

LEGAL DESCRIPTION

Commercial Unit 1 in the Starbridge Plaza Condominium, a condominium created by Master Deed recorded with the Worcester County (Southern District) Registry of Deeds in Book 4820, Page 177 in accordance with the Massachusetts General Laws Chapter 183, Section 8.

TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2018-1037 WITH AN EFFECTIVE DATE MAY 18, 2018 AT 4:00 P.M.

BEARING BASIS

BEARINGS BASED ON A MAGNETIC READING TAKEN ALONG THE EASTERY RIGHT-OF-WAY LINE OF MAIN STREET OF N 00° 01' 53" E.

ALTA/NSPS LAND TITLE SURVEY

STURBRIDGE PLAZA
179 MAIN STREET
WORCESTER COUNTY STURBRIDGE, MASSACHUSETTS

GENERAL NOTES

- 1. THE OWNER OF RECORD IS SEA STURBRIDGE PLAZA, LLC PO BOX 508, COLUMBIA, SC 29205.
2. THIS SURVEY WAS PREPARED FOR THE TOWN OF STURBRIDGE, MA APPROXIMATE MAP.
3. DEED REFERENCE IS DEED 48824, PAGE 177, AND BOOK 3814, PAGE 216, AS RECORDED AT THE WORCESTER COUNTY REGISTRY OF DEEDS.
4. THE TOTAL AREA OF THIS PARCEL IS 828,251 SQUARE FEET OR 18.98 ACRES.
5. THERE IS NO OBTAINABLE EVIDENCE OF EXISTING OR PROPOSED CONSTRUCTION OR BUILDING ADJACENT TO THIS PARCEL.
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7. NO RECORD OF A CONVEYANCE WAS OBSERVED ON THE SUBJECT PROPERTY.
8. NO UNRECORDED UTILITIES WERE OBSERVED AT THE TIME OF THE SURVEY.
9. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO MAIN STREET AND PARKER PARK ROAD BOTH PUBLIC STREETS.
10. ALL UTILITIES APPEAR TO CROSS THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY.
11. THE PROPERTY APPEARS TO BOUND INTO A PUBLIC RIGHT-OF-WAY.
12. THE PROPERTY DOES NOT CONTAIN SEPARATE TRACTS OR PARCELS.
13. THERE ARE NO GAPS OR GIBBS BETWEEN THE SUBMITTED BOUNDARY OF THE PROPERTY AND THE EXISTING RIGHT-OF-WAY LINES OF MAIN STREET AND PARKER PARK ROAD.

SURVEYOR'S CERTIFICATE

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17 and 20 of Table A thereof.
The fieldwork was completed on May 18, 2018.
DATE: Jul 24, 2018
REGISTERED LAND SURVEYOR: DENISO P. SHEA
PROFESSIONAL LAND SURVEYOR No. 23162
STATE OF MASSACHUSETTS

HOLDEN ENGINEERING & SURVEYING, Inc.
1 Constitution Drive
Bedford, MA 01730
(802) 472-3078
M.E.S. Job No. 1820222

AEI Consultants
Corporate Headquarters - San Francisco, California
Tel: 925.746.6000 Email: survey@aeiconsultants.com

ZONING DATA

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION BY THE INSURER PURSUANT TO TABLE A ITEM 6.

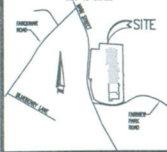
SCHEDULE "B" ITEMS

- 8. Possible rights of any utility company in and to the electric poles along Route 131 and Fairview Park Road as shown on a survey entitled "ALTA/NSPS Land Title Survey, Property Survey Prepared For Seawall & Associates Management LLC, Starbridge Plaza, Starbridge, Massachusetts," prepared by F. A. Hestath & Associates, Inc., dated July 24, 2002, last revised October 10, 2002, Job No. 02134LP. DOES AFFECT THE PARCEL; UTILITY POLES SHOWN ON PLAN.
9. Conditions for maintenance of these poles and lines as described in two deeds from William A. Salsedo to Simon Kooover et al, Trustees of Kopus Realty Trust, one dated December 18, 1973, recorded in Book 5004, Page 327, and one dated June 29, 1972, recorded in Book 5234, Page 526, as effected by Instrument by Cornet Schwan's Error dated October 28, 1972, recorded in Book 5282, Page 278. DOES AFFECT THE PARCEL; NOT SURVEY RELATED; NOT PLUTTABLE.
10. Lease by and between Simon Kooover and Maria M. Fulton, as Trustees of Kopus Realty Trust (Landlord), and J.C. Parney Company, Inc., with rights as tenant only, notice of which is dated July 15, 1977, recorded in Book 6278, Page 102, as effected by Lease Extension Agreement made by and between Simon Kooover and Starbridge Commercial Association Limited Partnership, as Trustees of Kopus Realty Trust (Landlord), and J.C. Parney Company, Inc. (Tenant), notice of which is dated December 20, 1991, recorded in Book 14334, Page 102. DOES AFFECT THE PARCEL - DOES AFFECT UNIT 1-BLANKET DESCRIPTION; NOT PLUTTABLE.
11. Lease made by and between Simon Kooover and Starbridge Commercial Association Limited Partnership, as Trustees of Kopus Realty Trust (Landlord), and Show's Supermarkets, Inc. (Tenant), with rights as tenant only, notice of which is dated December 11, 1991, recorded February 28, 1992, in Book 14020, Page 66. A Subordination of Non Disturbance and Alteration Agreement to be recorded at closing. DOES AFFECT THE PARCEL - DOES AFFECT UNIT 1-BLANKET DESCRIPTION; NOT PLUTTABLE.
12. Starbridge Layout No. 8136 and Order of Taking by the Department of Public Works, Commonwealth of Massachusetts, recorded in Book 44920, Page 197. DOES AFFECT THE PARCEL - DOES AFFECT UNIT 1-CURRENT LAYOUT OF MAIN STREET SHOWN ON PLAN.
13. Easement to Massachusetts Electric Co., recorded in Book 47196, Page 236. DOES AFFECT THE PARCEL - DOES AFFECT UNIT 1-BLANKET DESCRIPTION; NOT PLUTTABLE.

SITE PICTURES



VICINITY MAP



LAND AREA

828,251 SQUARE FEET
18.98 ACRES

PARKING STALLS

114 REGULAR PARKING SPACES
24 HANDICAPPED ACCESSIBLE SPACES
638 TOTAL PARKING SPACES

STATEMENT OF ENCROACHMENTS

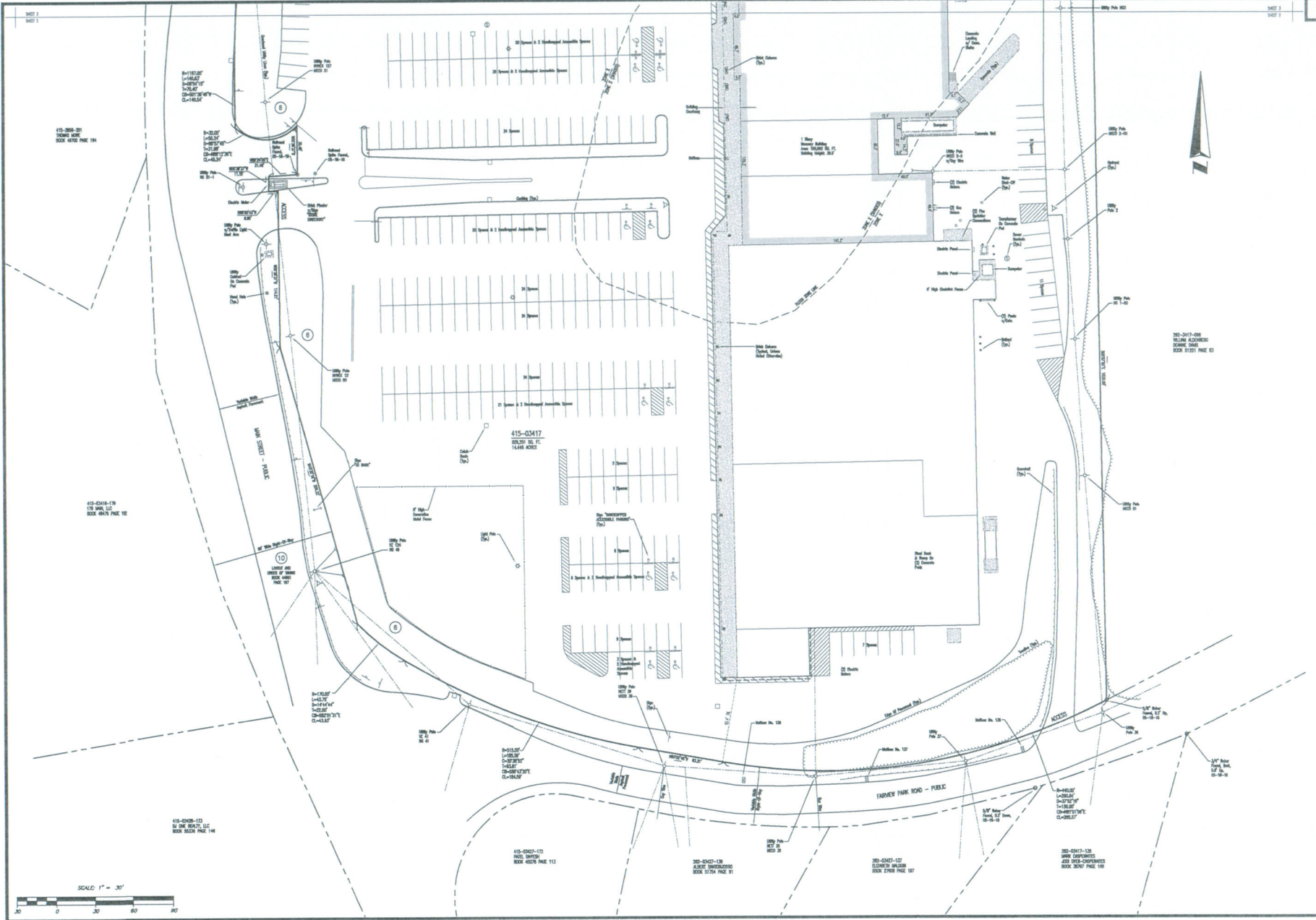
NONE OBSERVED AT TIME OF SURVEY

FLOOD NOTE

BASED ON EXAMINATION OF FLOOD INSURANCE RATE MAP, MAP NUMBER 250200001E, EFFECTIVE DATE AS JULY 4, 2011, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE SUBJECT PROPERTIES LIE WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD AND ZONE X (SHADY), AREAS OF SLIGHT ANNUAL CHANCE FLOOD. THE SUBJECT PROPERTIES ARE NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND

- ADJACENT PROPERTY LINE
--- BUILDING SETBACK LINE
--- CURBLINE
--- EXISTENT
--- LINE OF PROMPT
--- FENCE
--- FLOOD ZONE LINE
--- GROUND RAIL
--- OPENING UTILITY LINES
--- PROPERTY LINE
--- RAILLINE
--- BUILDING TRAIL LINE
--- CONCRETE
--- BOLLARD
--- BURN WRENCH
--- DOOR SWEN
--- HAND POLE
--- WALKER
--- WRENCH
--- HOLE
--- SIGN
--- UTILITY POLE
--- WALKER
--- WRENCH
--- HOLE
--- SIGN
--- UTILITY POLE
--- WALKER
--- WRENCH



415-286-301
TRUCK SHOP
BOOK 4732 PAGE 184

415-286-179
179 MAIL LLC
BOOK 4874 PAGE 18

415-286-173
BY ONE REALTY, LLC
BOOK 4838 PAGE 14

415-28417
55220 SQ. FT.
14.66 ACRES

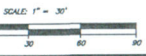
415-28427-172
1722 SHERBO
BOOK 4878 PAGE 113

385-28427-128
61857 SHERBO
BOOK 5174 PAGE 81

385-28427-127
12728 SHERBO
BOOK 5708 PAGE 167

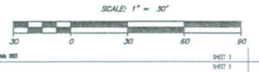
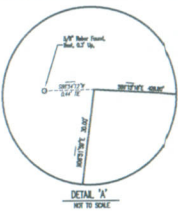
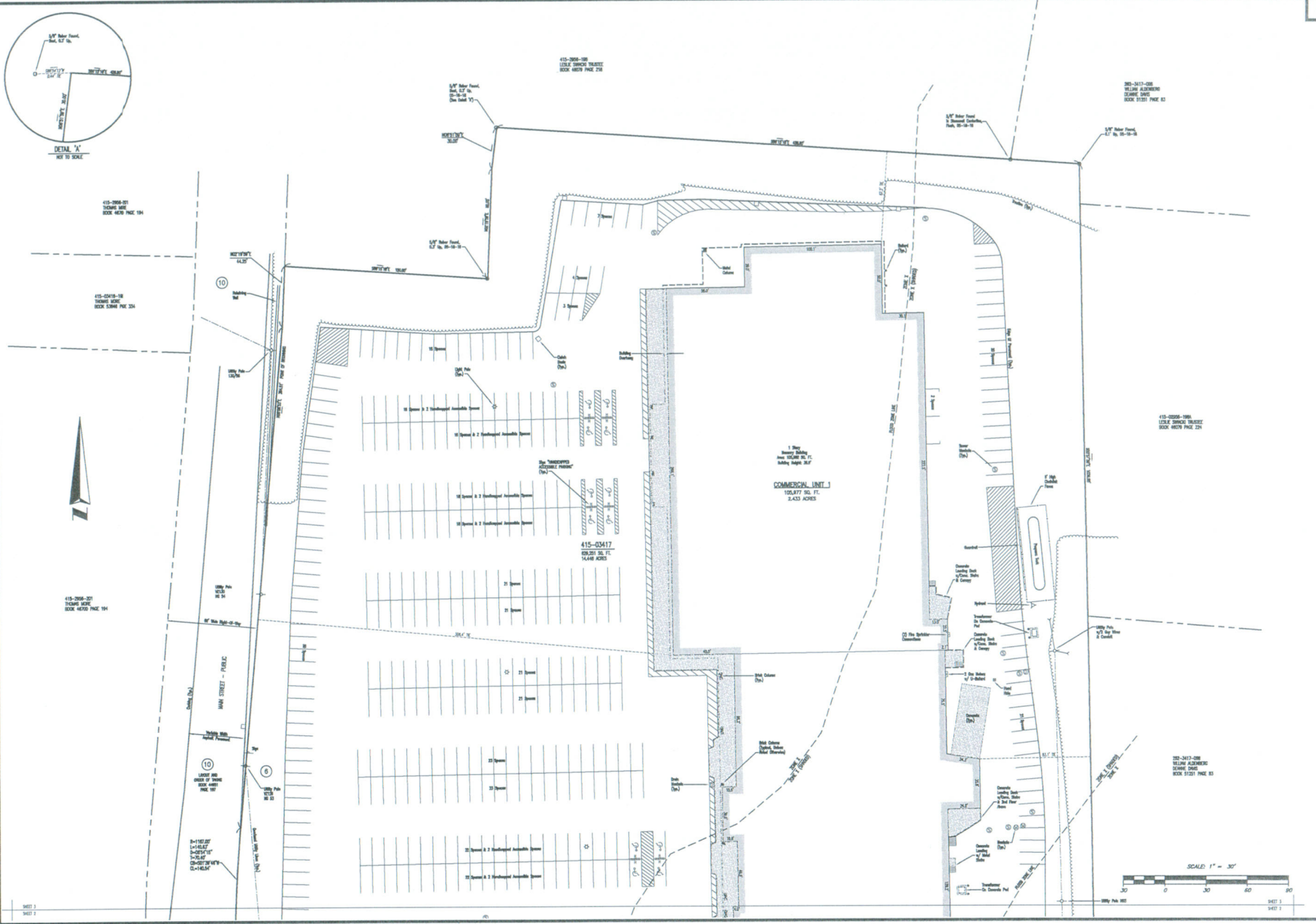
385-28417-128
12828 SHERBO
BOOK 5708 PAGE 168

385-28417-128
12828 SHERBO
BOOK 5708 PAGE 168



DATE	07-24-18	REVISION HISTORY		JOB NUMBER	BY 1002222	SCALE	1" = 30'
		CLIENT COMMENTS				DRAWN BY	DJS
						APPROVED BY	DJ

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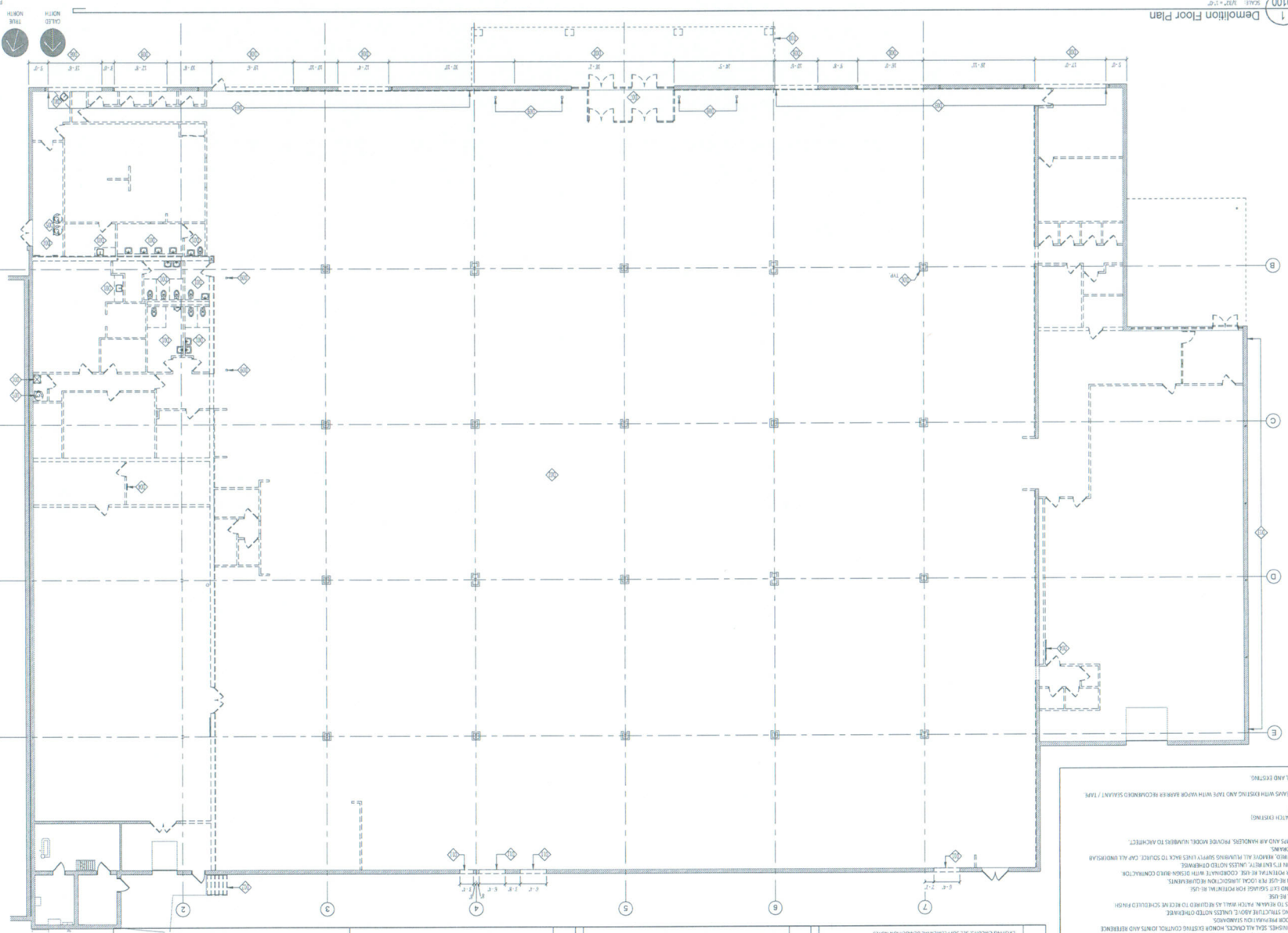


DATE		07-24-18
REVISION HISTORY		
BY	DATE	APPROVED BY
100222	07-24-18	DJ
CLIENT COMMENTS		
SCALE		1" = 30'
DRAWN BY		DS
CHECKED BY		DS
APPROVED BY		DJ

AEI Consultants
 Corporate Headquarters - San Francisco, California
 Tel. 925.746.6000 Email. survey@aeiconsultants.com

Original Approved 7/2021

1 Demolition Floor Plan
SCALE: 1/8" = 1'-0"



- General Demolition Notes**
1. REFER TO ALL GENERAL NOTES ON OTHER SHEETS.
 2. REMOVE ALL WALL PARTITION SYSTEMS IN THE ENTIRE FLOOR, INCLUDING ANY DOORS AND/OR PARTITION WALLS.
 3. REMOVE ALL EXISTING LIGHTING FIXTURES AND ALL EXISTING ELECTRICAL PANELS. REMOVE ALL EXISTING ELECTRICAL PANELS AND WIRING BACK TO SOURCE. COORDINATE WITH THE ELECTRICAL CONTRACTOR FOR REMOVAL.
 4. REMOVE ALL EXISTING LOW-VOLTAGE ELECTRICAL SYSTEMS, INCLUDING SWITCHES AND CONDUIT. UNLESS NOTED OTHERWISE, REMOVE ALL EXISTING ELECTRICAL SYSTEMS IN THE ENTIRE FLOOR.
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 20. REMOVE ALL EXISTING ELECTRICAL SYSTEMS, INCLUDING SWITCHES AND CONDUIT. UNLESS NOTED OTHERWISE, REMOVE ALL EXISTING ELECTRICAL SYSTEMS IN THE ENTIRE FLOOR.

Demolition Plan Keynote Legend

D01	REMOVE EXISTING PLUMBING FIXTURES, CAP PLUMBING AT FLOOR
D02	REMOVE EXISTING PLUMBING FIXTURES, CAP PLUMBING AT FLOOR
D03	REMOVE EXISTING PLUMBING FIXTURES, CAP PLUMBING AT FLOOR
D04	REMOVE EXISTING PLUMBING FIXTURES, CAP PLUMBING AT FLOOR
D05	REMOVE EXISTING WATER HEATERS AND ALL ASSOCIATED PLUMBING AND ELECTRICAL CIRCUITS BACK TO SOURCE
D06	REMOVE EXISTING COOLING EQUIPMENT
D07	REMOVE EXISTING STOREFRONT SYSTEM IN ITS ENTIRETY
D08	REMOVE EXISTING STOREFRONT SYSTEM, COORDINATE WITH THE ARCHITECT
D09	REMOVE EXISTING ROOF AND RELATED WORK
D10	REMOVE EXISTING CANOPY AND ASSOCIATED HANDRAILING, COORDINATE WITH THE ARCHITECT
D11	REMOVE EXISTING STOREFRONT SYSTEM IN ITS ENTIRETY
D12	REMOVE EXISTING CONCRETE STEPS

D100

PROJECT: Retail Building - Sturbridge, MA
 CLIENT: [REDACTED]
 ARCHITECT: [REDACTED]
 DATE: 09/13/2021 4:52:56 PM

Schematic Design

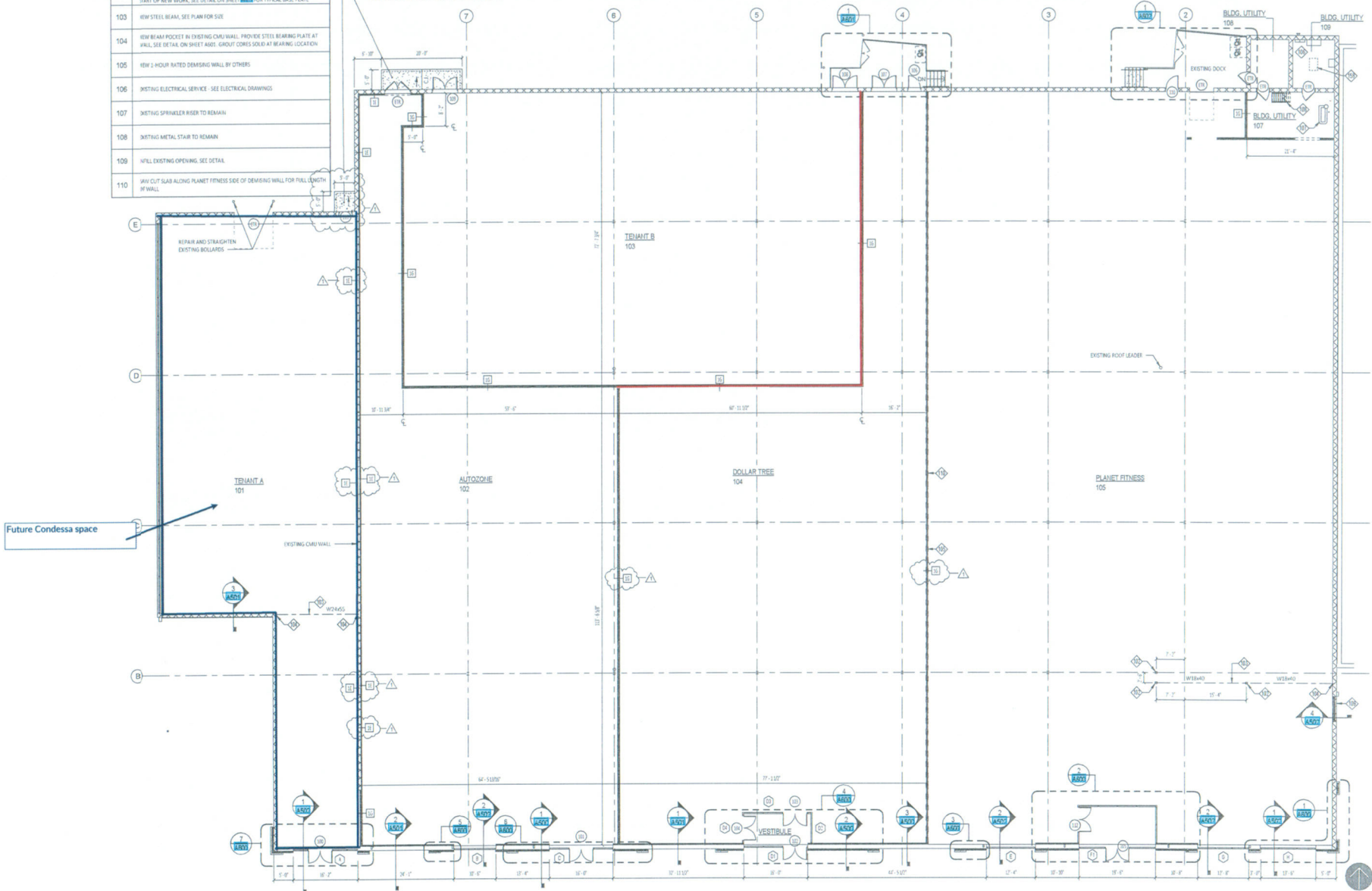
NO.	DATE	DESCRIPTION

GZ ARCHITECTURE, PC
 24 ALPHEUS ROAD | BOSTON, MA 02111 | 617.267.1111
 WWW.GZ-DESIGN.COM

Proposed

Floor Plan Keynote Legend	
101	EXISTING STRUCTURAL COLUMN TO REMAIN, TYPICAL OF ALL, G.C. TO PROTECT DURING CONSTRUCTION AND 6" TO PREP FOR PAINT
102	NEW STEEL COLUMN, 155# I60x60x16, ON EXISTING FOUNDATION/FOOTING, G.C. TO VERIFY DEPTH AND WIDTH OF EXISTING FOUNDATION AT EACH COLUMN LOCATION AND SANDBY REPORTED FINDINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO START OF NEW WORK, SEE DETAIL ON SHEET A100 FOR TYPICAL BASE PLATE
103	NEW STEEL BEAM, SEE PLAN FOR SIZE
104	NEW BEAM POCKET IN EXISTING CMU WALL, PROVIDE STEEL BEARING PLATE AT WALL, SEE DETAIL ON SHEET A101 , GROUT CORES SOLID AT BEARING LOCATION
105	NEW 2-HOUR RATED DEMISING WALL BY OTHERS
106	EXISTING ELECTRICAL SERVICE- SEE ELECTRICAL DRAWINGS
107	EXISTING SPRINKLER RISER TO REMAIN
108	EXISTING METAL STAIR TO REMAIN
109	HTFL EXISTING OPENING, SEE DETAIL
110	NEW CLT SLAB ALONG PLANET FITNESS SIDE OF DEMISING WALL FOR FULL LENGTH OF WALL

NEW 5" CONCRETE PAD TO START FLUSH WITH EXISTING FLOOR, PROVIDE 6" CONCRETE PROOF WALLS TO 4" BELOW GRADE. CLT OUT EXISTING ASPHALT AND REGRADE AROUND SLAB AS NECESSARY TO PROVIDE LEVEL SURFACE



1
A100 Demising Floor Plan
SCALE: 1/32" = 1'-0"

GZ ARCHITECTURE, PC
 WWW.GZ-DESIGNGROUP.COM
 28 AIRPORT ROAD | BLENHEIMTOWN, NY 13028 | 518.320.8880

PERMIT SET
 SUBMITTAL/REVISION
 DATE: 11/18/2021

Demising Plan
 Tenant Fit-Up for:
Retail Building - Sturbridge, MA
 112 Main Street
 Sturbridge, MA 01566

CS Architecture
 11/18/2021
 AS NOTED
 2100-02
A100

PLOT DATE: 11/18/2021 2:35:55 PM