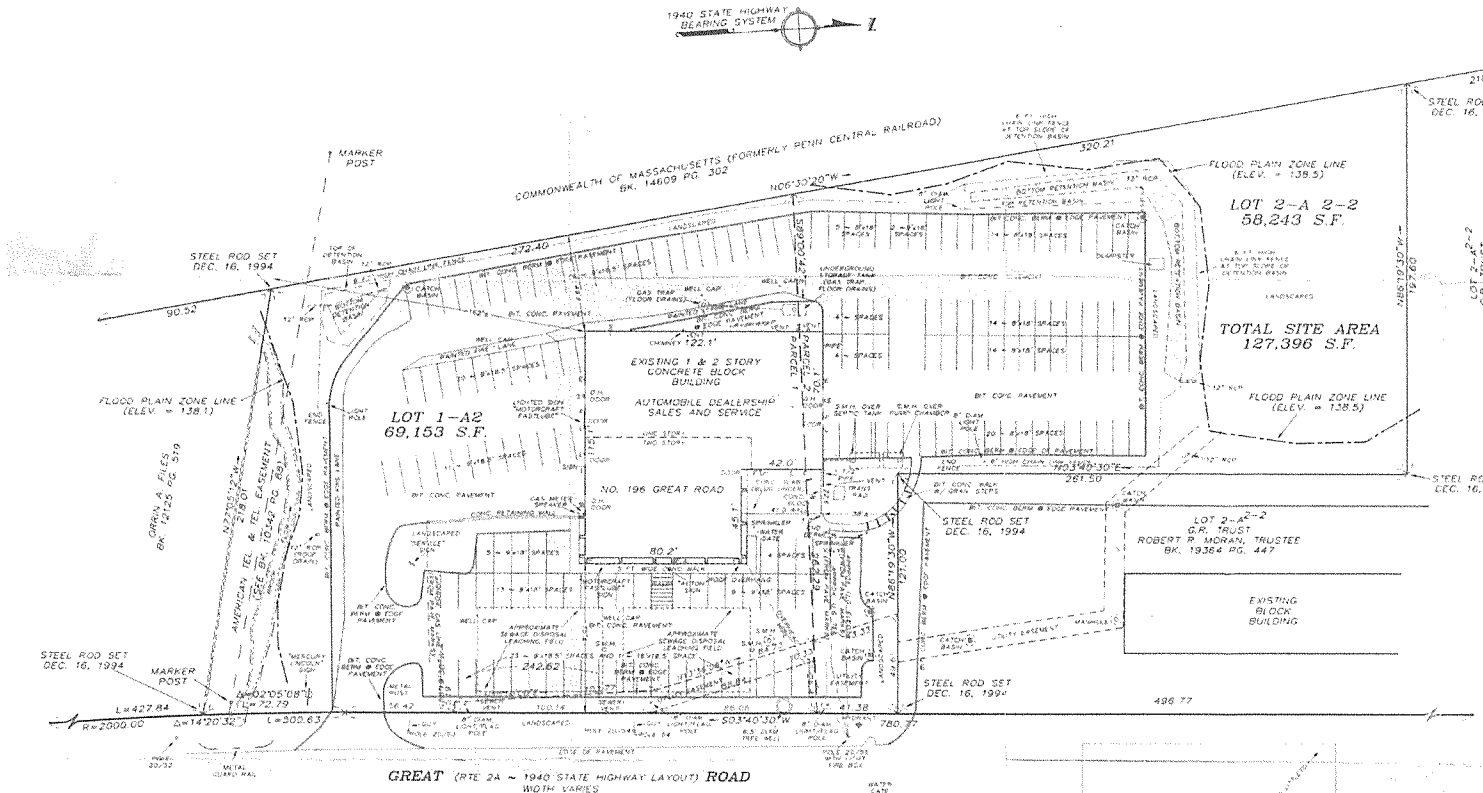

DESCRIPTION

PARCEL 1

THE LAND TOGETHER WITH THE BUILDINGS THEREON, SITUATED ON THE WESTERLY SIDE OF GREAT ROAD IN ACTON, MIDDLESEX COUNTY, MASSACHUSETTS SHOWN AS LOT 1-A2 ON A PLAN ENTITLED "PLAN OF LAND IN ACTON, MASS. PREPARED FOR ROY C. SMITH" DATED MARCH 5, 1980, PREPARED BY ACTON SURVEY & ENGINEERING, INC. AND RECORDED WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 14015, PAGE 4, BOUNDED AND DESCRIBED AS FOLLOWS:

EASTERLY: BY GREAT ROAD (ROUTE 2A-1940 STATE HIGHWAY LAYOUT) BY TWO COURSES MEASURING SEVENTY TWO AND 79/100 (72.79) FEET AND TWO HUNDRED EIGHTY-TWO AND 62/100 FEET.

SOUTHERLY: BY A STONE WALL AND LAND NOW OR FORMERLY OF GRIFFIN A. FILES TWO HUNDRED EIGHTEEN AND 10/100 (218.10) FEET.

WESTERLY: BY LAND NOW OR FORMERLY OF PENN CENTRAL RAILROAD TWO HUNDRED SEVENTY-TWO AND 40/100 (272.40) FEET.

NORTHERLY: BY LOT 2-A2 AS SHOWN ON SAID PLAN TWO HUNDRED SIXTY-TWO AND 29/100 (262.29) FEET.

PARCEL 2

THE LAND SITUATED ON THE WESTERLY SIDE OF GREAT ROAD IN ACTON, MIDDLESEX COUNTY, MASSACHUSETTS SHOWN AS LOT 2-A 2-2 ON A PLAN ENTITLED "PLAN OF LAND IN ACTON, MASS. FOR THE P.S.F. REALTY COMPANY" DATED DECEMBER 27, 1984, PREPARED BY ACTON SURVEY & ENGINEERING, INC. AND RECORDED WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 16370, PAGE 464, BOUNDED AND DESCRIBED AS FOLLOWS:

EASTERLY: BY GREAT ROAD (ROUTE 2A-1940 STATE HIGHWAY LAYOUT) FORTY-ONE AND 38/100 (41.38) FEET.

SOUTHERLY: BY LOT 1-A2 AS SHOWN ON SAID PLAN TWO HUNDRED SIXTY-TWO AND 29/100 (262.29) FEET.

WESTERLY: BY LAND NOW OR FORMERLY OF PENN CENTRAL RAILROAD THREE HUNDRED TWENTY AND 21/100 (320.21) FEET.

NORTHERLY: BY LOT 2-A 2-1 AS SHOWN ON SAID PLAN ONE HUNDRED NINETY-SEVEN AND 60/100 (197.60) FEET.

EASTERLY: BY SAID LOT 2-A 2-1 TWO HUNDRED SIXTY-ONE AND 50/100 (261.50) FEET.

NORTHERLY: BY SAID LOT 2-A 2-1 ONE HUNDRED TWENTY-ONE AND 00/100 (121.00) FEET.

SEE THE FOLLOWING RECORDED IN MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS:

DEEDS~

BOOK 15552 PAGE 188 RAYMOND J. LE BLANC TRUST NO. 1 TO ELANOR M. BELLANTONI, TRUSTEE OF THE ACTON CONTINENTAL TRUST (LOT 1-A2)

BOOK 15941 PAGE 100 THE P.S.F. REALTY COMPANY TO ELANOR M. BELLANTONI, TRUSTEE OF THE ACTON CONTINENTAL TRUST

BOOK 16370 PAGE 464 CONFIRMATORY DEED THE P.S.F. REALTY COMPANY TO ELANOR M. BELLANTONI, TRUSTEE OF THE ACTON CONTINENTAL TRUST

PLANS~

BOOK 6404 PAGE 1 (SHEETS 9 AND 10) STATE HIGHWAY LAYOUT OF GREAT ROAD, DATED JUNE 11, 1940

BOOK 14015 PAGE 4 PLAN BY ACTON SURVEY & ENGINEERING, INC., DATED MARCH 5, 1980

BOOK 14690 PAGE 99 PLAN BY ACTON SURVEY & ENGINEERING, INC. DATED NOVEMBER 24, 1981

BOOK 16370 PAGE 464 PLAN BY ACTON SURVEY & ENGINEERING, INC. DATED DECEMBER 27, 1984

TO: ACTON LINCOLN-MERCURY, FORD MOTOR CREDIT COMPANY AND LAWYERS TITLE INSURANCE CORPORATION

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ASCM IN 1992, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a)(1), 8, 9, 10, 11 & 13 OF TABLE A THEREOF AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

DATE: DEC 22, 1994

JOHN E. DUNPHY, JR., R.P.L.S. 22158

I CERTIFY THAT THE BUILDING IS NOT IN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE N.I.U.D. INSURANCE ADMINISTRATION MAP OF THE TOWN OF ACTON, MASS. (COMMUNITY PANEL NO. 250176 0007C REVISED JANUARY 6, 1988).

ACTON SURVEY & ENGINEERING, INC.

SMH = INDICATES SEWER MANHOLE
CP = INDICATES PROPANE CONCRETE PIPE
HS = INDICATES DIRTHOUSE
HA = INDICATES HIP ALARM BOX
L = INDICATES LIGHT
FS = INDICATES FLEET SUNSET
SP = INDICATES SPRINKLER
F = INDICATES WATER VALVE

ALL ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929

GRAPHIC SCALE
0 5 10 20 METERS
0 30 60 90

ALTA/ACSM LAND TITLE SURVEY OF LAND IN ACTON ◦ MASS.

(MIDDLESEX COUNTY)
PREPARED FOR: ACTON LINCOLN MERCURY

SCALE: 1 INCH = 30 FEET DECEMBER 22, 1994

ACTON SURVEY & ENGINEERING, INC.
277 CENTRAL ST. ◦ ACTON ◦ MASS.

FILE NO. 2863