

ZONING DATA

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

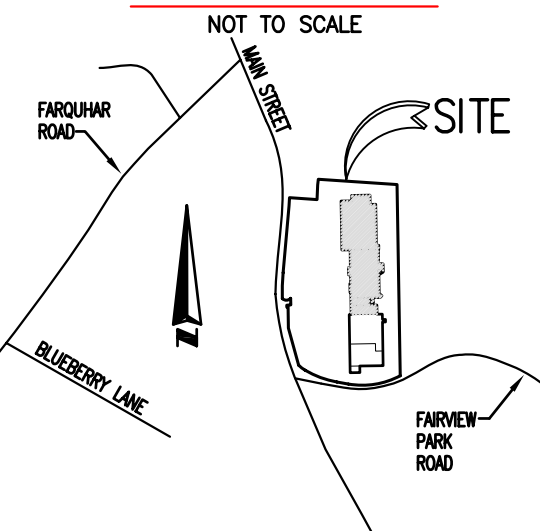
SCHEDULE "B" ITEMS

- 6 Possible rights of any public utility company in and to the electric poles along Route 131 and Fairview Park Road...
7 Conditions for maintenance of slope grade and lawn as described in two deeds from William A. Swiacki to Simon Konover et al...
8 Lease by and between Simon Konover and Marvin M. Patron, as Trustee of Kopax Realty Trust...
9 Lease made by and between Simon Konover and Sturbridge Commercial Associates Limited Partnership...
10 Sturbridge Layout No. 8136 and Order of Taking by the Department of Public Works...
11 Easement to Massachusetts Electric Co. recorded in Book 47196, Page 235.

SITE PICTURES



VICINITY MAP



LAND AREA

629,251 SQUARE FEET
14.446 ACRES

PARKING STALLS

614 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 25027C0927E, 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 (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD.

LEGEND

Legend table with symbols for property lines, curbing, easements, fences, utility poles, and other features.

LEGAL DESCRIPTION

Commercial Unit 1 in the Sturbridge Plaza Condominium, a condominium created by Meter Deed recorded with the Worcester County (Southern District) Registry of Deeds in Book 46520, Page 177 in accordance with the Massachusetts General Laws Chapter 183, Section 9.

The Unit is conveyed together with a 67 percentage in the common areas and facilities of the condominium. The approximate square footage of the condominium Unit 1 is 105,671

THE PROPERTY SHOWN HEREON IS ONE AND THE SAME AS THE PROPERTY DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2018-1037 DATED MAY 18, 2018.

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 EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET OF N 05° 06' 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 528, COLUMBIA, SC 29202.
2. REFERENCE THIS PROPERTY AS PARCEL ID: 415-03417 OF THE TOWN OF STURBRIDGE, MA ASSESSORS MAPS.
3. DEED REFERENCE IS BOOK 46520, PAGE 177, AND BOOK 28154, PAGE 215. AS RECORDED AT THE WORCESTER COUNTY REGISTRY OF DEEDS.
4. THE TOTAL AREA OF THIS PARCEL IS 629,251 SQUARE FEET OR 14.446 ACRES.
5. TABLE A ITEM 16 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. TABLE A ITEM 17 - THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. NO EVIDENCE OF A CEMETERY WAS OBSERVED ON THE SUBJECT PROPERTY.
8. NO UNDERGROUND UTILITIES WERE OBSERVED AT THE TIME OF THE SURVEY.
9. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO MAIN STREET AND FAIRVIEW PARK ROAD BOTH PUBLIC STREETS.
10. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY.
11. THE PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT-OF-WAY.
12. THE CURRENT ZONING ALLOWS FOR THE CURRENT USE.
13. THE PROPERTY DOES NOT CONTAIN SEPARATE TRACTS OR PARCELS.
14. THERE ARE NO GAPS OR GORES BETWEEN THE SURVEYED BOUNDARY OF THE PROPERTY AND THE EXISTING RIGHT-OF-WAY LINES OF MAIN STREET AND FAIRVIEW PARK ROAD.

Table with columns for Job Number, Scale, Date, Revision History, Client Comments, Drawn By, and Approved By.

SURVEYOR'S CERTIFICATE

TO: Cornerstone Bank, Adams and Reese LLP, Dragonfly Ibis Sturbridge LLC, Old Republic National Title Insurance Company and AEI Consultants

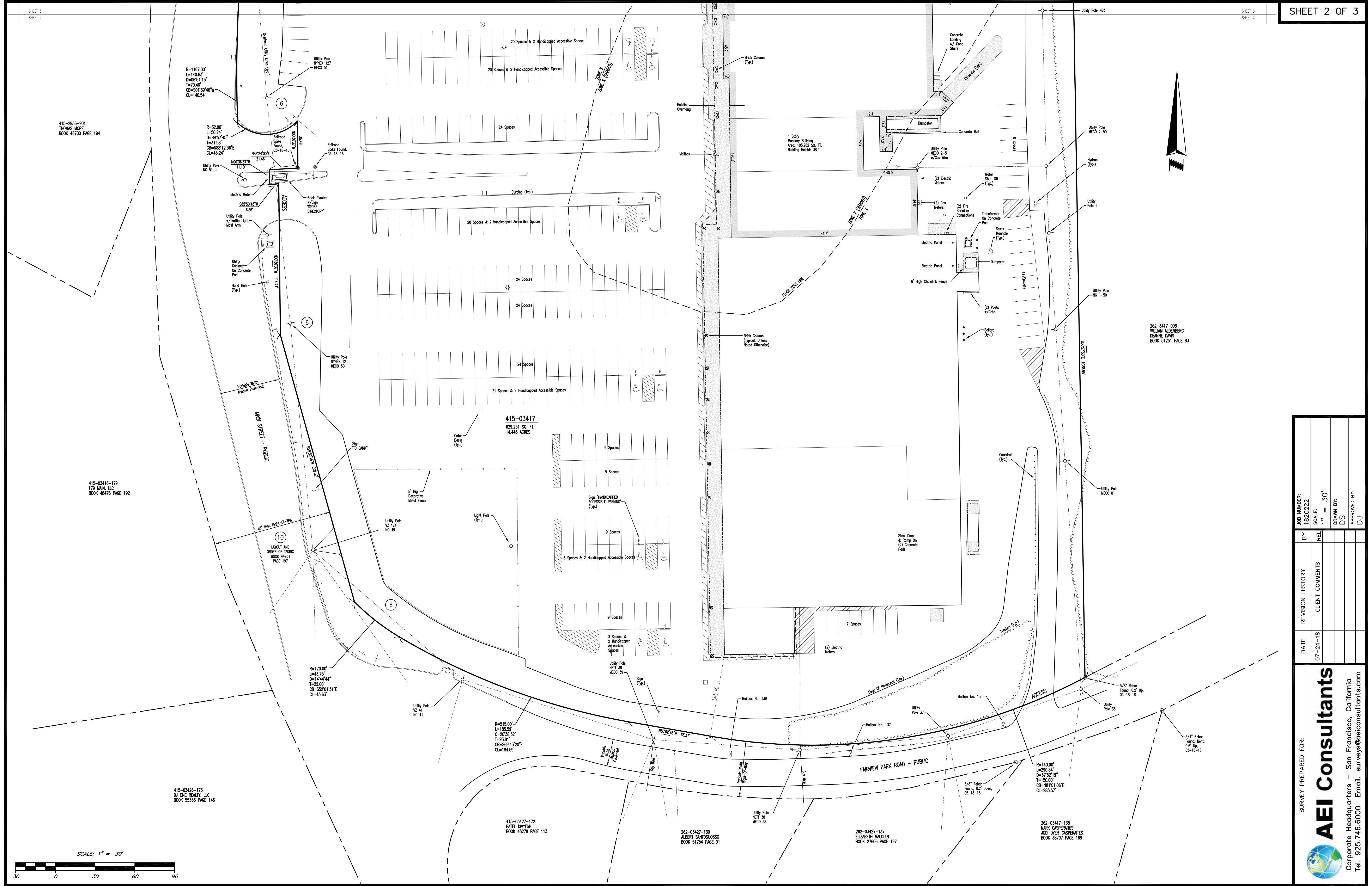
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17 and 20 of Table A thereof.

The fieldwork was completed on May 18, 2018.
Date of Plat or Map: May 29, 2018

Signature of Raymond P. Shea, Registered Land Surveyor No. 33192, State of Massachusetts, dated Jul 24, 2018.

HOLDEN ENGINEERING & SURVEYING, Inc. logo and contact information: 9 Constitution Drive, Bedford, NH 03110, Tel: 925.746.6000.

AEI Consultants logo and contact information: Corporate Headquarters - San Francisco, California, Tel: 925.746.6000.



415-2956-201
THOMAS MORE
BOOK 46700 PAGE 194

415-03416-179
179 MAIN, LLC
BOOK 48476 PAGE 192

415-03426-173
DJ ONE REALTY, LLC
BOOK 53336 PAGE 146

415-03427-172
PATEL DIVESH
BOOK 45278 PAGE 113

262-03427-139
ALBERT SANTOSUSSO
BOOK 51754 PAGE 91

262-03427-137
ELIZABETH MAQUIN
BOOK 27606 PAGE 197

262-03417-135
MARK CASPERITES
JUDI DYER-CASPERITES
BOOK 36797 PAGE 169

262-3417-098
WILLIAM ALLENBERG
DEANNE DAVIS
BOOK 51251 PAGE 83

DATE	REVISION HISTORY	BY	JOB NUMBER
07-24-18	CLIENT COMMENTS	REL	1820222
			SCALE: 1" = 30'
			DRAWN BY: DS
			APPROVED BY: DJ

SURVEY PREPARED FOR:

AEI Consultants

Corporate Headquarters - San Francisco, California
Tel. 925.746.6000 Email. surveys@aeiconsultants.com

