

LEGEND

---	EXISTING CONTOUR
X 123.45	EXISTING SPOT ELEVATION
X TC 123.45	EXISTING TOP OF CURB ELEVATION
X C 123.95	EXISTING GUTTER ELEVATION
X TW 123.45	EXISTING TOP OF WALL ELEVATION
X BW 123.95	EXISTING BOTTOM OF WALL ELEVATION
X FF 123.45	EXISTING FINISHED FLOOR ELEVATION
WV	WATER VALVE
GV	GAS VALVE
GM	GAS METER
OW	OVERHEAD WIRES
UG	APPROX. LOC. UNDERGROUND GAS LINE PER
UE	APPROX. LOC. UNDERGROUND ELECTRIC LINE
UE/T	APPROX. LOC. UNDERGROUND ELECTRIC & TELEPHONE LINE
UT	APPROX. LOC. UNDERGROUND TELEPHONE LINE
UW	APPROX. LOC. UNDERGROUND WATER LINE
UP	UTILITY POLE
GW	GUY WIRE
MW	MONITORING WELL
B	BOLLARD
EDP	EDGE OF PAVEMENT
(TYP.)	TYPICAL
MH	UNKNOWN MANHOLE
HT	HEIGHT
BLOC	BUILDING
CONC	CONCRETE
CB	CATCH BASIN
GRT	GRATE ELEVATION
INV	INVERT ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE
NVP	NO VISIBLE PIPE
SWL	SINGLE WHITE LINE
(S)	SURVEY DIMENSION
(D)	DEED DIMENSION
(E)	TITLE REPORT EXCEPTION
(LO)	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

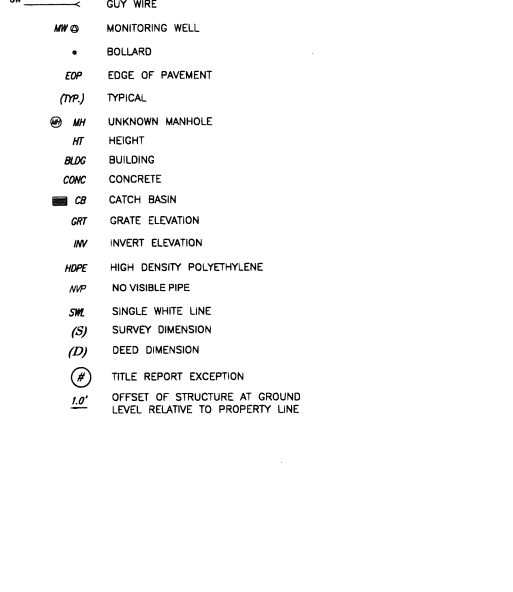


EXHIBIT A

PARCEL ONE: 38 BEHARRELL STREET, CONCORD, MA

THE LAND WITH THE BUILDING THEREON LOCATED ON THE EASTERLY SIDE OF BEHARRELL STREET IN CONCORD, MIDDLESEX COUNTY, MASSACHUSETTS, BEING SHOWN AS PARCEL A ON A PLAN ENTITLED, A PLAN OF LAND IN CONCORD, MASS., OWNED BY DOVRE SKI BINDING, INC., R. D. NELSON, CIVIL ENGINEERS, DATED JANUARY 14, 1976, RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS, BOOK 1297, PAGE 316 AND SAID PARCEL A BEING BOUNDED AND DESCRIBED AS FOLLOWS, ALL AS SHOWN ON SAID PLAN.

WESTERLY BY BEHARRELL STREET, ONE HUNDRED TWENTY AND 00/100 (120.00) FEET;

NORTHERLY BY LAND OF WEST CONCORD R. E. TRUST, ONE HUNDRED SIXTY-SEVEN AND 78/100 (167.78) FEET;

SOUTHEASTERLY BY LAND OF PENN CENTRAL TRANS. CO., TWO HUNDRED TWENTY-FIVE AND 31/100 (225.31) FEET;

SOUTHWESTERLY BY PARCEL B, ONE HUNDRED TWELVE AND 51/100 (112.51) FEET.

CONTAINING 23,070 SQUARE FEET AND BEING PARCEL A AS SHOWN ON SAID PLAN, HOWEVER OTHERWISE BOUNDED, MEASURED OR DESCRIBED.

PARCEL TWO: 40 BEHARRELL STREET, CONCORD, MA

THE LAND WITH THE BUILDINGS THEREON, SITUATED IN CONCORD, MIDDLESEX COUNTY, MASSACHUSETTS SITUATED IN THAT PART KNOWN AS WEST CONCORD ON BEHARRELL STREET (FORMERLY KNOWN AS MILL STREET) AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE BOUND ON MILL STREET LEADING FROM COMMONWEALTH AVENUE AT THE NORTHWESTERLY CORNER OF THE PREMISES FORMERLY OF THE ESTATE OF GEORGE A. CONANT, NOW OR FORMERLY OF BLUE MANUFACTURING CO., THENCE RUNNING IN AN EASTERLY DIRECTION ALONG SAID LAND NOW OR FORMERLY OF THE BLUE MANUFACTURING CO., A DISTANCE OF ONE HUNDRED SIXTY-SEVEN AND 78/100 (167.78) FEET, MORE OR LESS, TO LAND NOW OR FORMERLY OF THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD COMPANY; THENCE TURNING AND RUNNING IN A NORTHEASTERLY DIRECTION ALONG SAID LAND NOW OR FORMERLY OF THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD COMPANY, A DISTANCE OF ONE HUNDRED TEN AND 25/100 (110.25) FEET, MORE OR LESS, TO A CORNER AT LAND NOW OR FORMERLY OF THE ESTATE OF BENJAMIN DERBY AND NOW OR FORMERLY OF THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD COMPANY; THENCE TURNING AT A RIGHT ANGLE AND RUNNING IN A WESTERLY DIRECTION ALONG OTHER LAND NOW OR FORMERLY OF THE ESTATE OF BENJAMIN DERBY, ONE HUNDRED SEVENTY-FIVE AND 55/100 (175.55) FEET, MORE OR LESS, TO A STONE BOUND AT THE EASTERLY SIDE OF SAID MILL STREET ABOVE MENTIONED; THENCE TURNING AT A RIGHT ANGLE AND RUNNING IN A SOUTHERLY DIRECTION ALONG SAID MILL STREET ONE HUNDRED TEN (110) FEET TO THE POINT OF BEGINNING.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 2018215284

UTILITY COMPANY	PHONE NUMBER
CONCORD WATER/SEWER DIVISION	978-318-3255
CONCORD MUNICIPAL LIGHT PLANT	978-318-3101
VERIZON	800-922-2204
NATIONAL GRID GAS-BOSTON	800-233-5325
NATIONAL GRID GAS-BOSTON	800-233-5325
COMCAST	800-934-6489
ON TARGET LOCATING	508-229-1222
VERIZON	800-922-2204

TABLE OF APPARENT ENCROACHMENTS

(1)	BUILDING CORNER OVER LINE BY 0.7'
(2)	BUILDING CORNER OVER LINE BY 0.1'

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF CONCORD, MIDDLESEX SOUTH DISTRICT, COMMONWEALTH OF MASSACHUSETTS, MAP #8D.
 - MAP ENTITLED 'NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 559 OF 656, MAP NUMBER 25017C0359F, MAP EFFECTIVE: JULY 7, 2014.
 - MAP ENTITLED 'PLAN OF LAND IN CONCORD MASS' DATED JANUARY 14, 1976 RECORDED IN THE SOUTHERN MIDDLESEX REGISTRY OF DEEDS IN BOOK 1297 PAGE 316 AS PLAN NUMBER 443 OF 1976.
 - MAP ENTITLED 'MASSACHUSETTS DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION PLAN AND PROFILE OF BRUCE FREEMAN RAIL TRAIL PHASE 2C (BRIDGE NOS. C-19-015, C-19-038 & C-19-38) IN THE TOWN OF CONCORD MIDDLESEX COUNTY' APPROVED AUGUST 25, 2016.
 - MAP ENTITLED 'ALTAINSPS LAND TITLE SURVEY, BROOKSIDE SQUARE OWNER, LLC,' PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED APRIL 14, 2017.
 - MAP ENTITLED 'SKETCH PLAN SHOWING ELECTRIC EASEMENT & WATER EASEMENT IN CONCORD, MASS' SIGNED BY DAVID W. PERLEY, PLS 15996 ON FEBRUARY 9, 1996, LAST REVISED DECEMBER 1, 2005.

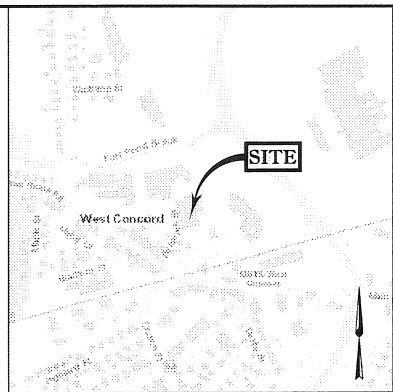
- NOTES:**
- PROPERTY KNOWN AS LOT 2186 & 2187-1 AS SHOWN ON THE TOWN OF CONCORD, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, TAX MAP NO. 8D.
 - LOT 2186 AREA = 19,531 SQUARE FEET OR 0.448 ACRES
LOT 2187-1 AREA = 23,541 SQUARE FEET OR 0.540 ACRES
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. 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-SUIT 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 PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - 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.
 - THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING A REFERENCE NO. PA-CM27708-3632, WITH AN EFFECTIVE DATE OF JUNE, 2018, DRAFT REVISED JUNE 12, 2018 WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2:
GENERAL EXCEPTIONS 1, 3 THRU 7, & 11 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.
(1) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICT IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS.- SEE TABLE OF APPARENT ENCROACHMENTS.
(2) GRANT OF UTILITY EASEMENT DATED JUNE 2008 RECORDED WITH SAID REGISTRY IN BOOK 47940, PAGE 415. SEE ALSO SKETCH PLAN SHOWING ELECTRIC EASEMENT & WATER EASEMENT IN CONCORD, MASS., RECORDED THEREWITH IN BOOK 47940, PAGE 418. - 17' WIDE ELECTRIC AND WATER EASEMENT SHOWN.
(3) TEMPORARY EASEMENT AGREEMENT DATED AUGUST 15, 2016, RECORDED WITH SAID REGISTRY IN BOOK 67823, PAGE 255. SEE ALSO ACCEPTANCE AND AGREEMENT TOWN OF CONCORD, RECORDED IN BOOK 67823, PAGE 255 AND PLANS ATTACHED THERETO RECORDED IN BOOK 67823, PAGES 250 AND 261. - PARCEL TE-23 SHOWN.
(10) SUBJECT TO THOSE MATTERS APPEARING ON 'PLAN OF LAND IN CONCORD, MASS. OWNED BY DOVRE SKI BINDING INC., DATED JANUARY 14, 1976, RECORDED WITH SAID REGISTRY AS PLAN NUMBER 443 OF 1976. - 19' WIDE SEWER EASEMENT SHOWN HAS BEEN TERMINATED AND RELEASED PER BOOK 51770, PAGE 74.
(12) TEMPORARY EASEMENT AGREEMENT DATED AUGUST 15, 2016, RECORDED WITH SAID REGISTRY IN BOOK 67823, PAGE 262. - PARCEL TE-23 SHOWN.
 - 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
 - ELEVATIONS REFER TO THE NORTH AMERICAN DATUM OF 1988 (NAVOD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
- TEMPORARY BENCH MARKS SET:
TBM-A: BOX CUT SET ON CONCRETE TRANSFORMER PAD AT ELEVATION 127.03'
TBM-B: SPIKE SET 0.5' ABOVE THE GROUND IN A UTILITY POLE AT ELEVATION 128.37'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCH-MARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS 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 9, 10, 11, 12, 13, 14 & 15 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 18, 2018.

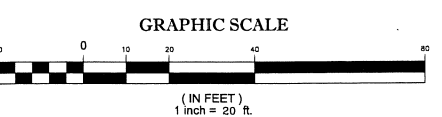
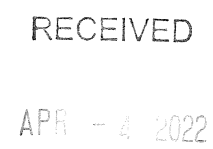
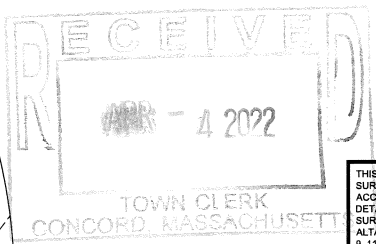
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GERRY L. HOLDRIGHT, PLS		DATE	
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #48211			
FIELD DATE	6-18-2018	ALTA/NSPS LAND TITLE SURVEY	
FIELD BOOK NO.	18-08 MA	40 BEHARRELL STREET LLC	
FIELD BOOK PG.	53-54	30 BEHARRELL STREET LLC	
FIELD CREW	B.S.B.	LOTS 2186 & 2187-1, MAP 9D	
DRAWN	D.M.O.	40 BEHARRELL STREET & 30 BEHARRELL STREET	
REVIEWED	A.J.D.	TOWN OF CONCORD, MIDDLESEX COUNTY	
APPROVED	G.L.H.	COMMONWEALTH OF MASSACHUSETTS	
DATE	06-21-2018	SCALE	1"=20'
FILE NO.	06-180041	DWG. NO.	1 OF 1

THIS SURVEY IS CERTIFIED TO: CAMBRIDGE TRUST COMPANY 30 BEHARRELL STREET, LLC 40 BEHARRELL STREET, LLC



LAND OF PENN CENTRAL TRANS CO.
(AKA WEST CONCORD INDUSTRIAL (NEW YORK, NEW HAVEN & HARTFORD RAILROAD COMPANY))



THE COPYING OR REUSE OF THIS DOCUMENT OR PORTIONS THEREOF FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSES SPECIFICALLY INTENDED WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

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