



PROPERTY INFORMATION PACKAGE #26-2241

REAL ESTATE AUCTION

**2,808+/- SF, 3BR, 4.5BA WATERFRONT TOWNHOME
ON HOUGHS NECK W/ DIRECT BEACH ACCESS**

8 HARVEY LN. UNIT 8A, QUINCY, MA

Tuesday, September 22 at 11am On-site

Open House: Tuesday, September 15 (11am-1pm)

MA Auc. Lic. #111



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AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



July 21, 2026

Dear Prospective Bidder:

JJManning Auctioneers is proud to present this exceptional 2,808± sf per Seller (2,418+/- sf per Assessor), four-story flagship townhome at the historic Harvey's Wharf in Houghs Neck, Quincy, MA. Featuring four ensuite bedrooms, an additional half bath, and condominium ownership with direct-access beach rights, this waterfront residence combines luxury, comfort, and breathtaking ocean views. Take in the coastal scenery from the ground-floor patio, main-level deck, third-floor waterfront bedroom, and private fourth-floor primary suite balcony.

Convenient MBTA bus service to Quincy Center, with access to the Red Line and Commuter Rail, is just steps away on Sea Street. A short five-minute walk brings you to the Quincy Yacht Club, Off the Hook Bar & Grill, public boat ramp and docks, Public Landing pier, Brill Field, and Atherton Hough Elementary School. Boating enthusiasts can also apply for nearby mooring permits through the Quincy Harbormaster.

Rarely does an opportunity like this become available. Offering the best of waterfront living, this distinctive townhome is an exceptional chance to enjoy a premier coastal lifestyle in one of Quincy's most desirable seaside neighborhoods.

The owners have chosen auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this magnificent townhome with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Open House. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Tuesday, September 22, 2026 at 11:00am on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$40,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at auctions@jjmanning.com or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE
President



TERMS & CONDITIONS

REAL ESTATE AUCTION

**2,808+/- SF, 3BR, 4.5BA WATERFRONT TOWNHOME
ON HOUGHS NECK W/ DIRECT BEACH ACCESS**

8 HARVEY LN. UNIT 8A, QUINCY, MA

Tuesday, September 22 at 11am On-site

Open House: Tuesday, September 15 (11am-1pm)

MA Auc. Lic. #111

Terms of Sale: 10% deposit of which Forty Thousand Dollars (\$40,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Thursday, September 24, 2026. Balance in 30 days.

A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.

B. Closing will take place on or before Thursday, October 22, 2026 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

C. A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.

D. The property is being sold "as is, with all faults". We encourage you to attend the Open House and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

E. Auctioneer reserves the right to enter protective bids on behalf of Seller.

F. Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.

G. The property is NOT being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

H. Other terms, if any, to be announced at the auction sale.



BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

Bid Price:	\$100,000.00
Add 10% Buyer's Premium:	\$ 10,000.00

Contract sales price:	\$110,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

Buyer's Initials: _____

AUCTION PURCHASE AND SALE AGREEMENT
(MA Auctioneer Lic# 111)

This 22nd day of September 2026

1. PARTIES AND MAILING ADDRESSES

James H. Liebelt & Jenny S. Liebelt hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The residential condominium in Harvey Wharf Condominium known as 8 Harvey Ln. Unit 8A, Quincy, MA.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and also included in the sale for no extra consideration is all personal items detailed on the attached "Exhibit A" **Any other non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer.**

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Unit Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE

The agreed purchase price for said premises is _____ dollars, of which

\$_____ have been paid as a deposit this day and

\$_____ are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by
4:00 pm ET on Thursday, September 24, 2026 as the additional deposit

\$_____ are to be paid at the time of delivery of the deed by certified,
cashier's, treasurer's or bank check(s)

\$_____ TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Thursday, October 22, 2026 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this

Buyer's Initials: _____

agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

24. SMOKE DETECTORS/SEPTIC/WATER

The BUYER will be responsible for the installation and inspection of smoke detectors and CO2 detectors after closing and once the property is suitable for habitation. If necessary, the buyer shall be responsible for the repair, upgrade or installation of a septic system and/or a well and/or municipal water and/or sewer connections which meet the requirements of the board of health. The closing shall not be contingent upon any certificates of compliance nor contingent upon a certificate of occupancy as the property is being conveyed as is.

25. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

James H. Liebelt & Jenny S. Liebelt, Seller

BUYER

By:

BUYER

By:

Buyer's Mailing Address (Street or P.O. Box)

Buyer's Attorney (Name)

Buyer's Mailing Address (City, State & Zip Code)

Buyer's Attorney (Firm)

Buyer's Initials: _____

Buyer's Daytime Phone

Buyer's Attorney's Address (Street or P.O. Box)

Buyer's Evening Phone

Buyer's Attorney's Address (City, State & Zip Code)

Buyer's Attorney's Phone

Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

EXHIBIT "A"

Personal Property to be left to buyer:

- 2 Hobie Mirage Drive Kayaks (11-ft & 13-ft - lightly used), free standing rack, plug in roller carts, easy stands
 - 65-inch Sony XBR flat screen tv (owner bedroom)
 - Boston Acoustics soundbar & wireless subwoofer (owner bedroom)
- Star Trac S-CTx Elliptical Cross Trainer (lightly used gym-quality fitness equipment)
 - 35-foot (four-story) portable escape ladder
 - 4 barstools for kitchen island eating area

2,808± SF WATERFRONT TOWNHOME

8 Harvey Lane Unit 8A, Quincy, MA

on Houghs Neck with Direct Beach Access



AUCTION: Tuesday, September 22 at 11am On-site

This is a rare opportunity to own a distinctive waterfront property that combines luxury, comfort, and direct access to the shoreline.

Experience exceptional waterfront living at this flagship four-story townhome, ideally situated on the historic site of Harvey's Wharf in the quiet Houghs Neck neighborhood. Offering 2,808± sf of living space, this residence features four ensuite bedrooms, a half bath, direct beach access, condominium beach rights and panoramic ocean views throughout. For boating enthusiasts, mooring permits may be obtained through the Quincy Harbormaster.

Conveniently located, MBTA bus service on nearby Sea Street provides access to Quincy Center, connecting residents to both the Red Line and Commuter Rail. A short five-minute walk leads to Quincy Yacht Club, restaurants, public boat ramp & docks, Brill Field and more.

**See PIP for list of additional personal property/equipment included with the sale of the real estate*

Open House: Tuesday, September 15 (11am-1pm)

Terms of Sale:

10% certified deposit of which \$40,000 in certified or bank check at auction & remainder by 4pm ET on Thursday, September 24, 2026. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or

Design: 2,808± sf per Owner (2,418± sf per Assessor), 4-story, 3-bedroom, 4.5-bath waterfront townhome built in 2011.

Features: Hardwood floors, gas fireplace, fully sprinklered, shear wall construction and hurricane strapping for added wind resistance. Elevator shaft roughed in from the ground to third floor (currently used as closet space). Aiphone intercom system, Ring video doorbell, motion-activated floodlights and exterior lighting.

1st Floor: 2-car garage with "Boston Garage" epoxy flooring, utility sink, overhead gas heater with wall thermostat and storage closets. 325± sf ensuite bedroom with walk-in closet, full-sized glass slider with direct access to 250± sf patio and separate entrance.

2nd Floor: Main living area includes gas fireplace, numerous waterfront windows and access to 250± sf composite deck. Spacious kitchen with granite countertops, ample cabinet space, gas range, Zephyr hood, combo wall oven & microwave, dishwasher and full-sized refrigerator/freezer; Dedicated dining area, granite island with seating, bath, coat closet and large walk-in closet that can be utilized as a pantry.

any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit JJManning.com for mandatory broker pre-registration requirements.

3rd Floor: Two ensuite bedrooms, storage, utility room with washer & dryer.

4th Floor: Main bedroom with walk-in closet, bath & 75± sf balcony with unmatched views.

Heat & Fuel: Two zone heating & central air, two forced-air gas furnaces, two central air units, on-demand hot water.

Water & Sewer: City

JJManning

AUCTIONEERS

Property Info., Photos, Broker Reg. & Full Terms at:

JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 111 • MA Broker Lic 5850
Bro 1884 • Ref 26-2241

PROPERTY INFORMATION

8 HARVEY LN. UNIT 8A, QUINCY, MA

Who said one can only dream of living with a beautiful waterfront view and direct beach access? Now, you can own this scenic dream! Located in a quiet neighborhood at the historic site of Harvey's Wharf in Houghs Neck, Quincy, MA, this four-ensuite bedroom, plus half bath, (2,808+/- sf per Seller / 2,418+/- sf per Assessor) four-story flagship townhome (of the seven-unit Harvey Wharf Condominium) conveys direct access condominium ownership beach rights, offers easy living, and gorgeous ocean views! Enjoy the ocean breeze with stunning views from the ground floor patio, main living floor deck, third floor waterfront bedroom, and fourth floor (owner's bedroom) balcony.

Relax inside the living area calmly watching as the ripples of the ocean roll by toward their next destination and cozy up to the main living area gas fireplace during colder months. Hardwood floors throughout the main living area.

The main living area also includes a large tile-floored kitchen designed for cooking; granite countertops, ample cabinet space, a gas range, Zephyr hood, combo wall oven and microwave, dishwasher, and full-sized refrigerator/freezer. The floor includes a dedicated dining area, granite island seating space, powder room bath, double-doored coat closet, and a large walk-in closet that can be utilized as a pantry.

The third floor has a hallway walk-in storage closet and a utility room with washer and dryer. On either end of the floor are two ensuite bedrooms with closets (hardwoods and bathroom tile), and the waterfront bedroom offers fantastic direct water views.

The entire fourth floor is the owner's bedroom with unmatched views of Hingham Bay, Hull, Peddock's Island, Weymouth Great Hill and the Boston skyline (in winter), and contains a walk-in closet, its own bath with massive Jacuzzi tub, and a tiled steam shower.

The ground floor features a two-car garage with a Boston Garage installed epoxy floor and a thermostat controlled overhead gas-fired heater.

Behind the garage is an ensuite bedroom with walk-in closet, and a full-sized glass slider providing direct access to the patio, with the beach being only steps away. With a separate entrance from the main home, this room is perfect as a guest suite, bedroom for extended family, beach or game room, or outdoor cooking prep area.

As an added security asset, the townhome is fully sprinklered for fire protection.

The townhome is listed by FEMA as sited in an AO flood zone (shallow flooding hazard). But due to the home setback and height of the slab foundation at the rear patio, (which FEMA does not account for), the chance of even a minor flooding event is extremely low. Minimal National Flood Insurance Program coverage in 2026 costs \$500+/- per year.

This townhome offering is rare, unique, and a once-in-a-lifetime opportunity for anyone looking to enjoy the good life on the waterfront.

Public MBTA bus transportation to Quincy Center for the Red Line or Commuter Rail is available on Sea Street, just beyond Harvey Lane. From the townhome, it's a five-minute walk to the Quincy Yacht Club, Off the Hook Bar and Grill, the public boat ramp and docks, the Public Landing pier, Brill Field, and Atherton Hough Elementary School.

Own a recreational boat? Boat mooring permits for the nearby waters beyond the condominium property may be applied for via application from the Quincy Harbormaster.

Home Details:

- Electricity (National Grid)
- Natural Gas (National Grid)
- Water: City (MWRA)
- Sewer: City
- Phone: wired for landline phone service
- Cable (TV/Internet): wired with access available in every room (Xfinity)
- Full home sprinkler system for fire protection
- Structure with shear wall design and hurricane strapping for wind mitigation
- Insulation: sprayed
- Smoke & CO2 detectors on each floor
- On-demand hot water
- Two zone heating and central air (ground/main floors & 3rd/4th floors)
 - Two forced-air gas furnaces
 - Two central air units (one new 2025, servicing 3rd/4th floors)
- Rough in for future elevator (ground floor to 3rd floor), currently utilized as closet spaces
- ALPhone voice intercom system, for paging from front door; indoor response units on each floor, with front door latch release button.
- Ring video doorbell (battery)
- Ring video side and backyard motion-activated outdoor flood lights
- First floor surround flood lighting at front & side of building (on/off switch)

GROUND FLOOR:

Entry:

- Overhead light
- Outdoor electrical outlet

Garage:

- 398+/- square feet
- Garage door opener, wall switch, outdoor keypad, remote
- Small window
- "Boston Garage" epoxy flooring
- Utility sink
- Overhead gas heater with wall thermostat
- Storage closets
- Square D electrical panel
- Plumbing access with individual line shut-off valves
- Sprinkler control

Ground Floor Bedroom:

- 325+/- square feet
- Tile flooring
- 3 small windows
- Ceiling fan (new 2026)
- Single-sink bathroom vanity with mirror
- Small window
- Tiled shower
- Bath exhaust fan
- Full glass slider leading to patio
- Furnace access

Patio:

- 250+/- square feet (10x25)
- Concrete slab floor
- Natural gas valve for gas appliances
- Outdoor electrical outlet
- Outdoor light

MAIN LIVING FLOOR (813+/- sf):

Living Area

- Hardwood flooring
- Mantel with white millwork, doored cabinetry
- Gas fireplace
- Doored storage closet
- 4 full waterfront windows
- Large side windows
- Full-windowed door to access deck

Kitchen Area

- Tiled flooring
- Double-doored coat closet
- Granite countertops
- Cherry cabinetry, slow-close drawers
- Dual sink
- Window above sink
- KitchenAid gas range, Zephyr hood, KitchenAid wall oven/micro combo, Bosch dishwasher, Samsung refrigerator/freezer
- Dining area
- 2 full windows
- Island eating space

Powder Room Bath

- Pedestal sink
- Mirrored medicine cabinet
- Bath exhaust fan
- Small window

Deck

- 250+/- square feet (10x25)
- Composite decking
- Natural gas valve for gas appliances
- Outdoor electrical outlet
- Outdoor light

THIRD FLOOR (966+/- sf):

Doored Storage Closet

Utility Room

- Kenmore Elite washer & dryer
- Storage space
- Doored storage closet
- Furnace access

Streetside Bedroom

- 3 full windows
- Hardwood flooring
- Doored closet with full window
- Ceiling fan

- Tiled bathroom flooring
- Full window
- Single sink vanity
- Mirrored medicine cabinet
- Tub/shower combo
- Bath exhaust fan
- Doored closet

Waterfront Bedroom

- 3 full windows
 - Hardwood flooring
 - 2 Double-doored closets
 - Ceiling fan
-
- Tiled bathroom flooring
 - Single sink vanity
 - Mirrored medicine cabinet
 - Bath exhaust fan (new 2026)
 - Shower
 - Full window
 - Doored closet

FOURTH FLOOR

Owner Bedroom

- 704+/- square feet
- Hardwood flooring
- Full window
- 2 small windows
- Full glass slider to balcony
- Ceiling fan

- Doored walk-in closet
 - o Small window
 - o Additional washer/dryer hookup

- Tiled bathroom flooring
- Dual sink vanity
- Bath exhaust fan (new 2026)
- Mirrored medicine cabinets
- Large Jacuzzi jetted tub
- 2 full windows
- Tiled shower
- Steam shower

Balcony

- 75+/- square feet (6x12.5)
- Composite decking
- Overhead light
- Outdoor electrical outlet

CONDOMINIUM INFORMATION

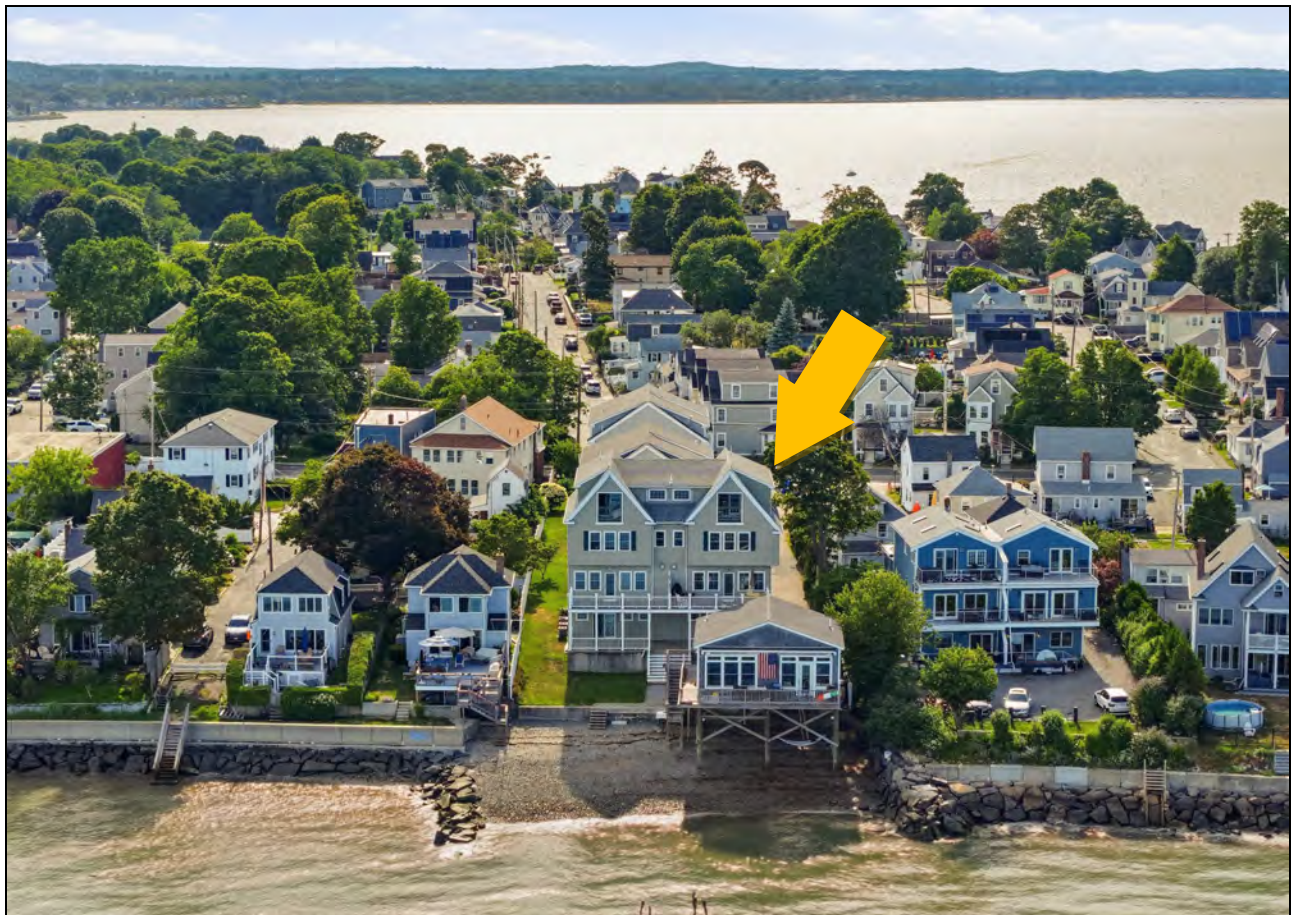
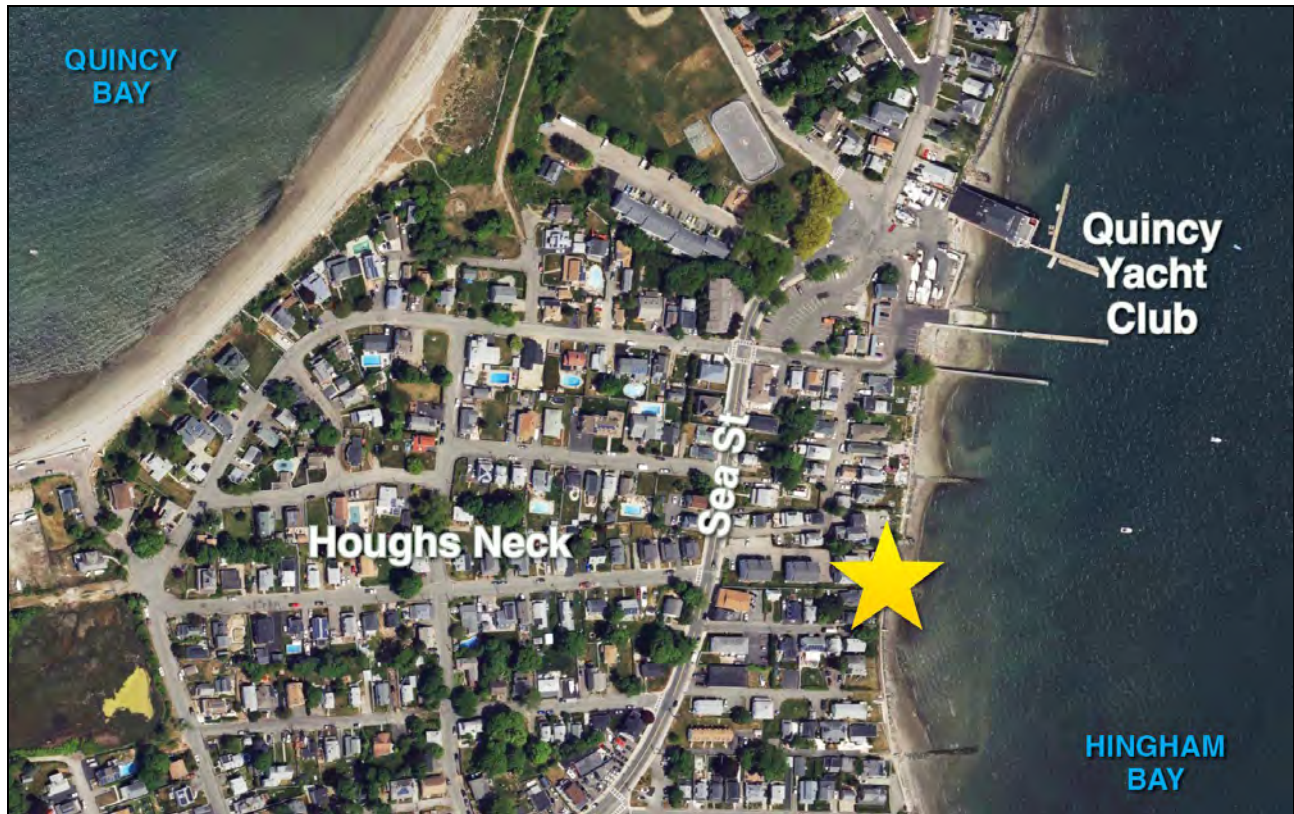
The Harvey Wharf Condominium Trust is comprised of seven Harvey Lane residential units: 2A, 2B, 6A, 6B, 8A, 8B, and 10.

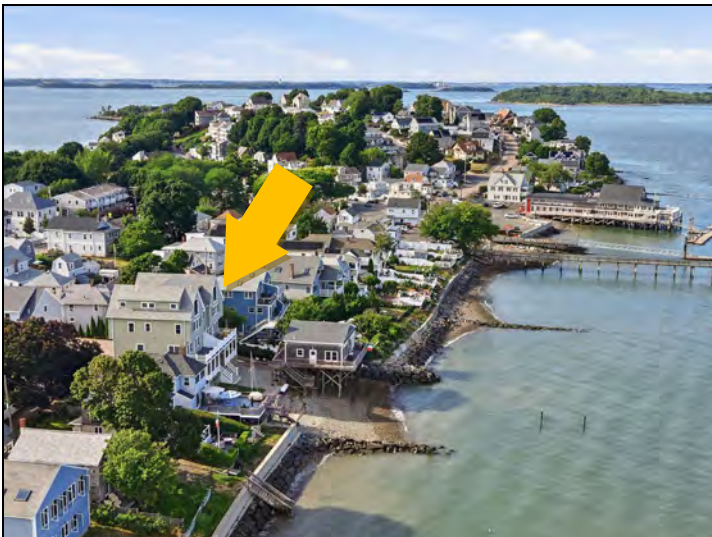
- The HWCT is managed by two Trustees (unit owners).
- The 2026 HWCT annual budget is \$25,400.
- The HWCT currently holds over \$16,000 in reserves.
- 8 Harvey Unit A holds 19.5% of the beneficial interest in the HWCT (the largest percentage among the units) and its 2026 condo fees are \$412.75 per month.
- 8 Harvey Lane Unit A is current on its condominium fee obligations.
- 8 Harvey Lane Unit A is current on Quincy property tax payments.
- Master insurance is provided through the Condominium Trust.
- Unit owners must only maintain an HO-6 condominium owner's insurance policy to cover the unit interior and personal property.

PERSONAL PROPERTY TO BE LEFT TO BUYER

- 2 Hobie Mirage Drive Kayaks (11-ft & 13-ft - lightly used), free standing rack, plug in roller carts, easy stands
- 65-inch Sony XBR flat screen tv (owner bedroom)
- Boston Acoustics soundbar & wireless subwoofer (owner bedroom)
- Star Trac S-CTx Cross Trainer Elliptical Cross Trainer (lightly used gym-quality fitness equipment)
- 35-foot (four-story) portable escape ladder
- 4 barstools for kitchen island eating area

PHOTO GALLERY
8 HARVEY LN. UNIT 8A, QUINCY, MA



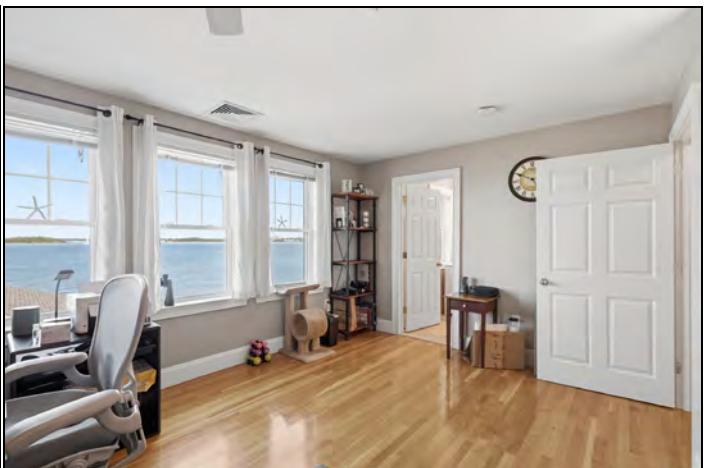




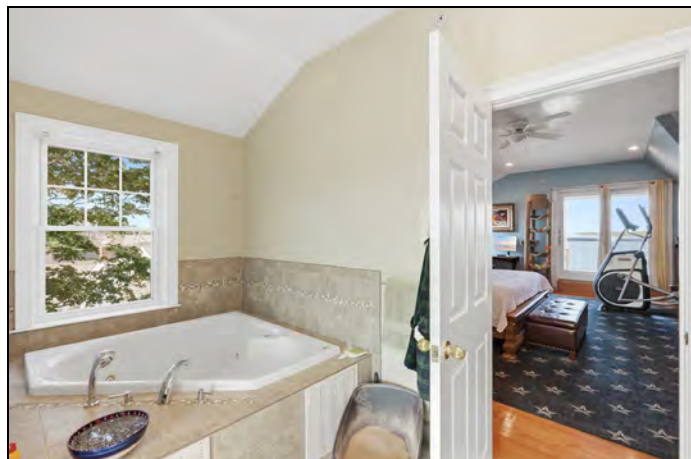
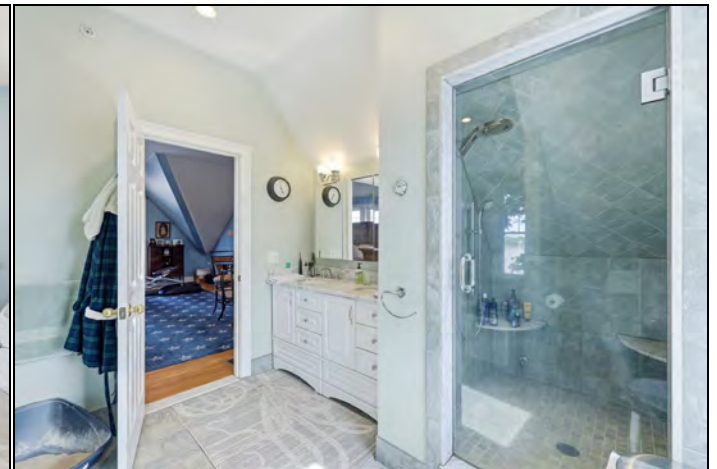
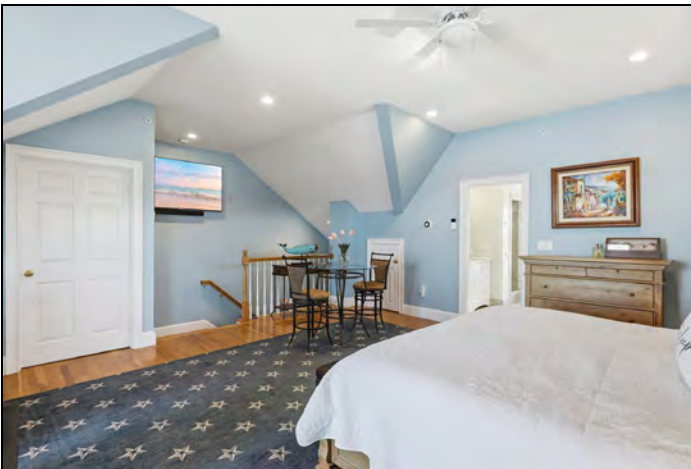














2 HOBBIE MIRAGE DRIVE KAYAKS (11 FT. & 13 FT.)



STAR-TRAC S-CTx ELLIPTICAL CROSS TRAINER



CURRENT OWNER			SUPPLEMENTAL DATA			CURRENT ASSESSMENT			420 QUINCY, MA
LIEBELT JAMES H JENNY S LIEBELT 8 HARVEY LANE UNIT 8A QUINCY MA 02169	Alt Prol ID	TIF	Description	Code	Assessed				
	Ward # 1	HISTORIC	RESIDNTL	1021	894,700				
	LAND CO	TOTAL AP							
	AFDBL HS								
	CH40B	PHOTO							
DIFF PRO									
GIS ID F_804747_2924034	Assoc Pid#			Total	894,700				

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC
LIEBELT JAMES H HARVEY WHARF CONDOMINIUMS				33337 27903	0345 0430	07-23-2015 08-09-2010		Q U	I I	700,000 0		00 1B

PREVIOUS ASSESSMENTS (HISTORY)									ASSESSED VALUE SUMMARY	
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
2026	1021	894,700	2025	1021	794,000	2024	1021	758,300		
	Total:	894,700		Total:	794,000		Total:	758,300		
VISIT / CHANGE HISTORY									Assessed Bldg. Value	891,100
Date		Id	Type	Is	Cd	Purpost/Result			Assessed XF (B) Value	3,600
12-13-2024		JM	1	1	15	Field Review			Assessed OB (B) Value	0
03-01-2022		HB	4	0	15	Field Review			Assessed Land Value	0
10-10-2015		PS	NA	0	15	Field Review			Total Assessed Parcel Value	894,700
									Valuation Method:	C
									Total Assessed Parcel Value	894,700

BUILDING PERMIT RECORD											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Description			

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Zone Description	NBHD	Land Units	Unit Price	Size Adj.	S.I.	Cond.	ST. IDX	Nbhd. Adj.	Notes	Loc. Adj	Adj Unit Pric	Land Value
1	1021	Condc	BUSE	Business B - General busi	100	SF	0.00	1.00000		1.00		1.000		0.0000	0	0
Total Card Land Units					0	AC	Parcel Total Land Area:					Total Land Value				

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description				Element		Cd	Description			
Style:	51		Condo TH										
Model	05		Res Condo										
Grade	C+		ABOVE AVE										
Stories:	2.75												
Occupancy	1						CONDO DATA						
Interior Wall 1:	05		Drywall/Sheet				Parcel Id	23298	C	325	Owne		
Interior Wall 2:								8 HARVEY LANE		B	1	S	1
Interior Floor 1	12		Hardwood				Adjust Type	Code	Description			Factor%	
Interior Floor 2							Condo Flr					100	
Heat Fuel:	03		Gas				Condo Unit					100	
Heat Type:	05		Hot Water				COST / MARKET VALUATION						
AC Type:	03		Central				Building Value New			990,088			
Ttl Bedrms:	03		3 Bedrooms				Year Built			2008			
Ttl Bathrms:	4		4 Full				Effective Year Built			2014			
Ttl Half Bths:	1						Depreciation Code			A			
Xtra Fixtres	3						Remodel Rating						
Total Rooms:	7						Year Remodeled						
Bath Style:	03		Modern				Depreciation %			10			
Kitchen Style:	03		SModern				Functional Obso						
							Economic Obso						
							Trend Factor			1			
							Condition						
							Condition %						
							Percent Good			90			
							RCNLD			891,100			
							Dep % Ovr						
							Dep Ovr Comment						
							Misc Imp Ovr						
							Misc Imp Ovr Comment						
							Cost to Cure Ovr						
							Cost to Cure Ovr Comment						
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value			
FPLG	GAS FIREPLA	B	2	2000.00	2011		90		0.00	3,600			
						</							

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UNIT DEED

CYNTHIA J. CHENETTE and MICHAEL CHENETTE, Personal Representatives of the Estate of John F. Chenette, both of Quincy, Massachusetts, by power conferred under Article VI of the Last Will and Testament of John F. Chenette, as noted in Norfolk Probate Court Docket No. NO14P2216EA, and every other power,

FOR CONSIDERATION PAID in the amount of SEVEN HUNDRED THOUSAND (\$700,000.00) DOLLARS grant to:

JAMES H. LIEBELT and JENNY S. LIEBELT, husband and wife as tenants by the entirety of 8A Harvey's Lane, Quincy, Massachusetts 02169, WITH QUITCLAIM COVENANTS

The post office address of the unit is: 8A Harvey's Lane
Quincy Massachusetts 02169

Unit ("Unit") known as Unit #8A of Building No. 1, Harvey Wharf Condominium ("Condominium") established by the Grantor pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated August 6, 2010, recorded with Norfolk County Registry of Deeds in Book 27930, Page 430 ("Master Deed"), which Unit is shown on the floor plans ("Plan") of the Building recorded simultaneously with the Master Deed, in Norfolk Registry of Deeds, Book 27903, Page 430, as amended by document recorded said Deeds in Book 32576, Page 540, including the undivided interest in the common areas and facilities of said Unit.

The Unit is conveyed together with:

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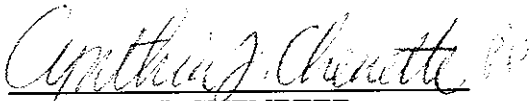
1. a 19.5% percent interest in the common areas and facilities of the Condominium as described in the Master Deed and the Harvey Wharf Condominium, under Declaration of Trust dated August 6, 2010 and recorded with the Norfolk County Registry of Deeds in Book 27903, Page 443, as amended by document dated September 26, 2014 and recorded in said Deeds, in Book 32576, Page 550.
2. All other rights, easements and exclusive rights to use the appurtenances pertaining to the Unit, as set forth in the Master Deed.

The Condominium and each of the units are intended for residential purposes only as set forth in the Master Deed.

All rights of homestead and other interests are also released and it is hereby verified that no others are entitled to so claim.

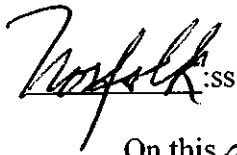
For testator's title see deed dated February 9, 2009 and recorded in the Norfolk County Registry of Deeds in Book 26349, Page 323.

WITNESS our hands and seals this 23 day of July 2015.


 CYNTHIA J. CHENETTE
 Personal Representative


 MICHAEL CHENETTE
 Personal Representative

COMMONWEALTH OF MASSACHUSETTS

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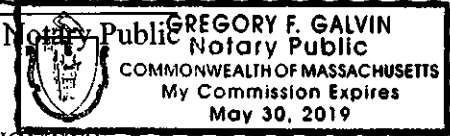
On this 23 day of July 2015, before me, the undersigned notary public, personally appeared CYNTHIA J. CHENETTE, Personal Representative proved to me through satisfactory evidence of identification, which was: ☐ driver's license or other state/federal governmental document bearing a photographic image, ☐ oath or affirmation of a credible

N O T

N O T

witness known to be me who knows the above signatory, or ☒ my own personal knowledge of the signatory, to be the person(s) whose name is signed on the preceding or attached document and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Gregory F. Galvin

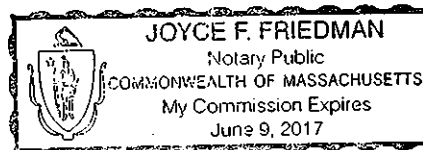


COMMONWEALTH OF MASSACHUSETTS

Phyllis :ss

On this 23rd day of July 2015 before me, the undersigned notary public, personally appeared MICHAEL CHENETTE, Personal Representative proved to me through satisfactory evidence of identification, which was: ☒ driver's license or other state/federal governmental document bearing a photographic image, ☐ oath or affirmation of a credible witness known to be me who knows the above signatory, or ☐ my own personal knowledge of the signatory, to be the person(s) whose name is signed on the preceding or attached document and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

[Signature]
_____, Notary Public



NOT
AN
OFFICIAL
COPY
SEE PLAN FILED IN
PLAN BOOK 634 PAGE 16-18

NOT
AN
OFFICIAL
COPY
RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

FIRST AMENDMENT TO MASTER DEED

HARVEY WHARF CONDOMINIUM

MASTER DEED

Q7 Investments, LLC, a Massachusetts Limited Liability Company, with its principal office at 258 Willard Street, Unit E, Quincy, Massachusetts 02169 (hereinafter referred to as the "Declarant"), pursuant to Section (1)(b) and Section (9)(c) of the Master Deed for the Harvey Wharf Condominium recorded with the Norfolk County Registry of Deeds in Book 27903, Page 430, hereby amends said Master Deed, in order to add Phase II of the Condominium as follows in addition to amending the Master Deed to add FNMA/FHLMC Provisions:

1. Section (3) *Description of Buildings* is hereby deleted in its entirety and replaced with the following language:

There are a total of four (4) buildings located on the land described in Section (2). In total there are seven (7) residential units (this includes the building previously referred to as the boathouse). The Buildings are primarily constructed of wood. The foundation of the buildings, excluding the building previously referred to as the boathouse, are constructed of concrete.

2. Section (4) *Description of Units* is hereby amended to add the following subparagraph:

(1) the area described on the Site Plan for the Condominium as the "Coastal Beach" shall be deemed to be a common area that each unit owner shall have the right to access and use in common with others.

3. Section (6) *Floor Plans* is hereby amended to add the additional language as follows:

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Simultaneously with the recording hereof there has been recorded with the Norfolk County Registry of Deeds a set of floor plans of the Buildings known as 6 Harvey Lane (Units 6A and 6B) and 2 Harvey Lane (Units 2A and 2B) entitled "As-Built Floor Plan (Phase II), Harvey Wharf Condominium, Quincy, Mass." prepared by Ernest W. Branch, Inc., Civil Engineers and Land Surveyors, dated June 8, 2014, consisting of sheets showing the layout, location, Unit numbers and dimensions of the Units 2A, 2B, 6A and 6B, and the finished floor elevations, and bearing the verified statement of a registered land surveyor, certifying that the plans fully and accurately depict the layout, location, Unit numbers and dimensions of the Units as built. A

4. Section (7) *Site Plan* is hereby deleted in its entirety and replaced with the following language:

A site plan showing the footprint of the four Buildings (hereinafter referred to as the "Site Plan") has been recorded simultaneously with the recording of this Amendment to the Master Deed. Said set of plans, also call the "Master Plans" is hereby incorporated herein by this reference and made a part hereof. This Site Plan includes the renumbering of the structure formerly referred to as the "Boathouse" to 10 Harvey Lane and changing of the Unit numbers for the Units located at 8 Harvey Lane.

5. Section (8) *Use of Buildings and Units* is hereby deleted in its entirety and replaced with the following language:

All Units are intended only for residential purposes. No other use may be made of any Unit without the prior written consent of the Trustees of the Harvey Wharf Condominium Trust, which trust is recorded with the Norfolk Registry of Deeds. The Buildings (other than the Units) and the other Common Elements may be used for such ancillary uses as are required in connection with such purposes.

6. Schedule A attached to said Master Deed is deleted in its entirety and replaced with Schedule A attached hereto.

7. Section (20). FNMA/FHLMC Provisions. The Master Deed is hereby amended to add a Section (20) which shall read as follows:

FNMA/FHLMC Provisions. Notwithstanding anything in this Master Deed, the Declaration of Trust or the Rules and Regulations promulgated pursuant thereto to the contrary, the following provisions shall govern and be applicable insofar as and so long as the same are necessary to qualify mortgages on Units for sale to FNMA or FHLMC and apply for the protection of them as holders of the first mortgages of record (hereinafter "First Mortgagees") with respect to the Units and shall be enforceable by any such First Mortgagee:

(a) In the event that the Unit Owners shall amend the Master Deed or the Declaration of Trust to include therein any right of first refusal in connection with the sale of a Unit, such right of first refusal shall not impair the rights of a First Mortgagee to:

- (I) foreclose or take title to a Unit pursuant to the remedies provided in its mortgage; or
- (II) accept a deed (or assignment) in lieu of foreclosure in the event of default by a mortgagor; or
- (III) sell or lease a unit acquired by the First Mortgagee.

(b) Any party who takes title to a Unit through foreclosure sale duly conducted by a First Mortgagee shall be exempt from any such right of first refusal adopted by the Unit Owners and incorporated in this Master Deed or the Declaration of Trust;

(c) Except as may be otherwise provided by applicable law, any First Mortgagee who obtains title to a Unit by foreclosure or pursuant to any other remedies provided in its mortgage or by law shall not be liable for such Unit's unpaid Common Expenses which accrued prior to the acquisition of title to such Unit by such First Mortgagee;

(d) Except as provided by statute, in case of condemnation or substantial loss to the Units and/or Common Elements of the Condominium, in addition to any requirement of this Master Deed unless all of the First Mortgagees have given their prior written approval, the Unit Owners shall not be entitled to:

- (I) by any act or omission, seek to abandon or terminate the Condominium; or
- (II) change the undivided interest or obligations of any individual Unit for the purpose of:

(i) levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards; or

(ii) determining the pro rata share of ownership of each Unit in the Common Areas and Facilities; or

(III) partition or subdivide any Unit; or

(IV) by any act or omission, seek to abandon, partition, subdivide, encumber, sell or transfer the Common Areas and Facilities of the Condominium, provided that the granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Areas and Facilities shall not be deemed an action for which prior consent of the First Mortgagees shall be required pursuant to this clause; or

(V) use hazard insurance proceeds on account of losses to either the Units or the Common Areas and Facilities of the Condominium for other than the repair, replacement or reconstruction thereof.

(e) Consistent with the provisions of Chapter 183A, all taxes, assessments and charges which may become liens prior to a first mortgage under the laws of the Commonwealth of Massachusetts shall relate only to the individual Units and not to the Condominium as a whole;

(f) In no event shall any provision of this Master Deed or the Declaration of Trust give a Unit Owner or any other party priority over any rights of a First Mortgagee pursuant to its mortgage in the case of a distribution to such Unit Owner of insurance proceeds or condemnation awards for losses to or for a taking of such Unit and/or the Common Areas and Facilities;

(g) A First Mortgagee upon request made to the Trustees, or as provided by law, shall be entitled to:

(I) written notification from the Trustees of any default by its borrower who is an owner of a Unit with respect to any obligation of such borrower under this Master Deed or the provisions of the Declaration of Trust which is not cured within sixty (60) days;

(II) inspect the books and records of the Trust at all reasonable times;

(III) receive an annual financial statement of the Trust within one hundred twenty (120) days following the end of any fiscal year of the Trust;

(IV) receive timely written notification of all meetings of the Trust and be permitted to designate a representative to attend all such meetings;

(V) receive timely written notification from the Trustees of any damage by fire or other casualty to the Unit upon which the First Mortgagee holds a first mortgage or any proposed taking by condemnation or eminent domain of said Unit or the Common Areas and Facilities of the Condominium;

(VI) receive timely written notification of any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Trust;

(VII) receive timely notice of any proposed action which requires the consent of a specified percentage of mortgage holders as specified in this Master Deed, the Declaration of Trust, and the Rules and Regulations promulgated pursuant thereto;

(h) Any agreement for professional management of the Condominium shall provide for termination by either party without cause and without payment of a termination fee on no more than ninety (90) days' notice. Any agreement for professional management with the Declarant, or any entity affiliated with the Declarant, shall be terminable by the Trustees at any time subsequent to the transfer of control to the Unit Owners.

(i) In addition to all other requirements of this Master Deed or the Trust, the prior written consent of the First Mortgagees holding mortgages on Units who have requested notification of the consideration of material amendments shall be required for the following:

(I) the abandonment of the Condominium status or the Condominium except for abandonment provided by statute in case of substantial loss to the Units and Common Areas and Facilities;

(II) the partition or subdivision of any Unit or of the Common Areas and Facilities;

(III) a change in the Undivided Interest of any individual Unit;

(IV) to add or amend any material provisions of the Master Deed or the Declaration of Trust which establish, provide for, govern or regulate any of the following:

(i) Voting;

(ii) Assessments, assessment liens or subordination of such liens;

(iii) Reserves for maintenance, repair and replacement of the common areas;

- (iv) Insurance or Fidelity Bonds; N O T
- (v) Rights to use of the Common Areas and Facilities; A N O F F I C I A L
- (vi) Responsibility for maintenance and repair of the several portions of the Property;
- (vii) Expansion or contraction of the project or the addition, annexation or withdrawal of property to or from the property;
- (viii) Boundaries of any Unit;
- (ix) The interests in the Common Areas and Facilities;
- (x) Convertibility of Units into Common Areas or of Common Areas into Units;
- (xi) Leasing of Units;
- (xii) Imposition of any right of first refusal or similar restriction on the right of a Unit estate owner to sell, transfer, or otherwise convey his/her/their Unit estate;
- (xiii) Any provisions which are for the express benefit of mortgage holders, eligible mortgage holders or eligible insurers or guarantors of first mortgages on Units;

Any First Mortgagee that does not deliver or post to the Trustees a negative response within thirty (30) days of a written request by the Trustees for approval of any non-material addition or amendment pursuant to this Paragraph shall be deemed to have consented to the addition or change set forth in such request. An affidavit by the Trustees making reference to this Paragraph, when recorded at the Norfolk County Registry of Deeds, shall be conclusive as to the facts therein set forth as to all parties and may be relied upon pursuant to the provisions of Declaration of Trust.

It is intended that the provisions of this Master Deed and the Declaration of Trust shall, as may be necessary, comply with the requirements of the Federal National Mortgage Association (FNMA) and Federal Home Loan Mortgage Corporation (FHLMC) with respect to Condominium loans, and except as may otherwise specifically be provided in this Master Deed, or the Declaration of Trust, all questions with respect thereto shall be resolved consistent with that intention.

The provisions of this Section (20) may not be amended or rescinded without the written consent of all First Mortgagees with the exception of those amendments necessary to keep the Master Deed or Condominium Trust in compliance with the requirements of Chapter

183A, other state or federal law, rule and regulation, or of FNMA and FHLMC or other
 secondary mortgage requirements, which consent shall appear on the instrument of amendment
 as such instrument is duly recorded with the Norfolk County Registry of Deeds.

Executed as a sealed instrument this 25th day of September, 2014.

Q7 Investments, LLC

Thomas F. Pecoraro

Thomas F. Pecoraro, Manager

Harvey Wharf Condominium Trust

James M. Galvin TR.

James M. Galvin, Trustee

Harvey Wharf Condominium Trust

Thomas F. Pecoraro TR

Thomas F. Pecoraro, Trustee

Estate of John Chenette

Cynthia Chenette

Cynthia Chenette, Personal Representative *

Michael Chenette

Michael Chenette, Personal Representative *
 Owner of Unit 8A, Unit 8B and Unit 10

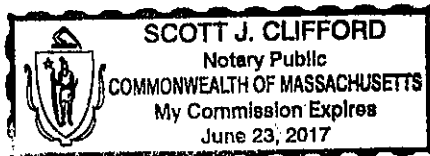
* see Norfolk Probate Docket Ab 14P2216EA

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

September 25, 2014

On this 25th day of September, 2014, before me, the undersigned Notary Public personally appeared Thomas F. Pecoraro, Manager as aforesaid proved to me through satisfactory evidence of identification which was a drivers license, to be the persons whose names are signed on this page and/or the attached documents, and acknowledged to me that they signed it voluntarily for its stated purpose and acknowledged the foregoing instrument to be their free act and deed, before me, on behalf of Q7 Investments, LLC.



Scott J. Clifford

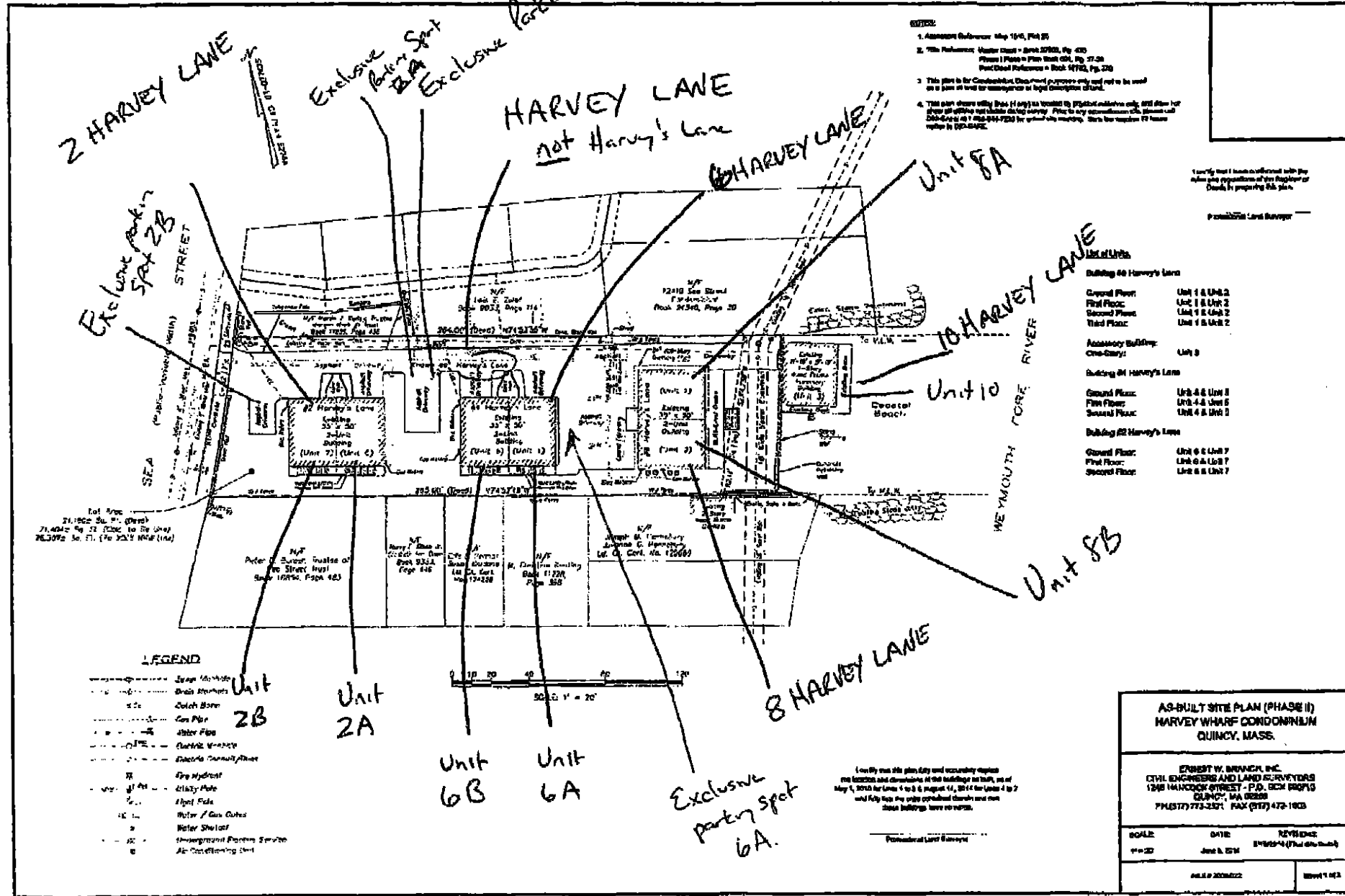
Notary Public:

My Commission Expires:

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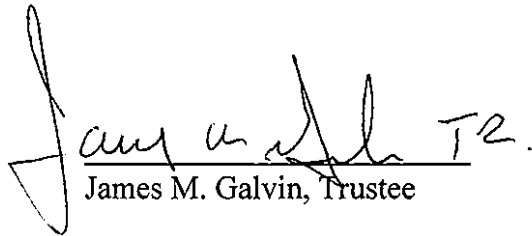
Unit No.	Location of Unit	Approx. Area of Unit in Square Feet	Immediate Common Areas to Which Unit has Access	Prop. Interest of Unit in Common Areas and Facilities
8A (f/k/a Unit 1)	8 Harvey Lane	3,304 sq. feet	Doors to Exterior	19.5%
8B (f/k/a Unit 2)	8 Harvey Lane	3,169 sq. feet	Doors to Exterior	18.5%
10 (f/k/a Unit 3 or the "Boathouse")	10 Harvey Lane	797 sq. feet	Doors to Exterior	4.8%
6A	6 Harvey Lane	2,440 sq. feet	Doors to Exterior	14.3%
6B	6 Harvey Lane	2,441 sq. feet	Doors to Exterior	14.3%
2A	2 Harvey Lane	2,444 sq. feet	Doors to Exterior	14.3%
2B	2 Harvey Lane	2,444 sq. feet	Doors to Exterior	14.3%



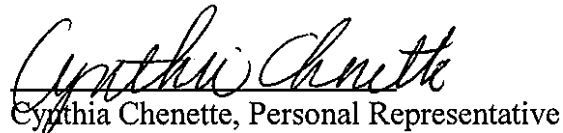
the Master Deed, and designed to prevent unreasonable interferences with the use by the Unit Owners of their Units and of the Common Elements.

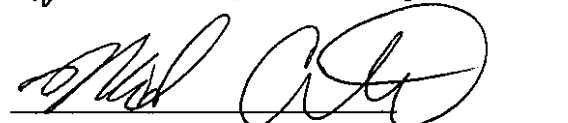
By vote of a majority in number of the Board of Trustees, the Board of Trustees may at any time and from time to time amend, modify and rescind the Rules and Regulations.

Executed as a sealed instrument this 25 day of September, 2014.

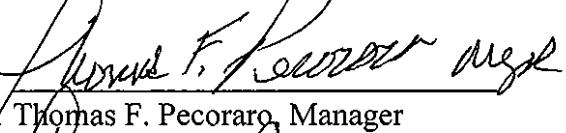

James M. Galvin, Trustee

Estate of John Chenette


Cynthia Chenette, Personal Representative


Michael Chenette, Personal Representative
Owner of Unit 8A, Unit 8B and Unit 10

Q7 Investments, LLC


Thomas F. Pecoraro, Manager


Thomas F. Pecoraro, Trustee

COMMONWEALTH OF MASSACHUSETTS

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Norfolk, ss.

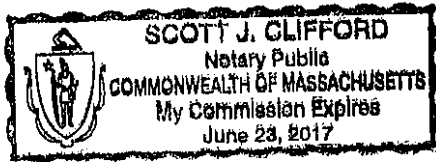
O F F I C I A L

September 25, 2014

C O P Y

C O P Y

On this 25 day of September, 2014, before me, the undersigned Notary Public personally appeared Thomas F. Pecoraro, Manager as aforesaid proved to me through satisfactory evidence of identification which was a drivers license, to be the persons whose names are signed on this page and/or the attached documents, and acknowledged to me that they signed it voluntarily for its stated purpose and acknowledged the foregoing instrument to be their free act and deed, before me, on behalf of Q7 Investments, LLC.



Notary Public:

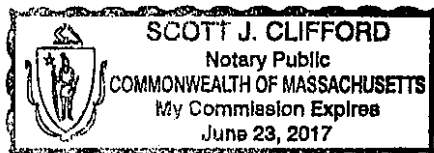
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

September 25, 2014

On this 25 day of September, 2014, before me, the undersigned Notary Public personally appeared James M. Galvin, Trustee and Thomas F. Pecoraro, Trustee as aforesaid proved to me through satisfactory evidence of identification which was a drivers license, to be the persons whose names are signed on this page and/or the attached documents, and acknowledged to me that they signed it voluntarily for its stated purpose and acknowledged the foregoing instrument to be their free act and deed, before me, on behalf of Harvey Wharf Condominium Trust.



Notary Public:

My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

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Norfolk, ss.

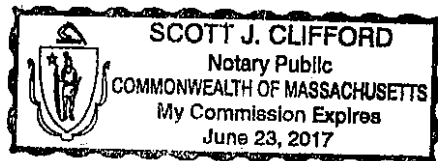
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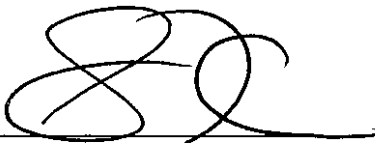
O September 25, 2014

C O P Y

C O P Y

On this 25 day of September, 2014, before me, the undersigned Notary Public personally appeared Cynthia J. Chenette and Michael Chenette, Personal Representative as aforesaid proved to me through satisfactory evidence of identification which was a drivers license, to be the persons whose names are signed on this page and/or the attached documents, and acknowledged to me that they signed it voluntarily for its stated purpose and acknowledged the foregoing instrument to be their free act and deed, before me, on behalf of Estate of John Chenette.




 Notary Public:
 My Commission Expires:

- 5

vehicles, playing, lounging or parking of baby carriages or playpens, wagons, toys, benches or chairs, on any part of the Common Elements, except that parking areas and driveways may be used for their normal and intended purposes.

C O P Y

C O P Y

10. "For Sale, 'For Rent", "For Lease signs or other window displays or advertising shall not be maintained or permitted in any part of the Condominium or in any Unit therein. The right is reserved by the Seller or its agents, to place " For Sale", For Rent", or "For Lease" signs on any unsold or unoccupied Units or on any part of the Common Elements of the buildings.

11. Nothing shall be altered or constructed in or removed from the Common Elements except upon the written consent of the Board of Trustees.

12. The Common Elements shall not be decorated or furnished by any Unit Owner in any manner without the prior written consent of the Board of Trustees.

13. The agents of the Board or the managing agent, and any contractor or workman authorized by the Board of Trustees or the managing agent, may enter any room or Unit in the buildings at any reasonable hour of the day after notification (except in case of emergency) for the purpose of inspecting such Unit and for the purpose of performing work.

14. Nothing shall be hung from the windows or placed upon the window sills. The foregoing shall not, however, interfere with the right of Unit Owners to select draperies and curtains for their Units. Rugs or mops shall not be shaken or hung from or on any of the windows or doors. Garbage cans shall not be placed outside of any Unit. Garbage and refuse from the Units shall be disposed of only at such times and in such manner as the Board of Trustees may direct.

15. No washing or repairing of automobiles shall take place within the Condominium, nor shall driveways be used for any purpose other than to park motor vehicles and bicycles, excluding specifically, trucks, motorcycles and commercial vehicles, without the prior written consent of the Board of Trustees. Notwithstanding the foregoing, in cases of emergency, commercial vehicles may be parked within the Condominium. No Unit Owner shall park more than two (2) motor vehicles within the Condominium, without the prior written consent of the Board of Trustees.

16. If any key or keys are entrusted by a Unit Owner or occupant or by any member of such Unit Owners family, or by such Unit Owner's agent, servant, employee, licensee, lessee or visitor, to an employee of the Board of Trustees, whether for such Unit or an automobile, truck, or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner or occupant, and the Board of Trustees shall not be liable for injury, loss or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith.

17. The Board of Trustees, or its designated agent, may retain a pass key to each Unit.

A N O F F I C I A L A N O F F I C I A L

18. The use of the Common Elements, by Unit Owners, as well as the safety and maintenance of all personal property of the Unit Owners kept in such areas and in the Units themselves, shall be the responsibility and at the sole risk of the respective Unit Owners, and neither the Trustees nor their respective agents, servants, employees, successors or assigns, shall bear any responsibility therefor.

19. Each Unit Owner assumes responsibility for such Unit Owner's own safety and that of such Unit Owner's family, guest, agents, servants, employees, licensees and lessees.

20. Any consent or approval given under these Rules and Regulations may be added to, amended, or repealed at any time by the Board of Trustees.

21. With the prior approval of the Board of Trustees, a Unit Owner can plant shrubs, flowers and/or a small garden in any grassy area that abuts a Unit Owner's unit, said approval shall not be unreasonably withheld. Said shrubs, flowers and/or small garden shall be maintained by said Unit Owner. If the Unit Owner fails to maintain said shrubs, flowers and/or small garden in the determination of the Board of Trustees then said Trustees can order the shrubs, flowers and/or small garden to be removed.

22. These Rules and Regulations may be amended from time to time as provided in the Trust.

CONDOMINIUM MASTER DEED

HARVEY WHARF CONDOMINIUM

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

(1) Creation of Condominium.

(a) The undersigned, John F. Chenette, (hereinafter referred to as the "Declarant"), being the sole owner of the land at 8 Harvey Lane, Quincy, Norfolk County, Massachusetts, described in Paragraph 2 below, does hereby, by duly executing and recording this Master Deed, submit said land, together with the buildings and improvements erected thereon, and all easements, rights and appurtenances belonging thereto (hereinafter referred to as the "Condominium"), to the provisions of Chapter 183A of the General Laws of the Commonwealth of Massachusetts, and does hereby state that it proposes to create, and does hereby create, with respect thereto, a Condominium to be governed by and subject to the provisions of said Chapter 183A.

(b) Condominium Phasing.

The Declarant plans to develop the Condominium as a phased condominium, each phase of which shall include one or more building(s) (hereinafter referred to as the "Building") containing one unit or more or one or more common facilities or elements or combinations thereof. Section 9(c) herein sets forth the Declarant's reserved easements and rights to add Buildings, Units and Phases (as such terms are defined herein) to the Condominium, and the procedure whereby the Declarant may amend this Master Deed to so add Phases to the Condominium. The Condominium shall initially be composed of Phase I, comprised of Building 1, as described in Section 3 below, and Unit 3 as shown on the site plan described herein. The Declarant's intention is to add one additional Phase. Phase II shall consist of two additional Buildings with two Units. The Declarant reserves the right to add more than one additional Phase.

(2) Description of Land.

A certain parcel of land with all improvements thereon situated at and now numbered 8 Harvey Lane, Quincy, Norfolk County, Massachusetts, bounded and described as follows:

A certain lot of land, with the buildings thereon, located in that part of said Quincy called Hough's Neck, and bounded and described as follows, to wit: commencing at point on Sea Street, then running Easterly, bounded Northerly on land now or formerly of one Webb about two hundred and sixty-four (264) feet to the line of the shore of Quincy Bay; thence Southerly along the shore of said bay about eighty (80) feet to land now or formerly on one Taber; thence running Westerly by said land of Taber about two hundred and sixty-five (265) feet to Sea Street; thence running Northerly on Sea Street about eighty (80) feet to the point of beginning.

SEE PLAN FILED IN

PLAN BOOK 601 PAGE 37-39

Said parcel contains about twenty-one thousand one hundred and sixty (21,160) square feet of land, more or less.

Bk 26349-323

The Declarant hereby expressly reserves to itself and its successors-in-title and their nominees, for a period ending seven (7) years next after the date on which this Master Deed is recorded, the easement, license, right and privilege to pass and repass by vehicle and on foot, in, upon, over and to the common areas and facilities of the Condominium for all purposes, including, but not limited to transportation of construction materials in order to complete construction work on the Condominium. Nothing in this paragraph shall be deemed to create any rights in the general public. The Declarant reserves the exclusive right to grant easements over, under, through and across the common areas and facilities of the Condominium, including but not limited to the land and all buildings, for the purpose of (a) satisfying any special permit or variance requirement for the City of Quincy and (b) installing cable television lines and utilities serving the Units and the common areas and facilities in the Condominium and such other equipment as may be necessary for the installation and operation of the same, and the Declarant reserves the right, but not the obligation, to install cable television lines and such other equipment as may be necessary for the installation and operation of the same in any portions of the Condominium buildings.

(3) Description of Building.

There are two Buildings located on the land above described. In total, there are two (2) residential units and a boathouse. The Buildings are constructed primarily of wood. The foundation of the Building containing Units 1 and 2 is concrete. The Buildings are located at 8 Harvey Lane in Quincy, Norfolk County, Massachusetts.

(4) Description of Units.

The designation of each Condominium unit (hereinafter referred to as the "Units") in the Buildings, a statement of its location, approximate area, number of rooms, the immediate common area to which it has access, and its proportionate interest in the common areas and facilities, are set forth on Schedule A annexed hereto and made a part hereof. The boundaries of each of the Units with respect to the floors, ceilings, walls, doors and windows thereof, are as follows:

(a) Floors: The plane of the upper surface of the concrete floor.

(b) Ceilings: The plane of the lower surface of the ceiling.

(c) Interior Walls: The plane of the interior surface of the wall studs or furring facing such Unit.

(d) Exterior Walls, Doors, and Windows: As to walls, the plane of the exterior surface of the wall studs or furring facing such Unit; as to doors, the exterior surface thereof; and as to windows, the exterior surface of the glass and of the window frames.

(e) Units are heated by means of a separate heating, ventilating and air conditioning system, all portions of which, whether located within or without the Unit, are a part of the Unit which it serves.

(f) Central services, such as power, light, gas, hot and cold water, heating, air conditioning, and waste disposal, including all equipment attendant thereto, which are contained within or servicing a single Unit shall be a part of the Unit within which they are contained.

(5) Description of Common Areas and Facilities.

The common areas and facilities of the Condominium (hereinafter referred to as the "Common Elements") consist of the entire Condominium, including all parts of the Building other than the Units, and include, without limitation, the following:

(a) The land above described, together with the benefit of and subject to all rights, easements, restrictions and agreements of record, insofar as the same may be in force and applicable.

(b) The foundation, structural columns, girders, beams, supports, exterior walls, roof, entrances and exits of the Building, and common walls within the Building.

(c) The entrance lobbies, halls and corridors serving more than one Unit, if any; the mailboxes, and other facilities therein; stairways, fire escapes, and machine rooms, if any.

(d) Installations of central services, such as power, light, gas, hot and cold water, heating, air conditioning, and waste disposal, including all equipment attendant thereto (but not including equipment contained within or servicing a single Unit).

(e) All conduits, chutes, ducts, plumbing, wiring, flues and other facilities for the furnishing of; utility services or waste removal which are contained in portions of the Building contributing to the structure or support thereof, and all such facilities contained within any Unit which serve parts of the Building other than the Unit within which such facilities are contained.

(f) The garage of the Building, provided, however, that the Unit Owners shall have a license for the exclusive use of one (1) garage space, as described in the Unit Deeds, the location of which shall be designated from time to time by the Trustees of Harvey Wharf Condominium Trust.

(g) The storage rooms and storage areas located outside of the Units, if any.

(h) The decks and balconies of the Building, provided, however, that each Unit Owner shall have a license for the exclusive use of the deck or decks and balcony or

balconies extending from the exterior wall of his Unit, as described in the Unit Deeds, subject to the rights of other Unit Owners to use said balcony or balconies as an alternate means of egress in the case of fire.

(i) The yards, lawns, gardens, roads, walkways, and the improvements thereon and thereof, including walls, bulkheads, railings, steps, lighting fixtures and planters.

(j) All heating equipment and other apparatus and installations existing in the Building for the common use, or necessary or convenient for the existence, maintenance or safety of the Building.

(k) Such additional common areas and facilities as may be defined in Chapter 183A.

(6) Floor Plans.

Simultaneously with the recording hereof, there has been recorded with Norfolk County Registry of Deeds a set of floor plans of the Building, entitled "As-Built Floor Plan Harvey Wharf Condominium Quincy, Mass." prepared by Ernest W. Branch, Inc. Civil Engineers and Land Surveyors, dated May 10, 2010, consisting of sheets and showing the layout, location, Unit numbers and dimensions of the Units, and the finished floor elevations, and bearing the verified statement of a registered land surveyor, certifying that the plans fully and accurately depict the layout, location, Unit numbers and dimensions of the Units as built.

(7) Site Plan.

A site plan showing the footprint of the Building (hereinafter referred to as the "Site Plan") has been recorded simultaneously with the recording of this Master Deed. Said set of plans, also called the "Master Plans" is hereby incorporated herein by this reference and made a part hereof.

(8) Use of Building and Units.

Units 1 and 2 are intended only for residential purposes. No other use may be made of any Unit without the prior written consent of the Trustees of the Harvey Wharf Condominium Trust, which trust is hereinafter described. The Building (other than the Units) and the other Common Elements may be used only for such ancillary uses as are required in connection with such purposes. Unit 3 shall be used as a boathouse.

(9) Amendment of Master Deed.

(a) This Deed may be amended by (i) vote of the owners of Units entitled to not less than eighty (80%) percent of the undivided interest in the common areas and facilities and (ii) the assent of not less than fifty-one (51%) percent of the holders of first mortgages on the Units (based upon one vote for each mortgage owned) but only if such amendment would

materially affect the right of any mortgagee and (iii) vote of a majority of the Trustees, in person or by proxy at a meeting duly held in accordance with the provisions of the Condominium Declaration of Trust; or in lieu of a meeting, any amendment may be approved in writing by the owners of Units entitled to not less than eighty (80%) percent of the undivided interest in the common areas and facilities and a majority of the Trustees and the assent of not less than fifty-one (51%) percent of the holders of first mortgages on the Units, if required. Any such amendment shall be effective when an instrument in writing, signed and acknowledged in proper form for recording by a majority of the Trustees, who certify under oath in such instrument that the amendment has been approved by the requisite vote of Unit Owners, first mortgagees and the Trustee(s) set forth herein, is duly recorded with the Norfolk County Registry of Deeds.

(b) Notwithstanding anything herein to the contrary, so long as the Declarant owns any Unit in the Condominium, the Declarant shall have the right, at any time and from time to time, to amend this Master Deed without the consent of any other Unit Owners or the Trustee(s), to meet the requirements of any governmental or quasigovernmental body or agency, or the requirements of any insurance company or insurance underwriting office, or organization, or the requirements of Federal National Mortgage Association, Federal Home Loan Mortgage Corporation, Massachusetts Housing Finance Agency, the secondary mortgage market, or any institutional lender, or to correct typographical or clerical errors, or to cure any ambiguity, inconsistency or formal defect or omission.

(c) As stated in Section 1(b) above, the Condominium is planned to be developed as a phased condominium, each phase of which shall include one or more Buildings and Units and may include other appurtenances. Notwithstanding anything in this Master Deed or in the Condominium Trust to the contrary, the Declarant hereby reserves to itself and its successors and assigns (and any party, including but not limited to a mortgagee or mortgagees, to whom the Declarant specifically assigns its easements and rights set forth in this Section, whether absolutely or by way of security) the following easements and rights:

(I) The Declarant shall have the right and easement (but not the obligation) to construct, erect and install on the Land in such locations as the Declarant shall in the exercise of its discretion determine to be appropriate or desirable:

- (i) additional Building(s) and Units;
- (ii) additional roads, driveways, porches, decks, garages and garage driveways and parking areas, walks and paths;
- (iii) new or additional fences or decorative barriers or enclosures, and other structures of every character;
- (iv) new or additional conduits, pipes, satellite dishes, wires, poles and other lines, equipment and installations of every character for the furnishing of utilities; and

- (v) all and any other buildings, structures, improvements and installations as the Declarant shall determine to be appropriate or desirable to the development of the Condominium as a phased condominium.

(II) For so long as it owns any Unit, the Declarant shall have the same rights as any other Unit owner and shall have the right and easement to:

- (i) lease, rent and license the use of any unsold Unit, Garage or Exterior Parking Space;
- (ii) use any Unit owned by the Declarant as a model for display for purposes of sale or leasing of Units; and
- (iii) use any Unit owned by the Declarant as an office for the Declarant's use.

(III) The Declarant and its authorized agents, representatives and employees shall have the right and easement to erect and maintain on any portion of the Condominium, including in or upon the buildings and other structures and improvements forming part thereof (excepting a Unit owned by one other than the Declarant), such sales signs and other advertising and promotional notices, displays and insignia as it shall deem necessary or desirable.

(IV) The Declarant and its contractors shall have the right and easement to enter upon all or any portion of the common areas and facilities of the Condominium with workers, vehicles, machinery and equipment for purposes of constructing, erecting, installing, operating, maintaining, repairing, modifying, rebuilding, replacing, relocating and removing structures and their appurtenances, utilities of every character, roads, drives, walks and all such other structures and improvements as the Declarant shall deem necessary or desirable to complete the development of the Condominium, including the development and addition to the Condominium of future Phase(s) as permitted by this Section and the development of additional common areas and facilities should the Declarant elect to develop the same pursuant to the rights reserved to the Declarant herein. This easement shall include the right to store at, in or upon the common areas and facilities of the Condominium temporary structures, vehicles, machinery, equipment, and materials used or to be used in connection with said development work for such periods of time as shall be conveniently required, in the Declarant's reasonable discretion, for said development work. This easement shall not be construed to limit or restrict the scope of any easements granted for the purpose of facilitating development and expansion of the Condominium under the provisions of any other paragraph of this Master Deed or any other instrument or document, or under applicable law or regulation.

(V) Ownership of all Units and all appurtenances thereto, constructed by or for

the Declarant pursuant to the said reserved rights and easements shall remain vested in the Declarant who shall have the right to sell and convey said Units without accounting to any party with respect to the proceeds of such sales.

(VI) The following subparagraphs are set forth to further describe the scope of the Declarant's reserved rights and easements under this Section 9(c):

- (i) **Time Limit After Which the Declarant May No Longer Add New Phases.** The Declarant's reserved rights to amend this Master Deed to add all, or any portion or portions of, Phases to the Condominium and/or to add new Units to the Condominium as part of future Phases shall expire twenty-one (21) years after the date of the recording of this Master Deed; provided, however, that said reserved rights shall expire sooner upon the first to occur of the following events:
 - A. The total Units then included in the Condominium by virtue of this Master Deed and the subsequent amendments hereto pursuant to this Section reach the maximum limit allowed by law; or
 - B. The Declarant shall record with the Norfolk County Registry of Deeds an unambiguous statement specifically limiting or relinquishing its reserved rights to amend this Master Deed to add additional Phases and Units to the Condominium.
- (ii) **Size of Phases.** A phase may consist of any numbers of Buildings, Unit, porches, decks, garages and other appurtenances; provided, however, that the maximum total number of permitted Units for the entire Condominium shall not exceed the number permitted by applicable law. The Declarant shall have the right to construct Buildings and Units and Phases and add same to the Condominium in any order, and the Declarant shall not be obligated to construct Buildings or Units or Phases in numerical order, but may construct Buildings, Units or Phases and add Buildings, Units and Phases to the Condominium in any order which the Declarant may desire. A Phase may consist of the re-configuration of a Unit into two or more Units.
- (iii) **Number of Units Which may be Added by Future Phases.** The Declarant may amend this Master Deed to add new Units to the Condominium as part of future phases.
- (iv) **The Declarant may exercise its phasing rights hereunder and add future Phase(s), including Buildings and Units and Exclusive Appurtenances therein, to the Condominium by unilaterally executing at any time and from time to time, without the need for the consent (except as in this Section already granted) or signature of any owner, or any mortgagee, or any trustee of the Condominium Trust, or any person claiming by, through, or under any owner (including the holder of any mortgage or**

other encumbrance with respect to any Unit), or any other party, and recording with the Norfolk County Registry of Deeds amendment(s) to this Master Deed:

- A. An amended paragraph describing the Building(s) being added to the Condominium;
- B. An amended paragraph describing the designations, locations, approximate areas, number of rooms, immediately accessible common areas and facilities and other descriptive specifications of the Unit(s) being added to the Condominium, as well as describing any variations in the boundaries of such Units from those boundaries set forth in Section (4) of this Master Deed, and setting forth the new percentage ownership interests for all Units in the common areas and facilities of the Condominium based upon the addition of the such Unit(s). Such percentage ownership shall be calculated in accordance with Chapter 183A;
- C. If the boundaries of the Unit(s) being added to the Condominium vary from those described in said Section (4), the definition of the common areas and facilities contained in Section (5) hereof shall be modified, as necessary, with respect to such Unit(s);
- D. Floor plan(s) for the new Units being added to the Condominium, which floor plan(s) shall comply with the requirements of the Act;
- E. It is expressly understood and agreed that all Unit owners, and all persons claiming, by through or under Unit owners, including the holders of any mortgages or other encumbrances with respect to any Unit, all mortgagees, and the Trustees of the Condominium Trust shall be deemed to have consented to all amendments adding new phases to the Condominium and all other amendments made pursuant to this Section and the only signature which shall be required on any such amendment is that of the Declarant or its successors or assigns. Any such amendment, when so executed by the Declarant, or its successors or assigns, and recorded with the Norfolk County Registry of Deeds shall be conclusive evidence of all facts recited therein and of compliance with all prerequisites to the validity of such amendment in favor of all persons who rely thereon without actual knowledge that such facts are not true or that such amendment is not valid. Each Unit owner understands and agrees that as additional Phase(s) are added to the Condominium by amendment to this Master Deed pursuant to the Declarant's reserved rights hereunder, the percentage interest of this Unit in the common areas and facilities, together with his Unit's concomitant interest in the Condominium Trust and liability for sharing in the common expenses of the Condominium, shall be

reduced, and be based upon the value of his Unit then in proportion to the estimated aggregate fair value of all Units in the Condominium; and each Unit owner consents to the said change in the percentage interest. These new percentage interests shall then be set forth in the aforesaid amendment to this Master Deed which adds a new Phase to the Condominium, and such new percentage interests shall be effective upon the recording of each such amendment to this Master Deed. In any event, the new percentage interests shall be set in accordance with the provisions of the Act.

- (v) Every Owner by the acceptance of a deed to his Unit thereby consents for himself, his heirs, administrators, executors, successors and assigns and all other persons claiming by, through or under him (including the holder of any mortgage or other encumbrances) or any other party whatsoever, to the Declarant's reserved easements and rights under this Section and expressly agrees to said alteration of his Unit's appurtenant percentage interest in the common areas and facilities of the Condominium when new Phase(s) are added to the Condominium by amendment to this Master Deed pursuant to this Section.
- (vi) In the event that, notwithstanding the provisions of this Section to the contrary, it shall ever be determined that the signature of any Unit owner, other than the Declarant or its successors and assigns, is required on any amendment to this Master Deed which adds a new Phase to the Condominium, then the Declarant, its successors and assigns shall be empowered, as attorney-in-fact for the owner of each Unit in the Condominium, to execute and deliver any such amendment by and on behalf of and in the name of each such Unit owner; and each Unit owner (whether his deed be from the Declarant as grantor or from any other party) hereby constitutes and appoints the Declarant as his attorney-in-fact for such purpose. This power of attorney is coupled with an interest, and hence shall be irrevocable and shall be binding upon each and every present and future owner of a Unit in the Condominium, and all other persons claiming, by through or under him (including the holder of any mortgage or other encumbrances) or any other party whatsoever.
- (vii) All Units shall be substantially completed prior to being added to the Condominium by amendment of this Master Deed. All future Phases will be consistent with the initial improvements in terms of quality of construction.
- (viii) Notwithstanding anything herein to the contrary, the Declarant shall not be compelled to add any Phase(s), Units, or any other structure or facility whatsoever to the Condominium.

(10) Name of Condominium.

The Condominium is to be known as "Harvey Wharf Condominium". A trust through which the Unit Owners will manage and regulate the Condominium has been formed pursuant to said Chapter 183A. The name of the trust is "Harvey Wharf Condominium Trust". The name of the initial Trustee of the Trust is: John F. Chenette. The Declaration of Trust contains by-laws enacted pursuant to said Chapter 183A.

(11) Determination of Percentages in Common Elements.

The percentages of interest of the respective Units in the Common Elements have been determined upon the basis of the approximate relation which the fair value of each Unit on the date hereof bears to the aggregate fair value of all of the Units on this date.

(12) Encroachments.

If any portion of the Common Elements now encroaches upon any Unit, or if any Unit now encroaches upon any other Unit or upon any portion of the Common Elements, or if any such encroachment shall occur hereafter as a result of: (a) settling of the Building, or (b) alteration or repair to the Common Elements, or (c) as a result of repair or restoration of the Building or a Unit after damage by fire or other casualty, or (d) as a result of condemnation or eminent domain proceedings—a valid easement shall exist for such encroachment and for the maintenance of the same so long as such Building stands.

(13) Pipes, Wires, Flues, Ducts, Cables, Conduits, Public Utility Lines, and other Common Elements Located Inside of Units.

There will be excluded from the conveyance of each of the Units so much of the Common Elements as is located within each Unit. Each Unit Owner shall have an easement in common with the owners of all other Units to use all pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements located in any of the other Units and serving his Unit. Each Unit shall be subject to an easement in favor of the owners of all other Units to use the pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements serving such other Units and located in such Unit. The Condominium Trustees shall have a right of access to each Unit to inspect the same, to remove violations therefrom, and to maintain, repair or replace the Common Elements contained therein or elsewhere in the Building.

(14) Units Subject to Master Deed, Unit Deed, Declaration of Trust, and Rules and Regulations.

All present and future owners, tenants, visitors, servants, and occupants of Units shall be subject to, and shall comply with, the provision of the Master Deed, the Unit, the Condominium Declaration of Trust, and the Rules and Regulations, as they may be amended from time to time, and the items affecting the title to the Condominium as set forth herein. The recordation of a deed or the entering into occupancy of any Unit shall constitute an agreement that: (a) the provisions of this Master Deed, the Unit Deed, the

Condominium Declaration of Trust, the Rules and Regulations, annexed to the Condominium Declaration of Trust, and the floor plans of the Condominium recorded simultaneously with and as a part of this Master Deed, as the foregoing may be amended from time to time, and the said items affecting title to the Condominium, are accepted and ratified by such owner, tenant, visitor, servant, occupant, or any person having at any time any interest or estate in the Unit, and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, as though such provisions were recited and stipulated at length in each and every deed or conveyance or lease thereof; and (b) a violation of the provisions of this Master Deed, the Unit Deed, Condominium Declaration of Trust, or Rules and Regulations by any such person shall be deemed a substantial violation of the duties of the Condominium Unit Owner.

(15) Sale, Rental and Mortgaging of Units.

The Declarant reserves to itself and its successors and assigns (a) the right to sell, rent or mortgage Units to any purchaser, lessee or mortgagee upon such terms and conditions as it may deem acceptable without procuring the consent of other Unit Owners or of the Condominium Trustees; (b) the right to transact any business within the Condominium to accomplish the foregoing; and (c) the right to use any Units owned by the Declarant as models for display for the purpose of selling or leasing Units. In the event that there are unsold Units, the Declarant shall have the same rights, as owner of unsold Units, as any other Unit Owner.

(16) Invalidity.

The invalidity of any provision of this Master Deed shall not be deemed to impair or affect the validity of the remainder of this Master Deed, and in such event, all of the other provisions of this Master Deed shall continue in full force and effect as if such invalid provision had never been included herein.

(17) Waiver.

No provision contained in this Master Deed shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

(18) Captions.

The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Master Deed nor the intent of any provision hereof.

(19) Conflicts.

Master Deed is set forth to comply with the requirements of Chapter 183A of the General Laws of the Commonwealth of Massachusetts. In case any of the provisions stated above conflict with the provisions of said statute, the provisions of said statute shall control.

WITNESS the execution hereof, under seal, this 10th day of August, 2010

By: John F. Chenette
John F. Chenette, Declarant and Trustee

COMMONWEALTH OF MASSACHUSETTS

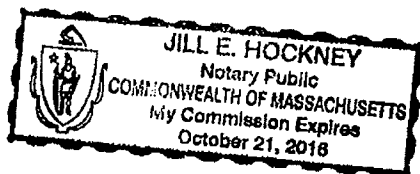
Norfolk, ss.

On this 10th day of August, 2010, before me, the undersigned notary public, personally appeared John F. Chenette, and proved to me through satisfactory evidence of identification, which was/were ☒ Mass. Driver's License(s) or [] _____, to be the person(s) whose name is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

As Declarant and Trustee of Harvey Wharf Condominium

Jill E. Hockney
Notary Public
My Commission Expires:

Notary Stamp and/or Seal Above



SCHEDULE A

Incorporated by reference into and made a part of this Master Deed of Harvey Wharf Condominium, Quincy, Norfolk County, Massachusetts

Description of Units

The description of each Unit, and statement of its location, approximate area, number and designation of rooms, and immediate common area to which it has access, and its proportionate interest in the common areas and facilities of the Condominium, are as set forth in this Schedule A:

Building 1 Units (B1) are four story units which contain a garage, game room and bathroom on the Ground Floor, living room, kitchen, breakfast nook and powder room on the First Floor, two bedrooms, two bathrooms, and a laundry room/utility room on the Second Floor, and a bedroom, bathroom and unfinished attic on the Third Floor

Building 2 (B2) contains one Unit, which is a boathouse.

Unit No.	Location Of Unit	Approx. Area of Unit In Sq. Feet	Unit Type	Immediate Common Areas to Which Unit Has Access	Proportionate Interest of Unit in Common Areas and Facilities
1	Building 1	3,304 sq. ft.	B1	Doors to exterior	45%
2	Building 1	3,169 sq. ft.	B1	Doors to exterior	43%
3	Building 2	850 sq.ft.	B2	Doors to exterior	12%

HARVEY WHARF CONDOMINIUM TRUST

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RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

William P O'Donnell
WILLIAM P. O'DONNELL, REGISTER

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Declaration of Trust

This Declaration of Trust made this 6th day of August, 2010, by John F. Chenette of Quincy, Norfolk County, Massachusetts (hereinafter called the "Trustee", which term and any pronoun referring thereto shall be deemed to include their successors in trust hereunder and to mean the Trustee or Trustees for the time being hereunder, wherever the context so permits).

WITNESSETH:

ARTICLE I

Name of Trust

The Trust hereby created shall be known as "Harvey Wharf Condominium Trust", and under that name, so far as legal, covenant and practicable, shall all business carried on by the Trustees be conducted and shall all instruments in writing by the Trustees be executed.

ARTICLE II

The Trust and Its Purpose

Section 1. All of the rights and powers in and with respect to the common areas and facilities (hereinafter called the "Common Elements") of the Harvey Wharf Condominium (hereinafter called the "Condominium"), established by a Master Deed of even date and recorded herewith, which are by virtue of the provisions of Chapter 183A of the Massachusetts General Laws conferred upon or exercisable by the organization of unit owners of the Condominium, and all property, real and personal, tangible and intangible, conveyed to the Trustee hereunder shall vest in the Trustee, as Trustee of this Trust, in trust to exercise, manage, administer and dispose of the same and to receive the income thereof for the benefit of the owners of record from time to time of units of the Condominium (hereinafter called the "Unit Owners"), according to the schedule of beneficial interest set forth in the Master Deed, as provided in Article IV, Section 1, hereof, and in accordance with the provisions of said Chapter 183A, this Trust being the organization of the Unit Owners established pursuant to the provisions of said Chapter 183A for the purposes therein set forth.

Section 2. It is hereby expressly declared that a trust and not a partnership has been created and that the Unit Owners are beneficiaries and not partners or associates or any other relation whatever among themselves with respect to the trust property, and hold no relation to the Trustee other than as beneficiaries, with only such rights as are conferred upon them as such beneficiaries hereunder and under and pursuant to the provisions of said Chapter 183A.

ARTICLE III

The Trustee

Section 1. There shall be a Board of Trustees hereunder consisting initially of one (1) individual chosen by John F. Chenette (the "Seller"), to serve for a term which shall expire at the annual meeting of Unit Owners unless such term shall expire earlier, as hereinafter provided. The initial Trustee so chosen is the Trustee named herein: John F. Chenette. Any vacancy in the office of a Trustee appointed by the Seller shall be filled by the Seller.

At the annual meeting of the Unit Owners: (a) until such time that the Seller owns less than twenty per cent (20%) of the beneficial interest hereunder, the Seller may, in his sole discretion, remain the sole Trustee; (b) if the Seller shall then own less than twenty per cent (20%) of the beneficial interest hereunder, the term of each Trustee then serving shall expire, and three (3) Trustees shall be elected by majority (in beneficial interest) vote of unit Owners, including the Seller as an owner of units, if any. If clause (a) of the next preceding sentence shall be applicable, then at the annual meeting of Unit Owners next following the date when the Seller owns less than twenty per cent (20%) of the beneficial interest hereunder, the term of each Trustee then serving shall expire, and three (3) Trustees shall be elected for a term of three (3) years by majority (in beneficial interest) vote of Unit Owners, including the Seller as an owner of Units, if any. In any event, regardless of the percentage of beneficial interest hereunder owned by Seller, if the term of the Trustee initially chosen by Seller shall not have expired as aforesaid, the term of such Trustee and of all other Trustees then serving shall expire at the annual meeting of the Unit Owners, and at such meeting three (3) Trustees shall be elected for a term of three (3) years by majority (in beneficial interest) vote of Unit Owners, including the Seller as owner of Units, if any.

Except as hereinabove specifically provided, at all meetings of Unit Owners, the Seller shall be entitled to the same voting rights as any other Unit Owners, as to Units owned by the Seller.

The Board of Trustees shall consist of not less than one (1) nor more than five (5) Trustees.

Each vacancy in the office of a Trustee shall be filled by instrument in writing setting forth: (a) the appointment of a natural person to act as such Trustee, signed: (i) by the Seller (if the vacancy is in the office of a Trustee chosen by the Seller) or by Unit Owners (in the case of a vacancy in the office of a Trustee not chosen by the Seller) entitled to more than fifty per cent (50%) of the beneficial interest hereunder, or (ii) if Unit Owners entitled to such percentage have not within thirty (30) days after the occurrence of such vacancy made such appointment, by a majority of the then remaining Trustees, or by the sole remaining Trustee if there be only one; and (b) the acceptance of such appointment, signed and acknowledged by the person so appointed. Such appointment shall become effective upon the recording with Norfolk Registry of Deeds

of a certificate of such appointment, signed and accepted as aforesaid, and such person shall then be and become such Trustee and shall be vested with the title to the trust property, jointly with the remaining or surviving Trustees or Trustee, if any, without the necessity of any act of transfer or conveyance. If for any reason any vacancy in the office of Trustee shall continue for more than sixty (60) days and shall at the end of that time remain unfilled, a Trustee or Trustees to fill such vacancy or vacancies may be appointed by any court of competent jurisdiction upon the application of any Unit Owner and notice to all Unit Owners and Trustees and to such other parties in interest, if any, to whom the court may direct that notice be given.

The foregoing provisions of this Section to the contrary notwithstanding, despite any vacancy in the office of Trustee, however caused and for whatever duration, the remaining of surviving Trustees, subject to the provisions of the immediately following Section, shall continue to exercise and discharge all of the powers, discretions and duties hereby conferred or imposed upon the Trustees.

Section 2. In any matters relating to the administration of the Trust hereunder and the exercise of the powers hereby conferred, the Trustees may act by a majority vote at any duly called meeting at which a quorum is present as provided in Paragraph A of Section 6 of Article V.

The Trustees may also act without a meeting by instrument signed by a majority of their number.

Section 3. Any Trustee may resign at any time by instrument in writing, signed and acknowledged in the manner required in Massachusetts for the acknowledgment of deeds, and such resignation shall take effect upon the recording of such instrument with said Registry of Deeds. After reasonable notice and opportunity to be heard before the Board of Trustees, a Trustee (except a Trustee chosen by the Seller) may be removed from office, with or without cause, by an instrument in writing signed by Unit Owners entitled to more than fifty per cent (50%) of the beneficial interest, such instrument to take effect upon the recording thereof with said Registry of Deeds.

Section 4. No Trustee named or appointed as hereinbefore provided, whether as original Trustee or as successor to or as substitute for another, shall be obligated to give any bond or surety or other security for the performance of any of his duties hereunder, provided, however, that Unit Owners entitled to more than fifty per cent (50%) of the beneficial interest hereunder may at any time, by instrument in writing signed by them and delivered to the Trustee or Trustees affected, require that any one or more of the Trustees shall give a bond in such amount and with such sureties as shall be specified in such instrument. All expenses incident to any such bond shall be charged as a common expense of the Condominium.

Section 5. No Trustee hereinbefore named or appointed as hereinbefore provided shall under any circumstances or in any event be held liable or accountable out of his personal assets or be deprived of compensation by reason of any action taken, suffered or

omitted in good faith or be so liable or accountable for more money or other property than he actually receives, or for allowing one or more of the other Trustees to have possession of the Trust books or property, or be so liable, accountable or deprived by reason of honest errors of judgment or mistakes of fact or law or by reason of the existence of any personal interest or gain or by reason of anything except his own personal and willful malfeasance and default.

Section 6. No Trustee shall be disqualified by his office from contracting or dealing with the Trustees or with one or more Unit Owners (whether directly or indirectly because of his interest individually or the Trustees' interest or any Unit Owner's interest in any corporation, firm, trust or other organization connected with such contracting or dealing or because of any other reason), as vendor, purchaser or otherwise, nor shall any such dealing, contract or arrangement entered into in respect of this Trust in which any Trustee shall be in any way interested be avoided nor shall any Trustee so dealing or contracting or being so interested be liable to account for any profit realized by any such dealing, contract or arrangement by reason of such Trustee's holding office or of the fiduciary relationship hereby established, provided the Trustee shall act in good faith and shall disclose to the other Trustees the nature of his interest before the dealing, contract, or arrangement is entered into.

Section 7. The Trustees and each of them shall be entitled to indemnity both out of the trust property and by the Unit Owners against any liability incurred by them or any of them in the execution hereof, including, without limitation, liabilities in contract and in tort and liabilities for damages, penalties and fines. Each Unit Owner shall be personally liable for all sums lawfully assessed for his share of the common expenses of the Condominium and for his proportionate share of any claims involving the trust property in excess thereof.

Section 8. The Trustees shall elect from their number, at the annual meeting of the Trustees, a Chairman, Treasurer, and Secretary, who shall have such duties as are determined by the Trustees.

Section 9. The compensation of the Trustees shall be determined at each annual meeting of Unit Owners, except for the original one (1) Trustee chosen by the Seller who agrees to serve without compensation.

ARTICLE IV

Beneficiaries and the Beneficial Interest in the Trust

Section 1. The beneficiaries shall be the Unit Owners of the Condominium, for the time being. The beneficial interest in the Trust hereunder shall be divided among the Unit Owners in the percentage of undivided beneficial interest appertaining to the Units of the Condominium, all as set forth in Schedule A of the Master Deed, incorporated herein by reference with the same force and effect as though fully set forth in the body of this instrument.

Section 2. The beneficial interest of each Unit of the condominium shall be held and exercised as a unit and shall not be divided among several owners of any such Unit. To that end, whenever any of said Units is owned of record by more than one person, the several owners of such Unit shall: (a) determine and designate which one of such owners shall be authorized and entitled to cast votes, execute instruments, and otherwise exercise the rights appertaining to such Unit hereunder; and (b) notify the Trustees of such designation by a notice in writing signed by all of the record owners of such Unit. Any such designation shall take effect upon receipt by the Trustees of such notice, and may be changed at any time and from time to time by notice as aforesaid. In the absence of any such notice of designation, the Board of Trustees may, by majority vote, designate any one of such owners for such purposes.

Section 3. A Unit Owner may vote in person or by a written proxy dated no earlier than six (6) months prior to the date of the meeting at which such vote is taken. A proxy purporting to be executed by or on behalf of a Unit Owner shall be deemed valid unless challenged at or prior to its exercise. A proxy with respect to a Unit held in the names of two or more persons shall be valid if executed by one of them, unless at or prior to the exercise of the proxy, the Trustees receive specific notice to the contrary from any one of said persons.

ARTICLE V

By-Laws

The provisions of this Article V shall constitute the By-Laws of this Trust and the organization of Unit Owners established hereby, to wit:

Section 1. Powers and Duties of Trustees.

The Board of Trustees shall have the powers and duties necessary for the administration of the affairs of the Condominium and may do all such acts and things except, as by law or by the Master Deed or by this Trust, those which may not be delegated to the Board of Trustees by the Unit Owners. Such powers and duties of the Board of Trustees shall include, but shall not be limited to, the following:

- (a) Operation, care, upkeep and maintenance of the Common Elements.
- (b) Determination of the common expenses required for the affairs of the Condominium, including, without limitation, the operation and maintenance of the Condominium.
- (c) Collection of the common charges from the Unit Owners.
- (d) Employment and dismissal of the personnel necessary or advisable for the maintenance and operation of the Common Elements.

(e) Adoption and amendment of rules and regulations covering the details of the operation and use of the Condominium.

(f) Opening of bank accounts on behalf of the Condominium and designating the signatories required therefor.

(g) Leasing, managing and otherwise dealing with such community facilities as may be provided for in the Master Deed as being common areas and facilities ("Common Elements").

(h) Owning, conveying, encumbering, leasing and otherwise dealing with Units conveyed to it or purchased by it as the result of enforcement of the lien for common expenses, or otherwise.

(i) Obtaining of insurance for the Condominium, including the Units, pursuant to the provisions hereof.

(j) Making of repairs, additions and improvements to, or alterations of, the Condominium, and repairs to and restoration of the Condominium in accordance with the other provisions of this Trust.

(k) The Board of Trustees shall have the power to enforce obligations of Unit Owners; to enforce the rules and regulations of the Condominium; to allocate income and expenses; and to do anything and everything else necessary and proper for the sound management of the Condominium. In case of persistent violation of the rules and regulations by a Unit Owner, the Board of Trustees shall have the power to require such Unit Owner to post a bond to secure adherence to the rules.

(l) Purchase or lease a Unit for use by a resident manager.

(m) Grant or relocate easements.

(n) Enter into management contracts for the management of the Common Elements.

(o) Where two or more adjacent Units located on the same floor are owned by the same Unit Owner, the Board of Trustees shall have the power to authorize the said Unit Owner, at his own cost and expense and at his own risk, to: (1) construct doors, doorways and entrances in walls which are part of the Common Elements between said adjacent Units; and (2) remove all or portions of walls which are part of the Common Elements between said adjacent Units; provided that such work does not structurally weaken the Building or interfere with pipes, wires, ducts, or conduits located with said walls.

Section 2. Common Expenses, Profits and Funds.

A. Each Unit Owner shall be liable for common expenses and shall be entitled to common profits of the Condominium according to his respective percentage of undivided interest in the Common Elements as set forth in Schedule A of the Master Deed which is incorporated herein by reference with the same force and effect as though fully set forth in the body of this instrument. The Trustees may at any time or times distribute common profits among the Unit Owners in such proportions. The Trustees may, to such extent as they deem advisable, set aside common funds of the Condominium as reserve or contingent funds and may use the funds so set aside for reduction of indebtedness or other lawful capital purpose, or, subject to the provisions of the following Section 3, for repair, rebuilding or restoration of the trust property, or for improvements thereto, and the funds so set aside shall not be deemed to be common profits available for distribution.

B. At least thirty (30) days prior to the commencement of each fiscal year of this Trust, the Board of Trustees shall estimate the common expenses expected to be incurred during such fiscal year, together with a reasonable provision for contingencies and reserves, and after taking into account any undistributed common profits from prior years, shall determine the assessment to be made for such fiscal year. The Trustees shall promptly render statements to the Unit Owners for their respective shares of such assessment, and each Unit Owner thereafter shall pay one-twelfth of his share of the estimated common expenses monthly in advance of the first day of each month. In the event that the Board of Trustees shall determine during any fiscal year that the assessment so made is less than the common expenses actually incurred, or in the reasonable opinion of the Trustees likely to be incurred, the Board of Trustees shall make a supplemental assessment or assessments and render statements therefor in the manner aforesaid, and such statements shall be payable and take effect as aforesaid. The Board of Trustees may in its discretion provide for payments of statements in monthly or other installments. In order to create a reserve fund for future contingencies, the Board of Trustees may assess from time to time, in addition to the foregoing assessments, each Unit Owner for a sum or sums sufficient to provide the Condominium Trust with sufficient capital to meet emergencies and other contingencies. The amounts due hereunder, together with interest thereon, if not paid when due, at a rate equal to three per cent (3%) above The First National Bank of Boston prime rate then in effect, shall constitute a lien on the Unit of the Unit Owner assessed, pursuant to the provisions of Section 6 of said Chapter 183A.

C. The Board of Trustees shall expend common funds only for common expenses and lawful purposes permitted hereby and by the provisions of said Chapter 183A.

Section 3. Insurance.

A. The Trustees shall obtain and maintain, to the extent available, master policies of casualty and physical damage insurance for the benefit and protection of the Trustees and all of the Unit Owners, naming as the insured, and with loss proceeds payable to, the Trustees hereunder, as Insurance Trustees for all of the Unit Owners and their respective mortgagees, as their interests may appear, such insurance to cover the Units, all other

portions of the buildings, and all other insurable improvements forming part of the Common Elements; but not including: (a) the furniture, furnishings or other personal property of the Unit Owners, whether within the Units, or elsewhere; or (b) improvements within a Unit made by the Owners thereof subsequent to the first sale of such Unit by the Seller, as to which it shall be the separate responsibility of the Unit Owners to insure. Such insurance shall, unless the same is not obtainable, be maintained in an amount equal to not less than the replacement value (exclusive of foundations), as determined by the Trustees, of the insured property, and shall insure against: (a) loss or damage by fire and other hazards covered by the standard extended coverage endorsement; and (b) such other hazards or risks as the Trustees from time to time in their discretion shall determine to be appropriate, including, but not limited to, vandalism, malicious mischief, windstorm and water damage, earthquake, and boiler and machinery explosion or damage.

B. All policies of casualty or physical damage insurance shall, unless the same is not obtainable, provide: (a) that such policies may not be cancelled, terminated or substantially modified without at least twenty (20) days' written notice to the insureds; (b) that, notwithstanding any provisions thereof which give the insurer the right to elect to restore damage in lieu of making a cash settlement, such election may not be exercisable without the approval of the Trustees and may not be exercisable if in conflict with the terms of the Trust or these By-Laws; (c) for waiver of subrogation as to any claims against the Trust, the Trustees, the manager, agents, employees, the Unit Owners and their respective employees, agents and guests; (d) for waivers of any defense based upon the conduct of any insured; and (e) in substance and effect that the insurer shall not be entitled to contribution as against any casualty insurance for which may be purchased separately by Unit Owners.

C. The Trustee or Trustees hereunder designated as Insurance Trustee or Trustees as aforesaid shall collect and receive all casualty loss insurance proceeds and shall hold, use, apply and disburse the same in accordance with applicable provisions of the following Section 4 of this Article V. With respect to losses which affect portions or elements covered by such insurance of more than one Unit to different extents, the proceeds relating thereto shall be used, applied and disbursed by the Trustees in their judgment, in a fair and equitable manner.

D. The Trustees shall also so obtain and maintain, unless the same is not obtainable or applicable, master policies of insurance with respect to the Common Elements for the benefit and protection of the Trustees and all of the Unit Owners, for: (a) comprehensive public liability; (b) workmen's compensation and employees liability with respect to any manager, agent, or employee of the Trust; (c) elevator liability and collision; and (d) such other risks as the Trustees in their discretion deem it appropriate to insure. All such insurance shall be in such amounts and form as the Trustees shall in their discretion deem appropriate, and shall, insofar as practicable, contain provisions as above set forth with respect to non-cancellation, waiver of subrogation, waiver of defense based on conduct of any insured, and non-contribution. Such insurance shall not cover the liability of any Unit Owner as to claims arising out of incidents occurring within his

own Unit, but shall be the responsibility of each Unit Owner to maintain public liability insurance therefor. The Trustees may elect to include the managing agent of the Condominium as a party insured under policies of insurance described in this Paragraph D.

E. The cost of all such insurance obtained and maintained by the Trustees pursuant to the provisions of this Section 3 shall be a common expense.

Section 4. Rebuilding and Restoration; Improvements.

A. In the event of any casualty loss to the trust property, the Trustees shall determine in their reasonable discretion whether or not such loss exceeds ten per cent (10%) of the value of the Condominium immediately prior to the casualty, and shall notify all Unit Owners of such determination. If such loss as so determined does not exceed ten per cent (10%) of such value, the Trustees shall proceed, without notice to the Unit Owners, with the necessary repairs, rebuilding, or restoration. If said casualty loss exceeds ten per cent (10%) of the value of the Condominium prior to the casualty, and:

(a) If seventy-five per cent (75%) in interest of the Unit Owners do not agree within 120 days after the date of the casualty to proceed with repair or restoration, the Condominium, including all Units, shall be subject to partition at the suit of any Unit Owner. Such suit shall be subject to dismissal at any time prior to entry of an order to sell if an appropriate agreement to rebuild is fined. The net proceeds of a partition sale, together with any common funds including the proceeds of any insurance, shall be divided in proportion to the Unit Owner's respective undivided ownership in the Common Elements. Upon such sale, the Condominium shall be deemed removed from the provisions of Chapter 183A of the Massachusetts General Laws.

(b) If seventy-five per cent (75%) in interest of the Unit Owners agree to proceed with the necessary repair or restoration, the cost of rebuilding the Condominium, in excess of any available common funds including the proceeds of any insurance, shall be a common expense, provided, however, that if such excess cost exceeds ten per cent (10%) of the value of the Condominium prior to the casualty, any Unit Owner who did not so agree may apply to the Superior Court of Norfolk County, on such notice to the Trust as the Court shall direct, for an order directing the purchase of his Unit by the Trust at the fair market value thereof as approved by the Court. The cost of any such purchase shall be a common expense.

B. If fifty per cent (50%) or more, but less than seventy-five per cent (75%) in interest of the Unit Owners agree to make an improvement to the Common Elements, the cost of such improvements shall be borne solely by the Unit Owners so agreeing.

Seventy-five per cent (75%) or more in interest of the Unit Owners may agree to make an improvement to the Common Elements and assess the cost thereof to all Unit Owners as a common expense; but if such improvement shall cost in excess of ten per cent (10%) of the then value of the Condominium, any Unit Owner not so agreeing may

apply to the Superior Court of Norfolk County, on such notice to the Trust as the Court shall direct, for an order directing the purchase of his Unit by the Trust as fair market value thereof as approved by the Court. The cost of any such purchase shall be a common expense.

Section 5. Rules and Regulations.

The Board of Trustees has adopted the Rules and Regulations set forth in Schedule A annexed hereto and made a part of this Trust, governing the details of the operation and use of the Common Elements, and containing such restrictions on and requirements respecting the use and maintenance of the Units and the Common Elements as are consistent with the provisions of the Master Deed, and designed to prevent unreasonable interference with the use by the Unit Owners of their Units and of the Common Elements.

By vote of a majority in number of the Board of Trustees, the Board of Trustees may at any time and from time to time amend, modify and rescind the Rules and Regulations.

Section 6. Meetings.

A. The Board of Trustees shall meet annually on the date of (and immediately following) the annual meeting of the Unit Owners, and at such meeting shall elect the Chairman, Treasurer, and Secretary hereinbefore provided for. Other meetings may be called by the Chairman and in such other manner as the Trustees may establish, provided, however, that written notice of each meeting, stating the place, day and hour thereof, shall be given at least four (4) days before such meeting to each member of the Board of Trustees. One-half (1/2) of the number of Trustees shall constitute a quorum at all meetings, and such meetings shall be conducted in accordance with such rules as the Board of Trustees may adopt.

B. Commencing with the calendar year 2011 there shall be an annual meeting of the Unit Owners on the last Thursday of May in each year, at 7:30 p.m., at the Condominium premises or at such other reasonable place and time as may be designated by the Board of Trustees by written notice given to the Unit Owners at least fourteen (14) days prior to the date so designated. Special meetings of the Unit Owners may be called by The Board of Trustees or by the Unit Owners upon the written request of Unit Owners entitled to more than thirty-three per cent (33%) of the beneficial interest hereunder. Written notice of any such meeting designating the place, day and hour thereof shall be given by the Board of Trustees to the Unit Owners at least fourteen (14) days prior to the date so designated. At the annual meeting of the Unit Owners, the Board of Trustees shall submit reports of the management and finances of the Condominium. Whenever at any meeting the Board of Trustees proposes to submit to the Unit Owners any matter with respect to which approval of or action by the Unit Owners is necessary or appropriate, the notice of such meeting shall so state and reasonably specify such matter.

A quorum of Unit Owners shall consist of the holders of at least fifty per cent (50%) of the beneficial interest hereunder.

Section 7. Notices to Unit Owners.

Every notice to any Unit Owner required under the provisions hereof, or which may be deemed by the Trustees necessary or desirable in connection with the execution of the trust created hereby or which may be ordered in any judicial proceeding, shall be deemed sufficient and binding if a written or printed copy of such notice shall be given by one or more of the Trustees to such Unit Owner by leaving such notice with him at his residence in the Condominium or by mailing it, postage prepaid, addressed to such Unit Owner at his address as it appears upon the records of the Trustees, at least five (5) days prior to the date fixed for the happening of the matter, thing or event of which such notice is given, or such longer period of time as may be required by the specific terms of this instrument. Unit Owners may waive notice by duly executing an appropriate waiver of notice.

Section 8. Inspection of Books; Reports to Unit Owners.

Books, accounts and records of the Trustees shall be open to inspection to any one or more of the Trustees and the Unit Owners at all reasonable times. The Trustees shall as soon as reasonably possible after the close of each fiscal year, or more often if convenient to them, submit to the Unit Owners a report of the operations of the Trustees for such year, which shall include financial statements in such summary form and only in such detail as the Trustees shall deem proper. Any person who has been furnished with such report and shall have failed to object thereto by notice in writing to the Trustees, given by registered or certified mail within a period of one (1) month of the date of receipt by him, shall be deemed to have assented thereto.

Section 9. Checks, Notes, Drafts, and Other Instruments.

Checks, notes, drafts and other instruments for the payment of money drawn or endorsed in the names of the Trustees or of the Trust may be signed by any two (2) Trustees, or by any person or persons (who may be one of the Trustees) to whom such power may at any time or from time to time be designated by not less than a majority of the Trustees.

Section 10. Seal.

The seal of the Trustees shall be circular in form, bearing the inscription: "Harvey Wharf Condominium Trust", but such seal may be altered by the Trustees, and the Trustees may, at any time or from time to time, at their option, adopt a common or wafer seal which shall be valid for all purposes.

Section 11. Fiscal Year.

The fiscal year of the Trust shall be the calendar year.

Section 12. Maintenance of Units.

The Unit Owners shall be responsible for the proper maintenance and repair of the interior of their respective Units. If a majority of the Trustees shall at any time in their reasonable judgment determine that the interior of a Unit is in such need of maintenance, painting or repair that the market value of an adjacent Unit or Units is being adversely affected, or that the condition of a Unit or any fixtures, furnishing, facility or equipment thereof is hazardous to any Unit or the occupants thereof, the Trustees shall in writing request the Unit Owner to perform the needed maintenance, painting or repair, or otherwise to correct the hazardous condition, and in case such work shall not have been commenced within fifteen (15) days (or such reasonably shorter period in case of emergency, as the Trustees shall determine) of such request and brought to diligent completion, the Trustees shall be entitled to have access to the Unit and to have the work performed for the account of such Unit Owner whose Unit is in need of work, and the cost thereof shall constitute a lien upon such Unit, and such Unit Owner shall be personally liable therefor, provided that the lien thus created shall be subordinate to first mortgages of record.

ARTICLE VI

Rights and Obligations of Third Parties Dealing With the Trustees; Limitation of Liability

Section 1. No purchaser, mortgagee, lender, or other person dealing with the Trustees as they then appear of record in said Registry of Deed shall be bound to ascertain or inquire further as to the persons who are then Trustees hereunder or be affected with any notice, implied or actual, otherwise than by a certificate thereof, and such record or certificate shall be conclusive evidence of the personnel of said Trustees and of any changes therein. The receipts of the Trustees, or any one or more of them, shall be effectual discharges therefrom to the persons paying or delivering the same and no person from whom the Trustees, or any one or more of them, shall receive any money, property or other credit, shall be required to see to the application thereof. No purchaser, mortgagee, lender, or other person dealing with the Trustees or with any real or personal property which then is or formerly was the trust property shall be bound to ascertain or inquire as to the existence or occurrence of any event or purpose in or for which a sale, mortgage, pledge or charge is herein authorized or directed or otherwise as to the purpose or regularity of any of the acts of the Trustees or any one or more of them purporting to be done in pursuance of any of the provisions or powers herein contained, or as to the regularity of the resignation or appointment of any Trustee, and any instrument of appointment of a new Trustee or discharge of a Trustee purporting to be executed by the Trustees, Unit Owners or other persons herein required to execute the same, shall be conclusive evidence in favor of any such purchaser or other person dealing with the Trustees of the matters therein recited relating to such discharge, resignation or appointment or the occasion thereof.

Section 2. No recourse shall at any time be had under or upon any note, bond, contract, order, instrument, certificate, undertaking obligation, covenant, or agreement, whether oral or written, made, issued or executed by the Trustees or by any agent or employee of the Trustees, or by reason of anything done or omitted to be done by or on behalf of them or any of them against the Trustees individually, or against any such agent or employee, or against any beneficiary, either directly or indirectly, by legal or equitable proceedings, or by virtue of any suit or otherwise, and all persons extending credit to, contracting with, or having any claim against the Trustees, shall look only to the trust property for payment under such contract or claim, or for the payment of any debt, damage, judgment or decree, or of any money that may otherwise become due or payable to them from the Trustees, so that neither the Trustees nor the beneficiaries, present or future, shall be personally liable therefor; provided, however, that nothing herein contained shall be deemed to limit or impair the liability of the Unit Owners under the provisions of Section 7 of Article III hereof or under the provisions of said Chapter 183A.

Section 3. Every note, bond, contract, order, instrument, certificate, undertaking, obligation, covenant or agreement, whether oral or written, made, issued or executed by the Trustees, or by any agent or employee of the Trustees, shall be deemed to have been entered into subject to the terms, conditions, provisions and restrictions hereof, whether or not express reference shall have been made to this instrument.

Section 4. This Declaration of Trust and any amendments thereto and any certificate herein required to be recorded, and any other certificate or paper signed by said Trustees or any of them which it may be deemed desirable to record, shall be recorded with said Registry of Deeds and such record shall be deemed conclusive evidence of the contents and effectiveness thereof according to the tenor thereof; and all persons dealing in any manner whatsoever with the Trustees, the trust property, or any beneficiary hereunder, shall be held to have notice of any alteration or amendment of this Declaration of Trust, or change of Trustee or Trustees, when the same shall be recorded with said Registry of Deeds. Any certificate signed by the Trustees in office at the time, setting forth as facts any matters affecting the Trust, including statements as to who are the beneficiaries, as to what action has been taken by the beneficiaries, and as to matters determining the authority of the Trustees to do any act, when duly acknowledged and recorded with said Registry of Deeds, shall be conclusive evidence as to the existence of such alleged facts in favor of all third persons, including the Trustees, acting in reliance thereon. Any certificate executed by any Trustee hereunder, or by a majority of the Trustees hereunder, setting forth the existence of any facts, the existence of which is necessary to authorize the execution of any instrument or the taking of any action by such Trustee or majority, as the case may be, shall, as to all persons acting in good faith in reliance thereon, be conclusive evidence of the truth of the statements made in such certificate and of the existence of the facts therein set forth.

ARTICLE VII

Amendments and Termination

Section 1. The Trustees, with the consent in writing of Unit Owners entitled to more than fifty per cent (50%) of the beneficial interest hereunder, may at any time and from time to time amend, alter, add to, or change this Declaration of Trust in any manner or to any extent, the Trustees first, however, being duly indemnified to their reasonable satisfaction against outstanding obligations and liabilities; provided always, however, that no such amendment, alteration, addition or change shall be valid or effective: (a) which is made without the consent of the Seller prior to the date on which the Seller ceases to be entitled to twenty per cent (20%) of the beneficial interest hereunder; (b) according to the purport of which the percentage of the beneficial interest hereunder of any Unit Owner would be altered, other than by consent of all of the Unit Owners, or in any manner or to any extent whatsoever modified or affected so as to be different than the percentage of the individual interest of such Unit Owner in the Common Elements as set forth in the Master Deed; or (c) which would render this Trust contrary or inconsistent with any requirements or provisions of said Chapter 183A. Any amendment, alteration, addition or change pursuant to the foregoing provisions of this Section shall become effective upon the recording with said Registry of Deeds of an instrument of amendment, alteration, addition or change, as the case may be, signed, sealed and acknowledged in the manner required in Massachusetts for the acknowledgment of deeds, by the Trustees setting forth in full the amendment, alteration, addition, or change, and reciting the consent of the Unit Owners herein required to consent thereto. Such instrument, so executed and recorded, shall be conclusive evidence of the existence of all facts and of compliance with all prerequisites to the validity of such amendment, alteration, addition, or change, whether stated in such instrument or not, upon all questions as to title or affecting the rights of third persons, and for all other purposes.

Section 2. The Trust hereby created shall terminate only upon the removal of the Condominium from the Provisions of Chapter 183A in accordance with the procedure therefor set forth in Section 19 of said Chapter.

Section 3. Upon the termination of this Trust, the Trustees may, subject to and in accordance with the provisions of said Chapter 183A, sell and convert into money the whole of the trust property, or any part or parts thereof, and, after paying or retiring all known liabilities and obligations of the Trustees and providing for indemnity against any other outstanding liabilities and obligations, shall divide the proceeds thereof among, and distribute in kind, at valuations made by them which shall be conclusive, all other property then held by them in trust hereunder to the Unit Owners according to their respective percentages of beneficial interest, as shown in Schedule A of the Master Deed. In making any sale under the provisions of this Section 3, the Trustees shall have the power to sell or vary any contract of sale and resell without being answerable for loss, and, for said purposes, to do all things, including the execution and delivery of instruments, as may by their performance thereof be shown to be in their judgment necessary or desirable in connection therewith. The powers of sale and all other powers herein given to the Trustees shall continue as to all property at any time remaining in their hands or ownership, even though all times herein fixed for distribution of trust property may have passed.

ARTICLE VIII

Sale of Units

Section 1. No Severance of Ownership. No Unit Owner shall execute any deed, mortgage, or other instrument conveying or mortgaging title to his Unit without including therein the Appurtenant Interests (as hereinafter defined); it being the intention hereof to prevent any severance of such combined ownership. Any such deed, mortgage, or other instrument purporting to affect one or more of such interests, without including all such interests, shall be deemed and taken to include the interest or interests so omitted, even though the latter shall not be expressly mentioned or described therein. No part of the Appurtenant Interests of any Unit may be sold, transferred, or otherwise disposed of, except as part of a sale, transfer, or other disposition of the Unit to which such interests are appurtenant, or as part of a sale, transfer, or other disposition of such part of the Appurtenant Interests of all Units.

"Appurtenant Interests", as used herein, shall include: (i) the undivided interest of a Unit Owner in the Common Elements; (ii) the exclusive license of a Unit Owner for one or more decks and/or balconies, one or more indoor parking spaces (if included in his Unit Deed), and one or more storage rooms (if included in his Unit Deed); (iii) the interest of such Unit Owner in any Units theretofore acquired by the Trustees, or their designee, on behalf of all Unit Owners, or the Proceeds of the sale or lease thereof, if any; and (iv) the interest of such Unit Owner in any other assets of the Trust.

Notwithstanding anything to the contrary herein contained, a Unit Owner may, with the prior written consent of the Board of Trustees, convey his license to use one or more parking spaces or one or more storage rooms appurtenant to the Unit without conveying his Unit as a part of such transaction; thereby severing ownership of the parking spaces or storage rooms from ownership of the Unit.

Section 2. Financing of Purchase of Units by Trustees. With the prior approval of a majority in interest of the Unit Owners, the Trustees may acquire Units of the Condominium. Acquisition of Units by the Trustees may be made from any funds in the hands of the Trustees; or if such funds are insufficient, the Trustees may levy an assessment against each Unit Owner in Proportion to his beneficial interest, as a common charge; or the Trustees; in their discretion, may borrow money to finance the acquisition of such Units, provided, however, that no financing may be secured by an encumbrance or hypothecation of any property other than the Units with Appurtenant Interests so to be acquired by the Trustees.

Section 3. Waiver of Right of Partition. In the event that a Unit shall be acquired by the Trustees, all Unit Owners shall be deemed to have waived all rights of partition with respect to such Unit or Units as are acquired by the Trustees.

Section 4. Payment of Assessments. No Unit Owner shall convey, mortgage, pledge, hypothecate, sell, or lease his Unit unless and until he shall have paid in full to

the Trustees all unpaid common charges theretofore assessed by the Trustees against his Unit and until he shall have satisfied all unpaid liens against such Unit.

ARTICLE IX

Disputes

Any Unit Owner aggrieved by any decision or action of the Trust in the administration of the Condominium may, within thirty (30) days of the decision or action of the Trust, appoint an arbitrator who shall be a member of the American Arbitration Association with not less than seven (7) years' experience as an arbitrator. Within ten (10) days after notice of such appointment, the Trust shall appoint another such arbitrator, and the two so chosen shall within ten (10) days thereafter choose a third such arbitrator. A majority of such arbitrators shall be entitled to decide any such matter, and their decision shall be rendered within thirty (30) days of the appointment of the third arbitrator. Such decision, subject to Chapter 251 of the General Laws of Massachusetts, as from time to time amended, shall be final and conclusive on all persons.

ARTICLE X

Construction and Interpretation

In the construction hereof, whether or not so expressed, words used in the singular or in the plural, respectively, include both the plural and singular; words denoting males include females; and words denoting persons include individuals, firms, associations, companies (joint, stock or otherwise), trusts and corporations; unless a contrary intention is to be inferred from or required by the subject matter or context. The captions of Articles and Sections are inserted only for the convenience of reference and are not to be taken to be any part hereof or to control or affect the meaning, construction, interpretation, or effect hereof.

All of the trusts, powers, and provisions herein contained shall take effect and be construed according to the laws of the Commonwealth of Massachusetts.

IN WITNESS WHEREOF, the said Trustees have hereunto set their hands and seals on the day and year first above written.

WITNESS the execution hereof, under seal, this 6th day of August, 2010

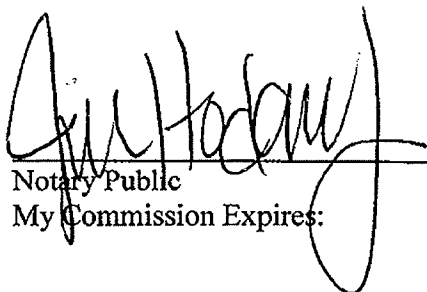
By: John F. Chenette
John F. Chenette, Trustee

COMMONWEALTH OF MASSACHUSETTS

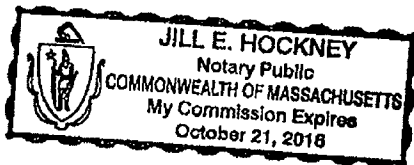
Norfolk, ss.

On this 6th day of August, 2010, before me, the undersigned notary public, personally appeared John F. Chenette, and proved to me through satisfactory evidence of identification, which was/were [☒] Mass. Driver's License(s) or [☐] _____, to be the person(s) whose name is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

As Trustee of Harvey Wharf Condominium Trust.


Notary Public
My Commission Expires:

Notary Stamp and/or Seal Above



Schedule A

Rules and Regulations

1. No use shall be made of the Common Elements except as permitted by the Board of Trustees.

2. There shall be no obstruction of the Common Elements nor shall anything be stored in the Common Elements without the prior consent of the Board of Trustees.

3. Nothing shall be done or kept in the Common Elements which increase the rate of insurance of the Condominium, or contents thereof, applicable for residential use, without the prior written consent of the Board of Trustees. No Unit Owner shall permit anything to be done, or kept in the Common Elements which will result in the cancellation of insurance on the Condominium, or contents thereof, or which would be in violation of any law. No waste shall be committed in the Common Elements.

4. Unit Owners shall not cause or permit anything to be placed on the outside walls or doors of the Condominium, and no sign, awning, canopy, shutter, or radio or television antenna shall be affixed to or placed upon the exterior walls or doors, roofs, or any part thereof, or exposed on or any window, without the prior consent of the Board of Trustees.

5. Unit Owners will not be allowed to put their names on any building or Common Element except in the proper places on or near the mailboxes provided for the use of the Unit occupied by the Unit Owners respectively.

6. No offensive activity shall be carried on in the Common Elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner shall make or permit any disturbing noises by such Unit Owner or by such Unit Owner's family, servants, employees, agents, visitors, lessees, and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Unit Owners.

7. Nothing shall be done in, on or to the Common Elements which will impair the structural integrity of the buildings or which would structurally change the buildings without the prior written consent of the Board of Trustees.

8. No clothes, clotheslines, sheets, blankets, laundry, or any kind of other articles shall be hung out of a Unit or exposed on any part of the Common Elements. The Common Elements shall not be obstructed and shall be kept free and clear of all rubbish, debris, and other unsightly materials.

9. Except in areas designated by the Board of Trustees, there shall be no parking of motor vehicles, playing, lounging or parking of baby carriages or playpens, bicycles,

wagons, toys, benches or chairs, on any part of the Common Elements, except that roads, parking areas and driveways may be used for their normal and intended purposes.

10. "For Sale", "For Rent", "For Lease" signs or other window displays or advertising shall not be maintained or permitted in any part of the Condominium or in any Unit therein. The right is reserved by the Seller or its agents, to place "For Sale", "For Rent", or "For Lease" signs on any unsold or unoccupied Units or on any part of the Common Elements of the buildings.

11. Nothing shall be altered or constructed in or removed from the Common Elements except upon the written consent of the Board of Trustees.

12. The Common Elements shall not be decorated or furnished by any Unit Owner in any manner without the prior written consent of the Board of Trustees.

13. The agents of the Board or the managing agent, and any contractor or workman authorized by the Board of Trustees or the managing agent, may enter any room or Unit in the buildings at any reasonable hour of the day after notification (except in case of emergency) for the purpose of inspecting such Unit and for the purpose of performing work.

14. Nothing shall be hung from the windows or placed upon the window sills. The foregoing shall not, however, interfere with the right of Unit Owners to select draperies and curtains for their Units. Rugs or mops shall not be shaken or hung from or on any of the windows or doors. Garbage cans shall not be placed outside of any Unit. Garbage and refuse from the Units shall be disposed of only at such times and in such manner as the Board of Trustees may direct.

15. No washing or repairing of automobiles shall take place within the Condominium, nor shall driveways be used for any purpose other than to park motor vehicles and bicycles, excluding specifically, trucks, motorcycles and commercial vehicles, without the prior written consent of the Board of Trustees. Notwithstanding the foregoing, in cases of emergency, commercial vehicles may be parked within the Condominium. No Unit Owner shall park more than two (2) motor vehicles within the Condominium, without the prior written consent of the Board of Trustees.

16. If any key or keys are entrusted by a Unit Owner or occupant or by any member of such Unit Owner's family, or by such Unit Owner's agent, servant, employee, licensee, lessee or visitor, to an employee of the Board of Trustees, whether for such Unit or an automobile, truck, or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner or occupant, and the Board of Trustees shall not be liable for injury, loss or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith.

17. The Board of Trustees, or its designated agent, may retain a pass key to each Unit.

18. The use of the Common Elements, by Unit Owners, as well as the safety and maintenance of all personal property of the Unit Owners kept in such areas and in the Units themselves, shall be the responsibility and at the sole risk of the respective Unit Owners, and neither the Trustees nor their respective agents, servants, employees, successors or assigns, shall bear any responsibility therefor.

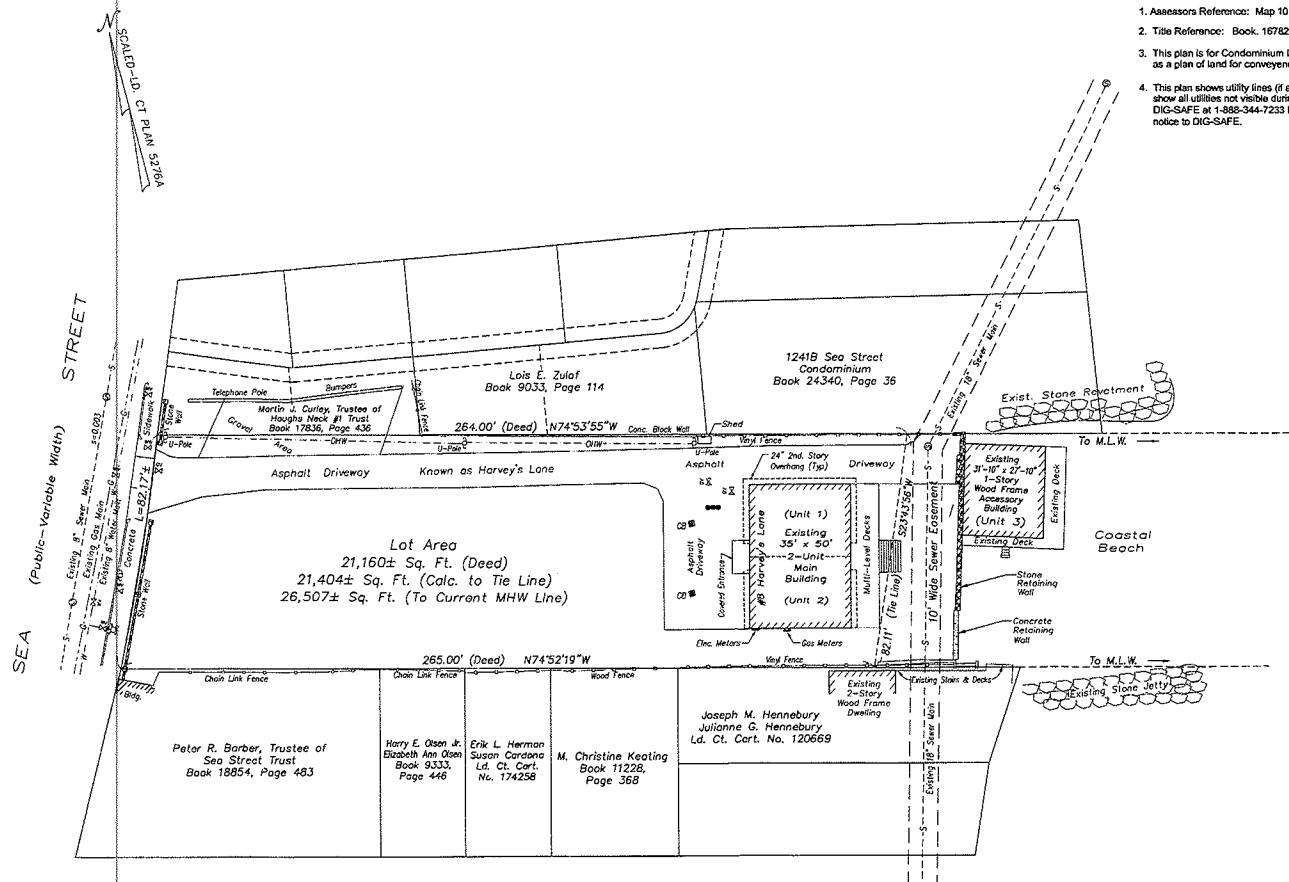
19. Each Unit Owner assumes responsibility for such Unit Owner's own safety and that of such Unit Owner's family, guest, agents, servants, employees, licensees and lessees.

20. Any consent or approval given under these Rules and Regulations may be added to, amended, or repealed at any time by the Board of Trustees.

21. These Rules and Regulations may be amended from time to time as provided in the Trust.

	Master Insurance	Irrigation	Landscaping	Snow Removal	Repairs&Maintenance	Legal Fees	Total excl. Reserve	Reserve	Total incl.Reserve
Budget	12,500	300	300	1,300	3,500	2,500	20,400	5,000.00	25,400
January	11,688.28	300.00	300.00	1,287.05	3,500.00	2,500.00	19,575	5,000.00	24,575
February	10,876.56	69.11	300.00	887.05	3,500.00	2,500.00	18,133	5,000.00	23,133
March	10,064.84	69.11	300.00	487.05	3,500.00	2,500.00	16,921	5,000.00	21,921
April	9,253.12	69.11	300.00	487.05	3,500.00	2,500.00	16,109	5,000.00	21,109
May	8,441.40	69.11	232.74	487.05	3,500.00	2,500.00	15,230	5,000.00	20,230
June	7,629.68	69.11	232.74	487.05	3,500.00	2,500.00	14,419	5,000.00	19,419
July									
August									
September									
October									
November									
December									

2026 Assessments		
Unit	Percentage Interest	Monthly Assessments ("Condo Fees")
2A	14.3	302.68
2B	14.3	302.68
6A	14.3	302.68
6B	14.3	302.68
8A	19.5	412.75
8B	18.5	391.58
10	4.8	101.60
TOTAL	100.00	2,116.67



NOTES:

1. Assessors Reference: Map 1010, Plot 20
2. Title Reference: Book. 16782, Pg. 379
3. This plan is for Condominium Document purposes only and not to be used as a plan of land for conveyance or legal description of land.
4. This plan shows utility lines (if any) as located by physical evidence only, and does not show all utilities not visible during survey. Prior to any excavation on site, please call DIG-SAFE at 1-888-344-7233 for actual site marking. State law requires 72 hours notice to DIG-SAFE.

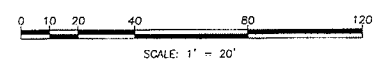
Norfolk Registry of Deeds
Dedham, Mass.
 Received Aug. 9, 2010
 With M.D.
Harvey Wharf Condom. to
Walter Reed
 Filed as Page 37 of 2010
 Pl. Bk. 601
 Attest: Ann P. Wynn
 Register

I certify that I have conformed with the rules and regulations of the Register of Deeds in preparing this plan.
Claudio Salas
 Professional Land Surveyor

List of Units:

-MAIN BUILDING
 Ground Floor: Unit 1 & Unit 2
 First Floor: Unit 1 & Unit 2
 Second Floor: Unit 1 & Unit 2
 Third Floor: Unit 1 & Unit 2
-ACCESSORY BUILDING
 One-Story: Unit 3

- LEGEND**
- S--- Sewer Manhole
 - D--- Drain Manhole
 - C--- Catch Basin
 - G--- Gas Pipe
 - W--- Water Pipe
 - E--- Electric Manhole
 - F--- Electric Conduit/Duct
 - H--- Fire Hydrant
 - U--- Utility Pole
 - L--- Light Pole
 - W/G--- Water / Gas Gates
 - S--- Water Shutoff



I certify that this plan fully and accurately depicts the location and dimensions of the buildings as built, as of May 1, 2010 and fully lists the units contained therein and that this building has no name.

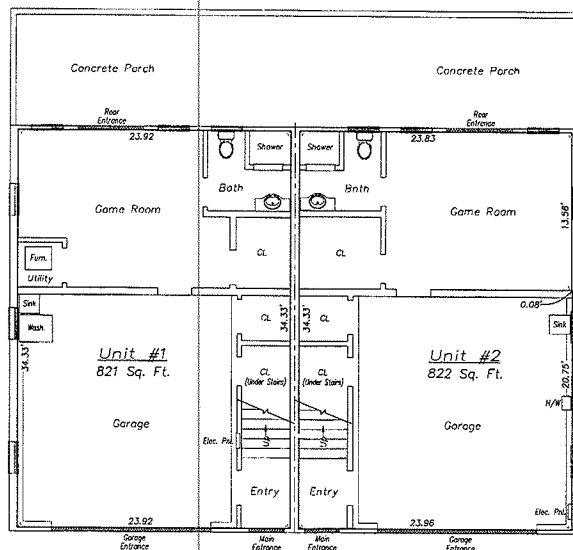
Claudio Salas
 Professional Land Surveyor

AS-BUILT SITE PLAN HARVEY WHARF CONDOMINIUM QUINCY, MASS.		
ERNEST W. BRANCH, INC. CIVIL ENGINEERS AND LAND SURVEYORS 1245 HANCOCK STREET - P.O. BOX 690713 QUINCY, MA 02269 PH.(617) 773-2321 FAX.(617) 472-1603		
SCALE: 1" = 20'	DATE: May 10, 2010	REVISIONS: July 28, 2010 (Unit 3)
FILE # 2008-022		Sheet 1 of 3

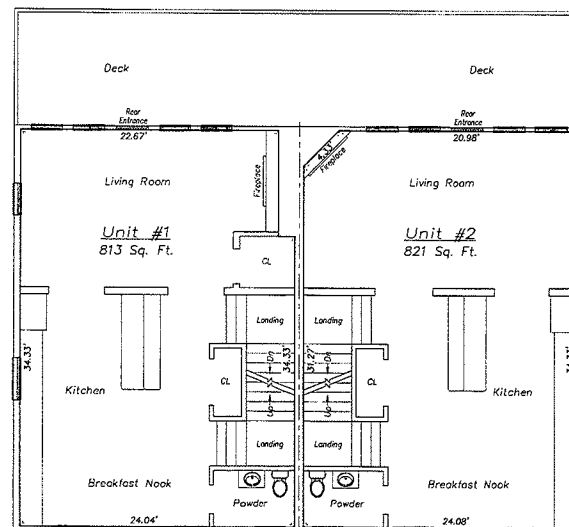
601 - 37 - 2010

Norfolk Registry of Deeds
 Dedham, Mass.
 Received Aug. 9, 2010
 With M.D.D.
Harvey Wharf Condom. Co.
Master Deed
 Filed as Page 38 of 2010
 Pl. Blk. 601
 Attest: John P. Marshall
 Register

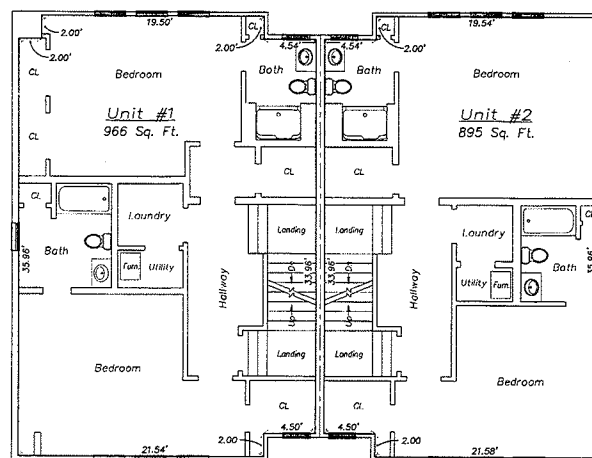
I certify that I have conformed with the
 rules and regulations of the Registrar of
 Deeds in preparing this plan.
Claudio Salo
 Professional Land Surveyor



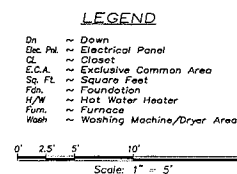
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



I certify that this plan fully and accurately depicts the layout of
 units numbered 1 and 2, and fully and accurately depicts the
 location and dimensions of each unit as-built, as of May 1, 2010,
 and that this building has no name.

Claudio Salo
 Professional Land Surveyor
 No. 30031

AS-BUILT FLOOR PLAN
 HARVEY WHARF CONDOMINIUM
 QUINCY, MASS.

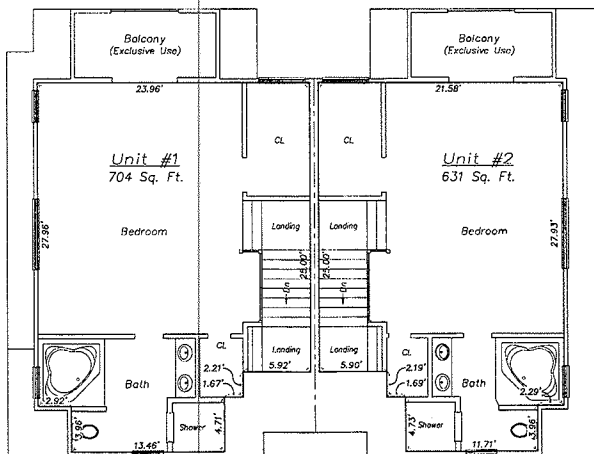
ERNEST W. BRANCH, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 1245 HANCOCK STREET - P.O. BOX 690713
 QUINCY, MA 02269
 PH. (617) 773-2321 FAX. (617) 472-1603

SCALE: 1" = 5' DATE: May 10, 2010 REVISIONS:

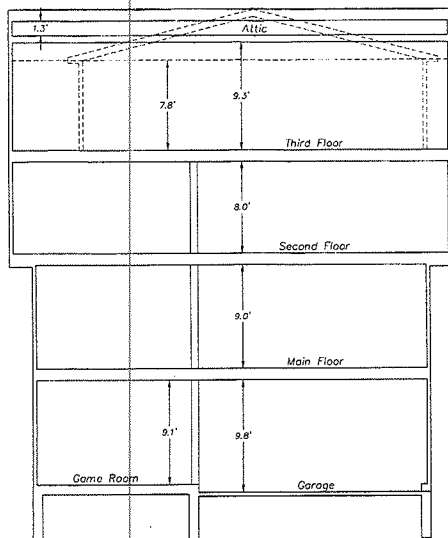
FILE # 2008-022

Sheet 2 of 3

601-38-2010



THIRD FLOOR

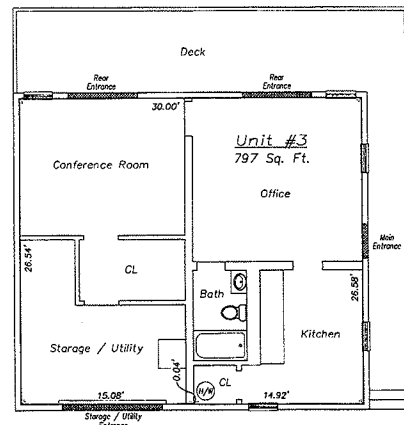


BUILDING SECTION

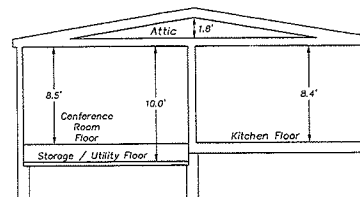
LEGEND

- DN ~ Down
- Elec. Pd. ~ Electrical Panel
- CL ~ Closet
- E.C.A. ~ Exclusive Common Area
- Sq. Ft. ~ Square Feet
- Found. ~ Foundation
- H/W ~ Hot Water Heater
- Furn. ~ Furnace
- Wash ~ Washing Machine/Dryer Area

0' 2.5' 5' 10' 20'
Scale: 1" = 5'



ACCESSORY BUILDING



ACCESSORY BUILDING SECTION

I certify that this plan fully and accurately depicts the layout of units numbered 1 and 2, and fully and accurately depicts the location and dimensions of each unit as-built, as of May 1, 2010, and that this building has no name.

Claudio Salo
Professional Land Surveyor
CLAUDIO SALO
No. 30031

Norfolk Registry of Deeds
Dorham, Mass.
Received Aug. 9, 2010
With M.D.D.
Harvey Wharf Condominium
Master Deed
Filed as Page 39 of 2010
PL Bk 601
Attest: *Ann Pymann*
Register

I certify that I have conformed with the rules and regulations of the Register of Deeds in preparing this plan.

Claudio Salo
Professional Land Surveyor

AS-BUILT FLOOR PLAN
HARVEY WHARF CONDOMINIUM
QUINCY, MASS.

ERNEST W. BRANCH, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
1245 HANCOCK STREET - P.O. BOX 690713
QUINCY, MA 02269
PH.(617) 773-2321 FAX.(617) 472-1603

SCALE: 1" = 5' DATE: May 10, 2010 REVISIONS: July 28, 2010: (Unit 3)

FILE # 2006-022 Sheet 3 of 3

601 - 39 - 2010

SCALE: 1" = 20'
CT PLAN 0276A

NOTES:

1. Assessors Reference: Map 1010, Plot 20
2. Title Reference: Master Deed = Book 27903, Pg. 430
Phase I Plans = Plan Book 601, Pg. 37-39
Past Deed Reference = Book 16782, Pg. 379
3. This plan is for Condominium Document purposes only and not to be used as a plan of land for conveyance or legal description of land.
4. This plan shows utility lines (if any) as located by physical evidence only, and does not show all utilities not visible during survey. Prior to any excavation on site, please call DIG-SAFE at 1-888-344-7233 for actual site marking. State law requires 72 hours notice to DIG-SAFE.

I certify that I have conformed with the rules and regulations of the Register of Deeds in preparing this plan.

Claudio Salo
Professional Land Surveyor

List of Units:

Building #2 Harvey Lane

Ground Floor: Unit 2A & Unit 2B
First Floor: Unit 2A & Unit 2B
Second Floor: Unit 2A & Unit 2B

Building #6 Harvey Lane

Ground Floor: Unit 6A & Unit 6B
First Floor: Unit 6A & Unit 6B
Second Floor: Unit 6A & Unit 6B

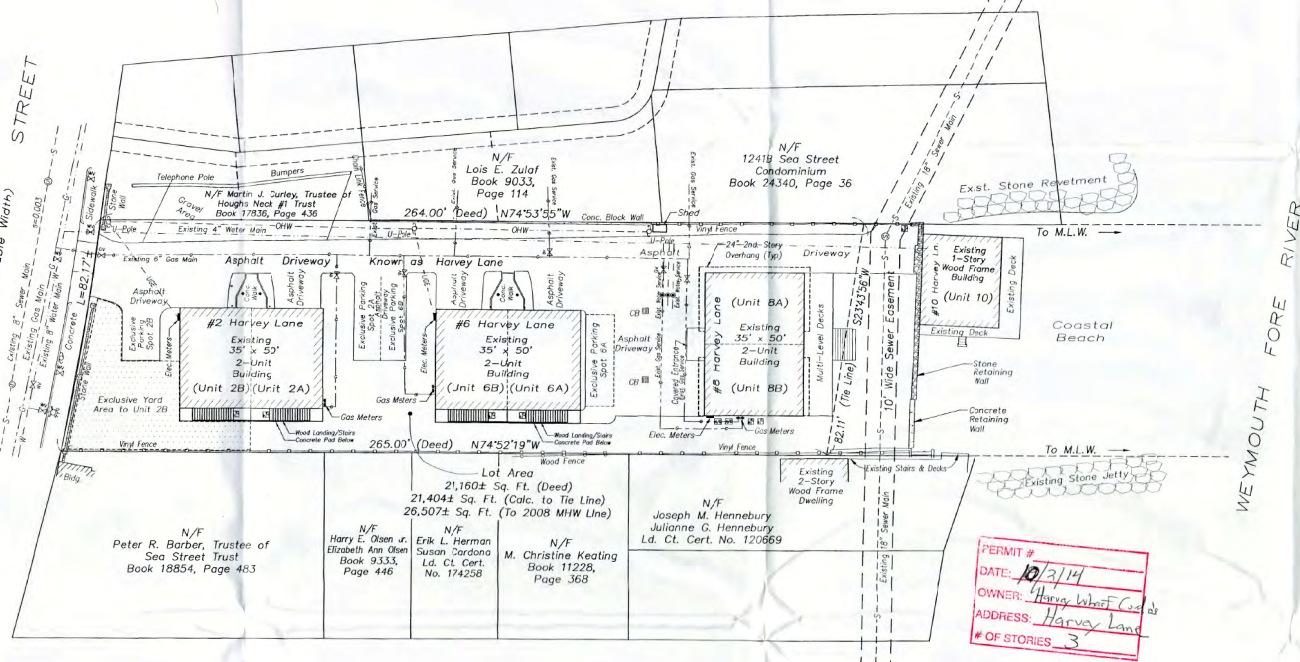
Building #8 Harvey Lane

Ground Floor: Unit 8A & Unit 8B
First Floor: Unit 8A & Unit 8B
Second Floor: Unit 8A & Unit 8B
Third Floor: Unit 8A & Unit 8B

Building #10 Harvey Lane

One-Story: Unit 10

SEA (Public-Variable Width) STREET



LEGEND

- S- Sewer Manhole
- D- Drain Manhole
- CB- Catch Basin
- G- Gas Pipe
- W- Water Pipe
- EMH- Electric Manhole
- E- Electric Conduit/Duct
- FH- Fire Hydrant
- UP- Utility Pole
- LP- Light Pole
- WG- Water / Gas Gates
- WS- Water Shutoff
- UE- Underground Electric Service
- ACU- Air Conditioning Unit

0 10 20 40 80 120
SCALE: 1" = 20'

PERMIT #
DATE: 10/3/14
OWNER: Harry Wharf Condominium
ADDRESS: Harvey Lane
OF STORIES: 3

I certify that this plan fully and accurately depicts the location and dimensions of the buildings as built, as of May 1, 2010 for Units 1 to 3 & August 14, 2014 for Units 4 to 7 and fully lists the units contained therein and that these buildings have no name.

Claudio Salo
Professional Land Surveyor



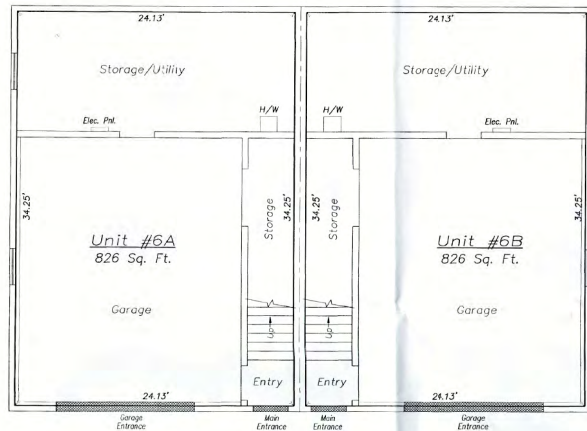
AS-BUILT SITE PLAN (PHASE II) HARVEY WHARF CONDOMINIUM QUINCY, MASS.

ERNEST W. BRANCH, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
1245 HANCOCK STREET - P.O. BOX 690713
QUINCY, MA 02269
PH.(617) 773-2321 FAX.(617) 472-1603

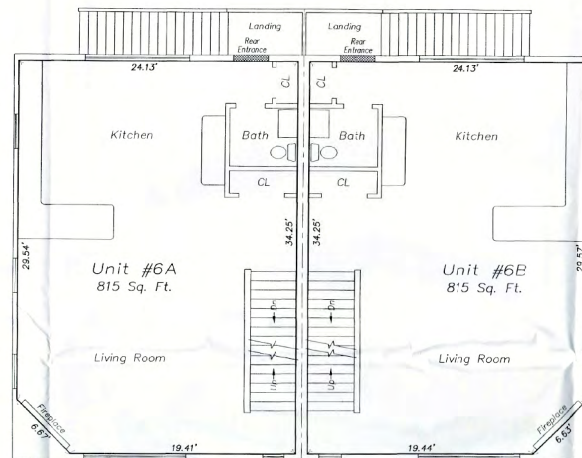
SCALE: 1" = 20' DATE: 8/15/2014 (Final Site Detail)
REVISIONS: 8/26/2014 (Unit #s/Parking)
June 8, 2014 9/22/2014 (Exclusive Yard Area)

FILE # 2008-022

Sheet 1 of 3



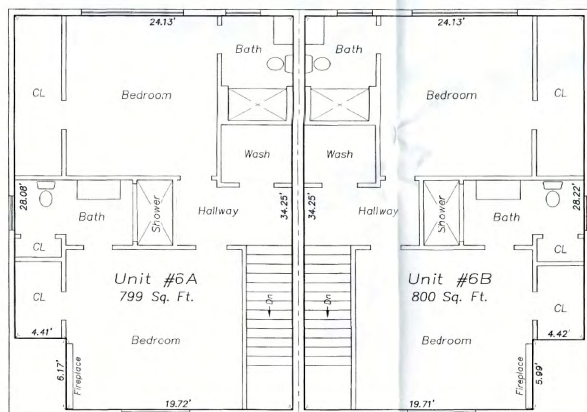
GROUND FLOOR



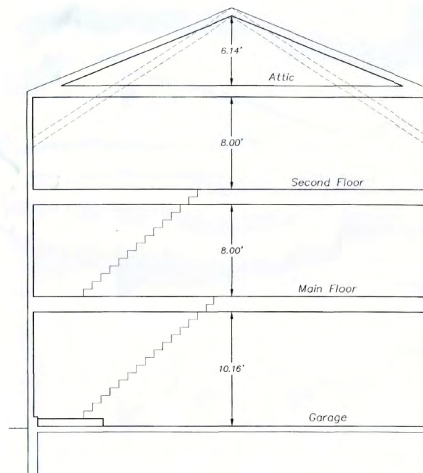
FIRST FLOOR

LEGEND
 Dn ~ Down
 Elec. Pnl. ~ Electrical Panel
 CL ~ Closet
 E.C.A. ~ Exclusive Common Area
 Sq. Ft. ~ Square Feet
 Fdn. ~ Foundation
 H/W ~ Hot Water Heater
 Furn. ~ Furnace
 Wash ~ Washing Machine/Dryer Area

0' 2.5' 5' 10' 20'
 Scale: 1" = 5'



SECOND FLOOR



BUILDING SECTION

I certify that I have conformed with the rules and regulations of the Register of Deeds in preparing this plan.

Claudio Salo
 Professional Land Surveyor

TOTAL UNIT AREAS:
 Unit 2A Total Area = 2,444 Sq. ft.
 Unit 2B Total Area = 2,444 Sq. ft.
 Unit 6A Total Area = 2,441 Sq. ft.
 Unit 6B Total Area = 2,440 Sq. ft.
 Unit 8A Total Area = 3,304 Sq. ft.
 Unit 8B Total Area = 3,169 Sq. ft.
 Unit 10 Total Area = 797 Sq. ft.

I certify that this plan fully and accurately depicts the layout of units numbered 6A and 6B, and fully and accurately depicts the location and dimensions of each unit as-built, as of Aug. 14, 2014, and that this building has no name.

Claudio Salo
 Professional Land Surveyor

**AS-BUILT FLOOR PLAN (PHASE II)
 HARVEY WHARF CONDOMINIUM
 QUINCY, MASS.**

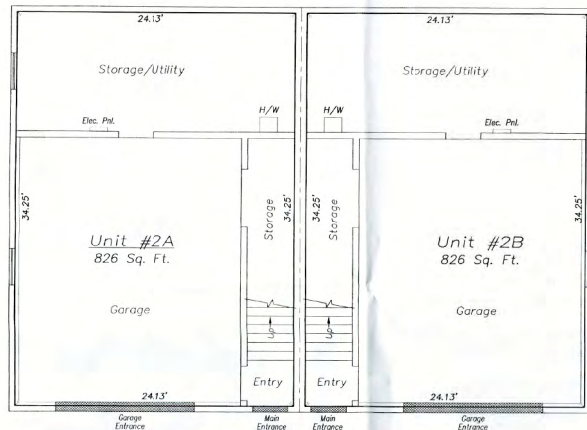
ERNEST W. BRANCH, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 1245 HANCOCK STREET - P.O. BOX 690713
 QUINCY, MA 02269
 PH.(617) 773-2321 FAX.(617) 472-1603

SCALE: 1" = 5' DATE: June 8, 2014 REVISIONS: 8/15/2014 Final Measures 8/26/2014 Unit Numbers

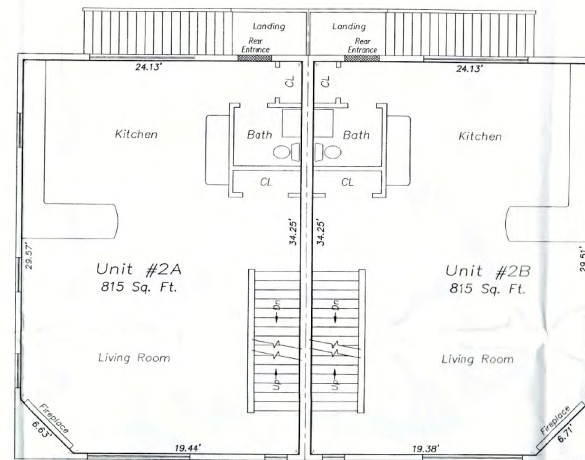
FILE # 2008-022 Sheet 2 of 3



Claudio Salo
 9/25/2014



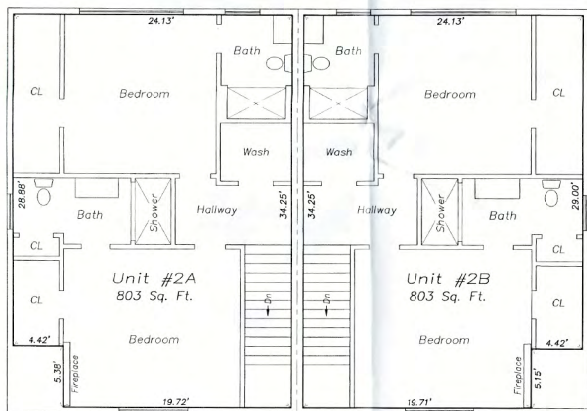
GROUND FLOOR



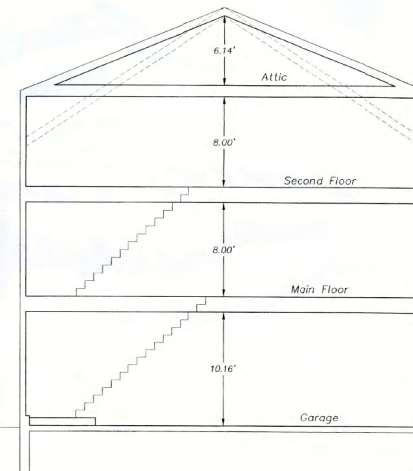
FIRST FLOOR

LEGEND
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 Elec. Pnl ~ Electrical Panel
 CL ~ Closet
 E.C.A. ~ Exclusive Common Area
 Sq. Ft. ~ Square Feet
 Fdn. ~ Foundation
 H/W ~ Hot Water Heater
 Furn. ~ Furnace
 Wash ~ Washing Machine/Dryer Area

0' 2.5' 5' 10' 20'
 Scale: 1" = 5'



SECOND FLOOR



BUILDING SECTION

I certify that I have conformed with the rules and regulations of the Register of Deeds in preparing this plan.

Claudio Sala
 Professional Land Surveyor

I certify that this plan fully and accurately depicts the layout of units numbered 2A and 2B, and fully and accurately depicts the location and dimensions of each unit as-built, as of Aug. 14, 2014, and that this building has no name.

Claudio Sala
 Professional Land Surveyor

**AS-BUILT FLOOR PLAN (PHASE II)
 HARVEY WHARF CONDOMINIUM
 QUINCY, MASS.**

ERNEST W. BRANCH, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 1245 HANCOCK STREET - P.O. BOX 6907-3
 QUINCY, MA 02269
 PH.(617) 773-2321 FAX.(617) 472-1603

SCALE: 1" = 5' DATE: June 8, 2014 REVISIONS: 8/15/2014 Final Measures

FILE # 2008-022

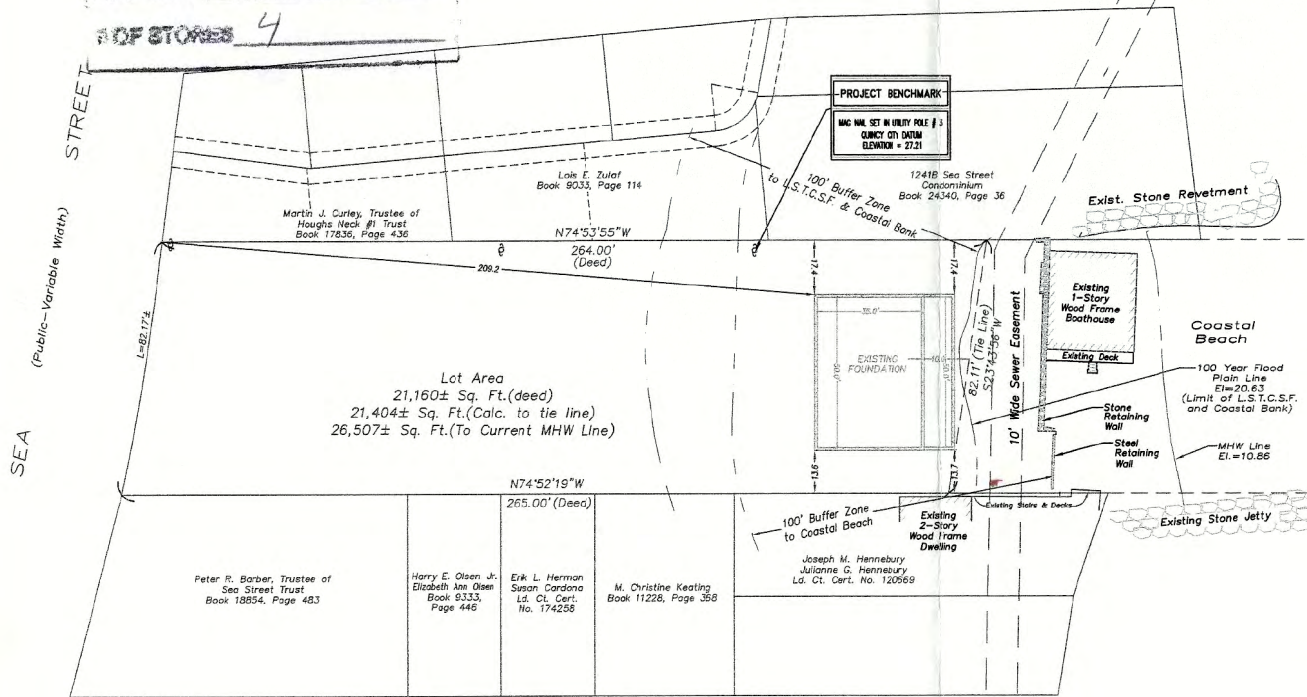
Sheet 3 of 3



AKA 8 Harveys Lane

SCALED TO CT PLAN 5276A

PERMIT # 140814
DATE 12/15/09
OWNER Jack Chenneth
ADDRESS 1233 Sea St
OF STORES 4



NOTES:

1. Assessors Reference: Map 1010, Plot 20
2. Zoning District: Business B
3. Title Reference: Book 16782, Pg. 379
4. Elevations shown hereon refer to City of Quincy Datum.
(5.82 feet below NGVD-29)
(6.63 feet below NAVD-88)
5. Parcel is located in a Zones VE & X on FIRM 255219-0039-D,
dated May 16, 2006.
100 Year Flood Plain Elevation = 14' NAVD-88
(20.63 feet City of Quincy Datum)
6. This plan shows utility lines (if any) as located by physical evidence only, and does not
show all utilities not visible during survey. Prior to any excavation on site, please call
DIG-SAFE at 1-888-344-7233 for actual site marking. State law requires 72 hours
notice to DIG-SAFE.
7. Date of foundation location survey: April 25, 2009

I hereby certify that this plan is the result of an actual instrument
survey made on the ground as per record description

Claudio Sala
Registered Land Surveyor
CLAUDIO SALA
No. 38391
REGISTERED PROFESSIONAL LAND SURVEYOR

AS-BUILT FOUNDATION PLAN 1233 SEA STREET QUINCY, MASS.

ERNEST W. BRANCH, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
1245 HANCOCK STREET - P.O. BOX 690713
QUINCY, MA 02269
PH.(617) 773-2321 FAX.(617) 472-1603

SCALE: DATE: REVISIONS:

1" = 40' December 14, 2009

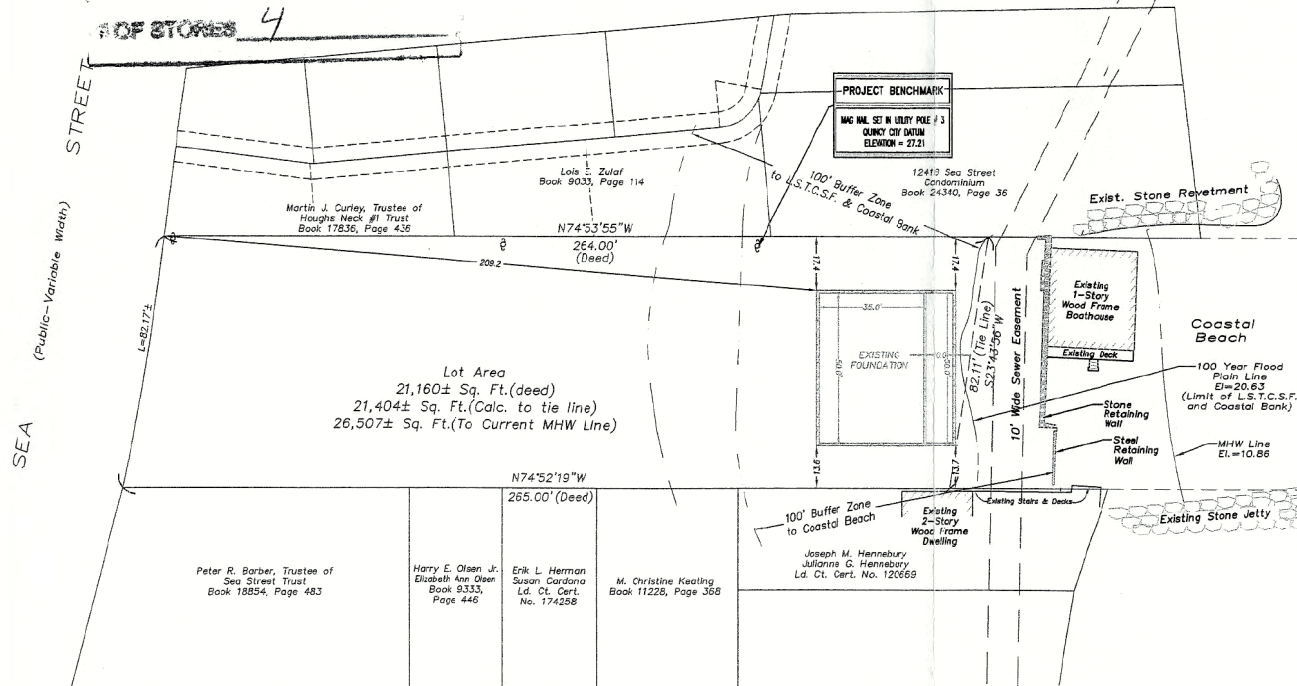
EWB FILE # 2008-022

DWG.
L-3

AKA 8 Harveys Lane

REPORT # 140814
 DATE 12/15/09
 OWNER Jack Chenette
 ADDRESS 1233 Sea St
 # OF STORIES 4

SCALED-LD CT PLAN 5276A



NOTES:

1. Assessors Reference: Map 1010, Plot 20
2. Zoning District: Business B
3. Title Reference: Book 16782, Pg. 379
4. Elevations shown hereon refer to City of Quincy Datum.
 (5.82 feet below NGVD-29)
 (6.63 feet below NAVD-88)
5. Parcel is located in a Zones VE & X on FIRM 255219-0039-D,
 dated May 16, 2006.
 100 Year Flood Plain Elevation = 14' NAVD-88
 (20.63 feet City of Quincy Datum)
6. This plan shows utility lines (if any) as located by physical evidence only, and does not
 show all utilities not visible during survey. Prior to any excavation on site, please call
 DIG-SAFE at 1-888-344-7233 for actual site marking. State law requires 72 hours
 notice to DIG-SAFE.
7. Date of foundation location survey: April 25, 2009

I hereby certify that this plan is the result of an actual instrument
 survey made on the ground as per record description

Registered Land Surveyor



AS-BUILT FOUNDATION PLAN 1233 SEA STREET QUINCY, MASS.

ERNEST W. BRANCH, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 1245 HANCOCK STREET - P.O. BOX 690713
 QUINCY, MA 02269
 PH.(617) 773-2321 FAX.(617) 472-1603

SCALE: DATE: REVISIONS:

1" = 40' December 14, 2009

EWB FILE # 2008-022

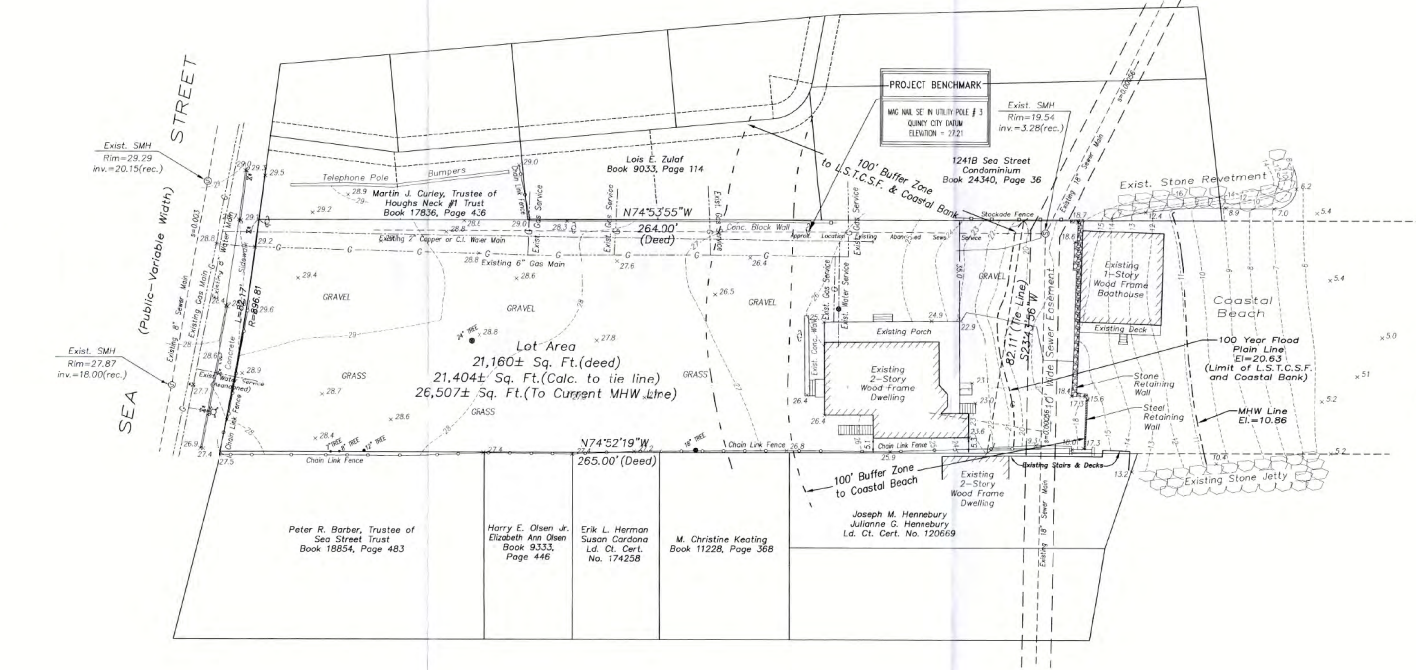
DWG.
 L-3

DWG.
L-3

SCALED TO CT PLAN 5076A

NOTES:

1. Assessors Reference: Map 1010, Plot 20
2. Zoning District: Business B
3. Title Reference: Book 16782, Pg. 379
4. Elevations shown hereon refer to City of Quincy Datum.
(5.82 feet below NGVD-29)
(6.63 feet below NAVD-88)
5. Parcel is located in a Zones VE & X on FIRM 255219-0039-D,
dated May 16, 2006.
100 Year Flood Plain Elevation = 14' NAVD-88
(20.63 feet City of Quincy Datum)
6. This plan shows utility lines (if any) as located by physical evidence only, and does not
show all utilities not visible during survey. Prior to any excavation on site, please call
DIG-SAFE at 1-888-344-7233 for actual site marking. State law requires 72 hours
notice to DIG-SAFE.



I hereby certify that this plan is the result of an actual instrument survey made on the ground as per record description

Claudio J. Silva
Registered Land Surveyor
1/24/09

EXISTING CONDITIONS SITE PLAN 1233 SEA STREET QUINCY, MASS.

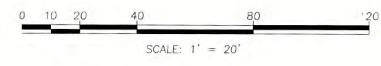
ERNEST W. BRANCH, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
1245 HANCOCK STREET - P.O. BOX 690713
QUINCY, MA 02269
PH.(617) 773-2321 FAX.(617) 472-1603

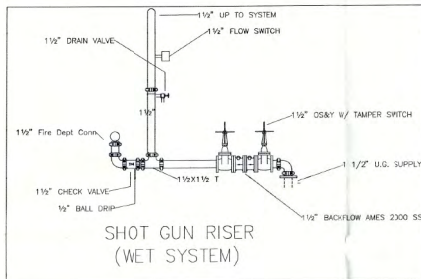
SCALE: 1" = 20' DATE: December 28, 2008 REVISIONS:

EWB FILE # 2008-022

DWG.
L-1

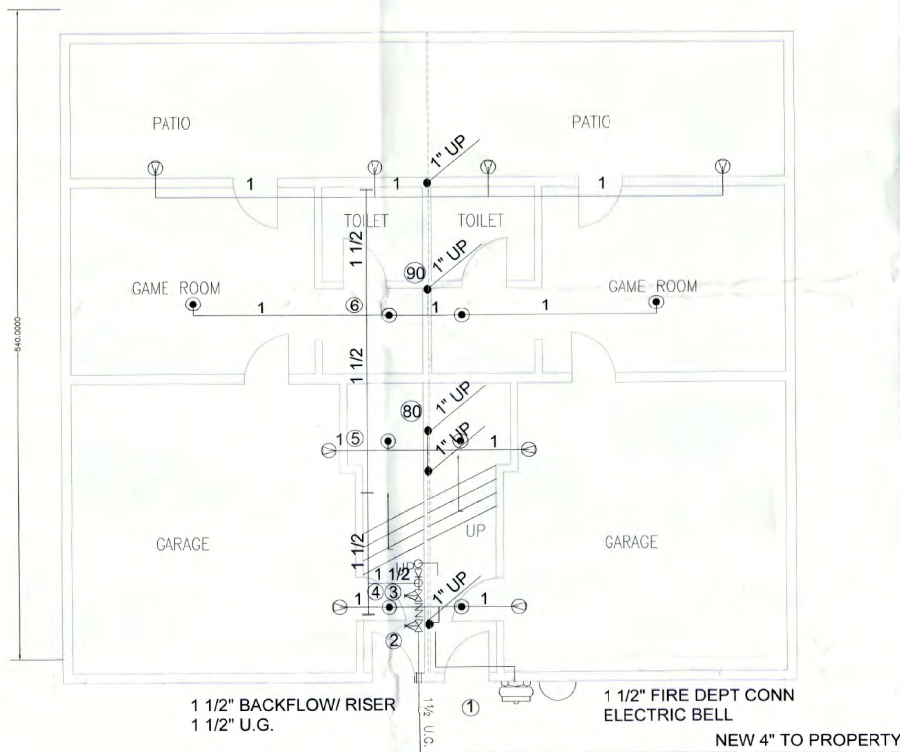
- LEGEND**
- (G)--- Sewer Manhole
 - (D)--- Drain Manhole
 - (C)--- Catch Basin
 - (G)--- Gas Pipe
 - (W)--- Water Pipe
 - (E)--- Electric Manhole
 - (E)--- Electric Conduit/Duct
 - (F)--- Fire Hydrant
 - (U)--- Utility Pole
 - (L)--- Light Pole
 - (S)--- Existing Spot Elevation
 - (P)--- Proposed Spot Elevation
 - (C)--- Existing Contour
 - (P)--- Proposed Contour
 - (H)--- Proposed Hay Bale



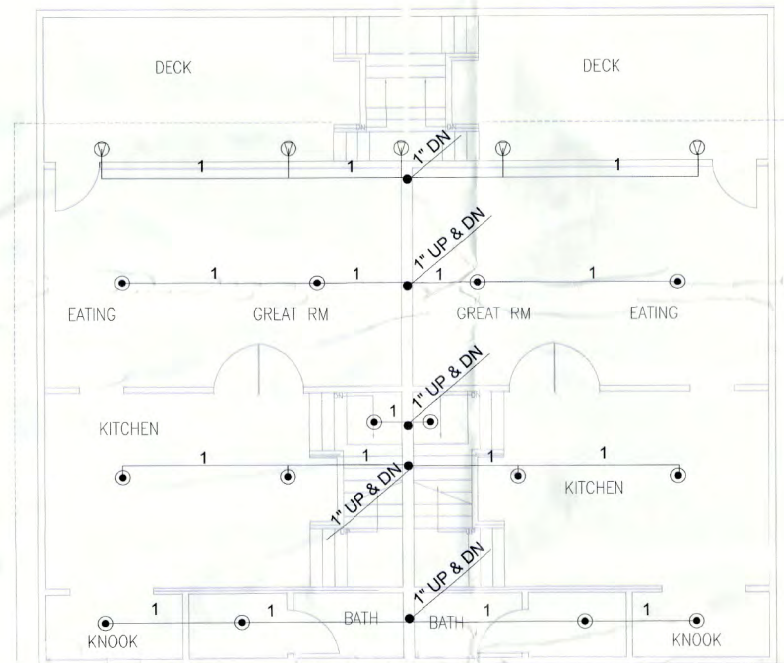


General Notes:
 This drawing is intended to show the general arrangement and extent of work to be done. The locations given are approximate and are subject to modifications as may be found necessary to meet any structural or job conditions. The fire protection contractor is to visit the job site to verify all dimensions and job conditions.
 All pipe dimensions shown on this drawing are approximate and the fire protection contractor is to verify all dimensions.
 All work to be comply with the Massachusetts State Building Code Seventh Edition and the latest NFPA #13R Standards.
 All pipe 2 1/2 and larger to be schedule #10. All pipe smaller than 2 1/2 to be pvcp.
 All hangers and attachments to be as per the latest NFPA #13R standards.
 Sprinkler head temperatures to be as specified or verify with job conditions.
 Recessed sprinkler heads in all suspended ceilings to be centered in tile.
 Sprinkler sub-contractor shall be responsible for field coordination of all sprinkler head locations with mechanical and electrical trades.
 Sprinkler sub-contractor shall prepare shop drawings for review and approval of Architect. Shop drawings shall show the location of all sprinkler heads, mechanical ducts, diffusers and electrical light fixtures.

WATER DATA	
STATIC:	105 PSI
RESIDUAL:	100PSI
FLOW:	1150 GPM
TEST DATE:	4/2/09 11:00AM



LOWER LEVEL SPRINKLER PLAN
 SCALE 1/4"=1'-0"

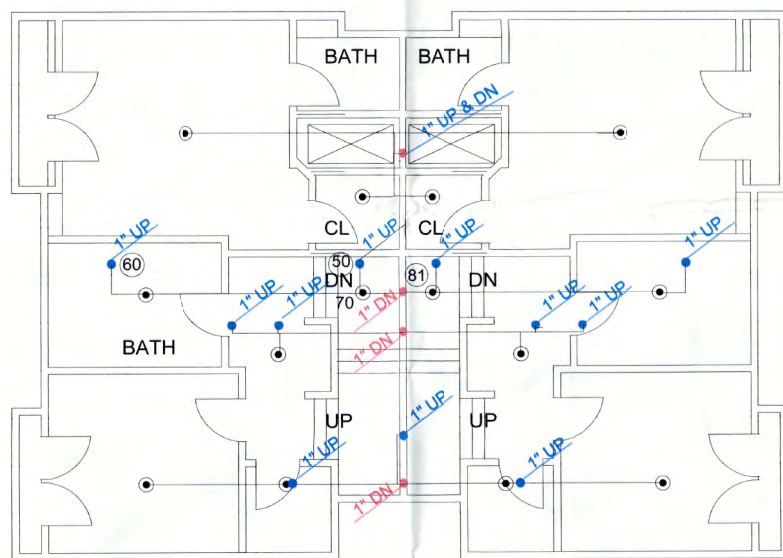
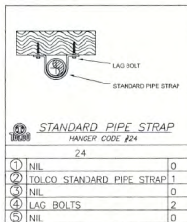
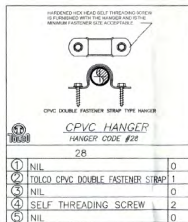
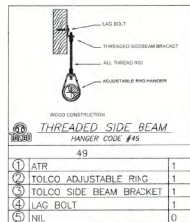


MAIN LEVEL SPRINKLER PLAN
 SCALE 1/4"=1'-0"

Harvey Lane
 AKA 1333A-1241 Sea St.



HYDRAULIC DESIGN DATA CALCULATION # 1 CALCULATION # 2 CALCULATION # 3 Hazard Class: _____ Hazard Class: _____ System Type: _____ Density: _____ Critical Area: _____ Area per Sprinkler: _____ Demand: _____ GPM: _____ PSI: _____ Date: _____ Time: _____ Test By: _____ Flow Test Info: _____ Location: _____ Orifice Size: _____ No. of Outlets: _____ Static Pressure: _____ Residual Pressure: _____ Flow: _____ U/G Pipe: _____ Safety: _____										CONTRACTOR: ADDRESS: _____ REVISION: _____ DATE: _____ BY: _____ IMPORTANT: TO PREVENT FREEZING OF WATER IN WET PIPE SPRINKLER PIPING, OWNERS TO PROVIDE SUFFICIENT HEAT THROUGHOUT AREAS WHERE SPRINKLER PIPES ARE INSTALLED, UNLESS AN ANTI-FREEZE SYSTEM.										SPRINKLER SCHEDULE & LEGEND SPRINKLER DESCRIPTION: _____ SIZE: _____ TEMP: _____ TYPE: _____ CHRM: _____ HEAD CHRT & WRENCHES PROVIDED: _____ TOTAL COUNT THIS SHEET: _____										THE SEA HOUSE SEA STREET QUINCY, MA SPRINKLER SYSTEM FIREGUARD AUTOMATIC SPRINKLER CO., INC. 201 WHITING STREET HINGHAM, MA 02043 PHONE 781-740-4423 FAX 781-740-1441										NORTH DESIGNER: JAMES N. McHUGH SCALE: 1/4"=1'-0" CHECK BY: _____ FILE NUMBER: 9-62 APPROVAL: QUINCY FIRE DEPT. DATE: 3/27/09 DRAWING NO. SP-1									
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	---	--	--	--	--	--	--	--	--	--	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--



SECOND LEVEL SPRINKLER PLAN
SCALE 1/4" = 1'-0"

HYDRAULIC CALCULATIONS
FOR

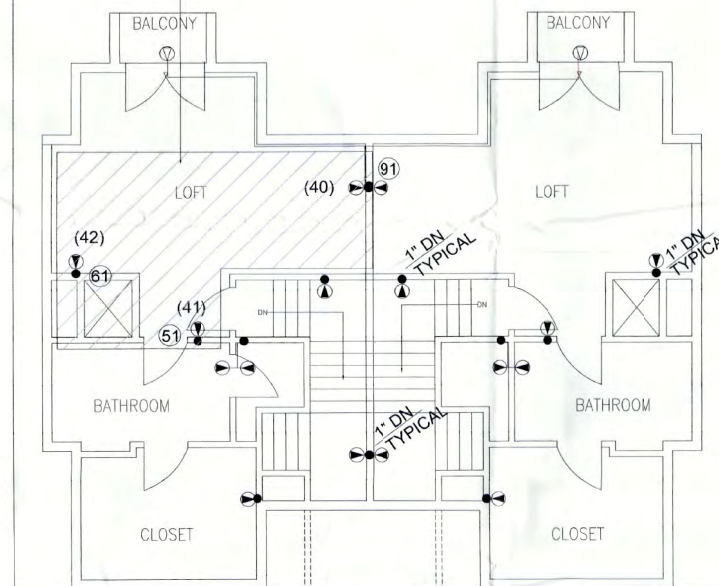
THE SEA HOUSE
SEA STREET
QUINCY, MA
FILE # 9-62
DATE: 6/14/09

DESIGN DATA

OCCUPANCY CLASSIFICATION: LIGHT HAZARD (RESIDENTIAL)
DENSITY: 18 GPM
AREA OF APPLICATION: 3 HEADS OPERATING
CONTINUOUS FLOW SPRINKLER (100 GPM)
SPECIAL SPRINKLERS
HOSE STREAM: 100 GPM
TOTAL WATER REQUIRED: 152.41 GPM
INCLUDING HOSE STREAM
AVAILABLE PRESSURE: 104.8 PSI
OPERATING PRESSURE: 36.1 PSI / 152.41
REMAINING PRESSURE: 48.7 PSI

NAME OF CONTRACTOR: FIREGUARD AUTOMATIC SPRINKLER CO. INC.
NAME OF DESIGNER: JAMES N. MCHUGH, P.E.
ADDRESS: 96 RESERVATOR BL. BROOKLAND, MA 02370
AUTHORITY: MAING JURISDICTION: QUINCY FIRE DEPT

AS PER 780 CMR: 903.3.1.2.1
BALCONIES MUST BE PROTECTED



LOFT LEVEL SPRINKLER PLAN
SCALE 1/4" = 1'-0"



HYDRAULIC DESIGN DATA									
CALCULATION # 1		CALCULATION # 2		CALCULATION # 3		CONTRACTOR:		SPRINKLER SCHEDULE & LEGEND	
Hazards Class.	LIGHT HAZARD					ADDRESS:		SPRINKLER SCHEDULE	
System Type	WET					REVISION		TY-1331 LF SIDEWALL	1/2 4.2 155 CHRM 14
Calculated Area	400					DATE		TY-2234 LF RYCESED PENDENT	1/2 4.9 155 CHRM 14
Area per Sprinkler	225					DESCRIPTION		TY-3333 DRY SIDEWALL	1/2 5.6 155 CHRM 2
Demand	GPM	Pa	GPM	Pa	GPM	BY			
FLOW TEST INFO:		FIREPUMP:		TEST BY:		IMPORTANT			
Orifice Size	No. of Orifices	Pilot Press. Pa	Static Pa	Residual Pa	Flow GPM	TO PREVENT FREEZING OF WATERS IN WET PIPE SPRINKLER PIPING, OWNERS TO PROVIDE SUFFICIENT HEAT THROUGHOUT AREAS WHERE SPRINKLER PIPES ARE INSTALLED, UNLESS AN ANTI-FREEZE SYSTEM.			
3			105	100	1150	HEAD CMT & WRENCH(S) PROVIDED			
3						TOTAL COUNT THIS SHEET = 30			
3						FIREGUARD AUTOMATIC SPRINKLER CO. INC.			

J. B. ENGINEERING, INC.
30 RESERVATOR FARM DRIVE
ROCKLAND, MA 02370
781-871-8277



THE SEA HOUSE
SEA STREET QUINCY, MA
SPRINKLER SYSTEM

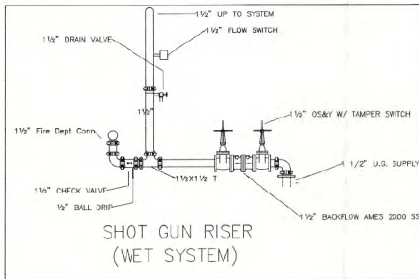
FIREGUARD AUTOMATIC SPRINKLER CO. INC.

201 WHITING STREET HINGHAM, MA 02043
PHONE 781-740-4423 FAX 781-740-1441

NORTH

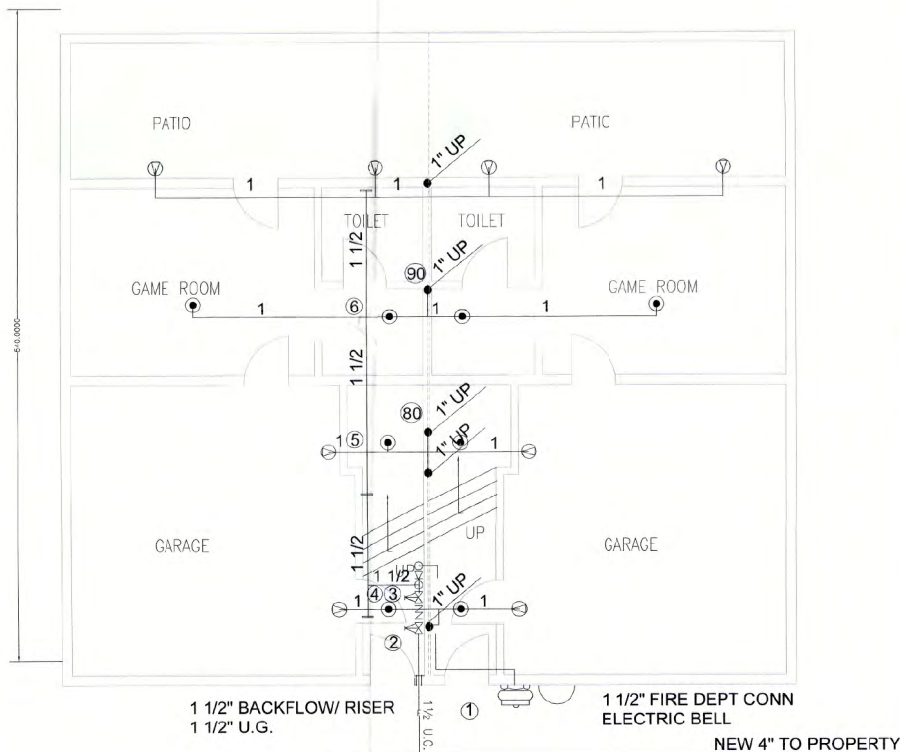
DESIGNER: JAMES N. MCHUGH
SCALE: 1/4" = 1'-0"

CHECK BY: 9-62Y
APPROVAL: QUINCY FIRE DEPT.
DATE: 3/31/09
DRAWING NO. SP-2

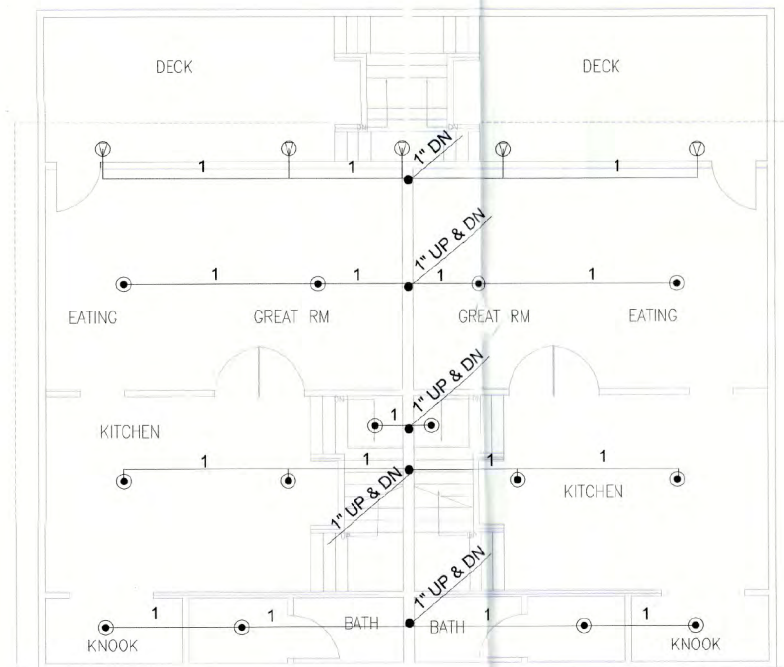


General Notes:
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 Sprinkler head temperatures to be as specified or verify with job conditions.
 Recessed sprinkler heads in all suspended ceilings to be centered in tile.
 Sprinkler sub-contractor shall be responsible for field coordination of all sprinkler head locations with mechanical and electrical trades.
 Sprinkler sub-contractor shall prepare shop drawings for review and approval of Architect. Shop drawings shall show the location of all sprinkler heads, mechanical ducts, diffusers and electrical light fixtures.

WATER DATA	
STATIC:	105 PSI
RESIDUAL:	100PSI
FLOW:	1150 GPM
TEST DATE:	4/2/09 11:00AM



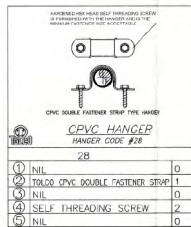
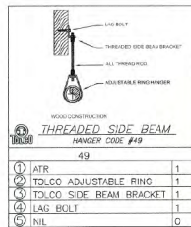
LOWER LEVEL SPRINKLER PLAN
 SCALE 1/4" = 1'-0"



MAIN LEVEL SPRINKLER PLAN
 SCALE 1/4" = 1'-0"



HYDRAULIC DESIGN DATA										CONTRACTOR:		SPRINKLER SCHEDULE & LEGEND			
CALCULATION # 1		CALCULATION # 2		CALCULATION # 3		ADDRESS:		REVISION		DATE		SPRINKLER SCHEDULE & LEGEND			
FIRE DEPT. CONN.		FIRE DEPT. CONN.		FIRE DEPT. CONN.		1150 GPM		1150 GPM		1150 GPM		1150 GPM			
1150 GPM		1150 GPM		1150 GPM		1150 GPM		1150 GPM		1150 GPM		1150 GPM			
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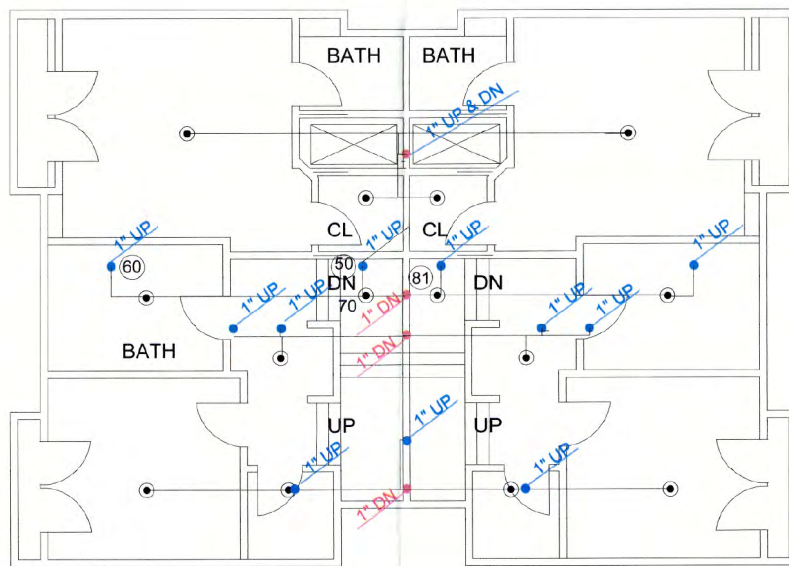


HYDRAULIC CALCULATIONS
FOR
THE SEA HOUSE
SEA STREET
QUINCY, MA
FILE # 9-62
DATE: 4/14/09

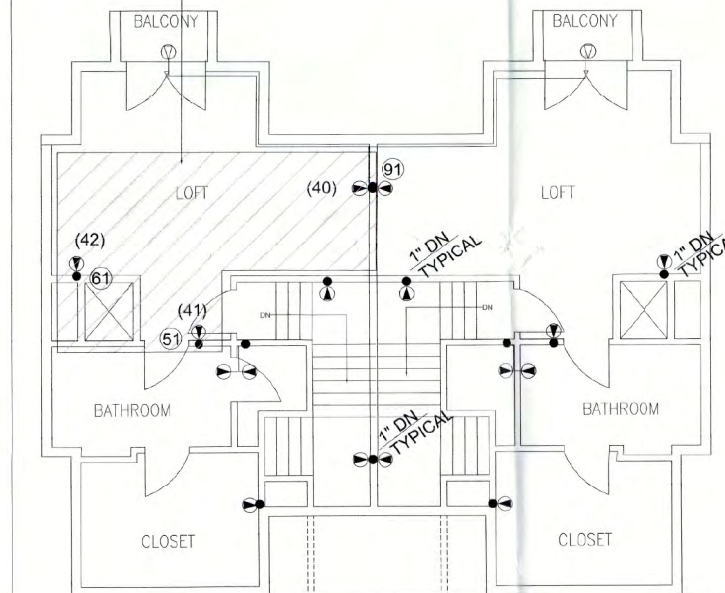
DESIGN DATA:
OCCUPANCY CLASSIFICATION: LIGHT HAZARD (RESIDENTIAL)
DENSITY: 15 GPM
AREA OF APPLICATION: 3 HEADS OPERATING
COVERAGE: FET SPRINKLER 168 SQ. FT.
SPECIAL SPRINKLER:
HOSE SHALE: 100 GPM
TOTAL WATER REQUIRED: 152.4 GPM
INCLUDING HOSE STREAMS
AVAILABLE PRESSURE: 114.88 PSI
OPERATING PRESSURE: 56.11 PSI / 152.4
RESIDUAL PRESSURE: 48.77 PSI

NAME OF CONTRACTOR: FIREGUARD AUTOMATIC SPRINKLER CO. INC.
NAME OF DESIGNER: JAMES N. MCHUGH
ADDRESS: 36 RESERVOR DR. BOSTON, MA 02270
AUTHORITY HAVING JURISDICTION: QUINCY FIRE DEPT

AS PER 780 CMR: 903.3.1.2.1
BALCONIES MUST BE PROTECTED



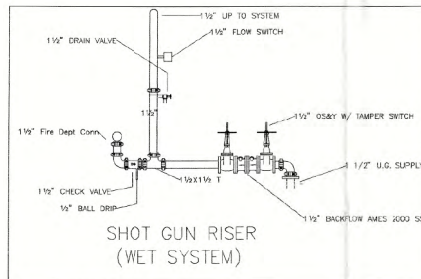
SECOND LEVEL SPRINKLER PLAN
SCALE 1/4" = 1'-0"



LOFT LEVEL SPRINKLER PLAN
SCALE 1/4" = 1'-0"

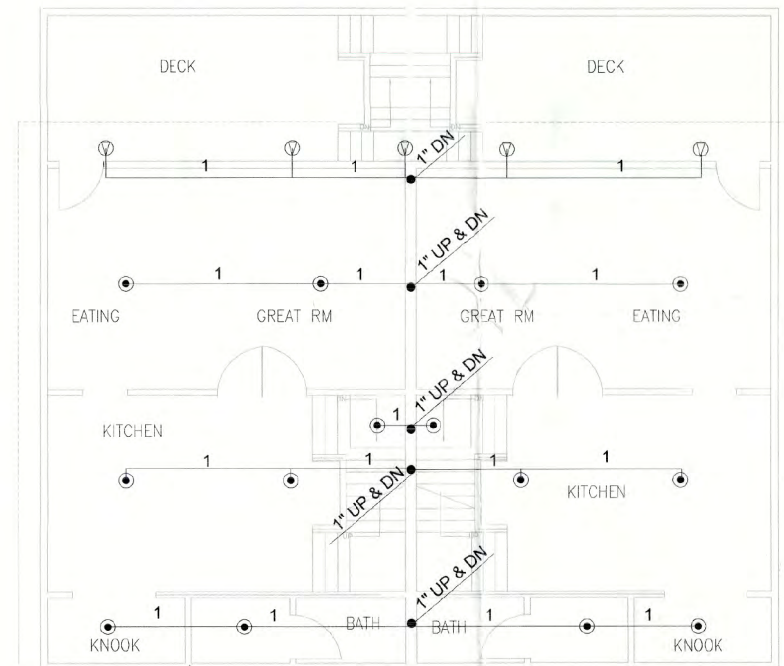
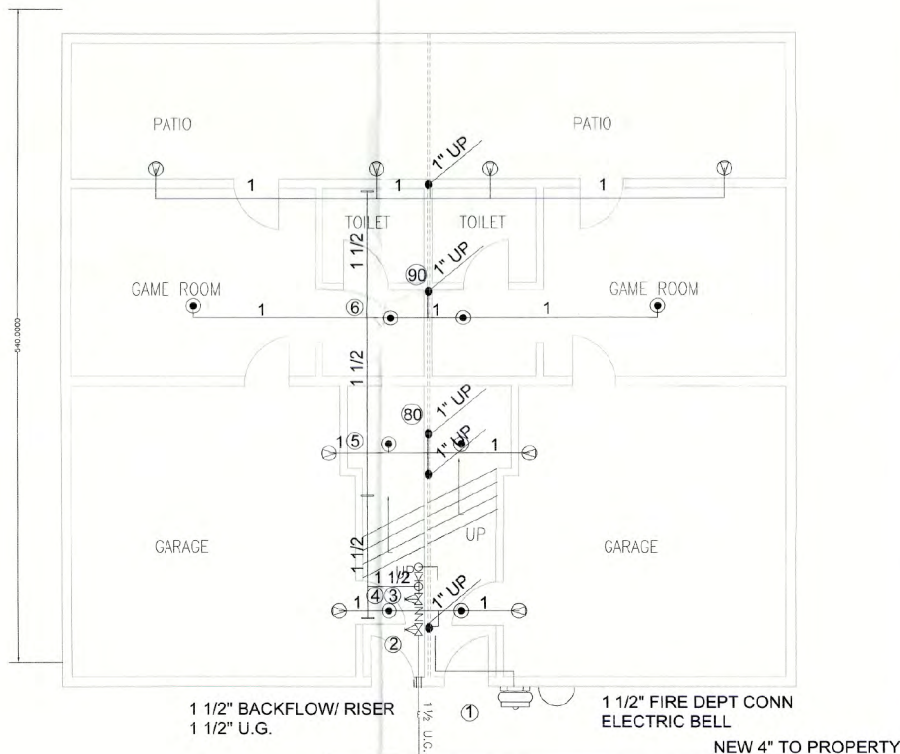


HYDRAULIC DESIGN DATA <table border="1"> <tr> <th>Calculation #</th> <th>1</th> <th>2</th> <th>3</th> </tr> <tr> <td>Flow Rate (GPM)</td> <td>152.4</td> <td>152.4</td> <td>152.4</td> </tr> <tr> <td>Pressure (PSI)</td> <td>56.11</td> <td>56.11</td> <td>56.11</td> </tr> <tr> <td>Flow (GPM)</td> <td>152.4</td> <td>152.4</td> <td>152.4</td> </tr> <tr> <td>Pressure (PSI)</td> <td>56.11</td> <td>56.11</td> <td>56.11</td> </tr> </table>		Calculation #	1	2	3	Flow Rate (GPM)	152.4	152.4	152.4	Pressure (PSI)	56.11	56.11	56.11	Flow (GPM)	152.4	152.4	152.4	Pressure (PSI)	56.11	56.11	56.11	CONTRACTOR: DATE: _____ REVISION: _____		SPRINKLER SCHEDULE & LEGEND <table border="1"> <tr> <th>SPRINKLER</th> <th>DESCRIPTION</th> <th>SIZE</th> <th>TEMP.</th> <th>FRIST</th> <th>QTY.</th> </tr> <tr> <td>1</td> <td>TY-1334 L.F. SIDEWALL</td> <td>1/2"</td> <td>155</td> <td>CHRM</td> <td>14</td> </tr> <tr> <td>2</td> <td>TY-2234 L.F. RECESSED PENDENT</td> <td>1/2"</td> <td>155</td> <td>CHRM</td> <td>14</td> </tr> <tr> <td>3</td> <td>TY-3335 DRY SIDEWALL</td> <td>1/2"</td> <td>155</td> <td>CHRM</td> <td>2</td> </tr> </table>		SPRINKLER	DESCRIPTION	SIZE	TEMP.	FRIST	QTY.	1	TY-1334 L.F. SIDEWALL	1/2"	155	CHRM	14	2	TY-2234 L.F. RECESSED PENDENT	1/2"	155	CHRM	14	3	TY-3335 DRY SIDEWALL	1/2"	155	CHRM	2
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IMPORTANT TO PREVENT FREEZING OF WATER IN WET PIPE SPRINKLER PIPING, OWNERS TO PROVIDE SUFFICIENT HEAT THROUGHOUT AREAS WHERE SPRINKLER PIPES ARE INSTALLED, UNLESS AN ANTI-FREEZE SYSTEM.		HEAD CAPS & WRENCHES PROVIDED TOTAL COUNT THIS SHEET = 30		THE SEA HOUSE SEA STREET QUINCY, MA SPRINKLER SYSTEM FIREGUARD AUTOMATIC SPRINKLER CO. INC.																																													
201 WHITING STREET HINGHAM, MA 02043 PHONE 781-740-1423 FAX 781-740-1441		DESIGNER: JAMES N. MCHUGH SCALE: 1/4" = 1'-0" CHECK BY: _____ FILE NUMBER: 9-62Y APPROVAL: QUINCY FIRE DEPT. DATE: 3/31/09 DRAWING NO. SP-2		NORTH																																													

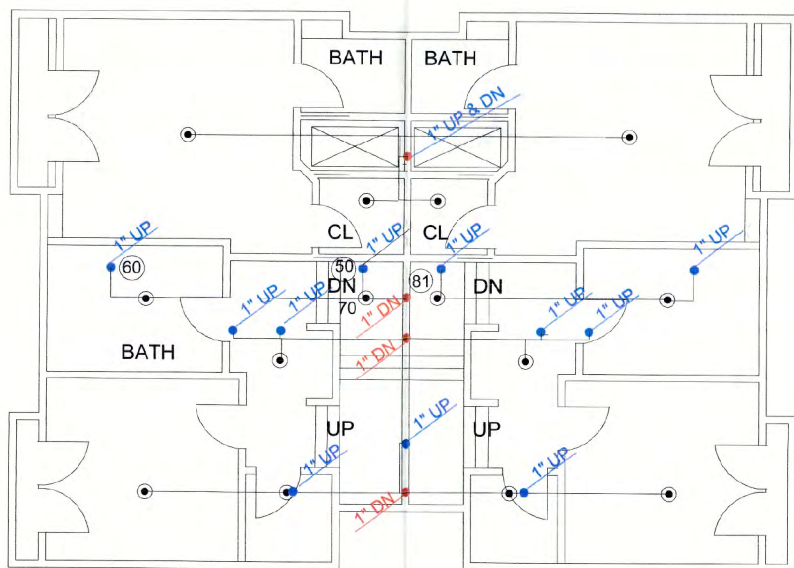
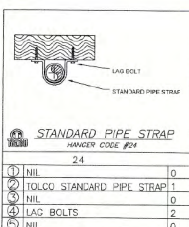
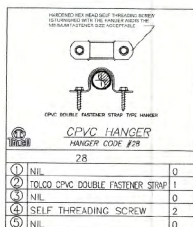
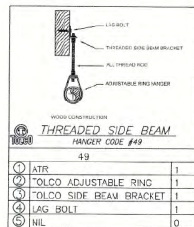


General Notes:
This drawing is intended to show the general arrangement and extent of work to be done. The locations given are approximate and are subject to modifications as may be found necessary to meet any structural or job conditions. The fire protection contractor is to visit the job site to verify all dimensions and job conditions.
All pipe dimensions shown on this drawing are approximate and the fire protection contractor is to verify all dimensions.
All work to be comply with the Massachusetts State Building Code Seventh Edition and the latest NFPA #13R Standards.
All pipe 2 1/2 and larger to be schedule #10. All pipe smaller than 2 1/2 to be 20cp.
All hangers and attachments to be as per the latest NFPA #13R standards.
Sprinkler head temperatures to be as specified or verify with job conditions.
Recessed sprinkler heads in all suspended ceilings to be centered in tile.
Sprinkler sub-contractor shall be responsible for field coordination of all sprinkler head locations with mechanical and electrical trades.
Sprinkler sub-contractor shall prepare shop drawings for review and approval of Architect. Shop drawings shall show the location of all sprinkler heads, mechanical ducts, diffusers and electrical light fixtures.

WATER DATA
STATIC: 105 PSI
RESIDUAL: 100PSI
FLOW: 1150 GPM
TEST DATE: 4/2/09 11:00AM



HYDRAULIC DESIGN DATA				CONTRACTOR:		SPRINKLER SCHEDULE & LEGEND		J & B ENGINEERING 66 BEDFORD PARK DRIVE ROCKLAND, MA 02376 781-671-8277		THE SEA HOUSE 12339-1141 SEA STREET QUINCY, MA SPRINKLER SYSTEM		NORTH	
HAZARD CLASS	CALCULATION # 1	CALCULATION # 2	CALCULATION # 3	ADDRESS:	REVISION	SPRINKLER DESCRIPTION	ORifice 1/2" TEMP. FINISH 100°						
HAZARD CLASS						TY-2224 LF RECESSED PENDENT	1/2 4.9 155 CHRM 22						
SYSTEM TYPE						TY-3335 DRY SIDEWALL	1/2 5.6 155 CHRM 13						
DESIGN													
CALCULATED AREA													
AREA PER SPRINKLER													
DEMAND													
FLOW TEST INFO													
Orifice Size	No. of Outlet	Pilot Press Psi	Static Psi	Residual Psi	Flow GPM	U/S Pipe							
7	3					SAFETY (PSI) 5							
3													
				IMPORTANT:		HEAD ORIFICE & WRENCHES PROVIDED		TOTAL COUNT THIS SHEET = 35		201 WHITING STREET HINGHAM, MA 02043		FIREGUARD AUTOMATIC SPRINKLER CO., INC.	
				TO PREVENT FREEZING OF WATER IN WET PIPE SPRINKLER PIPING, OWNERS TO PROVIDE SUFFICIENT HEAT THROUGHOUT AREAS WHERE SPRINKLER PIPES ARE INSTALLED, UNLESS AN ANTI-FREEZE SYSTEM.		HEAD ORIFICE & WRENCHES PROVIDED		TOTAL COUNT THIS SHEET = 35		781-671-8277		DESIGNER: JAMES N. McHUGH	
										9-52		CHECK BY:	
										3/27/09		FILE NUMBER	
										DATE		APPROVAL: QUINCY FIRE DEPT.	
										3/27/09		DRAWING NO.	
										SP-1			



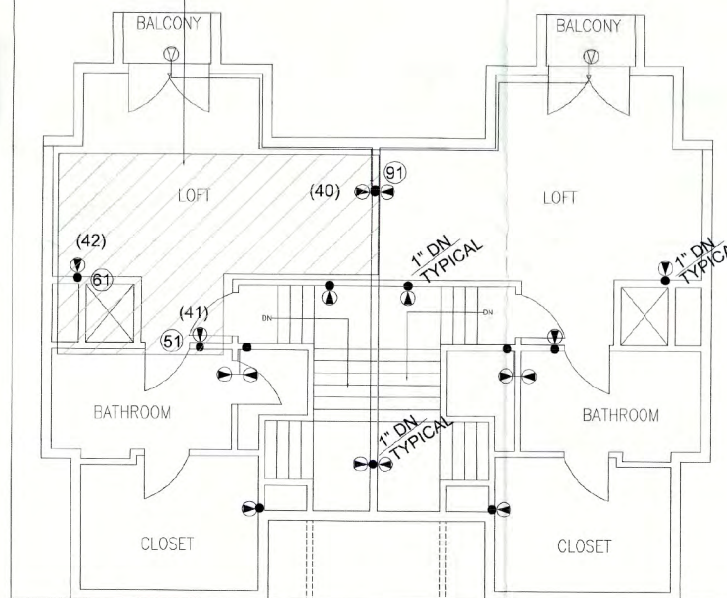
SECOND LEVEL SPRINKLER PLAN
SCALE 1/4" = 1'-0"

HYDRAULIC CALCULATIONS
FOR
THE SEA HOUSE
SEA STREET
QUINCY, MA
FILE # 9-62
DATE: 4/14/09

DESIGN DATA:
OCCUPANCY CLASSIFICATION: LIGHT HAZARD (RESIDENTIAL)
DENSITY: 18 GPM
AREA OF APPLICATION: 3 HOURS OPERATING
CORRELATE FOR SPRINKLER 100 SO. FT.
SPECIAL SPRINKLERS
HOSE STREAMS: 100 GPM
TOTAL WATER REQUIRED: 150.41 GPM
AVAILABLE PRESSURE: 104.88 PSI
OPERATING PRESSURE: 50.11 PSI/52.41
RESIDUAL PRESSURE: 48.77 PSI

NAME OF CONTRACTOR: FIREGUARD AUTOMATIC SPRINKLER CO. INC.
NAME OF DESIGNER: JAMES N. MCHUGH
ADDRESS: 66 RESERVOR DR. BURLINGTON, MA 02706
AUTHORITY HAVING JURISDICTION: QUINCY FIRE DEPT

AS PER 780 CMR: 903.3.1.2.1
BALCONIES MUST BE PROTECTED

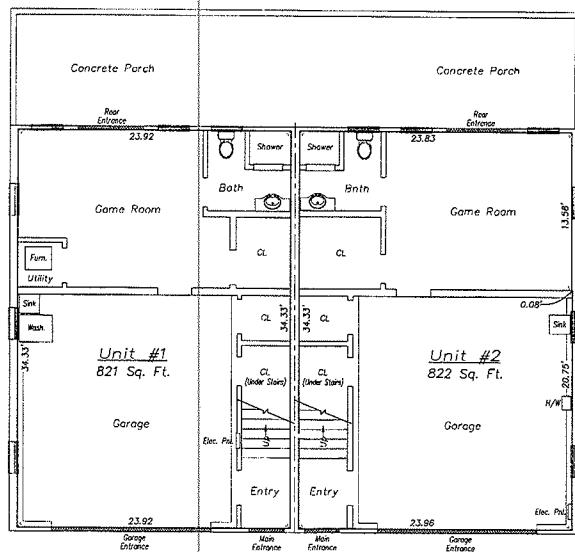


LOFT LEVEL SPRINKLER PLAN
SCALE 1/4" = 1'-0"



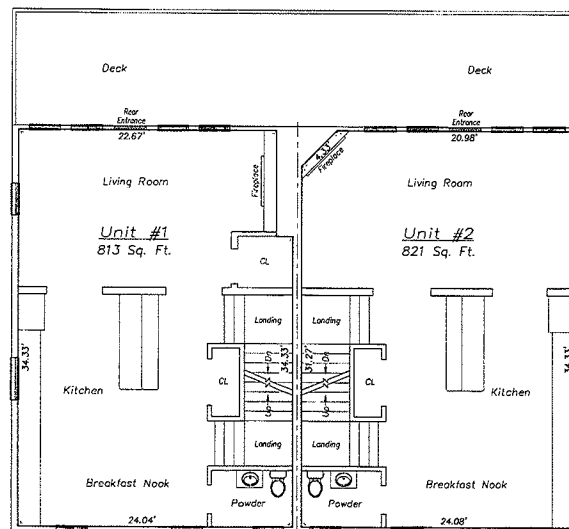
HYDRAULIC DESIGN DATA CALCULATION # 1: LIGHT HAZARD System Type: WET Density: 18 GPM/ft² Calculated Area: 400 sq ft Area per Sprinkler: 224 sq ft Demand: 180 GPM				CONTRACTOR: ADDRESS: DATE:				SPRINKLER SCHEDULE & LEGEND SYMBOL: TY-1334 LF SIDEWALL, TY-2234 LF RECESSED PENDENT, TY-3335 DRY SIDEWALL ORIFICE: 1/2", 1/2", 1/2" TEMP: 155, 155, 155 FINISH: CHRM, CHRM, CHRM QTY: 14, 14, 2			
FLOW TEST INFO Test No.: Orifice Size: No. of Outlets: Flow: 100 GPM Pressure: 100 PSI Time: 1:15				IMPORTANT TO PREVENT FREEZING OF WATER IN WET PIPE SPRINKLER PIPING, OWNERS TO PROVIDE SUFFICIENT HEAT THROUGHOUT AREAS WHERE SPRINKLER PIPES ARE INSTALLED, UNLESS AN ANTI-FREEZE SYSTEM.				THE SEA HOUSE SEA STREET QUINCY, MA SPRINKLER SYSTEM FIREGUARD AUTOMATIC SPRINKLER CO. INC. 201 WHITING STREET HINGHAM, MA 02043 PHONE 781-740-4423 FAX 781-740-1441			
DESIGNER: JAMES N. MCHUGH SCALE: 1/4" = 1'-0" CHECK BY: FILE NUMBER: 9-62Y APPROVAL: QUINCY FIRE DEPT. DATE: 3/31/09 DRAWING NO.: SP-2				NORTH							

Unit A



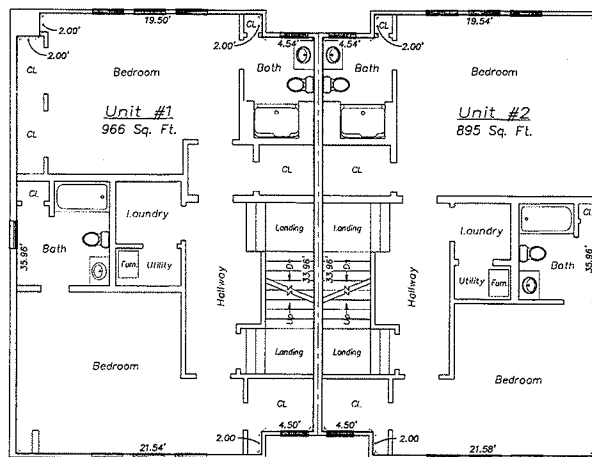
GROUND FLOOR

Unit A



FIRST FLOOR

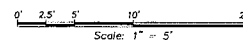
Unit A



SECOND FLOOR

LEGEND

- Dn ~ Down
Elec. Pnl. ~ Electrical Panel
CL ~ Closet
E.C.A. ~ Exclusive Common Area
Sq. Ft. ~ Square Feet
Fdn. ~ Foundation
H/W ~ Hot Water Heater
Furn. ~ Furnace
Wash ~ Washing Machine/Dryer Area



I certify that this plan fully and accurately depicts the layout of units numbered 1 and 2, and fully and accurately depicts the location and dimensions of each unit as-built, as of May 1, 2010, and that this building has no name.

Claudio O
Professional Land Surveyor



**Norfolk Registry of Deeds
Dedham, Mass.**

Received Aug. 9, 2010
With M.D.D.

Harvey White Condo. to
Master Deed

Filed as Page 38 of 2010

Filed as Page 20 of 20
Pl. Bk. 601
Attest: *Theresa P. [Signature]*

I certify that I have conformed with the rules and regulations of the Register of Deeds in preparing this plan.

Done in preparing this plan.
Claudio Lale
 Professional Land Surveyor

AS-BUILT FLOOR PLAN
HARVEY WHARF CONDOMINIUM
QUINCY, MASS.

ERNEST W. BRANCH, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
1245 HANCOCK STREET - P.O. BOX 690713
QUINCY, MA 02269
PH.(617) 773-2321 FAX.(617) 472-1603

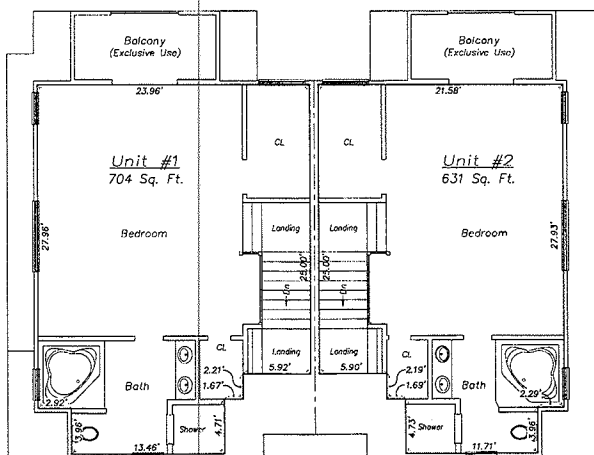
SCALE: DATE: REVISIONS:

1" = 5' May 10, 2010

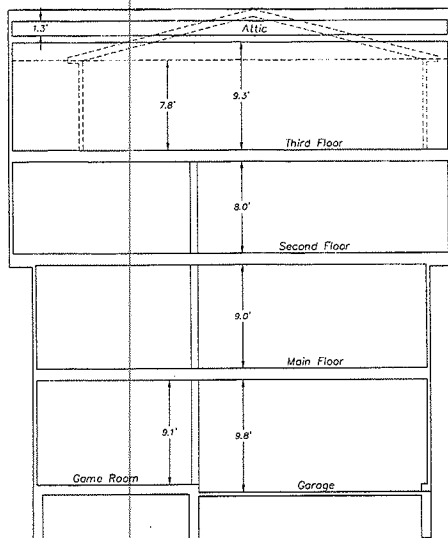
FILE # 2008-022

Sheet 2 of 3

Unit A

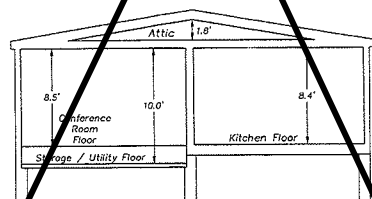
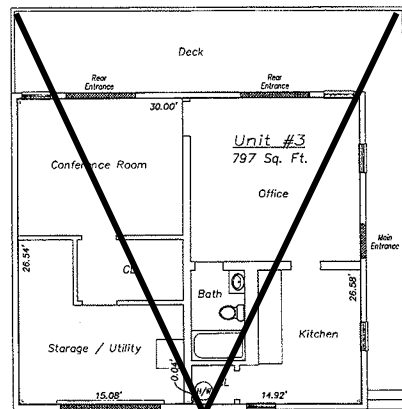
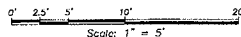


Unit A



LEGEND

- DN ~ Down
- Elec. Panel ~ Electrical Panel
- CL ~ Closet
- E.C.A. ~ Exclusive Common Area
- Sq. Ft. ~ Square Feet
- Found. ~ Foundation
- H/W ~ Hot Water Heater
- Furn. ~ Furnace
- Wash ~ Washing Machine/Dryer Area



I certify that this plan fully and accurately depicts the layout of units numbered 1 and 2, and fully and accurately depicts the location and dimensions of each unit as-built, as of May 1, 2010, and that this building has no name.

Claudio Salo
Professional Land Surveyor



Norfolk Registry of Deeds
Dorham, Mass.
Received Aug. 9, 2010
With M.D.D.
Harvey Wharf Condominium
Master Deed
Filed as Page 39 of 2010
PL Bk 601
Attest: *John P. Parnell*
Register

I certify that I have conformed with the rules and regulations of the Register of Deeds in preparing this plan.

Claudio Salo
Professional Land Surveyor

AS-BUILT FLOOR PLAN
HARVEY WHARF CONDOMINIUM
QUINCY, MASS.

ERNEST W. BRANCH, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
1245 HANCOCK STREET - P.O. BOX 690713
QUINCY, MA 02269
PH. (617) 773-2321 FAX (617) 472-1603

SCALE: 1" = 5' DATE: May 10, 2010 REVISIONS: July 28, 2010: (Unit 3)

FILE # 2006-022 Sheet 3 of 3

601 - 39 - 2010



The Commonwealth of Massachusetts
City Of Quincy www.quincyma.gov

Office of The Collector of Taxes
 Molly Smith, Treasurer

 (617) 376-1084

 treascoll@quincyma.gov

FISCAL YEAR 2027 PRELIMINARY REAL ESTATE TAX BILL

Based on assessments as of January 1, 2026, your Real Estate Tax for the fiscal year beginning July 1, 2026 and ending June 30, 2027 is outlined below.

BILL NUMBER	DUE DATE	FIRST QTR
27201	08/03/2026	

OWNER OF RECORD		
LIEBELT JAMES H JENNY S LIEBELT		
PROPERTY INFORMATION		
8 HARVEY LN A		
MBLU 1010 20 8A	PARCEL ID 087239	LAND AREA (SF/AC)

PRELIMINARY TAX BILL SUMMARY	
Residential Tax	\$5,269.79
Commercial Tax	\$0.00
Total Preliminary Real Estate Tax	\$5,269.79
Community Preservation Act Charge	\$46.81
SPECIAL (SP) ASSESSMENTS	
TYPE	AMOUNT INTEREST TOTAL
Total Preliminary Real Estate Tax and SP Assessments	
	\$5,316.60

Prior Fiscal Years Outstanding Real Estate Tax	
Real Estate Tax	\$0.00

*Interest is included in the amounts above.

 Interest at the rate of 14% per annum will accrue on overdue payments from the due date until payment is received. **The tax collector has no power under the law to waive interest, charges, or fees.**

PAYMENT BREAKDOWN	
Preliminary Tax	\$5,316.60
First Quarter Due August 3, 2026	\$2,658.30
Amount Due Now*	\$2,658.30

*This amount does not include outstanding tax amounts from prior fiscal years.

Second Quarter Due November 2, 2026	\$2,658.30
-------------------------------------	------------

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

RETURN THIS STUB WITH PAYMENT

	Payment by Mail		Payment Online		Payment in Person	Hours:
	Send payment by check only , along with this tear off strip, to: City of Quincy Office of the Collector PO Box 4118, Woburn, MA 01888-4118		Instructions at: www.quincyma.gov under How Do I menu		Bring this slip, along with payment by check, cash, or credit (fees apply), to: City of Quincy Office of the Collector 1305 Hancock St, Quincy, MA 02169	

FISCAL YEAR 2027 PRELIMINARY REAL ESTATE TAX BILL

PROPERTY INFORMATION		
8 HARVEY LN A	MBLU 1010 20 8A	PARCEL ID 087239

LIEBELT JAMES H
 JENNY S LIEBELT
 8 HARVEY LANE UNIT 8A
 QUINCY, MA 02169

BILL NUMBER	DUE DATE	FIRST QTR
27201	08/03/2026	
Amount Due Now		\$2,658.30
OPTIONAL DONATION		
Education	\$	
Seniors/Disable	\$	
Total Amount Paid*	\$	

*Optional Donation(s) + Tax Payment

01662082027100027201300002658300



City of Quincy Massachusetts
1305 Hancock St
Quincy, MA 02169
(617) 376-1918

Utility Bill
CUSTOMER COPY

Please keep this portion for your records.

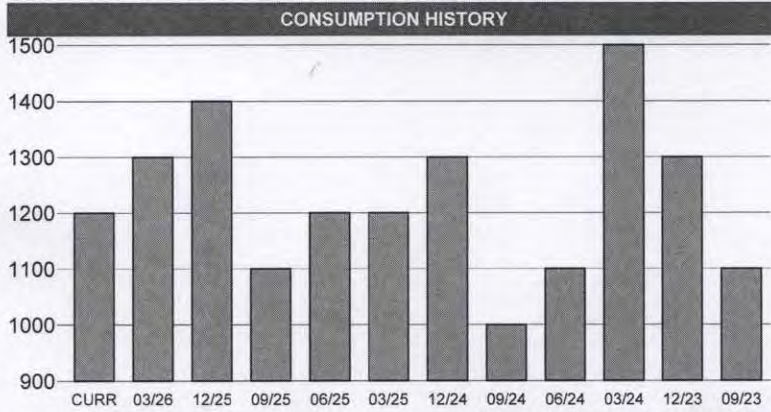
CUSTOMER NAME		CUSTOMER NO.	PARCEL ID		SERVICE LOCATION				
LIEBELT JAMES H &		698746	087239		8 HARVEY LANE 8A				
BILL NUMBER	BILL DATE	ACCOUNT #		ACCOUNT TYPE		DUE DATE			
2095083	07/03/2026	27821		1040 2 FAMILY		08/04/2026			
DESCRIPTION	METER NUMBER	READ CODE	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	UOM	CHARGE AMOUNT
SEWER @ 85%			03/02/2026	05/29/2026					\$178.60
WATER DOMESTIC	43913946	A	03/02/2026	05/29/2026	74400	75600	1200	CF	\$110.04

WATER - \$9.17 SEWER - \$17.51

For Questions:

Regarding Usage call Water Office at (617) 376-1908.

Regarding payments call Collector's Office at (617) 376-1098.



PREVIOUS CONSUMPTION	
Date	Cubic Feet
03/26	1300
12/25	1400
09/25	1100
06/25	1200

READCODE

A = Actual
E = Estimate
F = Final

Total Current Billing	\$288.64
Previous Balance	\$312.70
Adjustments	\$0.00
Interest	\$0.00
Less Payments Received	(\$312.70)
Penalties	\$0.00
Total Amount Due	\$288.64

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



City of Quincy Massachusetts
1305 Hancock St
Quincy, MA 02169
(617) 376-1918

Utility Bill
REMIT PORTION

Please write your Account Number on your check and enclose this portion of the bill with your payment.

Make checks payable to: City of Quincy Collector's Office
Online Payments @quincyma.gov

SERVICE LOCATION	BILL NUMBER	CUSTOMER #	ACCOUNT #	PARCEL ID	DUE DATE	TOTAL DUE
8 HARVEY LANE 8A	2095083	698746	27821	087239	08/04/2026	\$288.64

LIEBELT JAMES H &
JENNY S LIEBELT
8 HARVEY LANE UNIT 8A
QUINCY, MA 02169

City of Quincy
Collector's Office
1305 Hancock Street
Quincy, MA

01666042027102095083800000288647

ALTA Homeowner's Policy of Title Insurance (Rev. 2/03/10)

**HOMEOWNER'S POLICY OF TITLE INSURANCE FOR A ONE-TO-FOUR FAMILY RESIDENCE
ISSUED BY**

STEWART TITLE GUARANTY COMPANY

As soon as You Know of anything that might be covered by this Policy, You must notify Us promptly in writing at the address shown in Section 3 of the Conditions.

OWNER'S COVERAGE STATEMENT

This Policy insures You against actual loss, including any costs, attorneys' fees and expenses provided under this Policy. The loss must result from one or more of the Covered Risks set forth below. This Policy covers only Land that is an improved residential lot on which there is located a one-to-four family residence and only when each insured named in Schedule A is a Natural Person.

Your insurance is effective on the Policy Date. This Policy covers Your actual loss from any risk described under Covered Risks if the event creating the risk exists on the Policy Date or, to the extent expressly stated in Covered Risks, after the Policy Date.

Your insurance is limited by all of the following:

- The Policy Amount
- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A
- The Exceptions in Schedule B
- Our Duty To Defend Against Legal Actions
- The Exclusions on page 3
- The Conditions on pages 3, 4 and 5.

COVERED RISKS

The Covered Risks are:

1. Someone else owns an interest in Your Title.
2. Someone else has rights affecting Your Title because of leases, contracts, or options.
3. Someone else claims to have rights affecting Your Title because of forgery or impersonation.
4. Someone else has an Easement on the Land.
5. Someone else has a right to limit Your use of the Land.

Countersigned by:

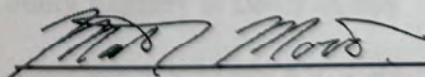
Authorized Signature

Kellem & Kellem, LLC
Company

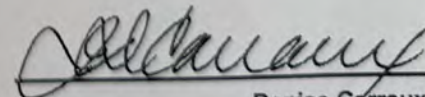
Hingham, MA
City, State

stewart
title guaranty company





Matt Morris
President and CEO



Denise Carraux
Secretary

Policy
Serial No.

O-9240-000634848

AMERICAN
LAND TITLE
ASSOCIATION



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Insurance for a One-to-four Family Residence (1-1-08)

**HOMEOWNER'S POLICY OF TITLE INSURANCE
FOR A ONE-TO-FOUR FAMILY RESIDENCE**

SCHEDULE A

Name and Address of Title Insurance Company: **Stewart Title Guaranty Company**
P.O. Box 2029, Houston, TX 77252-2029

Issuing Agent: **Kellem & Kellem, LLC**
100 Recreation Park Drive, Suite 101, Hingham MA 02043

File No.: **2015-672WF-SK**

Owners Policy No.: **O-9240-000634848**

Associated Loan Policy Reference (If Any): M-9302-004440896

Amount of Insurance: **\$700,000.00**

Date of Policy: **July 24, 2015 at 11:30 AM**

Deductible Amounts and Maximum Dollar Limits of Liability For Covered Risk 16, 18, 19 and 21:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1 % of Policy Amount or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1 % of Policy Amount or \$ 5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1 % of Policy Amount or \$ 5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1 % of Policy Amount or \$ 2,500.00 (whichever is less)	\$ 5,000.00

* Street Address of the Land: 8 Harvey Lane, Unit 8A, Quincy MA 02169

**For Company reference only; Not an insuring provision.*

Name of Insured: **Jenny S. Liebelt and James H. Liebelt**

Your interest in the Land covered by this Policy is: **Fee Simple**

The Land referred to in this policy is described as follows:

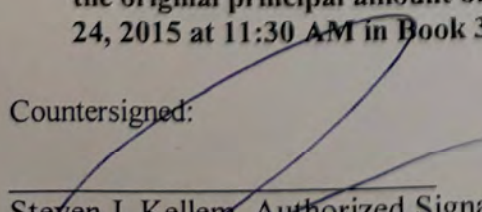
See attached **Schedule A, "Exhibit A - Legal Description"**

The Land herein described is encumbered by the following Mortgage/Deed of Trust:

Mortgage from Jenny S. Liebelt and James H. Liebelt to Wells Fargo Bank, N.A. dated July 23, 2015 in the original principal amount of \$560,000.00 recorded in the Norfolk County Registry of Deeds on July 24, 2015 at 11:30 AM in Book 33337, Page 348.

This policy valid only if Schedule B is attached.

Countersigned:


Steven J. Kellem, Authorized Signatory
Kellem & Kellem, LLC



NOTE: This proposal is for the potential future installation of an elevator only. The unit has been engineered to accommodate an elevator if desired.



SUBMITTAL COVER SHEET

**Chenette Residence
Quincy, MA**

Elvoron - HR

Owner:

John Chenette
8 Harvary's Lane
Quincy, MA 02169

Architect:

Garaventa USA, Inc.

www.GaraventaUSA.com

999 Candia Road, Bldg.2, Unit 1, Manchester, NH 03109

Phone: (603) 669-6553

Fax: (603) 669-0078



Greetings,

We are sending the enclosed sets of drawings and specifications as part of our standard submittal process. In order for the equipment to be released into full production, we must obtain sign-off on the submittal drawings. Please review the enclosed drawings and specifications, sign and date them with notes as required to let us know if any changes are required. Please send a copy back to our office at the following address:

**Garaventa USA
999 Candia Rd., Bldg 2-1
Manchester, NH 03109**

Tel: 1-888-624-5438 Fax: 603-669-0078

A quick note about our Project Management services.....

Garaventa USA has assigned a project manager to your project, to help with all of the construction details related to the installation of the Lift/Elevator.

We will be providing on-site support for you in your site preparation efforts for this project. Once our drawings and submittals have been approved, we will be in contact with you to review the anticipated construction schedule.

Additionally, if you feel you need a site review in advance – please feel free to call to set up a meeting. **I have found that it is best to have a site meeting prior to any significant construction related to our Lifts/Elevators.** This way we can identify any issues early, and make sure all other trades understand requirements related to blocking, electrical, etc...

For answers to questions, or to call to set up an on-site meeting, please contact the following Project Manager:

**John McCarty - Project Manager
Tel: 1-800-276-5438 ext# 220
e-mail: john.mccarty@garaventausa.com**

Thank you for choosing Garaventa USA for your Accessibility needs.

Garaventa USA 999 Candia Rd. Bldg 2-1 Manchester, NH 03109 1-888-624-5438

DRAWINGS HAVE BEEN REVIEWED AND FOUND TO BE:

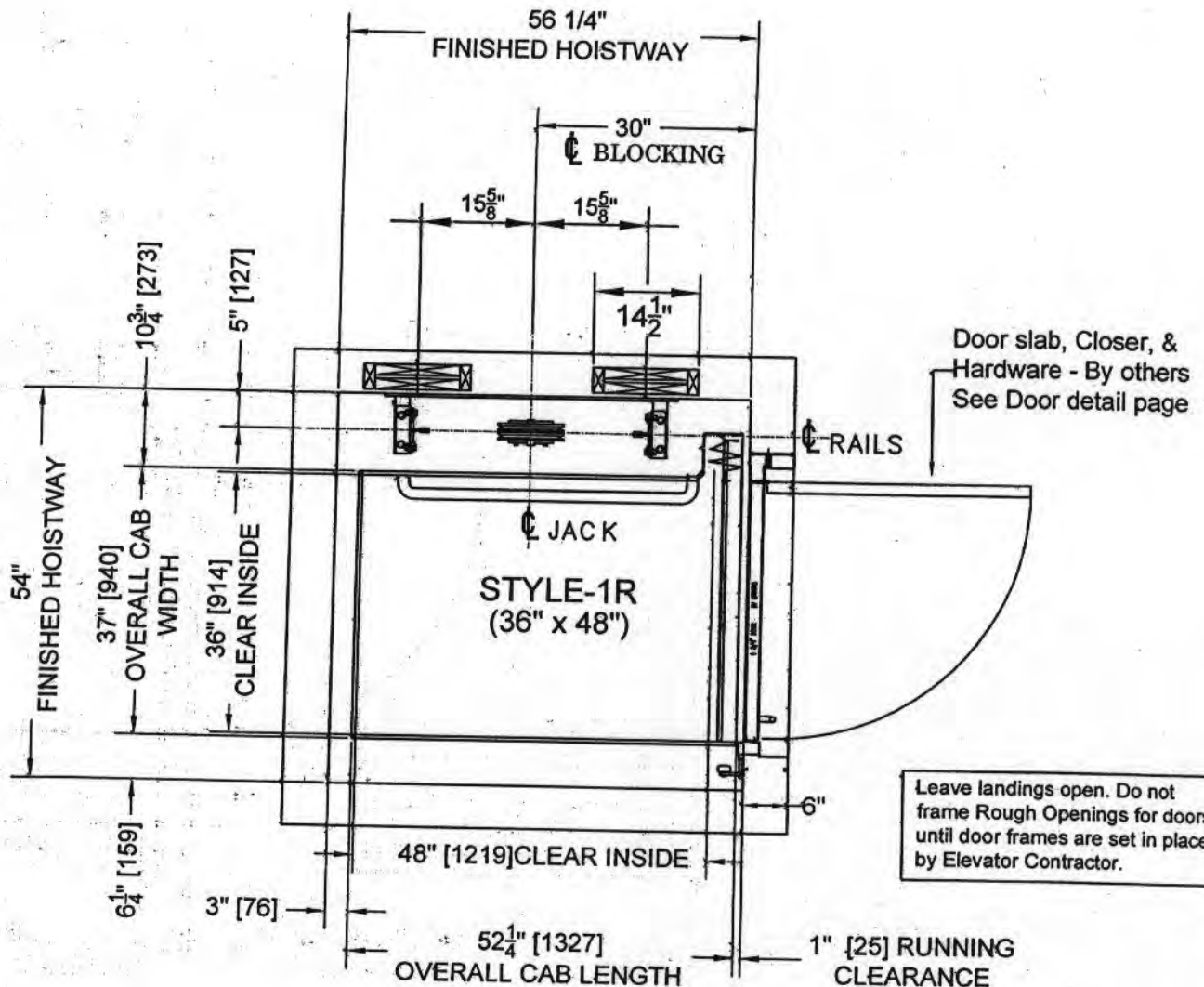
- ☐ - ACCEPTED AS DRAWN
- ☐ - ACCEPTED AS NOTED. MAKE LISTED CHANGES, NO RESUBMITTAL NECESSARY.
- ☐ - NOT ACCEPTED. REVISE AND RESUBMIT FOR APPROVAL

APPROVAL BY: _____

DATE: _____

PROVIDE BLOCKING IN WALL AS REQUIRED TO SUPPORT ALL LOADS AS LISTED. DESIGN AS APPROVED BY PROJECT ARCHITECT OR ENGINEER. CONCRETE BLOCK WALLS WHEN USED, MUST BE FILLED SOLID AT ALL BRACKET LOCATIONS.

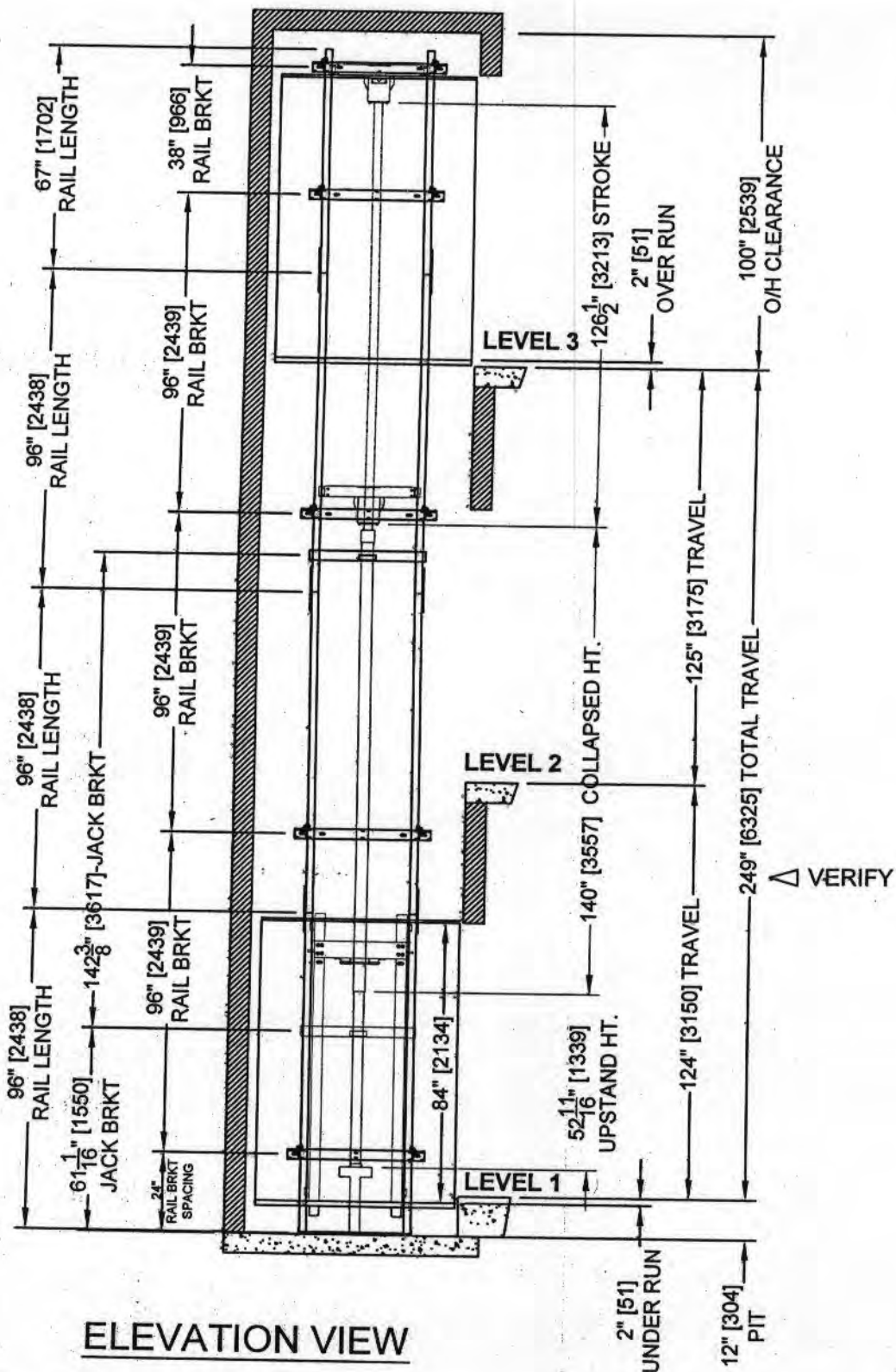
NOTE: IF HOISTWAY PENETRATES FIRE SEPARATED FLOORS OR IF ANY ELEVATOR ENTRANCE SERVES A GARAGE - VENTILATION OF HOISTWAY AND MACHINE ROOM IS REQUIRED.



Leave landings open. Do not frame Rough Openings for doors until door frames are set in place by Elevator Contractor.

001	HSTWAY WAS 50" WIDE, LOCKS WERE PORTA-EMDL				
0	INITIAL RELEASE				
REV.	SCALE: NTS	TOLERANCES:	DIMENSIONAL $\pm 1/32"$	ANGULAR $\pm 1.0"$	UNITS: INCHES
					10/9/09 KM
					PROJECTION:
					DATE DRN.BY CHK.BY
 999 CANDIA RD. BLDG 2-1 MANCHESTER, NH 03109 PH: ++1 888-624-5438 FAX: ++1 603-669-0078 http://www.garaventalift.com					ELVORON-HR CHENETTE RESIDENCE 8 HARVARY'S LAVE QUINCY, MA 02169
GARAVENTA-USA					PAGE: 1 of 11 USA

80353



001	HSTWAY WAS 50" WIDE, LOCKS WERE PORTA-EMDL				
0	INITIAL RELEASE				
REV.	SCALE: NTS	TOLERANCES:	DIMENSIONAL $\pm 1/32"$ ANGULAR $\pm 1.0^\circ$	UNITS: INCHES	10/9/09 KM
				PROJECTION:	DATE DRN.BY CHK.BY



999 CANDIA RD. BLDG 2-1
 MANCHESTER, NH 03109
 PH: ++1 888-624-5438
 FAX: ++1 603-669-0078
<http://www.garaventalift.com>

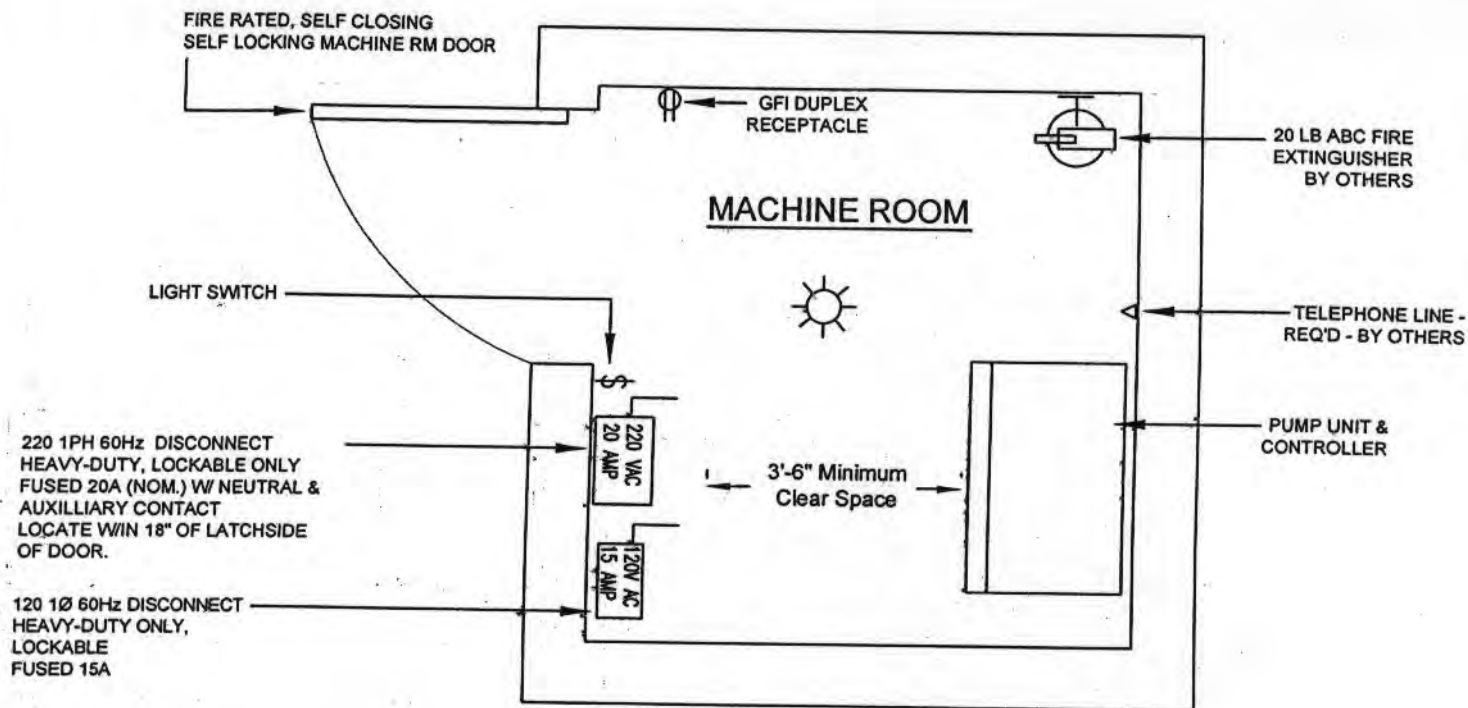
ELVORON-HR
 CHENETTE RESIDENCE
 8 HARVARY'S LAVE
 QUINCY, MA 02169

GARAVENTA-USA

PAGE: 2 of 11

USA

80353



MACHINE ROOM - Locate adjacent to hoistway.

POWER SUPPLY REQUIREMENTS BY OTHERS				
	VOLTS-PHASE	DISCONNECT SIZE	FUSE (DUAL ELEMENT SLOW-BLOW)	FULL LOAD CURRENT
MOTOR & EQUIP	220 V 1-Ph	20 A	20 A	16.5 A
CAR LIGHTING SUPPLY	120 V-1Ph.	15 A	15 A	

MACHINE ROOM REQUIREMENTS:
(by others)

1. Main Line 220 VAC Disconnect must be located w/in 18" of latchside of machine room door. Must include an auxiliary contact for battery isolation. Provide neutral wire - required.
2. ABC Type - 20 lb. Fire Extinguisher
3. Machine Room ventilation may be required. Vent to Hoistway when Hoistway ventilation is required.
4. Machine room to be located adjacent to hoistway.
5. Telephone line to Machine room required.
6. All disconnects must be heavy-duty models, and must be fused and lockable.
7. No equipment other than equipment directly related to the elevator functioning-is allowed in the machine room space.
8. Clear headroom of at least 79" is required.
9. Fire rating of machine room must be at least that of the hoistway, and must comply with applicable building codes.
10. Machine room door must be self closing and self locking (store-room function lock). And must be fire rated as required.
11. Light for machine room must be fitted with protective cover.
12. Machine room temperature must be maintained between 50 and 90 degrees Fahrenheit.
13. Provide knock out/holes as required for routing elevator hydraulic lines and travel cable.

0	INITIAL RELEASE	UNITS: INCHES	10/9/09	KM	
REV.	SCALE: NTS	TOLERANCES: DIMENSIONAL $\pm 1/32"$ ANGULAR $\pm 1.0^\circ$	PROJECTION:	DATE	DRN.BY


GARAVENTA LIFT

999 CANDIA RD. BLDG 2-1
MANCHESTER, NH 03109
PH: ++1 888-624-5438
FAX: ++1 603-669-0078
<http://www.garaventalift.com>

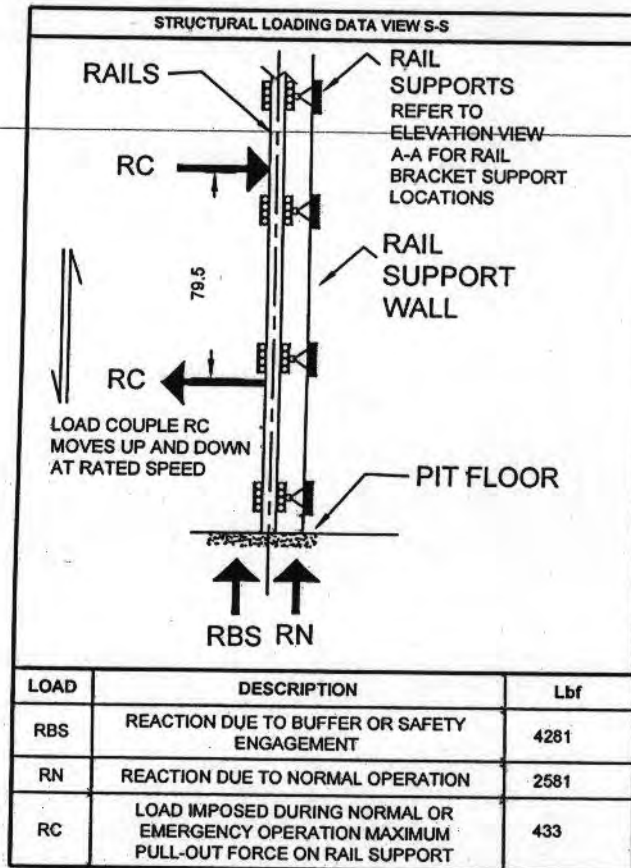
ELVORON-HR
CHENETTE RESIDENCE
8 HARVARY'S LAVE
QUINCY, MA 02169

GARAVENTA-USA

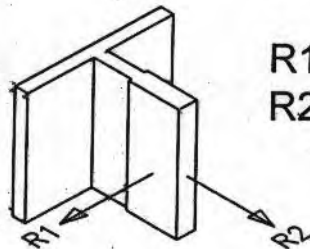
PAGE: 3 of 11

USA

80353

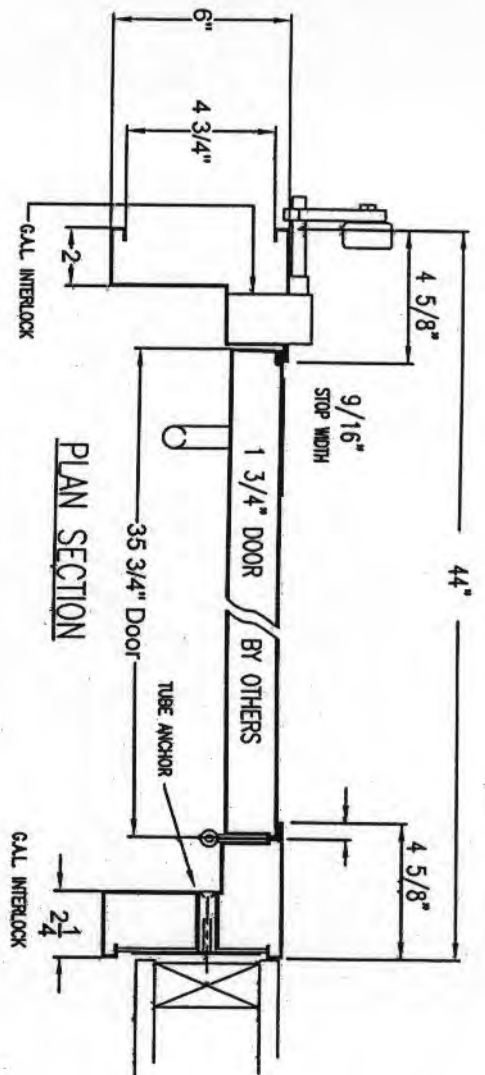


RAIL REACTIONS:



$$\begin{aligned} R1 &= 217 \\ R2 &= 57 \end{aligned}$$

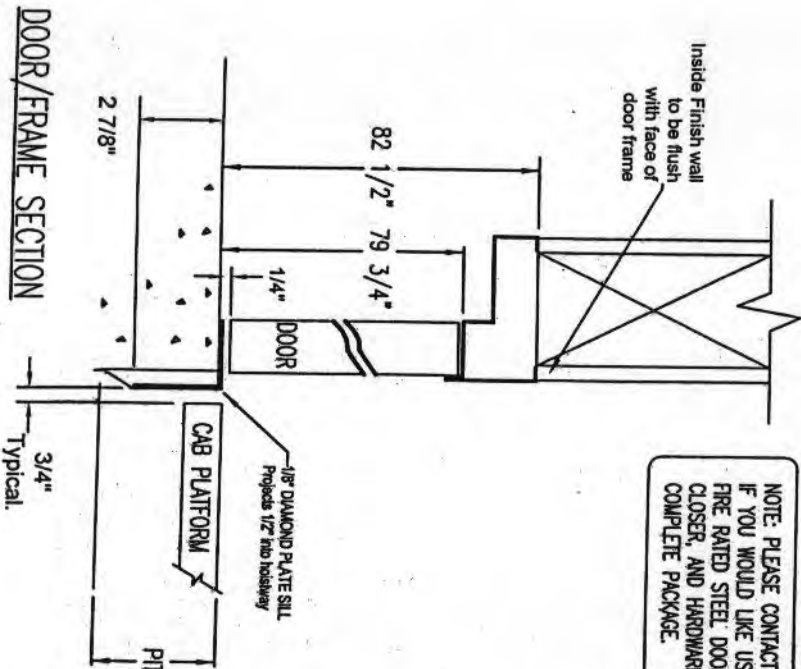
001	HSTWAY WAS 50" WIDE, LOCKS WERE PORTA-EMDL						
0	INITIAL RELEASE			UNITS: INCHES	10/9/09	KM	
REV.	SCALE: NTS	TOLERANCES: DIMENSIONAL: $\pm 1/32"$ ANGULAR: $\pm 1.0^\circ$		PROJECTION:	DATE	DRN.BY	CHK.BY
999 CANDIA RD. BLDG 2-1 MANCHESTER, NH 03109 PH: ++1 888-624-5438 FAX: ++1 603-669-0078 http://www.garaventlift.com				ELVORON-HR CHENETTE RESIDENCE 8 HARVARY'S LAVE QUINCY, MA 02169		80353	
PAGE: 5 of 11						USA	



PLAN SECTION

GAL. INTERLOCK

NOTE: PLEASE CONTACT GARAVENTA USA
IF YOU WOULD LIKE US TO PROVIDE A
FIRE RATED STEEL DOOR, CONCEALED
CLOSER, AND HARDWARE AS A
COMPLETE PACKAGE.

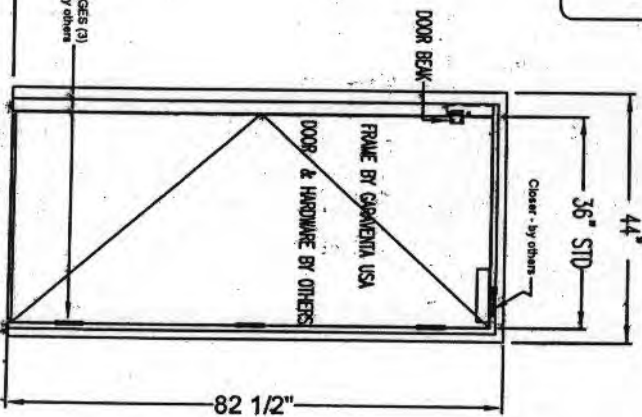


DOOR/FRAME SECTION

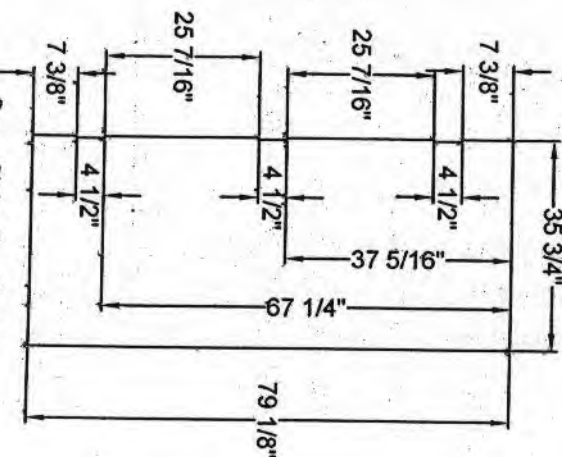
Typical.

FRONT VIEW (HALL SIDE)

DOOR SLAB STD SIZE 35 3/4 x 79 1/8 x 1 3/4"



Door Slab: By others
Hinge Locations as Shown
Single Mortised Hinge Prep



SPECIFICATIONS:

FRAME: 16 Ga. PRESSED STEEL, ELEVATOR STYLE (FLUSH HOSHWAY SIDE)
GALVANIZED & WIPED AS25/527 OR EQUIV.
PRIMED ONLY. FINISH PAINTING BY OTHERS
PREP FOR GALL. TYPE "N" ELEVATOR INTERLOCK
GALL. TYPE "N" ELEVATOR INTERLOCK INCLUDED

TITLE
RESIDENTIAL FRAME
SECTIONS, VIEWS, DETAILS & SPECS.

PROJECT:
ELVORON-HR
CHENETTE RESIDENCE
8 HARVARY'S LAVE
QUINCY, MA 02169

REV: 12/20/07

PAGE 6 OF 11

GARAVENTA USA

DOOR AND HARDWARE BY OTHERS. AS FOLLOWS:

DOOR:

- SIZE: TO FIT FRAME PROVIDED:
35 3/4" x 79 1/8" x 1 3/4" Std.
- MATERIAL: AS REQUIRED TO MEET
LOCAL REQUIREMENTS FOR FIRE RATING (IF ANY).

HARDWARE:

- DUMMY PULL HANDLE ON OUTSIDE, FLUSH PLATE ONLY ON
INSIDE.
- HINGES: .134" x 4 1/2" x 4 1/2" (Sq) (3 TOTAL)
- CLOSER (DOOR MUST BE SELF CLOSING)

DRIVING MACHINE:

SYSTEM:	1:2 ROPED HYDRAULIC
ROPES:	(2)-3/8"Ø GALV. AIRCRAFT CABLE
SAFETIES:	TYPE 'A' (INSTANTANEOUS)
MOTOR HORSEPOWER:	3HP
MOTOR SUPPLYVOLTAGE:	220V 1Ph.
PUMP DATA:	4.5 G.P.M. @1800RPM -SCREW PUMP
CONTROL VALVE:	EV-100 (2-speed)

HYDRAULICS

EST. CAR WEIGHT (lbs):	700
EST. SLING WEIGHT (lbs):	250
CAPACITY (lbs):	750lbs
GROSS LOAD (lbs):	3594
RATED SPEED (ft/min):	40 Ft/Min
EST. WORKING PRESSURE (psi):	725
EST. STATIC PRESSURE (psi):	415
PLUNGER DIAMETER (in.):	2.50
CYLINDER DIAMETER (in.):	3.25
HEAD DIAMETER (in.):	4.25

GENERAL

TOTAL TRAVEL DISTANCE (in.):	249.00
NUMBER OF STOPS:	3 Stops

CAR AND ATTACHMENTS

CLEAR PLATFORM WIDTH (in.):	36.00
CLEAR PLATFORM LENGTH (in.):	48.00
CLEAR INSIDE HEIGHT (in.):	84.00
PLATFORM FINISH:	Plywood (Fin. By Others)
CEILING FINISH:	3/4in. White Melamine
WALL FINISH:	Finished Maple Veneer
C.O.P. FINISH:	#4 St/Stl
CAR OPERATION:	Collective Automatic
LIGHTING:	(4x)24V White Potlights
CAR GATE TYPE:	Manual Accordion Gate
TELEPHONE:	Integral Phone in COP
HANDRAIL:	St/Stl Round

LANDINGS

LOCK TYPE:	GAL Locks by GUSA
DOOR TYPE:	Doors by Others

Elvoron HR

PRODUCT CONFIGURATION

JOB NUMBER: 80353
 JOB NAME: CHENETTE RESIDENCE
 CUSTOMER: GARAVENTA NEW ENGLAND
 CONTROLLER: COLLECTIVE AUTOMATIC (Series 3200)

PREPARED BY: WILF
 DATE: OCT/07/2009

UNITS OF MEASURE:	Imperial	1st FLR. DOOR LOCATION (XYZ):	Entrance Side-z
COUNTRY:	U.S.A.	1st FLR. DOOR HANDING:	LH
STATE:	Massachusetts	1st FLR. 2nd DOOR LOCATION (XYZ):	No 2nd Door
APPLIED CODE:	ASME A17.1-2000 SEC. 5.3	1st FLR. 2nd DOOR HANDING:	
INSTALLATION TYPE:	Private Residence	2nd FLR. DOOR LOCATION (XYZ):	Entrance Side-z
# of FLOORS SERVED:	3 Stops	2nd FLR. DOOR HANDING:	LH
MAXIMUM CAPACITY:	750lbs	2nd FLR. 2nd DOOR LOCATION (XYZ):	No 2nd Door
RATED SPEED (nom.):	40 Ft/Min	2nd FLR. 2nd DOOR HANDING:	
PIT DEPTH:	12.00	3rd FLR. DOOR LOCATION (XYZ):	Entrance Side-z
TRAVEL FLOORS 1-2:	124.00	3rd FLR. DOOR HANDING:	LH
TRAVEL FLOORS 2-3:	125.00	3rd FLR. 2nd DOOR LOCATION (XYZ):	No 2nd Door
TRAVEL FLOORS 3-4:		3rd FLR. 2nd DOOR HANDING:	
TRAVEL FLOORS 4-5:		4th FLR. DOOR LOCATION (XYZ):	Entrance Side-
TRAVEL FLOORS 5-6:		4th FLR. DOOR HANDING:	No 2nd Door
TOTAL TRAVEL:	249.00	4th FLR. 2nd DOOR LOCATION (XYZ):	No 2nd Door
SPLIT CYLINDER:	N/A	4th FLR. 2nd DOOR HANDING:	
OVERHEAD CLEARANCE:	100.00	5th FLR. DOOR LOCATION (XYZ):	Entrance Side-
POWER SUPPLY:	220V 1Ph.	5th FLR. DOOR HANDING:	No 2nd Door
OPERATION:	Collective Automatic	5th FLR. 2nd DOOR LOCATION (XYZ):	No 2nd Door
CAB CONFIGURATION:	Style-1r	5th FLR. 2nd DOOR HANDING:	
CL. INSIDE CAR WIDTH:	36.00	6th FLR. DOOR LOCATION (XYZ):	Entrance Side-
CL. INSIDE CAR LENGTH:	48.00	6th FLR. DOOR HANDING:	No 2nd Door
CL. INSIDE CAR HEIGHT:	84.00	6th FLR. 2nd DOOR LOCATION (XYZ):	No 2nd Door
CAR GATE:	Car Gate Required	6th FLR. 2nd DOOR HANDING:	
CAR GATE FINISH:	Nickel/Maple/3Clear	PUSH BUTTON MARK FLR-1 DR-1:	1
CAR GATE OPERATION:	Manual Accordion Gate	PUSH BUTTON MARK FLR-1 DR-2:	
CAR STOP SWITCH:	Maintained Rocker Sw.	PUSH BUTTON MARK FLR-2 DR-1:	2
CAR ALARM SWITCH:	No Alarm	PUSH BUTTON MARK FLR-2 DR-2:	
CAR KEY SWITCH:	Keyless C.O.P.	PUSH BUTTON MARK FLR-3 DR-1:	3
IN-CAR DIRECTION INDICATOR:	No Direction Indicator	PUSH BUTTON MARK FLR-3 DR-2:	
CAR WALL PANEL FINISH:	Finished Maple Veneer	PUSH BUTTON MARK FLR-4 DR-1:	
CAR CEILING PANEL FINISH:	3/4in. White Melamine	PUSH BUTTON MARK FLR-4 DR-2:	
CAR PLATFORM FINISH:	Plywood (Fin. By Others)	PUSH BUTTON MARK FLR-5 DR-1:	
HANDRAIL TYPE/FINISH:	St/Stl Round	PUSH BUTTON MARK FLR-5 DR-2:	
EXTRA HANDRAIL(S):	0	PUSH BUTTON MARK FLR-6 DR-1:	
C.O.P. FINISH:	#4 St/Stl	PUSH BUTTON MARK FLR-6 DR-2:	
TELEPHONE:	Integral Phone in COP	RAIL BARCKET FASTENERS:	Lag Bolts
TELEPHONE BOX FINISH:	N/A	HYDRAULIC HOSE:	10 ft.
CAR LIGHTING:	(4x)24V White Potlights	FLOW CONTROL VALVE:	YES
LANDING DOORS:	Doors by Others	PIPE RUPTURE VALVE:	N/A
DOOR FINISH:	N/A	HYDRAULIC CONTROL VALVE:	EV-100 (2-speed)
INTERLOCK TYPE:	GAL Locks by GUSA	NEGATIVE PRESSURE SWITCH:	Neg. Press. Sw. Req'd
DOOR OPERATION:	Manual Doors	MAXIMUM RAIL SECTION LENGTH:	8 Foot
HALL STATION TYPE:	Call Button	BUFFER SPRINGS:	N/A
HALL STATION KEY:	Keyless Hall Stations	EMERGENCY POWER SUPPLY:	UPS Backup
HALL STATION MOUNTING:	Flush Mount	DOOR LOCK VALVE:	N/A
HALL STATION FINISH:	#4 St/Stl	MANUAL HAND PUMP:	N/A
CONCURRENT LDG. DOORS:	No Concurrent Landing Doors	EXTRA TRAVEL'G CABLE LENGTH:	N/A
POSITION INDICATORS(LANDING):	N/A	JACK WEIGHT:	277
DIRECTION INDICATORS(LANDING):	N/A		

PAGE: 8 of 11

****NOTE:** IT IS THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR (DEALER) TO REVIEW AND VALIDATE THE ABOVE CONFIGURATION DATA FOR THE SPECIFIED PROJECT. ANY ERRORS OR DISCREPANCIES ARE TO BE REPORTED IN WRITING TO GARAVENTA (CANADA) LTD. BEFORE PRODUCTION CAN BE SCHEDULED. THIS DOCUMENT IS TO BE INCLUDED DURING THE LAYOUT DRAWING APPROVAL CYCLE.

CHECK ONE: ☒ APPROVED ☐ APPROVED AS NOTED ☐ REVISE AND RESUBMIT

SIGNED: _____ NAME (PRINT): _____ PER: GARAVENTA NEW ENGLAND

PROVISIONS BY OTHERS: (RESIDENTIAL ELEVATOR)

PART ONE: WORK TO BE COMPLETED BEFORE SCHEDULING OF INSTALLATION

1. Complete, clear and plumb hoistway of dimensions shown on the approved elevator shop drawings. Do NOT construct the hoistway using architectural plans or contract drawings that were not coordinated with the elevator shop drawings. Fire rating of hoistway to comply with applicable building code.
2. Dry pit of adequate size and depth, reinforced to bear all floor reaction loads as shown on the drawings.
3. Hoistway rail wall supports as necessary to bear the rail reaction loads as shown and located on the drawings. This support will be designed and approved by the structural engineer or owner's representative. Garaventa bears NO RESPONSIBILITY for the design, construction or placement of rail wall blocking or supports.
4. Sill supports (if applicable) that are plumb and in line from floor to floor.
5. Heavy Duty Lockable, fused service disconnect with auxiliary contact for mains power, as located on the machine room drawings (Massachusetts installations require this disconnect within 18" of latch side of machine room door).
6. Heavy Duty Fused service disconnect for 115 volt power, as located on the machine room drawings.
7. Sleeves/conduit for hydraulic piping and electrical ducts from machine room into hoistway. No wiring, piping or conduit other than for the elevator or its control system is allowed in hoistway or machine room.
8. All seams/joints of finish walls (sheetrock) in Hoistway and Machine room must be fire taped as required.
9. Hoistway walls at all entrances shall not be erected until door sills and/or frames are in place at all landings. Any door return walls must be coordinated with Garaventa's Project Manager.

PART TWO: WORK TO BE COMPLETED AFTER THE INSTALLATION OF THE ELEVATOR

1. All wall patching, finishing or refinishing made necessary by the installation of any device or fixture in any wall, floor or ceiling surface.
2. Final securing / mounting of door frames in wall. Door frames shall be set flush with the inside wall of the hoistway.
3. Installation of door slabs, hinges, closers, handles, and other hardware as required where door slabs are provided by others.
4. Painting and finishing of hall doors and jambs, car doors, headers and stops. Door frames (and doors – where applicable) are supplied primed for paint only.
5. Telephone line with dial tone to be run to elevator controller in the machine room.
6. In Massachusetts hoistway and machine room ventilation are required if there is Fire separation between floors or if the Elevator serves a garage. All vents to be protected by suitable screens or louvers. Power shut vents are allowed, and may be required by local building officials.
7. 115-volt commercial grade light fixture with guard, light switch and GFI-protected convenience outlet located in machine room on jamb side of access door.
8. 115-volt commercial grade light fixture with guard and GFI-protected convenience outlet located in pit with light switch on latch side of lowest landing door.
9. Type "ABC" 20 lb. fire extinguisher to be located in the machine room, sized for room dimensions (20 lbs. Typical)

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10. Machine room "B" label (where req'd) door with self-closing and self-locking feature, minimum 2' 6" wide. Door must be labeled "ELEVATOR MACHINE ROOM - NO STORAGE ALLOWED" using ¾" (min) block letters in a color contrasting with that of the door.
11. Finish floor for elevator cab as required. Note: Material must comply with fire rating, smoke/flame spread requirements. Product data sheet must be submitted at State Inspection.

PART THREE: GENERAL NOTES AND REQUIREMENTS

1. All alterations in the building, including but not limited to sills, lintels, door frame openings at entrances and all other features as shown on the drawings.
 2. Hoistway walls and doors to meet applicable fire resistance as determined by the Building code.
 3. Hoistway walls at all entrances shall not be erected until door sills and/or frames are in place at all landings. Any door return walls must be coordinated with Garaventa's Project Manager. Header or Lintel must not be any lower than 90" AFF or as indicated by shop drawings.
 4. No ledges or setbacks shall be permitted in the hoistway without protective angled covers.
 5. Hoistway of sufficient height to allow adequate top of car refuge space as shown on the drawings.
 6. Blockouts, cut outs or channels through walls, floors or ceilings required to install hall buttons, back-boxes, signal fixtures, conduit oil lines or other penetrations.
 7. Conduit and wiring inside or outside the hoistway for security, life safety or fire requirements, including all smoke/hear detectors, hoistway lighting, alarm devices not specifically associated with the elevator control system.
 8. Heating and/or cooling of hoistway and machine room necessary to maintain both at 50 - 90 degrees Fahrenheit under all operating conditions, or as required by local building codes.
 9. Power shut hoistway vent (motorized damper) may be used where compliance to the energy conservation section of the building code is required. The size shall not be less than one square foot or 1% of hoistway area (whichever is greater). Power shut vents must be installed and wired by others to open under the following conditions*:
 - a) Loss of power
 - b) Temperature in hoistway (must open at or before 90 degrees Fahrenheit)
 - c) Activation of the buildings fire alarm system
- * Garaventa recommends that a qualified HVAC company be consulted for the design and installation of Ventilation systems associated with the elevator.
10. In Massachusetts, sprinkler systems are NOT permitted in elevator machine rooms, hoistways or pits. In other jurisdictions, sprinkler systems are not permitted in elevator machine rooms or hoistway pits without main power shunt trip and sprinkler delay control devices provided and wired by others. This elevator equipment is capable of interface with shunt trip and fire service devices, provided the additional equipment and controls are furnished and installed by others. If sprinklers are required by the contract documents or by the authority having jurisdiction, DO NOT approve the elevator drawings until this issue is resolved.
 11. Machine room sized to accommodate all elevator equipment, disconnects and all required clearances. In most cases, machine room 57" x 57" (or larger) is adequate. Consult Garaventa's Project Manager for coordination of specific requirements where space is limited.
 12. Provide safe clear access to the hoistway for the delivery and installation of the Elevator.
 13. Provide blocking and Electrical power feed for Power door openers when included.
 14. Any additional features indicated as "by others" on the drawings.

HOISTWAY VENTILATION: RESIDENTIAL ELEVATORS - MASSACHUSETTS

HOISTWAY

1. **GENERAL REQUIREMENTS:** When penetrating fire separated floors, or serving a Garage, fire rated hoistways must be ventilated.

Size : one square foot minimum. Not less than 1% of both areas with a minimum of one square foot.

Position: The bottom of the vent shall be no more than 2 feet below the top of the hoistway (with suitable protective screen or louvers).

2. **TYPE OF VENT:** Most projects will require a power shut louver vent - to comply with the energy conservation requirements of the building code. Check with the authority having jurisdiction for the requirement of your project. Power shut type vents may be used, but must be coordinated to open under certain conditions as outlined by the elevator code.

Operation of Power Shut Vents: The vent shall be held in the shut/closed position by the electrical power supplied to the device. The vent shall open under each of the following conditions:

- a) By an approved automatic thermostat designed to open at a temperature of not more than 90 degrees F.
- b) By a building fire alarm system. The damper must open when any fire alarm initiating device in the building is actuated.
- c) In the event of a power failure.

NOTES:

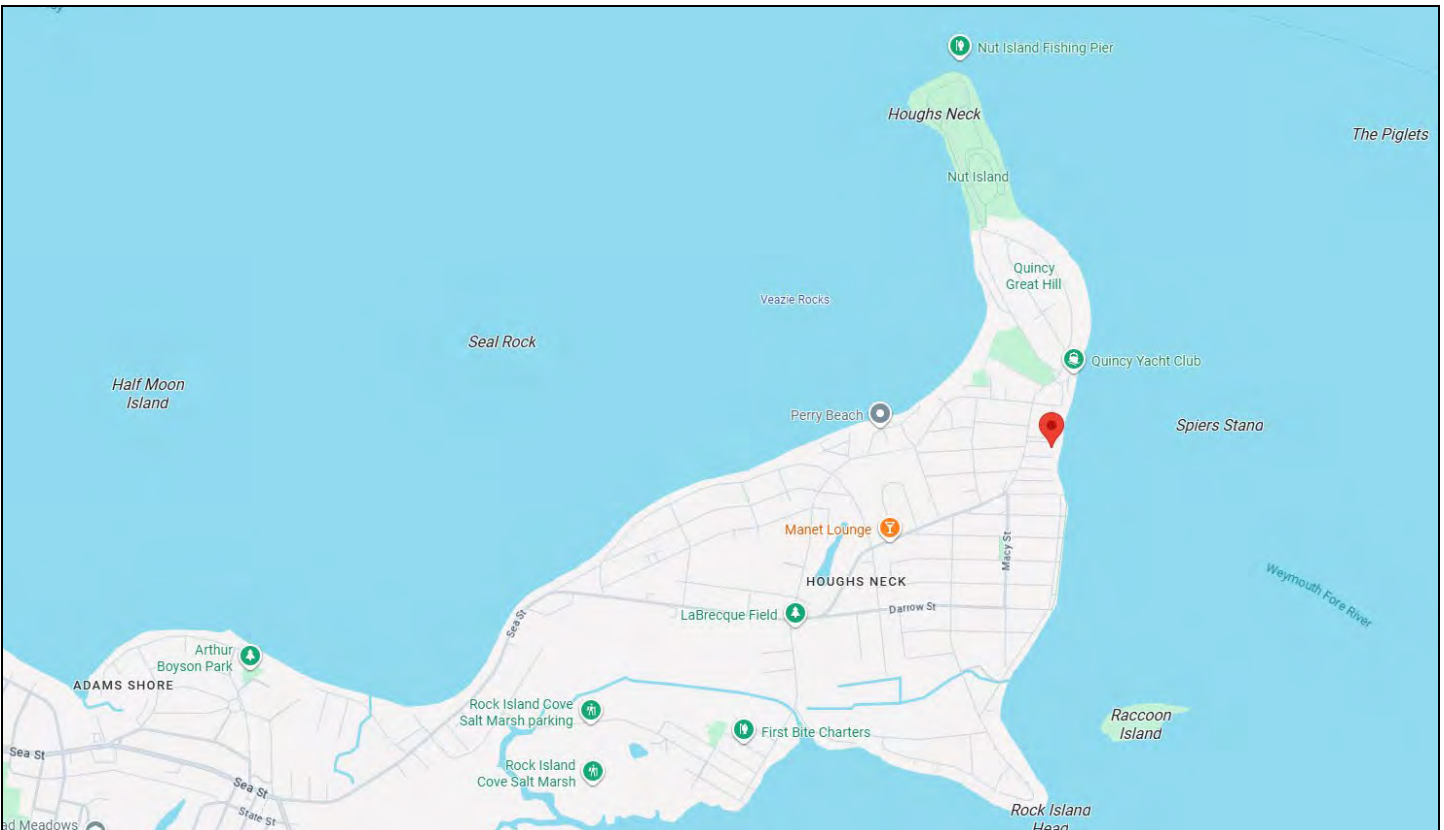
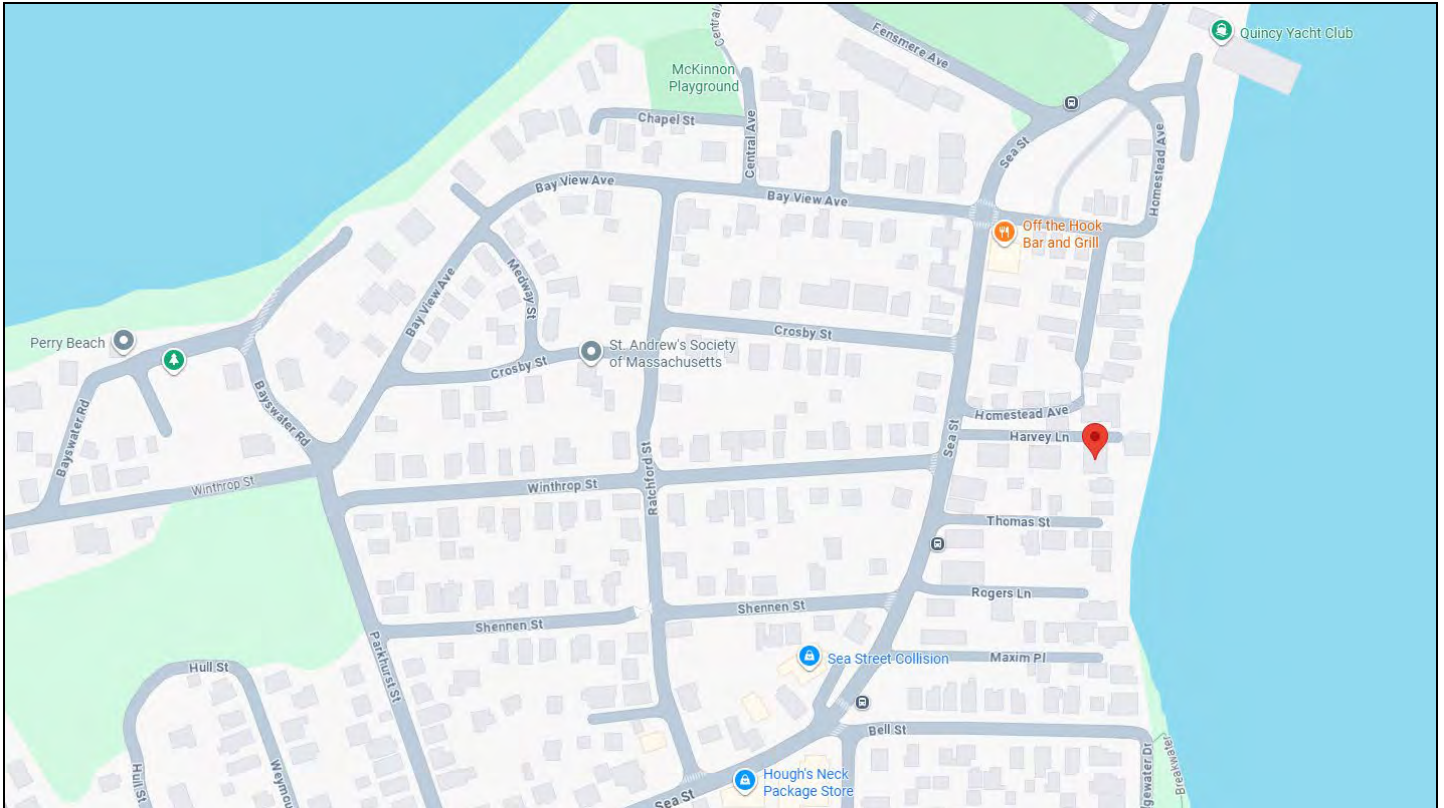
- a) A fire-rated hoistway would require that the vent be run directly to the outdoors via an appropriately rated duct.
- b) A smoke detector must be installed at the top of the hoistway - to make sure that the vent will open if smoke starts to accumulate in the hoistway.

MACHINE ROOM

- Machine rooms require ventilation. This is most commonly accomplished by a direct vent to the elevator hoistway
- **POSITION OF VENT:** - On ceiling or as close to the ceiling as possible - not less than six (6) feet above the floor (with suitable protective screen or louvers).
- Vents to be installed in accordance with all local/state building and fire codes. Garaventa recommends that a qualified HVAC company supervise ventilation design and installation.

MAP

8 HARVEY LN. UNIT 8A, QUINCY, MA





**THANK YOU FOR REVIEWING THE ENTIRE
PROPERTY INFORMATION PACKAGE. WE
LOOK FORWARD TO SEEING YOU AT THE
AUCTION. IF YOU HAVE ANY QUESTIONS
PLEASE DON'T HESITATE TO CONTACT US.**



**Justin Manning, CAI, AARE
President**

Phone: 800-521-0111

Fax: 508-362-1073

**JJManning.com
auctions@JJManning.com**

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