

THE UNDERSIGNED HEREBY CERTIFIES TO BROOKLINE BANK AND STEWART TITLE GUARANTY COMPANY, WITH RESPECT TO THE SURVEY MAP DATED FEBRUARY 24, 2008 ENTITLED "ALTA/ACSM LAND TITLE SURVEY" PREPARED BY ALLEN & MAJOR ASSOCIATES, INC.

THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MAGNUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2003, AND INCLUDES ITEMS 2, 3, 4, 6, 7(6), 7(9)(1), 8, 9, 10, 11(a) (OBSERVED EVIDENCE ONLY), AND 13 OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR IN THE COMMONWEALTH OF MASSACHUSETTS, THE MAGNUM RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

II. THAT THIS SURVEY IS A SURVEY OF ALL OF THE REAL PROPERTY DESCRIBED STEWART TITLE GUARANTY COMPANY COMMITMENT 108-07-0253 DATED FEBRUARY 14, 2008.

III. THAT SURVEY MAP PROPERLY INDICATES AND LOCATES: (A) THE IMPROVEMENTS ON THE REAL PROPERTY AS OF THE DATE OF THE SURVEY; AND (B) BUILDINGS AND PARKING SPACES ON THE PROPERTY SURVEYED.

IV. THAT THE SURVEY MAP WAS PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE UNDERSIGNED FROM AN ACTUAL INSTRUMENT SURVEY MADE OF THE PROPERTY DESCRIBED THEREIN.

V. THAT THERE ARE NO ENCROACHMENTS ACROSS PROPERTY LINES EXCEPT AS SHOWN HEREON.

VI. THAT THE SURVEY LOCATES ALL EASEMENTS OF WHICH THE UNDER SIGNED HAS BEEN ADVISED, AND RIGHTS-OF-WAY AS OF THE DATE OF THE SURVEY.

VII. THAT THE SURVEY LOCATES ALL EASEMENTS OF WHICH THE UNDER SIGNED HAS BEEN ADVISED, AND RIGHTS-OF-WAY AS OF THE DATE OF THE SURVEY.

VIII. THE SUBJECT PREMISE IS LOCATED IN FLOOD ZONE C, "AREA OF MINIMAL FLOODING" AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP OF THE TOWN OF ASHLAND, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, DATED JANUARY 1, 1981, AND REVISED JANUARY 12, 1988.

IX. THAT THE LAND, AS DESCRIBED ON THE SURVEY MAP, DOES NOT CONSTITUTE AN ALLEGAL SUBDIVISION OF LAND UNDER STATE LAW, AND THAT IF THE LAND, AS DESCRIBED ON THE SURVEY MAP, CONSTITUTES MORE THAN ONE PARCEL OR LOT, THERE ARE NO CURBS, CORNERS OR STRIPS.

X. THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JANUARY 21, 2008 AND FEBRUARY 15, 2008.

XI. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1978 AND REVISED JANUARY 12, 1988.

XII. ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

XIII. THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS FOR THE REGISTRATION OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF ASHLAND ASSESSOR'S INFORMATION.

THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

REV DATE DESCRIPTION

APPLICANT/OWNER:
ASHLAND POINT LIMITED PARTNERSHIP
200 OAK POINT DRIVE
MIDDLEBOROUGH, MA 02346

PROJECT:
POND STREET & ELIOT STREET
ASHLAND, MA

PROJECT NO. 1181-01A DATE: 03/13/08

SCALE: 1" = 40' DWG. NAME: S1181-01-ALTA

DRAFTED BY: AJR CHECKED BY: KJK

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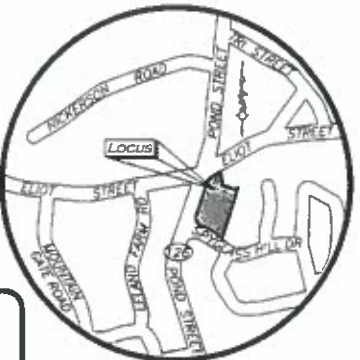
DRAWING TITLE: ALTA/ACSM LAND TITLE SURVEY SHEET No. 1

PARKING SUMMARY

STANDARD STALLS	227
HANDICAPPED STALLS	11
TOTAL STALLS	238

STEWART TITLE GUARANTY COMPANY
ALTA COMMITMENT NUMBER: 08-07-0252
EFFECTIVE DATE FEBRUARY 14, 2008
SCHEDULE B - SECTION 2 EXCEPTIONS

ITEM NUMBER	DESCRIPTION	REFERENCE
1-5	NOT SURVEY ISSUES	-
6	PUBLIC WAY TAKING	BK. 7999/PG. 581
7	UTILITY RIGHTS	BK. 15180/PG. 22 BK. 15449/PG. 163
8	RELEASE OF SEWER EASEMENT AND GRANT OF SEWER EASEMENT	BK. 15824/PG. 536
9	RESERVATION OF 20' SEWER EASEMENT	BK. 16027/PG. 423
10	UTILITY EASEMENT	BK. 2818/PG. 261
11	RECIPROCAL EASEMENT AGREEMENT	BK. 28978/PG. 513
12	(NOT SURVEY RELATED)	-
13	GRANT OF LAND TO THE COMMONWEALTH OF MASSACHUSETTS	BK. 16355/PG. 371
14-17	(NOT SURVEY RELATED)	-
18	EASEMENTS SHOWN ON PLAN 160 OF 1998	PLAN 160 OF 1998
19-20	ORDER OF CONDITIONS (NON-LOCUS)	-
21	ORDER OF CONDITIONS (LOCUS)	BK. 26666/PG. 84

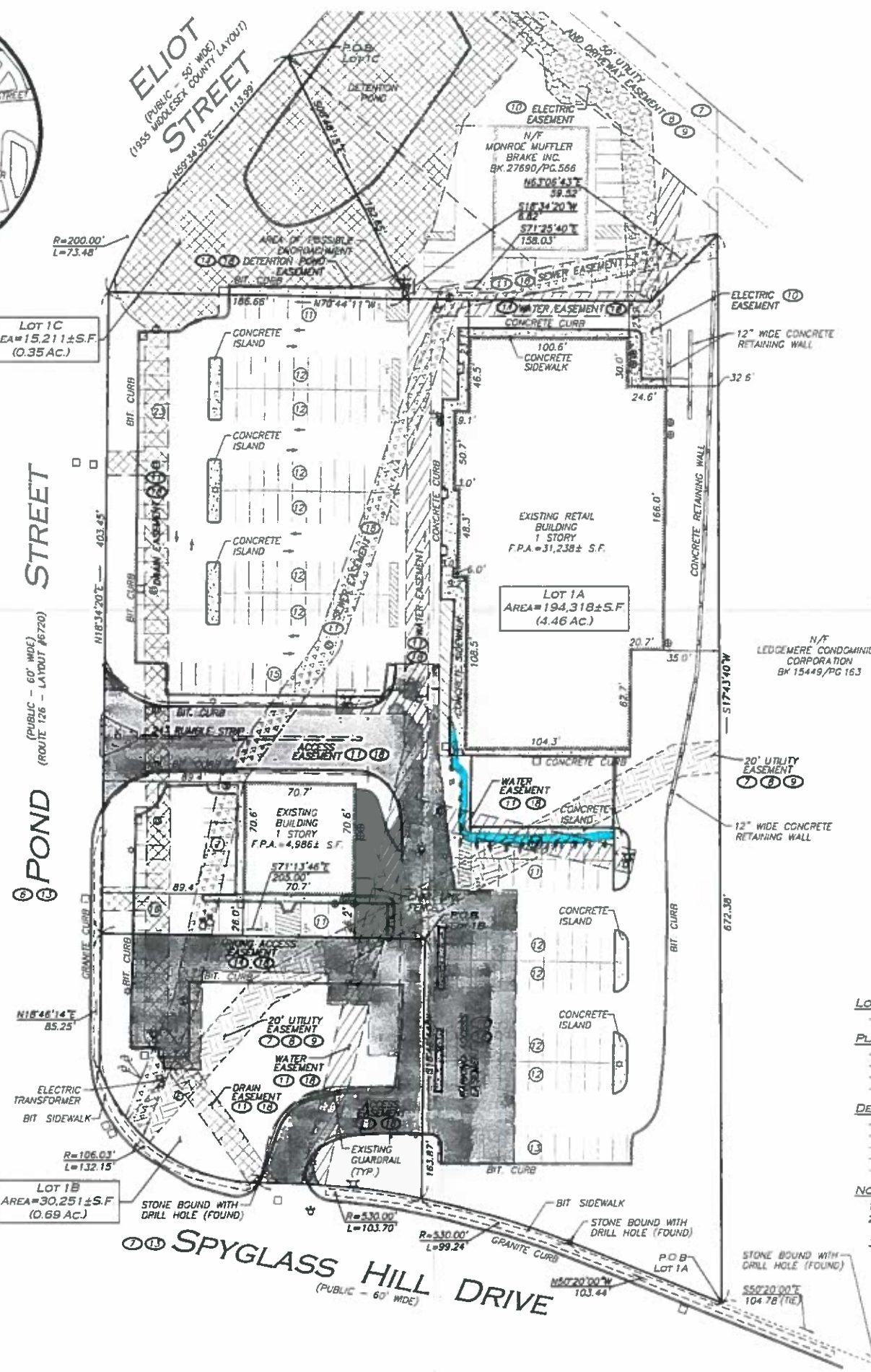


LEGAL DESCRIPTION

LOT 1A
A CERTAIN PARCEL OF LAND IN ASHLAND, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, BEING LOT 1A AS SHOWN HEREON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE POINT OF BEGINNING BEING THE SOUTHEASTERLY MOST CORNER OF THE PROPERTY TO BE DESCRIBED, SITUATED ON THE NORTHERLY SIDE OF SPYGLASS HILL DRIVE, BOUNDED AND DESCRIBED AS FOLLOWS:
N50°20'00"W A DISTANCE OF ONE HUNDRED THIRTY AND FORTY-FOUR HUNDREDTHS FEET (103.44') TO A POINT OF CURVATURE MARKED BY A STONE BOUND WITH DRILL HOLE; THENCE
NORTHWESTERLY ALONG AN ARC TO THE LEFT HAVING A RADIUS OF FIVE HUNDRED THIRTY AND NO HUNDREDS FEET (530.00'), A DISTANCE OF NINETY-NINE AND TWENTY-FOUR HUNDREDTHS FEET (99.24') TO A POINT OF NON-TANGENCY; THENCE
N18°46'14"E A DISTANCE OF ONE HUNDRED SIXTY-THREE AND EIGHTY-SEVEN HUNDREDTHS FEET (163.87') TO A POINT; THENCE
N71°13'46"W A DISTANCE OF TWO HUNDRED FIVE AND NO HUNDREDS FEET (205.00') TO A POINT; THENCE
N18°34'20"E A DISTANCE OF FOUR HUNDRED THREE AND FORTY-FIVE HUNDREDTHS FEET (403.45') TO A POINT; THENCE
S70°44'11"E A DISTANCE OF ONE HUNDRED EIGHTY-SIX AND SIXTY-SIX HUNDREDTHS FEET (186.66') TO A POINT; THENCE
S71°25'40"E A DISTANCE OF ONE HUNDRED FIFTY-EIGHT AND THREE HUNDREDTHS FEET (158.03') TO A POINT; THENCE
N63°06'43"E A DISTANCE OF FIFTY-NINE AND FIFTY-TWO HUNDREDTHS FEET (59.52') TO A POINT; THENCE
S17°43'40"W A DISTANCE OF SIX HUNDRED SEVENTY-TWO AND THIRTY-EIGHT HUNDREDTHS FEET (672.38') TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 194,318 SQUARE FEET, MORE OR LESS, AND IS SHOWN AS LOT 1A HEREON

LOT 1B
A CERTAIN PARCEL OF LAND IN ASHLAND, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, BEING LOT 1B AS SHOWN HEREON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE POINT OF BEGINNING BEING THE NORTHEASTERLY MOST CORNER OF THE LOT TO BE DESCRIBED, SITUATED ON THE NORTHERLY SIDE OF SPYGLASS HILL DRIVE, BOUNDED AND DESCRIBED AS FOLLOWS:
S18°46'14"W A DISTANCE OF ONE HUNDRED SIXTY-THREE AND EIGHTY-SEVEN HUNDREDTHS FEET (163.87') TO A POINT OF NON-TANGENCY; THENCE
NORTHWESTERLY ALONG AN ARC TO THE LEFT HAVING A RADIUS OF FIVE HUNDRED THIRTY AND NO HUNDREDS FEET (530.00'), A DISTANCE OF ONE HUNDRED THIRTY AND SEVENTY HUNDREDTHS FEET (103.70') TO A POINT OF TANGENCY BEING MARKED BY A STONE BOUND WITH A DRILL HOLE; THENCE
NORTHEASTERLY ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF ONE HUNDRED SIX AND THREE HUNDREDTHS FEET (108.63'), A DISTANCE OF ONE HUNDRED THIRTY-TWO AND FIFTEEN HUNDREDTHS FEET (132.15') TO A POINT OF NON-TANGENCY; THENCE
N18°46'14"E A DISTANCE OF EIGHTY-FIVE AND TWENTY-FIVE HUNDREDTHS FEET (85.25') TO A POINT; THENCE
S71°13'46"W A DISTANCE OF TWO HUNDRED FIVE AND NO HUNDREDS FEET (205.00') TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 30,251 SQUARE FEET, MORE OR LESS, AND IS SHOWN AS LOT 1B HEREON

LOT 1C
A CERTAIN PARCEL OF LAND IN ASHLAND, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, BEING LOT 1C AS SHOWN HEREON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE POINT OF BEGINNING BEING THE NORTHERN MOST CORNER OF THE LOT TO BE DESCRIBED, SITUATED ON THE SOUTHEASTERLY SIDE OF ELIOT STREET, BOUNDED AND DESCRIBED AS FOLLOWS:
S08°48'15"E A DISTANCE OF ONE HUNDRED SIXTY-TWO AND SIXTY FIVE HUNDREDTHS FEET (162.85') TO A POINT; THENCE
S18°34'20"W A DISTANCE OF SIX AND EIGHTY-TWO HUNDREDTHS FEET (6.82') TO A POINT; THENCE
N70°44'11"W A DISTANCE OF ONE HUNDRED EIGHTY-SIX AND SIXTY-SIX HUNDREDTHS FEET (186.66') TO A POINT OF NON-TANGENCY; THENCE
NORTHWESTERLY ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF TWO HUNDRED AND NO HUNDREDS FEET (200.00'), A DISTANCE OF SEVENTY-THREE AND FORTY-EIGHT HUNDREDTHS FEET (73.48') TO A POINT OF TANGENCY; THENCE
N59°34'30"E A DISTANCE OF ONE HUNDRED THIRTEEN AND NINETY-NINE HUNDREDTHS FEET (113.99') TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 15,211 SQUARE FEET, MORE OR LESS, AND IS SHOWN AS LOT 1C HEREON.



LEGEND

STONE BOUND (SB)	BIT.
DRAIN MANHOLE (DMH)	N/F
SEWER MANHOLE (SMH)	BK.
ELECTRIC MANHOLE (EMH)	PG.
TELEPHONE MANHOLE (TMH)	F.P.A.
CATCH BASIN (CB)	
UTILITY POLE	
GUY WIRE	
FIRE HYDRANT	
WATER GATE	
GAS GATE	
BOLLARD	
LIGHT	
SIGN	
TRANSFORMER	
HANDICAP RAMP	
GAS METER	
HANDICAPPED PARKING SPACE	
PAINTED ARROW	
PARKING SPACE COUNT	
CONCRETE	
BUILDING	
PROPERTY LINE	
CONCRETE RETAINING WALL	
EDGE OF PAVEMENT	
EDGE OF WATER	
CURB	
GUARDRAIL	
BITUMINOUS	
NOW OR FORMERLY	
BOOK	
PAGE	
FOOTPRINT AREA	

ZONING TABLE - COMMERCIAL A DISTRICT

ITEM	REQUIRED	EXISTING
LOT AREA (MIN)	30,000	239,780
LOT FRONTAGE (MIN)	150'	822'±
FRONT YARD SETBACK (MIN)	30'	89.4'
SIDE YARD SETBACK (MIN)	10'	25.0'
REAR YARD SETBACK (MIN)	30'	32.6'
BUILDING HEIGHT (MAX)	3 STORIES	1 STORY

- LOCUS REFERENCE**
- TOWN OF ASHLAND ASSESSORS MAP 260
- PLAN REFERENCES**
- PLAN 160 OF 1998 (SHEETS 1 & 2)
- PLAN 1005 OF 1997
- PLAN 3 OF 1997
- PLAN 116 OF 1996
- DEED REFERENCES**
- BOOK 26040 PAGE 191
- BOOK 26040 PAGE 190
- BOOK 27690 PAGE 561
- BOOK 26958 PAGE 104
- BOOK 28187 PAGE 498
- NOTES**
1. NORTH ARROW TAKEN FROM PLAN 150 OF 1998
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MIDDLESEX (SOUTH) REGISTRY OF DEEDS IN CAMBRIDGE, MA.
3. LOT NUMBERS SHOWN HEREON ARE FROM PLAN 160 OF 1998.

