

LOCUS MAP SCALE: 1"=2,000'±

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND LOCATED ON THE NORTHERLY SIDE OF FRANK MOSSBERG DRIVE AND THE WESTERLY SIDE OF TOWNSEND ROAD, IN ATTLEBORO, BRISTOL COUNTY, MASSACHUSETTS AND BEING AS SHOWN LOT 1 ON PLAN ENTITLED: "PLAN OF LAND IN ATTLEBORO, MASSACHUSETTS PREPARED FOR FIRST HIGHLAND MANAGEMENT & DEVELOPMENT CORP.," DRAWN BY HAYWARD-BOYNTON & WILLIAMS, INC. SCALE 1"=80', DATED MARCH 1, 2007 (THE "PLAN") AND RECORDED WITH BRISTOL NORTH DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 462, PAGE 38.

BEING A PORTION OF THE PROPERTY AS DESCRIBED IN A DEED FROM HANDY & HARMAN REFINING GROUP, INC. BEING A DEBTOR UNDER BANKRUPTCY CASE NO. 00-20845(RLK) DATED JANUARY 10, 2005 AND RECORDED WITH THE BRISTOL COUNTY NORTHERN DISTRICT REGISTRY OF DEEDS IN BOOK 14436, PAGE 95 AND SHOWN LOT 2 ON A PLAN ENTITLED: "PLAN OF LAND IN ATTLEBORO, MASSACHUSETTS PREPARED FOR FIRST HIGHLAND MANAGEMENT & DEVELOPMENT CORP.," DRAWN BY HAYWARD-BOYNTON & WILLIAMS, INC. SCALE 1"=80', DATED AUGUST 22, 2006 (THE "PLAN") AND RECORDED WITH BRISTOL NORTH DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 450, PAGE 78.

LEGEND

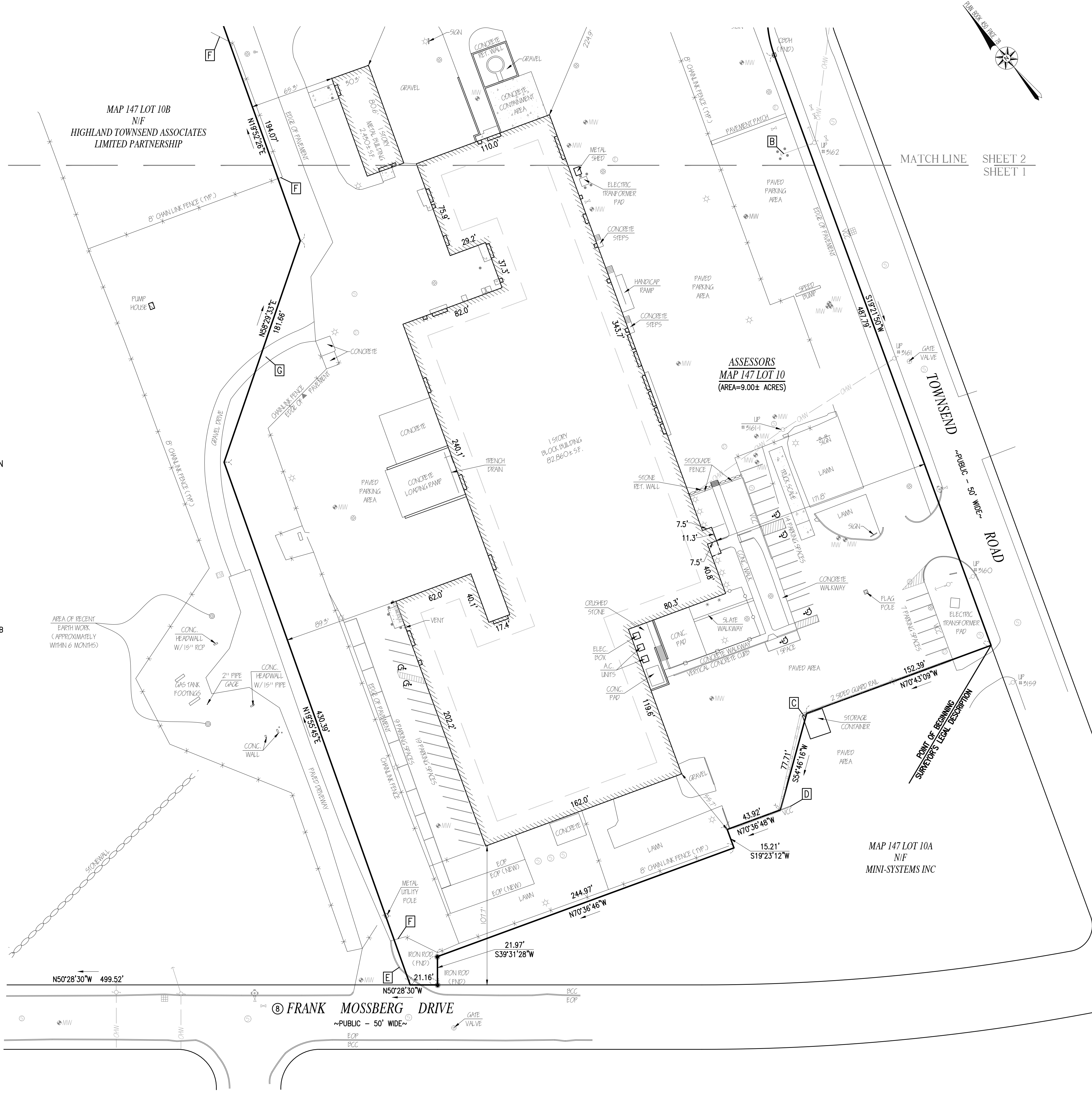
EXISTING	DESCRIPTION
---	PROPERTY LINE
---	CONTOUR LINE
---	EDGE OF PAVEMENT
---	BITUMINOUS CONCRETE CURB
---	VERTICAL CONCRETE CURB
---	OVERHEAD WIRES
---	STONE WALL
---	FENCE
---	GUARDRAIL
---	HYDRANT
---	WATER GATE
---	GAS GATE
---	SIGN
---	BOLLARD
---	LIGHT
---	UTILITY POLE
---	CATCH BASIN
---	DRAIN MANHOLE
---	SEWER MANHOLE
---	GAS METER
---	ELECTRIC MANHOLE
---	MONITORING WELL
---	ELECTRIC METER

PLAN REFERENCES

PLAN BOOK 450 PAGE 78
PLAN BOOK 462 PAGE 38

RECORD OWNER

ASSESSORS MAP 147 LOT 10
HIGHLAND TOWNSEND ASSOCIATES
LIMITED PARTNERS
65 SPRAGUE STREET
HYDE PARK, MA 02136
DEED BOOK 14436 PAGE 95



SURVEYOR'S LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY LINE OF TOWNSEND ROAD, SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY BELONGING TO MINI-SYSTEMS INC AND THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL.

THENCE RUNNING ALONG SAID MINI-SYSTEMS INC LAND N70°43'09"W, 152.39 FEET TO A CORNER;

THENCE TURNING AND RUNNING STILL ALONG SAID MINI-SYSTEMS INC LAND S54°46'16"W, 77.71 FEET TO A CORNER;

THENCE TURNING AND RUNNING STILL ALONG SAID MINI-SYSTEMS INC LAND N70°36'48"W, 43.92 FEET TO A CORNER;

THENCE TURNING AND RUNNING STILL ALONG SAID MINI-SYSTEMS INC LAND S19°23'12"W, 15.21 FEET TO A CORNER;

THENCE TURNING AND RUNNING STILL ALONG SAID MINI-SYSTEMS INC LAND N70°36'46"W, 244.97 FEET TO A CORNER;

THENCE TURNING AND RUNNING STILL ALONG SAID MINI-SYSTEMS INC LAND S39°31'28"W, 21.97 FEET TO FRANK MOSSBERG DRIVE;

THENCE TURNING AND RUNNING ALONG SAID FRANK MOSSBERG DRIVE N50°28'30"W, 21.16 FEET TO A CORNER AND LAND NOW OR FORMERLY BELONGING TO HIGHLAND TOWNSEND ASSOCIATES LIMITED PARTNERSHIP;

THENCE TURNING AND RUNNING ALONG SAID HIGHLAND TOWNSEND ASSOCIATES LIMITED PARTNERSHIP LAND N19°55'45"E, 430.39 FEET TO A CORNER;

THENCE TURNING AND RUNNING STILL ALONG SAID HIGHLAND TOWNSEND ASSOCIATES LIMITED PARTNERSHIP LAND N58°29'33"E, 181.66 FEET TO A CORNER;

THENCE TURNING AND RUNNING STILL ALONG SAID HIGHLAND TOWNSEND ASSOCIATES LIMITED PARTNERSHIP LAND N19°52'26"E, 194.07 FEET TO A CORNER;

THENCE TURNING AND RUNNING STILL ALONG SAID HIGHLAND TOWNSEND ASSOCIATES LIMITED PARTNERSHIP LAND N34°16'52"E, 281.31 FEET TO A CORNER AND LAND NOW OR FORMERLY BELONGING TO WALSH REALTY PARTNERSHIP;

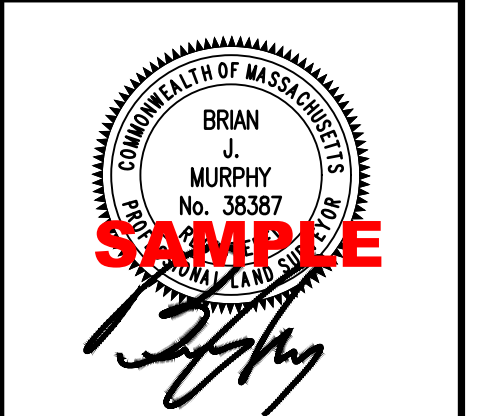
THENCE TURNING AND RUNNING ALONG SAID WALSH REALTY PARTNERSHIP LAND S27°27'37"E, 539.43 FEET TO FRANKLIN R. MCKAY ROAD;

THENCE TURNING AND RUNNING SOUTHWEST ALONG SAID FRANKLIN R. MCKAY ROAD AND TOWNSEND ROAD ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, A DISTANCE OF 123.92 FEET TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID TOWNSEND ROAD S19°21'50"W, 487.79 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9.00 ACRES, MORE OR LESS.

REVISIONS



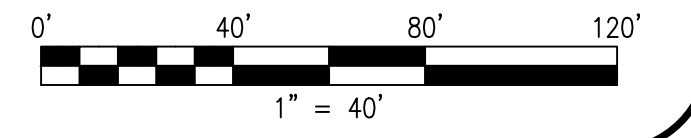
401 COUNTY STREET
NEW BEDFORD, MA 02740
P.508.717.3479
OFFICES IN:
•TAUNTON
•MARLBOROUGH
•WARWICK, RI

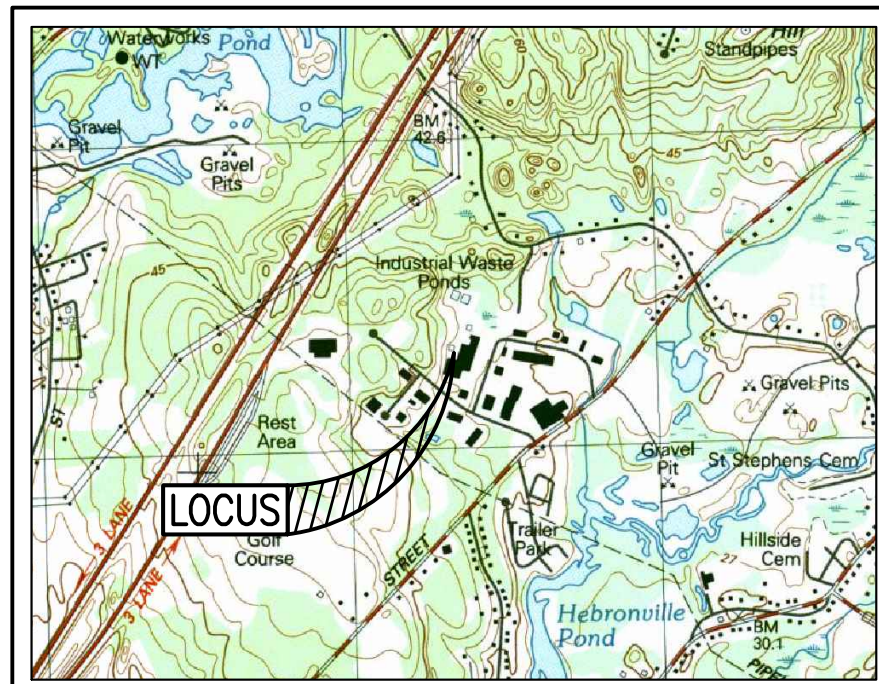
DRAWN BY: CKG
DESIGNED BY: -
CHECKED BY: BJM

ALTA/NSPS LAND TITLE SURVEY
20 TOWNSEND ROAD
ASSESSORS MAP 147 LOT 10
ATTLEBORO, MASSACHUSETTS
PREPARED FOR:
ALBANY ROAD REAL ESTATE PARTNERS LLC
155 FEDERAL STREET, SUITE 1202
BOSTON, MA 02110

AUGUST 30, 2018
SCALE: 1"=40'
JOB NO. 18-629
LATEST REVISION:

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LOCUS MAP SCALE: 1"=2,000'±

— ZONING DATA —
DISTRICT: INDUSTRIAL (I)

DESCRIPTION	REQUIRED
LOT AREA	N/A S.F.
LOT FRONTAGE	N/A FT
FRONT SETBACK	30 FT
SIDE SETBACK	30 FT
REAR SETBACK	N/A FT

— PARKING REQUIREMENT —

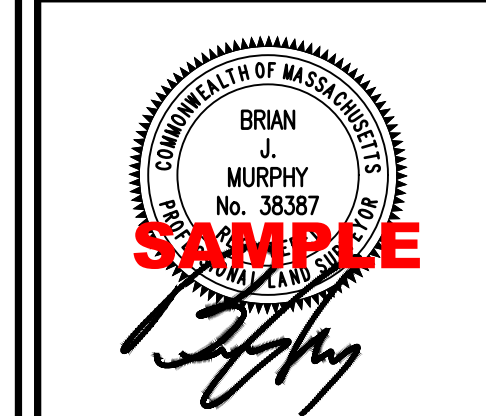
PRINCIPAL USE	REQUIRED
OFFICE	43 SPACES
WAREHOUSE	20 SPACES
TOTAL REQUIRED:	63 SPACES

CERTIFICATION

THIS IS TO CERTIFY TO STEWART TITLE GUARANTY COMPANY, BERKSHIRE BANK AND ALBANY ROAD-TOWNSEND LLC THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(b), 7(a), 8, 9, 13, 14, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 11, 2018.

BY: **SAMPLE** 8/30/18
PROFESSIONAL LAND SURVEYOR: BRIAN J. MURPHY DATE

REVISIONS



www.FarlandCorp.com

401 COUNTY STREET
NEW BEDFORD, MA 02740
P.508.717.3479
OFFICES IN:
•TAUNTON
•MARLBOROUGH
•WARWICK, RI

DRAWN BY: CKG
DESIGNED BY: -
CHECKED BY: BJM

ALTA/NSPS LAND TITLE SURVEY

20 TOWNSEND ROAD
ASSESSORS MAP 147 LOT 10
ATTLEBORO, MASSACHUSETTS

PREPARED FOR:
ALBANY ROAD REAL ESTATE PARTNERS LLC
155 FEDERAL STREET, SUITE 1202
BOSTON, MA 02110

AUGUST 30, 2018

SCALE: 1"=40'

JOB NO. 18-629

LATEST REVISION:

SHEET 2 OF 2

EXCEPTIONS

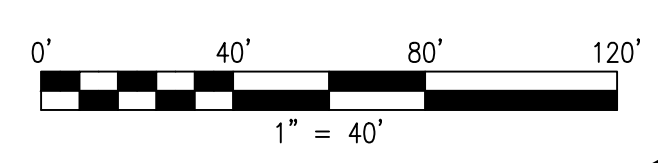
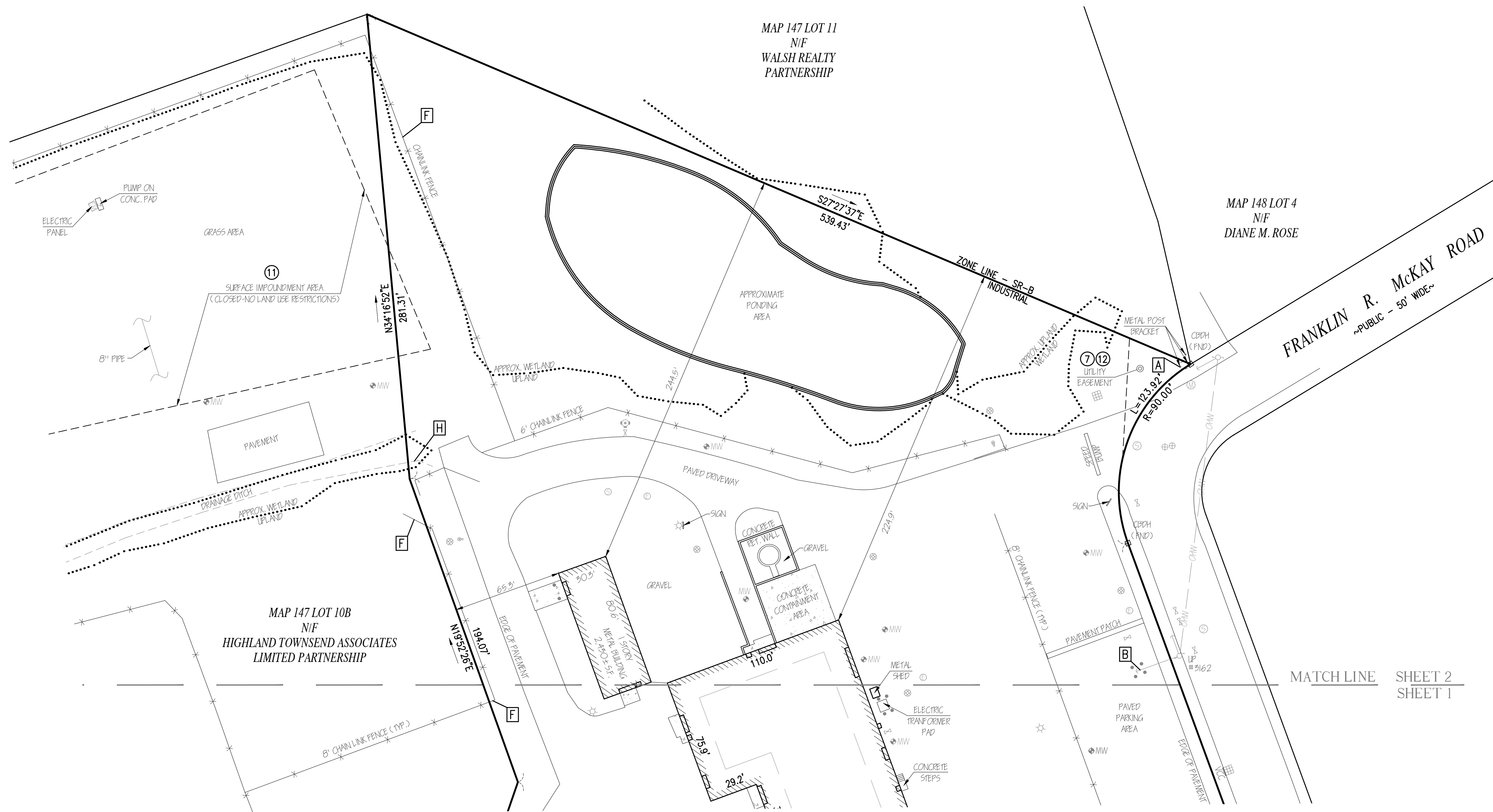
- 7 SUCH MATTERS AS SHOWN ON PLAN RECORDED IN PLAN BOOK 450, PAGE 78. (PLOTTED)
- 8 DEED FOR ACCESS ROAD FROM ATTLEBORO REDEVELOPMENT AUTHORITY TO THE CITY OF ATTLEBORO DATE MARCH 17, 1966 AND RECORDED IN BOOK 1479, PAGE 911. (FRANK MOSSBERG DRIVE - (PLOTTED))
- 9 SUCH MATTERS AS SHOWN ON PLAN RECORDED IN PLAN BOOK 115, PAGE 32. (PROPERTY HAS BEEN SUBDIVIDED AND THE TEMPORARY TURNAROUND EASEMENT HAS EXPIRED - (NOT PLOTTED)).
- 10 TERMS AND CONDITIONS CONTAINED IN A DEED FROM ATTLEBORO REDEVELOPMENT AUTHORITY TO HANDY & HARMAN DATED DECEMBER 27, 1968 AND RECORDED IN BOOK 1533, PAGE 230, AS AFFECTED BY AN APPROVAL OF BUILDING DESIGN RECORDED IN BOOK 6214, PAGE 79. (PLOTTABLE ENCUMBRANCES HAVE EXPIRED - (NOT PLOTTED)).
- 11 SUCH MATTERS AS SHOWN ON PLAN RECORDED IN PLAN BOOK 342, PAGE 35 (SURFACE IMPOUNDMENT AREA CLOSED. NO LAND USE RESTRICTIONS EXISTING - (PLOTTED))
- 12 UTILITY EASEMENT AS SET FORTH IN DEED FROM HIGHLAND TOWNSEND ASSOCIATES LIMITED PARTNERSHIP TO JOHN G. WALSH, III, DAVID M. WALSH, THOMAS P. WALSH AND MAUREEN A. JORDE, CO-PARTNERS OF WALSH REALTY PARTNERSHIP, DATED SEPTEMBER 14, 2006 AND RECORDED IN BOOK 16232, PAGE 223, ALSO AS SHOWN ON PLAN RECORDED IN PLAN BOOK 450, PAGE 78. (PLOTTED)

OBSERVED ENCROACHMENTS

- | | |
|---|--|
| A | METAL BRACKET POSTS BETWEEN LOCUS AND MAP 148 LOT 11 |
| B | GUY WIRE AND BOLLARDS BETWEEN LOCUS AND TOWNSEND ROAD |
| C | STORAGE CONTAINER BETWEEN LOCUS AND MAP 147 LOT 10A |
| D | VERTICAL CONCRETE CURB BETWEEN LOCUS AND MAP 147 LOT 10A |
| E | BITUMINOUS CONCRETE CURB BETWEEN LOCUS AND MAP 147 LOT 10B |
| F | CHAINLINK FENCE BETWEEN LOCUS AND MAP 147 LOT 10B |
| G | PAVED DRIVEWAY BETWEEN LOCUS AND MAP 147 LOT 10B |
| H | DRAINAGE DITCH BETWEEN LOCUS AND MAP 147 LOT 10B |

NOTES

1. THE LOT SHOWN ON THIS PLAN IS THE SAME AS NOTED IN TITLE POLICY COMMITMENT NO. 18-07-1067, DATED JULY 6, 2018, BY STEWART TITLE GUARANTY COMPANY.
2. BY GRAPHIC PLOTTING ONLY, THE PROPERTY DEPICTED ON THIS PLAN FALLS IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 25005C0112C, EFFECTIVE DATE: JULY 16, 2015.
3. THE LOCATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS ARE BASED ON OBSERVED EVIDENCE. THEIR LOCATIONS SHOULD NOT BE RELIED ON AS BEING EXACT OR COMPLETE.
4. A TOTAL OF 50 STRIPED PARKING SPACES WERE OBSERVED, INCLUDING 6 HANDICAP SPACES.
5. APPROXIMATE WETLAND LOCATION WAS OBSERVED BY THE SURVEYOR. NO WETLAND MARKERS WERE OBSERVED.
6. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING WORK OR BUILDING ADDITIONS.
7. THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
8. SUBJECT PROPERTY HAS PHYSICAL ACCESS TO TOWNSEND ROAD, FRANK MOSSBERG DRIVE & FRANKLIN R. MCKAY ROAD.
9. ZONING DATA PROVIDED BY GLOBAL ZONING LLC IN ZONING REPORT DATED JULY 25, 2018.
10. SURVEYOR'S LEGAL DESCRIPTION WAS PREPARED PER REQUEST FROM CLIENT.



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