LEGEND

- WETLAND LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- PROPERTY LINE ALTA
- ALTA EXCEPTION ITEM
- ABUTTER LINE
- TIE LINE
- SETBACK
- EDGE OF PAVEMENT
- CURB LINE
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- BUILDING
- BUILDING OVERHANG
- TREELINE
- CHAINLINK FENCE
- WOOD FENCE
- WATER MAIN
- U/G GAS LINE
- U/G ELECTRIC LINE
- OVERHEAD WIRE
- U/G CABLE TV LINE
- SAN. SEWER LATERAL
- STORM PIPE
- FEMA FLOOD ZONE (HATCHED AREA FALLS OUTSIDE ZONE AE (EL.10))
- FOUND MONUMENT
- DECIDIOUS TREE
- CONIFEROUS TREE
- SHRUB
- UTILITY POLE
- GUY WIRE
- ELECTRIC METER
- HYDRANT
- POTABLE WELL
- SPIGOT
- WATER VALVE
- GAS VALVE
- GAS METER
- SIGN
- CATCH BASIN
- MAIL BOX
- BOLLARD (POST)
- WETLANDS
- TRAFFIC FLOW

A.G. = ABOVE GROUND
B.G. = BELOW GROUND
(100') = RECORD DISTANCE
FF = FINISH FLOOR
BFE = BASE FLOOR ELEVATION

FOR REGISTRY USE ONLY

POTENTIAL ENCROACHMENTS:

1. NO EVIDENCE OF ENCROACHMENTS WERE OBSERVED DURING THE COURSE OF THE SURVEY, WITH THE EXCEPTION OF THE FOLLOWING APPARENT ENCROACHMENTS:
   - 1.1. STOCKADE FENCING POTENTIAL ENCROACHMENT INTO THE PARCEL.
   - 1.2. STOCKADE FENCING POTENTIAL ENCROACHMENT INTO THE PARCEL.
   - 1.3. CHAINLINK FENCING POTENTIAL ENCROACHMENT INTO THE ABUTTER.
   - 1.4. CHAINLINK FENCING POTENTIAL ENCROACHMENT INTO THE ABUTTER.
   - 1.5. CHAINLINK FENCING POTENTIAL ENCROACHMENT INTO THE R.O.W.

RECORD LEGAL DESCRIPTION:

(BK. 25614, PAGE 150)
THE LAND IS DESCRIBED AS FOLLOWS: REAL PROPERTY IN THE CITY OF DENNIS PORT, COUNTY OF BARNSTABLE, COMMONWEALTH OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:

PARCEL I: FEE SIMPLE

BEGINNING AT THE NORTHWEST CORNER OF THE PREMISES AT AN IRON STAKE ON LONE TREE ROAD AND LAND NOW OR FORMERLY OF RICHARD H. CHASE;
THENCE NORTH 86° 31' 46" EAST, BY LAND OF SAID RICHARD H. CHASE, ONE HUNDRED THREE AND 85/100 FEET TO AN IRON STAKE;
THENCE SOUTH 33° 05' 30" EAST, BY LAND OF SAID RICHARD H. CHASE, ONE HUNDRED FORTY-SIX (146) FEET TO AN IRON STAKE;
THENCE SOUTH 86° 32' 50" WEST, BY OTHER LAND OF THE GRANTOR NINETY-SIX AND 93/100 (96.93) FEET TO A IRON STAKE;
THENCE NORTH 80° 04' 00" WEST, BY LAND OF JAMES E. THISTLE, ET UX ONE HUNDRED AND 19/100 (100.19) FEET TO LONE TREE ROAD;
THENCE NORTH 17° 48' 05" EAST, BY LONE TREE ROAD, FORTY-EIGHT AND 72/100 (48.72) FEET TO A MISSING BOUND;
THENCE NORTH 2° 46' 18" WEST, BY LONE TREE ROAD, FIFTY-EIGHT AND 28/100 (58.28) FEET TO THE PLACE OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS SHOWN ON A PLAN ENTITLED "PLAN OF LAND IN DENNISPORT, MASS. FOR JAMES GOFF CO. OF CAPE COD, INC., MAY 26, 1978, SCALE 1" = 30', RECORDED IN BARNSTABLE PLAN BOOK 324, PAGE 52.

THE LEGAL DESCRIPTION DOES NOT CONTAIN A POINT OF BEGINNING.

TABLE A: UTILITIES

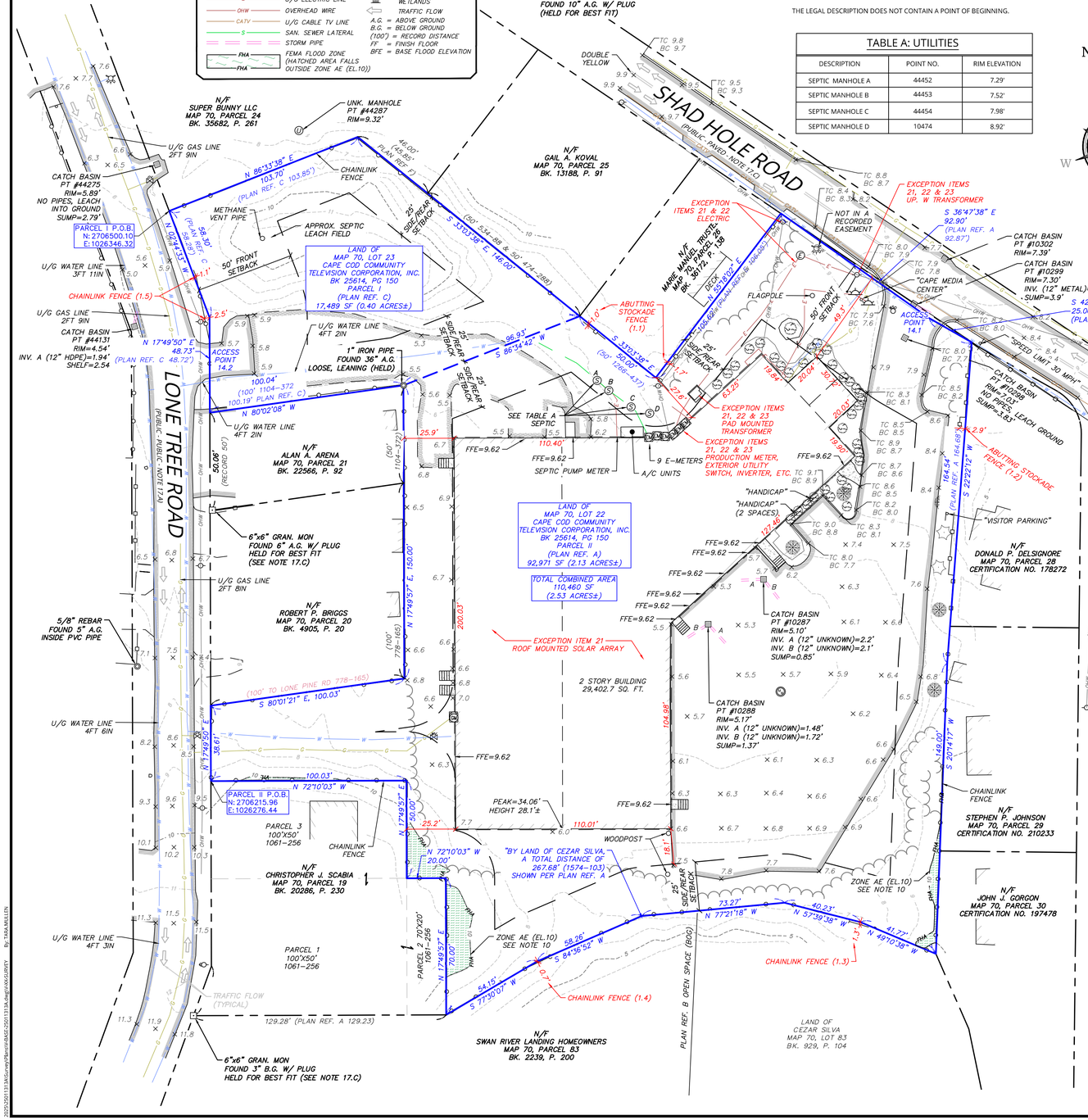
DESCRIPTION	POINT NO.	RIM ELEVATION
SEPTIC MANHOLE A	44452	7.29'
SEPTIC MANHOLE B	44453	7.52'
SEPTIC MANHOLE C	44454	7.98'
SEPTIC MANHOLE D	10474	8.92'

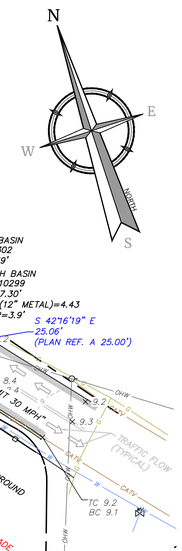
PARCEL II: FEE SIMPLE

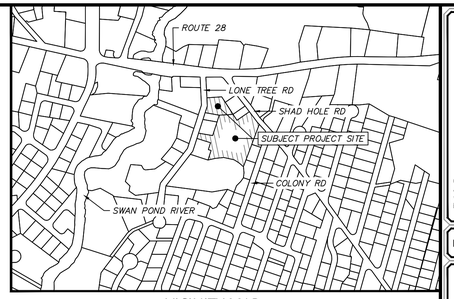
THE LAND IN DENNISPORT, BARNSTABLE COUNTY, MASSACHUSETTS DESCRIBED AS FOLLOWS:
NORTHWESTERLY BY LONE TREE ROAD, A TOWN WAY, A DISTANCE OF THIRTY-EIGHT AND 61/100 (38.61) FEET, AS SHOWN ON HEREINAFTER MENTIONED PLAN;
NORTHERLY BY LAND OF JOHN J. MEMOS, AS SHOWN ON SAID PLAN, A DISTANCE OF ONE HUNDRED (100.00) FEET;
NORTHWESTERLY BY LAND OF SAID MEMOS AND HARRY E. MORTIMER, A DISTANCE OF ONE HUNDRED FIFTY (150.00) FEET;
NORTHERLY BY LAND FORMERLY OF JAMES C. GOFF CO. OF CAPE COD, INC., A DISTANCE OF NINETY-SIX AND 93/100 (96.93) FEET;
NORTHEASTERLY BY LAND OF GEORGE A. MCKENZIE, A DISTANCE OF FIFTY (50.00) FEET;
NORTHERLY BY LAND OF SAID MCKENZIE, A DISTANCE OF ONE HUNDRED SIX AND 05/100 (106.05) FEET;
NORTHEASTERLY BY SHAD HOLE ROAD, A PUBLIC WAY, A DISTANCE OF NINETY-TWO AND 87/100 (92.87) FEET AND TWENTY FIVE (25) FEET;
SOUTHEASTERLY BY LAND COURT CASE NO. 22428, DISTANCES OF 164.68 AND 149.00'
SOUTHERLY BY LAND OF CEZAR SILVA, A TOTAL DISTANCE OF 267.68 FEET;
NORTHWESTERLY BY LAND OF CLIFFORD A. TARR, A DISTANCE OF SEVENTY (70) FEET;
SOUTHWESTERLY BY LAND OF SAID TARR, A DISTANCE OF TWENTY (20) FEET;
NORTHWESTERLY AGAIN BY LAND OF SAID TARR, A DISTANCE OF FIFTY (50) FEET;
SOUTHWESTERLY BY LAND OF SAID TARR, A DISTANCE OF ONE HUNDRED (100) FEET.

CONTAINING 92,987 SQUARE FEET, MORE OR LESS, AND BEING SHOWN ON A "PLAN OF LAND IN DENNISPORT FOR RED CHASE REALTY, INC, DECEMBER 7, 1971, SCALE 1" = 40' S.R. SWEETSER ENGINEER, DENNISPORT, MASS." WHICH SAID PLAN IS RECORDED AT BARNSTABLE REGISTRY OF DEEDS IN PLAN BOOK 251, PAGE 41.

THE LEGAL DESCRIPTION DOES NOT CONTAIN A POINT OF BEGINNING.







VICINITY MAP
DENNIS PORT, MA TAX ASSESSOR MAPPING
NTS

SCHEDULE B-II EXCEPTIONS:

(COMMITMENT NUMBER: NCS-1273670-BOS1 DATED AUGUST 18, 2025 AT 8:00 A.M.

ITEMS 1 - 8 & 17-20 INTENTIONALLY OMITTED.

9. NOTICE OF VARIANCE BY THE BOARD OF APPEALS OF THE TOWN OF DENNIS, DATED SEPTEMBER 07, 1983, AND RECORDED OCTOBER 05, 1983 IN BOOK 3887, PAGE 260.
   SURVEY FINDINGS: DOES ENCUMBER SURVEYED PROPERTY: PLANNING BOARD DECISION TO ALLOW RECONSTRUCTION OF BUILDINGS DESTROYED BY FIRE. REFERENCE IS MADE TO A PLOT PLAN, NOT PROVIDED. BLANKET IN NATURE, CANNOT BE PLOTTED.
10. NOTICE OF VARIANCE BY THE BOARD OF APPEALS OF THE TOWN OF DENNIS, DATED AUGUST 26, 1986, AND RECORDED SEPTEMBER 29, 1986 IN BOOK 5328, PAGE 311.
   SURVEY FINDINGS: NON SURVEY ITEM: DECISION BY THE PLANNING BOARD TO ALLOW ASSEMBLY AND SALE OF DOORS AND WINDOWS AND OTHER RELATED PRODUCTS.
11. ORDER OF CONDITIONS BY THE DENNIS CONSERVATION COMMISSION, DATED NOVEMBER 20, 1986, AND RECORDED DECEMBER 18, 1986 IN BOOK 5461, PAGE 138; AS AFFECTED BY A CERTIFICATE OF COMPLIANCE DATED MAY 28, 1997, AND RECORDED JUNE 18, 1997 IN BOOK 10807, PAGE 36.
   SURVEY FINDINGS: DOES ENCUMBER SURVEYED PROPERTY: ORDER OF CONDITIONS MASSACHUSETTS WETLAND PROTECTION ACT, PREVENT OF POLLUTION IN RELATION TO RECONSTRUCTION OF A DOOR AND WINDOW MANUFACTURING BUILDING. BLANKET IN NATURE, CANNOT BE PLOTTED.
12. DECISION BY THE BOARD OF APPEALS OF THE TOWN OF DENNIS, DATED OCTOBER 26, 1987, AND RECORDED DECEMBER 14, 1987 IN BOOK 6061, PAGE 299.
   SURVEY FINDINGS: DOES ENCUMBER SURVEYED PROPERTY: PLANNING BOARD DECISION TO ALLOW AN ADDITIONAL 750 SF TRIANGULAR AREA PER PLANS DATED 8/1987, NOT PROVIDED. ALL CURRENT STRUCTURES ARE SHOWN HEREON.
13. NOTICE OF VARIANCE BY THE BOARD OF APPEALS OF THE TOWN OF DENNIS, DATED OCTOBER 04, 1988, AND RECORDED NOVEMBER 16, 1988 IN BOOK 6521, PAGE 151.
   SURVEY FINDINGS: DOES ENCUMBER SURVEYED PROPERTY: PLANNING BOARD DECISION TO ALLOW ALTERNATION TO AN EXISTING NON-CONFORMING STRCTURE WITH THE CONDITION A FENCE MUST BE CONSTRUCTED. REFERENCE IS MADE TO A PROPOSED LANDSCAPING PLAN, NOT PROVIDED. ALL CURRENT STRUCTURES ARE SHOWN HEREON
14. NOTICE OF VARIANCE AND DECISION BY THE BOARD OF APPEALS OF THE TOWN OF DENNIS, DATED MARCH 25, 1993, AND RECORDED MARCH 29, 1993 IN BOOK 8500, PAGE 240.
   SURVEY FINDINGS: DOES ENCUMBER SURVEYED PROPERTY: PLANNING BOARD DECISION TO ISSUE A SPECIAL PERMIT TO ALLOW A PUBLISHING PRINTING BUSINESS, REFERENCE IS MADE TO A SITE PLAN DATED 2/16/93, NOT PROVIDED. CURRENT SITE CONDITIONS SHOWN HEREON
15. DECISION BY THE BOARD OF APPEALS OF THE TOWN OF DENNIS, DATED JUNE 29, 1999, AND RECORDED JULY 21, 1999 IN BOOK 12420, PAGE 344.
   SURVEY FINDINGS: MAY ENCUMBER SURVEYED PROPERTY: PLANNING BOARD DECISION TO GRANT A VARIANCE OR SPECIAL PERMIT TO EVERGREEN REALTY TRUST, NO DESCRIPTION WAS INCLUDED.
16. SPECIAL PERMIT BY THE BOARD OF APPEALS OF THE TOWN OF DENNIS, DATED JUNE 29, 1999, AND RECORDED JULY 21, 1999 IN BOOK 12420, PAGE 345.
   SURVEY FINDINGS: DOES ENCUMBER SURVEYED PROPERTY: PLANNING BOARD DECISION TO ISSUE A SPECIAL PERMIT TO ALLOW ALTERNATION OF THE EXISTING WAREHOUSE WITH THE CONDITION A FENCE SHALL BE REPAIRED. REFERENCE IS MADE TO A SITE PLAN, DATED 5/10/1999. NOT PROVIDED.
21. NOTICE OF LEASE AND EASEMENTS BY AND BETWEEN CAPE COD COMMUNITY TELEVISION CORPORATION, INC., AS LESSOR/LANDLORD AND SOLECT ENERGY DÉVELOPMENT, LLC, AS LESSEE/TENANT, DATED JUNE 01, 2019, AND RECORDED MAY 18, 2020 IN BOOK 32911, PAGE 246.
   SURVEY FINDINGS: DOES ENCUMBER SURVEYED PROPERTY: LEASE AGREEMENT FOR THE PROPERTY, BLANKET IN NATURE CANNOT BE PLOTTED. SUBJECT TO THE FOLLOWING EASEMENTS:
   - NON-EXCLUSIVE ACCESS ACROSS TO THE FACILITY ACROSS THE PROPERTY. BLANKET IN NATURE, CANNOT BE PLOTTED.
   - RIGHT TO RECEIVE SOLAR ENERGY AS RELATED TO ROOFTOP PANELS, ALL STRUCTURES SHOWN HEREON. ROOFTOP SOLAR PANELS WERE NOT FIELD LOCATED.
   - RIGHT TO CONSTRUCTED, OPERATE & MAINTAIN ELECTRIC SERVICE, SHOWN HEREON.
22. EASEMENT GRANTED TO NSTAR ELECTRIC COMPANY, D/B/A EVERSOURCE ENERGY, A MASSACHUSETTS CORPORATION, DATED APRIL 23, 2020, AND RECORDED JANUARY 12, 2021 IN BOOK 33674, PAGE 113.
   SURVEY FINDINGS: DOES ENCUMBER SURVEYED PROPERTY: EASEMENT TO INSTALL AND MAINTAIN ELECTRICAL INFRASTRUCTURE, "ALL EQUIPMENT SHALL BE INSTALLED IN LOCATIONS MUTUALLY AGREED UPON BY THE GRANTOR AND GRANTEE". ALL ELECTRIC INFRASTRUCTURE LOCATED IS SHOWN HEREON.
23. EASEMENT GRANTED TO NSTAR ELECTRIC COMPANY, D/B/A EVERSOURCE ENERGY, A MASSACHUSETTS CORPORATION, DATED APRIL 22, 2020, AND RECORDED JANUARY 12, 2021 IN BOOK 33674, PAGE 117.
   SURVEY FINDINGS: DOES ENCUMBER SURVEYED PROPERTY: EASEMENT TO INSTALL AND MAINTAIN ELECTRICAL INFRASTRUCTURE, "ALL EQUIPMENT SHALL BE INSTALLED IN LOCATIONS MUTUALLY AGREED UPON BY THE GRANTOR AND GRANTEE". ALL ELECTRIC INFRASTRUCTURE LOCATED IS SHOWN HEREON.

GENERAL NOTES:

1. THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN: CAPE COD COMMUNITY TELEVISION CORPORATION, INC., A MASSACHUSETTS NOT FOR PROFIT CORPORATION, BY VIRTUE OF A DEED FROM MONTANA TRADING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED JUNE 06, 2011, AND RECORDED AUGUST 11, 2011 IN BOOK 25614, PAGE 150.
2. PER COMMUNICATION WITH THE TOWN PLANNER THE SURVEYED PROPERTY IS LOCATED IN WITHIN THE GENERAL COMMERCIAL II ZONE (GC2), THERE IS A REPORTED ERROR IN THE TOWN OF DENNIS GIS DATABASE AND PUBLISHED ZONING MAP WHICH SHOWS A PORTION OF MAP 70, LOT 22 IS WITHIN THE RESIDENTIAL 40 DISTRICT (R40).

MINIMUM LOT SIZE:	40,000 S.F.
MINIMUM STREET FRONTAGE:	150 FT
MINIMUM WIDTH:	150 FT
MINIMUM FRONT SETBACK:	50 FT
MINIMUM SIDE/REAR SETBACK:	25 FT
MAXIMUM BUILDING HEIGHT:	2, EXCLUSIVE OF ROOF
TOTAL SITE COVERAGE % OF LOT:	70%

   ***MULITIPLE PLANNING BOARD VARIANCES HAVE BEEN APPROVED BY THE PLANNING BOARD. SEE LISTED EXCEPTION ITEMS. REFERENCED SITE PLANS WITHIN THE RECORDED APPROVALS WERE NOT PROVIDED AND THE SPECIFIC ZONING VARIANCES ARE UNKNOWN.
   ***NO ZONING REPORT/LETTER HAS BEEN PROVIDED TO THIS SURVEYOR. LAND USE REGULATIONS LISTED ABOVE ARE BASED SOLELY UPON A PRELIMINARY REVIEW OF DIMENSIONAL REQUIREMENTS FOR THE TOWN OF CHATHAM (AMENDED THROUGH AND INCLUDING ATM MAY 2, 2023) AND MAY NOT NECESSARILY REPRESENT ALL LAND USE REGULATIONS APPLICABLE TO THE PROPERTY. ALL LAND USE REGULATIONS MUST BE CONFIRMED WITH THE APPROPRIATE FEDERAL, STATE AND/OR LOCAL REGULATORY ENTITY TO DETERMINE THE EFFECT THESE MAY HAVE ON THE PERMITTED USE OF THE PROPERTY. NO ZONING REPORT PURSUANT TO ALTA TABLE A ITEMS 6(A) & 6(B) HAS BEEN PROVIDED.
3. TOTAL AREA OF PARCEL IS APPROXIMATELY 110,460 SF (2.53 ACRES±)
   MAP 70, LOT 22: 92,971 SF (2.13 ACRES±)
   MAP 70, LOT 23: 17,489 SF (0.40 ACRES±)
4. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON AN ON-THE-GROUND SURVEY COMPLETED BY COLLIERS ENGINEERING & DESIGN IN SEPTEMBER 2025
5. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY COLLIERS ENGINEERING & DESIGN INC. IN SEPTEMBER 2025.
6. BOOK AND PAGE REFERENCES SHOWN HEREON ARE IN REFERENCE TO THE BARNSTABLE COUNTY REGISTRY OF DEEDS (B.C.R.D.).
7. PLAN REFERENCES:
   - A. "PLAN OF LAND IN DENNISPORT FOR RED CHASE REALTY, INC." DATED DECEMBER 7, 1971 BY S.R. SWEETER, ENGINEER. RECORDED IN PLAN BOOK 251, PAGE 41.
   - B. "SUBDIVISION OF LAND IN DENNISPORT, MA FOR BAKER HOMES, INC" REVISED THROUGH MAY 12, 1978 BY S.R. ENGINEER. RECORDED IN PLAN BOOK 297, PAGE 93.
   - C. "PLAN OF LAND IN DENNISPORT, MASS FOR JAMES C. GOFF CO. OF CAPE COD, INC," DATED MAY 26, 1978 BY S.R. ENGINEERS. RECORDED IN PLAN BOOK 324, PAGE 52.
   - D. "SUBDIVISION PLAN OF LAND IN DENNIS (PORT)" BY WILLIAM KELLY, ENGINEER. DATED MAY 7, 1958. RECORDED IN PLAN BOOK 22428-B.
   - E. "PLAN OF LAND IN DENNIS PORT, MASS. FOR PAUL J. CHEBATOR" BY S.R. SWEETSER, ENGINEER, DATED FEBRUARY 15, 1979, RECORDED IN PLAN BOOK 330, PAGE 82.
   - F. "PLAN OF LAND IN DENNIS PORT, MASS. FOR FRANKLIN KELLEY" BY J.M. MONAHAN, JR. & ASSOCIATES, DATED SEPTEMBER 22, 1983, RECORDED IN PLAN BOOK 428, PAGE 13.
   - G. "PLAN OF LONE TREE ROAD IN DENNIS PORT, MASS. AS LAID OUT BY THE BOARD OF SELECTMEN" BY BENJAMIN P. CHASE, SURVEYOR, DATED FEBRUARY 4, 1946, RECORDED IN PLAN BOOK 73, PAGE 9.
   - H. "PLAN OF PROPOSED TOWN WAY FROM DENNIS PORT TO MIRAMAR PARK AS LAID OUT BY THE BOARD OF SELECTMEN" DATED NOVEMBER, 1931, RECORDED UNDER FILE NO. 45-55-F1.
8. BEARINGS SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, MAINLAND ZONE 2000-NAD83. ELEVATIONS DEPICTED HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED GPS OBSERVATIONS.
9. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL SURFACE EVIDENCE LOCATED IN THE FIELD, UNDERGROUND UTILITIES LOCATED BY PROMARK, UTILITY LOCATING, INC. IN SEPTEMBER 2025 (SUE LEVEL B), AND MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
10. A MAJORITY OF THE SURVEYED PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE AE (EL. 10) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR BARNSTABLE COUNTY, MASSACHUSETTS, COMMUNITY-PANEL NUMBER 25001C0592J, HAVING AN EFFECTIVE DATE OF JULY 16TH, 2014. THE REMAINDER OF THE SITE FALLS WITHIN 0.2% ANNUAL CHANCE FLOOD HAZARD AREAS OF 1% ANNUAL CHANGE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE (SHADED)
11. ALL BUILDINGS FOUND ON THE SURVEYED PROPERTY ARE SHOWN HEREON.
12. NUMBER OF PARKING SPACES:
   - 12.1. 2 HANDICAPPED
   - 12.2. NO OTHERS MARKED
13. NO EVIDENCE OF RECENT EARTHWORK WAS OBSERVED DURING THE COURSE OF THE SURVEY.
14. THE SURVEYED PROPERTY HAS DIRECT ACCESS TO ENTERPRISE DRIVE, A PUBLIC WAY, AS SHOWN HEREON.
   - 14.1. 30 FT ± PAVED ACCESS FROM SHADE HOLE ROAD.
   - 14.2. 17 FT ± UNDEVELOPED ACCESS FROM LONE TREE ROAD.
15. THE PROPERTY SHOWN HEREON IS THE SAME AS DESCRIBED IN TITLE COMMITMENT FILE NUMBER: NCS-1273670-BOS1 ISSUED BY FIRST AMERICAN WITH AN EFFECTIVE DATE OF AUGUST 18, 2025 THE PARCEL FORMS A MATHEMATICALLY CLOSED FIGURE, WHICH CONSTITUTES ONE CONTIGUOUS PARCEL OF LAND WITHOUT GAPS, GORES OR OVERLAPS.
16. A WETLAND DELINEATION WAS PREFORMED ON THIS SITE IN SEPTEMBER 2025 BY JACOB ELRE, NATURAL RESOURCES SCIENTIST OF COLLIERS ENGINEERING & DESIGN, INC. NO WETLANDS WERE FOUND ON THE SITE. THIS OBSERVATION AND DELINATION ON THE PROJECT SITE CONFORMS TO THE STANDARDS OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, THE REGIONAL SUPPLEMENT TO THE USCAE OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST SUPPLEMENT, THE DELINATIING BORDER VEGETATED WETLANDS UNDER THE MASSACHUSETTS WETLAND PROECTION ACT – A HANDBOOK (MASSDEP 2022) (THE MASSDEP HANDBOOK). WETLANDS ARE CLASSIFIED ACCORDING TO COWARDIN, ET AL. (1979).
17. BOUNDARY NOTES
   - A. LONE TREE ROAD: IS A 40' WIDE PUBLIC RIGHT OF WAY, SHOWN PER PLAN REF. G & BOOK 1294, PG 443, LAYOUT OF LONE TREE ROAD, FIT TO MONUMENTS RECOVERED IN THE FIELD. A COMPLETE RIGHT OF WAY SURVEY OF LONE TREE ROAD MAY YIELD DIFFERENT RESULTS.
   - B. SHAD HOLE ROAD: IS A 2 ROD WIDE (33' WIDE) PUBLIC RIGHT OF WAY PER SELECTMAN LAYOUT PROVIDED BY THE ENGINEERING OFFICE, BOOK 1, PAGE 62. A JOG IS SHOWN PER PLAN REF. A, HOWEVER THE LAYOUT REFERENCED SITES A STRAIGHT SECTION ABUTS THE LOCUS PARCEL. A COMPLETE RIGHT OF WAY SURVEY MAY YIELD DIFFERENT RESULTS.
   - C. RECORD BOUNDARIES: LIMITED MONUMENTATION WAS RECOVERED IN FIELD. THE RECORD BOUNDARIES WERE ESTABLISHED BY HOLDING PLAN REF. A & C FIT TO THE LIMITED RECORD MONUMENTATION RECOVERED.

SURVEYORS CERTIFICATION:

TO: AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION, U-HAUL COMPANY OF MASSACHUSETTS, PREMIER TITLE AGENCY AND FIRST AMERICAN TITLE INSURANCE COMPANY.

WITH A COMMITMENT DATE AND TIME: AUGUST 18, 2025 AT 8:00 A.M.
THIS IS TO STATE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7 (A) (B1) (C), 8, 9, 11.B, 13, 14, 16, 17,19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED BY COLLIERS ENGINEERING & DESIGN IN SEPTEMBER OF 2025.

I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

SEAN P. PIERCE, PLS 5106 — 11/11/2025 DATE

30 0 30 60
SCALE : 1" = 30'
SELECT LINEAR UNIT OF MEASURE

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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COMMONWEALTH OF MASSACHUSETTS — SEAN P. PIERCE — NO. 5106 — REGISTERED PROFESSIONAL LAND SURVEYOR

REV	DATE	DRAWN BY	DESCRIPTION
-	-	-	-

ALTA/NSPS LAND TITLE SURVEY
FOR
AMERCO REAL ESTATE COMPANY
ENTITY #872074

SITE:
17 SHAD HOLE ROAD &
8 LONE TREE ROAD
DENNIS PORT
BARNSTABLE COUNTY
MASSACHUSETTS

Colliers Engineering & Design
BIDDEFORD
234 Main Street,
1st and 2nd Floor
Biddeford, ME 04005
Phone: 207 910 6010
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
1" = 30'	11/11/2025	EWP	TMM
PROJECT NUMBER: 25011313A	DRAWING NAME: V-BASE-25011313A		

SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER: 1 of 1

By: TARA.MULLEN
2025\25011313A\Survey\Plans\V\BASE-25011313A.dwg\V-XX-SURVEY