

Charles River Amphitheatre Baseline Documentation Report



Prepared for: Town of Medway

Prepared by: Anne Capra, Conservation Works, LLC

Date of Report: May 5, 2018

Property Location: Off Sanford Street, Medway, Massachusetts

Acreage: 4.4

Copy Designation: Landowner Copy

Table of Contents

Section I: Property Information

Page 2: Property Information Summary

Page 4: Copy of Recorded Deeded Restriction

Section II: Maps

Page 7: Locus Map

Page 8: Color USGS Topo Map

Page 9: Color Ortho Photo

Page 10: Assessor's Map

Page 11: Driving Directions Map

Page 12: Survey Map

Page 13: Resource Map(s)

Page 14: Monitoring Map

Section III: Site Visit Report

Page 16: Part A – General Information

Page 18: Part B – Current Property Conditions

Page 21: Part C – Boundary Conditions

Section IV: Waypoints and Photographs

Page 24: Waypoints and Route Traveled Map

Page 25: List of Waypoints and Documentary Photographs

Page 29: Documentary Photographs

Section V: Management Plan

Page 62: Recommendations

Section VI: Affidavits

Page 65: Baseline Preparer Affidavit

Page 66: Baseline Photographer Affidavit

Page 67: Acknowledgment of Baseline Conditions

Section I:
Property Information

Property Information Summary

Restriction Information

Property Name:

Charles River Amphitheatre

Restriction Type: Deed Restriction

Instrument Type: Deed

Property location/address:

Off Sanford Street, Medway, Massachusetts

Property acreage by deed legal description: 4.4

Contact Information

Grantor: Fourteen Sanford Street Corporation

Mailing address: 14 Sanford Street, Medway, Massachusetts

Telephone number: not known

Email address: not known

Current fee owner: Town of Medway, Conservation Commission

Mailing address: 155 Village Street, Medway, Massachusetts 02053

Telephone number: (508) 533-3292

Email address: bgraziano@townofmedway.org

Primary contact name: Bridget Graziano

Relationship to landowner: Conservation Commission Agent

Mailing address: same as above

Telephone number: same as above

Email address: same as above

Assessors and Registry Information

Assessor's map and parcel numbers: Map 60 Parcel 124

Registry Information

Date Recorded: May 31, 1991

Registry: Norfolk County

Book: 8940

Page: 128

Property Description Registry Information:

Metes and bounds property description not found

Survey Information:

Unrecorded and unsigned survey, date December 12, 2011

Colonial Engineering Inc.

Paul J. Desimone, PLS

11 Awl Street, Medway, Massachusetts

(508) 633-1644

Are there any easements or rights of way on or over the property?

20' sewer easement; 20' wide access easement on, over and across Parcel 1...for the purposes of accessing the granted premises from Sanford Street.

Details: Noted in Deed

Date Recorded: May 31, 1991

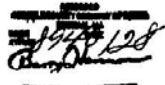
Registry: Norfolk County

Book: 8940

Page: 128

Copy of Deed Restriction

8940

128  41203 25

QUITCLAIM DEED

Property Address: 14 Sanford Street, Medway, MA

Fourteen Sanford Street Corporation, a corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 14 Sanford Street in Medway, Norfolk County, Massachusetts,

for consideration paid, and in full consideration of less than \$100.00, grants to the Conservation Commission of the Town of Medway, said Town being a municipal corporation duly organized under the laws of the Commonwealth of Massachusetts and situated in Norfolk County, Massachusetts, with quitclaim covenants the land in said Medway being shown as Parcel 2 on a plan entitled "Plan of Land in Medway, Massachusetts & Franklin, Massachusetts", Scale: 1"=50', dated July 18, 1989, by Dunn Engineering Co., Inc., recorded with Norfolk Deeds as Plan No. 748 of 1989 in Plan Book 384, to which plan reference may be made for a more particular description of the granted premises.

The said Parcel 2 contains 4.4 acres according to said plan.

The said premises are conveyed subject to a 20 foot sewer easement as shown on said plan.

The said premises are conveyed together with the right to use the 20 foot wide access easement on, over and across Parcel 1 as shown on said plan, together with others entitled thereto, for the purposes of accessing the granted premises from Sanford Street. The said easement is intended to be granted as being appurtenant to Parcel 2 as hereinabove described.

The said real property is conveyed to the said Conservation Commission under the provision of G.L. c. 40, §8C, as amended, to be managed and controlled by the Conservation Commission of the Town of Medway and for the promotion and development of the natural resources and for the protection of the watershed resources of the Town.

The said real property is conveyed subject to the condition that said Conservation Commission retain the land and water areas predominantly in their natural, scenic and open conditions and forbid the construction or placing of buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground, and any surface uses except agricultural, farming, forest and passive outdoor recreational purposes or purposes permitting the land or water area to remain predominantly in its natural condition.

Being a portion of the premises conveyed to the grantor by deed of William F. Reardon, et ux, dated December 8, 1988, recorded in Norfolk Deeds, Book 8181, Page 68.

The consideration for this conveyance is such that no transfer stamps are required.

RECEIVED
CORDED
JAN 31 1989

8940

IN WITNESS WHEREOF, the said Fourteen Sanford Street Corporation has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Philip J. Boczanowski, its President and Treasurer, hereto duly authorized, this 14th day of March in the year one thousand, nine hundred and ninety one. 129

FOURTEEN SANFORD STREET CORPORATION

BY Philip J. Janowski
President and Treasurer

STATE OF CALIFORNIA)
) ss.:
CITY AND COUNTY OF SAN DIEGO)

On this 19th day of March, 1991, before me, the undersigned,
Notary Public in and for the State, personally appeared Philip J. Boganski
and _____ personally known to me (or proved to me on the
basis of satisfactory evidence), to be the persons who executed the written
instrument on behalf of the corporation therein named and acknowledged.

Given under my hand and Notarial Seal this 19th day of March A.D., 1991

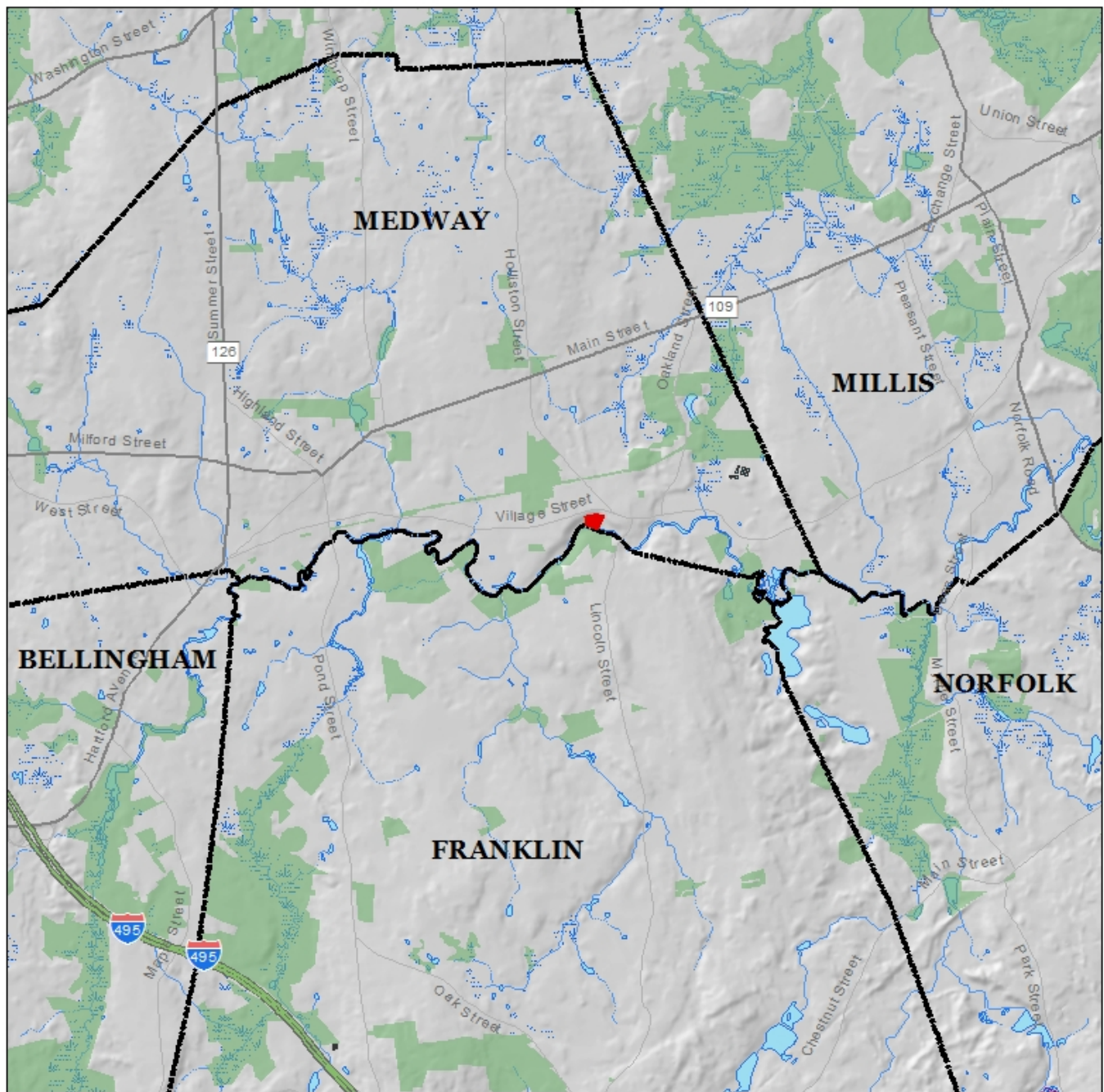
My commission expires



Notary Public

Section II:
Maps

Charles River Amphitheatre

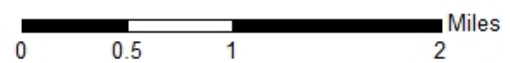


Charles River Amphitheatre Regional Context

Legend

- Charles River Amphitheatre
- Protected Open Space

This map is for planning purposes only, with specific points subject to verification on the ground. It is not to be used by itself for legal boundary definition.



Data Sources:
Protected Open Space - MassGIS
MassDOT Major Roads - MassGIS
Shaded Relief 1:5,000 - MassGIS
1:25,000 USGS/MassDEP Hydrography - MassGIS

Charles River Amphitheatre



Charles River Amphitheatre

Color USGS Topo Map



Legend

 Charles River Amphitheatre

0 100 200 400 Feet

This map is for planning purposes only, with specific points subject to verification on the ground. It is not to be used by itself for legal boundary definition.

Data Sources:
USGS Topo Map - MassGIS





Charles River Amphitheatre

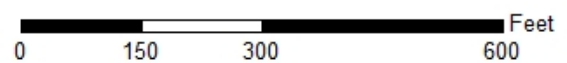


Charles River Amphitheatre

Color Ortho Photo Map

Legend

-  Charles River Amphitheatre
-  Town of Medway
-  Town Boundary
-  Assessor's Parcels



This map is for planning purposes only, with specific points subject to verification on the ground. It is not to be used by itself for legal boundary definition.



Data Sources:
Parcel Boundaries - MassGIS L3
Orthophoto, 2013- MassGIS

Charles River Amphitheatre



Charles River Amphitheatre
Assessor's Map

Legend

-  Charles River Amphitheatre
-  Assessor's Parcels



0 50 100 200 Feet

Data Sources:

Parcel Boundaries - MassGIS L3

1:25,000 USGS/MassDEP Hydrography - MassGIS

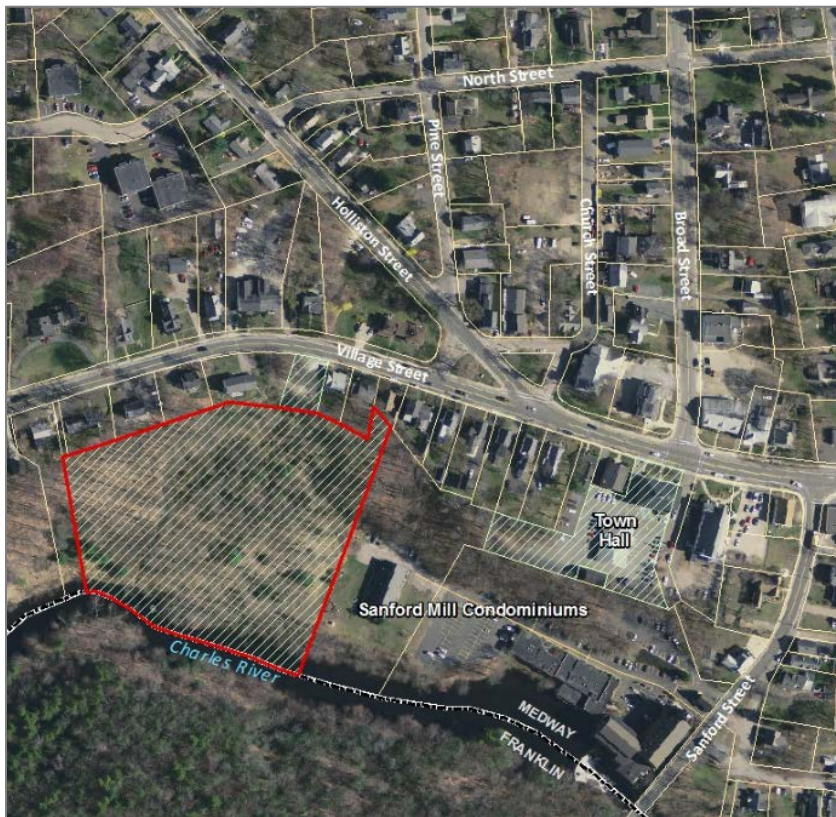
This map is for planning purposes only, with specific points subject to verification on the ground. It is not to be used by itself for legal boundary definition.

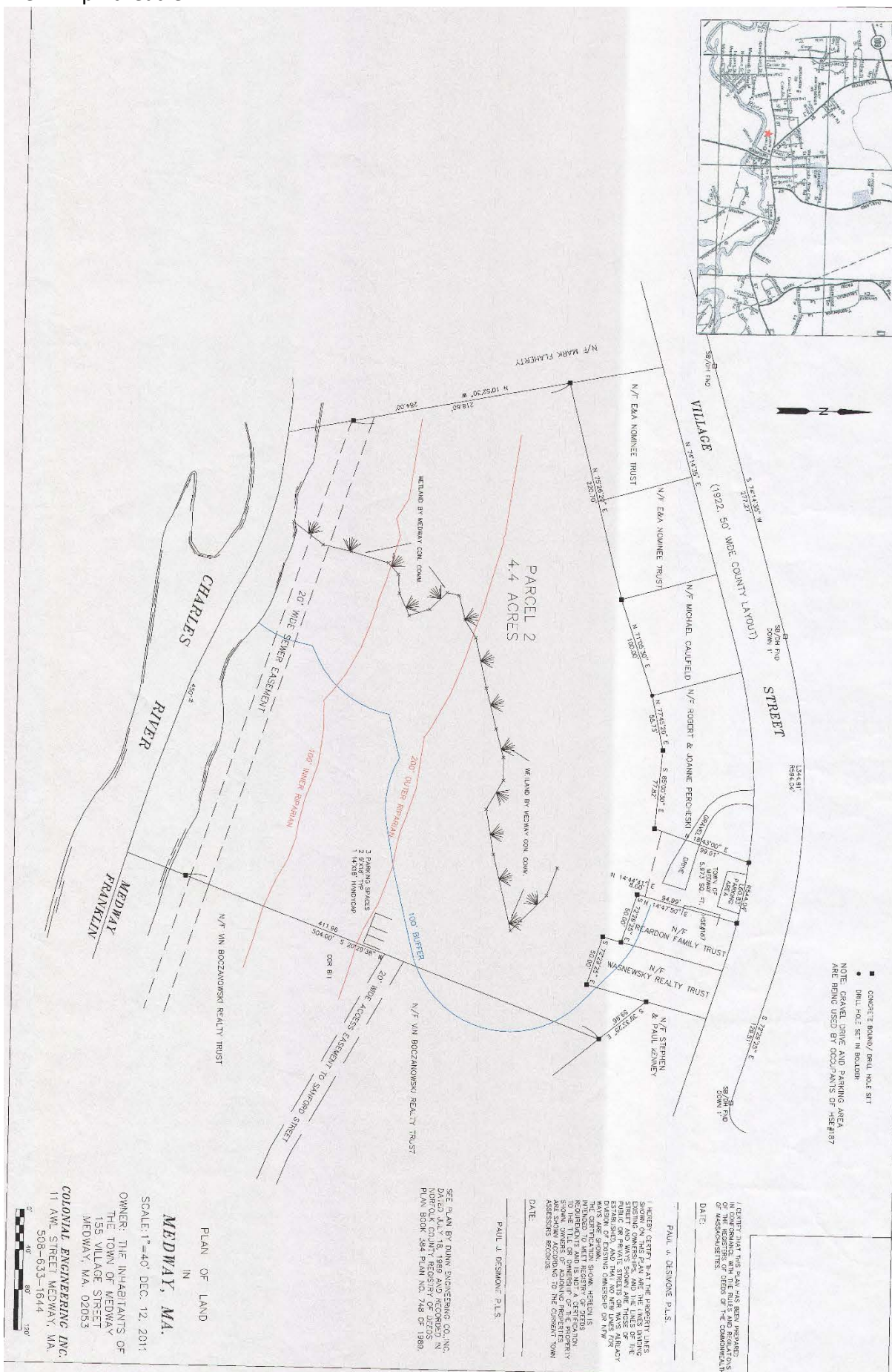
DRIVING DIRECTIONS MAP

From Village Street, turn onto Sanford Street. Turn into driveway for the Sanford Mill Condominiums. A sign at the entrance indicates the driveway is “Private Property” however, the Town of Medway retains a 20’ access easement along this driveway to the Charles River Amphitheatre. Continue to the end of the driveway to an unpaved parking lot at the entrance to the Charles River Amphitheatre property.

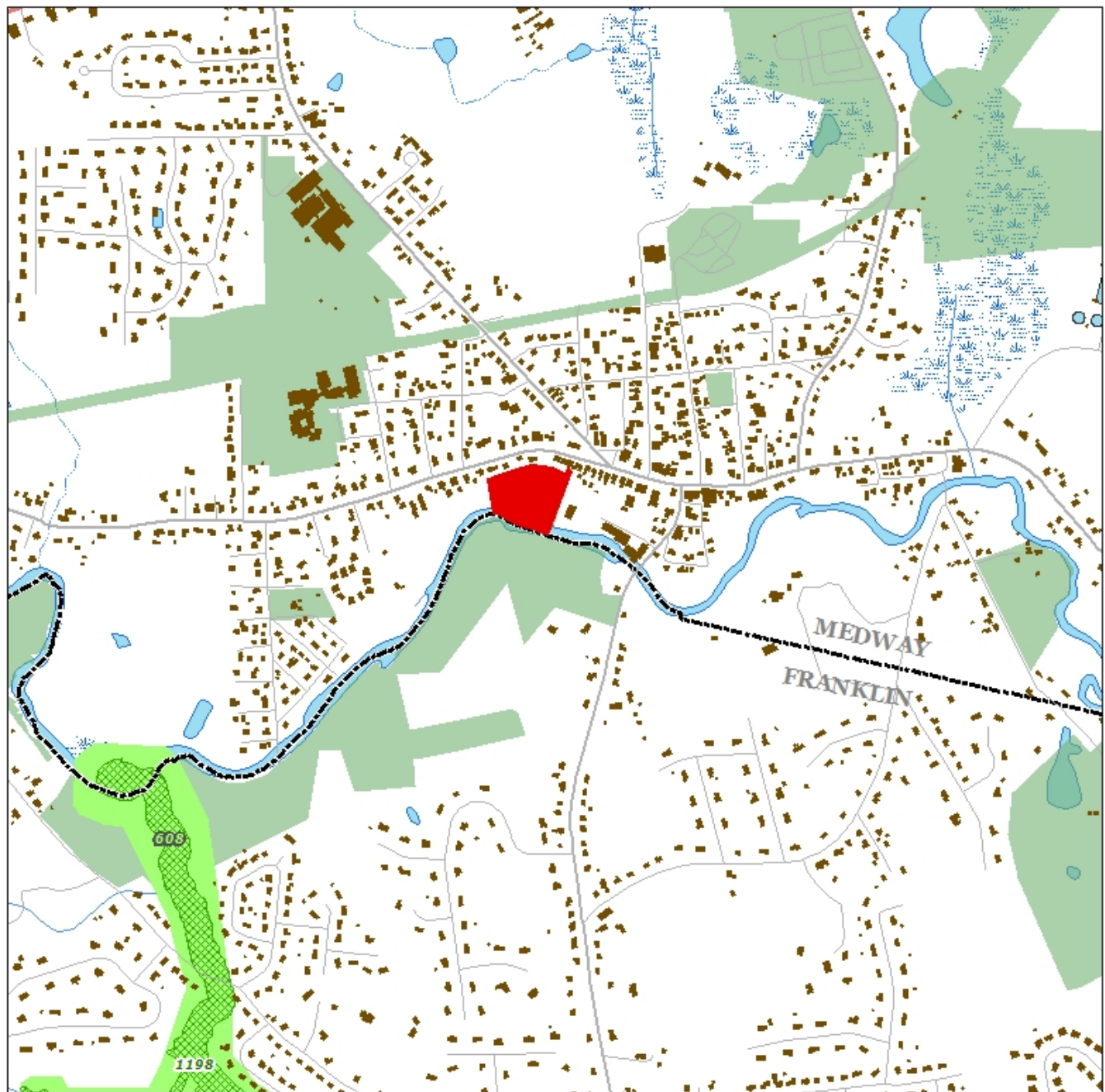


Access road entrance at the Sanford Mill Condominiums.










Charles River Amphitheatre



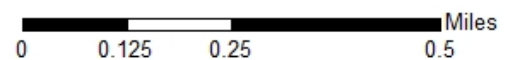
Legend

-  BioMap2 Core Habitat
-  BioMap2 Critical Natural Landscape
-  Charles River Amphitheatre
-  Town Boundary
-  Buildings
-  Protected Open Space

This map is for planning purposes only, with specific points subject to verification on the ground. It is not to be used by itself for legal boundary definition.

Charles River Amphitheatre

Open Space Map








Data Sources:
Buildings - MassGIS
BioMap2 - MassGIS
Protected Open Space - MassGIS

Charles River Amphitheatre



Legend

-  Parking
-  Potential Trail
-  Trails
-  Charles River Amphitheatre
-  Assessor's Parcels

This map is for planning purposes only, with specific points subject to verification on the ground. It is not to be used by itself for legal boundary definition.

Charles River Amphitheatre Trail Map



0 50 100 200 Feet

Data Sources:
Parcel Boundaries - MassGIS L3
Orthophoto, 2013- MassGIS
Trails - Conservation Works LLC

Section III:
Site Visit Report

Site Visit Report

Part A: General Information

Date of inspection: May 5, 2018

Time spent on property: 4 hours

Who was present on the site visit? What was their association with the property?

The site visit was conducted as part of a training session for Medway volunteers and town staff responsible for the management of town-owned conservation lands. Conservation Works, LLC (Anne Capra, Molly Hale and Pete Westover) provided a full day training workshop in conservation land assessment techniques and land management plan development for board members, committee members, and town staff. This report is the deliverable from that workshop and, is intended to be used as a template for other town-owned conservation lands.

Paul Atwood	Agricultural Committee, Medway Trails Club, Upper Charles Conservation Land Trust
Matt Hayes	Planning and Economic Development Board
Denise Legee	Open Space Committee
Tina Wright	Open Space Committee
Paul Mahoney	Board of Parks Commissioner, EPFRAC
Glenn Trindade	Board of Selectmen
Dave D'Amico	Department of Public Services
Jim Wickis	Open Space Committee
Chris Dziurzynski	Thayer House
Mike Francis	Open Space Committee
Jim Wieler	Upper Charles Conservation Land Trust, Medway Trail Club
Susy Affleck-Childs	Planning and Economic Development Department

Questions for the landowner/representative:	Yes	No	N/A
Have there been any changes on the property since the property was acquired?	X		
Do you plan to make any changes on the property in the near future?	X		
Are you aware of any encroachments on your property?		X	
Do you have any questions regarding the deed restriction on your land?		X	
If public access is allowed, have you encountered any difficulties?	X		

Describe when the landowner questions were asked:

Prior to the training workshop and site visit, existing information about the property's history, natural resources, management, and use were shared. Documents reviewed include *Medway's Amphitheater Management Plan*, Medway Open Space Committee (2012), a botanical inventory

Charles River Amphitheatre

conducted by Jim Wickis in 2014, and a historical photo of the property approximately a century ago.



*View to the east into Amphitheatre. Stone wall present forming arc of the Amphitheatre.
Sanford Mill in the distance, center of photo.*

Source: Jim Wickis

Comments on any of the landowner's answers to the above questions or any other questions or concerns the landowner had:

Since the property was acquired in 1991, improvements have included development of a driveway and small parking lot, trailhead with kiosk, trail loop through the property, a small picnic area at a canoe/kayak boat launch on the Charles River. The field is mowed annually and, invasive species management is being conducted to control the multiflora rose and Oriental bittersweet. There is interest in developing access from Village Street on a small abutting town-owned parcel. As with all the abutting parcels along Village Street, there is a steep embankment at the edge of fill that was used to create the building lots along Village Street. The stability of the slope will need further assessment so that a design for pedestrian access can be developed.

Part B: Current Property Conditions

1. Conditions of the property relevant to the Deed Restriction Purposes:

The property was deeded to the Town of Medway Conservation Commission in 1991 as part of negotiations with the Planning Board at the time of the Sanford Mill Condominium development. The deed states “said premises are conveyed to the Conservation Commission under the provision of G.L. c. 40 s.8C, as amended, to be managed and controlled by the Conservation Commission of the Town of Medway and for the promotion and development of the natural resources and for the protection of the watershed resources of the Town...said Conservation Commission retain the land and water areas predominantly in their natural, scenic and open conditions...”

Historic and Cultural Resources

The area known as the Amphitheatre is due west of the Sanford Mill complex. According to the Medway Amphitheatre Management Plan (2012), it is not known if the mill activities extended onto this property. A rusted metal implement, identified as a carding machine presumably used at the mill, is dumped in the southeast corner of the property (waypoint 2, photo 3). Its name has been in use since at least the time of the town’s bicentennial in 1913 when a celebration was reported to have been held there. Photographs from that era show a mostly cleared meadow with a concave retaining wall near the slope. The purpose of the wall and meadow are not known. People visited the site to swim in the river and picnic along its bank. Some sections of the wall remain visible today (waypoints 14, 19, 36; photos 28, 40, 60). In the late 1970s, a sewer pipe along a 20-foot wide easement was installed parallel to the Charles River, and remains in place today (waypoint 3, photo 5). Reportedly after the sewer construction, the property became densely overgrown with invasive plants limiting access to the river. In recent years, the Open Space Committee has been working to manage the invasive species and improve recreational access to the property (waypoint 25, photo 47).

Natural Resources

Much of the land is flat to slightly sloping toward the Charles River, which forms the south boundary of the property, as well as the town boundary with Franklin. The property is comprised of three natural communities: upland mixed hardwood, open field, and forested river bank. Invasive species were pervasive throughout the entire property and are discussed in more detail under #5 below.

The riverbank along the Charles River is well vegetated with a mix of native and non-native species including silky dogwood, sweet pepperbush, highbush blueberry, shadbush, boxelder, red maple, black walnut, red cedar, red and black oak, ash, poison ivy, greenbriar, Oriental bittersweet, Japanese barberry, and multiflora rose. Large woody debris from fallen trees hung across the bank into the river, providing potential habitat for mink. (waypoints 2, 18; photos 4, 35). Painted turtles were observed basking on a rock in the Charles River, as was a squirrel nest in a tree. Beaver sign was observed on a chewed tree. Birds observed included hairy woodpecker, black throated green warbler, oriole, chickadee, king fisher, blue heron, mallard, and merganser. The bank drops three to eight feet to the river with a substrate of rocks of sorted sizes. The current in this section of the river is generally not strong due to the dam several

Charles River Amphitheatre

hundred feet downstream. A large rock in the river is known as “swimmer’s rock”. A fishing lure caught in tree indicated evidence of fishing here.

The open field is mostly lawn with clumps of woody species including apple, black locust, honey locust, and white pine (waypoints 3, 21, 37; photos 5, 43, 61). Multiflora rose and winged euonymous were persistent throughout the field. Birds observed in the field included flicker, tufted titmouse, catbird, robin, and blue jay.

The northern third of the property consisted of an upland mixed hardwood forest, with roughly seventy percent canopy cover, including, red, black and white oaks, sugar maple, beech, and Norway maple (waypoint 19; photo 37, 38). The shrub layer was noticeably absent due to the active invasive species management. Some cavity trees and snags (standing dead trees) were observed, offering nesting habitat (waypoints 19, 20; photos 40, 42). Gypsy moth egg masses were observed on a beech tree (waypoint 19, photo 39), and deer scat and tracks were observed.

Given the range of cover types provided by the three natural communities, the property likely provides habitat for bear, fox, fisher, deer, and other small mammals. Mast bearing trees and shrubs, both native and non-native, were abundant including oaks, beech, crabapple, barberry, and bittersweet.

Several small wetlands were observed at the base of the slope along the northern boundary. Two stormwater outfall pipes were observed at waypoints 7 and 9 (photos 13, 18), with eroded channels down the slope at both locations.

Across the Charles River to the south, Franklin maintains conservation land. The land rises sharply from the river with rocky outcrops (see Open Space Map). With its northerly exposure and steep slopes, the Franklin side supports significantly different habitats than the Medway side. Further west, also the Franklin side, is mapped as a 171-acre Core Habitat featuring Aquatic Core and a Species of Conservation Concern (Core 1198) and a 331-acre Critical Natural Landscape featuring Aquatic Core Buffer (CNL 608), both for Four-toed Salamanders (*Hemidactylium scutatum*). These amphibians live in forested habitats surrounding swamps, bogs, marshes, vernal pools, and other fish-free waters that are used as breeding sites. Most breeding sites in MA are characterized by pit and-mound topography with significant sphagnum-moss cover. Eggs are typically laid in mounds or patches of sphagnum moss that overhang water. Upon hatching, the larvae wriggle through the moss and drop into the water, where they will develop for several weeks prior to metamorphosis. This habitat is not present on the Amphitheatre property, nor would the four-toed salamander be able to cross a river the size of the Charles. However, it is important to recognize this adjacent conservation land as large blocks of contiguous open space offer greater habitat value to a broader range of species than any one individual property.

Scenic Resources

Despite its relatively small size, the property offers much scenic value. Best captured along the trail, scenic vistas include views of the Charles River and Franklin’s conservation land to the south, the open grassy field in the center, and a meander through a high open forested canopy in the north.

2. Conditions of the property relevant to the Deed Restriction's Permitted and Prohibited Uses:

Permitted and prohibited uses are stated as follows: "...retain the land and water areas predominantly in their natural, scenic and open conditions and forbid the construction or placing of buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground, and any surface uses except agricultural, farming, forest and passive outdoor recreational purposes or purposes permitting the land or water area to remain predominantly in its natural condition."

The natural, scenic and open condition of the property is described above. The deed restriction permits "passive outdoor recreational purposes". A trail loop has been established on the property (waypoints 4, 5, 9, 19, 23, 29, 30, 33-39; photos 6, 8, 19, 40, 45, 51, 57-63; see Trail Map). The trail begins at the parking lot, passes through a mowed meadow to a picnic area and canoe/kayak launch at the Charles River, crosses a small wooden bridge over an intermittent stream to the Charles River, then meanders through a forested section with a high open canopy back to the trailhead and parking lot. The trail is wet in several areas with stone or boards placed on the trail surface to improve crossing conditions in these areas (waypoints 4, 23, 34; photos 6, 45, 58). The picnic area consists of a picnic table and bench wood stairs leading down the river bank to access the river (waypoints 18, 38; photos 36, 62).

Several piles of dumped brick and concrete debris were observed along the east boundary in the southeast and northeast corners. A rusted metal implement was also observed in the southeast corner (waypoint 2, photo 3).

3. List of Prohibited and Permitted Uses for which there were no relevant observed conditions.

No evidence of the following provisions was observed: agriculture or farming, buildings, roads, signs, billboards or other advertising, utilities or other structures. A trailhead kiosk was observed at the parking lot (waypoint 31, 39; photos 53-55, 63), and small trail marker signs were observed along the trail (waypoint 32; photo 56). Although the property is not managed for timber harvest, forest management in the form of invasive species control is ongoing.

4. Rights of Public Access:

Are any Rights of Public Access included in the Deed Restriction? If so, are there any limitations?

The property is open to the public and passive outdoor recreation is permitted. See #2 above.

5. Additional remarks regarding the present condition of the property:

Access

Access to the property is along the Sanford Mill Condominium driveway off Sanford Street, along the 20-foot wide access easement granted in the deed (waypoint 40, photo 64). However, there is no sign for the Amphitheatre on Sanford Street, and a sign stating "private property" at the driveway entrance prevents people from recognizing the access to the property (see Driving Directions Map).

Invasive Species

Invasive species are extensive throughout the property. The Open Space Committee with support from the Department of Public Services is actively engaged in manually removing the woody species. The field is also mowed several times per year to both maintain a trail through the field, and to control vegetative re-growth. In April 2018 prior to the site visit, the Boy Scouts worked with members of the Open Space Committee to clear woody invasives. Brush piles and stacks of logs were observed waiting for pick up for disposal by the Department of Public Services (waypoint 25, photo 47).

6. Recommended areas to note on future monitoring visits:

- Parking lot
- Trails
- Picnic area on Charles River
- Boundaries on west, north and east side of property
- Eroded channels on slope along north boundary, abutting parcels on Village Street

Refer to Section V Management Plan for recommendations for each of these locations.

Part C: Boundary Conditions

1. Do the boundaries on the ground correlate transparently to the legal description found in the property deed (i.e. can you follow the boundary after reading the description)? If not, how did you locate the property boundary?

Metes and bounds for the property were not available in the deed, however a survey by Colonial Engineering Inc. dated December 12, 2011 was available that included boundary markings, bearings, and other features of the site. The survey was not recorded or signed by the Professional Land Survey noted on the plan, Paul J. Desimone. Additionally, along the north boundary, several segments lacked a distance or bearing thus, the survey was not complete. See Survey Map and Assessor's Map in Section 4.

In addition to the survey, GPS was used to locate the boundaries. Using the Level 3 parcel shapefile available from MassGIS, the parcel was uploaded into a Garmin 60CSx handheld GPS unit, and used as a general guide in the field.

2. Are portions of the property which are excluded from the Deed Restriction marked or otherwise evident on the ground?

There are no exclusions on the property. All 4.4 acres are subject to the same deed restrictions.

3. Describe the condition of the boundary markings at all other points (i.e. stone wall, flagged, signed, unmarked):

Refer to the Waypoints and Route Traveled Map relative to this narrative. Beginning at the east boundary at the parking lot, the boundary heads southwest to a concrete bound with a drill hole approximately 30' from the Charles River bank (waypoint 2; photos 2,3). A split rail fence is in the approximate location of the east boundary however, the exact location of the boundary should be confirmed (waypoint 1; photo 1). Heading west from the southeast corner, the

boundary follows the Charles River to an iron rebar at waypoint 5 (photo 7). According to the survey, this corner should be marked with a concrete bound with drill hole which was not found. The from this pin along the entire west boundary to the northwest corner, in a northwesterly direction, is a metal fence approximately 3' tall attached to green metal stakes. In the northwest corner, a concrete bound with drill hole was located (waypoint 6; photos 9-12). From this corner, the boundary heads northeast to a concrete bound with drill hole at waypoint 8 (photos 14-16). The north boundary continues northeast to another concrete bound with drill hole at waypoint 10 (photo 20). A drill hole set in boulder as indicated on the survey between waypoints 8 and 10 was not located. The boundary turns southeast and continues to another concrete bound with drill hole at waypoint 11 (photos 22, 23). Continuing southeast, a concrete bound with drill hole was located at waypoint 12 (photos 24, 25). Then turning southeast, concrete bounds with drill holes were located at waypoint 13 (photos 26, 27) and waypoint 14 (photo 28). The boundary turns southeast to a concrete bound with drill hole at waypoint 15 (photos 29, 30). The boundary turns northeast to a concrete bound with drill hole at waypoint 17 (photos 33, 34). The boundary turns southeast to a concrete bound with drill hole at waypoint 16 (photos 31, 32). From this northeast corner, the boundary turns southwest to join waypoint 2 and close the boundary.

4. Describe the use of abutting properties, focusing on uses close to the boundary line:

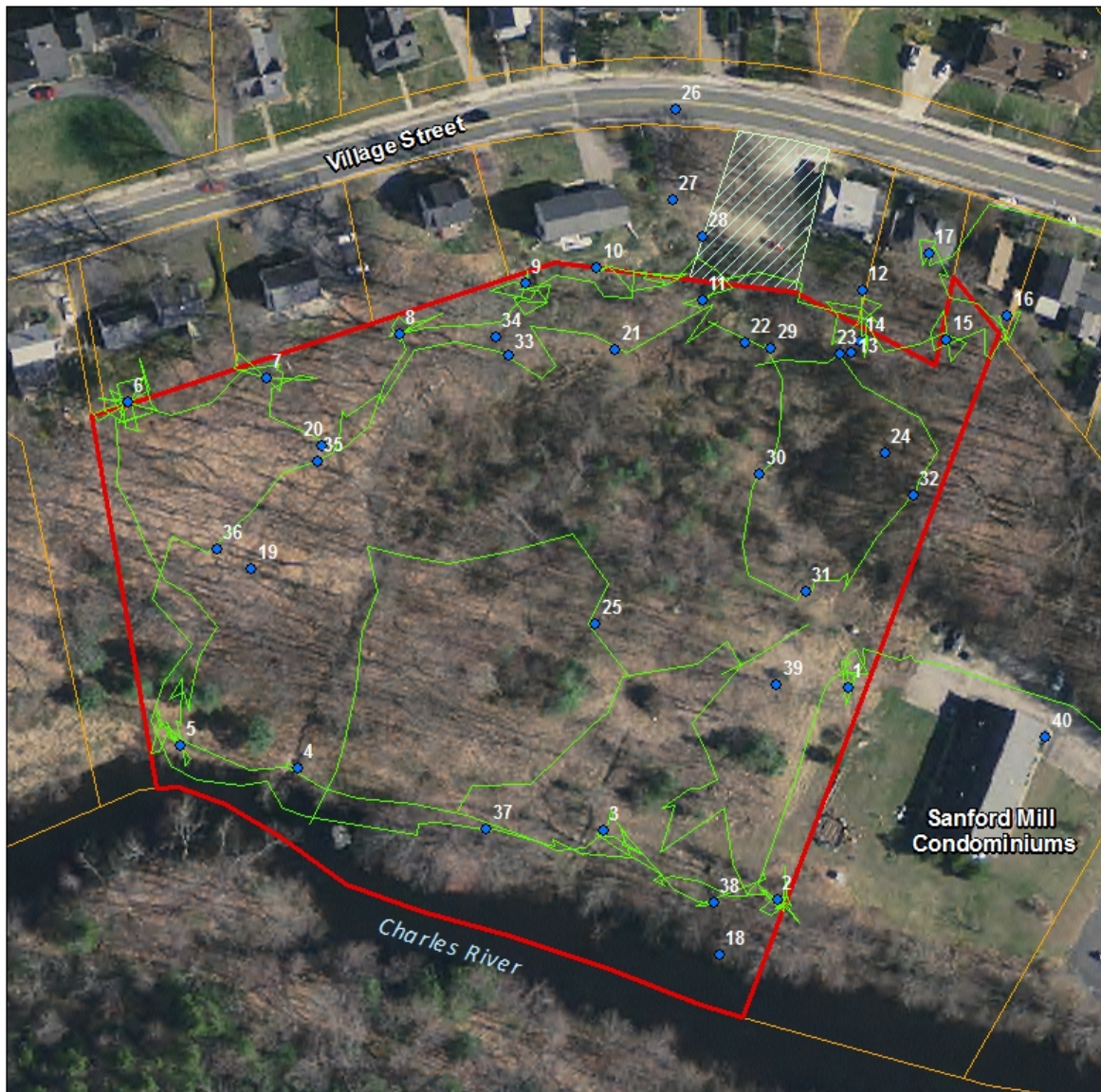
The abutting properties to the north on Village Street are residential single-family and commercial office space. The property along the west boundary is also a single-family residence however, the rear of the property is undeveloped. The property to the east is the Sanford Mill Condominiums. The condo occupants maintain ornamental gardens along the east boundary.

5. Any other comments on boundaries?

Due to the missing distances and bearings in the survey along some segments along the north boundary, it calls into question the validity of the survey. This is of concern related to developing access on the town-owned parcel on Village Street (Assessor's Map 60, Parcel 109). A new survey of this area is needed before design work for access is developed.

Section IV:
Waypoints and Photographs

Charles River Amphitheatre



Legend

- Waypoints
- Route Traveled
- Charles River Amphitheatre
- ▨ Town of Medway
- Assessor's Parcels

Charles River Amphitheatre Waypoints and Route Traveled Map



0 50 100 200 Feet

This map is for planning purposes only, with specific points subject to verification on the ground. It is not to be used by itself for legal boundary definition.

Data Sources:
Parcel Boundaries - MassGIS L3
Orthophoto, 2013- MassGIS
Waypoints and Route Traveled - Conservation Works LLC

List of Waypoints and Documentary Photographs

Camera make and model: iphone 7

Photographer: Anne Capra, Molly Hale, Pete Westover

Date: May 5, 2018

GPS make and model: Garmin 60CSx

GPS operator: Anne Capra, Molly Hale, Pete Westover

Waypoint #	GPS accuracy (ft)	Photo #	Photo File Name	Location Description	Cardinal Direction	Description of Photo Subject
1	8.4	1	664	Estimated east property line at driveway	SW	Property on right of wood split rail fence; grass field with trees and shrubs; stake to left of fence
2	7.1	2	665	Southeast corner at concrete bound with drill hole approx. 30' from bank of Charles River	NE	Property on left of bound; stake with orange paint and tape; pile of stones; Oriental bittersweet vines, black locust
2	7.1	3	666	Southeast corner at concrete bound with drill hole approx. 30' from bank of Charles River	W	View into property; concrete bound and stake; rusted metal implement; Charles River on left
2	7.1	4	667	Southeast corner at concrete bound with drill hole approx. 30' from bank of Charles River	SW	Property on right of bound; view to Charles River and across into Franklin
3	10.4	5	669	Sewer manhole on property within sewer easement	N	View into property of sewer manhole, open field, brush pile in distance at edge of field
4	12	6	670	Bridge over intermittent stream at intersection with Charles River	NE	View into property of wooden bridge 15'x4' over intermittent stream
5	9.9	7	671	Rebar pin at estimated southwest corner, wire fence on green metal posts	NW	Metal rebar with pink flag; property on right; property line thick with multiflora rose
5	9.9	8	672	Rebar pin at estimated southwest corner, wire fence on green metal posts	E	View into property along river bank; grassy trail follows property line turning northwest at corner
6	10.8	9	674	Estimated northwest corner at concrete bound with drill hole	S	Property on left of concrete bound; rail fence on abutter's property extends northeast; 26" DBH sugar maple
6	10.8	10	675	Estimated northwest corner at concrete bound with drill hole	E	Property on left of wood rail fence; barberry; 26" DBH sugar maple
6	10.8	11	676	Estimated northwest corner at concrete bound with drill hole	NW	View out of property to stone retaining wall; concrete bound and wood rail fence; green metal post and wire fence; trash, old tire; black corrugated subdrain to retaining wall extending exposed

Waypoint #	GPS accuracy (ft)	Photo #	Photo File Name	Location Description	Cardinal Direction	Description of Photo Subject
7	14.3	12	677	Approximate north property line at concrete retaining wall	E	Property on right of retaining wall; west end of concrete retaining wall; 24" CMP extending out of slope.
7	14.3	13	678	Approximate north property line at concrete retaining wall	S	View into property at 24" CMP; eroded outfall path down slope
8	9.0	14	679	Concrete bound with drill hole on north property line	W	Property on left of concrete bound; Dave D'Amico taking GPS point; concrete retaining wall on right, top of slope
8	9.0	15	680	Concrete bound with drill hole on north property line	S	View into property from concrete bound with drill hole; forested slope
8	9.0	16	681	Concrete bound with drill hole on north property line	E	Property on right of concrete bound; forested slope with large woody debris
8	9.0	17	682	Concrete bound with drill hole on north property line	S	View into property of erosion on forested slope, located 20' east of waypoint 8
9	10.9	18	683	Approximate north boundary line at erosion channel at outfall of 12" HDPE	N	View out of property to pipe outfall buried under woody debris; erosion gully with rip rap
9	10.9	19	684	Approximate north boundary line at erosion channel at outfall of 12" HDPE	S	View into property of erosion channel down slope; trail at base of slope with boards placed over channel
10	10.9	20	685	North property line at concrete bound with drill hole near split rail fence on slope	N	Concrete bound with drill hole under multiflora rose; garlic mustard
10	10.0	21	686	North property line at concrete bound with drill hole near split rail fence on slope	E	Looking east along property line; thick multiflora rose on steep slope
11	11.5	22	687	North property line at concrete bound with drill hole and stake	NE	Property on right of concrete bound and stake; open slope with large boulders and sapling trees
11	11.5	23	688	North property line at concrete bound with drill hole and stake	SE	Property on left of concrete bound; open slope with young trees
12	12.3	24	689	North property line at concrete bound with drill hole and stake, at top of slope	NW	Property on left of bound; steep slope with exposed boulders
12	12.3	25	690	North property line at concrete bound with drill hole and stake, at top of slope	SE	View into property along slope; concrete bound with drill hole, stake
13	12.3	26	691	North property line at concrete bound with drill hole	W	Property on left of concrete bound; steep slope with boulders and sorted fill exposed; trash from abutting residential properties

Waypoint #	GPS accuracy (ft)	Photo #	Photo File Name	Location Description	Cardinal Direction	Description of Photo Subject
13	12.3	27	692	North property line at concrete bound with drill hole	SW	View into property from concrete bound; boulders, woody debris; trash; wetland at base of slope
14	13.4	28	694	North property line at concrete bound with drill hole	E	Property on right of bound; stone wall running east-west
15	11.8	29	696	North property line at concrete bound with drill hole and stake	W	Property on left of bound; wetland at bottom of slope
15	11.8	30	698	North property line at concrete bound with drill hole and stake	NE	Property on right of concrete bound; hedge row on abutter's property estimated boundary
16	10.8	31	699	Northeast corner at concrete bound with drill hole and stake	SW	View into property; forested slope
16	10.8	32	700	Northeast corner at concrete bound with drill hole and stake	SE	Property on right of concrete bound; view toward parking lot
17	8.6	33	701	Corner at concrete bound with drill, between buildings	SW	View into property, down slope, honeysuckle and barberry
17	8.6	34	702	Corner at concrete bound with drill, between buildings	SE	Property on right of concrete bound, down slope
18	13.0	35	979	Near southeast corner	W	View from within property of north bank of Charles River
18	13.0	36	979	Near southeast corner	N	Steps down to Charles River; canoe stored on bank
19	15.0	37	983	Interior of property near west property line	E	Forest with black and red oak canopy, beech saplings
19	15.0	38	984	Interior of property near west property line	NW	Healthy stand of beech trees
19	15.0	39	985	Interior of property near west property line	N	Gypsy moth egg mass on beech tree
19	15.0	40	986	Interior of property near west property line	NW	Cavity tree
20	17.0	41	987	Near north boundary at bottom of slope	NW	Drainage gully
20	17.0	42	988	Near north boundary at bottom of slope	N	Snag tree (standing dead tree)
21	15.0	43	991	Near north boundary at center of property	SE	View into interior
22	14.0	44	992	Near north boundary	NE	Brush pile
23	15.0	45	994	On trail near northeast corner at bottom of slope	W	Trail through wetland; Open Space Committee members

Waypoint #	GPS accuracy (ft)	Photo #	Photo File Name	Location Description	Cardinal Direction	Description of Photo Subject
24	15.0	46	996	Near northeast corner	NW	Large pile of bricks, concrete and other construction debris
25	14.0	47	997	Center of property near boulders	NE	Brush piles from invasive species removal work; two large boulders
26	10.0	48	001	Town owned property on Village Street, adjacent to Amphitheatre	SE	View into town property adjacent to Amphitheatre with private land in foreground
27	10.0	49	002	Private driveway off Village Street	SE	Private driveway crossing town-owned land (adjacent to Amphitheatre)
28	10.0	50	003	Edge of driveway	SW	On town-owned property adjacent to Amphitheatre, looking down slope at exposed boulders
29	10.0	51	004	Trail at bottom of slope	S	Trail
30	10.0	52	005	Trail	SW	Wet spot on trail
31	10.0	53	006	Parking lot and trailhead	SE	Parking lot and right-of-way to Amphitheatre off Sanford Street
31	10.0	54	007	Parking lot and trailhead	NW	Kiosk at trailhead
31	10.0	55	008	Parking lot and trailhead	E	Trash and recycling bins at parking lot
32	10.0	56	009	Trail	NE	Trail logo marker on tree next to trail
33	10.0	57	013	Trail	E	Trail with brush from recent clearing piled next to trail
34	10.0	58	014	Trail	N	Bog bridge across trail at eroded runoff channel
35	10.0	59	018	Trail	NW	View from trail of stand of Norway maple, winged euonymous
36	10.0	60	019	Trail	NE	Trail parallel to stone wall
37	10.0	61	023	Trail	E	Trail through mowed meadow
38	10.0	62	027	Trail at picnic area on Charles River	E	Bench and picnic table at trail on Charles River bank
39	10.0	63	033	Trailhead sign	NW	Trailhead sign
40	10.0	64	034	Easement through Sanford Mill Condominiums	W	Easement through Sanford Mill Condominium to parking lot at Amphitheatre

Documentary Photographs



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
1	SW	1	Estimated east property line at driveway	Property on right of wood split rail fence; grass field with trees and shrubs; stake to left of fence



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
2	NE	2	Southeast corner at concrete bound with drill hole approx. 30' from bank of Charles River	Property on left of bound; stake with orange paint and tape; pile of stones; Oriental bittersweet vines, black locust

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
3	W	2	Southeast corner at concrete bound with drill hole approx. 30' from bank of Charles River	View into property; concrete bound and stake; rusted metal implement; Charles River on left



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
4	SW	2	Southeast corner at concrete bound with drill hole approx. 30' from bank of Charles River	Property on right of bound; view to Charles River and across into Franklin

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
5	N	3	Sewer manhole on property within sewer easement	View into property of sewer manhole, open field, brush pile in distance at edge of field



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
6	NE	4	Bridge over intermittent stream at intersection with Charles River	View into property of wooden bridge 15'x4' over intermittent stream

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
7	NW	5	Rebar pin at estimated southwest corner, wire fence on green metal posts	Metal rebar with pink flag; property on right; property line thick with multiflora rose



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
8	E	5	Rebar pin at estimated southwest corner, wire fence on green metal posts	View into property along river bank; grassy trail follows property line turning northwest at corner

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
9	S	6	Estimated northwest corner at concrete bound with drill hole	Property on left of concrete bound; rail fence on abutter's property extends northeast; 26" DBH sugar maple



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
10	E	6	Estimated northwest corner at concrete bound with drill hole	Property on left of wood rail fence; barberry; 26" DBH sugar maple

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
11	NW	6	Estimated northwest corner at concrete bound with drill hole	View out of property to stone retaining wall; concrete bound and wood rail fence; green metal post and wire fence; trash, old tire; black corrugated subdrain to retaining wall extending exposed



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
12	E	7	Approximate north property line at concrete retaining wall	Property on right of retaining wall; west end of concrete retaining wall; 24" CMP extending out of slope.

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
13	S	7	Approximate north property line at concrete retaining wall	View into property at 24" CMP; eroded outfall path down slope



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
14	W	8	Concrete bound with drill hole on north property line	Property on left of concrete bound; Dave D'Amico taking GPS point; concrete retaining wall on right, top of slope



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
15	S	8	Concrete bound with drill hole on north property line	View into property from concrete bound with drill hole; forested slope



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
16	E	8	Concrete bound with drill hole on north property line	Property on right of concrete bound; forested slope with large woody debris

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
17	S	8	Concrete bound with drill hole on north property line	View into property of erosion on forested slope, located 20' east of waypoint 8



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
18	N	9	Approximate north boundary line at erosion channel at outfall of 12" HDPE	View out of property to pipe outfall buried under woody debris; erosion gully with rip rap

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
19	S	9	Approximate north boundary line at erosion channel at outfall of 12" HDPE	View into property of erosion channel down slope; trail at base of slope with boards placed over channel



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
20	N	10	North property line at concrete bound with drill hole near split rail fence on slope	Concrete bound with drill hole under multiflora rose; garlic mustard

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
21	E	10	North property line at concrete bound with drill hole near split rail fence on slope	Looking east along property line; thick multiflora rose on steep slope



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
22	NE	11	North property line at concrete bound with drill hole and stake	Property on right of concrete bound and stake; open slope with large boulders and sapling trees

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
23	SE	11	North property line at concrete bound with drill hole and stake	Property on left of concrete bound; open slope with young trees



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
24	NW	12	North property line at concrete bound with drill hole and stake, at top of slope	Property on left of bound; steep slope with exposed boulders

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
25	SE	12	North property line at concrete bound with drill hole and stake, at top of slope	View into property along slope; concrete bound with drill hole, stake



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
26	W	13	North property line at concrete bound with drill hole	Property on left of concrete bound; steep slope with boulders and sorted fill exposed; trash from abutting residential properties

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
27	SW	13	North property line at concrete bound with drill hole	View into property from concrete bound; boulders, woody debris; trash; wetland at base of slope



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
28	E	14	North property line at concrete bound with drill hole	Property on right of bound; stone wall running east-west

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
29	W	15	North property line at concrete bound with drill hole and stake	Property on left of bound; wetland at bottom of slope



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
30	NE	15	North property line at concrete bound with drill hole and stake	Property on right of concrete bound; hedge row on abutter's property estimated boundary

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
31	SW	16	Northeast corner at concrete bound with drill hole and stake	View into property; forested slope



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
32	SE	16	Northeast corner at concrete bound with drill hole and stake	Property on right of concrete bound; view toward parking lot

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
33	SW	17	Corner at concrete bound with drill, between buildings	View into property, down slope, honeysuckle and barberry



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
34	SE	17	Corner at concrete bound with drill, between buildings	Property on right of concrete bound, down slope

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
35	W	18	Near southeast corner	View from within property of north bank of Charles River



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
36	N	18	Near southeast corner	Steps down to Charles River; canoe stored on bank

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
37	E	19	Interior of property near west property line	Forest with black and red oak canopy, beech saplings



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
38	NW	19	Interior of property near west property line	Healthy stand of beech trees

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
39	N	19	Interior of property near west property line	Gypsy moth egg mass on beech tree



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
40	NW	19	Interior of property near west property line	Cavity tree

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
41	NW	20	Near north boundary at bottom of slope	Drainage gully



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
42	N	20	Near north boundary at bottom of slope	Snag tree (standing dead tree)

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
43	SE	21	Near north boundary at center of property	View into interior



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
44	NE	22	Near north boundary	Brush pile

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
45	W	23	On trail near northeast corner at bottom of slope	Trail through wetland; Open Space Committee members



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
46	NW	24	Near northeast corner	Large pile of bricks, concrete and other construction debris

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
47	NE	25	Center of property near boulders	Brush piles from invasive species removal work; two large boulders



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
48	SE	26	Town owned property on Village Street, adjacent to Amphitheatre	View into town property adjacent to Amphitheatre with private land in foreground

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
49	SE	27	Private driveway off Village Street	Private driveway crossing town-owned land (adjacent to Amphitheatre)



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
50	SW	28	Edge of driveway	On town-owned property adjacent to Amphitheatre, looking down slope at exposed boulders

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
51	S	29	Trail at bottom of slope	Trail



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
52	SW	30	Trail	Wet spot on trail

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
53	SE	31	Parking lot and trailhead	Parking lot and right-of-way to Amphitheatre off Sanford Street



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
54	NW	31	Parking lot and trailhead	Kiosk at trailhead

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
55	E	31	Parking lot and trailhead	Trash and recycling bins at parking lot



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
56	NE	32	Trail	Trail logo marker on tree next to trail

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
57	E	33	Trail	Trail with brush from recent clearing piled next to trail



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
58	N	34	Trail	Bog bridge across trail at eroded runoff channel

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
59	NW	35	Trail	View from trail of stand of Norway maple, winged euonymous



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
60	NE	36	Trail	Trail parallel to stone wall

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
61	E	37	Trail	Trail through mowed meadow



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
62	E	38	Trail at picnic area on Charles River	Bench and picnic table at trail on Charles River bank

Charles River Amphitheatre



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
63	NW	39	Trailhead sign	Trailhead sign



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
64	W	40	Easement through Sanford Mill Condominiums	Easement through Sanford Mill Condominium to parking lot at Amphitheatre

Section V:
Management Plan

Charles River Amphitheatre

The following recommendations are based on observations of site conditions during the May 5, 2018 site visit, and the Medway's Amphitheater Management Plan (2012).

RECOMMENDATION	RESPONSIBLE ENTITY	TIMEFRAME
Trails and Public Access		
Provide pedestrian access from Village Street on town-owned parcel 60-109. <ul style="list-style-type: none"> • Complete survey of Amphitheatre north property boundary, and parcel 60-109. • Conduct assessment of slope stability and fill composition to determine appropriate construction methodologies. • Seek funding for design and engineering of appropriate pedestrian access, and layout for parking two to three cars. • Seek funding for construction 		2019-2025
Evaluate trail crossings in wet areas and, consider design and construction of bog bridging to improve trail surface.		2019-2022
Install directional signage on Sanford Street to inform residents of the site		2018-2019
Consider developing a new inner loop trail to expand walking paths (see Trail Map – potential trail)		2019
Slash alongside trails – haul away or cut down to minimize the aesthetic impact trailside		2018-2019
Add a picnic table along the Charles River next to the swimming rock		2019
Minimize impact to the riverbank by directing use to one stable location. Consider replacing wood steps with stone steps and, provide access for swimming and canoe/kayaks in one area.		2020-2025
Develop historical interpretation displays at the Amphitheatre stone wall. Consider featuring the carding machine or other historic mill remnant in a display on the site.		2020-2025
Invasive Species Control		
Continue to mow field several times per year to keep woody species from establishing and maintain a clear walking path		On-going
Continue manual removal of woody invasive species, as often as volunteers can manage, or at least twice per year; Oriental bittersweet needs the most attention		On-going

Charles River Amphitheatre

Consider hand-pulling garlic mustard throughout the forested portion of the site		
Stormwater Management		
Locate and map storm drains connected to outfall pipes along slope on north property boundary		2019
Evaluate erosion at storm drain outfalls and design and, engineer best management practices to restore eroded areas, capture and treat runoff		2019-2025
Incorporate any and all stormwater management efforts into the town's NPDES Phase 2 program		2019+
Ecological Management		
To maintain the meadow, continue to mow at least twice per year (mid-June and after hard frost in Fall)		On-going
Maintain woody debris along the banks of the Charles River as habitat		On-going
Nurture native woody saplings (maple, ash) to establish in areas cleared of invasive species to encourage a multi-aged forest		On-going
Consider planting native tree, shrub and herbaceous plants in areas cleared of invasive species and not mowed (forest and forest edge)		2019+
Other		
Remove and dispose of piles of brick and other rubble		2018
Secure sewer manhole covers to prevent access to sewer main		2018

Section VI:
Affidavits

BASELINE PREPARER AFFIDAVIT

The undersigned hereby certifies 1) that acting in my capacity as contractor of the Town of Medway, I prepared the accompanying Baseline Documentation Report dated May 5, 2018, describing the Charles River Amphitheatre_Property located in Medway, 2) that the Report describes and documents the natural and other resources of the Property protected under a Deed Restriction recorded in the Norfolk County Registry of Deeds in Book 8940 at Page 128 on May 31, 1991, and 3) that based on all the information cited in said Report and to the best of my knowledge and belief, the Report is an accurate representation of the Property and its condition as of the date of the Report.

Notwithstanding the above, the undersigned agrees that the conditions documented in the Report do not necessarily constitute the entirety of conditions of the Property allowed or required by the [Deed Restriction], and that the Town of Medway in no way waives any rights, in law or equity, to enforce any provisions of the Deed Restriction, whether or not directly addressed in this Report.

Signed and sealed under the pains and penalties of perjury this ____ day of _____, 2018

By: _____
Anne M. Capra

On this _____ day of _____, 2018, before me, the undersigned notary public, personally appeared Anne M. Capra, proved to me through satisfactory evidence of identification, which were Driver's License, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

SEAL

Signature of Notary Public

Printed name of Notary Public

My Commission expires: _____

BASELINE PHOTOGRAPHER AFFIDAVIT

The undersigned hereby certifies that acting in my capacity as contractor of the Town of Medway on May 5, 2018, I visited the Charles River Amphitheatre Property located in Medway and took documentary ground photographs ("the Photographs"), with file numbers 001-037, 663-702, and 979-997, and 2) that the Photographs, attached hereto, together with accompanying descriptions, List of Waypoints and Documentary Photographs, and Waypoints and Route Traveled Map, fairly and accurately depict the property as it appeared on the date the photographs were taken.

Signed and sealed under the pains and penalties of perjury this ____ day of _____, 2018

By: _____
Anne M. Capra

On this _____ day of _____, 2018, before me, the undersigned notary public, personally appeared Anne M. Capra, proved to me through satisfactory evidence of identification, which were Driver's License, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

SEAL

Signature of Notary Public

Printed name of Notary Public

My Commission expires: _____

ACKNOWLEDGMENT OF BASELINE CONDITIONS

The undersigned, being the owner of the Charles River Amphitheatre Property located in Medway, subject to a Deed Restriction recorded in the Norfolk County Registry of Deeds in Book 8940 at Page 128 on May 31, 1991, hereby certify that the accompanying Baseline Documentation Report, dated May 5, 2018 is, to the best of my knowledge and belief, an accurate representation of the Property and its condition on this date.

Notwithstanding the above, the undersigned agrees that the conditions documented in said Report do not necessarily constitute the entirety of conditions of the Property allowed or required by the Deed Restriction, and that the Town of Medway in no way waives any rights, in law or equity, to enforce any provisions of the Deed Restriction, whether or not directly addressed in this Report.

Executed under seal this ____ day of _____, 2018

By: _____
Signature of Owner

Print Name

Acknowledged by:
Agency Name

By: _____
Signature of Agency Representative

Print Name and Job Title