

LEGEND

| | | | |
|--|-------------------------|--|---------------------------------------------------------------|
| | WATER VALVE | | EDGE OF CONCRETE |
| | ELECTRIC METER | | EDGE OF PAVEMENT |
| | OVERHEAD WIRES | | LANDSCAPED AREA |
| | UTILITY POLE | | TYPICAL |
| | UTILITY POLE/LIGHT POLE | | DETECTABLE WARNING PAD |
| | AIR CONDITIONER | | SOLID YELLOW LINE |
| | SIGN | | HEIGHT |
| | BOLLARD | | BUILDING |
| | METAL GUIDE RAIL | | BUILDING FOOTPRINT AREA |
| | POST | | DRILL HOLE FOUND |
| | ROOF DRAIN | | VERTICAL GRANITE CURB |
| | UNKNOWN MANHOLE | | TITLE REPORT PARCEL |
| | CATCH BASIN | | OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE |
| | PARKING SPACE COUNT | | SURVEY DIMENSION |
| | CHAIN LINK FENCE | | DEED DIMENSION |
| | | | RECORD DIMENSION |

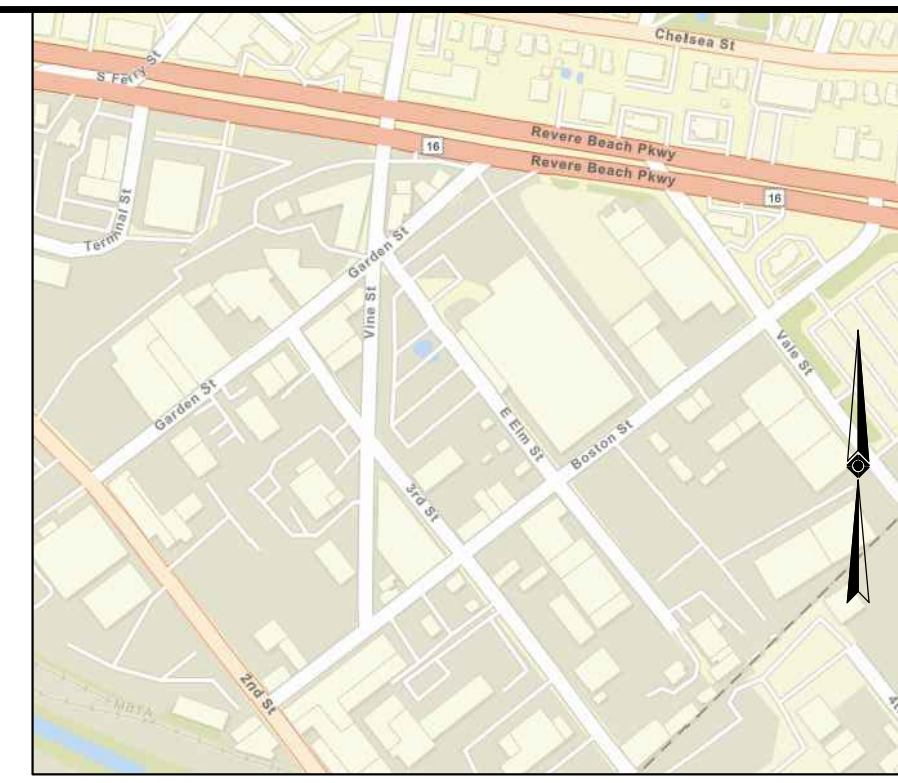
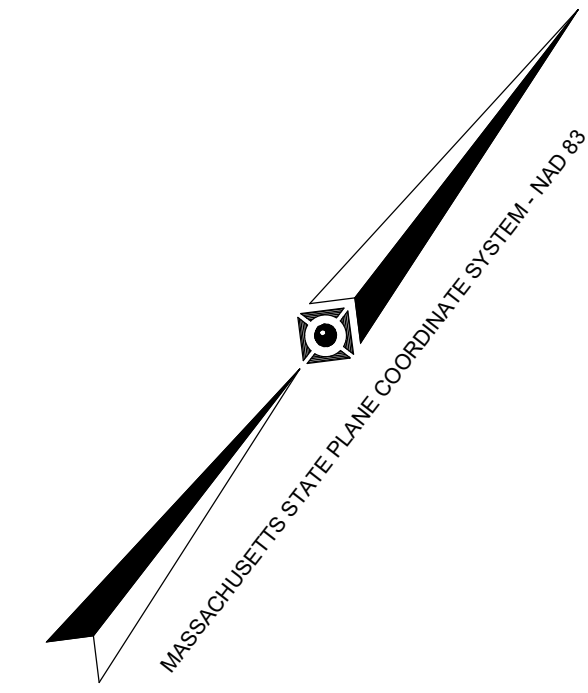
REFERENCES:

- THE TAX ASSESSOR'S MAP OF CITY OF EVERETT, MIDDLESEX COUNTY, MAP K.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 443 OF 656," COMMUNITY-PANEL NUMBER 250192 0443 E, EFFECTIVE DATE: JUNE 4, 2010.
- MAP ENTITLED "PLAN OF LAND IN EVERETT", PREPARED BY: HENRY C. MILDAM, ENGINEER, DATED: JULY 10, 1910, AND RECORDED WITH THE SOUTH MIDDLESEX COUNTY REGISTRY OF DEEDS LAND COURT AS PLAN NO. 8137A.
- MAP ENTITLED "PLAN OF LAND IN EVERETT", PREPARED BY: HARRY R. BURRELL, SURVEYOR, DATED: JUNE 26, 1924, AND RECORDED WITH THE SOUTH MIDDLESEX COUNTY REGISTRY OF DEEDS LAND COURT AS PLAN NO. 10263A.
- MAP ENTITLED "PLAN OF LAND IN EVERETT", PREPARED BY: FREEMAN W. TOWERS, SURVEYOR, DATED: MARCH, 1951, AND RECORDED WITH THE SOUTH MIDDLESEX COUNTY REGISTRY OF DEEDS LAND COURT AS PLAN NO. 22061A.
- MAP ENTITLED "PLAN OF BUILDING LOTS IN EVERETT BELONGING TO GEORGE A. BROWN", PREPARED BY: A. F. SARGENT, SURVEYOR, DATED: FEBRUARY 19, 1895, AND RECORDED WITH THE SOUTH MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 89, PLAN 18.
- MAP ENTITLED "SUBDIVISION PLAN OF THIRD STREET EVERETT MASS.", PREPARED BY: THOMAS DELEO, CITY ENGINEER, DATED: APRIL 1967, AND RECORDED WITH THE SOUTH MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 580 OF 1967.
- MAP ENTITLED "PLAN OF LAND IN EVERETT, MASS.", PREPARED BY: JOSEPH SELWYN, CIVIL ENGINEER, DATED: MAY 5, 1965, AND RECORDED WITH THE SOUTH MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 600 OF 1965.
- MAP ENTITLED "PLAN OF LAND IN EVERETT BELONGING TO JAHN D. AHERN", PREPARED BY: JOSEPH W. HOLMES, C.E., DATED: DECEMBER 2, 1952, AND RECORDED WITH THE SOUTH MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 2164 OF 1952.
- MAP ENTITLED "PLAN OF BUILDING LOTS IN EVERETT BELONGING TO GEORGE A. BROWN", PREPARED BY: A. F. SARGENT, SURVEYOR, DATED: JANUARY 1901, AND RECORDED WITH THE SOUTH MIDDLESEX COUNTY REGISTRY OF DEEDS AT THE END OF PLAN BOOK 2869.
- MAP ENTITLED "TOPOGRAPHIC EXHIBIT RESTAURANT DEPOT BOSTON, EAST ELM, FOURTH, GARDEN, VINE & WEST THIRD STREETS LOTS 108-2 & 112-2, BLOCK K, SECTION 3 & LOTS 6-2 & 6-4-2, BLOCK K, SECTION 5 CITY OF EVERETT, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS", PREPARED BY: CONTROL POINT ASSOCIATES, INC., DATED: MARCH 12, 2010.

NOTES:

- PROPERTY KNOWN AS LOT 58, BLOCK 5, AS SHOWN ON THE CITY OF EVERETT, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP NO. K.
- LOT 58 AREA = 11,302 SQUARE FEET OR 0.259 ACRES
- THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. MAF421-1786 GD, WITH AN EFFECTIVE DATE OF MARCH 17, 2021, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - PART II:
NO SURVEY RELATED EXCEPTIONS WERE FOUND IN TITLE COMMITMENT TO BE COMMENTED ON AS A PART OF THIS SURVEY.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- THERE ARE 8 MARKED PARKING SPACES ON LOT 63 OBSERVED AT THE TIME OF THE FILED SURVEY, OF WHICH NONE WERE MARKED HANDICAP ACCESSIBLE.
- THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO BOSTON STREET.
- THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT AS EXHIBIT "A" IS THE SAME AS SHOWN ON THE SURVEY.

DRILL HOLE (FOUND)
1.05'
DRILL HOLE (FOUND)



LOCUS MAP
© 2013 ESRI WORLD STREET MAPS
NOT TO SCALE
SCHEDULE A - LEGAL DESCRIPTION

PARCEL ONE:
THE LAND WITH THE BUILDINGS THEREON, SITUATED IN EVERETT, IN THE COUNTY OF MIDDLESEX AND BEING SHOWN AS LOTS 2 AND 3 ON A "PLAN OF BUILDING LOTS IN EVERETT BELONGING TO GEORGE A. BROWN, A.F. SARGENT, SURVEYOR, JAN. 1901" RECORDED WITH THE MIDDLESEX COUNTY SOUTHERN DISTRICT REGISTRY OF DEEDS AT THE END OF BOOK 2869, BOUNDED:

SOUTHWESTERLY ON WEST THIRD STREET, FORMERLY THIRD STREET, FORTY (40) FEET;
SOUTHEASTERLY ON BOSTON STREET, ONE HUNDRED FIFTEEN (115) FEET;
NORTHEASTERLY BY LAND NOW OR FORMERLY OF GEORGE A. BROWN, EIGHTY (80) FEET;
NORTHWESTERLY ON LAND NOW OR FORMERLY OF SAID GEORGE A. BROWN, THIRTY-FIVE (35) FEET;
SOUTHWESTERLY AGAIN ON LAND NOW OR FORMERLY OF JOHN D. AHERN AND SARA P. AHERN, BEING SHOWN AS LOT 1 ON SAID PLAN, FORTY (40) FEET; AND
NORTHWESTERLY AGAIN ON SAID LOT 1, EIGHTY (80) FEET.

SAID LOTS ARE ALSO SHOWN AS LOTS "B" AND "C" ON A "PLAN OF LAND IN EVERETT BELONGING TO JOHN D. AHERN, DATED DECEMBER 2, 1952, JOSEPH W. HOLMES, C.E." RECORDED WITH THE MIDDLESEX COUNTY SOUTHERN DISTRICT REGISTRY OF DEEDS IN BOOK 905, PAGE 287.

PARCEL TWO:

THE LAND, TOGETHER WITH THE BUILDINGS THEREON, SITUATED IN EVERETT, MIDDLESEX COUNTY, MASSACHUSETTS, NUMBERED 70 BOSTON STREET, (FORMERLY CALLED PLEASANT STREET), BEING LOT #7 ON A "PLAN OF BUILDING LOTS IN EVERETT, BELONGING TO GEORGE A. BROWN, A.F. SARGENT, SURVEYOR, DATED FEBRUARY 19, 1895" AND RECORDED WITH THE MIDDLESEX COUNTY SOUTHERN DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 89, PLAN 18, AND BOUNDED:
SOUTHEASTERLY BY BOSTON STREET, THIRTY-FIVE (35) FEET;
SOUTHWESTERLY BY LAND OF OWNERS UNKNOWN, SIXTY-EIGHT (68) FEET;
NORTHWESTERLY BY LOT #4 ON SAID PLAN, THIRTY-FIVE (35) FEET; AND
NORTHWESTERLY BY LOTS #5 AND #6 ON SAID PLAN, SIXTY-EIGHT (68) FEET;
SOUTHEASTERLY BY LOT #6 ON SAID PLAN, THREE (3) FEET;
SOUTHWESTERLY BY LOT #7 ON SAID PLAN, THIRTY-FOUR (34) FEET;
NORTHWESTERLY BY LOT #4 ON SAID PLAN, THREE (3) FEET; AND
NORTHEASTERLY BY THE REMAINING PART OF LOT #5 ON SAID PLAN, THIRTY-FOUR (34) FEET.

SAID LATTER PARCEL BEING A STRIP OF LAND THREE (3) FEET WIDE TAKEN FROM REAR OF LOT #5 ON SAID PLAN.

PARCEL THREE:

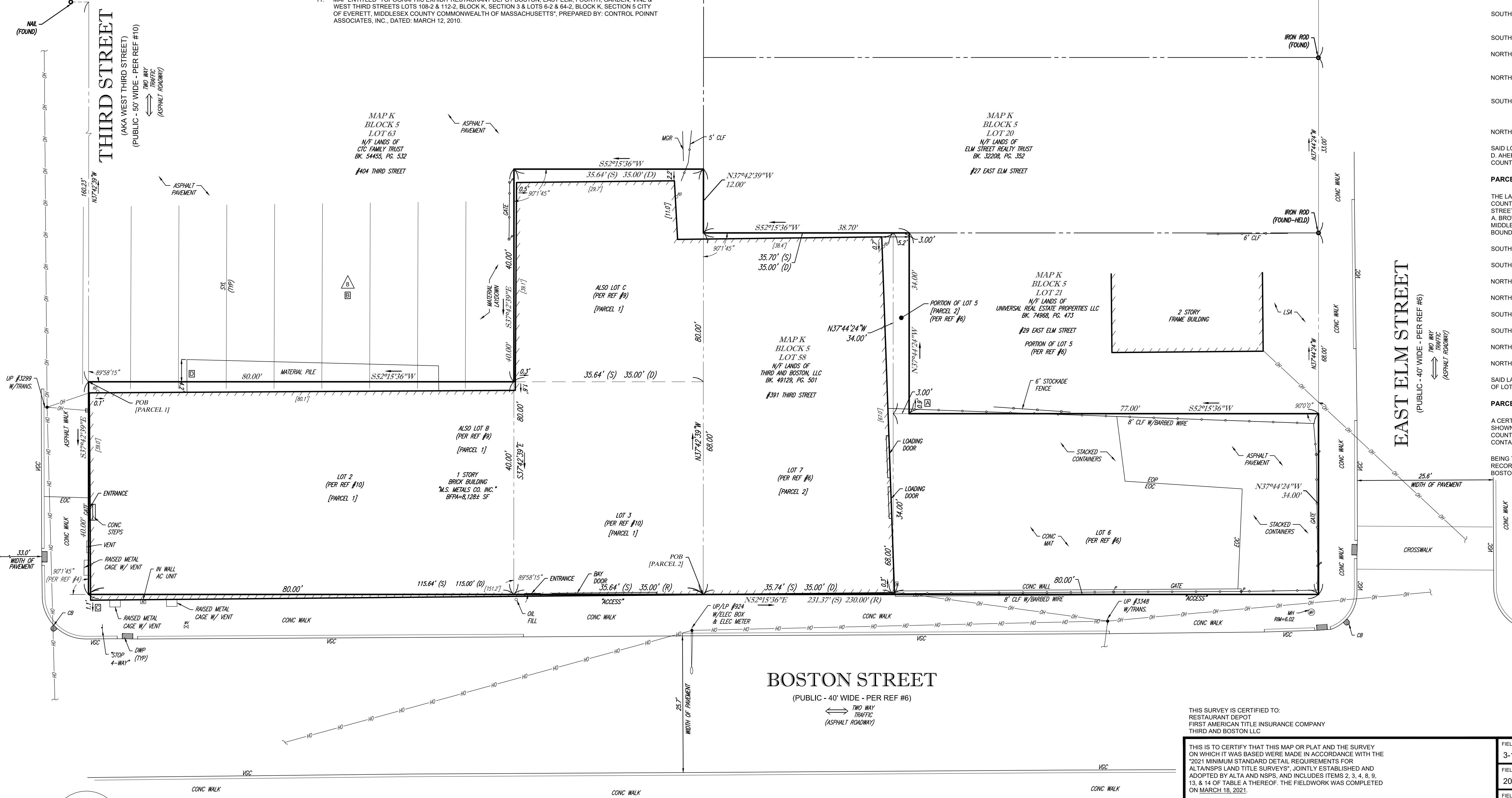
A CERTAIN PARCEL OF LAND SITUATED IN EVERETT AFORESAID, BEING LOT 6 ON EAST ELM STREET, AS SHOWN ON A PLAN OF LAND IN EVERETT, A.F. SARGENT, SURVEYOR, RECORDED WITH THE MIDDLESEX COUNTY SOUTHERN DISTRICT REGISTRY OF DEEDS IN BOOK OF PLANS 89, PLAN 18, SAID LOT CONTAINING APPROXIMATELY 2,270 SQUARE FEET, ACCORDING TO SAID PLAN.

BEING THE SAME PREMISES WHICH MITCHELL S. COVITZ BY VIRTUE OF A DEED DATED 2/28/2007 AND RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 49129, PAGE 501, CONVEYED UNTO THIRD AND BOSTON, LLC, IN FEE.

TABLE OF APPARENT ENCROACHMENTS

- 8' CHAIN LINK FENCE WITH BARBED WIRE CROSSES ONTO LOT 21 FROM LOT 58 BY AS MUCH AS 0.9'
- 8 MARKED PARKING SPACES CROSS ONTO LOT 63 FROM LOT 58
- THE 1 STORY BRICK BUILDING ON LOT 58 CROSSES INTO THE RIGHT-OF-WAY OF BOSTON STREET BY AS MUCH AS 1.1'
- MATERIAL PILE FROM LOT 58 CROSSES INTO LOT 63 BY AS MUCH AS 4.3'

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

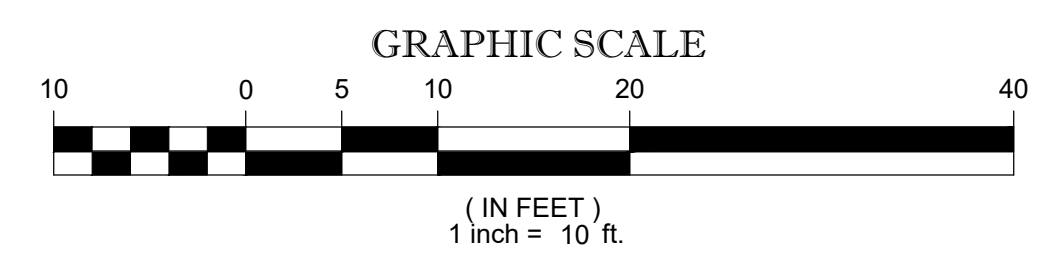


BOSTON STREET
(PUBLIC - 40' WIDE - PER REF #6)
TWO WAY TRAFFIC (ASPHALT ROADWAY)

THIS SURVEY IS CERTIFIED TO:
RESTAURANT DEPOT
FIRST AMERICAN TITLE INSURANCE COMPANY
THIRD AND BOSTON LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 13, & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 18, 2021.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL



GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

4-12-2021
DATE

| | | | |
|----------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| FIELD DATE | 3-18-2021 | ALTA/NSPS LAND TITLE SURVEY | |
| FIELD BOOK NO. | 20-19 MA | RESTAURANT DEPOT | |
| FIELD BOOK PG. | 59 | 391 THIRD STREET LOT 58, BLOCK 5, MAP K CITY OF EVERETT, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS | |
| FIELD CREW | J.S.A. | CONTROL POINT ASSOCIATES, INC. | |
| DRAWN | B.A.V. | ALBANY, NY 518-217-5010 CHALFONT, PA 215-712-9800 HAUPPAUGE, NY 631-898-2645 MANHATTAN, NY 646-780-0411 MT LAUREL, NJ 609-657-3999 WARREN, NJ 908-668-0999 | |
| REVIEWED | S.P.P. | APPROVED | G.L.H. |
| DATE | 4-12-2021 | SCALE | 1" = 10' |
| FILE NO. | 03-210089-00 | DWG. NO. | 1 OF 1 |

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THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.