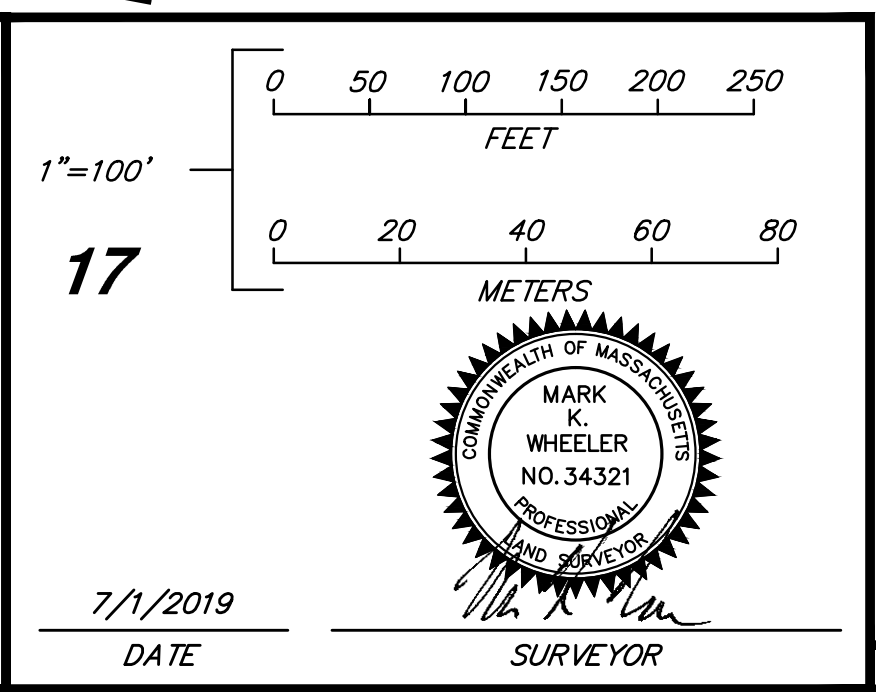


Total Land Area
119.38 Acres
13

ALTA/NSPS LAND TITLE SURVEY IN
Lancaster, Mass. 19
PREPARED FOR
FT Pond Realty, LLC
SCALE: 1" = 100 JULY, 2019
David E. Ross Associates, Inc.
CIVIL ENGINEERS - LAND SURVEYORS
ENVIRONMENTAL CONSULTANTS
PO BOX 795-6 LANCASTER COUNTY ROAD, HARVARD, MA 01451
(TEL. NO. 978-772-6232)
JOB NO. 32633 SHEET 1 OF 4 PLAN NO. L-13696



Fort Pond Road
SB/LP
BRYCAR, LLC (BK 48948-41; PB 893-32)
Evelyn Place
John M. Lewis and Audrey B. Ross (BK 22267-370; PB 714-17)
Stephen P. and Susan M. Munyon (BK 22007-100; PB 714-17)
John F. Pastrone 2010 Revocable Trust (BK 50860-50; PB 728-41)
Huazhong He and Wei Deng (BK 26691-128; PB 714-17)
Gregory R. and Denise M. Klouda (BK 30204-400; PB 714-17)
Michael Weirreich (BK 22496-164; PB 714-17)
James F. and Maureen E. McGuirk (BK 36627-159; PB 714-17)
Mountain Laurel Realty Company (BK 8496-61; PB 714-17)
SURT. M.S.B. CALC. M.K.W. DRAFT. M.K.W. NB 133E-44; NB79S-39,64 REF. L-699, L-1139, L-3518, L-11366, L-11485, L-12150, L-13265

1"=100'

0 50 100 150 200 250
FEET

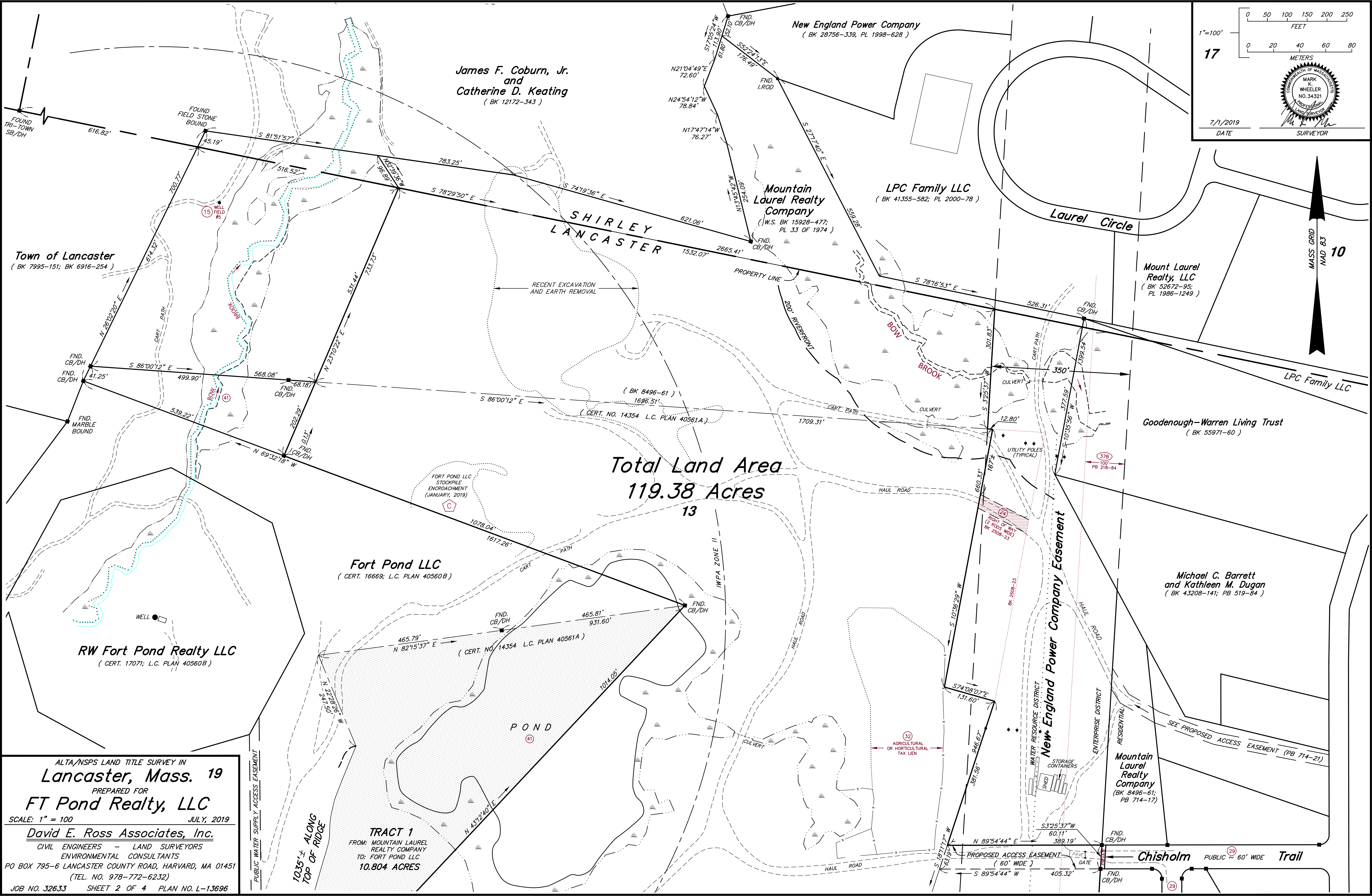
0 20 40 60 80
METERS

17

7/1/2019
DATE

MARK K. WHEELER
NO. 34321
LAND SURVEYOR

SURVEYOR



Total Land Area
119.38 Acres

ALTA/NSPS LAND TITLE SURVEY IN
Lancaster, Mass. 19
PREPARED FOR
FT Pond Realty, LLC
SCALE: 1" = 100 JULY, 2019
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JOB NO. 32633 SHEET 2 OF 4 PLAN NO. L-13696

1035'± ALONG
TOP OF RIDGE

TRACT 1
FROM: MOUNTAIN LAUREL
REALTY COMPANY
TO: FORT POND LLC
10.804 ACRES

PUBLIC WATER SUPPLY ACCESS EASEMENT

SEE PROPOSED ACCESS EASEMENT (PB 714-21)

Chisholm PUBLIC ~ 60' WIDE **Trail**

1 Title Description

Real property situated on the northerly side of Fort Pond Road in the town of Lancaster, Worcester County, Commonwealth of Massachusetts and shown on a plan entitled, "ALTA/NSPS Land Title Survey in Lancaster, Mass., prepared for FT Pond Realty, LLC", dated July, 2019, being plan L-13696 by David E. Ross Associates, Inc. Property is further bounded and described as follows:

- Beginning at a Concrete Bound on the north side of Fort Pond Road at land of RW Fort Pond Realty LLC;
Thence N 13° 08' 35" E fifty and 28/100 (50.28') feet to a Concrete Bound;
Thence S 79° 58' 57" E one hundred sixty and 28/100 (160.28') feet to the easterly side line of the New England Power Company Easement and Tract 5;
Thence N 9° 45' 37" E four hundred eighty six and 24/100 (486.24') feet by the side line of the New England Power Company Easement and the proposed division line between RW Fort Pond Realty LLC and Tract 5 to a point;
Thence N 41° 25' 52" W three hundred thirty two and 28/100 (332.28') feet to a Concrete Bound;
Thence N 41° 25' 52" W two hundred fifty three and 10/100 (253.10') feet to a point at the proposed division line between RW Fort Pond Realty LLC and Tract 4;
Thence S 44° 57' 20" W four hundred one and 08/100 (401.08') feet by said proposed division line to a point;
Thence N 31° 14' 06" W five hundred seventy seven and 05/100 (577.05') feet by said proposed division line to a point;
Thence N 13° 14' 17" W three hundred fifty five and 33/100 (355.33') feet by said proposed division line to a corner of Tract 2, Tract 3 and Tract 4. The previous eight courses run by land of RW Fort Pond Realty LLC;
Thence N 13° 14' 17" W five hundred thirty two and 13/100 (532.13') feet by proposed division line between Tract 2 and Tract 3 to a point at the corner of Tract 1, Tract 2 and Tract 3. Tract 2 is to be acquired by RW Fort Pond Realty LLC;
Thence N 39° 54' 01" W four hundred seventy nine and 35/100 (479.35') feet by Tract 1 (land to be acquired by Fort Pond LLC) to a point;
Thence N 19° 18' 23" E four hundred six and 13/100 (406.13') feet by said Tract 1 to a point;
Thence N 43° 12' 40" E one thousand fourteen and 05/100 (1014.05') feet by said Tract 1 to a Concrete Bound;
Thence N 69° 32' 18" W one thousand seventy eight and 04/100 (1078.04') feet to a Concrete Bound at land of Mountain Laurel Realty Company. The previous four courses run by land of or land to be acquired by Fort Pond LLC;
Thence N 23° 10' 22" W seven hundred thirty three and 73/100 (733.73') feet by land of Mountain Laurel Realty Company to a point at the Town Line dividing Shirley and Lancaster;
Thence S 78° 29' 50" E one thousand five hundred thirty two and 07/100 (1532.07') feet by said Town Line and land of Mountain Laurel Realty Company to a point at the westerly side line of the New England Power Company Easement;
Thence S 3° 25' 37" W three hundred one and 83/100 (301.83') feet along the sideline of said New England Power Company Easement and land of Mountain Laurel Realty Company to a point;
Thence S 86° 00' 12" E twelve and 80/100 (12.80') by Land of Mountain Laurel Realty Company to a point;
Thence S 10° 36' 29" W six hundred sixty and 33/100 (660.33') feet by land of Mountain Laurel Realty Company to a point;
Thence S 74° 08' 07" E one hundred thirty one and 60/100 (131.60') feet by land of Mountain Laurel Realty Company to a point;
Thence S 18° 11' 17" W three hundred eighty one and 56/100 (381.56') feet by land of Mountain Laurel Realty Company to a point on the northerly side of a proposed Access Easement;
Thence N 89° 54' 44" E Three hundred eighty nine and 19/100 (389.19') feet along the northerly side line of the proposed Access Easement and land of Mountain Laurel Realty Company to a Concrete Bound at the westerly end of Chisholm Trail;
Thence S 3° 25' 37" W Sixty and 11/100 (60.11') feet by Chisholm Trail (private section) to a Concrete Bound at land of James F. and Maureen E. McGuirk;
Thence S 3° 25' 37" W eight hundred eighteen and 95/100 (818.95') feet by land of James F. and Maureen E. McGuirk, land of Michael Weinreich and land of Keven D. and Lori A. Hinkley to a point in a stone wall;
Thence S 57° 00' 01" E twenty and 70/100 (20.70') feet along a stone wall and land of said Hinkley to a Concrete Bound;
Thence S 70° 57' 50" W nineteen and 48/100 (19.48') feet by land of said Hinkley to a point;
Thence S 3° 25' 37" W one hundred forty three and 39/100 (143.39') feet by land of said Hinkley to a point;
Thence S 9° 45' 37" W one thousand three hundred twenty and 31/100 (1320.31') feet by land of said Hinkley, land of Gregory R. and Denise M. Klouda, land of Huazhong He and Wei Deng, land of the Shirley Water District, land of John F. Pastrone 2010 Revoable Trust, Land of Stephen P. and Susan M. Munyon, Land of John M. Lewis and Audrey B. Ross and land of Juanzhi Liu to a point;
Thence S 21° 04' 15" E two hundred twenty three and 15/100 (223.15') feet by land of Juanzhi Liu and land of BRYCAR, LLC to a point of curvature;
Thence by land of BRYCAR, LLC along a curve to the right with a radius of two hundred thirty and 00/100 (230.00') feet an arc length of one hundred eleven and 68/100 (111.68') feet to a point of tangency;
Thence S 6° 45' 04" W two hundred seventy five and 91/100 (275.91') by land of BRYCAR, LLC to a point of curvature;
Thence by land of BRYCAR, LLC along a curve to the left with a radius of twenty five feet and 00/100 (25.00') feet an arc length of thirty eight and 69/100 (38.69') feet to a point on the northerly side line of Fort Pond Road (1951 Town Layout);
Thence westerly by Fort Pond Road on a curve to the right with a radius of five thousand seven hundred fifty six and 49/100 (5756.49') feet an arc length of two hundred fifty four and 33/100 (254.33') feet to a Stone Bound;
Thence N 79° 23' 25" W one hundred ninety five and 70/100 (195.70') feet by Fort Pond Road to the point of beginning.
Area Containing 119.38 Acres.

2 Title Information

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM CERTIFICATION OF TITLE BY MARSH, MORIARTY, ONTELL & GOLDBERG, P.C. DATED OCTOBER 30, 2018.

3 Title Exceptions

- 1 ENCROACHMENTS REFERRED TO IN GENERAL LAWS CHAPTER 185, SECTION 46. HAUL ROAD (SHEET 1) ENCHROACHES ON REGISTERED LAND OF FORD POND LLC. SEE CERTIFICATE OF TITLE NO. 16669.
3 ENCROACHMENTS:
A. HAUL ROAD AS NOTED IN EXCEPTION 1. AFFECTS LOCUS.
B. DISPLAY TRACTORS, EQUIPMENT AND VEHICLES PARKED ON LOCUS. AFFECTS LOCUS.
9 TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF THE INSURED PREMISES LYING WITHIN THE BOUNDS OF THE ADJACENT STREETS AND WAYS. DOES NOT AFFECT.
11 BOOK 46786, PAGE 356 GRANTS T-MOBILE NORTHEAST LLC A SPECIAL PERMIT FOR REPLACEMENT AND ADDITION OF ANTENNAS ON A EXISTING TOWER LOCATED AT 696 FORT POND ROAD. AFFECTS LOCUS.
13 NOTICE OF DECISION BY TOWN OF LANCASTER BOARD OF APPEALS RECORDED IN BOOK 21281, PAGE 79 GRANTS CELLULARONE A SPECIAL PERMIT TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY. AFFECTS LOCUS.
14 ORDER OF CONDITIONS, DEP FILE NO. 193-0476, RECORDED IN BOOK 48844, PAGE 39 IS OFF LOCUS. DOES NOT AFFECT.
15 ORDER OF CONDITONS AND DEP FILE NO. LWB-003 RECORDED IN BOOK 52396, PAGE 1 IS FOR INSTALLATION OF TEST WELLS AND A 15 DAY PUMP TEST FOR A PROPOSED NEW PUBLIC WATER SUPPLY. AMENDED ORDER OF CONDITIONS RECORDED IN BOOK 52847, PAGE 65 ALLOWS INSTALLATION OF A 12" DIAMETER WELL (WELLFIELD #5). THIS AREA IS LOCATED ON NORTHWESTERLY PORTION OF LAND OWNED BY MOUNTAIN LAUREL REALTY COMPANY, WESTERLY OF PROPOSED ALTA PARCEL. DOES NOT AFFECT ALTA PARCEL.
16 EASEMENT GRATED BY CHRISTIANNA FARWELL TO CONNECTICUT RIVER TRANSMISSION COMPANY RECORDED IN BOOK 1931, PAGE 459. LOCATION UNKNOWN. LIKELY DOES NOT AFFECT LOCUS.
17 TOWN OF LANCASTER EARTH PRODUCTS REMOVAL PERMIT RECORDED IN BOOK 12895, PAGE 180. STATUS OF PERMIT, RENEWAL AND COMPLIANCE TO PERMIT CONDITIONS UNKNOWN. AFFECTS LOCUS.
18 COVENANT BY AND BETWEEN WILLIAM DANIEL CHISHOLM, TRUSTEE OF MOUNTAIN LAUREL REALTY TRUST AND THE LANCASTER PLANNING BOARD, RECORDED IN BOOK 18710, PAGE 90, PERTAINS TO "GRANT DEVELOPMENT" LOCATED EAST OF LOCUS. DOES NOT AFFECT LOCUS.
19 EASEMENT GRANTED BY HARRY M. SAMPSON TO NEW ENGLAND POWER CONSTRUCTION COMPANY RECORDED IN BOOK 2470, PAGE 418 AND EASEMENT GRANTED BY SHIRLEY CO-OPERATIVE BANK TO NEW ENGLAND POWER CONSTRUCTION COMPANY RECORDED IN BOOK 2484, PAGE 488 IS SHOWN ON PLAN BOOK 84, PLAN 33 AS MAY BE AFFECTED COMPANY RECORD IN BOOK 2484, PAGE 488 AS MAY BE AFFECTED BY EASEMENT GRANTED BY SHIRLEY-COOPERATIVE BANK TO NEW ENGLAND POWER CONSTRUCTION COMPANY RECORDED IN BOOK 2484, PAGE 488. AFFECTS LOCUS. SEE PLAN BOOK 84-33.
20 EASEMENT GRANTED BY HARRY M. SAMPSON TO NEW ENGLAND POWER CONSTRUCTION COMPANY RECORDED IN BOOK 2483, PAGE 337. SEE PLAN BOOK 84-33. AFFECTS LOCUS.
21 EASEMENT GRANTED BY HARRY M. SAMPSON TO NEW ENGLAND POWER CONSTRUCTION COMPANY RECORDED IN BOOK 2487, PAGE 578. SEE PLAN BOOK 84-33. AFFECTS LOCUS.
22 EASEMENT GRANTED BY HENRY S. WOOD TO NEW ENGLAND POWER COMPANY RECORDED IN BOOK 3563, PAGE 108. SEE PLAN BOOK 218, PLAN 84. AFFECTS LOCUS.
23 EASEMENT GRANTED BY ELLIOT S. RYAN TO NEW ENGLAND PWER COMPANY RECORDED IN BOOK 3608, PAGE 280. SEE PLAN BOOK 218, PLAN 85. AFFECTS LOCUS.
24 RIGHT OF WAY GRANTED BY FREDERICK L. SANDERSON TO DAVID PARKER JR. RECORDED IN BOOK 2508, PAGE 23. TWO ROD WIDE EASEMENT IS LOCATED ON THE "ORIGINAL PASSWAY" OVER A TWO ACRE LOT ORIGINALLY DESCRIBED IN A DEED FROM DAVID PARKER, JR. TO GEORGE ROBBINS, RECORDED IN BOOK 330, PAGE 19. THIS TWO ACRE LOT CAME OUT OF THE LARGER 98 ACRE, 144 ROD TRACT DESCRIBED IN A DEED FROM JONATHAN BARRET TO DAVID PARKER, JR. THE RESERVED EASEMENT WAS FOR THE BENEFIT OF DAVID PARKER, JR. WHO OWNED THE REMAINING 96 ACRES, 144 RODS TRACT. REFERENCED PROPERTY IS NOW PART OF LAND OF MOUNTAIN LAUREL REALTY TRUST DESCRIBED IN DEED RECORDED IN BOOK 8496, PAGE 61 AND IN CERTIFICATE OF TITLE NO. 14354. THIS EASEMENT IS LOCATED OVER A PORTION OF PROPERTY TO BE RETAINED BY MOUNTAIN LAUREL REALTY COMPANY. OFF LOCUS. DOES NOT AFFECT LOCUS (SHEET 2).
25 EASEMENT GRANTED BY WILLIAM D. CHISHOLM, TRUSTEE OF MOUNTAIN LAUREL REALTY TRUST TO NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY RECORDED IN BOOK 18882, PAGE 270 IS LOCATED OFF LOCUS ON CHISHOLM TRAIL AND GRANT WAY. DOES NOT AFFECT LOCUS.
26 EASEMENT GRANTED BY W.D. CHISHOLM, TRUSTEE OF MOUNTAIN LAUREL REALTY TRUST TO NEW ENGLAND TELEPHONE COMPANY RECORDED IN BOOK 20484, PAGE 147 IS LOCATED FROM FORT POND ROAD TO THE COMMUNICATIONS TOWER ON LOCUS. SEE SHEET 1. AFFECTS LOCUS.
27 EASEMENT GRANTED BY W.D. CHISHOLM, TRUSTEE OF MOUNTAIN LAUREL REALTY TRUST TO MASSACHUSETTS ELECTRIC COMPANY RECORDED IN BOOK 19019, PAGE 186 IS LOCATED OVER CHISHOLM TRAIL, GRANT WAY AND EVELYN PLACE (OFF LOCUS). DOES NOT AFFECT LOCUS.
28 EASEMENT GRANTED BY W.D. CHISHOLM, TRUSTEE OF MOUNTAIN LAUREL REALTY TRUST TO MASSACHUSETTS ELECTRIC COMPANY RECORDED IN BOOK 02286, PAGE 396. SEE SHEET 1. AFFECTS LOCUS.
29 EASEMENT GRANTED BY W.D. CHISHOLM, TRUSTEE OF MOUNTAIN LAUREL REALTY TRUST TO THE INHABITANTS OF THE TOWN OF LANCASTER RECORDED IN BOOK 24762, PAGE 203 GRANTS ROADWAY EASEMENTS FOR GRANT WAY, CHISHOLM TRAIL AND EVELYN PLACE SHOWN ON PLAN BOOK 714, PLAN 17. NOTE THAT LAST 10 FEET OF CHISHOLM TRAIL NOT INCLUDED BUT TO REMAIN PRIVATE. DOES NOT AFFECT LOCUS.
30 EASEMENT AGREEMENT BY AND BETWEEN W.D. CHISHOLM, TRUSTEE OF MOUNTAIN LAUREL REALTY COMPANY AND AMERICAN TOWER ASSET SUB, LLC RECORDED IN BOOK 46247, PAGE 206 GRANTS GRANTS AN EXCLUSIVE EASEMENT AND A NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT. AFFECTS LOCUS. NOTE: DRINKING AND UTILITIES DO NOT FALL ENTIRELY WITHIN EASEMENTS DESCRIBED IN ATTACHMENTS A & B.
31 EASEMENT GRANTED BY W.D. CHISHOLM, TRUSTEE OF MOUNTAIN LAUREL REALTY COMPANY TO BRYCAR, LLC RECORDED IN BOOK 49008, PAGE 93 GRANTS ACCESS TO OVER THE EXISTING DRIVEWAY AND USE OF LAIRD EXISTING FIRE HYDRANT. SEE SHEET 1. AFFECTS LOCUS.
32 AGRICULTURAL OR HORTICULTURAL TAX LIEN RECORDED IN BOOK 47264, PAGE 238. AFFECTS LOCUS.
33A. TERMS AND PROVISIONS OF LEASE BY AND BETWEEN MOUNTAIN LAUREL REALTY COMPANY, LESSOR, AND NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, LESSEE RECORDED IN BOOK 19062, PAGE 297. LOCATION AND ACCESS DIFFERENT THAN PRESENT. AFFECTS LOCUS.
33B. ASSENT AGREEMENT AGREEMENT BETWEEN NEW ENGLAND POWER COMPANY AND W.D. CHISHOLM, TRUSTEE OF MOUNTAIN LAUREL REALTY COMPANY AND NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC RECORDED IN BOOK 20154, PAGE 301. PROPOSED 12' WIDE DRIVE WITH 18' AND 25' WIDE ACCESS EASEMENT. AFFECTS LOCUS.
33C. AS ASSIGNED TO TOWER PARENT CORP IN MEMORANDUM OF ASSIGNMENT RECORDED IN BOOK 26426, PG 41.
33D. AS FURTHER ASSIGNED TO TOWER ASSET SUB, INC. BY MEMORANDUM OF LEASE RECORDED IN BOOK 26426, PAGE 46. AFFECTS LOCUS.
33E. AS ASSIGNED TO AND ASSUMED BY AMERICAN TOWER ASSET SUB, LLC BY MASSACHUSETTS ASSIGNMENT AND LEASE RECORDED IN BOOK 44310, PAGE 347. AFFECTS LOCUS.
33F. EASEMENT AGREEMENT BETWEEN W.D. CHISHOLM, TRUSTEE OF MOUNTAIN LAUREL REALTY COMPANY AND AMERICAN TOWER ASSET SUB, LLC RECORDED IN BOOK 46247, PAGE 206. AFFECTS LOCUS.
34 TERMS AND PROVISIONS OF LEASE BY AND BETWEEN AMERICAN TOWER ASSET SUB, LLC AND METRO PCS MASSACHUSETTS LLC RECORDED IN BOOK 43793, PAGE 377. INCLUDES 10' WIDE ACCESS EASEMENT. AFFECTS.
35 SITE AGREEMENT BY AND BETWEEN TOWER ASSET SUB, INC. AND SPRINT SPECTRUM, LP RECORDED IN BOOK 29008, PAGE 30. AFFECTS LOCUS.
37A. GRANT OF EASEMENT FROM ALBERT M. PHELPS, ANNIE C. PHELPS, ELLA F. PHELPS, EMMA A. FLETCHER, DANIEL W. FLETCHER AND LENA M. MOORE TO NEW ENGLAND POWER CONSTRUCTION COMPANY RECORDED IN BOOK 2473, PAGE 1. SEE PLAN BOOK 85, PLAN 17. AFFECTS LOCUS.
37B. GRANT OF EASEMENT FROM CLARENCE B. SANDERSON AND FRANCES E. SANDERSON TO NEW ENGLAND POWER COMPANY RECORDED IN BOOK 3563, PAGE 553. SEE PLAN BOOK 218, PLAN 84. AFFECTS LOCUS.
37C. NEW ENGLAND PWER CONSTRUCTION COMPANY TRANSFERRED ITS RIGHTS TO NEW ENGLAND POWER COMPANY IN BOOK 2565, PAGE 61. AFFECTS LOCUS.
38 ZONING DECISION ISSUED BY THE TOWN OF LANCASTER BOARD OF APPEALS RECORDED IN BOOK 25964, PAGE 147 GRANTING SPECIAL PERMIT TO ALLOW EXTENSION OF MONOPOD TO 160 FEET. AFFECTS LOCUS.
39 RIGHTS OF OTHERS IN FORT POND ROAD. FORT POND ROAD IS A 1951 TOWN LAYOUT SHOWN ON PLAN BOOK 172, PLAN 92. AFFECTS LOCUS.
40 LAND REGISTERED AND INCLUDED IN THE LIMITS OF WAY 1 SHOWN ON LAND COURT PLAN 40561A, SUBJECT TO THE RIGHTS OF ALL PERSONS LAWFULLY ENTITLED THERETO IN AND OVER THE SAME. AFFECTS LOCUS.
41 FLOW OF NATURAL WATERCOURSE RUNNING THROUGH THE SAME SHOWN ON LAND COURT PLAN 40561A. BOW BOW BROOK IS LOCATED ON THE NORTHWESTERLY PORTION OF LAND TO BE RETAINED BY MOUNTAIN LAUREL REALTY COMPANY (NON-LOCUS). DOES NOT AFFECT LOCUS.
42 ANY RIGHTS WHICH MAY EXIST IN THE POND SHOWN ON LAND COURT PLAN 40561A, AT THE DATE OF ORIGINAL DECREE FOR THE BENEFIT OF THE ADJOINING LAND OF THE TOWN OF LANCASTER (NOW FORT POND LLC).

4 Surveyor's Certificate

TO: FT POND REALTY, LLC

THIS IS TO CERTIFY 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 2-4,6,8,11,13,16,19 & 20 OF TABLE A THEREOF. FIELD WORK WAS COMPLETED ON JUNE 22, 2018.

Signature of Mark K. Wheeler, dated 7/1/2019, Mark K. Wheeler, P.L.S., Registration No. 34324



12 Parking Information

NO PARKING SPACES

14 Building Area

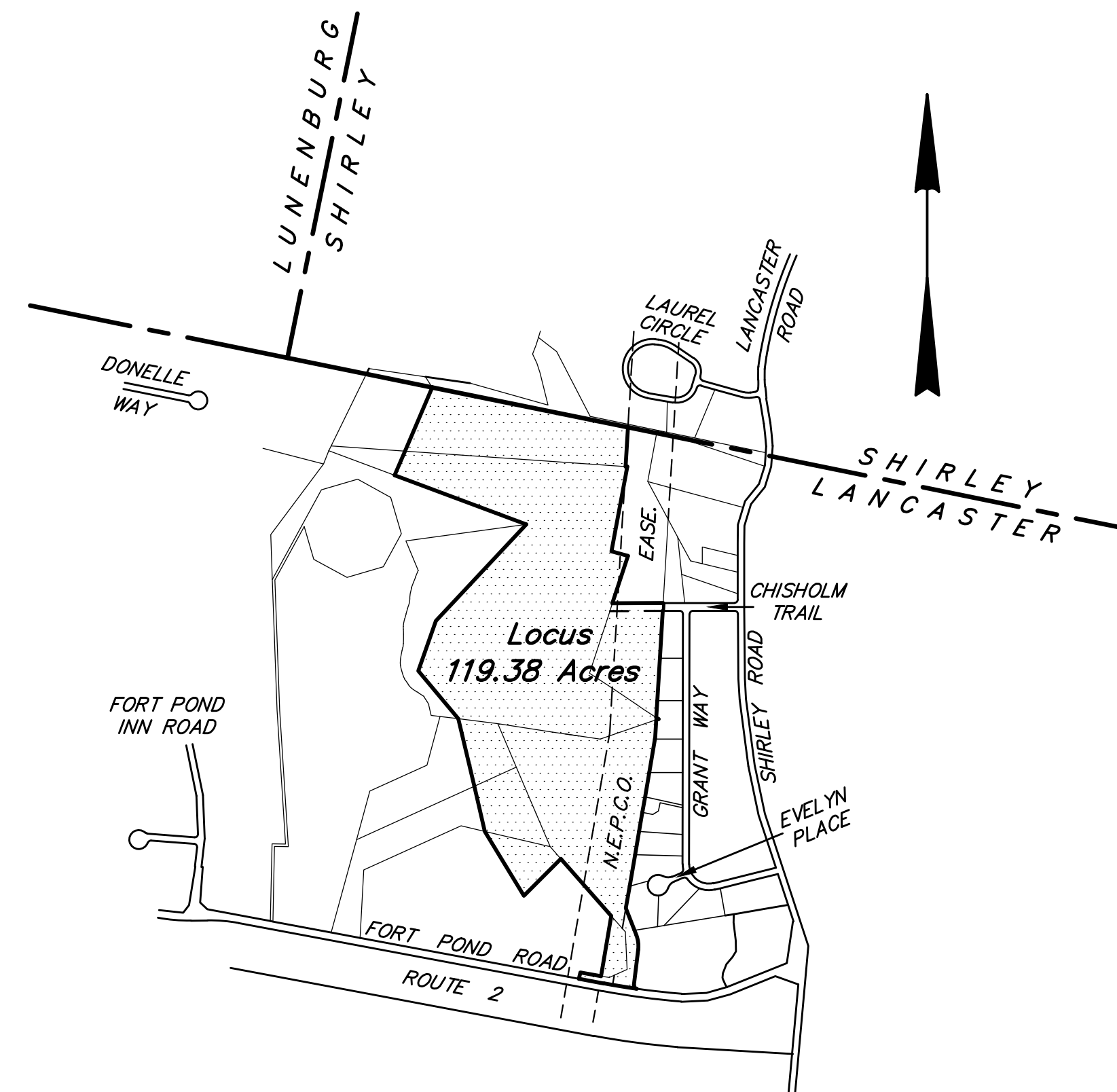
NO PERMANENT BUILDINGS ON SITE

15 Building Height

NO PERMANENT BUILDINGS ON SITE

16 Locus Map

Scale 1"=1000±



5 Flood Information

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (UNSHADED) OF FLOOD INSURANCE RATE MAP FOR THE TOWN OF LANCASTER COMMUNITY PANEL NO. 250312 0293 E, EFFECTIVE DATE OF JULY 4, 2011. ZONE "X" DENOTES AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.

6 Cemetery

THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

7 Possible Encroachments

- A. HAUL ROAD AS NOTED IN EXCEPTION 1. AFFECTS LOCUS.
B. DISPLAY EQUIPMENT, TRACTORS, STORAGE BINS AND VEHICLES OF BRYCAR, LLC STORED ON LOCUS WITHIN ACCESS STRIP AND UNDER NEFCO EASEMENT.
C. STOCKPILE MATERIAL OF FORT POND LLC LOCATED ON PROPERTY AS OF JANUARY, 2019.

8 Zoning Information

ZONING DISTRICTS: ENTERPRISE DISTRICT (EZ) ENTERPRISE RETAIL SUBDISTRICT A (EZ-A)

- ZONING OVERLAY DISTRICTS:
WATER RESOURCE (WR)
WIRELESS COMMUNICATION (WC)
SOLAR OVERLAY (SOD)
INTEGRATED PLANNING (IPOP)

Table with 2 columns: ZONING REQUIREMENTS and Values (e.g., Minimum Lot Area 64,000 S.F., Minimum Upland Area 57,600 S.F., Minimum Front Yard 225', etc.)

9 Legend

- CTE ± UNDERGROUND CABLE, TELEPHONE & ELECTRIC
OHW UTILITY POLE W/ OVERHEAD ELECTRIC LINES
W APPROXIMATE WATER LINE LOCATION
HYDRANT
EDGE OF WETLAND
I.R.(F) FOUND IRON ROD
CB/DH CONCRETE BOUND WITH DRILL HOLE
SB/LP STONE BOUND WITH LEAD PLUG

10 Basis of Bearing

MASSACHUSETTS GRID COORDINATE SYSTEM

11 Surveyor's Notes

- 1. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES NOR OF RECENT STREET OR SIDE WALK CONSTRUCTION OR REPAIRS.
2. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
3. PROPERTY HAS PHYSICAL ACCESS TO FORT POND ROAD.
4. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, EASEMENTS, SERVITUDES, AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
5. THE LEGAL DESCRIPTION CONTAINED HEREON DESCRIBES THE PROPOSED PROPERTY TO BE CONVEYED TO FT POND REALTY, LLC SUBSEQUENT TO PARCEL EXCHANGES BETWEEN MOUNTAIN LAUREL REALTY COMPANY, RW FORT POND REALTY LLC AND FORT POND LLC.

18 Client Information

FT Pond Realty, LLC
133 PEARL STREET-SUITE 300
BOSTON, MA 02110-2499
PHONE 617-292-0101

20 Project Address

ASS. MAP 5-32
696 FORT POND ROAD
LANCASTER, MA 01523

ASS. MAP 5-27
0 SHIRLEY ROAD
LANCASTER, MA 01523

ASS. MAP 5-32A
0 CHISHOLM TRAIL
LANCASTER, MA 01523

Key to ALTA Survey

- 1 TITLE DESCRIPTION 11 SURVEYOR'S NOTES
2 TITLE INFORMATION 12 PARKING INFORMATION
3 SCHEDULE OF 'B' ITEMS 13 LAND AREA
4 SURVEY CERTIFICATION 14 BUILDING AREA
5 FLOOD INFORMATION 15 BUILDING HEIGHT
6 CEMETERY 16 VICINITY MAP
7 POSSIBLE ENCROACHMENTS 17 NORTH ARROW/SCALE
8 ZONING INFORMATION 18 CLIENT INFORMATION BOX
9 LEGEND 19 SURVEY DRAWINGS
10 BASIS OF BEARING 20 PROJECT ADDRESS

Scale bar (1"=100'), date 7/1/2019, signature of Mark K. Wheeler, Professional Land Surveyor.

ALTA/NSPS LAND TITLE SURVEY IN Lancaster, Mass. 19 PREPARED FOR FT Pond Realty, LLC SCALE: 1" = 100 JULY, 2019 David E. Ross Associates, Inc. CIVIL ENGINEERS - LAND SURVEYORS ENVIRONMENTAL CONSULTANTS PO BOX 795-6 LANCASTER COUNTY ROAD, HARVARD, MA 01451 (TEL. NO. 978-772-6232) JOB NO. 32633 SHEET 3 OF 4 PLAN NO. L-13696

1"=100'

0 50 100 150 200 250
FEET

0 20 40 60 80
METERS

17

7/1/2019
DATE

SURVEYOR

Fort Pond LLC
(CERT. 16669; L.C. PLAN 40560B)

Fort Pond LLC
(CERT. 16669; L.C. PLAN 40560B)

TRACT 3
FROM: FORT POND LLC
TO: MOUNTAIN LAUREL REALTY COMPANY
3.226 ACRES

TRACT 2
FROM: FORT POND LLC
TO: RW FORT POND REALTY LLC
7.578 ACRES

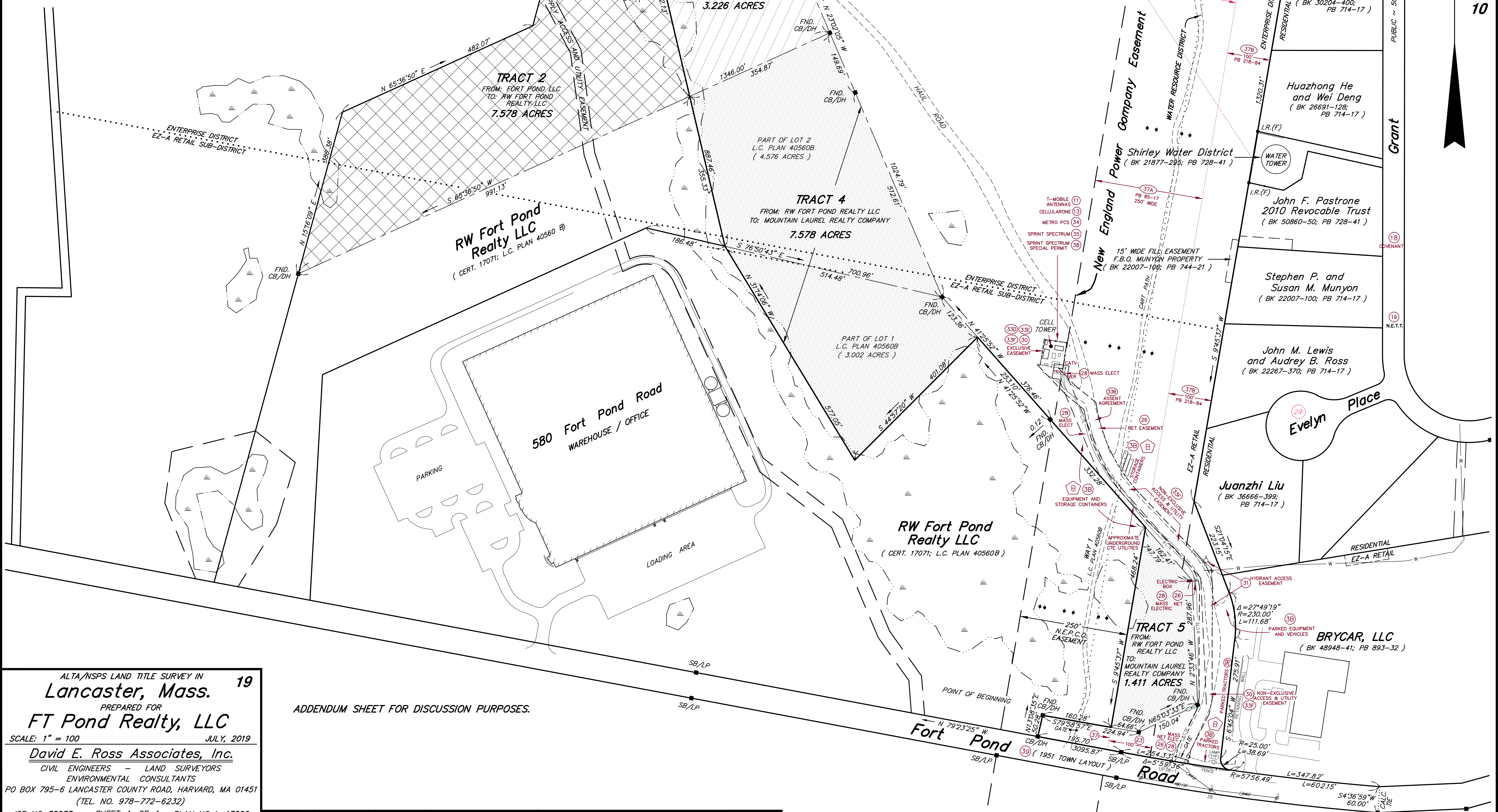
TRACT 4
FROM: RW FORT POND REALTY LLC
TO: MOUNTAIN LAUREL REALTY COMPANY
7.578 ACRES

RW Fort Pond Realty LLC
(CERT. 17071; L.C. PLAN 40560B)

RW Fort Pond Realty LLC
(CERT. 17071; L.C. PLAN 40560B)

TRACT 5
FROM: RW FORT POND REALTY LLC
TO: MOUNTAIN LAUREL REALTY COMPANY
1.411 ACRES

BRYCAR, LLC
(BK 48948-41; PB 893-32)



ALTA/NSPS LAND TITLE SURVEY IN **19**
Lancaster, Mass.
PREPARED FOR
FT Pond Realty, LLC
SCALE: 1" = 100 JULY, 2019
David E. Ross Associates, Inc.
CIVIL ENGINEERS - LAND SURVEYORS
ENVIRONMENTAL CONSULTANTS
PO BOX 795-6 LANCASTER COUNTY ROAD, HARVARD, MA 01451
(TEL. NO. 978-772-6232)
JOB NO. 32633 SHEET 4 OF 4 PLAN NO. L-13696

ADDENDUM SHEET FOR DISCUSSION PURPOSES.

Way

Public ~ 50' WIDE

Grant

18 COVENANT

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