

GENERAL NOTES

- The bearing base for this survey originated from plan recorded in Worcester District Registry of Deeds Plan Book 738 Plan 112 along Charlton Road N86°-11'-31"E
- This parent property has an area of 356,683 square feet or 8.1883 acres of land, the lease area is 53,808 square feet or 1.2352 acres of land.
- This parent property is designated by Town of Sturbridge, as Tax Map 25 Lot 215
- There was no observable evidence of cemeteries found at the time of this survey, on the lease property.
- In response to Table A Items 16, 17, and 18 there was no observable evidence of earth moving work, building construction or additions, no changes in right of way lines, recent street or sidewalk construction or repairs and no observable evidence of site use as a solid waste dump, sump, or sanitary landfill, on the lease property.
- The lease property has access via Charlton Road, which is a public right of way.
- Interior roadways appear to be private, variable in width and unnamed, unless otherwise shown.
- Schedule A referred plan not recorded at Registry of Deeds and not provided to the surveyor.

SCHEDULE B - TITLE EXCEPTION NOTES

This survey is based on a title report prepared by Stewart Title Guaranty Company, Commitment No. 14-000-07-1300, dated September 18, 2014.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

- Order of Taking by the Commonwealth of Massachusetts Department of Public Works dated March 14, 1961 and recorded in Book 4181, Page 365, as affected by Certificate to Entry recorded in Book 4185, Page 149. (affects parent site - plotted)
- Easement to the United States of America dated May 17, 1961 and recorded in Book 4199, Page 177, as affected by Certificate recorded in Book 9570, page 62. (affects parent site - plotted)
- Order of Taking by the Commonwealth of Massachusetts Department of Public Works for the relocation of a state highway dated March 7, 1973 and recorded in Book 5320, Page 251. (affects parent site - plotted)
- Easement and agreement set forth in deed dated July 1, 1981 and recorded in Book 7407, Page 62. (affects parent site - plotted)
- Terms and provisions of Agreement dated June 24, 1986 and recorded in Book 9570, Page 71. (affects parent site - not plottable)
- Easement to Massachusetts Electric Company dated July 12, 1999 and recorded in Book 21667, Page 38. (affects parent & lease site - follows underground wires - not plottable)
- Ground Lease Easement between Colonial Motel, Inc., Landlord, and Cracker Barrel Old Country Store, Inc., Tenant, dated January 21, 2000 and recorded in Book 22304, Page 338. (affects parent site - not plottable)
- Terms and provisions of Lease by and between Colonial Motel Inc., as Lessor, and Drake Petroleum Company, Inc., as Lessee, (successor by merger to Kenyon Oil Company), Notice of which is dated September 7, 2000 and recorded in Book 23058, Page 176. (affects site - approximate lease lines plotted)
- Mortgage and Security Agreement by Colonial Motel, Inc. to Southbridge Savings Bank dated November 4, 2013 and recorded in Book 51703, Page 354. As affected by a Collateral Assignment of Leases and Rents from Colonial Motel, Inc. to Southbridge Savings Bank dated November 4, 2013 and recorded in Book 51703, Page 366 (affects Fee Simple interest only). (affects site - not plottable)
- Memorandum of Lease by and between Colonial Motel, Inc., as Landlord, and Cracker Barrel Old Country Store, Inc., as Tenant, with first refusal to purchase recorded on April 12, 2000 in Book 22485, Page 313, as affected by Memorandum of Term Commencement Agreement dated August 2, 2001 recorded in Book 24668, Page 107, as further affected by Affidavit recorded in Book 26604, Page 130. (affects site - not plottable)
- Memorandum of Lease between Subway Real Estate Corp., as Tenant and Kenyon Oil Company, Inc., as Landlord, dated June 19, 2003 and recorded in Book 31722, Page 80. (affects site - not plottable)
- Notice of Sublease between Drake Petroleum Company, Inc., as Sublandlord, and Bobble J, LLC, as Subtenant, dated October 17, 2008 and recorded in Book 43613, page 86, including a Restrictive Covenant affecting the adjoining property. (affects site - not plottable)
- UCC-1 Financing Statement wherein Bobble J, LLC is Debtor and Santander Bank, N.A., is Secured Party recorded on November 4, 2013 in Book 51705, Page 207 (affects subtenant interest only).
- Plan entitled "ALTA/ACSM Land Title Survey" Owner: Colonial Motel, Inc. dba Quality Inn Colonial Located at 215 Charlton Road Sturbridge, Massachusetts, Massachusetts dated Nov. 5, 1998, prepared by Jolbert Engineering, Inc. and recorded in Plan Book 738, Plan 112 discloses the following:
 - Septic system easement;
 - Setback lines;
 - Boating and fishing rights (in pond) - Deed Book 3709, Page 285;
 - The instrument at book 3709, Page 285 is a mortgage discharge (not copied)
 - U.S. Army Corp. of Engineers Flowage Easement Elevation 577 Easement Parcel 1012E.

- Decision by the Town of Sturbridge Zoning Board of Appeals dated February 25, 1993 and recorded in Book 15029, Page 291. (affects site - not plottable)

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 250270927E, which bears an effective date of July 4, 2011 and is not in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

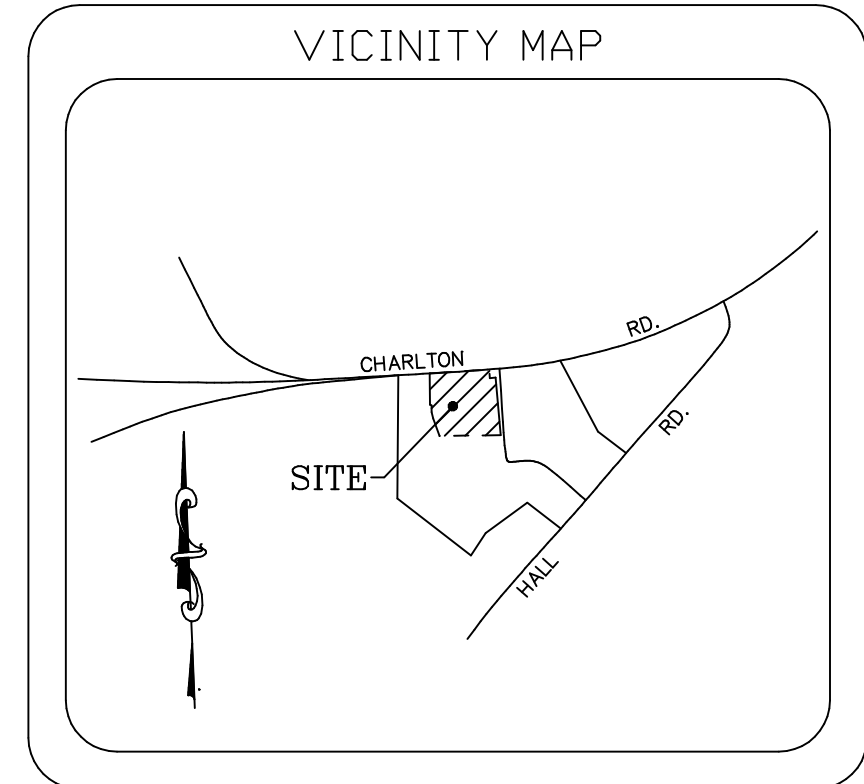
Survey Prepared By:
Merrimack Engineering Services
 66 Park Street
 Andover, Massachusetts 01810
 Phone: 978-475-3555 Fax: 978-475-1448
 Email: MERRENG@AOL.COM

Surveyor's Drawing No.:	10562A01
Surveyor's Site Ref.:	215 Charlton St., Sturbridge
Checked by:	SES
Drawn by:	FJO

GRAPHIC SCALE: 1" = 20'

LEGEND OF SYMBOLS & ABBREVIATIONS

n/a	NOT APPLICABLE	● B	BOLLARD
N/F	NOW OR FORMERLY	● V	VENT
M&P	MULCH & PLANTING	● TW	TEST WELL
RTG	ROOF TO GROUND	● SMH	SEWER MANHOLE
B.F.A.	BUILDING FOOTPRINT AREA	● TL	TRAFFIC LIGHT
RTG	ROOF TO GROUND	● FP	PAY PHONE
AC	ACRES	● MH	MANHOLE
S.F.	SQUARE FEET	● TMH	TELEPHONE MANHOLE
AH	ACCESS HATCH	● 8" T	8" TREE
TYP.	TYPICAL	● 6" M	6" MAPLE TREE
CEM. CONC.	CEMENT CONCRETE	● 8" P	8" PINE TREE
CCRW	CEMENT CONCRETE	● FP	FLAG POLE
BCB	RETAINING WALL	● SP	SPOT LIGHT
GC	BITUMINOUS CONCRETE BERM	● DMH	DRAIN MANHOLE
CCW	GRANITE CURB	● WSO	WATER SHUTOFF
BIT. CONC.	CEMENT CONCRETE WALK	○ MC	METAL COVER
P.O.B.	BITUMINOUS CONCRETE	○ CB	CATCH BASIN
CCC	POINT OF BEGINNING	○ GB	GRANITE BOUND
STRW	CEMENT CONCRETE CURB	○ IP	IRON PIPE
● OW	STONE RETAINING WALL	○ IR	IRON ROD
CC	OBSERVATION WELL	○-○	CHAIN LINK FENCE(CLF)
ROH	CEMENT CONCRETE		
○	ROOF OVERHANG		
○	SIGN		



LEGAL DESCRIPTION

The land on the south side of Charlton Road, Route 20, Sturbridge, Massachusetts, containing approximately 53,808 square feet of area as shown on the plan entitled "The Crossing at Pistol Pond, 215 Charlton Road/Route 20, Sturbridge, Massachusetts, Comfort Inn & Suites, Cracker Barrel Restaurant & County Store, X Tra Mart Convenience Center/Honey Dew Doughnuts/ATM, Property Owned by: The Fantaroni Family, Plan Date: March 18, 1999, DWG Number 992355, Revision 5, Jolbert Engineering, Inc., Civil Engineering & Surveyors, 54 Main Street, Sturbridge, Ma. 01566, Tel. 1-508-347-5138" and including the appurtenant right and easement to pass and reposs over and through the driveways shown on said plan providing access to Charlton Road/Route 20 and Hall Road.

Being the same tract of land described in a Title Report prepared by Stewart Title Guaranty Company, Commitment No. 14-000-07-1300, dated September 18, 2014.

ZONING NOTES

Zoned: CD
 Permitted Use Classification: Commercial District
 Observed Use(s): Gas Station
 Existing site conditions appear (from outside observations) to fall within permitted uses as listed above in the Town of Sturbridge Zoning Regulations Chapter 20 Page 91
 Zoning Regulations are subject to change and interpretation, for further information contact: Town of Sturbridge - Planning Board (phone: 508-347-2508) (email: jubon@town.sturbridge.ma.us) Contact's Name: Jean M. Bubon
 Site Restrictions:

- Minimum building setbacks:
 - Front: 25' (min. provided 145.29')
 - Side: 10' (min. provided 244.78')
 - Rear: 10' (min. provided n/a)
 - Minimum lot size: 1 Acre (min. provided: 356,683 square feet or 8.1883 acres)
 - Minimum lot frontage: 150' (min. provided: 601.40')
 - Maximum building height: 35/3 stories (max. provided: 27.1')
 - Maximum density: n/a
 - Maximum floor area ratio: n/a
- Parking Tabulation:**
- Regular parking space calculations are based on exterior footprint of building at ground level and are further calculated using the formula of:
 - Retail Stores: One (1) space for each 200 sq. ft. of gross (all sales on non-sales space) floor space plus one space each for the number of employees working on the largest shift storage area.
 - Handicap spaces are calculated based on ADA requirements or local requirements, whichever is greater
- Total regular spaces required: unknown - provided: 26
 Total handicap spaces required: unknown - provided: 1
 Total combined spaces required: unknown - provided: 27

POTENTIAL ENCRoACHMENT NOTES

NONE OBSERVED

ALTA/ACSM LAND TITLE SURVEY

PROJECT BROWN
 SITE #7790
 215 CHARLTON ROAD
 STURBRIDGE, MASSACHUSETTS
 Surveyor's Certification

To: Bank of America, N.A., as Administrative Agent, its successors and/or assigns interests may appear; Global Partners LP and its subsidiaries, Stewart Title Guaranty Company and MKAssociates, Inc.

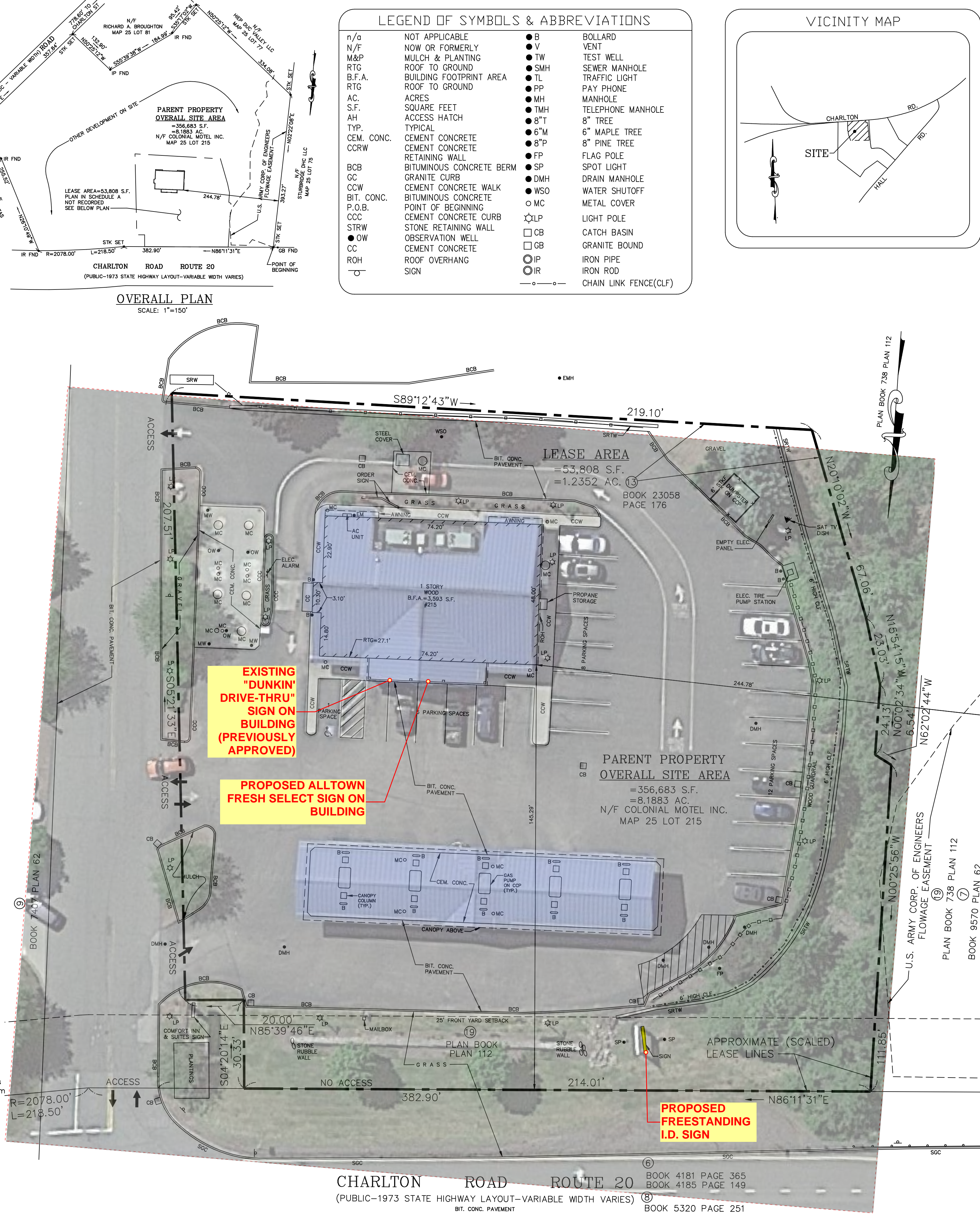
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 and 21 of Table A thereof.

The field work was completed on December 29, 2014.
 Date of Plat or Map: March 19, 2015

Surveyor's Signature
 Registered Surveyor: Stephen E. Stapinski, PLS
 Registration Number: 29876
 In the State of: Massachusetts

PROJECT NAME: PROJECT BROWN MKA PROJECT No.: 5930-14-3536:157
 ADDRESS: 215 CHARLTON ROAD CITY: STURBRIDGE STATE: MA

For Inquiries Concerning This Survey Contact MKA
 National Coordinators of Land Survey Services
 6593 Commerce Court - Warrenton, Virginia 20187
 Phone: (540) 428-3550 Fax: (540) 428-3560
 Email: comments@mkassociates.com www.mkassociates.com



Y:\N14\DWGS\0562A\01\0562A01.DWG 3/19/15



DRAWN: RK	CHECKED: RK
NOTES:	
NO.	REVISION/ISSUE DATE

SEALS:

ARCHITECT:
RK
 Ramiz Khoda
 Consulting & Design, LLC
 19046 BRUCE B DOWNS BLVD - SUITE #167
 TAMPA, FL 33647
 TEL: (860) 880-1786

OWNER:
 COLONIAL MOTEL INC.
 c/o ANTHONY FANTARONI
 132 WINGFOOT DRIVE
 YARMOUTH PORT, MA 02675

APPLICANT:
 GLOBAL MONTELLO GROUP CORP.
 c/o GLOBAL PARTNERS, LP
 800 SOUTH STREET - SUITE 500
 WALTHAM, MA 02453
 (781) 894-8800

PROJECT:
**ALLTOWN
 REFRESH**
 215 CHARLTON ROAD
 STURBRIDGE, MA 01566

DRAWING TITLE:
**EXISTING
 CONDITIONS PHOTOS**

RKCD PROJECT #: 23-05	DRAWING NO. A-001
ISSUE DATE: 2/20/2023	
SCALE: AS NOTED	

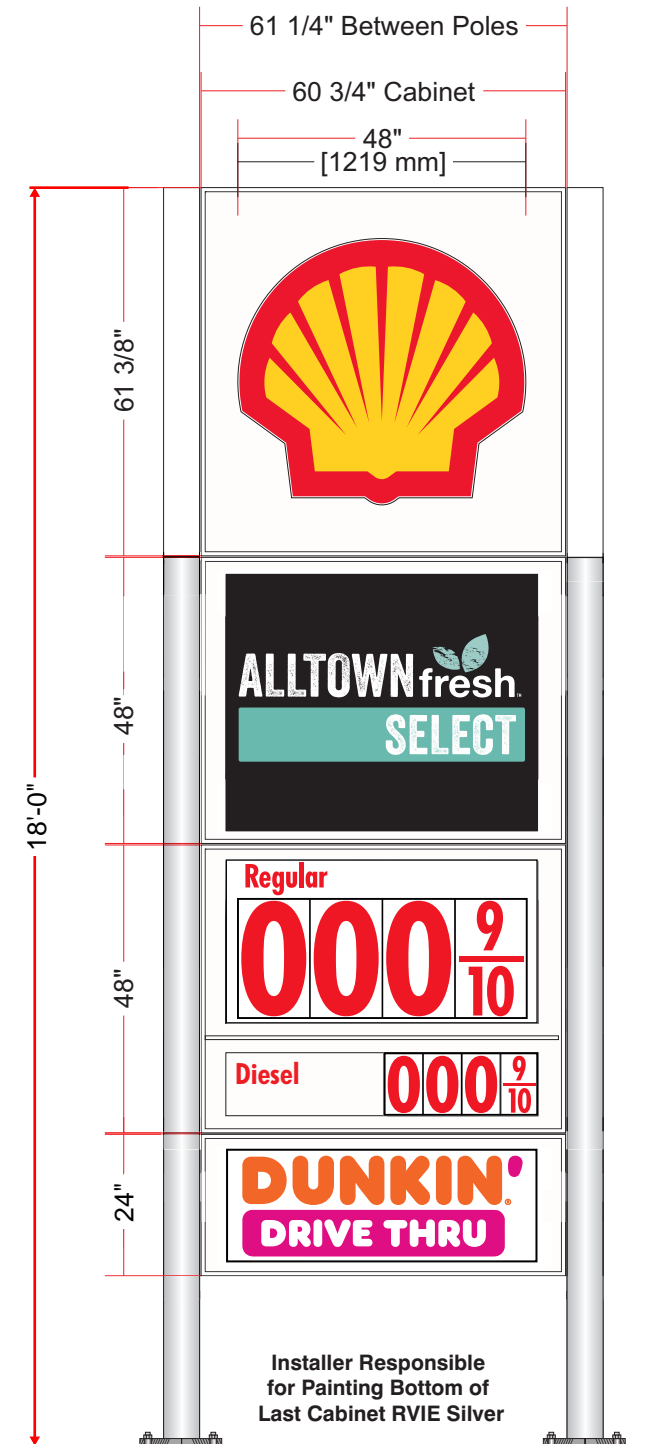
Notes:

Overall Height: 14'-0"
 Pole Length: 14'-0"
 Ground Clearance: 9'-6"
 Total Area: 29.17 sq. ft.
 Wind Load: 35 psf Min.
 Externally Illuminated

Signage Cabinet: 50"x84"



1 EXISTING MAIN I.D. SIGN
 SCALE: N.T.S.



2 PROPOSED MAIN I.D. SIGN
 SCALE: N.T.S.

Notes:

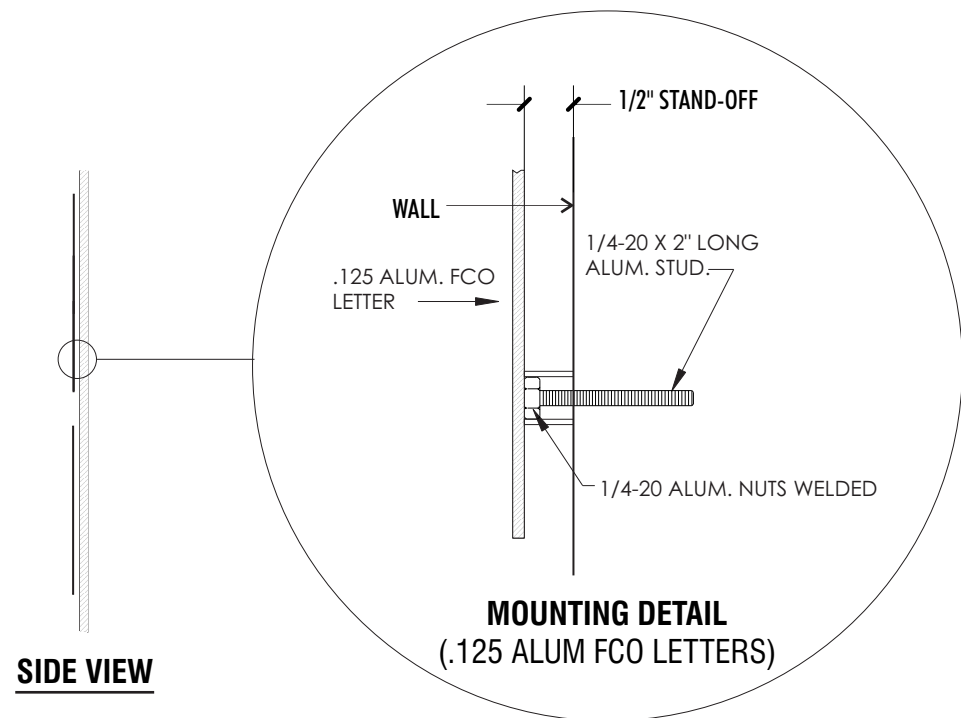
Overall Height: 18'-0"
 Pole Length: 18'-0"
 Ground Clearance: 2'-10"
 Total Area: 76.51 sq. ft.
 Wind Load: 35 psf Min.
 Externally Illuminated

All Detailed Signage
 Specifications to be submitted
 prior to permit approval.

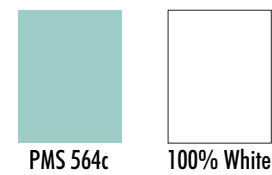
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NOTES:			
NO.	REVISION/ISSUE	DATE	
SEALS:			
ARCHITECT:			
 Ramiz Khoda Consulting & Design, LLC 19046 BRUCE B DOWNS BLVD - SUITE #167 TAMPA, FL 33647 TEL: (860) 890-1786			
OWNER:			
COLONIAL MOTEL INC. c/o ANTHONY FANTARONI 132 WINGFOOT DRIVE YARMOUTH PORT, MA 02675			
APPLICANT:			
GLOBAL MONTELLO GROUP CORP. c/o GLOBAL PARTNERS, LP 800 SOUTH STREET - SUITE 500 WALTHAM, MA 02453 (781) 894-8800			
PROJECT:			
ALLTOWN REFRESH 215 CHARLTON ROAD STURBRIDGE, MA 01566			
DRAWING TITLE:			
EXISTING AND PROPOSED MAIN I.D. SIGN			
RKCD PROJECT #:		DRAWING NO.	
23-05		A-002	
ISSUE DATE:			
2/20/2023			
SCALE:			
AS NOTED			



1 INDIVIDUAL NON-ILLUMINATED LOGO + LETTER LAYOUT
SCALE: 1/4" = 1'-0"



SIDE VIEW




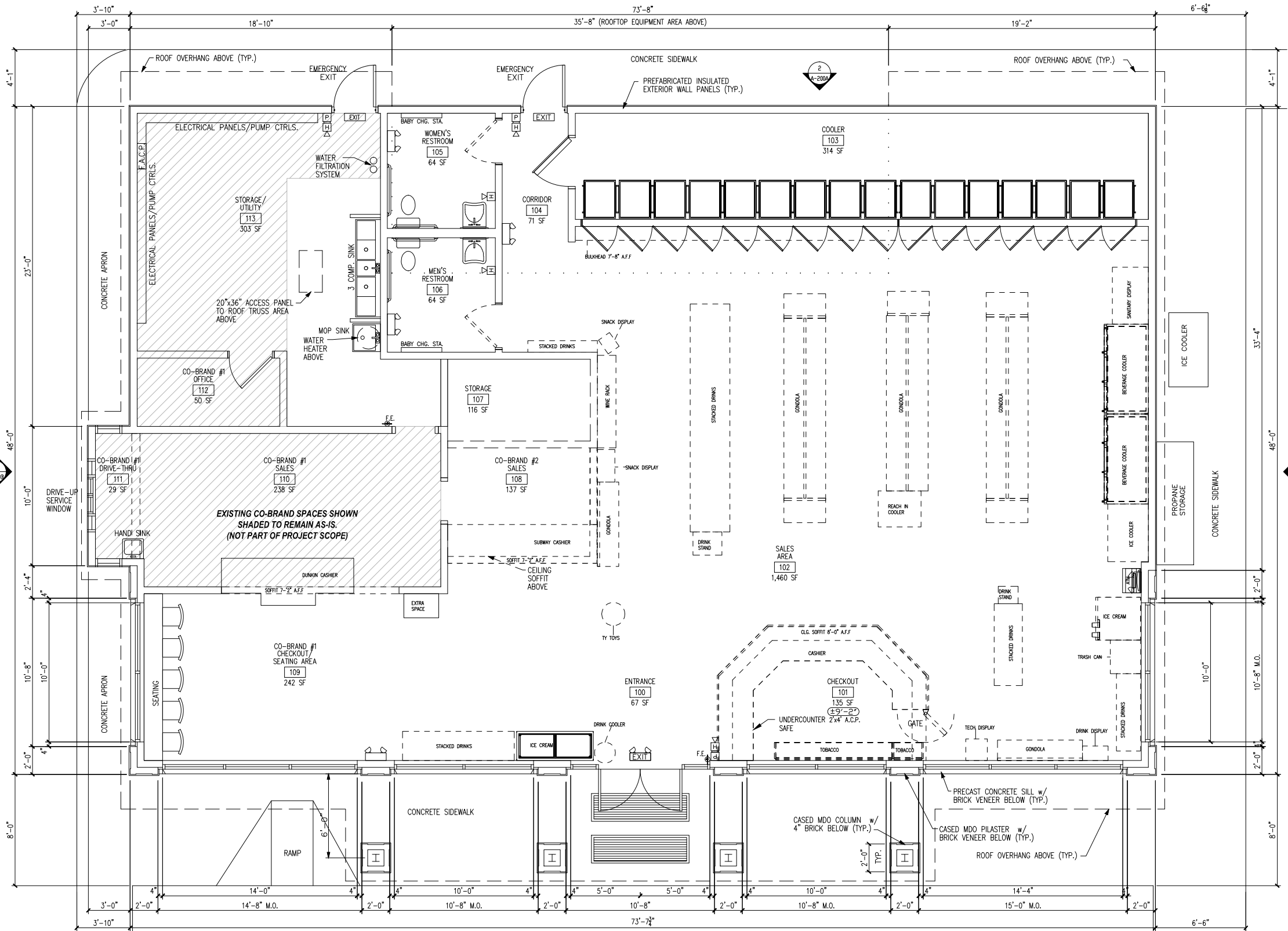
.125 ALUMINUM FCO LETTERS.
FACE OF LETTER
TO RECEIVE WHITE (Miratec) DIGITAL PRINT
OVERLAY. "DISTRESSED" LOOK

.125 WHITE ALUMINUM PANEL
**Note: NO SEAMS (on Panel).*
WITH (Miratec) DIGITAL PRINT OVERLAY.
BACKGROUND T/M PMS 564c



2 MATERIAL BREAKDOWN
SCALE: NOT TO SCALE

DRAWN: RK		CHECKED: RK	
NOTES:			
NO.	REVISION/ISSUE	DATE	
SEALS:			
ARCHITECT:			
 Ramiz Khoda Consulting & Design, LLC 19046 BRUCE B DOWNS BLVD - SUITE #167 TAMPA, FL 33647 TEL.: (860) 880-1786			
OWNER:			
COLONIAL MOTEL INC. c/o ANTHONY FANTARONI 132 WINGFOOT DRIVE YARMOUTH PORT, MA 02675			
APPLICANT:			
GLOBAL MONTELLO GROUP CORP. c/o GLOBAL PARTNERS, LP 800 SOUTH STREET - SUITE 500 WALTHAM, MA 02453 (781) 894-8800			
PROJECT:			
ALLTOWN REFRESH 215 CHARLTON ROAD STURBRIDGE, MA 01566			
DRAWING TITLE:			
PROPOSED BUILDING SIGNAGE INFORMATION			
RKCD PROJECT #: 23-05		DRAWING NO. A-003	
ISSUE DATE: 2/20/2023			
SCALE: AS NOTED			



1 EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

- LEGEND:**
- COMBINATION EXIT SIGN & EMERGENCY LIGHT
 - EXIT SIGN ONLY
 - EMERGENCY LIGHT ONLY
 - FIRE ALARM CONTROL PANEL
 - FIRE ALARM HORN & STROBE
 - FIRE ALARM PULL STATION
 - FIRE EXTINGUISHER
 - EXISTING WALL (TO REMAIN)
 - ELEMENTS TO BE DEMOLISHED
 - NEW WALL TO BE CONSTRUCTED/INFILLED

DRAWN: RK	CHECKED: RK	
NOTES:		
NO.	REVISION/ISSUE	DATE

SEALS:

ARCHITECT:
RK
Ramiz Khoda
Consulting & Design, LLC
19046 BRUCE B DOWNS BLVD - SUITE #167
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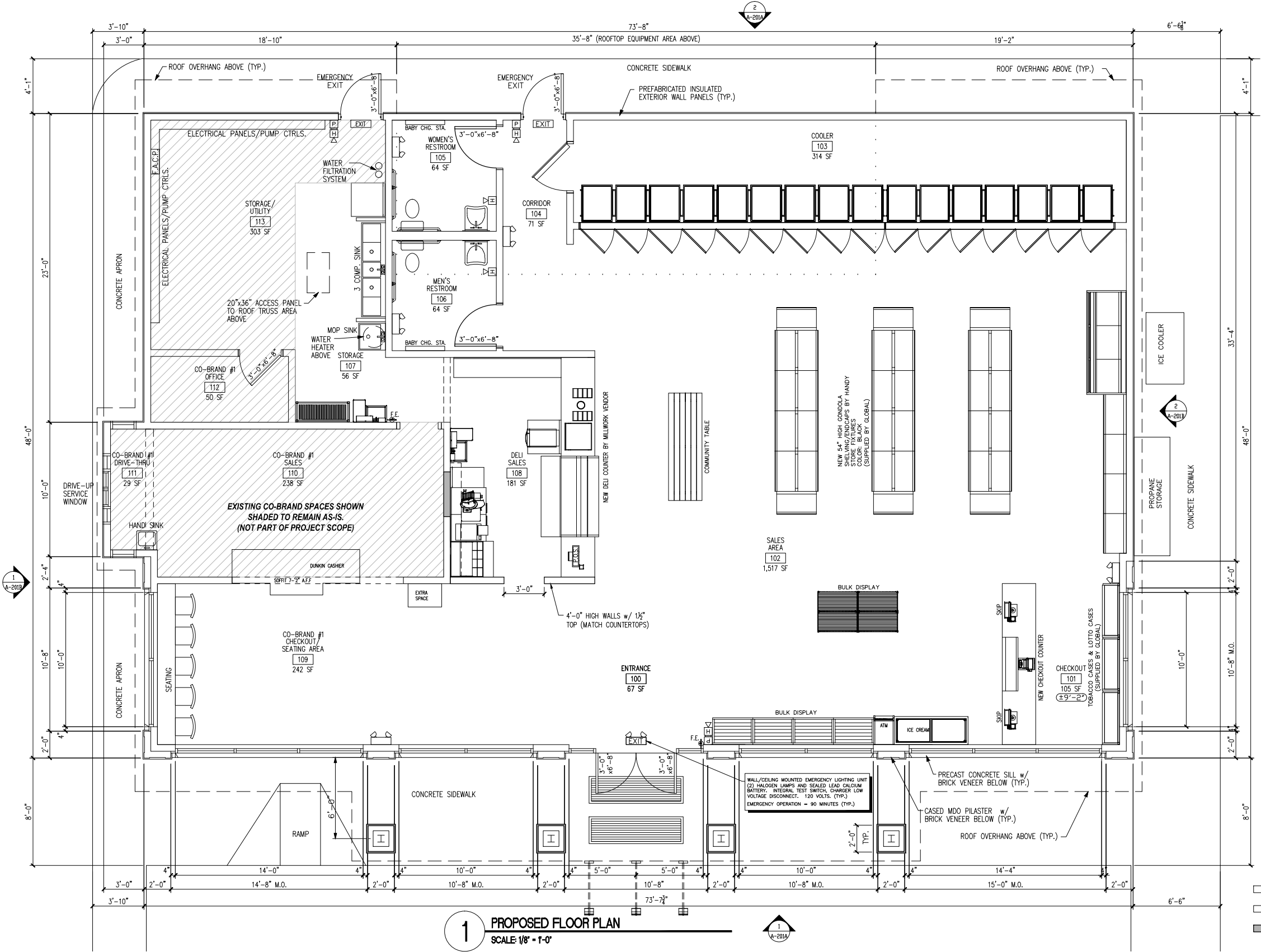
OWNER:
COLONIAL MOTEL INC.
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PROJECT:
**ALLTOWN
REFRESH**
215 CHARLTON ROAD
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DRAWING TITLE:
**EXISTING
FLOOR PLAN**

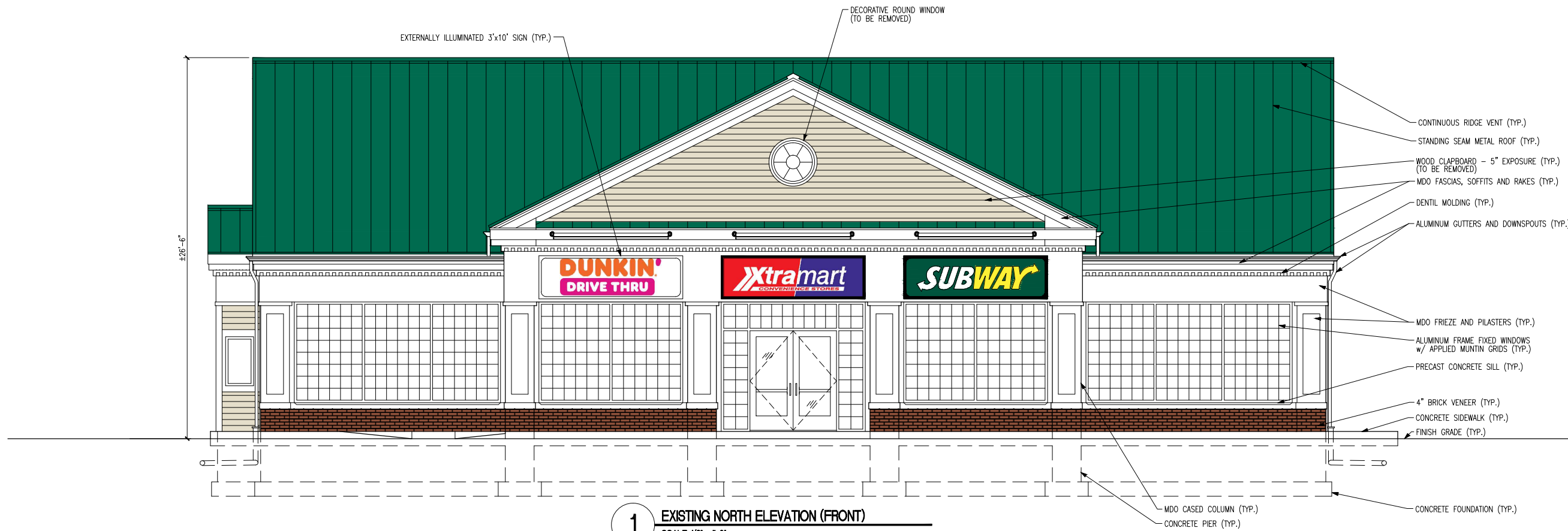
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ISSUE DATE: 2/20/2023	
SCALE: AS NOTED	



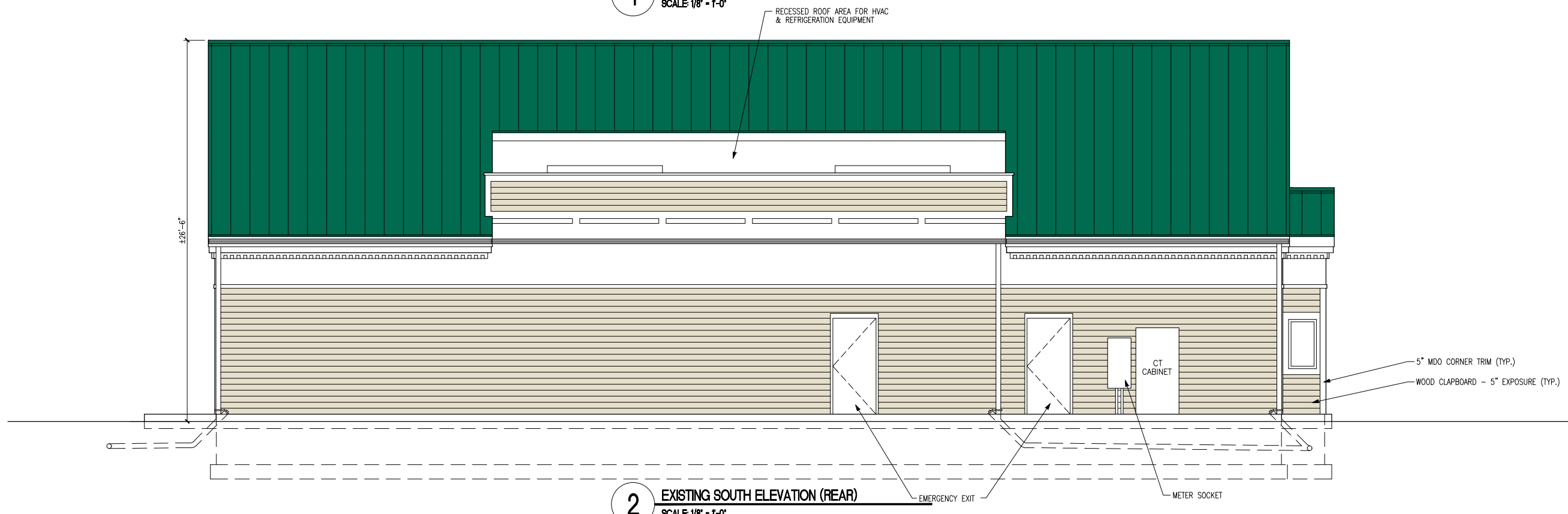
1 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

- LEGEND:**
- COMBINATION EXIT SIGN & EMERGENCY LIGHT
 - EXIT SIGN ONLY
 - EMERGENCY LIGHT ONLY
 - FIRE ALARM CONTROL PANEL
 - FIRE ALARM HORN & STROBE
 - FIRE ALARM PULL STATION
 - FIRE EXTINGUISHER
 - EXISTING WALL (TO REMAIN)
 - ELEMENTS TO BE DEMOLISHED
 - NEW WALL TO BE CONSTRUCTED/INFILLED

DRAWN: RK	CHECKED: RK	
NOTES:		
NO.	REVISION/ISSUE	DATE
SEALS:		
ARCHITECT:		
 Ramiz Khoda Consulting & Design, LLC 19046 BRUCE B DOWNS BLVD - SUITE #167 TAMPA, FL 33647 TEL.: (860) 880-1786		
OWNER:		
COLONIAL MOTEL INC. c/o ANTHONY FANTARONI 132 WINGFOOT DRIVE YARMOUTH PORT, MA 02675		
APPLICANT:		
GLOBAL MONTELLO GROUP CORP. c/o GLOBAL PARTNERS, LP 800 SOUTH STREET - SUITE 500 WALTHAM, MA 02453 (781) 894-8800		
PROJECT:		
ALLTOWN REFRESH 215 CHARLTON ROAD STURBRIDGE, MA 01566		
DRAWING TITLE:		
PROPOSED FLOOR PLAN		
RKCD PROJECT #: 23-05	DRAWING NO. A-101	
ISSUE DATE: 2/20/2023		
SCALE: AS NOTED		



1 EXISTING NORTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION (REAR)
SCALE: 1/8" = 1'-0"

DRAWN: RK	CHECKED: RK	
NOTES:		
NO.	REVISION/ISSUE	DATE

SEALS:

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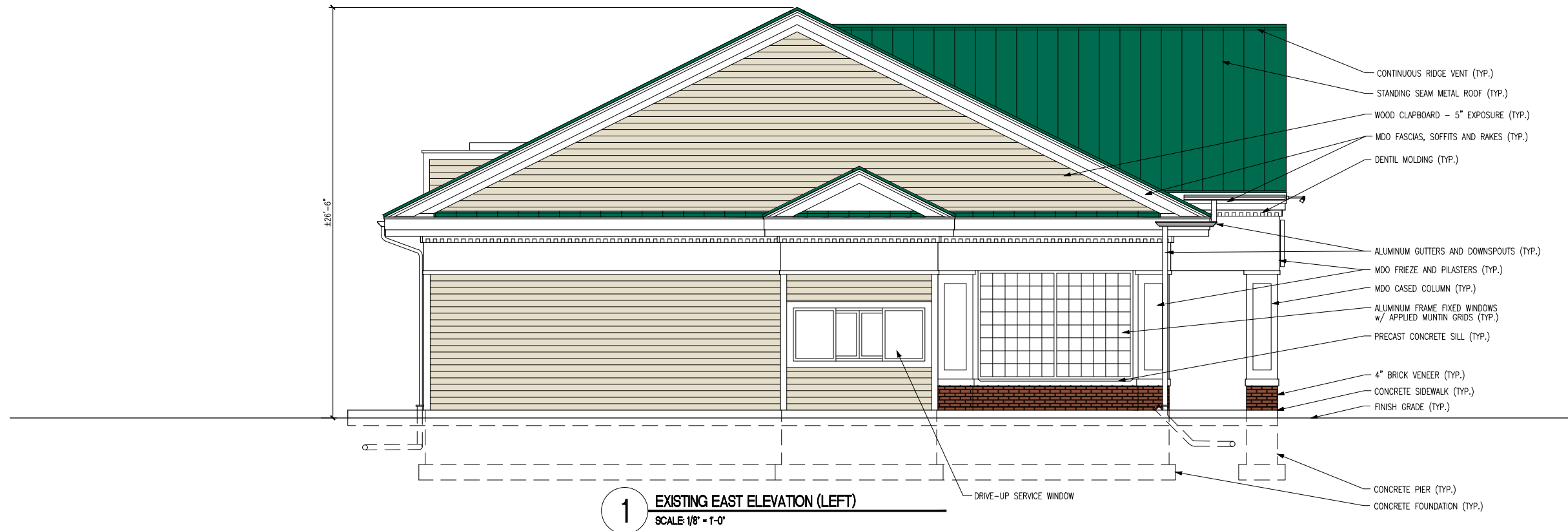
PROJECT:

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215 CHARLTON ROAD
STURBRIDGE, MA 01566

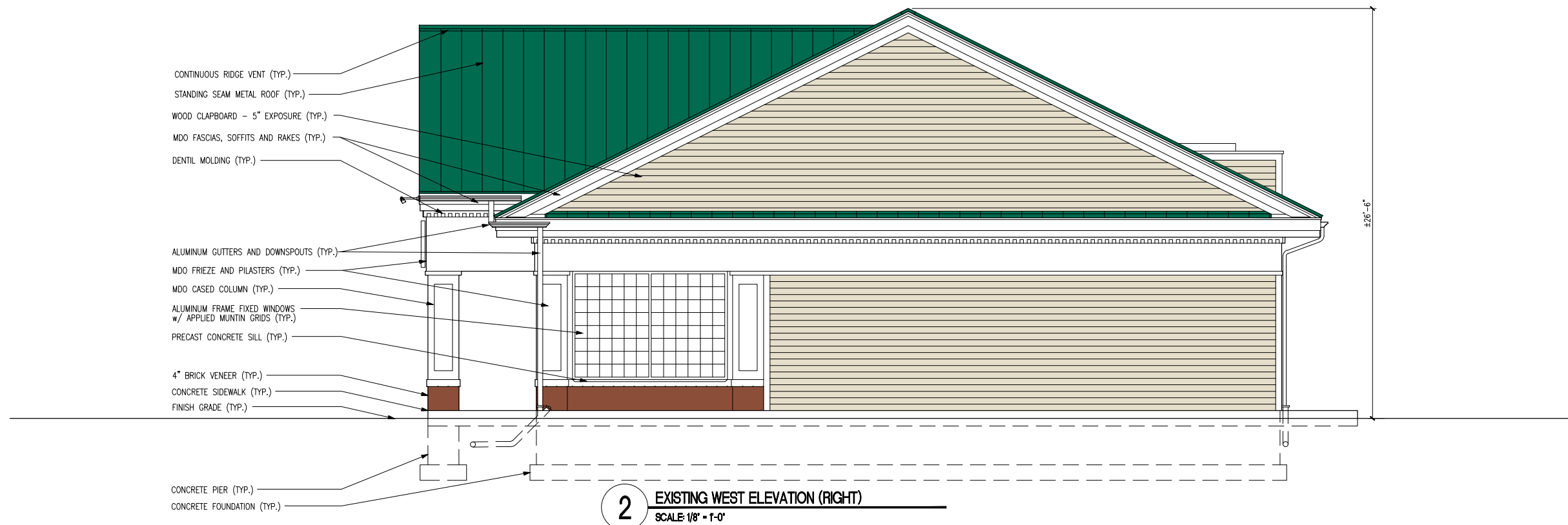
DRAWING TITLE:

**EXISTING
EXTERIOR
ELEVATIONS**

RKCD PROJECT #: 23-05	DRAWING NO. A-200A
ISSUE DATE: 2/20/2023	
SCALE: AS NOTED	



1 EXISTING EAST ELEVATION (LEFT)
SCALE: 1/8" = 1'-0"



2 EXISTING WEST ELEVATION (RIGHT)
SCALE: 1/8" = 1'-0"

DRAWN: RK		CHECKED: RK	
NOTES:			
NO.	REVISION/ISSUE	DATE	

SEALS:

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PROJECT:

**ALLTOWN
REFRESH**

215 CHARLTON ROAD
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DRAWING TITLE:

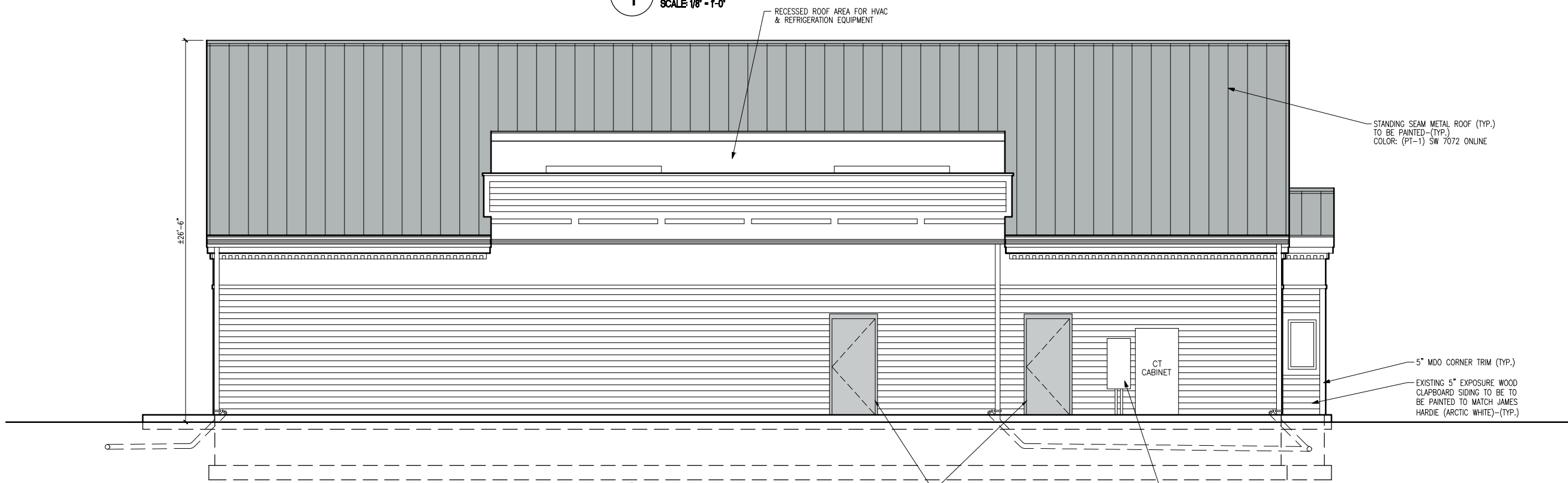
**EXISTING
EXTERIOR
ELEVATIONS**

RKCD PROJECT #: 23-05 ISSUE DATE: 2/20/2023 SCALE: AS NOTED	DRAWING NO. A-200B
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FINISH LEGEND - EXTERIOR						
CODE	DESCRIPTION	MANUFACTURER	MODEL	SIZE	COLOR	NOTES
C-1	FIBER CEMENT ARCHITECTURAL WALL PANELS	NICHIHA	AWP-3030	17 7/8 H x 71 9/16 L	VINTAGEWOOD ASH	VERTICALLY ALIGNED PANELS
C-2	FIBER CEMENT ARCHITECTURAL WALL PANELS	NICHIHA	AWP-3030	17 7/8 H x 71 9/16 L	VINTAGEWOOD ASH (APPLY BLACK PAINT IN FIELD TO DARKEN)	VERTICALLY ALIGNED PANELS (APPLY BLACK PAINT IN FIELD TO RESEMBLE "BURNT-WOOD" COLOR/LOOK)



1 PROPOSED NORTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



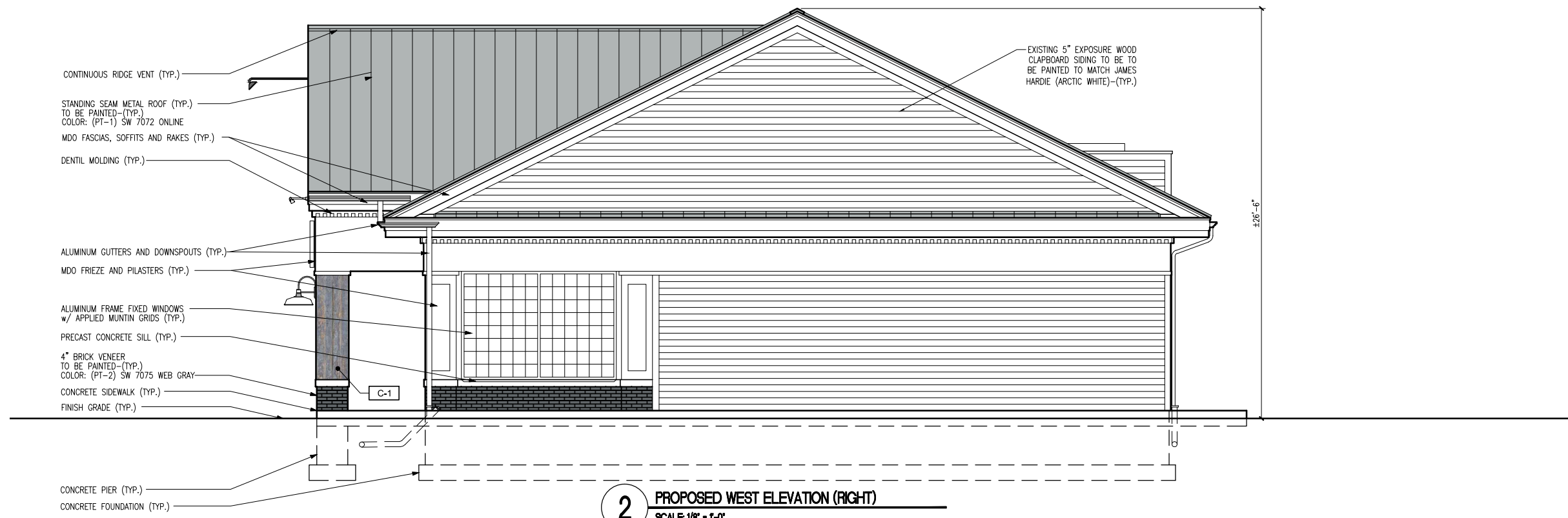
2 PROPOSED SOUTH ELEVATION (REAR)
SCALE: 1/8" = 1'-0"

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PROJECT:			
ALLTOWN REFRESH 215 CHARLTON ROAD STURBRIDGE, MA 01566			
DRAWING TITLE:			
PROPOSED EXTERIOR ELEVATIONS			
RKCD PROJECT #:		DRAWING NO.	
23-05		A-201A	
ISSUE DATE:		SCALE:	
2/20/2023		AS NOTED	

FINISH LEGEND - EXTERIOR						
CODE	DESCRIPTION	MANUFACTURER	MODEL	SIZE	COLOR	NOTES
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1 PROPOSED EAST ELEVATION (LEFT)
SCALE: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION (RIGHT)
SCALE: 1/8" = 1'-0"

DRAWN: RK		CHECKED: RK	
NOTES:			
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ARCHITECT:			
 Ramiz Khoda Consulting & Design, LLC 19046 BRUCE B DOWNS BLVD - SUITE #167 TAMPA, FL 33647 TEL: (860) 880-1786			
OWNER:			
COLONIAL MOTEL INC. c/o ANTHONY FANTARONI 132 WINGFOOT DRIVE YARMOUTH PORT, MA 02675			
APPLICANT:			
GLOBAL MONTELLO GROUP CORP. c/o GLOBAL PARTNERS, LP 800 SOUTH STREET - SUITE 500 WALTHAM, MA 02453 (781) 894-8800			
PROJECT:			
ALLTOWN REFRESH 215 CHARLTON ROAD STURBRIDGE, MA 01566			
DRAWING TITLE:			
PROPOSED EXTERIOR ELEVATIONS			
RKCD PROJECT #:		DRAWING NO.	
23-05		A-201B	
ISSUE DATE:		SCALE:	
2/20/2023		AS NOTED	