

LOCUS MAP
N.T.S.

SURVEYOR'S CERTIFICATE

The undersigned, being a registered surveyor of the State of Massachusetts certifies to ECO Holdings LLC, a Massachusetts limited liability company, its successors and assigns, Taylor Abstract Company, and Seyfarth Shaw LLP.

1. This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1999 and this meets the requirements for an Urban Survey as defined therein.
2. The survey was made on the ground between June 8, 2018 thru June 27, 2018 correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property.
3. Except as shown on the survey, there are no visible easements or rights of way which the undersigned has been advised.
4. There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
5. The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the title insurance has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
6. The subject property has access to and from a duly dedicated and accepted public street or highway, namely HUNTOON MEMORIAL HIGHWAY.
7. The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
8. The record description of the subject property forms a mathematically closed figure.
9. No portion of the property shown on the survey lies within a Special Flood Hazard Area, as described on the Flood Insurance Rate Map 783E dated July 4, 2011 in which the subject property is located.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

DANIEL J. TIVNAN PLS #40047

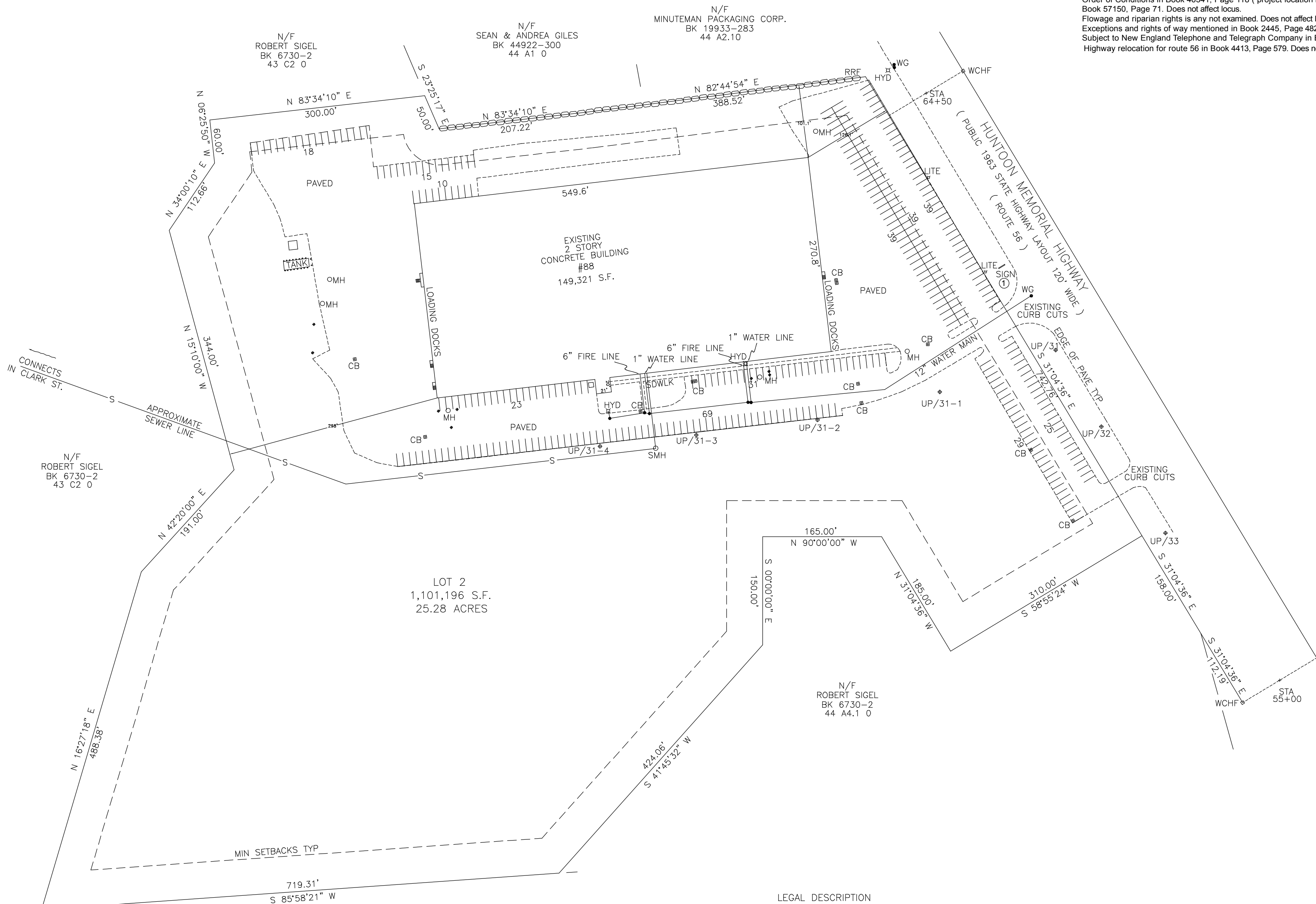
TITLE REPORT REFERENCE TAC NO. 65335 DATED JULY 17, 2018
PREPARED BY TAYLOR ABSTRACT COMPANY.

I CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. SEE FIRM MAP 25027C0783E DATED 7-4-11.

337 TOTAL PARKING SPACES

ZONE : HB-2
MIN AREA 45,000 S.F.
MIN FRONTAGE 200'
MIN FRONT SETBACK 50'
MIN SIDE SETBACK 50'
MIN REAR SETBACK 50'
MAX BUILDING HEIGHT 55'
MAX NO. OF STORIES 5 1/2
MAX BUILDING COVERAGE 40%

NOTE: ALL THE LAND IS CONTIGUOUS ALONG ITS COMMON BOUNDARY LINES OF PARCEL 1.



LEGAL DESCRIPTION

Beginning at an iron pipe on the westerly sideline of HUNTOON MEMORIAL Highway at the most northeasterly corner of the parcel to be described; said iron pipe being N 31°04'36" W and 62.95 feet from a bound point at station 64+50.00 of the 1963 State layout;
Thence S 31°04'36" E along said highway sideline, a distance of 742.76 feet to a point;
Thence along Parcel 3 the following (5) courses:
S 58°55'24" W a distance of 310.00 feet to a point;
N 31°04'36" W a distance of 185.00 feet to a point;
Due West, a distance of 165.00 feet to a point;
Due South a distance of 150.00 feet to a point;
and S 41°45'32" W a distance of 424.06 feet to a point at land now or formerly of Bergin;
Thence S 85°58'21" W along land now or formerly of Bergin, a distance of 719.31 feet to a point;
Thence the following six (6) courses along parcel 1:
N 16°27'18" E a distance of 488.38 feet to a point;
N 42°20'00" E a distance of 191.00 feet to a point;
N 15°10'00" W a distance of 344.00 feet to a point;
N 34°00'10" E a distance of 112.66 feet to a point;
N 06°25'00" W a distance of 60.00 feet to a point;
and N 83°34'10" E a distance of 300.00 feet to a point at land now or formerly of Giles;
Thence S 23°25'17" along land now or formerly of Giles, a distance of 50.00 feet to an iron pipe;
Thence N 83°34'10" E along land now or formerly of Giles, a distance of 207.22 feet to an iron pipe;
Thence N 82°44'54" E along land now or formerly of Giles and land now or formerly of Reynolds, a distance of 388.52 feet to the point of beginning. The above described parcel contains 25.2821 acres, more or less.

KEY

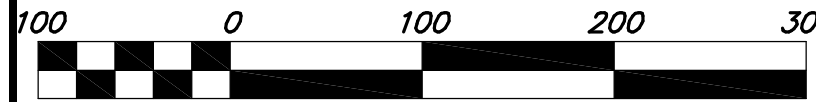
- DHF DRILL HOLE FOUND
- RRS REROD SET
- STONEWALL
- U/P UTILITY POLE
- EL BOX ELECTRIC BOX
- MH MANHOLE
- WCHF WORCESTER COUNTY BOUND FOUND
- CB CATCH BASIN
- WG WATER GATE
- MW MONITOR WELL
- SMH SEWER MANHOLE

UTILITIES

THIS BUILDING IS SERVICED BY ELECTRIC, SEWER, WATER & TELEPHONE AND UNDERGROUND DRAINAGE IN THE PARKING LOT.

ENCUMBRANCES:

Mortgage \$2,750,000.00 from RDJ Realty Trust to Worcester County National Bank dated January 3, 1980 and recorded in Book 6906, Page 356. Not a survey matter.
Subordination, Non-Disturbance and Attornment Agreement by Millbrook Distributors Inc. (tenant) and Worcester County National Bank et al dated January 3, 1980 and recorded in 6906, page 413. Lease is recorded in book 6906 Page 399 is terminated; new lease is recorded in Book 10089, Page 330; see also a consent and waiver in Book 7092, Page 174 and Affidavit in Book 7162, Page 109. Not a survey matter.
First Supplemental Mortgage and Indenture of Trust by the Town of Leicester, RDJ Realty Trust et al, Worcester County National Bank, as trustee to Worcester County National Bank as trustee dated September 30, 1980 and recorded in Book 7092, Page 166. Not a survey matter.
Mortgage \$875,000.00 and \$1,425,000.00 from Morton Sigel Trustee of RDJ Realty Trust to Shawmut Worcester County Bank, N.A. dated November 28, 1986 and recorded in Book 10008, Page 194; assigned to Sovereign Bank in Book 24659, Page 109; assigned to Sovereign Bank, its successors and assigns in Book 25211, Page 238. Not a survey matter.
Notice of lease between Morton Sigel Trustee of RDJ Realty Trust as landlord and Millbrook Distributors Inc. as tenant in Book 10089, Page 330 with initial term of 20 years with rights of extension through November 30, 2028 as affected by Non-Disturbance and Attornment Agreement in Book 10018, Page 506. Not a survey matter.
Assignment of lease rentals from Morton Sigel Trustee (assignor) to Shawmut Worcester County Bank, N.A. (assignee) recorded in Book 10089, Page 334; assigned to Sovereign Bank in Book 24659, Page 108. Not a survey matter.
Assignment of lease as additional security for the bonds in Book 10089, Page 343. Not a survey matter.
Notice of Decision on Variance by the Town of Leicester Board of Appeals in Book 39691, Page 184. See plan Order of Conditions in Book 46341, Page 118 (project location is 90 and 92 HUNTOON Highway Leicester); Extension Permit in Book 57150, Page 71. Does not affect locus.
Flowage and riparian rights is any not examined. Does not affect locus.
Exceptions and rights of way mentioned in Book 2445, Page 482 if affecting locus. Does not affect locus.
Subject to New England Telephone and Telegraph Company in Book 2369, Page 289. Does not affect locus.
Highway relocation for route 56 in Book 4413, Page 579. Does not affect locus.



SCALE 1" = 100'

ASSESSOR REFERENCE(S):

44-A4

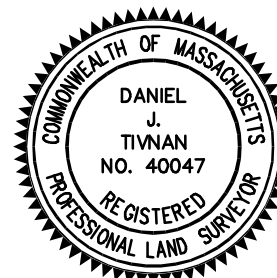
PLAN REFERENCE(S):

471-47

DEED REFERENCE(S):

6902-254

THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF OWNERSHIP OR FOR NEW WAYS ARE SHOWN.



THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



hs&t group, inc.

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
75 HAMMOND STREET - 2ND FLOOR
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ALTA/ NSPS LAND TITLE SURVEY
88 HUNTOON MEMORIAL HIGHWAY LEICESTER MA

APPLICANT(S)/OWNER(S):
ECO HOLDINGS, LLC

DATE: 09-10-18 COMP'D: DJT FIELD: PS

SCALE: 1"=100' CAD: DJT FLD. BK: 651-84

ZONE: HB-2 REV'D: HUNTOON88ALTA

JOB NUMBER: 6485

DWG NUMBER: 2004

SHEET NUMBER

1 OF 1