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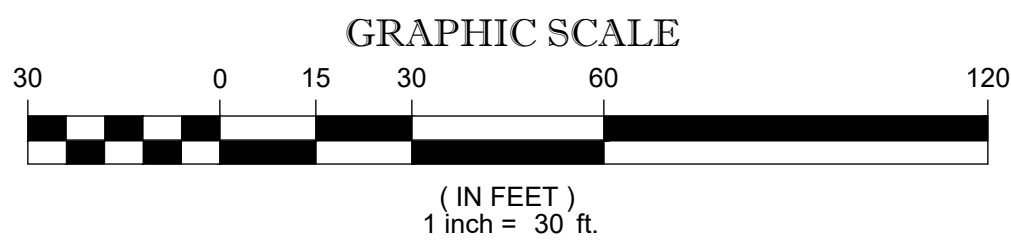
- LEGEND
- 124 EXISTING CONTOUR
  - 125 EXISTING SPOT ELEVATION
  - 121.45 EXISTING TOP OF CURB ELEVATION
  - 121.45 EXISTING GUTTER ELEVATION
  - 122.95 EXISTING BOTTOM OF WALL ELEVATION
  - 121.45 EXISTING FINISHED FLOOR ELEVATION
  - HYDRANT
  - WATER VALVE
  - PRESSURE INDICATOR VALVE
  - GAS VALVE
  - GAS METER
  - APPROX. LOC. UNDERGROUND DRAINAGE LINE
  - APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
  - APPROX. LOC. UNDERGROUND TELEPHONE LINE
  - APPROX. LOC. UNDERGROUND WATER LINE
  - APPROX. LOC. UNDERGROUND GAS LINE
  - APPROX. LOC. UNDERGROUND SANITARY SEWER FORCE MAIN
  - AREA LIGHT
  - CLEAN OUT
  - SIGN
  - BOLLARD
  - EDGE OF PAVEMENT
  - LANDSCAPED AREA
  - TYPICAL
  - DMH DRAINAGE/STORM MANHOLE
  - EMH ELECTRIC MANHOLE
  - TMH TELEPHONE MANHOLE
  - SMH SANITARY/SEWER MANHOLE
  - CB CATCH BASIN OR INLET
  - TR TREE & TRUNK SIZE
  - PARKING SPACE COUNT
  - DWP DETECTABLE WARNING PAD
  - SWL SOLID WHITE LINE
  - HT HEIGHT
  - BLDG BUILDING
  - BFP BUILDING FOOTPRINT AREA
  - GRT GRATE ELEVATION
  - NFV NOT FIELD VERIFIED
  - UTO UNABLE TO OPEN
  - [PARCEL 1] COMMITMENT FOR TITLE INSURANCE SCHEDULE "A", EXHIBIT "A" PARCEL
  - # TITLE REPORT EXCEPTION

UTILITIES:  
THE FOLLOWING COMPANIES WERE NOTIFIED BY MA ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.  
SERIAL NUMBER(S): 20191203291

UTILITY COMPANY  
VERIZON  
COMCAST-PEMBROKE  
NATIONAL GRID ELECTRIC-MASS ELECTRIC  
LIGHT TOWER  
NATIONAL GRID-BOSTON  
WEYMOUTH PUBLIC WORKS DEPARTMENT

PHONE NUMBER  
(800) 922-0204  
(800) 934-6489  
(800) 322-3223  
(855) 913-4237  
(800) 233-5325  
(781) 337-5100

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



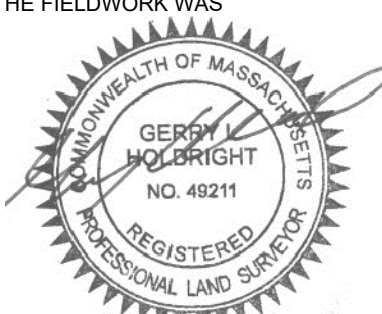
SEE SHEET 2 OF 2 FOR NOTES AND SURVEYOR COMMENTS TO EXCEPTIONS

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
3	REVISED TO SHOW DISTRICT & OVERLAY ZONES	-	S.P.P.	GL.H.	12-28-2020
2	REVISED PER RECEIPT OF TITLE COMMITMENT	-	S.P.P.	GL.H.	10-09-2019
1	REVISED PER CLIENT'S COMMENTS	-	D.L.M.	GL.H.	04-17-2019

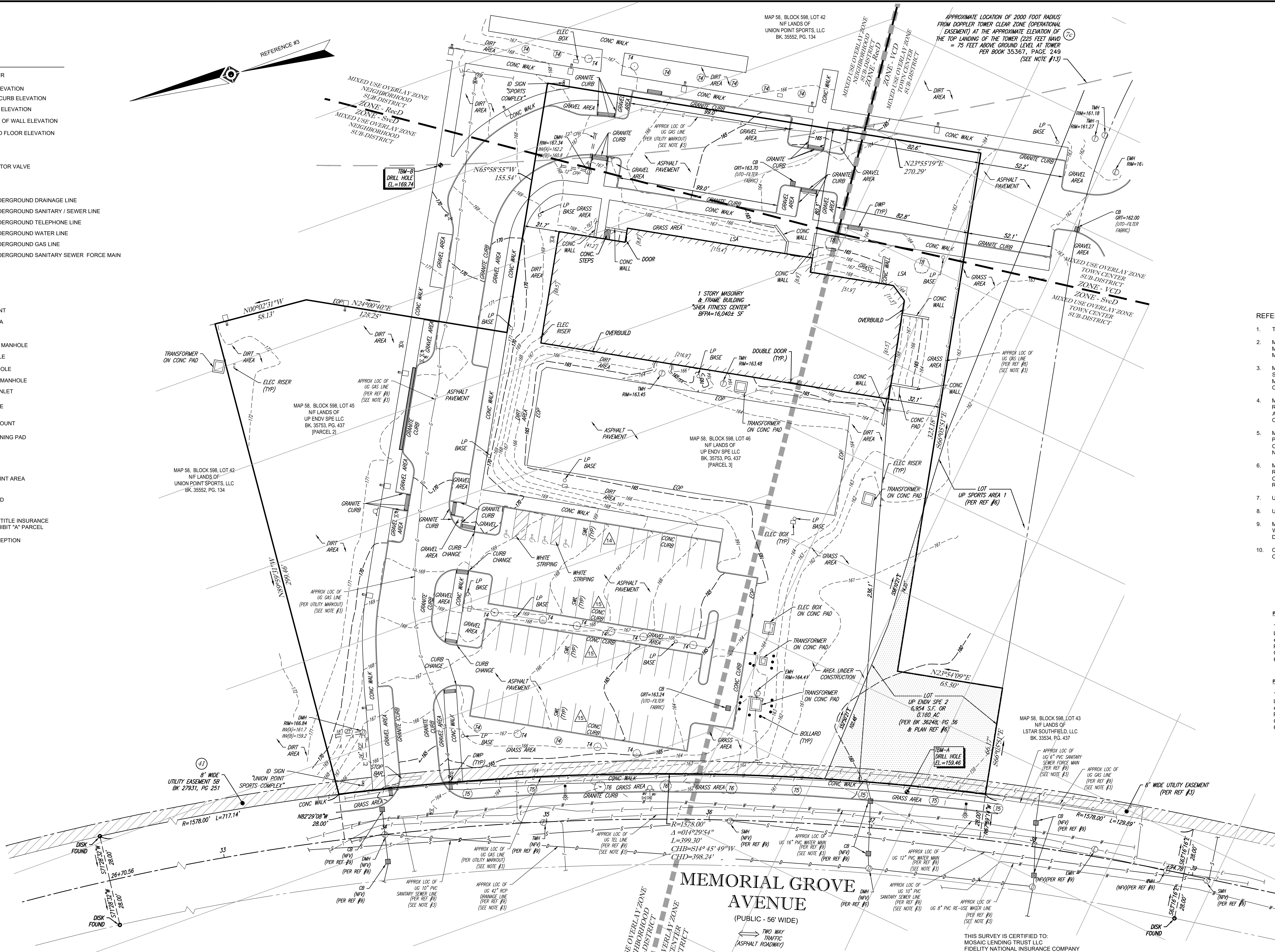
THIS SURVEY IS CERTIFIED TO:  
MOSAIC LENDING TRUST LLC  
FIDELITY NATIONAL INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS 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 INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 27, 2019.

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



FIELD DATE 3-25-19	ALTA/NSPS LAND TITLE SURVEY
FIELD BOOK NO. 19-1 MA	MOSAIC LENDING TRUST LLC
FIELD BOOK PGS. 129	0 MEMORIAL GROVE AVENUE
FIELD CREW S.B.H.	TOWN OF WEYMOUTH, NORFOLK COUNTY
DRAWN: D.L.M.	COMMONWEALTH OF MASSACHUSETTS
REVIEWED: J.R.Z.	CONTROL POINT ASSOCIATES, INC.
APPROVED: G.L.H.	352 TURNPIKE ROAD SOUTH BOKROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX
DATE 4-05-2019	FILE NO. 03-190042-00
SCALE 1"=30'	DWG. NO. 1 OF 2



- REFERENCES:
- THE TAX ASSESSOR'S MAP OF WEYMOUTH, NORFOLK COUNTY, MAP 58.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NORFOLK COUNTY, MASSACHUSETTS PANEL 237 OF 430," MAP NUMBER 25021C0237E, MAP EFFECTIVE DATE: JULY 17, 2012.
  - MAP ENTITLED "APPROVAL-NOT-REQUIRED PLAN OF LAND PROPOSED GYM & RESTAURANT SITES UNION POINT SOUTH WEYMOUTH, MA," PREPARED BY SMC SURVEYING AND MAPPING CONSULTANTS, DATED AUGUST 11, 2017, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 661, PAGE 43.
  - MAP ENTITLED "PLAN OF ACCEPTANCE MEMORIAL GROVE AVENUE SHOWING RIGHT-OF-WAY AND EASEMENTS NAS SOUTH WEYMOUTH," PREPARED BY SMC SURVEYING AND MAPPING CONSULTANTS, DATED MAY 13, 2010, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 601, PAGE 69.
  - MAP ENTITLED "APPROVAL-NOT-REQUIRED PLAN OF LAND RECREATION COMPLEX UNION POINT SOUTH WEYMOUTH, MA," PREPARED BY SMC SURVEYING AND MAPPING CONSULTANTS, DATED APRIL 12, 2017, LAST REVISED APRIL 19, 2017, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 658, PAGE 68.
  - MAP ENTITLED "GRANT OF RESTRICTION PLAN OF LAND UNION POINT, ABINGTON, ROCKLAND & WEYMOUTH, MA," PREPARED BY SMC SURVEYING AND MAPPING CONSULTANTS, DATED FEBRUARY 27, 2018, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 674, PAGE 14.
  - UNDERGROUND ELECTRICAL MAPPING PROVIDED BY NATIONAL GRID.
  - UNDERGROUND GAS MAPPING PROVIDED BY NATIONAL GRID.
  - MAP ENTITLED "SOUTHFIELD PHASE 1A MEMORIAL GROVE AVENUE UTILITY AS-BUILT PLAN WEYMOUTH, MASSACHUSETTS," PREPARED BY BOSTON EARTH & INFRASTRUCTURE, DATED SEPTEMBER 10, 2008, HAVING A FILE NUMBER 688-B, SHEET 5 OF 18.
  - CAD FILE DEPICTING LOCATION OF ZONING DISTRICTS AND SUB-DISTRICTS PROVIDED BY CLIENT

SCHEDULE "A", EXHIBIT "A" - LEGAL DESCRIPTION

PARCEL 2 (Weymouth, Norfolk County, MA)

That certain parcel of land in Weymouth, Norfolk County, Massachusetts, being shown as Lot A (Proposed Restaurant Lot) (51,873 sq. ft. +/-, 1.191 AC. +/-) on a plan entitled "Approval-Not-Required Plan of Land Proposed Gym & Restaurant Sites, Union Point, South Weymouth, MA," dated August 11, 2017, prepared by Survey and Mapping Consultants, Inc., and recorded with the Norfolk County Registry of Deeds in Plan Book 661, Plan 43.

PARCEL 3 (Weymouth, Norfolk County, MA)

That certain parcel of land in Weymouth, Norfolk County, Massachusetts, being shown as Lot B (Proposed Gym Lot) (99,054 sq. ft. +/-, 2.274 AC. +/-) on a plan entitled "Approval-Not-Required Plan of Land Proposed Gym & Restaurant Sites, Union Point, South Weymouth, MA," dated August 11, 2017, prepared by Survey and Mapping Consultants, Inc., and recorded with the Norfolk County Registry of Deeds in Plan Book 661, Plan 43.

SITE

LOCUS MAP  
© 2013 ESRI WORLD STREET MAPS  
NOT TO SCALE



CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECT OR WORKING DRAWING. THIS DOCUMENT IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS LOANED TO THE CLIENT FOR THE PURPOSE OF THE PROJECT ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.

NOTES:

1. PROPERTY KNOWN AS LOTS 45 & LOT 46 AS SHOWN ON THE TOWN OF WEYMOUTH, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 58.
2. AREA = 150,954 SQUARE FEET OR 3.465 ACRES.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPERLY TRAINED COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. 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.
5. THIS SURVEY WAS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE. INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, HAVING OFFICE NO. 17-0320NR-FN, WITH A POLICY DATE OF JANUARY 22, 2018, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - PART I & SCHEDULE B - PART 2:
- EXCEPTIONS 1-6, 14, 17, 18, 21, 37, 38, 39, 48 ARE NOT SURVEY RELATED HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.
- EXCEPTIONS 43, 68 & 69 RELATE TO PARCELS 5 & 6 OF THE TITLE COMMITMENT WHICH ARE NOT PARTS OF THE SURVEYED LAND SHOWN HEREON.
- EXCEPTION 64 RELATES TO PARCELS 1 & 4 OF THE TITLE COMMITMENT WHICH ARE NOT PARTS OF THE SURVEYED LAND SHOWN HEREON.

7. RIGHTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, AND EASEMENTS SET FORTH IN THE FOLLOWING DEEDS:

- a DEED FROM THE UNITED STATES OF AMERICA, ACTING THROUGH THE SECRETARY OF THE NAVY, TO SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION DATED MAY 13, 2003, AND RECORDED IN BOOK 18917, PAGE 205, AND RECORDED WITH PLYMOUTH IN BOOK 25150, PAGE 1, AS AFFECTED BY NOTICE REGARDING RESERVATIONS OF TERMINAL DOPPLER WEATHER RADAR EASEMENTS DATED AUGUST 2, 2017 AND RECORDED IN BOOK 35387, PAGE 249. [FOST 1] - PARCELS 2 & 3 APPEAR NOT INCLUDED WITHIN THE AFFECTED LANDS
- b DEED FROM THE UNITED STATES OF AMERICA, ACTING THROUGH THE SECRETARY OF THE NAVY, TO SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION DATED MAY 13, 2003, AND RECORDED IN BOOK 18918, PAGE 1, AS AFFECTED BY NOTICE OF MODIFICATION OF INTERIM COVENANTS AND RESTRICTIONS BY UNITED STATES OF AMERICA, DATED FEBRUARY 23, 2010 AND RECORDED WITH NORFOLK IN BOOK 27494, PAGE 144, AS AFFECTED BY NOTICE REGARDING RESERVATIONS OF TERMINAL DOPPLER WEATHER RADAR EASEMENTS DATED AUGUST 2, 2017 AND RECORDED IN BOOK 35387, PAGE 249. [FOST 2] - PARCELS 2 & 3 APPEAR NOT INCLUDED WITHIN THE AFFECTED LANDS
- c DEED FROM THE UNITED STATES OF AMERICA, ACTING THROUGH THE SECRETARY OF THE NAVY, TO SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION DATED DECEMBER 15, 2011, RECORDED WITH NORFOLK IN BOOK 29453, PAGE 277 AND RECORDED WITH PLYMOUTH IN BOOK 40737, PAGE 1, AS AFFECTED BY NOTICE REGARDING RESERVATIONS OF TERMINAL DOPPLER WEATHER RADAR EASEMENTS DATED AUGUST 2, 2017 AND RECORDED IN BOOK 35387, PAGE 249. SEE ALSO "PROPERTY BOUNDARY SURVEY (F.O.S.T. NOS. 58, 5C & 6) NAVAL AIR STATION, SOUTH WEYMOUTH" BY SURVEYING AND MAPPING CONSULTANTS, INC. DATED NOVEMBER 4, 2011, RECORDED WITH NORFOLK IN PLAN BOOK 611, PAGE 80, AND RECORDED WITH PLYMOUTH IN PLAN BOOK 56, PAGE 1135 [FOST 5B-1] - PARCELS 2 & 3 APPEAR NOT INCLUDED WITHIN THE AFFECTED LANDS DO FALLS WITHIN THE 2000 FOOT RADIUS DOPPLER RADAR EASEMENT
- d DEED FROM THE UNITED STATES OF AMERICA, ACTING THROUGH THE SECRETARY OF THE NAVY, TO SOUTHFIELD REDEVELOPMENT AUTHORITY DATED SEPTEMBER 29, 2015, RECORDED WITH NORFOLK IN BOOK 33534, PAGE 207 AND RECORDED WITH PLYMOUTH IN BOOK 46118, PAGE 42. SEE ALSO "PROPERTY BOUNDARY SURVEY (F.O.S.T. NOS. 58, 5B & 6) NAVAL AIR STATION, SOUTH WEYMOUTH" BY SURVEYING AND MAPPING CONSULTANTS, INC. DATED NOVEMBER 4, 2011, RECORDED WITH NORFOLK IN PLAN BOOK 611, PAGE 80, AND RECORDED WITH PLYMOUTH IN PLAN BOOK 56, PAGE 1135 [FOST 6A-1] - PARCELS 2 & 3 APPEAR NOT INCLUDED WITHIN THE AFFECTED LANDS
- e DEED FROM SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION TO LNR SOUTH SHORE, LLC, DATED JUNE 23, 2006, RECORDED WITH NORFOLK IN BOOK 23803, PAGE 372, AND RECORDED WITH PLYMOUTH IN BOOK 32196, PAGE 21. [FOST 1] - PARCELS 2 & 3 APPEAR NOT INCLUDED WITHIN THE AFFECTED LANDS
- f DEED FROM SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION TO LNR SOUTH SHORE, LLC, DATED JUNE 23, 2006, RECORDED IN BOOK 23803, PAGE 405 AND RECORDED WITH PLYMOUTH IN BOOK 32218, PAGE 54. [FOST 2] - PARCELS 2 & 3 APPEAR NOT INCLUDED WITHIN THE AFFECTED LANDS
- g DEED FROM SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION DATED AS OF DECEMBER 15, 2011, RECORDED WITH NORFOLK IN BOOK 29453, PAGE 28 AND RECORDED WITH PLYMOUTH IN BOOK 40759, PAGE 316. [FOST 5B-1] - PARCELS 2 & 3 APPEAR NOT INCLUDED WITHIN THE AFFECTED LANDS
- h DEED FROM SOUTHFIELD REDEVELOPMENT AUTHORITY TO LSTAR SOUTHFIELD LLC DATED AS OF SEPTEMBER 29, 2015, RECORDED WITH NORFOLK AT BOOK 33534, PAGE 330 AND WITH PLYMOUTH AT BOOK 46118, PAGE 168 [FOST 6A-1] - PARCELS 2 & 3 APPEAR NOT INCLUDED WITHIN THE AFFECTED LANDS
8. INTENTIONALLY DELETED.
9. INTENTIONALLY DELETED.
10. BILL OF SALE FOR UTILITIES FROM THE UNITED STATES OF AMERICA, ACTING THROUGH THE SECRETARY OF THE NAVY, TO SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION DATED DECEMBER 15, 2011 AND RECORDED WITH NORFOLK IN BOOK 29454, PAGE 199, AND RECORDED WITH PLYMOUTH IN BOOK 40738, PAGE 35. - PARCELS 2 & 3 APPEAR NOT INCLUDED WITHIN THE AFFECTED LANDS.
11. BILL OF SALE FOR UTILITY SYSTEMS FROM SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION TO LNR SOUTH SHORE, LLC DATED DECEMBER 15, 2011 AND RECORDED WITH NORFOLK IN BOOK 29455, PAGE 80, AND RECORDED WITH PLYMOUTH IN BOOK 40740, PAGE 34. - PARCELS 2 & 3 APPEAR TO BE NOT INCLUDED WITHIN THE AFFECTED LANDS.
12. AGREEMENT GRANTING RECIPROCAL EASEMENTS BETWEEN SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION AND THE UNITED STATES OF AMERICA, ACTING THROUGH THE SECRETARY OF THE NAVY, DATED MAY 13, 2003, RECORDED WITH NORFOLK IN BOOK 18919, PAGE 1, AND RECORDED WITH PLYMOUTH IN BOOK 25152, PAGE 1. [INCLUDES FUTURE ACQUIRED PARCELS] AS AFFECTED BY:
- a AFFIDAVIT AND CERTIFICATE UNDER MGL CH. 183 SEC. 58, DATED MARCH 19, 2010, RECORDED WITH NORFOLK IN BOOK 27541, PAGE 484, AND RECORDED WITH PLYMOUTH IN BOOK 35343, PAGE 1.
- b AMENDMENT TO AGREEMENT GRANTING RECIPROCAL EASEMENTS DATED DECEMBER 15, 2011 RECORDED WITH NORFOLK IN BOOK 29454, PAGE 324 AND RECORDED WITH PLYMOUTH IN BOOK 40739, PAGE 1. [FOST 5, 5A, 5B-1, 5B-2]
- c SECOND AMENDMENT TO AGREEMENT GRANTING RECIPROCAL EASEMENTS DATED SEPTEMBER 25, 2013, RECORDED WITH NORFOLK IN BOOK 31788, PAGE 338, AND RECORDED WITH PLYMOUTH IN BOOK 43659, PAGE 154.
- d THIRD AMENDMENT TO AGREEMENT GRANTING RECIPROCAL EASEMENTS, DATED SEPTEMBER 29, 2015, RECORDED WITH NORFOLK AT BOOK 33534, PAGE 319. [FOST 6A-1]
- DOES NOT APPEAR TO AFFECT PARCELS 2 OR 3
13. AGREEMENT GRANTING RECIPROCAL EASEMENTS BY AND BETWEEN SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION AND LNR SOUTH SHORE, LLC, DATED JUNE 23, 2006, RECORDED WITH NORFOLK IN BOOK 23803, PAGE 431 AND RECORDED WITH PLYMOUTH IN BOOK 32916, PAGE 68, AS AFFECTED BY:
- a AMENDMENT TO AGREEMENT GRANTING RECIPROCAL EASEMENTS BY AND BETWEEN SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION AND LNR SOUTH SHORE, LLC DATED DECEMBER 15, 2011 AND RECORDED WITH NORFOLK IN BOOK 29455, PAGE 215, AND RECORDED WITH PLYMOUTH IN BOOK 40740, PAGE 159.
- b SECOND AMENDMENT TO AGREEMENT GRANTING RECIPROCAL EASEMENTS DATED SEPTEMBER 25, 2013, RECORDED WITH NORFOLK IN BOOK 31788, PAGE 409 AND RECORDED WITH PLYMOUTH IN BOOK 43659, PAGE 220.
- c THIRD AMENDMENT TO AGREEMENT GRANTING RECIPROCAL EASEMENTS DATED AS OF JANUARY 14, 2015, RECORDED WITH NORFOLK IN BOOK 32838, PAGE 113 AND RECORDED WITH PLYMOUTH IN BOOK 46118, PAGE 193.
- d FOURTH AMENDMENT TO AGREEMENT GRANTING RECIPROCAL EASEMENTS DATED AS OF SEPTEMBER 29, 2015, RECORDED WITH NORFOLK IN BOOK 33534, PAGE 360 AND RECORDED WITH PLYMOUTH IN BOOK 46118, PAGE 193.
- e FIFTH AMENDMENT TO AGREEMENT GRANTING RECIPROCAL EASEMENTS DATED AS OF SEPTEMBER 22, 2017, RECORDED WITH NORFOLK IN BOOK 35463, PAGE 260, AND RECORDED WITH PLYMOUTH IN BOOK 48958, PAGE 143.
- DOES NOT APPEAR TO AFFECT PARCELS 2 OR 3
15. INTENTIONALLY LEFT BLANK.

16. INTENTIONALLY LEFT BLANK.

19. INTENTIONALLY DELETED.

20. INTENTIONALLY DELETED.

22. INTENTIONALLY DELETED.

23. INTENTIONALLY DELETED.

24. INTENTIONALLY DELETED.

25. GRANT OF EASEMENT TO MASSACHUSETTS ELECTRIC COMPANY DATED SEPTEMBER 11, 2008, RECORDED WITH NORFOLK IN BOOK 25158, PAGE 185 AS AFFECTED BY:

- a WAIVER OF SELF-HELP RIGHTS UNDER AGREEMENT GRANTING RECIPROCAL EASEMENTS DATED NOVEMBER 24, 2008, RECORDED WITH NORFOLK IN BOOK 26289, PAGE 499.
- b FIRST AMENDMENT TO GRANT OF EASEMENT DATED MAY 4, 2011 AND RECORDED WITH NORFOLK IN BOOK 28764, PAGE 190.
- c SECOND AMENDMENT EASEMENT DATED AUGUST 23, 2011 AND RECORDED WITH NORFOLK IN BOOK 29218, PAGE 470.
- d THIRD AMENDMENT TO GRANT OF EASEMENT TO GRANT OF EASEMENT DATED FEBRUARY 2, 2012 AND RECORDED WITH NORFOLK IN BOOK 29650, PAGE 399.
- e FOURTH AMENDMENT TO GRANT OF EASEMENT DATED OCTOBER 25, 2012, RECORDED WITH NORFOLK IN BOOK 30672, PAGE 499.
- f FIFTH AMENDMENT TO GRANT OF EASEMENT DATED MARCH 11, 2013 AND RECORDED WITH NORFOLK IN BOOK 31161, PAGE 269.
- g SIXTH AMENDMENT TO GRANT OF EASEMENT DATED APRIL 18, 2013 AND RECORDED WITH NORFOLK IN BOOK 31295, PAGE 210.
- h SEVENTH AMENDMENT TO GRANT OF EASEMENT DATED AS OF SEPTEMBER 10, 2013 AND RECORDED WITH NORFOLK IN BOOK 31778, PAGE 316.

- i EIGHT AMENDMENT TO GRANT OF EASEMENT BY AND BETWEEN LSTAR SOUTHFIELD LLC AND MASSACHUSETTS ELECTRIC COMPANY DATED MAY 2, 2017, RECORDED WITH NORFOLK IN BOOK 35088, PAGE 163.
- j NINTH AMENDMENT TO GRANT OF EASEMENT BY AND BETWEEN LSTAR SOUTHFIELD LLC AND MASSACHUSETTS ELECTRIC COMPANY DATED SEPTEMBER 11, 2017, RECORDED WITH NORFOLK IN BOOK 35441, PAGE 233.

-RELATIVE TO EXCEPTION 25, A THRU J; OVERHEAD ELECTRICAL SYSTEM SHOWN. UNDERGROUND ELECTRIC EASEMENT AREA EXISTS WITHIN MEMORIAL GROVE DRIVE NOT WITHIN PARCELS 2 OR 3.

26. INTENTIONALLY DELETED.

27. EASEMENT FROM LNR SOUTH SHORE, LLC, TO VERIZON NEW ENGLAND, INC., DATED JANUARY 29, 2008, RECORDED IN BOOK 25016, PAGE 249. NOT ABLE TO PLOT; REFERENCED SKETCH WITHIN DOCUMENT NOT PROVIDED FOR REVIEW. THE LOCATION OF THE EASEMENT IS STATED AS BEING DETERMINED UPON COMPLETION OF FACILITIES BY THE GRANTEE UPON WHICH A PLAN OF THE EASEMENT LOCATION SHALL BE EXECUTED.

28. INTENTIONALLY DELETED.

29. INTENTIONALLY DELETED.

30. INTENTIONALLY DELETED.

31. INTENTIONALLY DELETED.

32. INTENTIONALLY DELETED.

33. GRANT OF EASEMENT FROM LNR SOUTH SHORE, LLC TO BOSTON GAS COMPANY DATED MAY 10, 2011 AND RECORDED WITH NORFOLK IN BOOK 28810, PAGE 149, AS AFFECTED BY:

- a FIRST AMENDMENT TO GRANT OF EASEMENT DATED AUGUST 23, 2011 AND RECORDED WITH NORFOLK IN BOOK 29218, PAGE 463.
- b SECOND AMENDMENT TO GRANT OF EASEMENT DATED FEBRUARY 22, 2012 AND RECORDED WITH NORFOLK IN BOOK 29650, PAGE 391.
- c THIRD AMENDMENT TO GRANT OF EASEMENT DATED MARCH 11, 2013, RECORDED WITH NORFOLK IN BOOK 31167, PAGE 457.
- d FOURTH AMENDMENT TO GRANT OF EASEMENT DATED APRIL 18, 2013, RECORDED WITH NORFOLK IN BOOK 31295, PAGE 217.
- e FIFTH AMENDMENT TO GRANT OF EASEMENT DATED AS OF SEPTEMBER 10, 2013, RECORDED WITH NORFOLK IN BOOK 31778, PAGE 324.

GAS LINE OBSERVED ON PREMISES TO BE IN THE GENERAL LOCATION AS EXHIBITS ATTACHED TO EXCEPTION 33b & 33c. SURVEYOR UNABLE TO DETERMINE IF THIS IS THE EXACT GAS LINE REFERENCED.

34. INTENTIONALLY DELETED.

35. INTENTIONALLY DELETED.

36. TAX CERTIFICATE, INCLUDING AMOUNTS DUE THEREUNDER WHICH MAY CONSTITUTE LIENS, OF SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION, DATED NOVEMBER 18, 2008, RECORDED WITH NORFOLK IN BOOK 26182, PAGE 307. NOT SURVEY RELATED

40. EASEMENT AGREEMENT DATED AS OF AUGUST 12, 2010 BY AND BETWEEN LNR SOUTH SHORE LLC AND SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION, RECORDED WITH NORFOLK IN BOOK 27931, PAGE 199. SEE PLAN IN BOOK 601, PLAN 60. [SHEA DRIVE] - EASEMENT NOT WITHIN PARCELS 2 OR 3

41. EASEMENT AGREEMENT DATED AS OF AUGUST 12, 2010 BY AND BETWEEN LNR SOUTH SHORE LLC AND SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION, RECORDED WITH NORFOLK IN BOOK 27931, PAGE 251. - EASEMENT 5B SHOWN HEREON. OTHER EASEMENTS DESCRIBED ARE NOT A PART OF PARCELS 2 OR 3

42. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS, DATED AS OF AUGUST 31, 2010, INCLUDING AMOUNTS DUE THEREUNDER WHICH MAY CONSTITUTE LIENS, RECORDED WITH NORFOLK IN BOOK 28329, PAGE 157, AS AFFECTED BY:

- a FIRST SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS DATED APRIL 28, 2011 AND RECORDED WITH NORFOLK IN BOOK 28769, PAGE 475.
- b SECOND SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS DATED APRIL 9, 2012 AND RECORDED WITH NORFOLK IN BOOK 30325, PAGE 51.
- c THIRD SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS DATED SEPTEMBER 11, 2012 AND RECORDED WITH NORFOLK IN BOOK 30573, PAGE 552.
- d FOURTH SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS DATED OCTOBER 29, 2012, RECORDED WITH NORFOLK IN BOOK 30659, PAGE 254.
- e FIFTH SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS DATED JUNE 24, 2013 AND RECORDED WITH NORFOLK IN BOOK 31490, PAGE 15.
- f SIXTH SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS DATED AS OF APRIL 21, 2016, AND RECORDED IN BOOK 34038, PAGE 269.
- g SEVENTH SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS DATED AS OF JULY 1, 2016, AND RECORDED IN NORFOLK IN BOOK 34239, PAGE 500.
- h EIGHT SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS DATED AS OF JULY 27, 2016, AND RECORDED IN BOOK 34305, PAGE 160.
- i NINTH SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENT DATED OCTOBER 20, 2017, RECORDED WITH NORFOLK REGISTRY IN BOOK 35535, PAGE 166.

- RELATIVE TO EXCEPTION 42, A THRU I, DESCRIBES LAND AT THE INTERSECTION OF MEMORIAL GROVE AND PARKVIEW; NOT A PART OF PARCELS 2 OR 3

43. GRANT OF RESTRICTION GOLF COURSE RESTRICTION BY AND BETWEEN LNR SOUTH SHORE LLC AND LNR SOUTH SHORE DEVELOPMENT LLC DATED OCTOBER 19, 2010, RECORDED WITH PLYMOUTH IN BOOK 39163, PAGE 220, AS AFFECTED BY:

- q FIRST AMENDED AND RESTATED GRANT OF RESTRICTION GOLF COURSE PARCELS RESTRICTION DATED OCTOBER 22, 2013, RECORDED WITH NORFOLK IN BOOK 32023, PAGE 180 AND RECORDED WITH PLYMOUTH IN BOOK 44100, PAGE 520.

- r SECOND AMENDED AND RESTATED GRANT OF RESTRICTION GOLF COURSE PARCELS RESTRICTION DATED FEBRUARY 26, 2014, RECORDED WITH NORFOLK IN BOOK 32143, PAGE 457 AND RECORDED WITH PLYMOUTH IN BOOK 44171, PAGE 117. [CURRENT LNR OR 7] LAND SHOWN ON PLAN RECORDED WITH NORFOLK AT PLAN BOOK 628, PAGE 98 AND RECORDED WITH PLYMOUTH AT PLAN BOOK 58 [PAGE 539].

-RESTRICTED LANDS NOT A PART OF PARCELS 2 OR 3

44. INTENTIONALLY DELETED.

45. INTENTIONALLY DELETED.

46. RESTRICTION AGREEMENT DATED AS OF APRIL 28, 2011 BY AND BETWEEN LNR SOUTH SHORE, LLC AND SOUTHFIELD COMMONS LLC AND RECORDED WITH NORFOLK IN BOOK 28769, PAGE 565, AS AFFECTED BY:

- s AMENDED AND RESTATED RESTRICTION AGREEMENT BY AND BETWEEN LNR SOUTH SHORE, LLC AND SOUTHFIELD COMMONS LLC, DATED JUNE 24, 2013 AND RECORDED IN NORFOLK IN BOOK 31490, PAGE 104.

- t SECOND AMENDED AND RESTATED RESTRICTION AGREEMENT BY AND BETWEEN LSTAR SOUTHFIELD LLC AND SOUTHFIELD VILLAGE CENTER LLC DATED JULY 27, 2016 AND RECORDED ON JULY 27, 2016 IN BOOK 34305, PAGE 261.

-RESTRICTED LANDS NOT A PART OF PARCELS 2 OR 3

47. INTENTIONALLY DELETED.

49. INTENTIONALLY DELETED.

50. INTENTIONALLY DELETED.

51. FENCING, TRASH AND STAGING AGREEMENT DATED JUNE 24, 2013 BY AND BETWEEN LNR SOUTH SHORE, LLC AND SOUTHFIELD COMMONS LLC, RECORDED WITH NORFOLK IN BOOK 31490, PAGE 70. - DESCRIBED LAND IS NOT A PART OF PARCEL 2 OR 3.

52. INTENTIONALLY DELETED.

53. INTENTIONALLY DELETED.

54. INTENTIONALLY DELETED.

55. INTENTIONALLY DELETED.

56. INTENTIONALLY DELETED.

57. INTENTIONALLY DELETED.

58. INTENTIONALLY DELETED.

59. INTENTIONALLY DELETED.

60. INTENTIONALLY DELETED.

61. INTENTIONALLY DELETED.

62. INTENTIONALLY DELETED.

63. INTENTIONALLY DELETED.

64. LAYOUT AND ORDER OF TAKING FOR THE ALTERATION OF MAIN STREET (ROUTE 18) BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, DATED SEPTEMBER 28, 2016, RECORDED WITH NORFOLK IN BOOK 34600, PAGE 1. - FEE TAKINGS' 18-230 & 18-158; EASEMENT TAKINGS 18-D-PUE 17, 18-D-PUE 12, 18-PUE-02, 18-D-58 & 18-D-45; TEMPORARY EASEMENT TAKINGS 18-TE-175 & 18-TE-172 SHOWN. NOT LOCUS

65. RIGHTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS, IF ANY, EVIDENCED BY "FAA SITE" AND "FAA UTILITY EASEMENT" AS SHOWN ON THAT CERTAIN PLAN RECORDED WITH NORFOLK IN PLAN BOOK 508, PLAN 300 AND RECORDED WITH PLYMOUTH IN PLAN BOOK 46, PLAN 550. DOES NOT APPEAR TO AFFECT PARCELS 2 OR 3

66. INTENTIONALLY DELETED.

67. INTENTIONALLY DELETED.

68. TAKING FOR THE RELOCATION OF UNION STREET DATED AUGUST 8, 1961 AND RECORDED WITH PLYMOUTH IN BOOK 2871, PAGE 421. [PARCELS 5 & 6] NOT LOCUS

69. RIGHTS OF OTHERS IN A 20" SEWER EASEMENT SHOWN ON A PLAN ENTITLED "PLAN OF LAND ASSESSORS PARCELS 18-060 & 18-061 IN ROCKLAND MASSACHUSETTS" DATED SEPTEMBER 25, 2017 AND RECORDED WITH PLYMOUTH IN PLAN BOOK 61, PAGE 637. [PARCELS 5 & 6] NOT LOCUS

6. 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

7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).

TEMPORARY BENCH MARKS SET:

TBM-A: DRILL HOLE SET IN CONCRETE WALKWAY. ELEVATION = 159.46.

TBM-B: DRILL HOLE SET IN CONCRETE WALKWAY. ELEVATION = 169.74.

PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

9. PER CONTRACTUAL AGREEMENT WITH CLIENT, CONTROL POINT ASSOCIATES, INC. ONLY PARCEL 2 AND PARCEL 3 OF RECORD DEED HAVE BEEN SHOWN ON THIS SURVEY.

10. THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.

11. THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT AS EXHIBIT "A" IS THE SAME AS SHOWN ON THE SURVEY.

12. 45 MARKED PARKING SPACES WERE OBSERVED ON SITE (41 REGULAR AND 4 HANDICAP ACCESSIBLE). ADDITIONAL UNMARKED PARKING AREA WERE OBSERVED AS DIMENSIONED HEREON

13. THE APPROXIMATE HORIZONTAL AND VERTICAL LOCATION OF THE 2000 FOOT FROM DOPPLER TOWER CLEAR ZONE IS SHOWN HEREON AS DETERMINED FROM SATELLITE IMAGERY. AN ON THE GROUND SURVEY IS REQUIRED TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LIMITS OF THE ZONE.

14. LOCATION OF ZONING LINES SHOWN ARE PROVIDED BY CLIENT AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

3	REVISED TO SHOW DISTRICT & OVERLAY ZONES	-	S.P.P.	G.L.H.	12-28-2020
2	REVISED PER RECEIPT OF TITLE COMMITMENT	-	S.P.P.	G.L.H.	10-09-2019
1	REVISED PER CLIENT'S COMMENTS	-	D.L.M.	G.L.H.	04-17-2019
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE

THIS SURVEY IS CERTIFIED TO:  
MOSAIC LENDING TRUST LLC  
FIDELITY NATIONAL INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS 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 INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 25, 2019.



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

EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1 (WEYMOUTH, NORFOLK COUNTY, MA) NOT LOCUS

THAT CERTAIN PARCEL OF LAND SHOWN AS "MAINTENANCE EASEMENT #1" ON A PLAN ENTITLED "PLAN OF ACCEPTANCE SHEA DRIVE SHOWING RIGHT-OF-WAY AND EASEMENTS, NAVAL AIR STATION, SOUTH WEYMOUTH" DATED APRIL 8, 2010, PREPARED BY SURVEYING AND MAPPING CONSULTANTS, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AT PLAN BOOK 601, PAGE 60, SAID PARCEL OF LAND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND: THENCE

S89°02'15"E, A DISTANCE OF 418.70 FEET TO A POINT; THENCE TURNING AND RUNNING S89°51'05"E, A DISTANCE OF 140.79 FEET TO A POINT; THENCE TURNING AND RUNNING S89°02'15"E, A DISTANCE OF 213.06 FEET TO A POINT; THENCE TURNING AND RUNNING S89°1'1'35"E, A DISTANCE OF 38.12 FEET TO A POINT; THENCE TURNING AND RUNNING S55°13'28"W, A DISTANCE OF 33.61 FEET TO A POINT; THENCE TURNING AND RUNNING N89°49'22"W, A DISTANCE OF 194.43 FEET TO A POINT; THENCE TURNING AND RUNNING N27°30'38"W, A DISTANCE OF 24.03 FEET TO A POINT; THENCE TURNING AND RUNNING N89°43'54"W, A DISTANCE OF 26.97 FEET TO A POINT; THENCE TURNING AND RUNNING S38°03'51"W, A DISTANCE OF 148.32 FEET TO A POINT; THENCE TURNING AND RUNNING WEST, A DISTANCE OF 479.16 FEET TO A POINT; THENCE TURNING AND RUNNING N01°00'37"W, A DISTANCE OF 85.72 FEET TO A POINT; THENCE TURNING AND RUNNING S89°49'17"E, A DISTANCE OF 20.01 FEET TO A POINT; THENCE TURNING AND RUNNING N00°10'35"E, A DISTANCE OF 40.75 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (WEYMOUTH, NORFOLK COUNTY, MA)

THAT CERTAIN PARCEL OF LAND IN WEYMOUTH, NORFOLK COUNTY, MASSACHUSETTS, BEING SHOWN AS LOT A (PROPOSED RESTAURANT LOT) (51,873 SQ. FT. +/-, 1.191 AC. +/-) ON A PLAN ENTITLED "APPROVAL-NOT-REQUIRED PLAN OF LAND PROPOSED GYM & RESTAURANT SITES, UNION POINT, SOUTH WEYMOUTH, MA", DATED AUGUST 11, 2017, PREPARED BY SURVEY AND MAPPING CONSULTANTS, INC., AND RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 661, PLAN 43.

PARCEL 3 (WEYMOUTH, NORFOLK COUNTY, MA)

THAT CERTAIN PARCEL OF LAND IN WEYMOUTH, NORFOLK COUNTY, MASSACHUSETTS, BEING SHOWN AS LOT B (PROPOSED GYM LOT) (99,054 SQ. FT. +/-, 2.274 AC. +/-) ON A PLAN ENTITLED "APPROVAL-NOT-REQUIRED PLAN OF LAND PROPOSED GYM & RESTAURANT SITES, UNION POINT, SOUTH WEYMOUTH, MA", DATED AUGUST 11, 2017, PREPARED BY SURVEY AND MAPPING CONSULTANTS, INC., AND RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 661, PLAN 43.

PARCEL 4 (WEYMOUTH, NORFOLK COUNTY, MA) NOT LOCUS

A CERTAIN PARCEL OF LAND SITUATED ON THE NAVAL AIR STATION SOUTH WEYMOUTH SHOWN AS FOST 6A SP-19 ON SHEET 2 OF 6 OF A PLAN ENTITLED "PROPERTY BOUNDARY SURVEY (F.O.S.T. NOS. 58, 5C & 6), NAVAL AIR STATION, SOUTH WEYMOUTH" DATED NOVEMBER 4, 2011, PREPARED BY SURVEYING AND MAPPING CONSULTANTS, RECORDED WITH NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 611, PAGE 80, AND WITH PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 56, PAGE 1135, SAID PARCEL BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY CORNER OF SAID PARCEL IN THE EASTERLY SIDELINE OF ROUTE 18, THENCE S90°00'00"E, A DISTANCE OF 150.83 FEET TO A POINT; THENCE TURNING AND RUNNING S33°47'02"E, A DISTANCE OF 89.75 FEET TO A POINT; THENCE TURNING AND RUNNING S01°08'14"E, A DISTANCE OF 86.92 FEET TO