

Wilson & Orcutt, P.C.
201 Great Road
Acton, Massachusetts 01720
(978) 264-4770

February 8, 2012

Attorney's Title Opinion

We have examined the record title to the following property in the Middlesex County South District Registry of Deeds for a period of at least fifty years with the earliest instrument being one which on its face does not suggest a defect in said title, and based on that examination, we hereby certify to 263 Great Road, LLC, a Massachusetts limited liability company, that as of the date hereof, in our opinion, Anthony J. Ruggerio holds good and sufficient record title free from all encumbrances, as of the time of recording said Deed, subject to the exceptions noted below.

Property: 263-265 Great Road, Acton, Massachusetts

Deed Reference: Middlesex South District Registry of Deeds, Book 31244, Page 284 (as to 263 Great Road) and Book 33151, Page 328 (as to 265 Great Road)

Exceptions:

1. Subject to Decision from Town of Acton Board of Appeals on Petition for Variance dated June 9, 1988 recorded in said Deeds at Book 19203, Page 52.
2. Subject to Mortgage dated March 21, 2000 to Carolyn J. Peterson recorded in said Deeds at Book 31244, Page 286.
3. Subject to Mortgage dated February 7, 2001 to Community National Bank recorded in said Deeds at Book 32457, Page 503.
4. Subject to Mortgage dated February 27, 2006 to Citizens Bank recorded in said Deeds at Book 47224, Page 567.
5. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting, regulating or prohibiting the occupancy, use or enjoyment of the premises, or regulating the character, dimensions or location of any improvement now or hereafter erected on the premises, or prohibiting a separation of ownership or a change in the dimensions or area of the premises or any parcel of land of which the premises is or was a part, or the effect of the violation of any such matter unless notice thereof has been recorded in the public records.

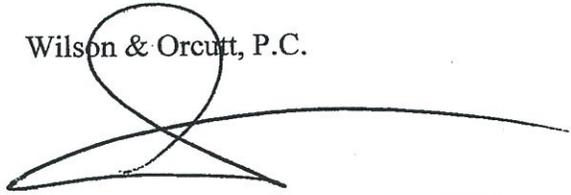
6. No representation is made as to matters which are only discoverable by a visual or instrument survey of the property.
7. Rights or claims of parties in possession not shown by the public records.
8. Easements, or claims of easements, not shown by the public records.
9. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
10. Liens for real estate taxes for the current fiscal year not yet due or payable, and real estate taxes assessed January 1, 2012 for the fiscal year commencing July 1, 2012 which are not yet due or payable.
11. The exercise of governmental police power.
12. Any law, ordinance, by-law, or other governmental regulation relating to environmental protection, or the effect of the violation of any such matter unless notice thereof has been recorded in the public records.
13. Rights of eminent domain unless notice of the exercise of such rights appears in the public records.
14. Instruments not indexed or improperly indexed which therefore are not revealed by an examination of the record title conducted in accordance with prevailing conveyancing standards.

For the purposes of this opinion, public records shall be deemed to include only those records in which, by law, title encumbrances must be recorded in order to impart constructive notice to purchasers of the premises for value and without knowledge.

This certification is solely for the benefit of 263 Great Road, LLC and we disclaim liability hereunder to any other person whatsoever.

Wilson & Orcutt, P.C.

By:



Daniel B. Greenberg