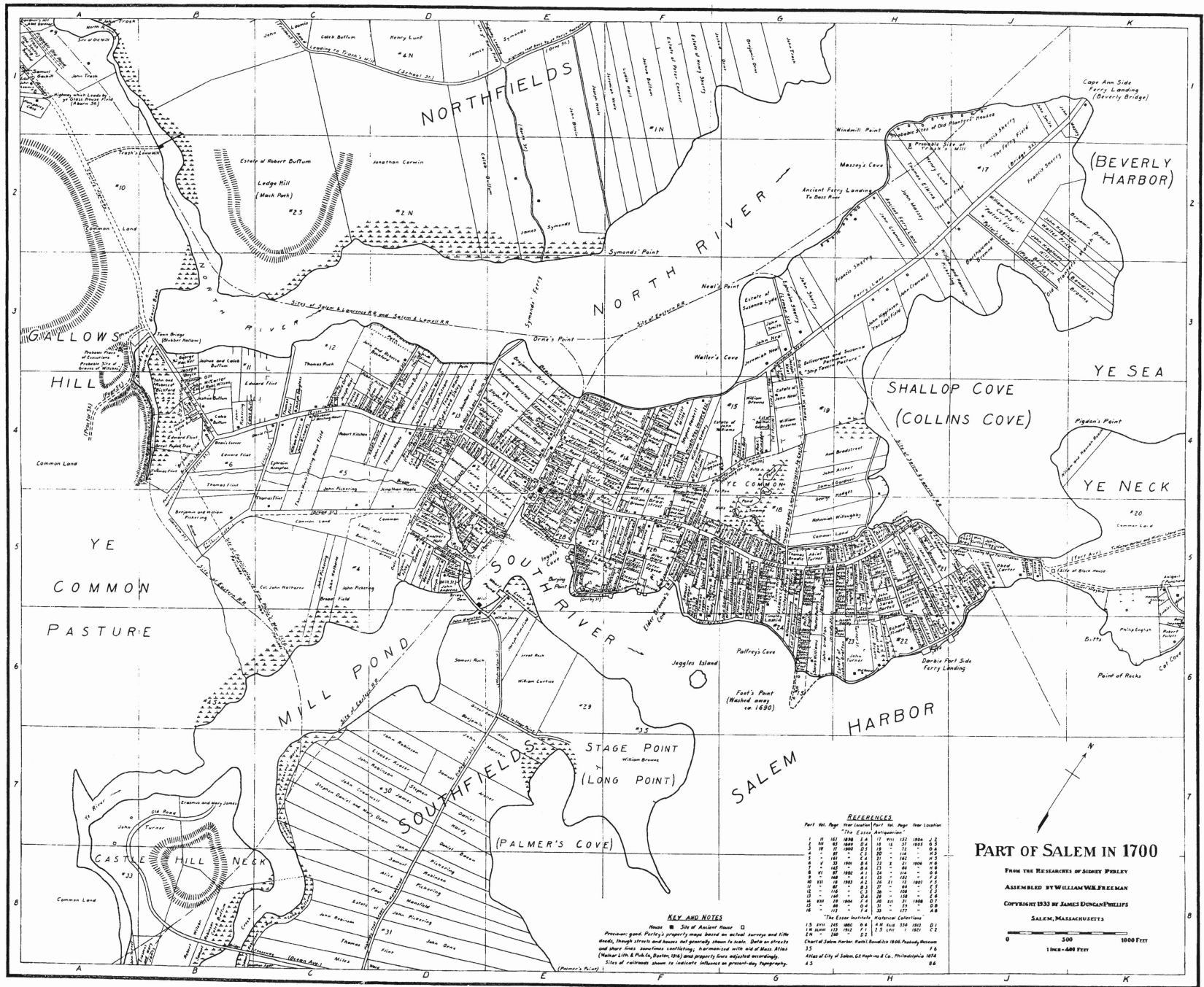


Exhibit 1



**KEY AND NOTES**

□ Site of Ancient House  
 Precision good. Partly property maps based on actual surveys and file deeds, through streets and houses not generally shown in scale. Date on streets and shore lines uncertain, conflicting; harmonized with old Mass Atlas (Marine Lth. & Pub. Co., Boston, 1843) and property lines adjusted accordingly. Sites of railroads shown to indicate influence on present-day topography.

**REFERENCES**

Part No.	Page	Year Location	Part No.	Page	Year Location
1	107	1606	14	111	1206
2	108	1606	15	112	1206
3	109	1606	16	113	1206
4	110	1606	17	114	1206
5	111	1606	18	115	1206
6	112	1606	19	116	1206
7	113	1606	20	117	1206
8	114	1606	21	118	1206
9	115	1606	22	119	1206
10	116	1606	23	120	1206
11	117	1606	24	121	1206
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16	122	1606	29	126	1206
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18	124	1606	31	128	1206
19	125	1606	32	129	1206
20	126	1606	33	130	1206
21	127	1606	34	131	1206
22	128	1606	35	132	1206
23	129	1606	36	133	1206
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87	193	1606	100	197	1206
88	194	1606	101	198	1206
89	195	1606	102	199	1206
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91	197	1606	104	201	1206
92	198	1606	105	202	1206
93	199	1606	106	203	1206
94	200	1606	107	204	1206
95	201	1606	108	205	1206
96	202	1606	109	206	1206
97	203	1606	110	207	1206
98	204	1606	111	208	1206
99	205	1606	112	209	1206
100	206	1606	113	210	1206

**PART OF SALEM IN 1700**

FROM THE RESEARCHES OF SIDNEY PERLEY  
 ASSEMBLED BY WILLIAM WILFREDMAN  
 COPYRIGHT 1933 BY JAMES DUNGAN PHILLIPS  
 SALEM, MASSACHUSETTS

0 300 1000 FEET  
 1 INCH = 400 FEET

Exhibit 1

teris of this my last will, and I haue here-  
unto set my hand July 21 : 1655 :

witnes

Mathew Boyes     Humpri Bradstreet  
John harris

PART OF SALEM IN 1700. NO. II.

BY SIDNEY PERLEY.

The map on page 69 represents that part of Salem which is bounded by Flint, Essex and Boston streets and the North river, the latter being now filled except that part which is the present canal. It is based on actual surveys and title deeds, and is drawn on a scale of two hundred feet to an inch. It shows the location of all houses that were standing in 1700. The braces marked "a" show where Federal street now runs, the brace marked "b" where Fowler street begins and that marked "c" where North Pine street begins.

North river has been known as such since the very first settlement by the Europeans.

Flint street was one of the original lanes leading down to the water. It was called a highway in 1668; lane yt leads to ye north river, 1679; Dean's lane, 1766; Dean street, 1795; and Flint street, 1894.

Essex street has been the principal thoroughfare of the town from the beginning of its settlement. It was called a street in 1659; ye broad street that goes to the bridge or causeway at the western end of ye town, 1679; highway, 1689; ye main street, 1696; ye great street leading through ye town, 1713; and Essex street, 1796.

Boston street was laid out in 1642, after the first bridge was finished, across private lands belonging to Robert Moulton and John Alderman, and cutting across their lots diagonally. It was called a street in 1663; highway to the causeway, 1670; ye bridge street so called towards Trask's mills, 1680; the street going towards the mill bridge, 1681; the main street, 1696; ye bridge street, 1698; street or highway leading to ye town bridge 1702; ye

country road, 1737; way leading into town 1752; street leading from Buffum's corner to Town bridge, 1779; Town bridge street, 1789; great road, 1789; and Boston street, 1799.

There was a highway along the river a short distance from the bridge in 1679, being probably the right of way reserved along the water front in the original laying out of the town, which in most places was never used, and became forgotten.

Federal street was laid out across private land about 1769. It was called the new street in 1770; new street laid out near the North river, 1779; a town way, 1782; and Federal street, 1794.

Fowler street was laid out by the owner of the land through the middle of the Fowler lot, presumably to open up the rear land for building lots, about 1820. It was called a town way about 1824; a way, 1848; and Fowler street, 1868.

North Pine street was laid out about 1850; and was called by that name in 1852, being then a private way.

This section was called the town's end, or western end of the town. At the bridge, the village, or Salem village began.

The Fortification. Late in 1675, the danger from the Indians was so imminent, because of the uprising of King Philip and others, that the general court ordered the towns to fortify themselves by building a stockade or stone wall eight feet in height. Salem was protected by a stone wall and palisades. The northwestern end of it is indicated on the map. It ran from North river to the mill pond, the upper end of South river. The rivers were half a mile apart, and this was the most feasible place to build such a defence. There was no house at that time beyond this line within half a mile, and the rising ground with a slope southerly toward the main land made it an ideal spot for the purpose. On all other sides the town was protected by water. The fortification terminated at its southeasterly end, at the pointed ledge, a short distance easterly of the south end of Phelps street. On the ledges, for about



two hundred feet, the wall was erected, but the rest of the distance was covered by a stockade or palisados, probably from the ledge to the water's edge southeasterly, and northwesterly to North river. Probably the only open places were where it crossed the roads now called Broad and Boston streets. The stockade crossed what is now Broad street about midway between Flint and Jackson streets, the junction of Warren and Essex streets, passing along the brow of the hill at the elbow in May street and so on as shown on the map.

Felt says, that March 28, 1676, "our military committee" reported that they had placed "several garrisons in and about our farms and outhouses:" and that "the town have begun a substantial wall which forthwith shall be carried from river to river." So the plan seems to have been to build a wall the entire length of the line; but probably, as the palisade was more easily, cheaply and quickly built than the stone wall, it was resorted to. Expedition was the great desideratum at that time, when it was expected that the war whoop might be heard in the stillness of any midnight in the peaceful streets of Salem, and massacre and captivity go hand in hand with the destruction of the homes of the inhabitants. The terrible acts of the savages at Rowley, Newbury, Haverhill, Dover and many places at the eastward, even for years later, indicate the danger that lurked around Salem at this time.

Seven years after the war was over, in 1683, Felt says, the "palisados near the bridge" were given to the poor for firewood.

In 1693, he further says our people had been at much charge for the maintenance of block-houses and other fortifications. The mortgage given by Benjamin Pickering, in 1702,\* shows that the fortification which has just been described was slightly westward or beyond the house on Broad street that then belonged to

Richard Adams and has been described in *The Antiquarian*, volume v., pages 33-36. This house was built in 1645, and when it was burned in 1865, its walls were found to be lined with bricks and the second story overhung the first. Perhaps this was a block-house in the time of King Philip's war, or in the later Indian wars, the house having been prepared for its use in this way by the town at that time. Sept. 21, 1702, Felt says, further, the block-houses are to be supplied with such articles as are necessary for defence. In 1706, he writes: "A report of Salem says, 'We are at considerable charge for building a line of about two hundred feet long, and two block-houses, in which are several guns, and we keep a constant watch there every night, being more than a mile from the fort, nigh the end of the town, we design to set up one hundred and fifty to two hundred feet of stockades near the two block-houses.'" It seems by this that a block-house with guns was built in this neighborhood, "nigh the end of the town," in 1706. Block house square on Fort avenue shows the site of the block house at the eastern part of the town.

In the sketches that follow, after 1700, titles and deeds referred to pertain to the houses and land under and adjoining, and not always to the whole lot, the design being, after that date, to give the history of the houses then standing principally.

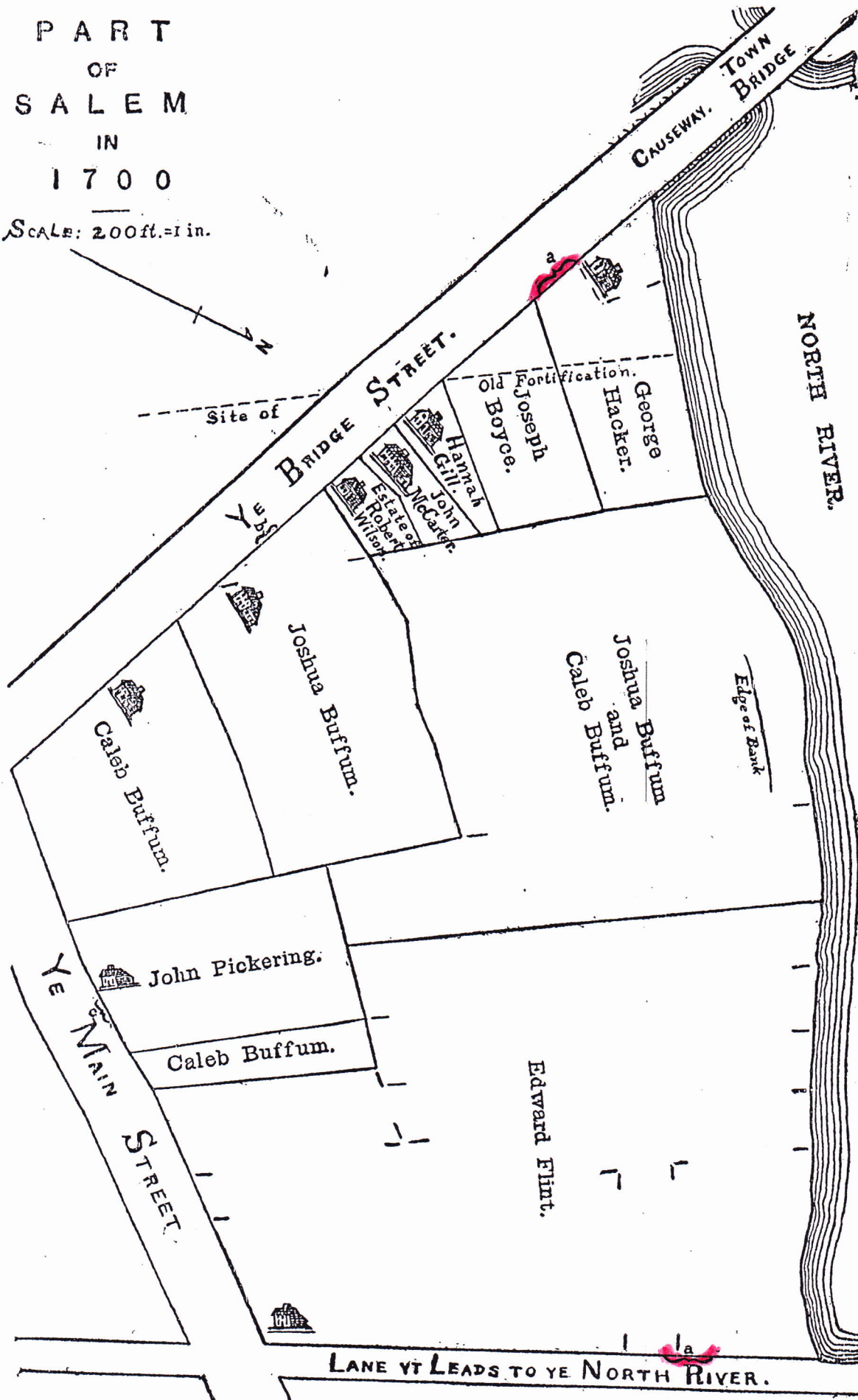
The lots of George Hacker, Joseph Boyce, Hannah Gill, John McCarter, Estate of Robert Wilson and the triangular part of the lot of Joshua Buffum which is marked by dashes was part of a large lot, through which Boston street was laid out in 1642, granted to John Alderman in the first settlement of the town. He apparently conveyed the southwestern end of the lot sometime before his decease to Giles Corey, who lived in a small house, which stood on what is now the western corner of Federal and Boston streets, until 1659, when he removed to a site near the West Peabody Junction

\* Essex Registry of Deeds, book 16, leaf 84.

Exhibit 2  
Page 2 of 5

PART  
OF  
SALEM  
IN  
1700

SCALE: 200ft.=1in.





road station, from whence he went to awful death in 1692. Mr. Alderman had possessed of the remainder of the lot in 1657, his residence being the house shown on the map on the Hannah Gill lot. In his will he had devised the lot and house to Ezra Clapp, son of Edward Clapp of Dorchester, yeoman, and Nathaniel Clapp, son of Nicholas Clapp, of Dorchester. They sold the remainder of the lot and the house to Mr. Corey immediately, and he took possession at that time, but no deed of conveyance passed between them until July 24, 1663, when they delivered a deed to him.\*

Mr. Corey had sold, 14: 8: 1659, his own house and lot and the house and lot he had bought of the Clapps, to John Norton of Salem, carpenter.† The house which Giles Corey lived was gone before 1676.

The Robert Wilson lot was conveyed to him, probably by Mr. Norton, before April 8, 1670.

That part of the Alderman lot that is shown on the map as a part of the lot of Joshua Buffum was probably conveyed to Mr. Buffum quite early, but by which one of the owners of the Alderman lot the matter has not learned.

Mr. Norton, for eighty pounds, conveyed to Jeremiah Meacham of Salem, weaver, that part of the lot lying west of Robert Wilson's, being one and one-half acres of land, dwelling house and orchard, near the new bridge or causeway at the western end of the town, April 8, 1670.‡ Mr. Meacham conveyed the eastern part of the lot, sixteen square rods, to his son-in-law, John McCarter of Salem, dyer, before Sept. 20, 1678, when the latter mortgaged "my now dwelling house," which he had built thereon.§ Mr. McCarter reconveyed the estate to Mr. Meacham June 9, 1679, for one hundred pounds.|| Mr. Meacham died in possession of the

estate, and in 1696 it was divided among his children as shown on the map.

*George Hacker House.* Mr. Meacham conveyed to his son-in-law George Hacker and his wife fourteen rods at the southwestern corner of his estate, being that part included within the dashes, on which Mr. Hacker had already built a house, and described in the deed as "at the town's end near the bridge or causeway without the fortification," March 4, 1679-80.\* The house of Giles Corey had occupied the same or nearly the same site. Mr. Hacker probably built his house after his marriage, about the year 1678, and lived in it in 1679 and 1680. Its front was toward the street. In the division of the estate of Mr. Meacham, in 1696, the remainder of the George Hacker lot was assigned to him and his wife Bethiah, daughter of the deceased.

Mr. Hacker died in 1702, intestate, leaving several children and his wife Bethiah. The inventory of his estate mentions an old house and about three-fourths of an acre of land, valued at fifty pounds. The "old dwelling house" and lot were sold by the widow of Mr. Hacker, who was then widow Bethiah Darling, of Salem, for fifty pounds, to her son Isaac Hacker of Salem, cordwainer, June 30, 1731.† Mr. Hacker died in 1753; and in the division of his real estate the house and lot were assigned to his only son Jeremiah Hacker of Salem, shoreman, in 1754. Joseph Bassett of Lynn, yeoman, and his wife Eunice, daughter of the deceased, released their interest in the estate, including the part assigned as dower, to her brother Jeremiah Hacker Aug. 22, 1754.‡ Mr. Hacker probably took down the old house a few years later, building upon the same site the later Hacker dwelling house, which was removed some ten years ago.

*Joseph Boyce Lot.* In the division of the real estate of the late Jeremiah Meacham, in 1696, this lot was assigned

\*Essex Registry of Deeds, book 4, leaf 108.

†Essex Registry of Deeds, book 1, leaf 75.

‡Essex Registry of Deeds, book 3, leaf 79.

§Essex Registry of Deeds, book 5, leaf 6.

||Essex Registry of Deeds, book 5, leaf 38.

\*Essex Registry of Deeds, book 5, leaf 74.

†Essex Registry of Deeds, book 55, leaf 266.

‡Essex Registry of Deeds, book 98, leaf 262.

to his son-in-law Joseph Boyce; and the title remained in him until 1704.

*Hannah Gill House.* In the division of the real estate of Jeremiah Meacham, in 1696, this small house and lot were assigned to widow Hannah Gill, daughter of the deceased. This was the old house, as it was then called, that Mr. Meacham lived and died in, and in which, earlier, John Alderman resided. Mrs. Gill married, secondly, John Priest of Salem in 1700, and conveyed the house and lot to Caleb Buffum of Salem, yeoman, June 2, 1707,\* and the grantee's son, Caleb Buffum, lived in the house until his death in or before 1730. Mr. Buffum, sr., died in January, 1730-1, having in his will devised the house and lot to his minor grandson Caleb (son of son Caleb) Buffum. Mary Buffum, widow of Caleb Buffum, son of the deceased, lived in the house at that time, and she was devised that privilege as long as she remained Caleb's widow. In case Caleb died under age or without issue, the will provided that the estate should go to his brother Joshua. Caleb Buffum, the devisee, removed to Newport, R. I., and died in 1744, probably without issue. The place came into the hands of his brother Joshua Buffum, probably by the provisions of the will. Joshua Buffum was a cordwainer, having lived in Berwick, Me., and, for one hundred and fifty pounds, he conveyed to his brother Samuel Buffum of Salem, glazier, subject to the liberty of his mother, widow Mary Buffum, to live in the house, the house and lot Sept. 15, 1747.† How many years the house stood after this time the writer is uncertain.

*John McCarter House.* In the division of the real estate of Jeremiah Meacham, in 1696, this house and lot were assigned to his son Capt. Isaac Meacham and John McCarter, husband of Rebecca, daughter of the deceased. The house had been built by Mr. McCarter, as stated

on a previous page, probably about 1675, the time of his marriage, and it was occupied in 1695 and 1696 by Capt. Daniel King. The house and lot were valued in 1696 at eighty-one pounds. Captain Meacham was a fuller, living in Enfield, Mass., and, for forty-four pounds, released his interest in the house and lot to Mr. McCarter, who was a dyer and then lived in Warwick, R. I., June 21, 1698.\* Mr. McCarter came to Salem to live the next year. With his wife Rebecca, for forty-six pounds, he conveyed the estate to William Browne, esq., of Salem, Nov. 30, 1703.† Hon. William Browne died in 1716, having devised this estate to his sons Samuel and John Browne, esquires. John Browne released his half-interest in the property, for twenty pounds, to his brother Samuel Jan. 22, 1717.‡ Samuel Browne probably erected a new house, in place of the old, as when he conveyed the lot with a house upon it, March 7, 1725-6 to Benjamin Houlton of Salem,§ the consideration of the transfer was one hundred and eighty pounds; and, four years later, Feb. 25, 1730, when Mr. Houlton conveyed the estate to Ezekiel Fowler and Abraham Fowler, both of Salem, tanners,|| the consideration was two hundred and fifty pounds.

*Estate of Robert Wilson House.* Robert Wilson probably bought this lot of land of John Norton before 1670, and built a house thereon. He married Deborah, daughter of Robert Buffum 6: 12 mo.: 1658, and it is possible he bought the land and built at about the time of his marriage. He was a soldier in the war against King Philip, and was killed in the terrible slaughter at Deerfield, Sept. 18, 1675. The inventory of his estate mentions a dwelling house and land on which it stands in the town, valued at sixty pounds. The administrator of

\*Essex Registry of Deeds, book 20, leaf 26.

†Essex Registry of Deeds, book 90, leaf 57.

\*Essex Registry of Deeds, book 13, leaf 198.

†Essex Registry of Deeds, book 16, leaf 72.

‡Essex Registry of Deeds, book 33, leaf 72.

§Essex Registry of Deeds, book 47, leaf 259.

||Essex Registry of Deeds, book 64, leaf 98.



Salem in the Eighteenth Century'  
by James Duncan Phillips © 1969

Town Life in the Twenties and Thirties 119

p. 119

Street and some near the foot of Turner Street, the largest of which belonged to Colonel John Turner.

Of the three great wharves of later days, namely, Derby Wharf, Phillips Wharf, and Union Wharf, the latter was about to be started. The idea of connecting Jeggles Island with the shore, which really made Union Wharf, seems to have been thought of at about this time. The island was granted to Thomas Gardner in 1684 and descended to his daughter, Mary, who married Captain William Bowditch, and he deeded it in 1726 to the proprietors of the Union Wharf, of whom he was one.<sup>1</sup> It is interesting to notice that three years later, two aged gentlemen swore that they had helped take a vessel of two hundred tons through this channel north of the island, so the blocking of it by connection with the shore indicated that the channel on the other side was better yet.<sup>2</sup> This seems to have been the beginning of this great wharf, which was the most important in the city for the next fifty years.

There were important wharves on the North River near the present site of North Bridge, which was not built till 1744. The river there was deep and navigable, and even the shipyards near Boston Street had no trouble in getting their ships to sea.<sup>3</sup> A little later than this, the sloping beach back of Federal Street was covered, all the way from North Street to Fint Street, with fish flakes which belonged to Benjamin Pickman, and it is reasonable to suppose that fishermen were already using this ground in a smaller way.

In 1721, Winter Island, which had always been a place for drying fish, but seems to have been part of the common

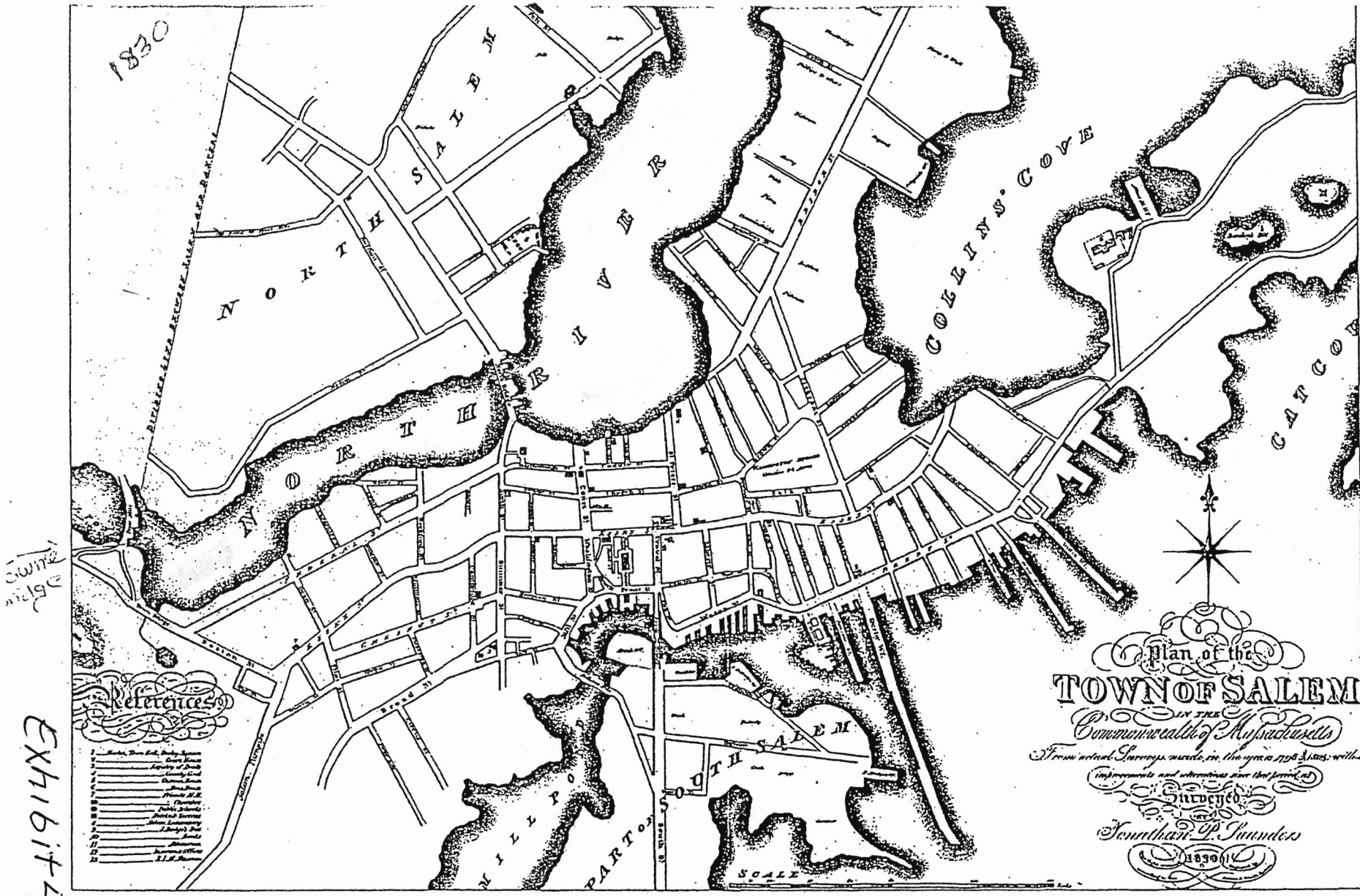
<sup>1</sup> *Essex Antiquarian*, x, 166; Essex Institute, *Salem Miscellaneous MSS.*, 1.

<sup>2</sup> Deposition, Feb. 23, 1729/30, Stephen Daniels and Samuel Foot, E.I.H.C., III, 289.

<sup>3</sup> Even as late as 1801, Pierce and Waite landed the cargo of the ship *Friendship* from St. Petersburg on their wharf on North River, just back of the Nichols house, where Mr. Pierce lived. E.I.H.C., xxxi, 122.

Exhibit 3





Salem in 1820 showing wharfs extending along the South River into the center of the town. Courtesy of the Peabody Essex Museum.



## Main Menu

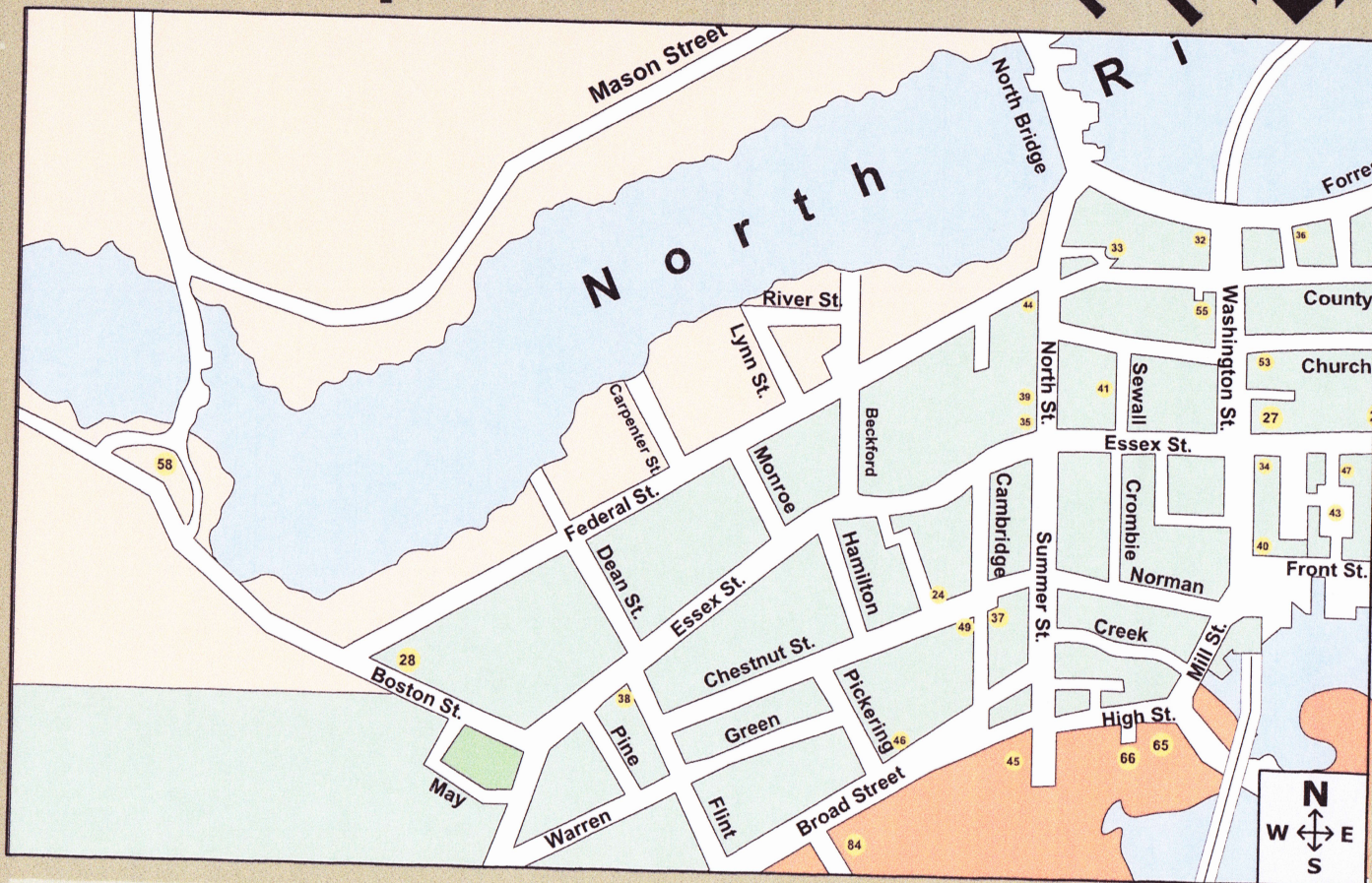
# Salem Map 1842

Print



### Downtown & Chestnut/Federal Sts.

- 24. Bott-Fabens House
- 25. Bowker (Manning) Block
- 26. Central Building - Old Custom House
- 27. City Hall
- 28. Cook-Oliver House
- 29. Crombie Street Church
- 30. Eastern Railroad Depot
- 31. Essex Bank Building
- 32. Essex County Courthouse
- 33. First Baptist Church
- 34. First Church
- 35. First North Church
- 36. First Universalist Meetinghouse
- 37. Hamilton Hall
- 38. House of Charles Osgood
- 39. Jonathan Corwin House
- 40. Lawrence Place
- 41. Methodist Church
- 42. Old Custom House
- 43. Old Town Hall
- 44. Peirce-Nichols House
- 46. Pickering House
- 47. Pickman-Derby Block
- 48. Pickman and Henfield Bldg
- 49. Robinson-Little House
- 52. Salem Jail & Sheriff's Office
- 53. Salem Lyceum
- 54. South Church
- 55. Tabernacle Church



### Downtown and Chestnut/Federal Streets: Introduction

It is surprising how much of Salem resembles the city that Hawthorne knew. This area during Hawthorne's time, as today, was the location of Salem's civic buildings, commercial buildings, and railroad depot (although the railroad depot is not in the same place as it was in Hawthorne's time). Also, during Hawthorne's time, as today, Chestnut and Federal

### Related Images



Exhibit 5





EXHIBIT 6A





S A L E M H A R B O R



MAP

OF THE

# CITY OF SALEM

## MASS.

From an actual Survey

By H. M. INTYRE, C. E.

with B. B. TAYLOR, ASSISTANT

1851.

Published by HENRY M. INTYRE, N.E. Corner of Perry & Pine Sts.

Friend & Ault's lith. Office 80 Walnut St 2<sup>nd</sup> door below 4<sup>th</sup> St. Philada.

Printed by I. Kohl.

SCALE OF FEET

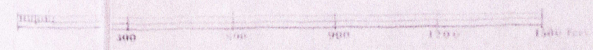


Exhibit 6A



Exhibit 6C



**MAP**  
OF THE  
**CITY OF SALEM**  
MASS.

From an actual Survey  
PUBLISHED BY HENRY WINTHROP

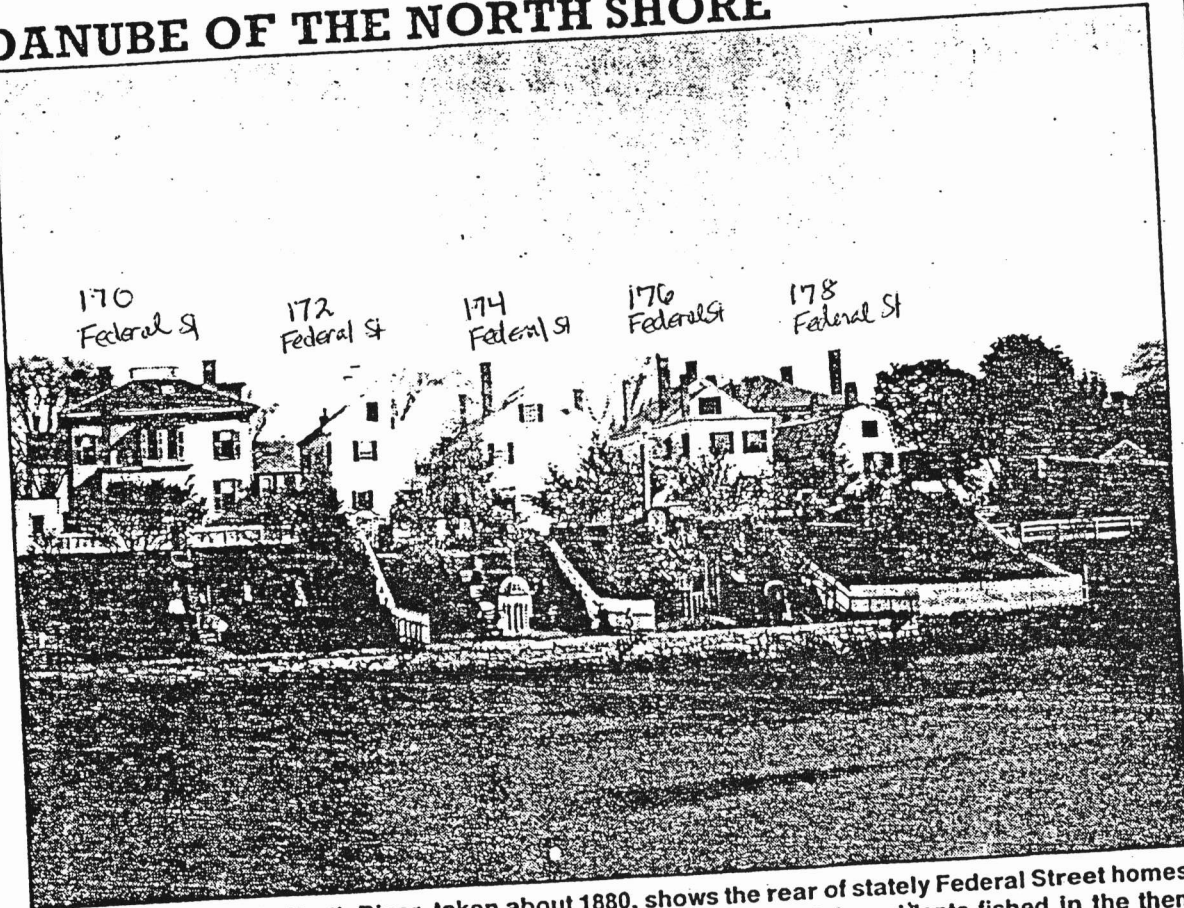
1851  
Published by HENRY WINTHROP, 33 Cornhill, Boston.



# Before the Pits in Leather Manufacturing

1888 Land filled

## DANUBE OF THE NORTH SHORE



This photo of Salem's North River, taken about 1880, shows the rear of stately Federal Street homes, with their terraced lawns and gardens, and the sea wall from which residents fished in the then-clean water. No one would refer to the North River as the Danube today. The photo was submitted by John Dombrowski of 60 Boston St., Salem.

Sylvania Office

Exhibit 7a

Joan Sweeney  
22 Silver St.  
Salem, MA 01970

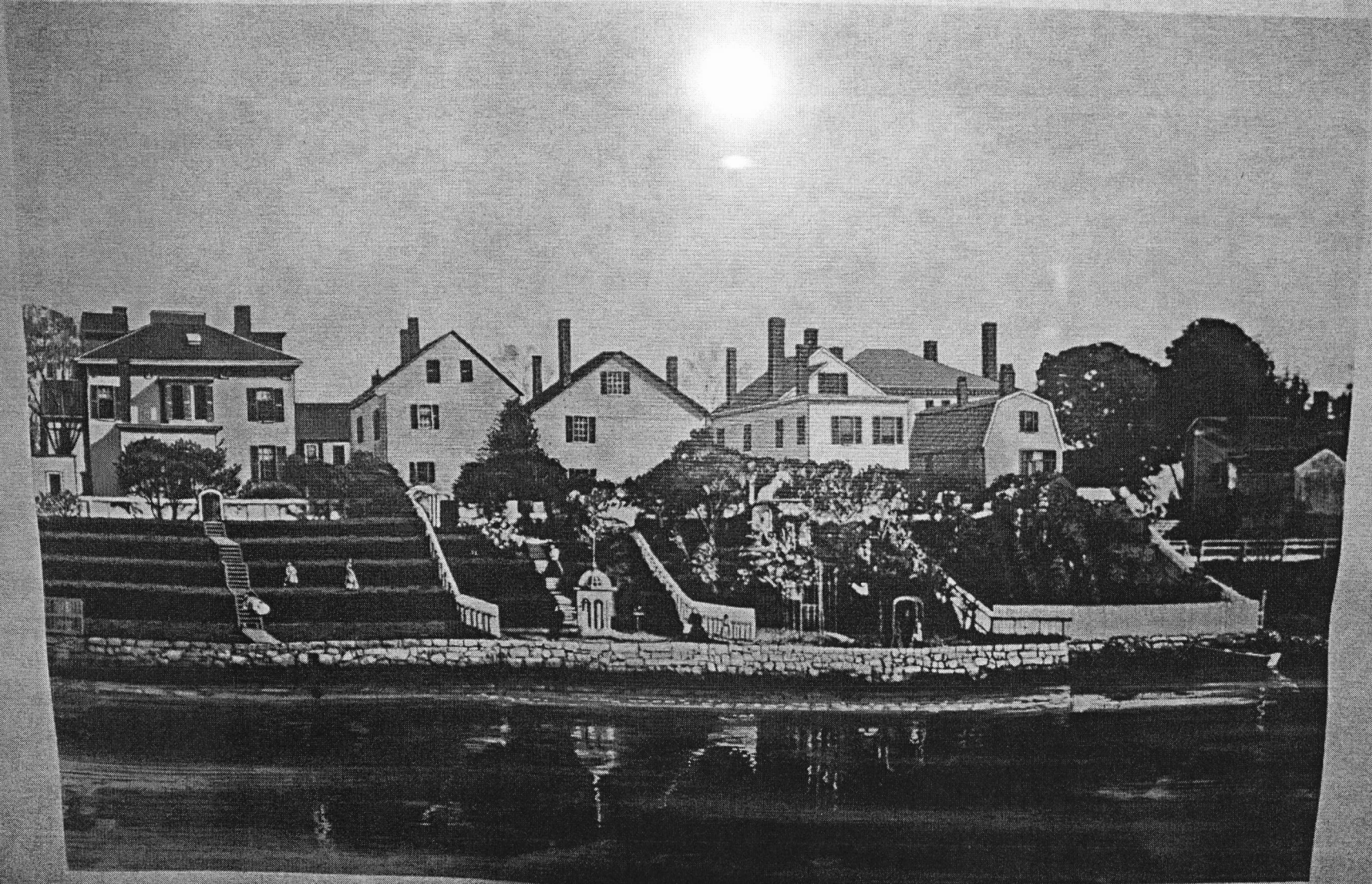


Exhibit 76



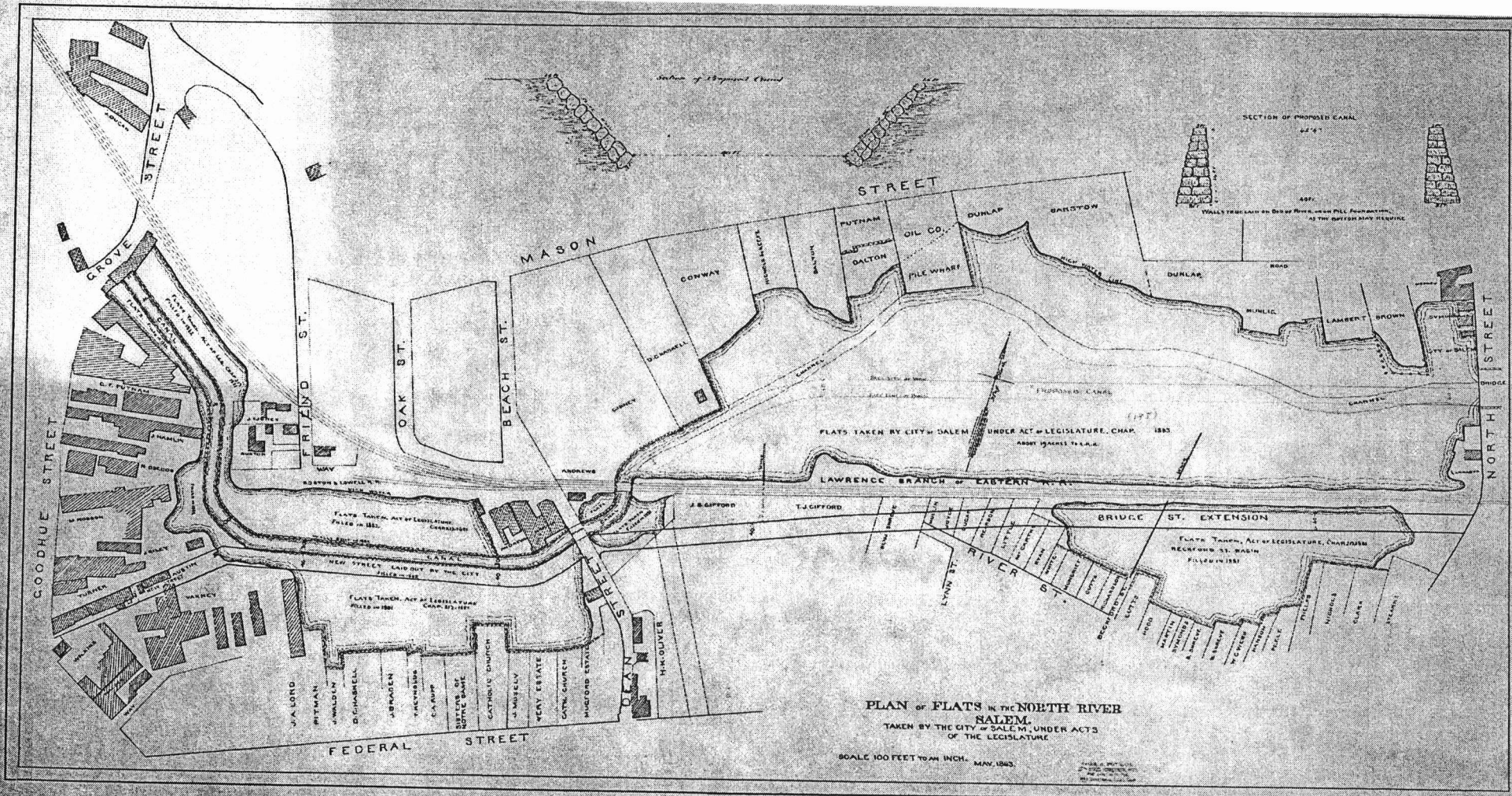


Exhibit 8  
 Sum. 1/18/85

748

page 1 of 2

358

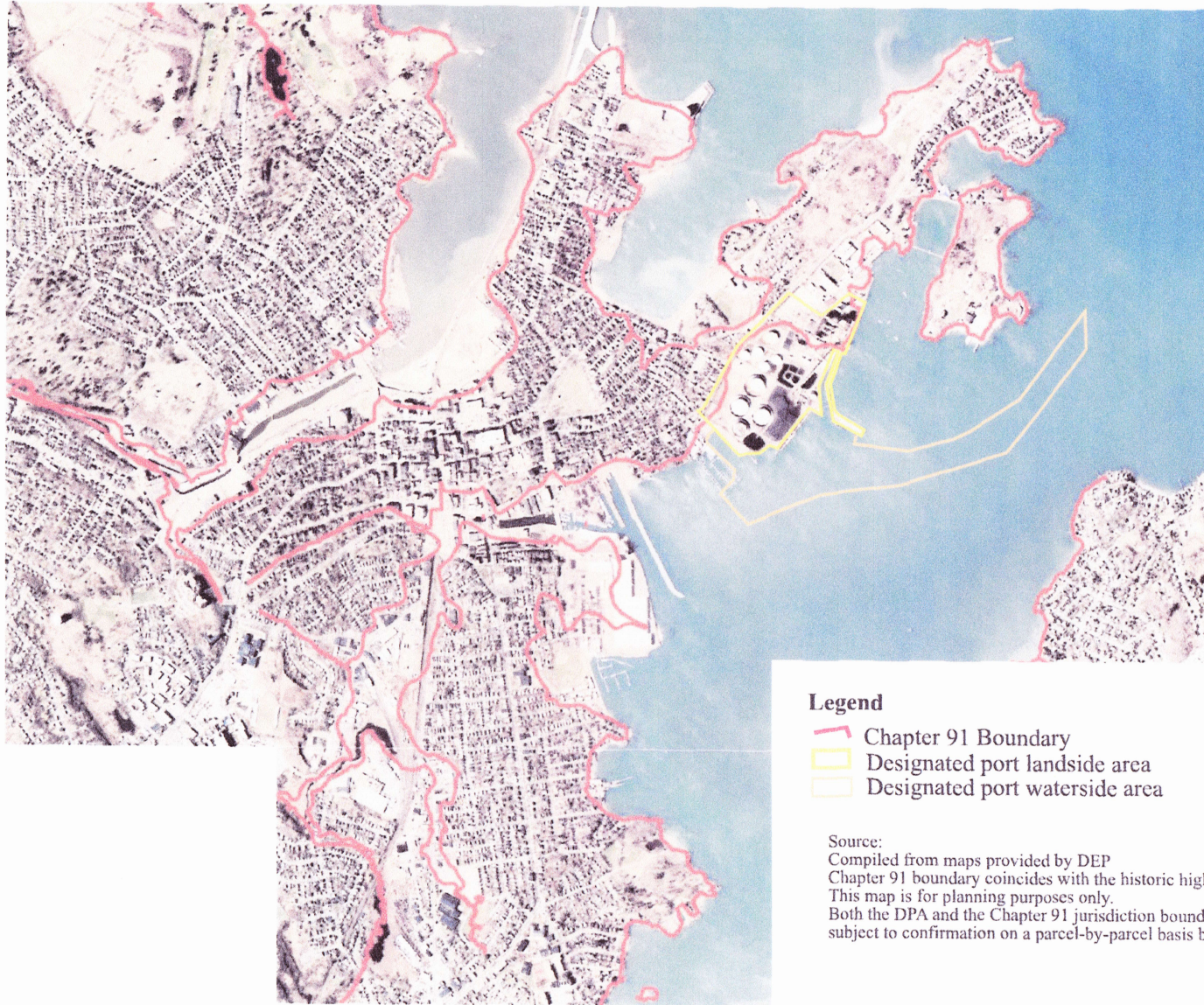
No. 748.

Feb. 7. 1884. Alterations in Plan approved.  
June 7. 1883. The Plans for building a  
Canal in North River, Salem. were  
approved by the Board.  
Attest John C. Kaufon, Chairman

Exhibit 8  
Page 2 of 2



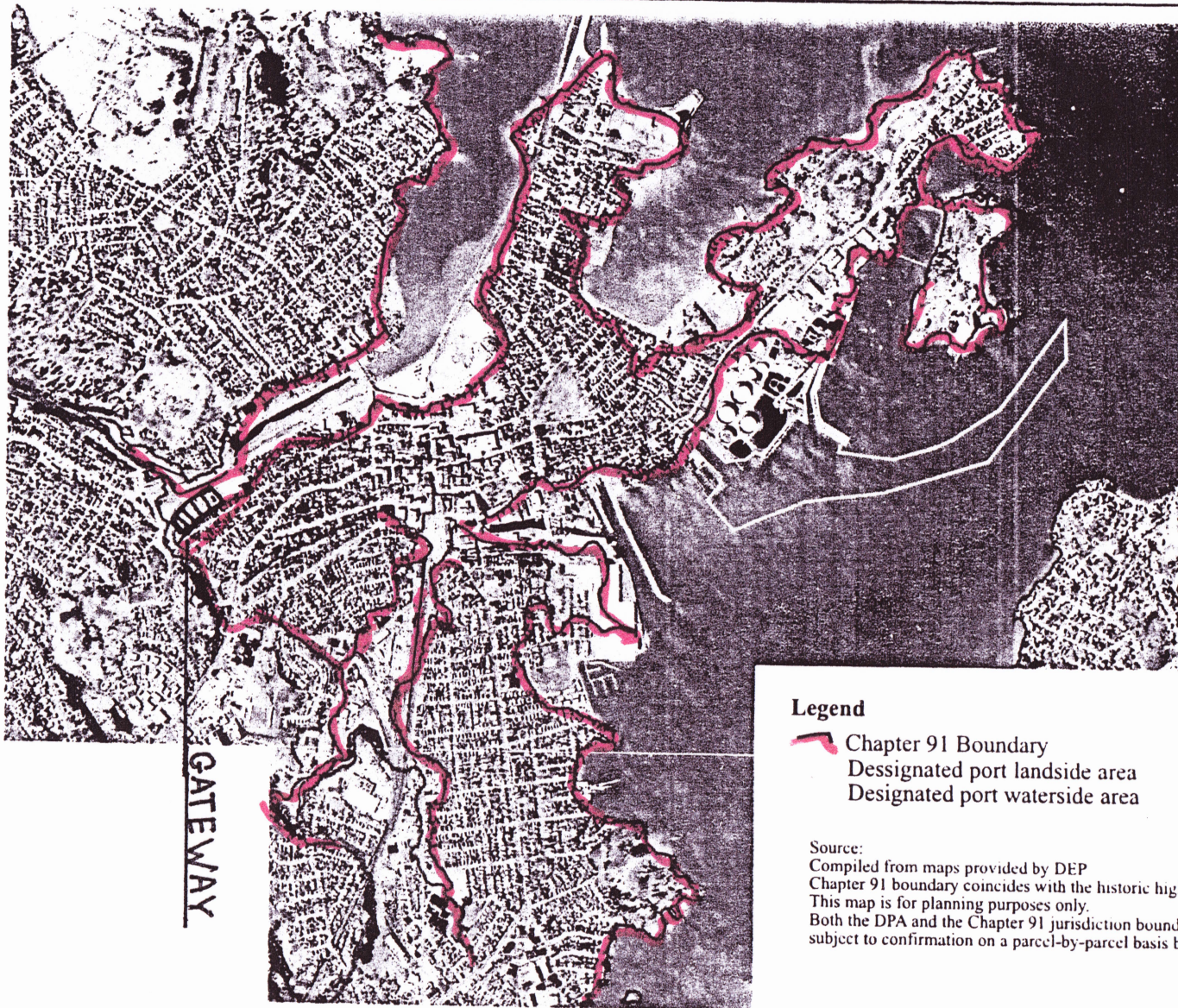
**Figure 11: DESIGNATED PORT AREA AND CHAPTER 91 DESIGNATION**



*Exhibit 9a*



**Figure 11: DESIGNATED PORT AREA AND CHAPTER 91 DESIGNATION**



*Exhibit 96*

EXHIBIT C

SALEM HARBOR PLAN

EXHIBIT C



4226  
354

See  
B4743  
P. 7

I, Clement E. Connelly,  
~~EXECUTOR and ADMINISTRATOR of the ESTATE of JOHN J. CONNELLY, a~~  
~~TRUSTEE of GUARDIAN of CONSERVATOR of REVERER of the ESTATE of EDWARD CONNOR~~  
the late John J. Connelly

by power conferred by the Probate Court for the County of Essex in said Commonwealth of Massachusetts

for Thirty-five hundred (\$3500) Dollars and every other power,  
paid grant to John J. Connelly Jr. and Eleanor J. Connelly, husband and  
wife, and Mary J. Connelly, as joint tenants and not as tenants in  
the land in common, all of Salem in said Essex County,

A certain parcel of land with the building thereon, in said Salem bounded and described as follows, viz: Beginning at the southeasterly bound on Federal Street at land of the Wesley Methodist Church, thence running westerly by Federal Street about 39.75 feet to land of Walden, thence running northerly by land of Walden about 198.3 feet to the old sea wall at land of Elizabeth Newhall and others, thence running easterly by said land last named about 46 feet to land of the Wesley Methodist Church, thence running southerly about 163.98 feet, easterly about 4.67 feet, southerly 17 feet, westerly about 4.67 feet, thence southerly 16 feet to Federal Street and the point begun at, the last five courses being by land of said Wesley Methodist Church, being the same conveyed by deed to John J. Connelly, March 18, 1907 from Elizabeth D. Newhall et al and recorded with Essex South District Deeds Book 1864, Page 524.

Witness .....hand and seal this 21<sup>st</sup> day of November 1955  
Mass. Excise Stamps \$ 4.30 affixed Clement E. Connelly  
and cancelled on back of this instrument Adm. Ex. John J. Connelly

The Commonwealth of Massachusetts

Essex ss. November 21, 1955

Then personally appeared the above named Clement E. Connelly, Adm. Ex. J.  
John J. Connelly  
and acknowledged the foregoing instrument to be his free act and deed, before me

U. S. Docum. Stamps \$ 3.85 affixed Daniel J. Fitz  
and cancelled on back of this instrument Notary Public - Justice of the Peace

My commission expires April 1, 1961  
Essex ss. Recorded Nov. 21, 1955. 58 m. past 2 P. M. #189

Exhibit 10  
Page 1 of 3



peared the above named Story S. Smith and acknowledged the foregoing instrument to be his free act and deed.

before me, Andrew S. Bigg Justice of the Peace  
 Essex Co. Mass. Apr. 21 1907. 5 o'clock P.M. Rec. Fee by Edward J. Hall. Reg.

J. W. Newhall  
 et ux. et al.  
 to

J. J. Connelly

Know all men by these presents that we, Elizabeth D. Newhall, Lucy B. Richardson Jennie W. Grant and J. Frank Donaldson all of Salem, County of Essex and Commonwealth of Massachusetts in consideration of one dollar and other considerations paid by John J. Connelly of said Salem, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said John J. Connelly that piece of land with the buildings thereon, numbered one hundred and seventy four Federal Street in said Salem, bounded as follows: Beginning at the S outeasterly bound thereof on Federal Street at land of the Wesley Methodist Episcopal Church, thence running Westerly by Federal Street about thirty nine and seventy five one hundredths feet to land of Walden thence running Northerly by said land of Walden about one hundred and ninety eight and three tenths feet to the "old sea wall" at other land of grantors; thence running Easterly by said other land of grantors about forty six feet to said land of the Wesley Methodist Episcopal Church; thence running Southerly about one hundred and sixty three and ninety eight one hundredths feet; thence Easterly about four and sixty seven one hundredths feet; thence Southerly seventeen feet; thence Westerly, about four and sixty seven one hundredths feet; thence Southerly sixteen feet to Federal Street and the point begun at. All of five last named courses being by land of said Wesley Methodist Episcopal Church. Being land formerly owned by Daniel B. Haskell and passing to said grantors, with other land, under the will of said Haskell. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said John J. Connelly and his heirs and assigns to their own use and behoof forever. And we do hereby, for ourselves and our heirs, executors and administrators covenant with the said grantee and his heirs and assigns that we are lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, that we have good right to sell and convey

Exhibit 10  
 page 2 of 2



the same as aforesaid: and that we will and our heirs, ex-  
 cutors, and administrators shall warrant and defend the  
 same to the said grantee and his heirs and assigns forever  
 against the lawful claims and demands of all persons And  
 for the consideration aforesaid - Joseph W. Newhall, husband  
 of Elizabeth D. Newhall, Charles W. Richardson husband of  
 Lucy R. Richardson and George W. Grant husband of Jennie  
 W. Grant do hereby release unto the said grantee and his  
 heirs and assigns all right to an estate by curtesy or  
 otherwise in the granted premises, and all rights by statutes  
 and all other rights therein. In witness whereof we the  
 said grantors Elizabeth D. Newhall + Joseph W. Newhall, Lucy  
 R. Richardson and Charles W. Richardson, Jennie W. Grant  
 and George W. Grant and J. Frank Donaldson, being unmar-  
 ried, hereunto set our hands and seals this eighteenth day  
 of March in the year one thousand nine hundred and seven.  
 Signed, sealed, and de-  
 livered in presence of -  
 Commonwealth  
 of Massachusetts.  
 Exec. ss. April 6, 1907.  
 Then personally ap-  
 peared the above named  
 J. Frank Donaldson and acknowledged the foregoing instru-  
 ment to be his free act and deed.

Elizabeth D. Newhall	seal
Joseph W. Newhall	seal
Lucy R. Richardson	seal
Chas. W. Richardson	seal
Jennie W. Grant	seal
Geo. W. Grant	seal
J. Frank Donaldson	seal

before me, Robert M. Mahoney Justice of the Peace  
 Exec. ss. Apr. 8, 1907. 400 West 11th St. New York  
 Edward J. Ball. Reg -

Know all men by these presents that J. John J. Bonnelly  
 J. Bonnelly of Salem, Essex County, Massachusetts, in con-  
 sideration of Four Thousand Dollars paid by the Salem  
 Five Cents Savings Bank, a corporation duly established  
 by law and located at Salem in the County of Essex and  
 Commonwealth of Massachusetts. the receipt whereof is  
 hereby acknowledged, do hereby give, grant, bargain, sell  
 and convey unto the said Salem Five Cents Savings Bank,  
 a certain parcel of land with all buildings thereon in said  
 Salem. bounded beginning at the southeasterly bound  
 on Federal Street at land of the Wesley Methodist Epis-  
 copal Church, thence running westerly by Federal Street  
 about thirty nine and seventy five one hundredths (39.75)  
 feet to land of Waldon, thence running northerly by land

Discharge  
 B. 2895 P. 476

Exhibit 10  
 Page 3 of 3



Exhibit 11a From Bridge Street



Exhibit 11a







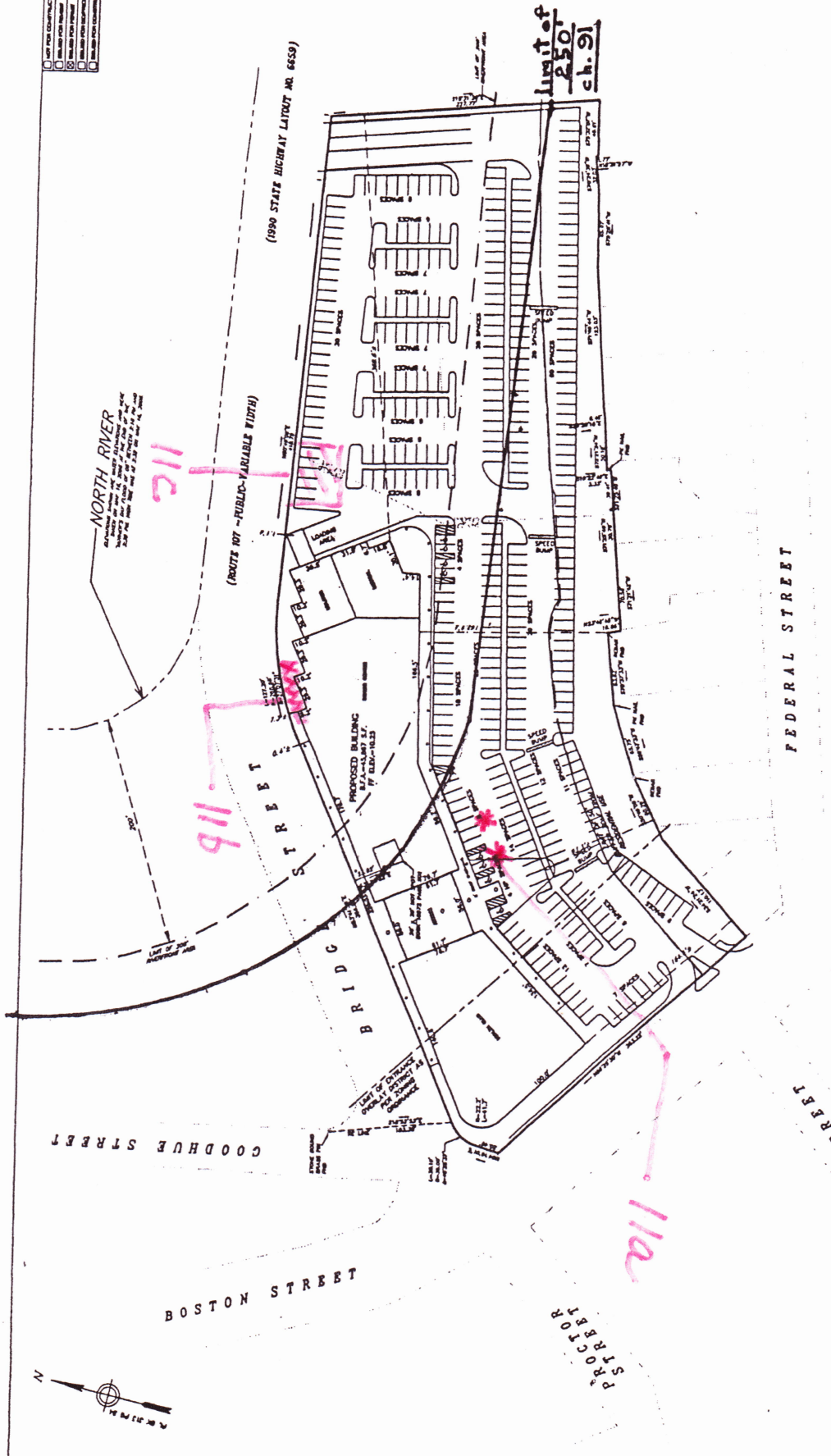
Exhibit 11c



Exhibit 11c



PL  
 Exhibit H



- NOTES:
- 1) TOTAL PARCEL AREA = 224,017 S.F. OR 5.143 ACRES
  - 2) A PORTION OF LOT 2 (REMAINING LAND) LIES WITHIN THE ENTRANCE OVERLAY DISTRICT.
  - 3) PROVIDED PARKING SPACES = 371 (INCLUDES 8 HANDICAPPED SPACES)
  - 4) LOTS 1 AND 2 REQUIRE ENFORCEMENT FROM THE SALEM PLANNING BOARD AS REQUIRED IN THE REQUIREMENTS SET FORTH IN M.G.L. SECTION 81-P (ENFORCEMENT OF PLANS NOT REQUIRING APPROVAL UNDER SUBMISSION CONTROL LAW).
  - 5) BOUNDARY LINES SHOWN ARE BASED UPON THE FOLLOWING SOURCES OF INFORMATION (ESSO = ESSO SOUTH DISTRICT REGISTRY OF DEEDS):
    - DEED FROM SALEM SWAN REALTY COMPANY, INC. TO SSSO, LLC RECORDED IN BOOK 13289 PAGE 639
    - DEED FROM SALEM SWAN REALTY COMPANY, INC. TO SSSO, LLC RECORDED IN BOOK 22702 PAGE 508
    - PLAN BY DAYLOR CONSULTING GROUP INC. DATED 12/15/2009 RECORDED AS PLAN BOOK 313 PLAN 54
    - UNRECORDED ALTA/ACSM LAND TITLE SURVEY BY INTERNATIONAL LAND SURVEYING, INC. DATED SEPTEMBER 11, 1992.

BOSTON STREET  
 (PUBLIC-70 WIDE)

FEDERAL STREET

EXHIBIT H

*Exhibit 11a*



**A** MM DD YYYY  Delete NFIRS -1  
 09258 MA 10 04 2011 2 11-0004601 000  Change Basic  
 FDID \* State \* Incident Date \* Station Incident Number \* Exposure \*  No Activity

**B Location\***  Check this box to indicate that the address for this incident is provided on the Wildland Fire Census Tract 2047 - 00  
 Module In Section B "Alternative Location Specification". Use only for Wildland fires.  
 Street address 059 Boston Street  
 Intersection Number/Milepost Prefix Street or Highway Street Type Suffix  
 In front of Salem MA 01970  
 Rear of Apt./Suite/Room City State Zip Code  
 Adjacent to  
 Directions Cross street or directions, as applicable

**C Incident Type \*** 363 Swift water rescue  
 Incident Type  
**E1 Date & Times** Midnight is 0000  
 Check boxes if dates are the same as Alarm ALARM always required  
 Date. Alarm \* 10 04 2011 07:49:00  
**E2 Shift & Alarms** Local Option  
 1 STA 4  
 Shift or Alarms District  
 Platoon

**D Aid Given or Received\***  
 1  Mutual aid received  
 2  Automatic aid recv.  
 3  Mutual aid given  
 4  Automatic aid given  
 5  Other aid given  
 N  None  
 Their FDID Their State  
 Their Incident Number  
**E3 Special Studies** Local Option  
 Special Study ID# Special Study Value

**F Actions Taken \***  
 22 Rescue, remove from  
 Primary Action Taken (1)  
 Additional Action Taken (2)  
 Additional Action Taken (3)  
**G1 Resources \***  
 Check this box and skip this section if an Apparatus or Personnel form is used.  
 Apparatus Personnel  
 Suppression  
 EMS  
 Other 0001  
 Check box if resource counts include aid received resources.  
**G2 Estimated Dollar Losses & Values**  
 LOSSES: Required for all fires if known. Optional for non fires. None  
 Property \$ 000,000  
 Contents \$ 000,000  
 PRE-INCIDENT VALUE: Optional  
 Property \$ 000,000  
 Contents \$ 000,000

**Completed Modules**  
 Fire-2  
 Structure-3  
 Civil Fire Cas.-4  
 Fire Serv. Cas.-5  
 EMS-6  
 HazMat-7  
 Wildland Fire-8  
 Apparatus-9  
 Personnel-10  
 Arson-11  
**H1\* Casualties**  None  
 Deaths Injuries  
 Fire Service  
 Civilian  
**H2 Detector** Required for Confined Fires.  
 1  Detector alerted occupants  
 2  Detector did not alert them  
 U  Unknown  
**H3 Hazardous Materials Release**  
 N  None  
 1  Natural Gas: slow leak, no evacuation or HazMat actions  
 2  Propane gas: <21 lb. tank (as in home BBQ grill)  
 3  Gasoline: vehicle fuel tank or portable container  
 4  Kerosene: fuel burning equipment or portable storage  
 5  Diesel fuel/fuel Oil: vehicle fuel tank or portable  
 6  Household solvents: home/office spill, cleanup only  
 7  Motor oil: from engine or portable container  
 8  Paint: from paint cans totaling < 55 gallons  
 0  Other: Special HazMat actions required or spill > 55gal., Please complete the HazMat form  
**I Mixed Use Property**  
 NN  Not Mixed  
 10  Assembly use  
 20  Education use  
 33  Medical use  
 40  Residential use  
 51  Row of stores  
 53  Enclosed mall  
 58  Bus. & Residential  
 59  Office use  
 60  Industrial use  
 63  Military use  
 65  Farm use  
 00  Other mixed use

**J Property Use\*** Structures  
 131  Church, place of worship  
 161  Restaurant or cafeteria  
 162  Bar/Tavern or nightclub  
 213  Elementary school or kindergarten  
 215  High school or junior high  
 241  College, adult education  
 311  Care facility for the aged  
 331  Hospital  
 341  Clinic, clinic type infirmary  
 342  Doctor/dentist office  
 361  Prison or jail, not juvenile  
 419  1-or 2-family dwelling  
 429  Multi-family dwelling  
 439  Rooming/boarding house  
 449  Commercial hotel or motel  
 459  Residential, board and care  
 464  Dormitory/barracks  
 519  Food and beverage sales  
 539  Household goods, sales, repairs  
 579  Motor vehicle/boat sales/repair  
 571  Gas or service station  
 599  Business office  
 615  Electric generating plant  
 629  Laboratory/science lab  
 700  Manufacturing plant  
 819  Livestock/poultry storage (barn)  
 882  Non-residential parking garage  
 891  Warehouse  
 Outside  
 124  Playground or park  
 655  Crops or orchard  
 669  Forest (timberland)  
 807  Outdoor storage area  
 919  Dump or sanitary landfill  
 931  Open land or field  
 936  Vacant lot  
 938  Graded/care for plot of land  
 946  Lake, river, stream  
 951  Railroad right of way  
 960  Other street  
 961  Highway/divided highway  
 962  Residential street/driveway  
 981  Construction site  
 984  Industrial plant yard  
 Lookup and enter a Property Use code only if you have NOT checked a Property Use box:  
 Property Use 963  
 Street or road in commercial  
 NFIRS-1 Revision 03/11/99

Exhibit 12  
 Page 1 of 2



**K1 Person/Entity Involved**  Local Option Walgreens Drug Business name (if applicable) 617 - 491 - 9774 Area Code Phone Number

Check This Box if same address as incident location. Then skip the three duplicate address lines.

Mr., Ms., Mrs. Mohammad Khan First Name MI Last Name Suffix

59 Boston ST Number Prefix Street or Highway Street Type Suffix

Post Office Box Salem Apt./Suite/Room City

MA 01970 - State Zip Code

More people involved? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary

**K2 Owner**  Same as person involved? Then check this box and skip the rest of this section.  Local Option Business name (if Applicable) Area Code - Phone Number

Check this box if same address as incident location. Then skip the three duplicate address lines.

Mr., Ms., Mrs. First Name MI Last Name Suffix

Number Prefix Street or Highway Street Type Suffix

Post Office Box Apt./Suite/Room City

State Zip Code -

**L Remarks**

Local Option

On 10/04/2011 at 07:49:00 dispatched To 059 Boston Street /Salem, MA 01970. The location is a Street or road in commercial area. The incident was determined to be a(n) Swift water rescue. Assisted motorist from vehicle in the water.

07:56:00 arrived on scene.

The following involvements were noted:  
Name/Business Name Involvement Type

-----  
Khan, Mohammad  
ADT  
Walgreen's

The following actions were performed on scene:  
Rescue, remove from harm

Units responding were:  
Unit E2 responded.

08:04:00 all units back in service.

**L Authorization**

08657 Bresnahan, Jr., (Lt.) LTE A/Capt. 10 04 2011  
Officer in charge ID Signature Position or rank Assignment Month Day Year

Check Box if  05654 Brown, Jeffrey A CS  10 04 2011  
same as Officer in charge. Member making report ID Signature Position or rank Assignment Month Day Year

Exhibit 12  
Page 2 of 2



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The Boston Globe

## North

# Planning forum focuses on rising sea levels

### Recent deluge spurs need for more data collection

By Justin A. Rice GLOBE CORRESPONDENT OCTOBER 16, 2011



TOM LANDERS/GLOBE STAFF

**PEABODY, 1996: Trooper James Galvin stands next to barracks under several feet of water.**

The organizers of a new regional effort to combat rising sea levels didn't launch their initiative in response to the widespread flooding that hit the North region on Oct. 4, but the timing doesn't hurt their cause.

"The flooding of Peabody Square, a train line underwater in Swampscott, both those are member towns," Sam Cleaves, senior regional planner for the

*Exhibit 13  
Page 1 of 4*



Metropolitan Area Planning Council, said after conducting an Oct. 11 workshop at the Peabody Institute Library in Danvers on the rising sea levels in area communities.

“National disasters and climate preparedness are more on people’s minds since 2005 and [Hurricane] Katrina. We’re not playing on any specific disaster, but I think people are paying more attention to climate change after a string of big events - the snowstorms last winter and the flooding two weeks ago. They start to add up and people start to think about it.”

While studies have shown that rising sea levels lead to land loss, more flooding, and saltwater invading bodies of fresh water, Cleaves said there isn’t necessarily a direct correlation between rising sea levels and the type of rainstorm and flooding the region saw on Oct. 4.

But one member of the workshop noted that the severe rain was coupled with high tides, an event that is likely to occur more often in the future.

“One of the pretty well-documented effects of climate change is you get intense precipitation events,” Cleaves said. “Sea-level rise sort of is a part of that, but when you get five inches of rain in three hours, it’s sort of hard for anyone’s local drains to keep up and you get flooding in low spots.”

Julie Knisel, of the state Energy and Environmental Affairs Office of Coastal Zone Management, said sea levels have risen about a foot in the last 100 years.

“We could see double that rate in the next 50 to 100 years,” she said.

Cosponsored by MAPC’s North Shore Task Force, the Coastal Zone Management North Shore Conservation Commission Network, and the Great Marsh Coalition, the workshop was attended by about a dozen stakeholders from Rockport, Ipswich, Gloucester, and Amesbury.

One major topic in the workshop was how communities and individuals can help document and address sea-level change in their towns and cities.

Kathryn Glenn, the North Shore regional coordinator for Coastal Zone Management, said it is setting up a website at [www.stormreporter.stormsmart.org](http://www.stormreporter.stormsmart.org)

*Exhibit 13  
page 2 of 4*



so residents can upload their own photos that document sea levels rising in their communities.

She said while the initiative is mostly for outreach purposes, if a series of photos is time-stamped and taken from the same spot, it could be used for documenting sea-level rise as well.

“Many people in planning already are thinking that way, and many of the people in the general public are not,” she said. “And photos are a very graphic way of doing that. . . . Old photos and old postcards are really neat to have because a lot of times you can get a comparison.”

Barbara Warren, executive director of Salem Sound Coastwatch, said many of the issues raised at the MAPC forum were addressed in a 2008 study her organization conducted with Tufts University students.

Three years later, she said, recommendations made in the report have not yet been acted upon.

“I’m glad we’re having this conversation tonight,” said Warren.

But later in the meeting, Warren questioned whether a regional effort is really viable.

“I was looking at the Salem Sound region; and Marblehead is very different from Salem,” she said of the recommendations regarding climate change. “Everybody had a different picture of what it meant. I really don’t see it happening unless the money is behind it.”

The chairman of the Ipswich Conservation Commission, Dave Standley, was slightly more optimistic.

“We’re engaging in a great experiment to see if that will work,” he said in response to Warren’s concerns. “Sort of like Lincoln’s Gettysburg Address.”

The workshop also focused on available and soon-to-be available data that can help cities and towns map future water levels, establish a better baseline of information to track coastal changes, and identify additional ways to adapt to

*Exhibit 13  
page 3 of 4*



climate change.

Those data include LIDAR (Light Detection and Ranging) coordinates collected by the US Geological Survey this spring. Cleaves said the data will allow the state to give towns and cities more accurate data on their flood zones.

He said it will also help conservationists lobby against building in low areas, and could result in zoning changes.

Those data will be available to the state as early as January, according to Knisel. She said it's unclear how long it will take for them to provide those data to cities and towns, and that they need to get a better sense from municipalities about what the best format is to present the data to them.

"We're hoping with the information coming out in January we'll be able to get [cities and towns] to look at their [flood-prone] facilities in more critical manor," she said.

Cleaves said it's crucial to make cash-strapped municipalities understand that it will be more cost-effective to deal with the rise in sea levels now than to kick the can down the road.

"We have to get cracking and at least have conversations about what are we going to do as a region," he said, adding that a meeting will be held this winter to discuss specifically how to get cities and towns involved.

*For more information about the event, contact Sam Cleaves at [scleaves@mapc.org](mailto:scleaves@mapc.org) or 617-451-2770 x2013. For more information on MAPC and the North Shore Coalition, visit [www.mapc.org](http://www.mapc.org).*

**Comments — coming soon.** *With the launch of subscriptions to BostonGlobe.com in October, subscribers will have the ability to comment on articles, with reporters and editors from the Globe joining in select conversations.*



**Exhibit 14**



*Exhibit 14*