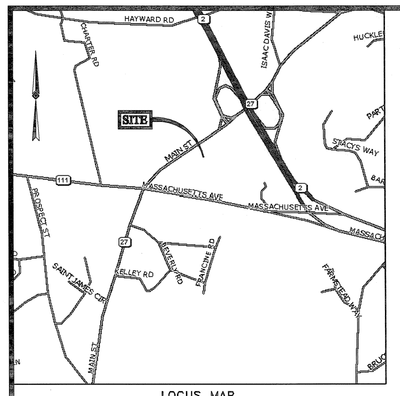

LOCUS MAP

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LOT 81
EXHIBIT "A"
LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED ON THE SOUTHERLY SIDE OF MAIN STREET, ACTON, MIDDLESEX COUNTY, MASSACHUSETTS, BEING SHOWN ON A PLAN ENTITLED, ¶AND IN ACTON OWNED BY BACHARACH'S, INC. OF MAYNARD BY HARLAN E. TUTTLE, SURVEYOR, APRIL 3, 1956, SCALE 40 FEET = 1 INCH¶, RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NUMBER 798 OF 1959 IN BOOK 9382, PAGE 484, BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHWESTERLY BY MAIN STREET, AS SHOWN ON THE ABOVE MENTIONED PLAN, SIXTY-TWO AND 00/100 (62.00) FEET;

SOUTHWESTERLY BY MAIN STREET, AS SHOWN ON SAID PLAN, FOUR AND 50/100 4.50) FEET;

NORTHWESTERLY AGAIN BY SAID MAIN STREET, AS SHOWN ON SAID PLAN, FORTY-EIGHT AND 00/100 (48.00) FEET;

NORTHWESTERLY BY LAND OF ACTON CROSSROADS, INC., AS SHOWN ON SAID PLAN, ONE HUNDRED FIFTY-FOUR AND 50/100 (154.50) FEET;

SOUTHEASTERLY BY LAND OF BACHRACH'S INC., OF MAYNARD, AS SHOWN ON SAID PLAN, ONE HUNDRED TEN AND 00/100 (110.00) FEET;

SOUTHWESTERLY BY LAND OF BACHRACH'S INC., OF MAYNARD, AS SHOWN ON SAID PLAN, ONE HUNDRED FIFTY AND 00/100 (150.00) FEET.

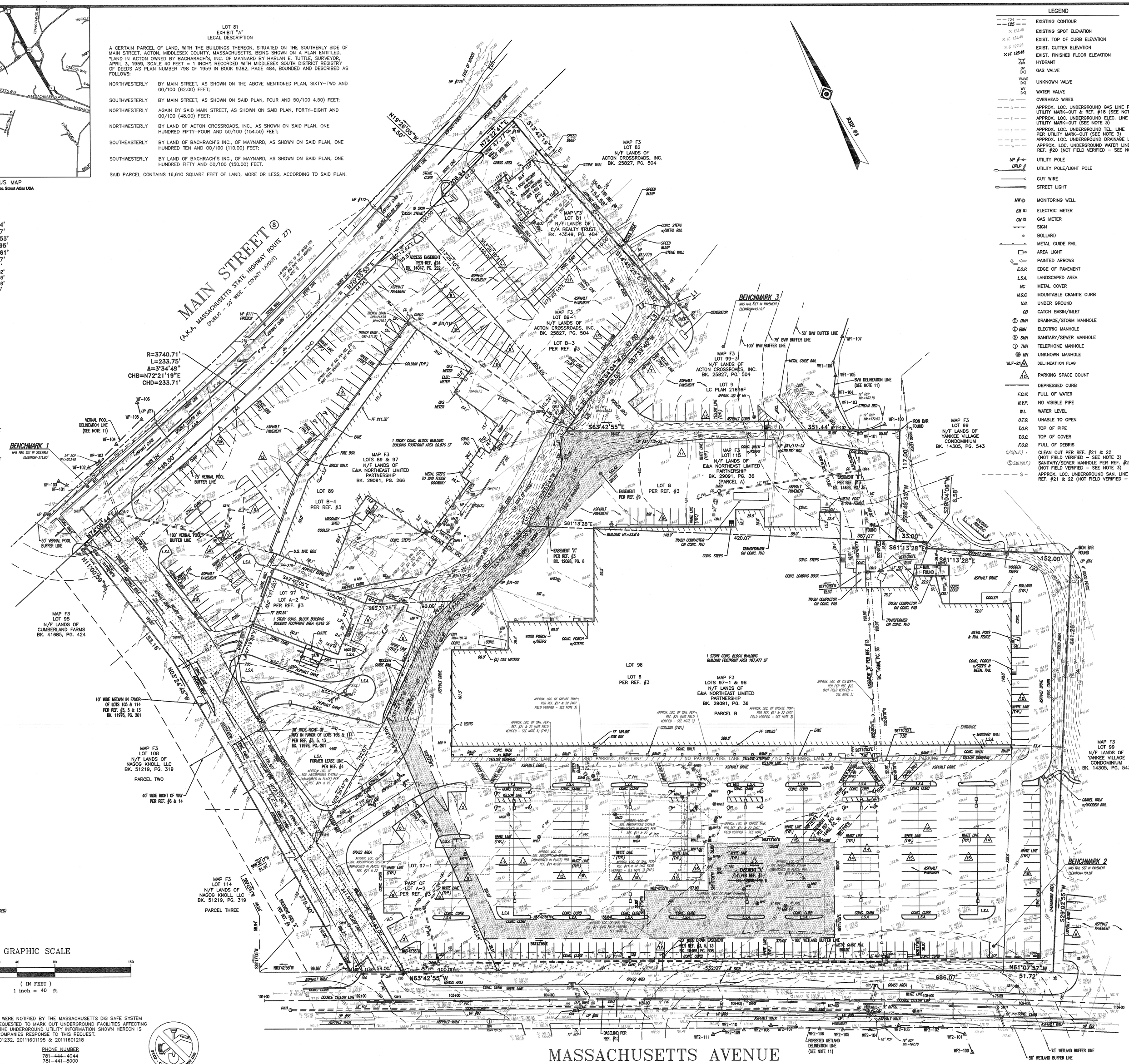
SAID PARCEL CONTAINS 16,610 SQUARE FEET OF LAND, MORE OR LESS, ACCORDING TO SAID PLAN.

LINE TABLE:

L1	S77°08'09"W	3.24'
L2	S81°50'36"W	3.67'
L3	S63°18'16"W	29.53'
L4	S76°50'25"W	10.95'
L5	S61°03'58"W	32.61'
L6	S62°51'39"W	8.27'
L7	S62°51'39"W	7.61'
L8	S34°02'57"W	13.42'
L9	S21°33'37"W	18.65'
L10	S61°50'54"W	12.59'
L11	S43°17'44"W	9.33'

MANHOLE SCHEDULE

ITEMS	RIM/GRT	INVERT
SMH1	177.28	171.1
SMH2	178.77	SQULD
SMH3	184.09	175.7
SMH4	180.67	180.6
SMH5	191.35	183.5
SMH6	206.61	200.1
SMH7	211.37	201.3
SMH8	188.24	184.1
SMH9	214.17	204.5
SMH10	203.31	197.8
		(N.F.H.)
SMH11	206.98	200.8(S)
		200.6(S)
		200.5(S)
SMH12	207.02	203.1
MH1	174.88	F.O.W.
MH2	194.60	190.4
MH3	194.30	SQULD
MH4	193.40	190.6
MH5	183.41	4" ENCLOSED PIPE T.O.P.=181.6±
MH6	182.97	179.6(S)
		179.6(N)
MH7	183.37	U.T.O.
MH8	183.89	(BROKEN CONCR) 4" ENCLOSED PIPE T.O.P.=187.2± T.O.C.=180.5±
MH9	184.69	180.1
MH10	185.03	180'+/178.0± (F.O.W.)
MH11	185.17	OBSTRUCTED BY PARKED VEHICLE
MH12	185.41	183.6±
MH13	185.51	F.O.D. 180'+/172.9±
MH14	185.61	SQULD
MH15	185.79	180'+/178.3± F.O.D.
MH16	185.87	180'+/177.8± F.O.D.
MH17	185.99	184.3
MH18	186.00	178.5±
MH19	186.80	178.7(S)
		179.5(S)
		179.3(C)
MH20	186.21	179.1(S)
		179.5(S)
MH21	185.61	180'+/181.1±
MH22	185.78	180'+/176.7±
		N.V.P.
MH23	186.02	183.1±
		180'+/178.6±
MH24	186.73	180.4
MH25	187.27	183.4
		180'+/183.3±
MH26	187.94	183.8(S)
		186.4(S)
		186.4(S)
MH27	188.54	187.1
		180'+/183.1±
MH28	188.86	OBSTRUCTED BY PARKED VEHICLE
MH29	204.85	192.4'+/190.8± F.O.W.
MH30	207.03	SQULD
MH31	207.06	F.O.D./N.V.P.
MH32	196.83	180'+/182.4± F.O.W.
MH33	212.50	UNABLE TO OPEN
DMH1	174.88	168.6(S)
		168.6(N)
		168.3(C)
DMH2	185.13	180.5(S)
		178.0(N)
DMH3	192.50	186.6
DMH4	189.52	OBSTRUCTED BY PARKED VEHICLE
DMH5	189.67	183.1
DMH6	188.48	185.1(S)
		181.8(S)
		181.4(S)
DMH7	185.23	182.6(S)
		176.3(S)
		176.4(C)
DMH8	181.91	178.5(S)
		175.8(S)
		180'+/167.6±
DMH9	183.36	180.0(S)
		179.8(S)
DMH10	211.28	209.6(S)
		208.9(S)
DMH11	209.4	209.4(S)
		205.4(S)
DMH12	211.57	206.4
DMH13	181.5	174.4±
CB1	174.78	171.1±
CB2	174.63	169.7±
CB3	184.91	181.4±
CB4	185.11	180.8±
CB5	185.71	F.O.D.
CB6	189.59	186.8±
CB7	188.39	186.1±
CB8	184.74	182.8
CB9	181.02	178.6
CB10	181.54	178.6(S)
		180'+/175.3±
CB11	177.28	180'+/170.6± (N.V.P.)
CB12	181.24	180'+/177.3±
CB13	185.81	180'+/177.3±
CB14	181.37	178.1
		180'+/171.0±
CB15	208.27	202.5(S)
		202.4(S)
CB16	209.47	205.9(S)
		205.8(S)
CB17	210.32	205.2
CB18	210.27	208.2±(PIPE CLOSES)
CB19	182.25	
CB20	183.96	
CB21	181.3	179.1


MAIN STREET (8)
(A.K.A. MASSACHUSETTS STATE HIGHWAY ROUTE 27)
(PUBLIC - 50' WIDE - COUNTY LAYOUT)
MASSACHUSETTS AVENUE
(A.K.A. MASSACHUSETTS STATE HIGHWAY ROUTE 111)
(PUBLIC - 60' WIDE - 1912 STATE HIGHWAY LAYOUT)
BENCHMARK 1
BENCHMARK 2
BENCHMARK 3
MAP F3 LOT 82 N/F LANDS OF ACTON CROSSROADS, INC. BK. 25827, PG. 504
MAP F3 LOT 81 N/F LANDS OF C/A REALTY TRUST BK. 43549, PG. 464
MAP F3 LOT 89-1 N/F LANDS OF ACTON CROSSROADS, INC. BK. 25827, PG. 504
MAP F3 LOTS 89 & 97 N/F LANDS OF E&A NORTHEAST LIMITED PARTNERSHIP BK. 29091, PG. 266
MAP F3 LOT 115 N/F LANDS OF E&A NORTHEAST LIMITED PARTNERSHIP BK. 29091, PG. 36 (PARCEL A)
MAP F3 LOTS 97-1 & 98 N/F LANDS OF E&A NORTHEAST LIMITED PARTNERSHIP BK. 29091, PG. 36 PARCEL B
MAP F3 LOT 99 N/F LANDS OF YANKEE VILLAGE CONDOMINIUM BK. 14305, PG. 543
MAP F3 LOT 95 N/F LANDS OF CUMBERLAND FARMS BK. 41685, PG. 424
MAP F3 LOT 108 N/F LANDS OF NAGOG KNOLL, LLC BK. 51219, PG. 319 PARCEL TWO
MAP F3 LOT 114 N/F LANDS OF NAGOG KNOLL, LLC BK. 51219, PG. 319 PARCEL THREE
LOT 89
LOT B-4 PER REF. #3
LOT 97
LOT A-2 PER REF. #3
LOT 98
LOT 6 PER REF. #3
LOT 8 PER REF. #3
LOT B-3 PER REF. #3
LOT 9 LC PLAN 21696F
R=3740.71'
L=233.75'
Δ=3°34'49"
CHB=N72°21'19"E
CHD=233.71'
S63°42'55"E
N63°42'55"W
N61°07'57"W
S61°13'28"E
N72°22'41"E
S72°40'05"E
N72°40'05"W
S65°31'26"E
N63°24'40"W
S28°46'32"W
S23°04'06"W
S29°02'55"W
N63°42'50"W
N63°42'55"W
686.07'
51.72'
532.07'
420.07'
351.44'
152.00'
117.06'
33.00'
38.07'
54.00'
100.00'
10' WIDE MEDIAN IN FAVOR OF LOTS 105 & 114 PER REF. #3 & 13 BK. 11976, PG. 201
35' WIDE RIGHT OF WAY IN FAVOR OF LOTS 108 & 114 PER REF. #3, 5, 13 BK. 11976, PG. 201
40' WIDE RIGHT OF WAY PER REF. #6 & 14
50' WETLAND BUFFER LINE
75' WETLAND BUFFER LINE
100' WETLAND BUFFER LINE
75' VERNAL POOL BUFFER LINE
100' VERNAL POOL BUFFER LINE
50' VERNAL POOL BUFFER LINE
VERNAL POOL DELINEATION LINE (SEE NOTE 11)
BVW DELINEATION LINE (SEE NOTE 11)
FORESTED WETLAND DELINEATION LINE (SEE NOTE 11)
20' WIDE DRAIN EASEMENT PER REF. #3, 5, 13 BK. 11976, PG. 201
EASEMENT "A" PER REF. #3 BK. 10000, PG. 6
EASEMENT "B" PER REF. #3 BK. 14488, PG. 57
EASEMENT "C" PER REF. #3 BK. 10000, PG. 6
EASEMENT "D" PER REF. #3 BK. 10000, PG. 6
EASEMENT "E" PER REF. #3 BK. 10000, PG. 6
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EASEMENT "GX" PER REF. #3 BK. 10000, PG. 6
EASEMENT "GY" PER REF. #3 BK. 10000, PG. 6
EASEMENT "GZ" PER REF. #3 BK. 10000, PG. 6
EASEMENT "HA" PER REF. #3 BK. 10000, PG. 6
EASEMENT "HB" PER REF. #3 BK. 10000, PG. 6
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EASEMENT "JY" PER REF. #3 BK. 10000, PG. 6
EASEMENT "JZ" PER REF. #3 BK. 10000, PG. 6
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EASEMENT "KV" PER REF. #3 BK. 10000, PG. 6
EASEMENT "KW" PER REF. #3 BK. 10000, PG. 6
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EASEMENT "KZ" PER REF. #3 BK. 10000, PG. 6
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EASEMENT "LY" PER REF. #3 BK. 10000, PG. 6
EASEMENT "LZ" PER REF. #3 BK. 10000, PG. 6
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EASEMENT "MI" PER REF. #3 BK. 10000, PG. 6
EASEMENT "MJ" PER REF. #3 BK. 10000, PG. 6
EASEMENT "MK" PER REF. #3 BK.