

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 as 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;
 - Note: 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.

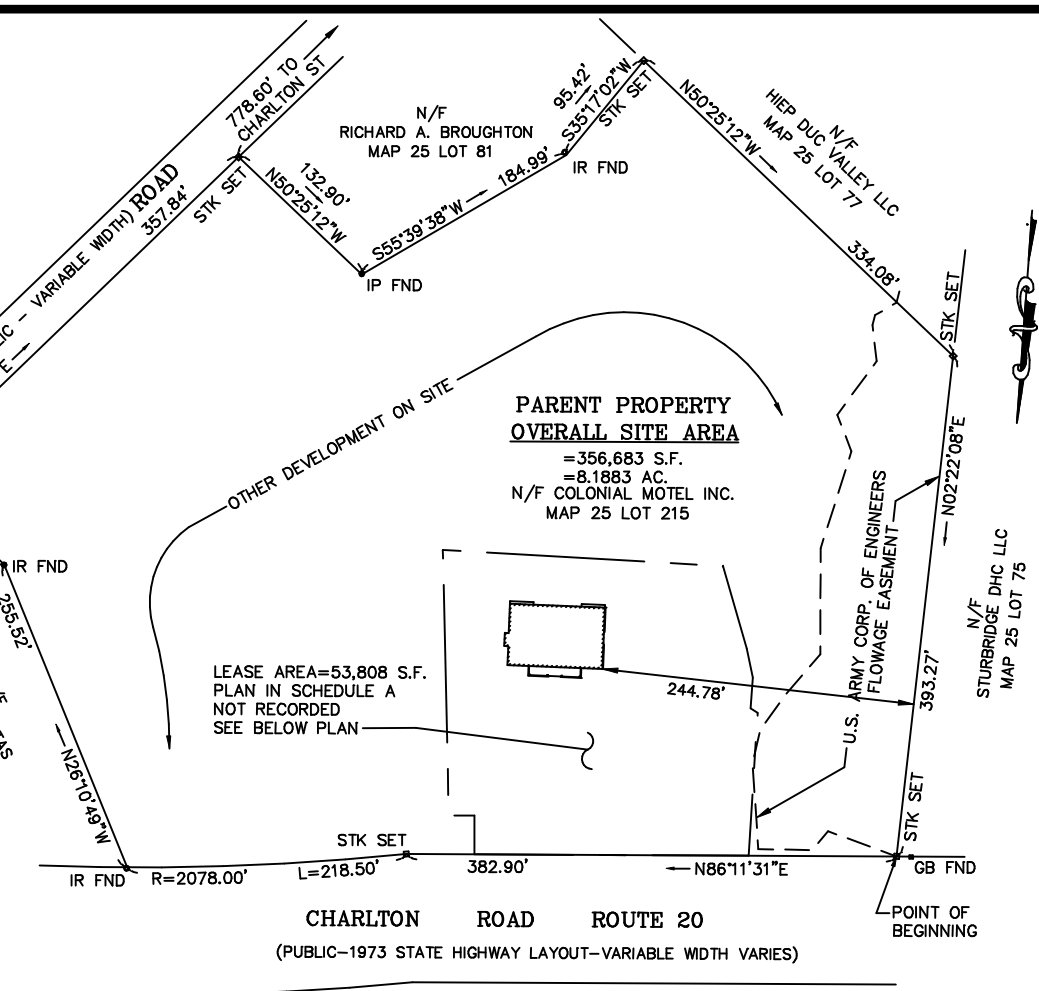
- Decision by the Town of Sturbridge Zoning Board of Appeals dated February 25, 1993 and recorded in Book 15029, Page 291. (affects site - not plottable)

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

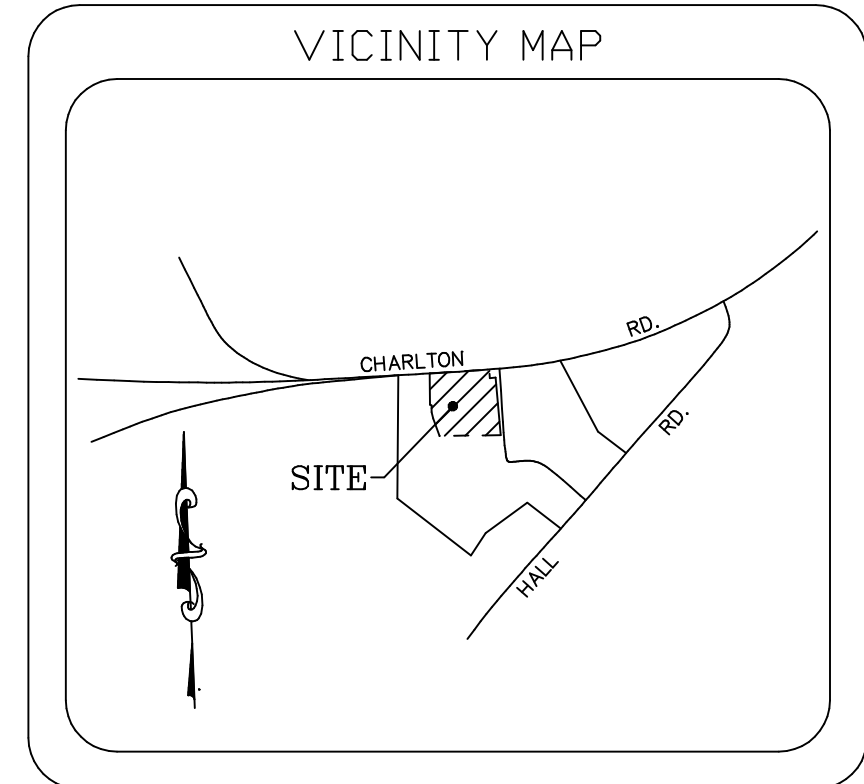
Surveyor's Drawing No.: 10562A01
 Surveyor's Site Ref: 215 Charlton St., Sturbridge
 Checked by: SES Drawn by: FJO
 GRAPHIC SCALE: 1" = 20'



OVERALL PLAN
SCALE: 1"=150'

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 RETAINING WALL	● FP	FLAG POLE
BCB	BITUMINOUS CONCRETE BERM	● SP	SPOT LIGHT
GC	GRANITE CURB	● DMH	DRAIN MANHOLE
CCW	CEMENT CONCRETE WALK	● WSO	WATER SHUTOFF
BIT. CONC.	BITUMINOUS CONCRETE	○ MC	METAL COVER
P.O.B.	POINT OF BEGINNING	○ CB	CATCH BASIN
CCC	CEMENT CONCRETE CURB	○ GB	GRANITE BOUND
STRW	STONE RETAINING WALL	○ IP	IRON PIPE
● OW	OBSERVATION WELL	○ IR	IRON ROD
CC	CEMENT CONCRETE	○-○	CHAIN LINK FENCE (CLF)
ROH	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

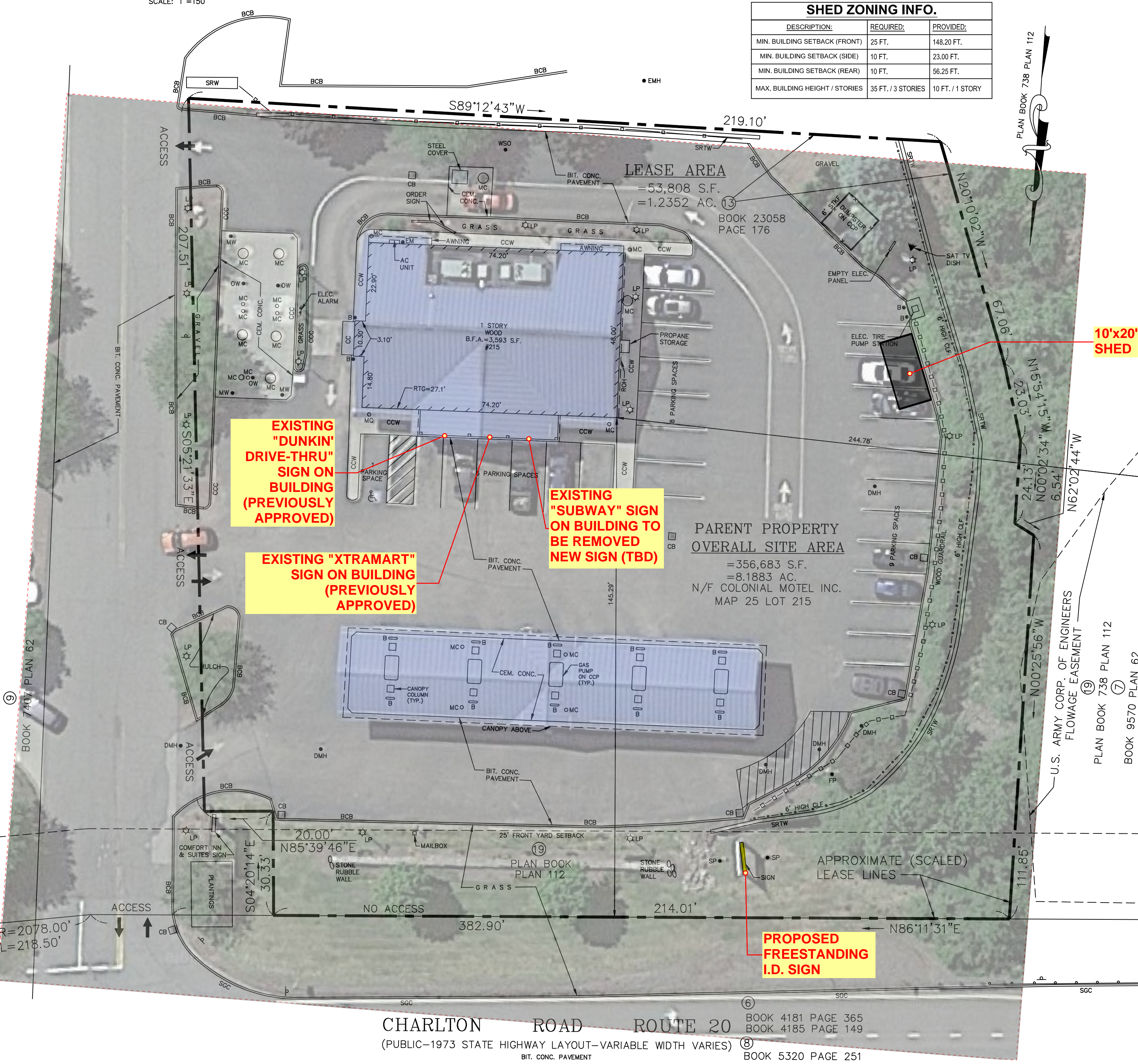
Zoned: CD
 Permitted Use Classification: Commercial District
 Observed Use(s): Gas Station
 Existing site conditions appear (from outside observations) to fall within permitted uses as listed above in the Town of Sturbridge Zoning Regulations Chapter 20 Page 91
 Zoning Regulations are subject to change 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: 22
 Total handicap spaces required: unknown - provided: 1
 Total combined spaces required: unknown - provided: 23

SHED ZONING INFO.

DESCRIPTION	REQUIRED	PROVIDED
MIN. BUILDING SETBACK (FRONT)	25 FT.	148.20 FT.
MIN. BUILDING SETBACK (SIDE)	10 FT.	23.00 FT.
MIN. BUILDING SETBACK (REAR)	10 FT.	66.25 FT.
MAX. BUILDING HEIGHT / STORES	35 FT. / 3 STORES	10 FT. / 1 STORY



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