

LEGEND

	SEWER LINE/MANHOLE
	DRAIN LINE/MANHOLE
	CATCH BASIN
	WATER LINE/GATE
	HYDRANT
	TELEPHONE LINE/MANHOLE
	OVERHEAD WIRE
	LIGHT POLE
	ELECTRIC METER
	UTILITY POLE
	CITY WIRE
	CHAIN LINK FENCE
	CONCRETE CURB
	GRANITE CURB
	AREA OF ENCROACHMENT
	BUILDING
	FLOOD ZONE
	EDGE OF WATER
	BITUMINOUS CONCRETE
	CONCRETE
	BITUMINOUS CONCRETE
	STONE ROAD
	CONCRETE ROAD
	DRILL HOLE
	ESCALATION PILE LEAD PLUG
	FOUND

EXCEPTIONS

- KEY DESCRIPTION**
- EXCEPTIONS FROM OLD REVENUE NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, CASE NUMBER 1961-2001, EFFECTIVE DATE: JANUARY 15, 2015.
- SECTION 2**
- EXCEPTIONS**
- SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:
- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN IN THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND. **NOT PLATABLE**
 - ANY ENCROACHMENTS, ENCUMBRANCES, VIOLATIONS, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE, INCLUDING DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCOVERED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS. **NOT PLATABLE**
 - ANY LIENS, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. **NOT PLATABLE**
 - DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, OR OTHER MATTERS, IF ANY, CREATED PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRED FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **NOT PLATABLE**
 - REAL ESTATE TAXES AND MUNICIPAL CHARGES AS FOLLOWS: REAL ESTATE TAXES AND MUNICIPAL CHARGES WHICH MAY CONSTITUTE LIENS. **NOT PLATABLE**
 - IF THE INSURED PREMISES IS A CONDOMINIUM UNIT, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSIGNMENTS, OPTIONS, POWERS OF ATTORNEY, AND LIMITATIONS ON THE USE, CREATED BY THE LAWS OF THE STATE OF THE INSURED PREMISES OR SET FORTH IN THE MASTER DEED OR DECLARATION OF CONDOMINIUM, OR THE RELATED BY-LAWS, IN THE DECLARATION OF TRUST, OR SITE PLANS AND FLOOR PLANS AS ONLY RECORDED IN THE APPROPRIATE LAND RECORDS OFFICE AND AS THE SAME MAY HAVE BEEN LATELY AMENDED, AND IN ANY INSTRUMENT CREATING THE ESTATE OR INTEREST INSURED BY THIS POLICY. **NOT PLATABLE**
 - A. REAL ESTATE TAXES AND ASSIGNMENTS (INCLUDING LIENS NOT YET DUE AND PAYABLE) AS FOLLOWS: TAXES ASSESSED AS OF JANUARY 1, 2015, FOR THE FISCAL YEAR BEGINNING JULY 1, 2015, WHICH ARE NOT YET DUE OR PAYABLE, AND FOR SUBSEQUENT YEARS. **NOT PLATABLE**
 - B. SUCH STATE OF FACTS AS SHOWN ON 1999 ASSESSOR'S MAP 31, BLOCK 30, **NOT PLATABLE**
 - C. SUCH STATE OF FACTS AS SHOWN ON PLAN RECORDED IN BOOK 133, PAGE 12, **AS SHOWN**
 - D. SUCH STATE OF FACTS AS SHOWN ON UNRECORDED PLAN ENTITLED "PLAN OF LAND 875 MT. WAYTE AVE. FRAMINGHAM, MA. PREPARED BY BEALS & THOMAS, INC. DATED IN PROGRESS, AUGUST 5, 2015, **NOT PLATABLE**
 - E. TERMS AND CONDITIONS CONTAINED IN A TOWNING BY THE COUNTY COMMISSIONERS FOR THE COUNTY OF MIDDLESEX RECORDED IN BOOK 7119, PAGE 191, AS AFFIRMED BY AN ENTRY RECORDED IN BOOK 7238, PAGE 412, **AS SHOWN**
 - F. RESTRICTIONS AND CONDITIONS CONTAINED IN A LICENSE RECORDED IN BOOK 8208, PAGE 247, **NOT PLATABLE**
 - G. SUCH STATE OF FACTS AS SHOWN ON PLAN RECORDED IN BOOK 2298, PAGE 247, **NOT PLATABLE**
 - H. RESTRICTIONS AND CONDITIONS CONTAINED IN A DETERMINATION OF APPLICABILITY RECORDED IN BOOK 1534, PAGE 424, **NOT PLATABLE**
 - I. TERMS AND CONDITIONS CONTAINED IN A DEED RECORDED IN BOOK 24573, PAGE 222, **AS SHOWN**
 - J. TERMS AND CONDITIONS CONTAINED IN A DEED RECORDED IN BOOK 3623, PAGE 78, **NOT PLATABLE**
 - K. TERMS AND CONDITIONS CONTAINED IN A DEED RECORDED IN BOOK 8650, PAGE 439, **NOT PLATABLE**
 - L. TERMS AND CONDITIONS CONTAINED IN A DEED RECORDED IN BOOK 7167, PAGE 335, **NOT PLATABLE**
 - M. TERMS AND CONDITIONS CONTAINED IN A DEED RECORDED IN BOOK 2925, PAGE 324, **AS SHOWN**
 - N. SUBJECT TO THE RIGHTS OF UPPER AND LOWER ESTATE OWNERS IN AND TO THE WATERS OF THE BROW/PIPER AND THEIR NATURAL FLOW, **AS SHOWN**
 - O. TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF THE INSURED PREMISES LIVING WITHIN THE BOUNDARY OF MOUNT WAYTE AVENUE AND FRANKLIN STREET, **AS SHOWN**
 - P. SURVEY ENTITLED "TO BE DETERMINED" BY BEALS & THOMAS, INC., DATED 00000000, 2015 DISCLOSES THE FOLLOWING:
 - 700
 - 700

OBSERVATIONS

- KEY DESCRIPTION**
- THERE IS 6" HIGH CHAIN LINK FENCE THAT MEANDERS ALONG THE PROPERTY LINES ADJACENT TO FRANKLIN STREET, MT. WAYTE AVENUE AND THE CSX RAILROAD.
 - THERE ARE OVERHEAD WIRES THAT APPEAR TO PROVIDE SERVICE TO LAND NOW OR FORMERLY OF OB REALTY CORP. THAT CROSS PARCELS ONE AND PARCEL TWO, AS SHOWN.
 - THERE IS A PORTION OF THE DRIVEWAY THAT PROVIDES ACCESS TO THE ADJACENT PROPERTY THAT IS NOT WITHIN THE RIGHT OF WAY BY APPROXIMATELY 5 FEET.
 - THERE IS A STONE BLOCK WALL THAT ENCRONCHES ONTO THE SUBJECT PROPERTY ALONG LAND N/OB REALTY CORP.
 - THERE IS FILL MATERIAL AND DEBRIS PILES THAT ENCRONCH ONTO THE SUBJECT PROPERTY FROM LAND NOW OR FORMERLY OF OB REALTY CORP.

METES AND BOUNDS DESCRIPTION

A CERTAIN PARCEL OF LAND IN THE COMMONWEALTH OF MASSACHUSETTS, COUNTY OF MIDDLESEX, TOWN OF FRAMINGHAM, AND SHOWN AS PARCEL TWO ON A PLAN ENTITLED "PLAN OF LAND IN FRAMINGHAM, MA. MIDDLESEX COUNTY - DATED SEPTEMBER 17, 2015, LAST REVISED ON DECEMBER 2, 2015, PREPARED BY BEALS & THOMAS, INC. MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEING THE MOST SOUTHEASTLY CORNER OF THE PREMISES SAID POINT BEING ON THE WESTERLY BOUNDARY OF FRANKLIN STREET, THENCE RUNNING:

S 89° 28' 45" W - 308.45 FEET TO A POINT, SAID LAST COURSE BEING BOUNDED BY PARCEL ONE, AS SHOWN ON SAID PLAN, THENCE TURNING AND RUNNING:

N 00° 27' 17" W - 300 FEET MORE OR LESS TO A POINT ON THE THREAF OF THE SUBURBY RIVER, SAID LAST COURSE BEING BOUNDED BY LAND NOW OR FORMERLY OF OB REALTY CORP., THENCE TURNING AND RUNNING:

EASTLY 223 FEET MORE OR LESS ALONG THE THREAF OF SUBURBY RIVER TO A POINT ON THE EASTERLY BOUNDARY OF FRANKLIN STREET, THENCE TURNING AND RUNNING:

S 19° 28' 07" E - 200 FEET MORE OR LESS TO THE POINT OF BEGINNING, SAID LAST COURSE BEING BOUNDED BY THE WESTERLY BOUNDARY OF FRANKLIN STREET.

CONTAINING 65,000 SQUARE FEET MORE OR LESS, OR 1.5 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EXISTING RIGHTS AND EASEMENTS OF RECORD.

METES AND BOUNDS DESCRIPTION

A CERTAIN PARCEL OF LAND IN THE COMMONWEALTH OF MASSACHUSETTS, COUNTY OF MIDDLESEX, TOWN OF FRAMINGHAM, AND SHOWN AS PARCEL ONE ON A PLAN ENTITLED "PLAN OF LAND IN FRAMINGHAM, MA. MIDDLESEX COUNTY - DATED SEPTEMBER 17, 2015, LAST REVISED ON DECEMBER 2, 2015, PREPARED BY BEALS & THOMAS, INC. MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEING THE MOST NORTHEASTLY CORNER OF THE PREMISES SAID POINT BEING ON THE WESTERLY BOUNDARY OF FRANKLIN STREET, THENCE RUNNING:

S 19° 28' 07" E - 172.72 FEET TO A POINT OF CURVATURE, SAID LAST COURSE BEING BOUNDED BY THE WESTERLY BOUNDARY OF FRANKLIN STREET, THENCE RUNNING:

SOUTHERLY, BY A CURVE TO THE RIGHT HAVING A RADIUS OF 160.00 FEET AND A LENGTH OF 223.59 FEET TO A POINT OF COMPOUND CURVATURE, THENCE RUNNING:

S 82° 37' 41" W - 483.53 FEET TO A POINT, THENCE TURNING AND RUNNING:

N 27° 02' 19" W - 10.00 FEET TO A POINT, THENCE TURNING AND RUNNING:

N 52° 18' 08" W - 41.52 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE CSX RAILROAD, SAID LAST FIVE COURSES BEING BOUNDED BY THE NORTHERLY BOUNDARY OF MT. WAYTE AVENUE, THENCE TURNING AND RUNNING:

N 50° 38' 37" W - 472.87 FEET TO A POINT OF CURVATURE, THENCE RUNNING:

SOUTHERLY, BY A CURVE TO THE RIGHT HAVING A RADIUS OF 283.58 FEET AND A LENGTH OF 50.37 FEET TO THE POINT OF BEGINNING, SAID LAST COURSE BEING BOUNDED BY LAND NOW OR FORMERLY OF CSX RAILROAD, THENCE TURNING AND RUNNING:

SOUTHERLY, BY A CURVE TO THE RIGHT HAVING A RADIUS OF 433.37 FEET AND A LENGTH OF 50.37 FEET TO THE POINT OF BEGINNING, SAID LAST COURSE BEING BOUNDED BY THE SOUTHERLY BOUNDARY OF OB REALTY CORP.

S 89° 28' 45" E - 450.57 FEET TO A POINT, SAID LAST TWO COURSES BEING BOUNDED BY LAND NOW OR FORMERLY OF OB REALTY CORP.

N 00° 27' 17" W - 300 FEET TO THE POINT OF BEGINNING, SAID LAST COURSE BEING BOUNDED BY THE SOUTHERLY BOUNDARY OF OB REALTY CORP. SAID LAST COURSE BEING BOUNDED BY LAND NOW OR FORMERLY OF OB REALTY CORP.

CONTAINING 306,000 SQUARE FEET MORE OR LESS, OR 7.028 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EXISTING RIGHTS AND EASEMENTS OF RECORD.

PREPARED FOR:
PERINI LAND & DEVELOPMENT CORPORATION
 73 MOUNT WAYTE AVENUE
 PO BOX 9160
 FRAMINGHAM, MA 01701

RECORD OWNER:
THE PERINI CORPORATION
 7743/137
 7167/235

IN PROGRESS
 12/02/2015

ALTA/ACSM LAND TITL SURVEY
 #89 MT. WAYTE AVE.
 FRAMINGHAM, MA
 (MIDDLESEX COUNTY)

PREPARED BY:
BEALS & THOMAS
 Civil Engineers • Landscape Architects •
 Land Surveyors • Planners •
 Environmental Specialists

BEALS AND THOMAS, INC.
 Reservoir Corporate Center
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 Southborough, Massachusetts 01772-2104
 T 508.366.0560 | www.bealsandthomas.com

DATE: DECEMBER 02, 2015

SCALE: 1" = 50' METERS

871 JOB NO. 1102.14

871 PLAN NO. 110214P007A-001

T1-1