

LOCUS MAP
not to scale

PLAN NO. 879
OF 1994

N/F COOKE
PARCEL 320-021
DB 11508 PG 376
4 RACHAEL CIRCLE

N/F HARDING & MURPHY
PARCEL 320-022
DB 10636 PG 581
6 RACHAEL CIRCLE

N/F SMITH
PARCEL 320-023
DB 10681 PG 633
8 RACHAEL CIRCLE

N/F PISANI
PARCEL 320-024
DB 15863 PG 178
10 RACHAEL CIRCLE

LOT B-211
N/F
IRON MOUNTAIN INFORMATION MANAGEMENT, LLC
PARCEL ID 320-006
DB 32508 PG 480
PLAN NO. 659 OF 1998
77 CONSTITUTION BLVD.

LOT B-21A
653,400± S.F.
=15,000± ACRES
PARCEL ID 320-004
DB 39279 PG 298
PLAN NO. 879 OF 1994
15 LIBERTY WAY

LOT B-2
N/F
101 CONSTITUTION BLVD., LLC
PARCEL ID 320-005
DB 32978 PG 87
PLAN NO. 926 OF 1986
101 CONSTITUTION BLVD.

| LEGEND | |
|--------|--------------------------|
| B | BOLLARD |
| BIT. | BITUMINOUS |
| -D- | CHAIN LINK FENCE |
| DB | UNDERGROUND DRAIN LINE |
| DMV | DEED BOOK |
| ELEV | DRAIN MANHOLE |
| EOP | ELEVATION |
| FES | EDGE OF PAVEMENT |
| FFE | FLARED END SECTION |
| HVD | FINISHED FLOOR ELEVATION |
| INV | FIRE HYDRANT |
| N/F | INVERT |
| RBF | NOW OR FORMERLY |
| -S- | REBAR FOUND |
| SMH | UNDERGROUND SEWER LINE |
| PG | SEWER MANHOLE |
| RCP | PAGE |
| -W- | REINFORCED CONCRETE PIPE |
| WG | UNDERGROUND WATER LINE |
| | WATER GATE |

ZONING DISTRICT
INDUSTRIAL

MINIMUM BUILDING SETBACKS

FRONT=40 FEET
SIDE=30 FEET*
REAR=30 FEET*

* INCREASE BY THE COMMON BUILDING HEIGHT OF THE
STRUCTURE WHEN ABUTTING A RESIDENTIAL USE.

DEED REFERENCES

ATLANTIC OLIVER 15 LIBERTY WAY, LLC
DEED BOOK 39279 PAGE 278

PLAN REFERENCES

PLAN NO. 879 OF 1994
PLAN NO. 878 OF 1994
PLAN NO. 47 OF 1995

NOTES

- THIS SURVEY AND PLAN ARE BASED UPON AN ACTUAL ON THE GROUND INSTRUMENT SURVEY PERFORMED BETWEEN NOVEMBER 2, 2022 AND NOVEMBER 16, 2022.
- LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON, WHETHER THEY ARE PUBLIC OR PRIVATE, WERE NOT MADE PART OF THIS SURVEY.
- ALL FLOWERING PLANTS, SHRUBS, OR TREES MAY NOT BE SHOWN WITHIN LANDSCAPING AREAS. IT IS MEANT FOR ILLUSTRATIVE PURPOSES ONLY AND NOT MEANT AS A COMPLETE INVENTORY OF ALL VEGETATION THAT MAY EXIST. SIZES REFLECT APPROXIMATE TRUNK DIAMETER AT BREAST HEIGHT OR APPROXIMATE DIAMETER OF SHRUB WIDTH.
- THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON EITHER RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, VISUAL INSPECTION OF AVAILABLE ABOVEGROUND STRUCTURES, PHYSICAL SURFACE MARKINGS FOUND, OR DATA PROVIDED BY OTHERS. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
- THE SUBJECT PROPERTY DOES NOT FALL IN A SPECIAL FLOOD HAZARD ZONE AS THE SUBJECT PROPERTY IS PLOTTED BY SCALE ONTO THE FLOOD INSURANCE RATE MAP FOUND AS, COUNTY NORFOLK, TOWN OF FRANKLIN, COMMUNITY TOWN OF FRANKLIN, PANEL 250240 0317E, EFFECTIVE DATE JULY 17, 2012, ZONE "X"
- THE SUBJECT PROPERTY DOES NOT FALL IN THE TOWN OF FRANKLIN'S WATER RESOURCE PROTECTION DISTRICT.

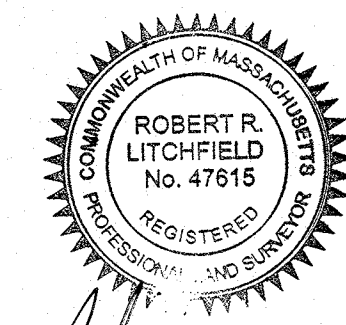
DATUM NOTES

HORIZONTAL DATUM:
MASSACHUSETTS STATE PLANE - MAINLAND ZONE NAD83 (2011) EPOCH 2010.00 - US FEET

VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B) - US FEET

ON-THE-GROUND OBSERVATIONS WERE PERFORMED USING A LEICA TS13 (3") ROBOTIC TOTAL STATION AND WITH A SOKKIA CCK3 GPS RECEIVER USING THE MASSACHUSETTS CONTINUOUSLY OPERATING REFERENCE STATION (MaCORS) RTK NETWORK.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, TITLE 250 CMR 6.00.



ROBERT R. LITCHFIELD, PLS #47615
9/6/23 DATE

| NO | DATE | REVISIONS |
|----|------|-----------|
| | | |
| | | |
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| | | |

DATE: JANUARY 13, 2023
DRAWN: AH/DRC
SCALE: 1"=40'

LIBERTY PARKING EXPANSION

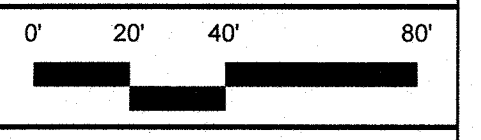
MAP SHEET 320, PARCEL 004
15 LIBERTY WAY
FRANKLIN, MASSACHUSETTS



249 SOUTH STREET, UNIT 1
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

EXISTING CONDITIONS

C-1.0
SHEET 2 OF 8



2081.00

ZONING DISTRICT
 ZONED: INDUSTRIAL
 MINIMUM BUILDING SETBACKS
 FRONT=40 FEET
 SIDE=30 FEET
 REAR=30 FEET
 COOKE
 DEED REFERENCE 320-021
 588-13 376
 ATLANTIC OLIVER 15 LIBERTY WAY
 DEED BOOK 39279 PAGE 278

PLAN REFERENCES
 PLAN NO. 879 OF 1994
 PLAN NO. 878 OF 1994
 PLAN NO. 47 OF 1995

PLAN NOTES:

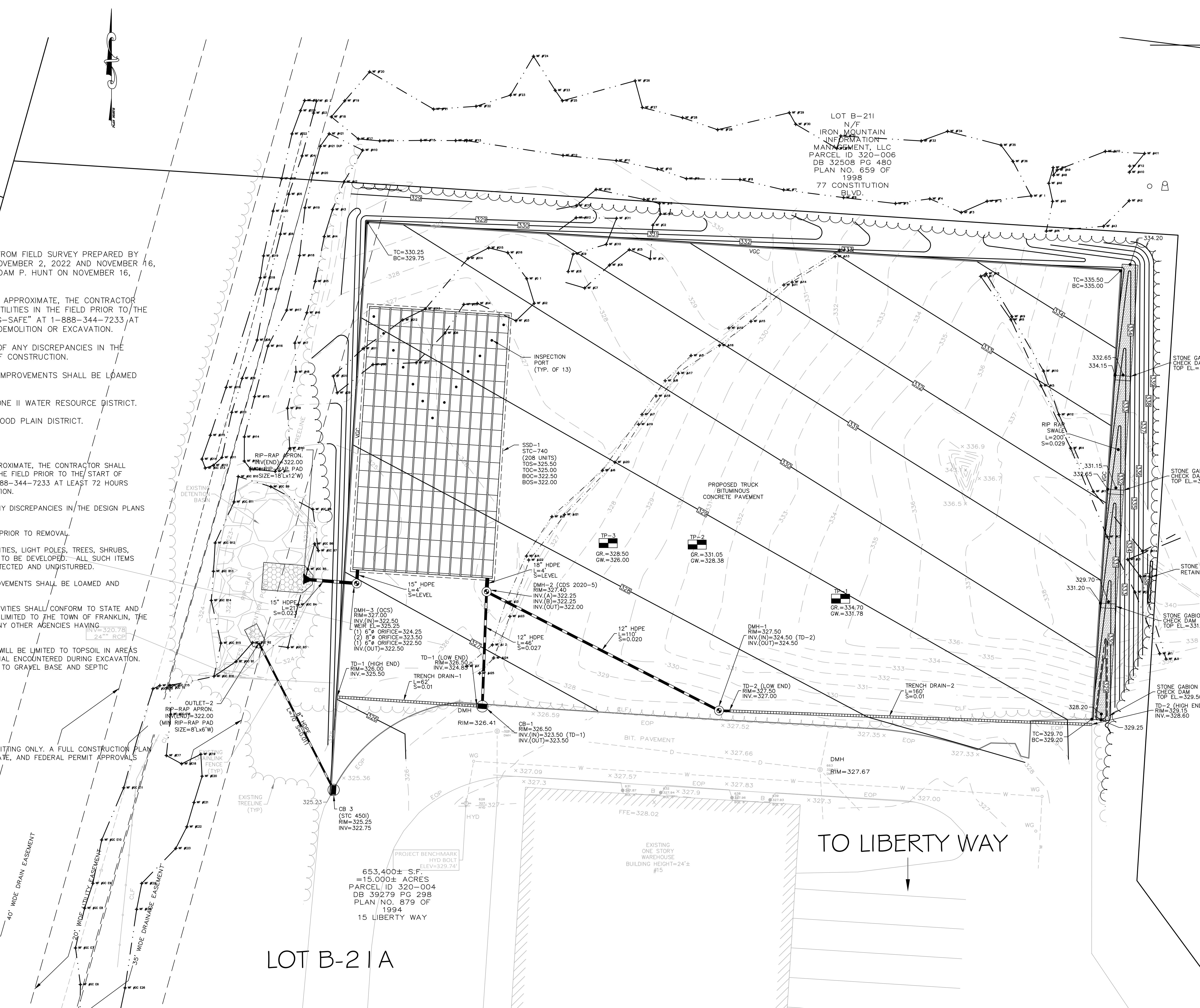
1. EXISTING CONDITIONS WERE OBTAINED FROM FIELD SURVEY PREPARED BY LEVEL DESIGN GROUP, LLC BETWEEN NOVEMBER 2, 2022 AND NOVEMBER 16, 2022. SOIL TESTING COMPLETED BY ADAM P. HUNT ON NOVEMBER 16, 2022.
2. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
4. ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOADED AND SEEDED.
5. THE SITE IS NOT LOCATED WITHIN A ZONE II WATER RESOURCE DISTRICT.
6. THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN DISTRICT.

CONSTRUCTION NOTES:

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
2. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
3. ALL EXISTING PAVEMENT SHALL BE SAWCUT PRIOR TO REMOVAL.
4. ALL EXISTING PAVEMENT, CURB, WALKS, UTILITIES, LIGHT POLES, TREES, SHRUBS, ETC., SHALL BE REMOVED FROM THE AREAS TO BE DEVELOPED. ALL SUCH ITEMS NOT WITHIN THE WORK AREA SHALL BE PROTECTED AND UNDISTURBED.
5. ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOADED AND SEEDED.
6. ALL CONSTRUCTION AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO STATE AND LOCAL REQUIREMENTS. INCLUDING BUT NOT LIMITED TO THE TOWN OF FRANKLIN, THE COMMONWEALTH OF MASSACHUSETTS AND ANY OTHER AGENCIES HAVING JURISDICTION.
7. MATERIAL TO BE EXPORTED FROM THE SITE WILL BE LIMITED TO TOPSOIL IN AREAS TO BE PAVED AND ANY DELETERIOUS MATERIAL ENCOUNTERED DURING EXCAVATION. MATERIAL TO BE EXPORTED WILL BE LIMITED TO GRAVEL BASE AND SEPTIC AGGREGATE.

SITE PLAN NOTES:

1. THIS PLAN SET HAS BEEN ISSUED FOR PERMITTING ONLY. A FULL CONSTRUCTION PLAN SET SHALL BE ISSUED ONCE ALL LOCAL, STATE, AND FEDERAL PERMIT APPROVALS HAVE BEEN GRANTED.



LOT B-211
 N/F
 IRON MOUNTAIN
 INFORMATION
 MANAGEMENT, LLC
 PARCEL ID 320-006
 DB 32508 PG 480
 PLAN NO. 659 OF
 1998
 77 CONSTITUTION
 BLVD

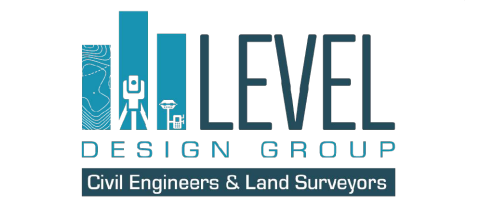
653,400± S.F.
 = 15,000± ACRES
 PARCEL ID 320-004
 DB 39279 PG 298
 PLAN NO. 879 OF
 1994
 15 LIBERTY WAY

| NO | DATE | REVISIONS |
|----|------|-----------|
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DATE: JANUARY 13, 2023
 DRAWN: AH/DRC
 SCALE: 1"=20'

LIBERTY PARKING EXPANSION

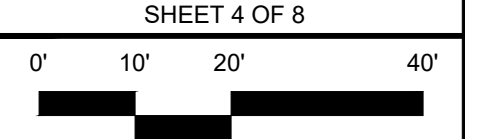
MAP SHEET 320, PARCEL 004
 15 LIBERTY WAY
 FRANKLIN, MASSACHUSETTS



249 SOUTH STREET, UNIT 1
 PLAINVILLE, MA 02762
 TEL. (508) 695-2221 FAX. (508) 695-2219

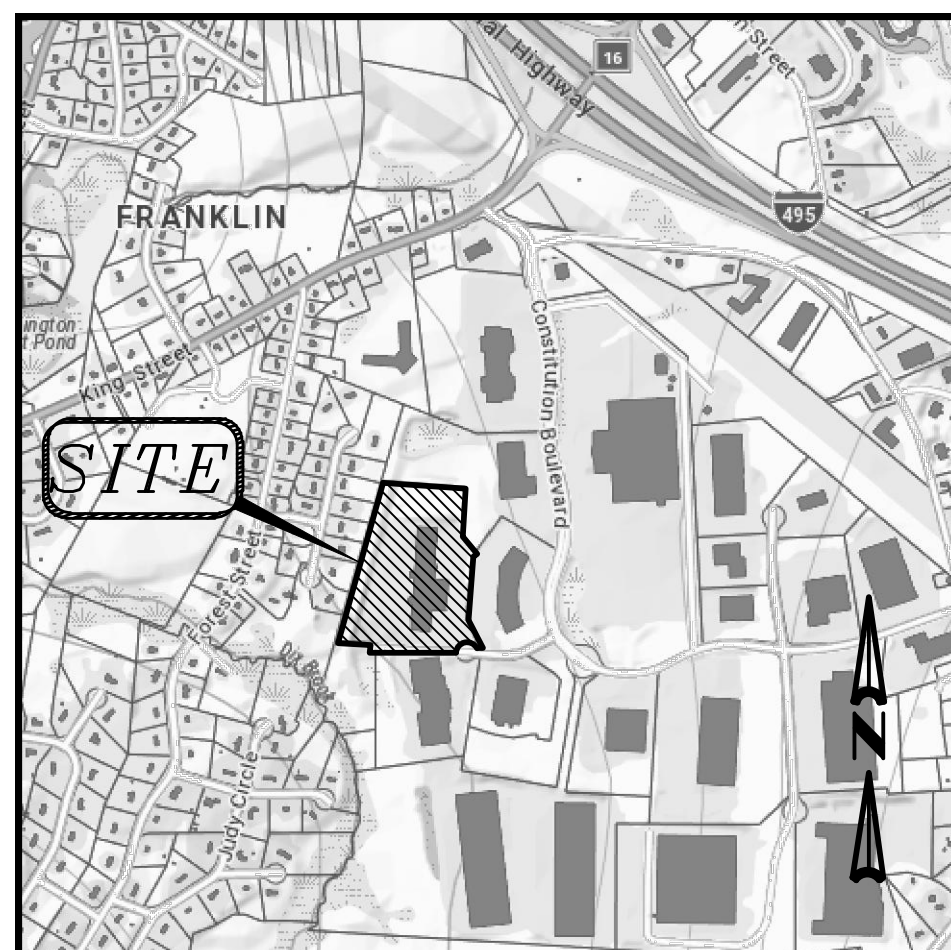
GRADING &
 DRAINAGE

C-3.0
 SHEET 4 OF 8

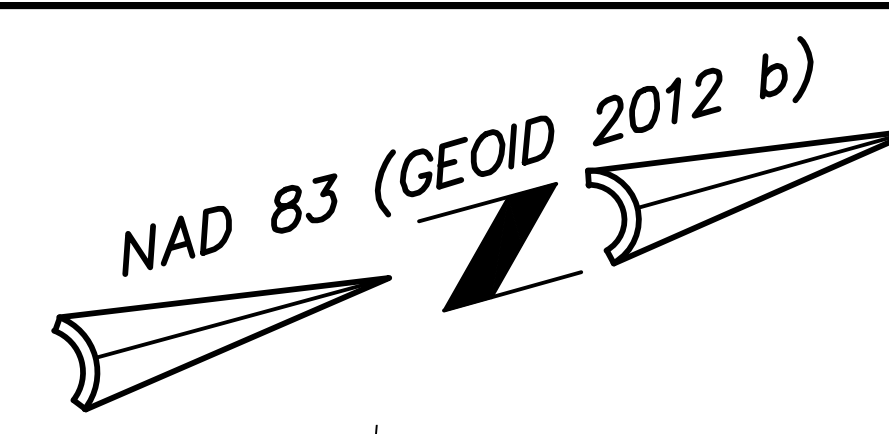


2081.00

TO LIBERTY WAY
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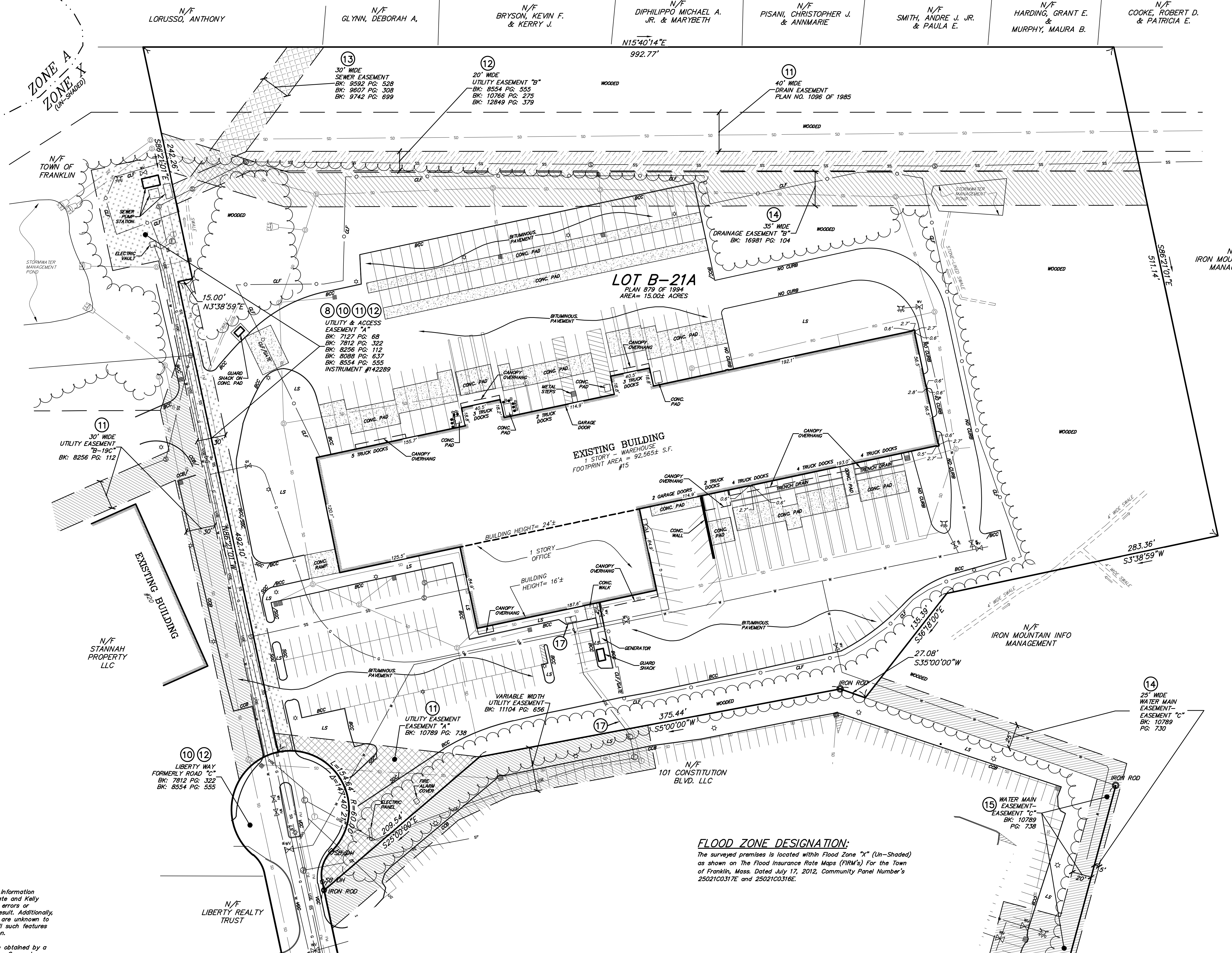
LOCUS MAP (NOT TO SCALE)



SCHEDULE B ITEMS
(Notes corresponding to First American Title Insurance Company Title Commitment #NCS-1049920-B051 Dated: 02/01/21)

- 8. Easement referred to as "Utility Easement A" created by Easement from Paulo S. Laffoa, Trustee, to the Town of Franklin dated November 5, 1985 and recorded in Book 7127, Page 68. (PLOTTED)
9. Protective Covenants for Franklin Industrial Park, dated as of May 1, 1987, recorded in Book 7689, Page 355; as affected by:
a. Supplement to Protective Covenant dated June 14, 1988, recorded in Book 7999, Page 96;
b. First Declaration of Amendment dated December 1, 1992 and recorded in Book 8702, Page 603; as affected by Confirmatory First Declaration of Amendment as to Protective Covenants dated as of December 12, 1994, recorded in Book 10798, Page 479;
c. Certificate of Compliance dated December 20, 1994 recorded in Book 10786, Page 293;
d. Second Declaration of Amendment as to Protective Covenants dated March 29, 1995, recorded in Book 10848, Page 251;
e. Third Declaration of Amendment as to Protective Covenants dated April 7, 1999, recorded in Book 13375, Page 476; and
f. Assignment and Assumption as to Protective Covenants dated January 1, 2000, recorded in Book 14527, Page 503.
10. Easement to New England Telephone and Telegraph Company dated November ____, 1987, recorded in Book 7812, Page 322. (PLOTTED)
11. 30' wide Utility Easement created by Declaration of Electrical Easement to Massachusetts Electric Company, Lot B-19, B-20 and B-21, dated January 26, 1989, recorded in Book 8256, Page 112. (PLOTTED)
12. Deed to Town of Franklin dated January 24, 1990 and recorded in Book 8554, Page 555, as affected by:
a. Cross Easement Agreement between Trustees of Franklin Industrial Park Trust and Town of Franklin dated October 21, 1994, and recorded in Book 10786, Page 275; and
b. Supplement to Cross Easement Agreement dated September 28, 1998, and recorded in Book 12849, Page 379. (PLOTTED)
13. Easement Agreement between Trustees of Copley-Franklin Industrial Park Trust and Carmine Lorusso, Jr., et al. dated September 24, 1992, recorded in 9392, as affected by: (PLOTTED)
a. Confirmatory Easement Agreement in Book 9607, Page 308; and
b. Certificate of Compliance in Book 9742, Page 699.
14. Drain Easement arising by virtue of Cross Easement Agreement between Campanelli Franklin I Limited Partnership and Trustees of Franklin Industrial Park Trust dated January 18, 1995, recorded in Book 10789, Page 235; as affected by a reference note set forth in the last paragraph of Page 3 in the deed from Campanelli Franklin to the Trustees of Franklin Industrial Park Trust, dated August 7, 2002, and recorded in Book 16981, Page 104. (PLOTTED)
15. Cross Easement Agreement between Campanelli Franklin I Limited Partnership and Trustees of First Franklin Trust dated January 18, 1995, recorded in Book 10789, Page 238; as affected by Supplemental Easement Agreement dated September 28, 1998 and recorded in Book 12849, Page 375. (PLOTTED)
16. Terms and Provisions of Lease between Campanelli Franklin I Limited Partnership and Federal Express Corporation, dated November 7, 1994, Notice of which is dated November 1, 1995 and recorded in Book 11113, Page 711; as affected by Subordination, Non-Obstruction and Assumption Agreement between Campanelli Franklin, Federal Express Corporation and Guardian dated November 1, 1995 and recorded in Book 11113, Page 717. (NO PLOTTABLE ITEMS)
17. Easement from Campanelli Franklin I Limited Partnership to Massachusetts Electric Company dated May 29, 1995 and recorded in Book 10928, Page 201. (EASEMENT DOCUMENT REFERS TO A SKETCH THAT WAS NOT PROVIDED - THE LOCATION OF ELECTRIC EQUIPMENT IS PLOTTED)
18. Order of Betterment Assessment of Constitution Boulevard, Town of Franklin Resolution No. 02-89, dated November 6, 2002, recorded in Book 17659, Page 241. NOTE: Exhibit A, referenced in the document, was not recorded therewith. (NO PLOTTABLE ITEMS)
19. Mortgage and Security Agreement from Campanelli Franklin I Limited Partnership to The Guardian Life Insurance Company of America, dated November 3, 1995 and recorded in Book 11104, Page 661; as affected by Loan Modification, Extension and Renewal Agreement by and between Campanelli Franklin I Limited Partnership and The Guardian Life Insurance Company of America, dated November 26, 2003, and recorded in Book 20256, Page 366. (NO PLOTTABLE ITEMS)
20. Assignment of Rents and Leases from Campanelli Franklin I Limited Partnership to The Guardian Life Insurance Company of America, dated November 26, 2003, recorded in Book 11104, Page 695; as affected by Loan Modification, Extension and Renewal Agreement by and between Campanelli Franklin I Limited Partnership and The Guardian Life Insurance Company of America, dated November 26, 2003, and recorded on December 1, 2003 in Book 20256, Page 366. (NO PLOTTABLE ITEMS)
21. Commercial Mortgage, Security Agreement and Assignment of Leases and Rents by and between 15 Liberty Way, LLC and Granite State Economic Development Corporation dated May 20, 2013 and recorded on May 20, 2013 in Book 31344, Page 560. (NO PLOTTABLE ITEMS)
22. Mortgage by and between 15 Liberty Way, LLC and Granite State Economic Development Corporation with principal balance of \$1,777,000.00, dated May 17, 2013 and recorded on May 20, 2013 in Book 31344, Page 586. (NO PLOTTABLE ITEMS)
23. Conditional Assignment of Leases by and between 15 Liberty Way, LLC and Granite State Economic Development Corporation dated May 17, 2013 and recorded on May 20, 2013 in Book 31344, Page 594. (NO PLOTTABLE ITEMS)
24. UCC Financing Statement by and between 15 Liberty Way, LLC, KML, Inc. and Granite State Economic Development Corporation (Secured Party) recorded on May 20, 2013 in Book 31345, Page 1. (NO PLOTTABLE ITEMS)
25. Notice of Real Estate Lease by and between 15 Liberty Way, LLC, as lessor and KML, Inc. as Lessee, dated May 17, 2013 and recorded May 20, 2013 in Book 31345, Page 7. (NO PLOTTABLE ITEMS)
26. Notice of Restriction dated October 27, 2016 and recorded February 17, 2017 in Book 34922, Page 429. (NO PLOTTABLE ITEMS)

LEGEND table with symbols for Flared End Section, Catch Basin/Double CB, Drain Manhole, Sewer Manhole, Wood Fence, Gas Meter, Electric Manhole, Water Valve, Hydrant, Post Indicator Valve, CAFE COD BERM, Bituminous Concrete Curb, SLOPED GRANITE CURB, RECORD LOCATION, SIGNS, CHAINLINK FENCE, Bit. CONC., TRANSFORMER, UTILITY POLE, LIGHT POLE, BOLLARD, TELEPHONE MANHOLE, TRAILLINE, LANDSCAPED, UNDERGROUND TELE-COM, STORM DRAIN, SEWER LINE, SEWER FORCE MAIN, WATER LINE, GAS LINE, UNDERGROUND ELECTRIC.

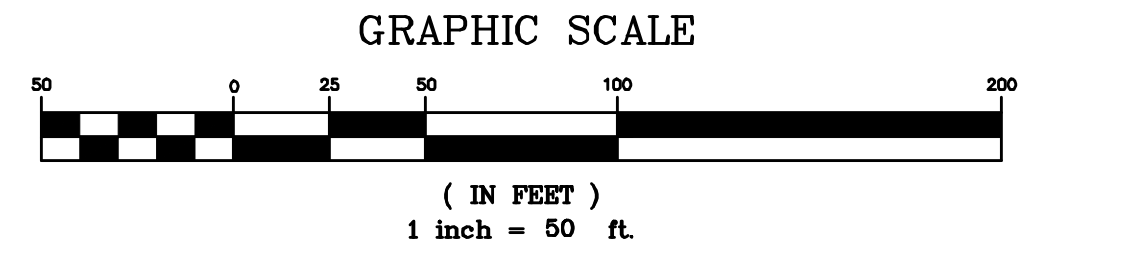


FLOOD ZONE DESIGNATION: The surveyed premises is located within Flood Zone "X" (Un-Shaded) as shown on the Flood Insurance Rate Maps (FIRM's) for the Town of Franklin, Mass. Dated July 17, 2012, Community Panel Number's 25021C0317E and 25021C0316E.

LEGAL DESCRIPTION: Parcel 4: A certain parcel of land in Franklin, Norfolk County, Massachusetts situated at the northwesterly end of Liberty Way shown as Lot B-21A on a Plan entitled "Plan of Land in Franklin, MA (Norfolk County)", prepared by H & R Survey, 1068A Massachusetts Avenue, Arlington, MA, dated November 3, 1994, recorded with Norfolk County Deeds as Plan No. 879 of 1994 in Plan Book 426, bounded and described according to said plan as follows:
Southerly, Southwestly and Southeastly by Liberty Way by three lines, the second and third of which are curved lines, 9.00 feet, 33.72 feet and 154.64 feet;
Southerly by Lot B-19 shown on said plan, 415.32 feet;
Southerly, Northernly and Southernly by Lot B-21C shown on said plan, 76.78 feet, 15.00 feet and 242.26 feet;
Westerly by land now or formerly of Carmine J. & Conceita Lorusso, 992.77 feet;
Northernly, Easternly and Northernly by Lot B-21B shown on said plan by three lines, measuring respectively, 911.14 feet, 283.36 feet and 135.39 feet; and
Southeasterly, Easterly and Northernly by Lot B-2 shown on said plan by three lines, measuring respectively, 27.08 feet, 375.44 feet and 209.54 feet.
Parcel 5: Non-Exclusive Easement to construct, install, operate, maintain, repair, replace and use water, sewer, electric, telephone, gas and other utilities in, under and across portions of Lots A-3, A-2, A-1, B-7B and B-19 shown as "30' Wide Utility Easement", "Utility Easement A" and/or "30' Wide Utility and Access Easement A" on the Plan as reserved by deeds from Copley-Franklin Industrial Park Trust (the "Trust"), as follows:
1. Lot B-7B dated August 24, 1987 and recorded in Book 7715, Page 74, as affected by Release of Easement Agreement dated as of April 13, 1998 and recorded in Book 13786, Page 357.
2. Lot B-19 dated August 30, 1988 and recorded in Book 8088, Page 637, as affected by Release of Easement Agreement dated as of April 13, 1998 and recorded in Book 13786, Page 357.
Parcel 6: Non-Exclusive Easements as set forth in Cross Easement Agreements dated January 18, 1995 and recorded in Book 10789, Page 230, and in Book 10789, Page 238, as affected by Supplemental Easement Agreement dated September 28, 1998 and recorded in Book 12849, Page 375; and in Easement Agreement dated as of October 31, 1995 and recorded in Book 11104, Page 656, and shown on a plan recorded on November 3, 1995, in Plan Book 434 as Plan No. 728 of 1995.

- PLAN REFERENCES: (NORFOLK COUNTY REGISTRY OF DEEDS)
1.) PLAN BK: 426 PLAN: 879 OF 1994
2.) PLAN BK: 426 PLAN: 878 OF 1994
3.) PLAN BK: 434 PLAN: 728 OF 1995
4.) PLAN BK: 339 PLAN: 926 OF 1986
5.) PLAN BK: 459 PLAN: 659 OF 1998
6.) PLAN BK: 326 PLAN: 1096A OF 1985
7.) PLAN BK: 326 PLAN: 1098 OF 1985
8.) PLAN BK: 326 PLAN: 1095 OF 1985
9.) PLAN BK: 326 PLAN: 1094 OF 1985
10.) PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY - 10 LIBERTY WAY, FRANKLIN, MA - PREPARED FOR NUTTER MCCLENNEN & FISH, 155 SEAPORT BLVD., BOSTON, MA, DATED 3/20/2013, PREPARED BY FIELDSTONE SURVEY SERVICES, 45 MELIX AVENUE, PLUMOUTH, MA 02360".
11.) PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY - PETERSON UPDATES PROJECT, B&C PROJECT NO. 201301596, 012, 101 CONSTITUTION BLVD., FRANKLIN, MA. LATEST REVISED 8/12/2013, PREPARED BY BOCK & CLARK'S NATIONAL SURVEYORS NETWORK, NATIONAL COORDINATORS OF ALTA/ACSM LAND TITLE SURVEYS, 537 NORTH CLEVELAND - MASSILLON ROAD, AKRON, OH 44333".
12.) PLAN ENTITLED "UTILITY & DIMENSIONING PLAN - FRANKLIN INDUSTRIAL PARK - PROPOSED BUILDING #1, DATED 5/30/1985, PREPARED BY CIVIL DESIGN INC., 496 A COMMERCIAL ST., BOSTON, MA 02109"

Notes: 1.) Underground features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Kelly Engineering Group, Inc. does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result. Additionally, other such features may exist on the site, the existence of which are unknown to Kelly Engineering Group, Inc. The site, location, and existence of all such features must be verified by the appropriate authorities prior to construction.
2.) The site detail and surface improvements depicted hereon were obtained by a field survey of the property in February of 2021 by Kelly Engineering Group, Inc.
3.) The surveyed premises is the same as the same property as described in Exhibit A of the Title Commitment issued by First American Title Insurance Company Title Commitment #NCS-1049920-B051 Dated: 02/01/21.
4.) The surveyed premises has direct access to Liberty Way, a public way.
5.) The surveyed premises abuts the adjacent properties and streets without gaps or pores.
6.) The parcels that comprise the surveyed premises shown hereon are contiguous parcels without gaps or pores.



Copyright (C) by KELLY ENGINEERING GROUP, INC. All Rights Reserved. KELLY ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PERFORMANCES OF ALL DIMENSIONING GROUP ANY MEASUREMENTS TO THIS DOCUMENT MUST BE THE WRITTEN PERMISSION OF KELLY ENGINEERING GROUP. SMALL PRINT: IT IS THE POLICY OF THIS OFFICE TO MAINTAIN RECORDS OF ALL DIMENSIONING GROUP SURVEYS. THE DATE OF THIS SURVEY IS 02/01/21.

CURRENT OWNER: 15 Liberty Way, LLC, a Massachusetts Limited Liability Company. Deed Bk: 31344 Pg: 556. Assessor's Parcel ID 320-004-000-000.

Surveyor's Certification:

To: Atlantic Oliver 15 Liberty Way, LLC and First American Title Insurance Company.

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 terms 2, 3, 4, 6a, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 19 and 20 of Table A thereof. The field work was completed in February of 2021.

ADVANCE COPY

Steven M. Horsfall, P.L.S. Date: Reg. No. 41608 within the Commonwealth of Massachusetts

Table "A" Notes

- 9.) Total number of clearly identifiable parking spaces = 212± (137± regular spaces and 75± truck spaces)
11.) Per section 5.E.iv only.
16.) No observed evidence of current earth moving work, building construction or building additions.
17.) No known changes in street right of way lines and no observed evidence of recent street or sidewalk construction or repairs.

Table with columns: SCALE (1" = 50'), DATE (02/18/21), REV, DATE, REVISION, BY, SHEET 1 OF 1, FILE #, ALTA #, JOB # (2021-034), DRAWN BY (JPM), CHECKED BY (SMH), APP'D BY (SMH), 15 LIBERTY WAY, FRANKLIN, MASSACHUSETTS, ALTA/NSPS LAND TITLE SURVEY PLAN, KELLY ENGINEERING GROUP (civil engineering consultants), SHEET NO. 1.