

**BOUNDARY DESCRIPTION PER COMMITMENT NO. 2022-17 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF JULY 21, 2022.**

**PARCEL #:**  
 LAND SITUATED ON THE EASTERLY SIDE OF IRVING STREET, THE SOUTHERLY SIDE OF CHATHAM STREET, AND THE WESTERLY SIDE OF HOUCHIN AVENUE IN THE CITY OF WORCESTER, COUNTY OF WORCESTER, COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF HOUCHIN AVENUE WITH THE SOUTHERLY LINE OF CHATHAM STREET AT THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PREMISES;  
 N 84° 20' 00" W. BY CHATHAM STREET, ONE HUNDRED FOURTEEN AND EIGHTY-SEVEN HUNDREDTHS (114.87) FEET TO A POINT;  
 S 05° 33' 11" W. BY LAND NOW OR FORMERLY OWNED BY HERBERT C. INGRAM, ONE HUNDRED EIGHTY-FOUR AND SIXTY-ONE HUNDREDTHS (184.61) FEET TO A POINT;  
 N 84° 17' 15" W. BY LAND NOW OR FORMERLY OF SAID INGRAM, FIFTEEN AND FIFTY-TWO HUNDREDTHS (15.52) FEET TO A POINT;  
 N 84° 27' 02" W. BY LAND NOW OR FORMERLY OF SAID INGRAM, ONE HUNDRED AND EIGHTY-TWO HUNDREDTHS (100.82) FEET TO A POINT IN THE EASTERLY LINE OF IRVING STREET;  
 S 05° 42' 15" W. BY IRVING STREET, ONE HUNDRED TWENTY AND TWENTY HUNDREDTHS (120.20) FEET TO A POINT;  
 S 13° 02' 18" W. BY IRVING STREET, FIFTY-FOUR AND TWENTY-SIX HUNDREDTHS (54.26) FEET TO A POINT AT LAND NOW OR FORMERLY OWNED BY WILFRED J. MANGOLD;  
 S 76° 38' 39" E. BY LAND OF SAID MANGOLD, LAND NOW OR FORMERLY OWNED BY JOHN E. AND LULU M. TRACY, AND LAND NOW OR FORMERLY OWNED BY EDRICH TEMPLE, ONE HUNDRED FIFTEEN AND SIXTY-THREE HUNDREDTHS (115.63) FEET TO A POINT;  
 N 12° 35' 21" E. BY LAND NOW OR FORMERLY OWNED BY WORCESTER BRUSH CO., FORTY-NINE AND SEVENTY-FOUR HUNDREDTHS (49.74) FEET TO A POINT;  
 S 73° 24' 00" E. BY SAID WORCESTER BRUSH CO. LAND, SEVENTY-FIVE AND TWENTY-NINE HUNDREDTHS (75.29) FEET TO POINT AT THE SOUTHWESTERLY TERMINUS OF HOUCHIN AVENUE; AND  
 N 12° 57' 36" E. BY HOUCHIN AVENUE, THREE HUNDRED FORTY-ONE AND NINETY-THREE HUNDREDTHS (341.93) FEET TO THE POINT OF BEGINNING.

CONTAINING FIFTY-TWO THOUSAND TWO HUNDRED TWENTY-FIVE (52,225) SQUARE FEET OF LAND OR ONE AND ONE HUNDRED NINETY-NINE THOUSANDTHS (1.199) ACRES AND BEING SHOWN ON A PLAN OF LAND ENTITLED, "LAND IN WORCESTER, MASS. OWNED BY CHATHAM PROPERTIES ASSOCIATES," DATED DECEMBER 22, 1982, AND PREPARED BY A.F. PAGE ASSOCIATES, REGISTERED ENGINEERS AND LAND SURVEYORS, WORCESTER, MASSACHUSETTS, AND RECORDED WITH THE REGISTRY IN PLAN BOOK 502, PLAN 119.

- NOTES:**
- THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN TITLE COMMITMENT NUMBER 2022-17 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF JULY 21, 2022.
  - THE SUBJECT PROPERTY HAS DIRECT ACCESS TO BOTH CHATHAM STREET AND IRVING STREET, BOTH DEDICATED PUBLIC WAYS.
  - BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR WORCESTER COUNTY, MASSACHUSETTS, MAP NUMBER 25027C0619C, CITY OF WORCESTER, HAVING AN EFFECTIVE DATE OF JULY 4, 2011.
  - ZONING INFORMATION AS SHOWN HEREON WAS NOT PROVIDED BY THE TITLE INSURER AS REQUIRED BY ITEM 6 (A OR B) OF TABLE "A" IN THE 2021 ALTA SURVEY REQUIREMENTS.
  - NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF SURVEY.
  - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF SURVEY.
  - THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

- LIST OF POSSIBLE ENCROACHMENTS**
- HOUCHIN AVENUE PARKING STRIPES OVER 0.7' BOLLARD FOR HYDRANT OVER 1.3'
  - NOW OR FORMERLY F.R.C. REALTY CORPORATION 6' CHAIN LINK FENCE OVER 5.6'
  - NOW OR FORMERLY GCV916 OVERHEAD WIRES SERVING BUILDING CROSS PROPERTY LINE BOLLARD OVER 0.4' GAS METER OVER 2.9' BOLLARD OVER 2.9'
  - NOW OR FORMERLY THE CHATHAM CONDOMINIUM BT CONC. PARKING LOT AND PARKING STRIPES OVER 0.9'-2.8' 6' CHAIN LINK FENCE OVER 0.7'-3.5' ACCESS TO ADJUTING PARKING SPACES

- LEGEND**
- HYDRANT
  - WATER SHUT OFF/WATER GATE
  - GAS SHUT OFF/GAS GATE
  - CATCH BASIN
  - UTILITY POLE
  - LIGHT POLE
  - ELECTRIC HANDHOLE
  - BOLLARD
  - BOUND FOUND WITH DRILL HOLE
  - GAS METER
  - DISABLED PARKING SPACE
  - DECIDUOUS TREE
  - GATE POST
  - NUMBER OF PARKING SPACES OBSERVED AT THE TIME OF SURVEY
  - EXCEPTION NUMBER LISTED IN TITLE COMMITMENT
  - BIT BITUMINOUS
  - BK BACK
  - (C) CALCULATED
  - CLF CHAIN LINK FENCE
  - CONC CONCRETE
  - OH DRILL HOLE
  - ENT ENTRANCE
  - GRAN GRANITE
  - OV OVER
  - POB POINT OF BEGINNING
  - (R) RECORD
  - SO. FT. SQUARE FEET
  - SRW STONE RETAINING WALL
  - VOC VERTICAL GRANITE CURB
  - DHW OVERHEAD WIRES

**PARKING SUMMARY**  
 144 STANDARD SPACES  
 10 HANDICAP SPACES  
 144 TOTAL SPACES



PLAN BOOK 502, PAGE 119

**ZONING CLASSIFICATION**

**ZONING DISTRICT: RG-8.0**

MAXIMUM FLOOR AREA RATIO	6 TO 1
MINIMUM LOT SIZE	5,000 SQ. FT.
MINIMUM LOT FRONTAGE/DWELLING	40 FEET PER*
MINIMUM FRONT YARD	N/A
MINIMUM SIDE YARD	N/A
MINIMUM REAR YARD	10 FEET
MAXIMUM HEIGHT	N/A

\* BUT NOT MORE THAN 200 FEET

Now or Formerly  
**F R C REALTY CORPORATION**  
 BOOK 24654, PAGE 376  
 PARCEL ID 03-18-00022

**PARCEL #**  
 Now or Formerly  
**WORCESTER REDEVELOPMENT AUTHORITY**  
 BOOK 68109, PAGE 29  
 PARCEL ID 03-208-U-105

Now or Formerly  
**THE CHATHAM CONDOMINIUM**  
 BOOK 7308, PAGE 96  
 (MASTER DEED)  
 PARCEL ID 03-184-PA-U7

Now or Formerly  
**F R C REALTY CORPORATION**  
 BOOK 23004, PAGE 88  
 PARCEL ID 03-18-00018

Now or Formerly  
**AKFH RENOVATIONS LLC**  
 BOOK 58257, PAGE 70  
 PARCEL ID 03-18-00190

Now or Formerly  
**ROMAN CATHOLIC BISHOP OF WORCESTER**  
 BOOK 6876, PAGE 84  
 PARCEL ID 03-18-00034

Now or Formerly  
**ROMAN CATHOLIC BISHOP OF WORCESTER**  
 BOOK 3996, PAGE 177  
 PARCEL ID 03-18-36-46

**EXCEPTIONS FROM COVERAGE (SURVEY RELATED ONLY) SCHEDULE B-1, LISTED IN TITLE COMMITMENT NO. 2022-17 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF JULY 21, 2022.**

(10a) RIGHTS OF OTHERS, INCLUDING ANY RIGHTS OF RECORD, IN AND TO THE PREMISES DESCRIBED AS "EASEMENT E-1" AND "EASEMENT E-2" IN A TAKING BY THE CITY OF WORCESTER DATED AUGUST 3, 1954, AND RECORDED IN BOOK 3811, PAGE 453, AS THE SAME AFFECTS PARCEL # ONLY. SAID EASEMENTS ARE SHOWN AS CHATHAM PLACE AND HOUCHIN STREET ON PLAN IN PLAN BOOK 199, PLAN 23 - (AS SHOWN HEREON)

TO WORCESTER REDEVELOPMENT AUTHORITY & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 7(A), 7(B)(1), 7(C), & 9, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 23, 2022.

FELDMAN GEOSPATIAL

*[Signature]*

OCTOBER 26, 2022



TIMOTHY R. ACURRIS, PLS (MA# 52782)  
 TACURRIS@FELDMANGEA.COM

DATE

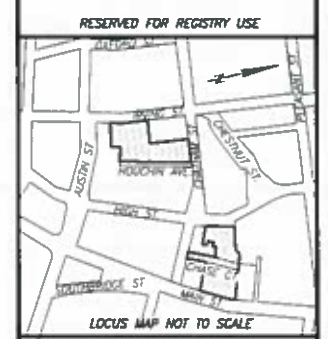
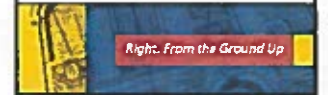
AREA=52,216 SQ. FT.  
 =1.199 ACRES

**FELDMAN GEOSPATIAL**

BOSTON H.Q.  
 152 HAMPDEN STREET  
 BOSTON, MA 02119

WORCESTER OFFICE  
 27 MECHANIC STREET  
 WORCESTER, MA 01608

(617)357-9740  
 www.feldmangeo.com



ADDRESS:  
**484 MAIN STREET  
 WORCESTER, MASS.**

RESEARCH: TRA	FIELD CHIEF: NF
PROJ MGR: TRA	APPROVED: TRA
CALC: TRA	CADD: TRA
FIELD CHC:	CRD FILE: 2201015

REVISIONS:


DRAWING NAME:  
**ALTA/NSPS  
 LAND TITLE SURVEY**

DATE: SEPTEMBER 23, 2022



SCALE: 1"=20'

SHEET NO. 1 OF 3

BOSTON H.Q.  
152 HAMPDEN STREET  
BOSTON, MA 02119  
  
WORCESTER OFFICE  
27 MECHANIC STREET  
WORCESTER, MA 01608  
(617)357-9740  
www.feldmangeo.com

Right From the Ground Up



ADDRESS:  
  
484 MAIN STREET  
WORCESTER, MASS.

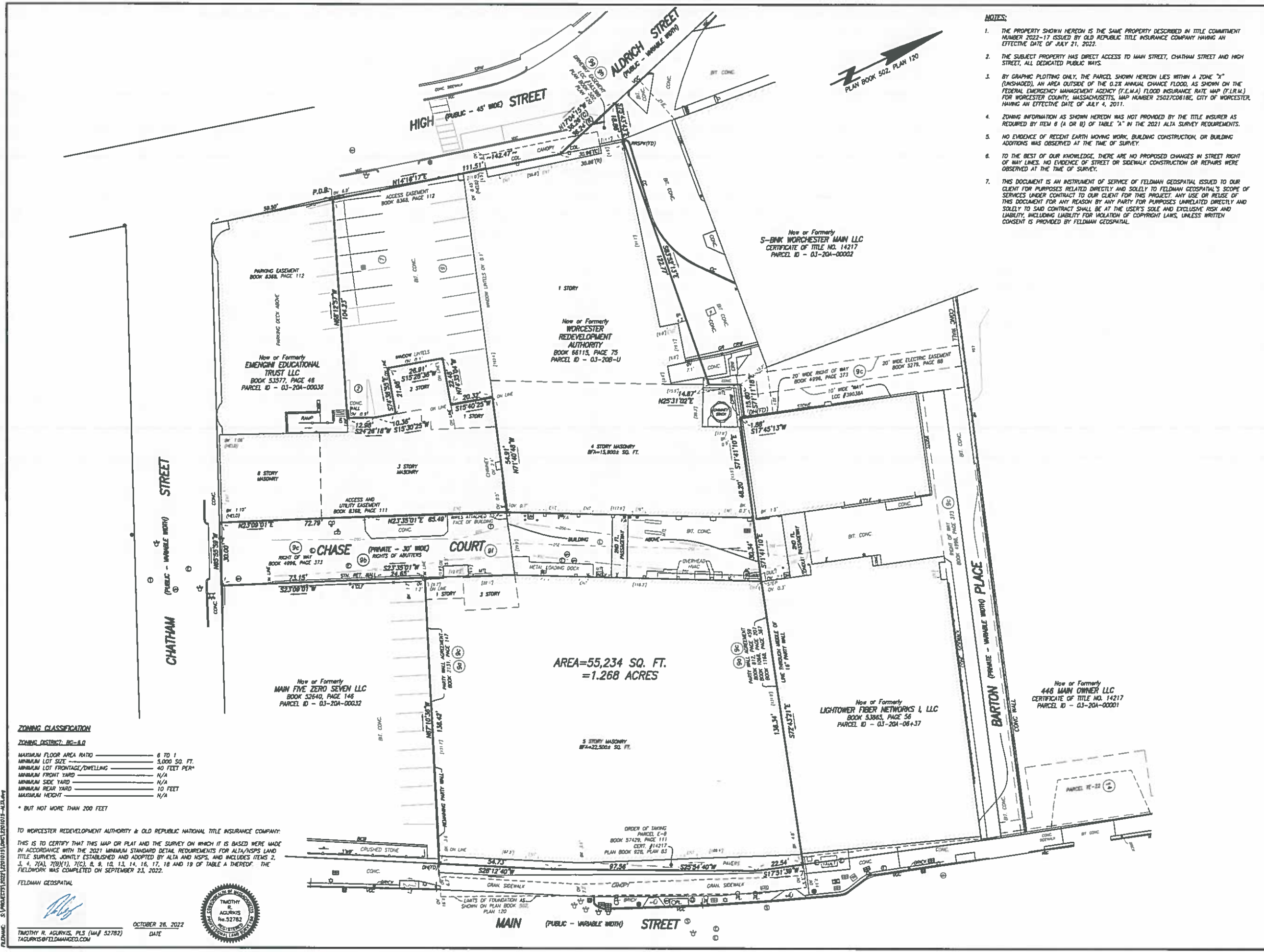
RESEARCH	FIELD CHIEF
PREP WORK	APPROVED: <b>TRA</b>
CALC.	CADD
FIELD CHK.	ORD FILE

REVISIONS:


DRAWING NAME:  
  
**ALTA/NSPS  
LAND TITLE SURVEY**

DATE: SEPTEMBER 23, 2022  
  
SCALE: 1"=20'  
  
SHEET NO. 2 OF 3

- NOTES:
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  2. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO MAIN STREET, CHATHAM STREET AND HIGH STREET, ALL DEDICATED PUBLIC WAYS.
  3. BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "Y" (UNSHADDED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR WORCESTER COUNTY, MASSACHUSETTS, MAP NUMBER 25027C0818C, CITY OF WORCESTER, HAVING AN EFFECTIVE DATE OF JULY 4, 2011.
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  7. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.



**ZONING CLASSIFICATION**

ZONING DISTRICT: RC-BLD

MAXIMUM FLOOR AREA RATIO	8 TO 1
MINIMUM LOT SIZE	5,000 SQ. FT.
MINIMUM LOT FRONTAGE/DWELLING	40 FEET PER-
MINIMUM FRONT YARD	N/A
MINIMUM SIDE YARD	N/A
MINIMUM REAR YARD	10 FEET
MAXIMUM HEIGHT	N/A

\* BUT NOT MORE THAN 200 FEET

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FELDMAN GEOSPATIAL  
  
TIMOTHY R. AGURKIS, PLS (MA# 52782)  
OCTOBER 26, 2022  
DATE



TIMOTHY R. AGURKIS, PLS (MA# 52782)  
TAGURKIS@FELDMANGEO.COM

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LIST OF POSSIBLE ENCROACHMENTS

- NOW OR FORMERLY CHENGM EDUCATIONAL TRUST LLC
BUILDING FACE OVER 0.5'
WALL OVER 0.7'
WIRE'S ATTACHED TO FACE OF BUILDING
BRICK CHIMNEY OVER 2.4'
WINDOW LINTELS OVER 0.1'
CONCRETE WALL OVER 0.9'
GRANITE WALL OVER 0.0'
ACCESS TO PARKING DECK OVER LOCUS
HIGH STREET
BUILDING OVER 0.45'
CANOPY OVER 0.9'
NOW OR FORMERLY S-BNK WORCESTER MAIN LLC
CONCRETE RETAINING WALL AND GUARD RAIL OVER 7.1'
MAIN STREET
CANOPY OVER 5.3'-7.3'
LIMITS OF FOUNDATION OVER 11'-10 1/2"
NOW OR FORMERLY MAIN FIVE ZERO SEVEN LLC
BRICK PILLAR OVER 1.2'

ZONING CLASSIFICATION

Table with zoning requirements for District BC-BL, including maximum floor area ratio (8 to 1), minimum lot size (5,000 sq. ft.), and various yard requirements.

\* BUT NOT MORE THAN 200 FEET

TO WORCESTER REDEVELOPMENT AUTHORITY & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 23, 2022.

FELDMAN GEOSPATIAL

Signature of Timothy R. Agurkis, PLS (MA# 32782)
DATE: OCTOBER 26, 2022



PARKING SUMMARY

16 STANDARD SPACES
0 HANDICAP SPACES
16 TOTAL SPACES

EXCEPTIONS FROM COVERAGE (SURVEY RELATED ONLY) SCHEDULE B-1 LISTED IN TITLE COMMITMENT NO. 2022-17 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF JULY 21, 2022.

- (8d) PARTY WALL RIGHTS AS SET FORTH IN INSTRUMENTS RECORDED IN BOOK 812, PAGE 458, BOOK 1086, PAGE 207, AND BOOK 1188, PAGE 387, AND 2131\*, PAGE 147 RESPECTIVELY, AS THE SAME AFFECT PARCEL A ONLY; THERE ARE BUILDINGS WHICH ARE ABUTTING WHICH SHARE A COMMON WALL. - (AS SHOWN HEREON)
(8e) RIGHTS OF ABUTTERS, WOHAT DEVELOPMENT CORPORATION, WORCESTER COUNTY NATIONAL BANK, NOBILITY HILL REALTY CORPORATION, THEIR SUCCESSORS AND ASSIGNS IN TITLE, IN AND TO CHASE COURT, AND RIGHTS OF OTHERS IN AND TO UTILITY EASEMENTS AS SHOWN ON PLAN RECORDED PLAN BOOK 502, PLAN 120.
(8c) THE RIGHTS OF WAY, RIGHTS IN WAYS, PARTY WALL OBLIGATIONS, RIGHTS OF ENCROACHMENT AND THE EXCEPTION WITH RESPECT TO THE GASOLINE PUMP, ACCESSORIES THEREON, AND TANK AS SET FORTH IN A DEED FROM DENHOLM AND MCKAY COMPANY TO HOWARD N. FEIST, JR. ET AL. TRUSTEES OF THE MAYFLOWER PROPERTIES TRUST, DATED DECEMBER 1, 1989, AND RECORDED IN BOOK 4984, PAGE 373. - (AS SHOWN HEREON)
(8d) EASEMENT IN A PORTION OF ABANDONED HIGH STREET AS SET FORTH IN A DEED FROM HOWARD N. FEIST, JR., ET AL. TRUSTEES OF THE MAYFLOWER PROPERTIES TRUST TO STEWART J. DAKES ET AL. TRUSTEES OF NOBILITY HILL REALTY TRUST DATED NOVEMBER 3, 1972, AND RECORDED IN BOOK 5278, PAGE 88. - (AS SHOWN HEREON)
(8f) A PORTION OF CHASE COURT IS OWNED IN FEE BY CHATHAM PROPERTIES, LLC, OR THE CONDOMINIUM, AND IS PART OF THE COMMON AREA. THERE MAY BE RIGHTS TO PASS OVER FROM CHATHAM STREET AND BARTON PLACE. - (AS SHOWN HEREON)
(8g) NOTE: TITLE TO THE FOLLOWING DESCRIBED TRIANGULAR PARCEL OF LAND, WHICH IS A PART OF PARCEL L SHOWN ON THE CITED DESCRIPTION PLAN, CANNOT BE DETERMINED. IT WAS PART OF AN ABANDONMENT BY THE CITY OF WORCESTER IN BOOK 5278, PAGE 585. - (AS SHOWN HEREON)
(8h) THAT PORTION OF OLD HIGH STREET (NOW ABANDONED) ABUTTING LAND OF NOBILITY HILL REALTY TRUST BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF HIGH STREET, SAID POINT BEING N. 14 DEGREES 16' 17" E. A DISTANCE OF 171.01 FEET FROM THE INTERSECTION OF THE SOUTHEASTERLY LINE OF HIGH STREET WITH THE NORTHEASTERLY LINE OF CHATHAM STREET;
THENCE N. 17 DEGREES 03' 15" W. BY HIGH STREET 38.24 FEET TO A POINT;
THENCE S. 75 DEGREES 43' 43" E. BY LAND OF NOBILITY HILL REALTY TRUST 18.86 FEET TO A RAILROAD SPIKE;
THENCE S. 14 DEGREES 18' 17" W. BY THE OLD LINE OF HIGH STREET 30.86 FEET TO THE POINT OF BEGINNING.
CONTAINING 291.9 SQUARE FEET OF LAND. - (AS SHOWN HEREON)
\* - TYPOGRAPHICAL ERROR CORRECTED.

BOUNDARY DESCRIPTION PER COMMITMENT NO. 2022-17 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF JULY 21, 2022.

PARCEL L
LAND WITH THE BUILDINGS THEREON SITUATED ON THE WESTERLY SIDE OF MAIN STREET, THE EASTERLY SIDE OF HIGH STREET, AND THE NORTHEASTERLY SIDE OF ALDRICH STREET IN THE CITY OF WORCESTER, COUNTY OF WORCESTER, COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE EASTERLY LINE OF HIGH STREET AT THE SOUTHWESTERLY CORNER OF THE HERON DESCRIBED PREMISES, SAID POINT BEING N. 14° 16' 17" E. A DISTANCE OF FIFTY-NINE AND FIFTY HUNDREDTHS (59.50) FEET FROM THE INTERSECTION OF THE NORTHERLY LINE OF CHATHAM STREET WITH THE EASTERLY LINE OF HIGH STREET;
N. 14° 16' 17" E. BY HIGH STREET, ONE HUNDRED ELEVEN AND FIFTY-ONE HUNDREDTHS (111.51) FEET TO THE INTERSECTION OF THE EASTERLY LINE OF HIGH STREET WITH THE NORTHEASTERLY LINE OF ALDRICH STREET;
N. 14° 16' 17" E. THIRTY AND NINETY-SIX HUNDREDTHS (30.96) FEET TO A RAILROAD SPIKE;
S. 83° 52' 13" E. ONE HUNDRED TWENTY-TWO AND SEVENTY-SEVEN HUNDREDTHS (122.77) FEET TO A DRILL HOLE;
N. 25° 31' 02" E. FOURTEEN AND EIGHTY-SEVEN HUNDREDTHS (14.87) FEET TO A POINT;
S. 71° 11' 18" E. FIFTEEN AND SIXTY HUNDREDTHS (15.00) FEET TO A DRILL HOLE;
S. 17° 45' 13" W. ONE AND EIGHTY-EIGHT HUNDREDTHS (1.88) FEET TO A POINT;
S. 71° 41' 10" E. BY THE SOUTHERLY FACE OF A BUILDING, FORTY-EIGHT AND TWENTY HUNDREDTHS (48.20) FEET TO A POINT IN THE WESTERLY LINE OF CHASE COURT;
S. 71° 41' 10" E. CROSSING CHASE COURT, THIRTY AND THIRTY-FOUR HUNDREDTHS (30.34) FEET TO A POINT;
S. 72° 43' 21" E. BY THE CENTERLINE OF A 16" PARTY WALL, ONE HUNDRED THIRTY-SIX AND THIRTY-FOUR HUNDREDTHS (136.34) FEET TO A POINT IN THE WESTERLY LINE OF MAIN STREET; THE LAST EIGHT COURSES BEING BY LAND OF NOBILITY HILL REALTY TRUST;
S. 17° 51' 39" W. BY MAIN STREET, TWENTY-TWO AND FIFTY-FOUR HUNDREDTHS (22.54) FEET TO A POINT;
S. 25° 54' 40" W. BY MAIN STREET, NINETY-SEVEN AND FIFTY-SIX HUNDREDTHS (97.58) FEET TO A POINT;
S. 28° 12' 40" W. BY SAID MAIN STREET, FIFTY-FOUR AND SEVENTY-THREE HUNDREDTHS (54.73) FEET TO A POINT;
N. 67° 10' 36" W. BY THE FACE OF A REMAINING PARTY WALL AND LAND OWNED NOW OR FORMERLY BY WOHAT DEVELOPMENT CORPORATION, ONE HUNDRED THIRTY-SIX AND FORTY-TWO HUNDREDTHS (136.42) FEET TO A POINT IN THE EASTERLY LINE OF CHASE COURT;
S. 23° 35' 01" W. BY LAND OF SAID WOHAT DEVELOPMENT CORP. TWENTY-FOUR AND SIXTY-FIVE HUNDREDTHS (24.65) FEET TO A POINT;
S. 23° 09' 01" W. BY LAND OWNED NOW OR FORMERLY BY MORRIS H. CHAFETZ AND SAMUEL CHAFETZ, SEVENTY-THREE AND FIFTEEN HUNDREDTHS (73.15) FEET TO A POINT IN THE NORTHERLY LINE OF CHATHAM STREET;
N. 85° 55' 59" W. BY CHATHAM STREET AND CROSSING CHASE COURT, THIRTY AND NO HUNDREDTHS (30.00) FEET TO A POINT;
N. 23° 09' 01" E. BY CHASE COURT AND THE EASTERLY FACE OF A BUILDING STANDING ON PARCEL "B", SEVENTY-TWO AND SEVENTY-NINE HUNDREDTHS (72.79) FEET TO A POINT;
N. 23° 35' 01" E. BY THE WESTERLY LINE OF CHASE COURT EASTERLY FACE OF SAID BUILDING, SIXTY-FIVE AND FORTY-NINE HUNDREDTH (65.49) FEET TO A POINT;
N. 71° 40' 48" W. BY A LINE SEPARATING THE BUILDINGS STANDING ON PARCEL "A" AND PARCEL "B", FIFTY-FOUR AND NINETY-ONE HUNDREDTHS (54.91) FEET TO A POINT;
S. 15° 40' 25" W. BY THE WESTERLY FACE OF THE BUILDING STANDING ON PARCEL "B", TWENTY AND THIRTY-TWO HUNDREDTHS (20.32) FEET TO A POINT;
N. 74° 35' 04" W. BY THE NORTHERLY FACE OF SAID BUILDING, TWENTY-TWO AND FORTY-EIGHT HUNDREDTHS (22.48) FEET TO A POINT;
S. 15° 28' 38" W. BY THE WESTERLY FACE OF SAID BUILDING, TWENTY-SIX AND NINETY-ONE HUNDREDTHS (26.91) FEET TO A POINT;
S. 74° 38' 55" E. BY THE SOUTHERLY FACE OF SAID BUILDING, TWENTY-ONE AND NINETY-EIGHT HUNDREDTHS (21.98) FEET TO A POINT;
S. 15° 30' 25" W. BY THE WESTERLY FACE OF SAID BUILDING, TEN AND THIRTY-SIX HUNDREDTHS (10.36) FEET TO A POINT;
S. 24° 26' 18" W. BY THE WESTERLY FACE OF SAID BUILDING, TWELVE AND NINETY-SIX EIGHT HUNDREDTHS (12.98) FEET TO A POINT; AND
N. 68° 12' 57" W. BY PARCEL "B" ONE HUNDRED FOUR AND TWENTY-THREE HUNDREDTHS (104.23) FEET TO THE POINT OF BEGINNING.
CONTAINING FIFTY-FIVE THOUSAND TWO HUNDRED THIRTY-FOUR (55,234) SQUARE FEET OF LAND OR ONE AND TWO HUNDRED SIXTY-EIGHT THOUSANDTHS (1.268) ACRES AND BEING SHOWN AS PARCEL "A" ON A PLAN OF LAND IN WORCESTER, MASSACHUSETTS, OWNED BY CHATHAM PROPERTIES ASSOCIATES, DATED MAY 25, 1982, AND PREPARED BY A.P. PRICE ASSOCIATES, REGISTERED ENGINEERS AND LAND SURVEYORS, WORCESTER, MASSACHUSETTS, AND RECORDED WITH THE REGISTRY IN PLAN BOOK 502, PLAN 120.
TOGETHER WITH ALL RIGHTS, TITLE, AND INTEREST IN THAT PORTION OF OLD HIGH STREET (NOW ABANDONED) ABUTTING LAND OF NOBILITY HILL REALTY TRUST, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF HIGH STREET WITH THE NORTHEASTERLY LINE OF ALDRICH STREET;
N. 17° 05' 15" W. BY ALDRICH STREET, THIRTY-SIX AND TWENTY-FOUR HUNDREDTHS (36.24) FEET TO A POINT;
S. 75° 43' 43" E. BY LAND OF NOBILITY HILL REALTY TRUST, EIGHTEEN AND EIGHTY-SIX HUNDREDTHS (18.86) FEET TO A RAILROAD SPIKE; AND
S. 14° 16' 17" W. BY THE OLD LINE OF HIGH STREET, THIRTY AND NINETY-SIX HUNDREDTHS (30.96) FEET TO THE POINT OF BEGINNING.
CONTAINING TWO-HUNDRED NINETY-ONE AND NINE TENTHS (291.9) SQUARE FEET OF LAND AND SUBJECT TO RIGHTS OF NOBILITY HILL REALTY TRUST IN A DEED RECORDED WITH THE REGISTRY IN BOOK 5278, PAGE 88.



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Table with columns: RESEARCH, FIELD CHG; PROJ. NO., APPROVED; CALC., CAD; FIELD CHG., CRD. FILE.

Table with columns: REVISIONS, with multiple empty rows for recording changes.

DRAWING NAME:
ALTA/NSPS
LAND TITLE SURVEY

DATE: SEPTEMBER 11, 2022



Vertical text on the left margin: FELDMAN GEOSPATIAL, 5 VANDERBILT STREET, WORCESTER, MA 01605-1404, 508-755-1234