk II LLC dated January 20, 2016 and recorded in Book 55617, Page 119 and filed as Document No. 852371. <i>TITLE MATTER, NOT INVESTIGATED, NOT SHOWN</i>

RECORD DESCRIPTION

RECORD DESCRIPTION TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT No. NCS-782065-BOS1, DATED: FEBRUARY 23, 2017 @ 10:12 a.m.

Real property in the City of East Boston and Revere, County of Suffolk, Commonwealth of Massachusetts, described as follows:

PARCEL ONE:
A certain parcel of land situated in the Cities of Boston and Revere, County of Suffolk, Commonwealth of Massachusetts, commonly known as Suffolk Downs, shown on a plan entitled "Plan of Land in Boston and Revere" prepared by Rizzo Associates dated December 10, 1996, revised January 23, 1997 and recorded with Suffolk County Registry of Deeds in Book 21541, Page 247.

The above-described parcel includes the following Registered Land: A certain parcel of land situated in that part of Boston called East Boston in the County of Suffolk and Commonwealth of Massachusetts, situated on Waldemar Avenue. Said land is shown as Lots One (1) thru Twenty-One (21) as shown on plan drawn by B. C. & J. J. Gallo, Civil Engineers, dated June 4, 1951, and September 18, 1953, as modified and approved by the Court, filed in the Land Registration Office as Plan No. 23113-A, a copy of a portion of which is filed with Certificate of Title No. 57352.

Excepting therefrom so much of the land shown as Parcels A-1 (1) and A-1 (2) on a Plan entitled "Plan of Land in Revere Massachusetts (Suffolk County)" dated November 25, 2002, last revised February 26, 2003, drawn by BSC Group and recorded with Suffolk Registry of Deeds in Book 31003, Page 26, which parcels were conveyed to Revere Diner Realty LLC by Deed dated March 21, 2003 and recorded in Book 31003, Page 26.

Also, excepting therefrom so much of the land shown as Parcels C-4(1) and C-4(2)(2) on a plan entitled "Plan of Land in Revere, Massachusetts (Suffolk County)" by BSC Group, dated March 30, 2005 and recorded with Suffolk Registry of Deeds in Book 3005, Page 395, which parcels were conveyed to the City of Revere by deed dated October 4, 2005 and recorded in Book 38463, Page 300.

PARCEL TWO:

A.) Together with the benefit of the easements set forth in the Declaration of Covenants, Restrictions and Easements by and between Sterling Suffolk Racecourse, LLC and Revere Diner Realty, LLC dated as of March 31, 2003 and recorded in Book 31003, Page 28; as amended by First Amendment to Declaration of Covenants, Restrictions and Easements dated September 23, 2004 and recorded in Book 36063, Page 273.

B.) Together with the benefit of the easements set forth in the Declaration and Grant of Easements, Rights and Restrictions by and between Sterling Suffolk Racecourse, LLC and Burbank Development LLC dated as of March 2003 and recorded in Book 31086, Page 135 and filed as Document No. 654137.

LEGEND

	SEWER LINE/MANHOLE
	DRAIN LINE/MANHOLE
	CATCH BASIN
	FLARED END/INVERT
	GAS LINE/GATE
	WATER LINE/GATE
	HYDRANT
	POST INDICATOR VALVE
	TELEPHONE LINE/MANHOLE
	ELECTRIC LINE/MANHOLE
	OVERHEAD WIRE
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
	SIGN
	POST
	BOLLARD POST
	HAND HOLE
	CHAIN LINK FENCE
	GUARDRAIL/GUIDERAIL
	CONCRETE CURB
	GRANITE CURB
	BITUMINOUS CONCRETE BERM
	TREE
	TREE LINE
	STONE WALL
	RIPRAP
	BUILDING
	BORING LOCATION
	BOUNDARY OF BORDERING VEGETATED WETLAND
	APPROXIMATE BOUNDARY OF BORDERING VEGETATED WETLAND
	BANK/BANK FLAG
	100-YEAR FLOOD ELEVATION
	100' BUFFER ZONE
	MINOR CONTOUR
	MAJOR CONTOUR
	SPOT ELEVATION
	EDGE OF WATER
	AREA DRAIN
	BITUMINOUS CONCRETE
	BENCHMARK
	CAPE COD BERM
	DOUBLE CATCH BASIN
	DROP INLET
	ELECTRIC METER
	EDGE OF PAVEMENT
	GAS METER
	HEAD WALL
	LOADING DOCK
	MONITORING WELL
	OUTLET CONTROL STRUCTURE
	STONE BOUND
	CONCRETE BOUND
	DRILL HOLE
	IRON PIN/IRON PIPE
	FOUND

PERIMETER DESCRIPTION

BEING THE SAME PREMISES AS SHOWN ON THIS SURVEY, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

SUFFOLK DOWNS PARCEL:

Beginning at most northeasterly corner of the premises, thence running:
S 25° 50' 12" W 2453.13 feet to a point of non-tangential curvature, thence turning and running;
SOUTHERLY by a curve to the right with a length of 566.66 feet and a radius of 2688.79 feet to a point of non-tangential curvature, thence turning and running;
SOUTHWESTERLY by a curve to the right with a length of 144.65 feet and a radius of 148.18 feet to a point of tangency, thence turning and running;
N 86° 09' 52" W 70.19 feet to a point, thence turning and running;
WESTERLY by a curve to the right with a length of 18.23 feet and a radius of 288.22 feet to a point of non-tangential curvature, thence turning and running;
N 07° 27' 34" E 100.00 feet to a point of non-tangential curvature, thence turning and running;
WESTERLY by a curve to the right with a length of 78.37 feet and a radius of 188.22 feet to a point of tangency, thence turning and running;
N 58° 41' 08" W 1050.00 feet to a point, thence turning and running;
S 31° 18' 52" W 100.00 feet to a point, thence turning and running;
N 58° 41' 08" W 150.68 feet to a point, thence turning and running;
WESTERLY by a curve to the left with a length of 712.00 feet and a radius of 1465.00 feet to a point of reverse curvature, thence turning and running;
WESTERLY by a curve to the right with a length of 182.45 feet and a radius of 828.45 feet to a point, thence turning and running;
N 73° 54' 48" W 663.79 feet to a point, thence turning and running;
WESTERLY by a curve to the left with a length of 210.98 feet and a radius of 740.61 feet to a point, thence turning and running;
S 89° 45' 52" W 385.00 feet to a point, thence turning and running;
N 00° 14' 08" W 90.00 feet to a point, thence turning and running;
S 89° 45' 52" W 108.90 feet to a point, thence turning and running;
N 30° 38' 04" E 680.72 feet to a point, thence turning and running;
S 72° 55' 46" E 102.09 feet to a point, thence turning and running;
N 30° 38' 04" E 35.00 feet to a point, thence turning and running;
S 72° 55' 46" E 143.76 feet to a point, thence turning and running;
S 58° 55' 56" E 615.50 feet to a point, thence turning and running;
S 56° 06' 46" E 304.47 feet to a point, thence turning and running;
NORTHEASTERLY by a curve to the left with a length of 155.68 feet and a radius of 120.00 feet to a point, thence turning and running;
N 49° 33' 19" E 311.11 feet to a point, thence turning and running;
N 44° 12' 04" E 473.63 feet to a point, thence turning and running;
N 47° 38' 04" E 169.84 feet to a point, thence turning and running;
N 41° 59' 00" E 112.90 feet to a point, thence turning and running;
N 50° 20' 34" E 426.66 feet to a point, thence turning and running;
N 78° 09' 14" E 106.63 feet to a point, thence turning and running;
N 37° 08' 31" E 1203.44 feet to a point, thence turning and running;
N 19° 45' 35" W 533.10 feet to a point, thence turning and running;
EASTERLY by Sales Creek 366 feet more or less to a point, thence turning and running;
S 50° 48' 13" E 1663.00 feet to the point of beginning.
Containing 7,024,127 square feet more or less, or 161.252 acres more or less.

PARCEL C-4(2):

Beginning at most northwesterly corner of the premises, thence running:
S 86° 26' 36" E 56.33 feet to a point, thence turning and running;
S 67° 16' 36" E 812.18 feet to a point, thence turning and running;
S 44° 35' 16" W 13.98 feet to a point, thence turning and running;
N 64° 57' 36" W 259.00 feet to a point, thence turning and running;
S 89° 56' 21" W 59.65 feet to a point, thence turning and running;
N 60° 16' 19" W 35.26 feet to a point, thence turning and running;
N 49° 08' 51" W 65.24 feet to a point, thence turning and running;
N 86° 59' 03" W 71.17 feet to a point, thence turning and running;
N 63° 55' 31" W 111.19 feet to a point, thence turning and running;
N 71° 54' 44" W 74.24 feet to a point, thence turning and running;
N 67° 42' 56" W 76.36 feet to a point, thence turning and running;
N 78° 28' 36" W 50.97 feet to a point, thence turning and running;
N 73° 17' 36" W 74.60 feet to a point, thence turning and running;
N 30° 05' 39" E 24.52 feet to the point of beginning.
Containing 14,895 square feet more or less, or 0.342 acres more or less.

OBSERVATIONS

KEY	DESCRIPTION
1	VARIOUS UTILITIES CROSS THE PREMISES OR APPEAR TO HEAD ONTO OR OFF OF THE PREMISES AS SHOWN.
2	SIDEWALKS AND CURBING CROSS ONTO THE PREMISES PROXIMATE TO WINTHROP AVENUE.
3	A PORTION OF THE TRAVELED WAY AS WELL AS SIDEWALK LIE ON THE PREMISES PROXIMATE TO WASHBURN AVENUE.
4	A PORTION OF CURBING STRADDLES THE PROPERTY LINE AS SHOWN PROXIMATE TO THE EASTERN END OF WALDEMAR AVENUE.
5	A RETAINING WALL STRADDLES THE PROPERTY LINE FROM LAND NOW OR FORMERLY OF TAURASI AS SHOWN.
6	A CHAINLINK FENCE STRADDLES THE PROPERTY LINE FROM LAND NOW OR FORMERLY OF TAURASI AS SHOWN.
7	A SHED, PAVED AREA AND SIGN OF GENERAL USE EXIST UPON THE PREMISES FROM LAND NOW OR FORMERLY OF MAGALETTA.
7.a	SIGNS OF USE AND DEBRIS EXIST UPON THE PREMISES FROM LAND NOW OR FORMERLY OF LABADINI.
7.b	SIGNS OF USE, DEBRIS AND A SHED EXIST UPON THE PREMISES FROM LAND NOW PR FORMERLY OF CUMMINGS.
8	SHEDS, FENCING, DEBRIS AND AREA IN USE ON THE PREMISES FROM LAND NOW OR FORMERLY OF CIAMPA.
9	SHED, DEBRIS AND AREA IN USE ON THE PREMISES FROM LAND NOW OR FORMERLY OF DELPRATO.
10	SHED, DEBRIS AND AREA IN USE ON THE PREMISES FROM LAND NOW OR FORMERLY OF STELLATI.
11	RETAINING WALL, FENCE, POOL AREA, AND AREA IN USE ON THE PREMISES FROM LAND NOW OR FORMERLY OF PETRILLI.
12	FENCE, DEBRIS AND AREA IN USE ON THE PREMISES FROM LAND NOW OR FORMERLY OF S&B REALTY TRUST.
13	FENCE, DEBRIS AND AREA IN USE ON THE PREMISES FROM LAND NOW OR FORMERLY OF MANZO.
14	POOL AREA, SHED, FENCE, AND AREA IN USE ON THE PREMISES FROM LAND NOW OR FORMERLY OF TRAN & NGUYEN.
15	DEBRIS AND AREA IN USE ON THE PREMISES FROM LAND NOW OR FORMERLY OF INGEMI.
16	A SEWER PUMP STATION EXISTS ON THE PREMISES. LOCUS/OFFSITE TERMINUS OF SEWER LINE IS UNKNOWN.
17	A FENCE STRADDLES THE PROPERTY LINE PROXIMATE TO WALDEMAR AVENUE AS SHOWN.
18	UTILITY POLES AND GUY WIRES CROSS ONTO THE PREMISES AS SHOWN.
19	A FENCE MEANDERS OVER THE PROPERTY LINE AS SHOWN PROXIMATE TO WALDEMAR AVENUE AND THE INTERSECTION OF ROUTE 1A.
20	A GUARDRAIL CROSSES ONTO THE PREMISES FROM THE ABUTTING STATE HIGHWAY ROUTE 1A.
21	A SIGN STRADDLES THE PROPERTY LINE BETWEEN LOCUS AND LAND NOW OR FORMERLY OF TOSCO TERMINAL COMPANY AS SHOWN.
22	A FENCE CROSSES ONTO THE PREMISES FROM LAND NOW OR FORMERLY OF TOSCO TERMINAL COMPANY AS SHOWN.
23	PARKING AREAS AND SECTIONS OF BIT CONC PAVEMENT CAN ONLY BE ACCESSED VIA LOCUS AS SHOWN.
24	CURBING STRADDLES THE PROPERTY LINE AS SHOWN.

NOTES

- UNDERGROUND UTILITIES ARE TAKEN IN PART FROM ELECTRONIC FILE 91801.T0P01.DWG (SEE NOTE 3). RECORD PLANS OF MUNICIPAL AND PUBLIC UTILITY PROVIDERS AND SURFACE EVIDENCE. BEFORE CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233.
- ALL ELEVATIONS REFER TO BOSTON CITY BASE.
- THIS PLAN IS BASED IN PART FROM AN ELECTRONIC FILE ENTITLED 91801.T0P01.DWG AND DATED FEBRUARY 3, 2014 AND PREPARED BY NITSCH ENGINEERING, INC. AS WELL AS AN ON THE GROUND SURVEY PERFORMED BY BEALS AND THOMAS, INC. USING TOTAL STATION METHODS ON OR BETWEEN JANUARY 16, 2017 AND MAY 15, 2017.
- WETLANDS TAKEN FROM A PLAN PREPARED BY ELKUS MANFREDI ARCHITECTS AND NITSCH ENGINEERING, INC. ENTITLED "TOPOGRAPHIC PLAN OF LAND", SCALE: 1"=40', DATED: JULY 31, 2014.
- THIS PLAN WAS BASED IN PART FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON OR BETWEEN 03/01/2017 AND 05/15/2017.
- A PORTION OF THE PREMISES IS LOCATED IN ZONE EA (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED), AS SHOWN ON "FLOOD INSURANCE RATE MAP, SUFFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS)" PANELS 19 AND 36 OF 176", MAP NUMBERS 25025C0038J AND 25025C0019J, EFFECTIVE DATE 3/16/2016.
- THE BOUNDARY ALONG SALES CREEK IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.
- THE CITY LINE BETWEEN BOSTON AND REVERE IS THE CENTERLINE OF BELLE ISLE INLET AND HAS BEEN FILLED. THE DIVISION LINE SHOWN IS TAKEN FROM PLAN ENTITLED "CITY OF BOSTON BOUNDARY LINE BETWEEN BOSTON AND REVERE" DATED JANUARY 6, 1936 AND IS ON FILE WITH THE CITY OF BOSTON ENGINEERING DEPARTMENT AS PLAN L-7388.

ZONING INFORMATION

BOSTON:

SUFFOLK DOWNS ECONOMIC DEVELOPMENT AREA OF THE EAST BOSTON NEIGHBORHOOD DISTRICT, WHICH IS GOVERNED BY ARTICLE 53 OF THE BOSTON ZONING CODE; ALSO WITHIN A SPECIAL STUDY OVERLAY DISTRICT ESTABLISHED BY SECTION 53-43 OF THE BOSTON ZONING CODE.

CITY OF BOSTON ZONING INFORMATION
ZONING DISTRICT—EAST BOSTON NEIGHBORHOOD DISTRICT, SUFFOLK DOWNS ECONOMIC DEVELOPMENT AREA

DIMENSIONAL REQUIREMENTS

DIMENSION	REQUIRED
MINIMUM LOT SIZE (S.F.):	NONE
MINIMUM LOT WIDTH (FT):	NONE
MINIMUM LOT FRONTAGE (FT):	NONE
MINIMUM FRONT YARD (FT):	NONE
MINIMUM SIDE YARD (FT):	NONE
MINIMUM REAR YARD (FT):	20
USABLE OPEN SPACE:	2.0
MAXIMUM FAR:	2.0
MAXIMUM BUILDING HEIGHT (FT):	45

REVERE:

PLANNED DEVELOPMENT DISTRICT 1, WHICH IS GOVERNED BY SECTION 17.22 OF THE ZONING ORDINANCES OF THE CITY OF REVERE; PORTIONS OF THE PROPERTY ARE ALSO WITHIN THE FLOOD PLAIN DISTRICT UNDER SECTION 17.46 OF THE ZONING ORDINANCES OF THE CITY OF REVERE.

CITY OF REVERE ZONING INFORMATION
ZONING DISTRICT—PLANNED DEVELOPMENT DISTRICT 1

DIMENSIONAL REQUIREMENTS

DIMENSION	REQUIRED
LOT AREA (S.F.):	130,000
LOT FRONTAGE (FT):	150
MINIMUM FRONT YARD (FT):	50
MINIMUM SIDE YARD (FT):	50
MINIMUM REAR YARD (FT):	50
MAXIMUM BUILDING HEIGHT (FT):	180
MAXIMUM STORIES:	18
MAXIMUM FAR:	2.0
MAXIMUM LOT COVERAGE:	50%
MAXIMUM OPEN SPACE:	15%

PREPARED FOR:

**THE McCLELLAN
HIGHWAY
DEVELOPMENT
COMPANY, LLC**
c/o THE HYM
INVESTMENT
GROUP, LLC
ONE CONGRESS STREET,
11th FLOOR
BOSTON, MA 02114

RECORD OWNER:

**STERLING SUFFOLK
RACECOURSE, LLC**
DEED BOOK 21541, PAGE 247
L.C. DOCUMENT NO. 553756

DATE: MAY 23, 2017 METERS
0 5 10 25
0 20 40 60 120
SCALE: 1"=40'
FEET

DATE: MAY 23, 2017 METERS
0 5 10 25
0 20 40 60 120
SCALE: 1"=40'
FEET

DIMENSION	REQUIRED
LOT AREA (S.F.):	130,000
LOT FRONTAGE (FT):	150
MINIMUM FRONT YARD (FT):	50
MINIMUM SIDE YARD (FT):	50
MINIMUM REAR YARD (FT):	50
MAXIMUM BUILDING HEIGHT (FT):	180
MAXIMUM STORIES:	18
MAXIMUM FAR:	2.0
MAXIMUM LOT COVERAGE:	50%
MAXIMUM OPEN SPACE:	15%

5			
4			
3			
2			
1	05/24/2017	CLIENT COMMENTS	
0	05/23/2017	INITIAL ISSUE	
	ISSUE DATE	DESCRIPTION	
	ATL	ICW	KEA
	FLD	CALC	DWN
		CHK'D	ICW

DATE: MAY 23, 2017 METERS
0 5 10 25
0 20 40 60 120
SCALE: 1"=40'
FEET

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