

LOCUS MAP SCALE: 1"=2,000'±

**LEGAL DESCRIPTION**

THE LAND WITH THE BUILDINGS THEREON LOCATED IN NEW BEDFORD, BRISTOL COUNTY, MASSACHUSETTS WHICH IS IDENTIFIED BY THE NEW BEDFORD ASSESSOR'S DEPARTMENT AS MAP 133, PARCEL 36, AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE  
 BEGINNING AT THE SOUTHEASTERLY CORNER OF THE WITHIN DESCRIBED PARCEL, AT A POINT IN THE NORTHERLY LINE OF ROADWAY "B" (CITY OF NEW BEDFORD) AND AT THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF PENN CENTRAL CO.; THENCE  
 NORTH 19° 57' 52" WEST BY LAST NAMED LAND, FOUR HUNDRED EIGHTY-THREE AND 92/100 (483.92) FEET TO LAND NOW OR FORMERLY OF THE GREATER NEW BEDFORD INDUSTRIAL FOUNDATION; THENCE  
 NORTH 84° 30' 50" WEST BY LAST NAMED LAND, FIVE HUNDRED NINETY-ONE AND 32/100 (591.32) FEET TO LAND NOW OR FORMERLY OF THE GREATER NEW BEDFORD INDUSTRIAL FOUNDATION; THENCE  
 SOUTH 05° 29' 10" WEST BY LAST-NAMED LAND, TWO HUNDRED TWENTY EIGHT AND 00/100 (228.00) FEET TO THE SAID NORTHERLY LINE OF ROADWAY "B" (CITY OF NEW BEDFORD); THENCE  
 SOUTH 84° 30' 50" EAST THEREIN, TWENTY-SEVEN AND 27/100 (27.27) FEET TO A POINT; THENCE  
 SOUTHEASTERLY IN THE ARC OF A CIRCLE HAVING A RADIUS OF FIVE HUNDRED FIFTY AND 00/100 (550.00) FEET, STILL IN SAID NORTHERLY LINE OF ROADWAY "B" (CITY OF NEW BEDFORD); THREE HUNDRED NINETY AND 61/100 (390.61) FEET TO A POINT; THENCE  
 SOUTHEASTERLY IN THE ARC OF A CIRCLE HAVING A RADIUS OF FOUR HUNDRED FIFTY AND 00/100 (450.00) FEET, STILL IN SAID NORTHERLY LINE OF ROADWAY "B" (CITY OF NEW BEDFORD); THREE HUNDRED FIFTY-TWO AND 67/100 (352.67) FEET TO THE POINT OF BEGINNING.

CONTAINING FIVE AND 00/100 (5.00) ACRES, MORE OR LESS, AND BEING SHOWN ON A PLAN ENTITLED "PLAN OF LAND IN NEW BEDFORD, MASS., GREATER NEW BEDFORD INDUSTRIAL FOUNDATION TO AMERICAN FLEXIBLE CONDUIT CO., INC." SCALE: 1"=100', MARCH 7, 1972 RECORDED WITH BRISTOL COUNTY SOUTH DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 87, PAGE 80.

PARCEL TWO  
 BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAMUEL BARNET BOULEVARD AND THE SOUTHEAST CORNER OF THE WITHIN DESCRIBED PREMISES AND AT THE SOUTHWEST CORNER OF OTHER LAND OF NORTEK, INC.; THENCE  
 SOUTH 84° 30' 50" WEST IN SAID NORTHERLY LINE OF SAMUEL BARNET BOULEVARD SEVENTY-FIVE (75) FEET TO LAND NOW OR FORMERLY OF ISOTRONICS, INC.; THENCE  
 NORTH 05° 29' 10" WEST IN LINE OF LAST NAMED LAND SIX HUNDRED THIRTY-TWO (632) FEET TO LAND NOW OR FORMERLY OF THE GREATER NEW BEDFORD INDUSTRIAL FOUNDATION AND; THENCE  
 NORTH 84° 30' 50" EAST IN LINE OF LAST-NAMED LAND FIVE HUNDRED SIXTY-TWO (562) FEET TO THE WESTERLY LINE OF LAND NOW OR FORMERLY OF THE PENN CENTRAL COMPANY; THENCE  
 SOUTH 19° 57' 52" EAST IN LINE OF LAST-NAMED LAND FOUR HUNDRED SEVENTEEN AND 25/100 (417.25) FEET TO THE NORTHEAST CORNER OF OTHER LAND OF THE GREATER NEW BEDFORD INDUSTRIAL FOUNDATION; THENCE  
 SOUTH 84° 30' 50" WEST IN LINE OF LAST NAMED LAND FIVE HUNDRED NINETY-ONE AND 32/100 (591.32) FEET TO A CORNER; THENCE  
 SOUTH 05° 29' 10" EAST IN LINE OF OTHER LAND OF NORTEK, INC., TWO HUNDRED TWENTY-EIGHT (228) FEET TO THE NORTHERLY LINE OF SAMUEL BARNET BOULEVARD AND THE POINT OF BEGINNING.

CONTAINING 6.09 ACRES, MORE OR LESS, AND BEING SHOWN ON A PLAN ENTITLED "PLAN OF LAND IN NEW BEDFORD, MASS., GREATER NEW BEDFORD INDUSTRIAL FOUNDATION TO BE SOLD TO NORTEK, INC." SCALE 1"=100', DECEMBER 10, 1979" DRAWN BY TIBBETS ENGINEERING CORP., NEW BEDFORD, MASSACHUSETTS, WHICH PLAN IS RECORDED WITH BRISTOL COUNTY SOUTH DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 103 PAGE 110.

**ZONING DATA**

DISTRICT: INDUSTRIAL C (IC)

DESCRIPTION	REQUIRED
LOT AREA	N/A S.F.
LOT FRONTAGE	N/A FT
FRONT SETBACK	25 FT
SIDE SETBACK	25 FT
REAR SETBACK	25 FT

**PARKING REQUIREMENT**

PRINCIPAL USE	REQUIRED
OFFICE	44 SPACES
WAREHOUSE	66 SPACES
<b>TOTAL REQUIRED:</b>	<b>110 SPACES</b>

**EXCEPTIONS**

- GRANT OF EASEMENT FROM ACUSHNET SAW MILLS COMPANY TO NEW BEDFORD GAS AND EDISON LIGHT COMPANY DATED JUNE 18, 1959 AND RECORDED IN BOOK 1287, PAGE 148. (DOES NOT EFFECT LOCUS)
- GRANT OF EASEMENT FROM ACUSHNET SAW MILLS COMPANY TO NEW BEDFORD GAS AND EDISON LIGHT COMPANY DATED JUNE 18, 1959 AND RECORDED IN BOOK 1287, PAGE 149. (DOES NOT EFFECT LOCUS)
- GRANT OF EASEMENT FROM ACUSHNET SAW MILLS COMPANY TO NEW BEDFORD GAS AND EDISON LIGHT COMPANY DATED JUNE 18, 1959 AND RECORDED IN BOOK 1287, PAGE 150. (DOES NOT EFFECT LOCUS)
- TERMS AND CONDITIONS CONTAINED IN DEED FROM THE GREATER NEW BEDFORD INDUSTRIAL FOUNDATION TO AMERICAN FLEXIBLE CONDUIT COMPANY, INC. DATED MAY 9, 1972 AND RECORDED IN BOOK 1640, PAGE 425; AS AFFECTED BY RELEASE OF RIGHT OF FIRST REFUSAL DATED DECEMBER 22, 1989 AND RECORDED IN BOOK 2430, PAGE 196; AS FURTHER AFFECTED BY AMENDMENT OF DEED RESTRICTIONS BY AND BETWEEN AFC CABLE SYSTEMS, INC. AND GREATER NEW BEDFORD INDUSTRIAL FOUNDATION DATED MARCH 5, 2007 AND RECORDED IN BOOK 8582, PAGE 169; AS FURTHER AFFECTED BY SECOND AMENDMENT OF DEED RESTRICTIONS BY AND BETWEEN HIGHLAND SAMUEL BARNETT ASSOCIATES LIMITED PARTNERSHIP AND GREATER NEW BEDFORD INDUSTRIAL FOUNDATION DATED SEPTEMBER 13, 2007 AND RECORDED IN BOOK 8793, PAGE 334. (NOT PLOTTABLE)
- GRANT OF EASEMENT FROM AMERICAN FLEXIBLE CONDUIT COMPANY, INC. TO NEW BEDFORD GAS AND EDISON LIGHT COMPANY DATED AUGUST 17, 1972 AND RECORDED IN BOOK 1651, PAGE 363, AND AS SHOWN ON PLAN RECORDED IN PLAN BOOK 88, PAGE 120. (PLOTTED)
- GRANT OF EASEMENT FROM THE GREATER NEW BEDFORD INDUSTRIAL FOUNDATION TO NEW BEDFORD GAS AND EDISON LIGHT COMPANY DATED AUGUST 23, 1972 AND RECORDED IN BOOK 1651, PAGE 366, AND AS SHOWN ON PLAN RECORDED IN PLAN BOOK 88, PAGE 120. (PLOTTED)
- GRANT OF EASEMENT FROM THE GREATER NEW BEDFORD INDUSTRIAL FOUNDATION TO NEW BEDFORD GAS AND EDISON LIGHT COMPANY DATED OCTOBER 31, 1978 AND RECORDED IN BOOK 1775, PAGE 716. (PLOTTED)
- TERMS AND CONDITIONS CONTAINED IN DEED FROM THE GREATER NEW BEDFORD INDUSTRIAL FOUNDATION TO NORTEK INC. DATED MAY 9, 1980 AND RECORDED IN BOOK 1804, PAGE 118, AS AFFECTED BY A RELEASE OF RIGHT OF FIRST REFUSAL RECORDED IN BOOK 2430, PAGE 196, AS FURTHER AFFECTED BY AMENDMENT OF DEED RESTRICTIONS RECORDED IN BOOK 8582, PAGE 169, AS FURTHER AFFECTED BY SECOND AMENDMENT OF DEED RESTRICTIONS RECORDED IN BOOK 8793, PAGE 334. (PLOTTED)
- SUCH MATTERS AS SHOWN ON PLAN RECORDED IN PLAN BOOK 88, PAGE 120 INCLUDING DRAIN EASEMENT AND EASEMENT RESERVED FOR FUTURE USE. (PLOTTED)

**OBSERVED ENCROACHMENTS**

- A BOLLARDS
- B SIGNS
- C SPOT LIGHT
- D GUY WIRE
- E CHAINLINK FENCE ONTO LOCUS
- F DEBRIS PILE
- G PAVED PARKING AREA

**LEGEND**

EXISTING	DESCRIPTION
---	PROPERTY LINE
---	EASEMENT BOUNDARY
---	EDGE OF PAVEMENT
---	LIMIT OF CLEARING
---	OVERHEAD WIRES
---	DRAIN LINE
---	FENCE
---	WATER GATE
---	GAS GATE
---	SIGN
---	BOLLARD
---	LIGHT
---	UTILITY POLE
---	GUY WIRE
---	CATCH BASIN
---	DRAIN MANHOLE
---	ELECTRIC MANHOLE
---	GAS METER
---	HANDHOLE
---	MISCELLANEOUS MANHOLE

**CERTIFICATION**

THIS IS TO CERTIFY TO STEWART TITLE GUARANTY COMPANY, BERKSHIRE BANK AND ALBANY ROAD-SAMUEL BARNET 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: **BRIAN J. MURPHY** PROFESSIONAL LAND SURVEYOR  
 8-24-18 DATE

**NOTES**

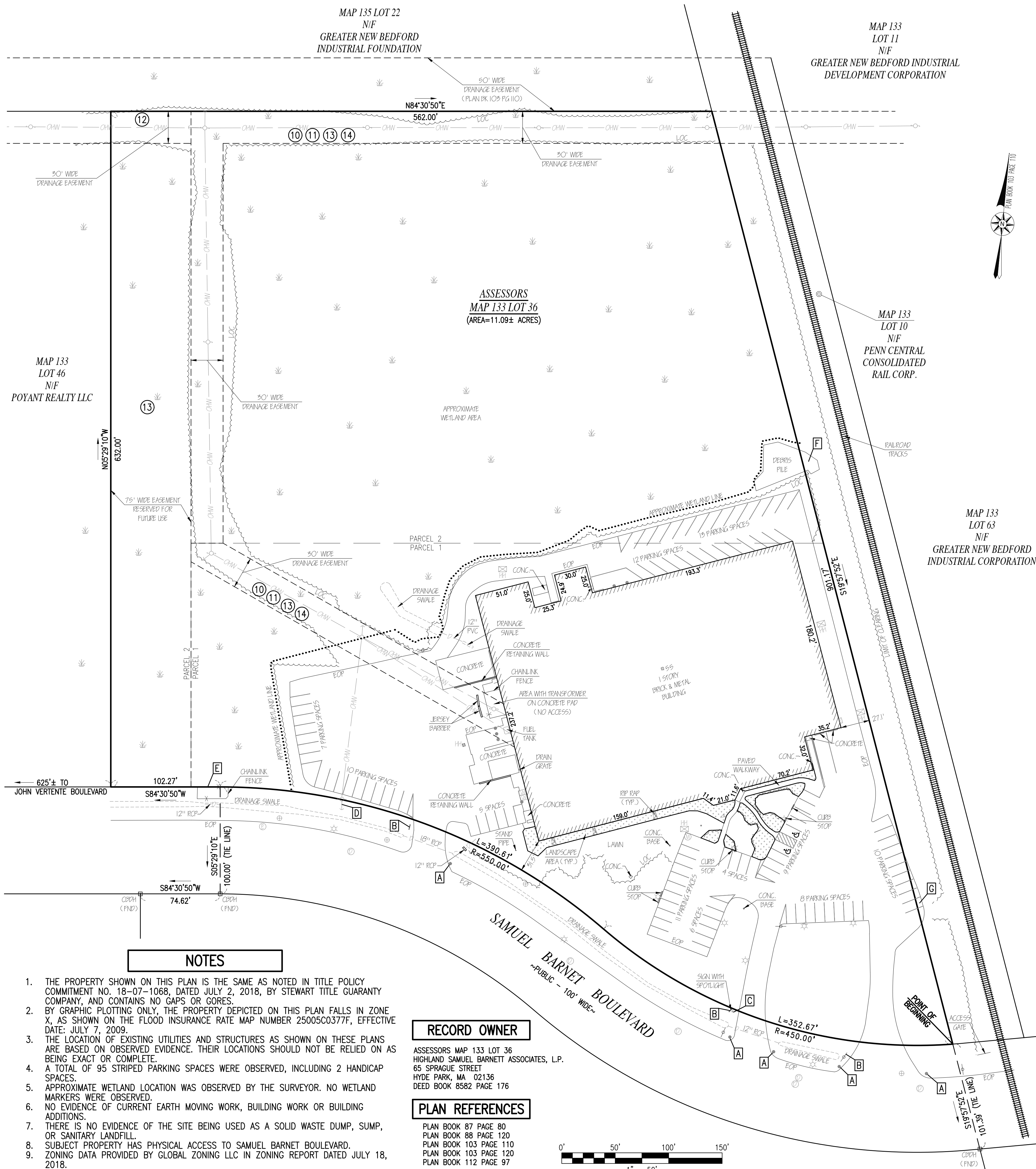
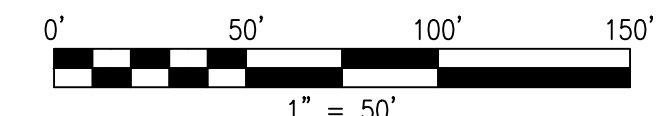
- THE PROPERTY SHOWN ON THIS PLAN IS THE SAME AS NOTED IN TITLE POLICY COMMITMENT NO. 18-07-1068, DATED JULY 2, 2018, BY STEWART TITLE GUARANTY COMPANY, AND CONTAINS NO GAPS OR GORES.
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY DEPICTED ON THIS PLAN FALLS IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 2500SC0377F, EFFECTIVE DATE: JULY 7, 2009.
- 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.
- A TOTAL OF 95 STRIPED PARKING SPACES WERE OBSERVED, INCLUDING 2 HANDICAP SPACES.
- APPROXIMATE WETLAND LOCATION WAS OBSERVED BY THE SURVEYOR. NO WETLAND MARKERS WERE OBSERVED.
- NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING WORK OR BUILDING ADDITIONS.
- THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- SUBJECT PROPERTY HAS PHYSICAL ACCESS TO SAMUEL BARNET BOULEVARD.
- ZONING DATA PROVIDED BY GLOBAL ZONING LLC IN ZONING REPORT DATED JULY 18, 2018.

**RECORD OWNER**

ASSESSORS MAP 133 LOT 36  
 HIGHLAND SAMUEL BARNETT ASSOCIATES, L.P.  
 65 SPRAGUE STREET  
 HYDE PARK, MA 02136  
 DEED BOOK 8582 PAGE 176

**PLAN REFERENCES**

- PLAN BOOK 87 PAGE 80
- PLAN BOOK 88 PAGE 120
- PLAN BOOK 103 PAGE 110
- PLAN BOOK 103 PAGE 120
- PLAN BOOK 112 PAGE 97



**REVISIONS**

NO.	DATE	DESCRIPTION



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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**  
 55 SAMUEL BARNET BOULEVARD  
**ASSESSORS MAP 133 LOT 36**  
**NEW BEDFORD, MASSACHUSETTS**  
 PREPARED FOR:  
 ALBANY ROAD REAL ESTATE PARTNERS LLC  
 155 FEDERAL STREET, SUITE 1202  
 BOSTON, MA 02110

AUGUST 24 2016  
 SCALE: 1"=50'  
 JOB NO. 18-630  
 LATEST REVISION: