

EXHIBIT A
THE LAND IS DESCRIBED AS FOLLOWS. REAL PROPERTY IN THE CITY OF WORCESTER, COUNTY OF WORCESTER, COMMONWEALTH OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:
THE LAND IN WORCESTER, WORCESTER COUNTY, MASSACHUSETTS, SITUATED ON ESKOW ROAD AND SOUTHWEST CUTOFF, AND BEING SHOWN AS LOT NAMED AREA = 30.2724 ACRES ON A PLAN ENTITLED, "PLAN OF LAND IN WORCESTER, MASSACHUSETTS," DATED NOVEMBER 23, 1978, PREPARED BY A.F. PAIGE ASSOCIATES, AND RECORDED WITH THE WORCESTER REGISTRY OF DEEDS IN PLAN BOOK 610, PLAN 109, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

- NOTES (CONTD)
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER REF. #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETFS).
TEMPORARY BENCH MARKS SET:
TBM-A- BOLT OVER MAIN OUTLET ON HYDRANT, ELEVATION= 475.70
TBM-B- MAG NAIL SET IN ASPHALT PAVEMENT, ELEVATION=484.76
 - PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - THE DELINEATION LINE WAS PLACED IN THE FIELD BY LEC ENVIRONMENTAL CONSULTANTS, INC. ON MARCH 24, 2024, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. ON APRIL 5, 2024.
 - PROPERTY HAS DIRECT ACCESS TO ESKOW ROAD & BALLS AVENUE.
 - NO PARKING STRIPING OBSERVED AT THE TIME OF THE SURVEY.
 - SURVEYOR'S DESCRIPTION PREPARED PER CLIENT REQUEST.

SURVEYOR'S METES AND BOUNDS DESCRIPTION
MAP 34, BLOCK 32, LOT 15 & MAP 34, BLOCK 34, LOT 1
CITY OF WORCESTER, WORCESTER COUNTY
COMMONWEALTH OF MASSACHUSETTS

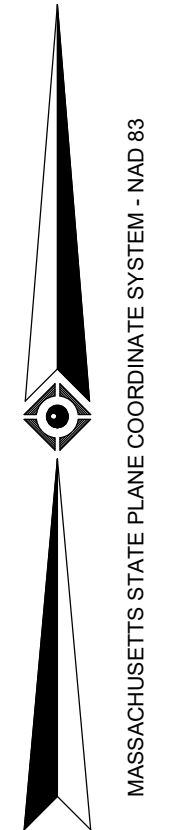
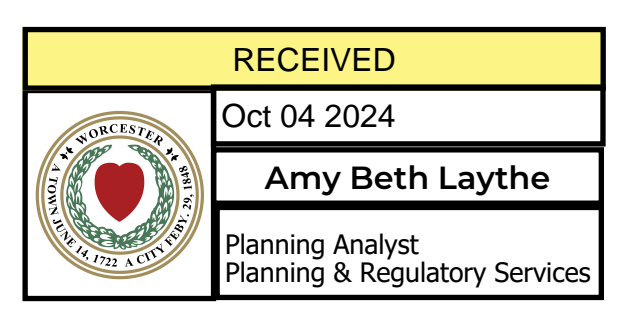
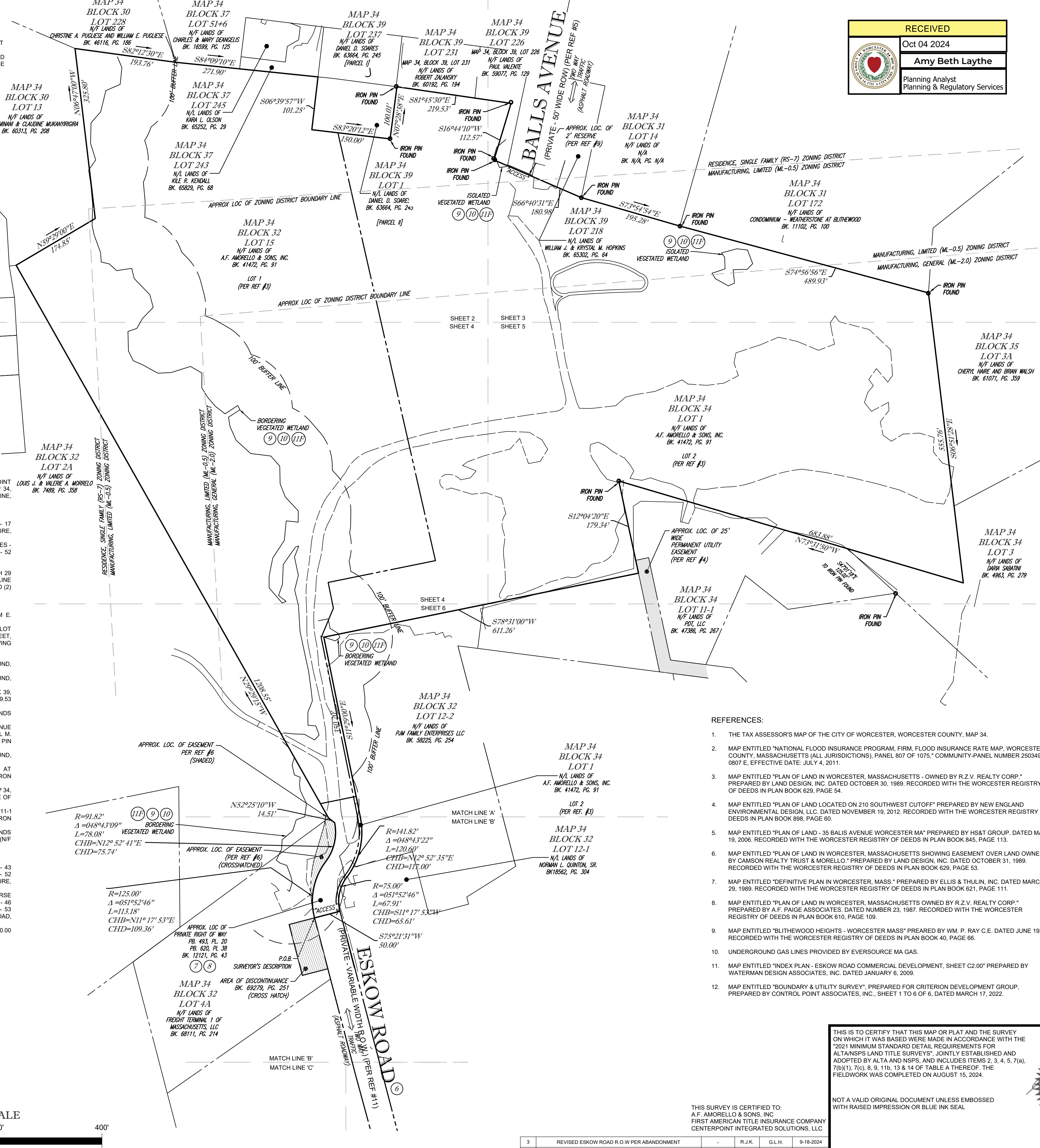
BEGINNING AT A POINT ALONG THE NORTHERLY LINE OF ESKOW ROAD (PUBLIC - VARIABLE WIDTH), SAID POINT BEING A CORNER IN COMMON BETWEEN MAP 34, BLOCK 32, LOT 15 (N/F A.F. AMORELLO & SONS, INC.), MAP 34, BLOCK 32, LOT 4A (N/F FREIGHT TERMINAL 1 OF MASSACHUSETTS, LLC) THENCE DEPARTING SAID NORTHERLY LINE, RUNNING ALONG THE DIVIDING LINE WITH SAID LOT 4A THE FOLLOWING THREE (3) COURSES:

- ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 51 DEGREES - 52 MINUTES - 46 SECONDS, AN ARC LENGTH OF 113.18 FEET, A CHORD BEARING OF NORTH 11 DEGREES - 17 MINUTES - 53 SECONDS EAST, A CHORD LENGTH OF 109.36 FEET TO A POINT OF REVERSE CURVATURE, THENCE;
- ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 91.82 FEET, A CENTRAL ANGLE OF 48 DEGREES - 43 MINUTES - 09 SECONDS, AN ARC LENGTH OF 78.08 FEET, A CHORD BEARING OF NORTH 12 DEGREES - 52 MINUTES - 41 SECONDS EAST, A CHORD LENGTH OF 75.74 FEET, THENCE;
- NORTH 52 DEGREES - 25 MINUTES - 10 SECONDS EAST, A DISTANCE OF 14.51 FEET, THENCE;
- ALONG THE DIVIDING LINE WITH MAP 34, BLOCK 32, LOT 2A (N/F LOUIS J. & VALERIE A. MORRELO) NORTH 29 DEGREES - 29 MINUTES - 15 SECONDS WEST, A DISTANCE OF 1208.55 FEET, THENCE ALONG THE DIVIDING LINE WITH MAP 34, BLOCK 30, LOT 13 (N/F FIDELLE NYAMNANI & CLAUDINE MUKANYIRIGIRA) THE FOLLOWING TWO (2) COURSES:
 - NORTH 59 DEGREES - 29 MINUTES - 00 SECONDS EAST, A DISTANCE OF 174.85 FEET, THENCE;
 - NORTH 06 DEGREES - 47 MINUTES - 00 SECONDS WEST, A DISTANCE OF 329.80 FEET, THENCE;
- ALONG THE DIVIDING LINE WITH MAP 34, BLOCK 30, LOT 228 (N/F CHRISTINE A. PUGLIESE & WILLIAM E. PUGLIESE), SOUTH 82 DEGREES - 12 MINUTES - 30 SECONDS EAST, A DISTANCE OF 193.76 FEET, THENCE;
- ALONG THE DIVIDING LINE WITH MAP 34, BLOCK 37, LOT 245 (N/F KARA L. OLSON) AND MAP 34, BLOCK 37, LOT 243 (N/F KILE R. KENDALL), SOUTH 84 DEGREES - 09 MINUTES - 10 SECONDS EAST, A DISTANCE OF 271.90 FEET, THENCE ALONG THE DIVIDING LINE WITH MAP 34, BLOCK 39, LOT 1 (N/F DANIEL D. SOARES) THE FOLLOWING THREE (3) COURSES:
 - SOUTH 08 DEGREES - 39 MINUTES - 57 SECONDS WEST, A DISTANCE OF 101.25 FEET, THENCE;
 - SOUTH 83 DEGREES - 30 MINUTES - 12 SECONDS EAST, A DISTANCE OF 150.00 FEET TO AN IRON PIN FOUND, THENCE;
 - NORTH 07 DEGREES - 28 MINUTES - 38 SECONDS EAST, A DISTANCE OF 100.01 FEET TO AN IRON PIN FOUND, THENCE;
- ALONG THE DIVIDING LINE WITH MAP 34, BLOCK 39, LOT 231 (N/F ROBERT ZALANSKY) AND MAP 34, BLOCK 39, LOT 228 (N/F PAUL VALENTE) SOUTH 81 DEGREES - 45 MINUTES - 30 SECONDS EAST, A DISTANCE OF 219.53 FEET TO AN IRON PIN FOUND, THENCE;
- CONTINUING ALONG THE DIVIDING LINE WITH SAID LOT 228, SOUTH 16 DEGREES - 44 MINUTES - 10 SECONDS WEST, A DISTANCE OF 112.57 FEET TO AN IRON PIN FOUND, THENCE;
- CONTINUING ALONG THE DIVIDING LINE WITH SAID LOT 228, ALONG THE SOUTHERLY LINE OF BALLS AVENUE (PRIVATE - 50' WIDE), AND THE DIVIDING LINE WITH MAP 34, BLOCK 39, LOT 218 (N/F WILLIAM J. & KRISTAL M. HOPKINS) SOUTH 66 DEGREES - 40 MINUTES - 31 SECONDS EAST, A DISTANCE OF 180.98 FEET TO AN IRON PIN FOUND, THENCE;
- ALONG THE DIVIDING LINE WITH MAP 34, BLOCK 31, LOT XX (N/F CONDOMINIUM - WEATHERSTONE AT BATHWOOD) SOUTH 74 DEGREES - 56 MINUTES - 56 SECONDS EAST, A DISTANCE OF 489.93 FEET TO AN IRON PIN FOUND, THENCE;
- ALONG THE DIVIDING LINE WITH MAP 34, BLOCK 35, LOT 3A (N/F CHERYL HAIRE AND BRIAN WALSH) AND MAP 34, BLOCK 34, LOT 3 (N/F DARIA SABATINI), SOUTH 06 DEGREES - 51 MINUTES - 28 SECONDS EAST, A DISTANCE OF 555.76 FEET, THENCE;
- CONTINUING ALONG THE DIVIDING LINE WITH SAID LOT 3, ALONG THE DIVIDING LINE WITH MAP 34, LOT 11-1 (N/F POT, LLC) NORTH 73 DEGREES - 31 MINUTES - 10 SECONDS WEST, A DISTANCE OF 683.88 FEET TO AN IRON PIN FOUND, THENCE;
- CONTINUING ALONG THE DIVIDING LINE WITH SAID LOT 11-1, SOUTH 12 DEGREES - 04 MINUTES - 20 SECONDS EAST, A DISTANCE OF 179.34 FEET, THENCE ALONG THE DIVIDING LINE WITH MAP 34, BLOCK 32, LOT 12-2 (N/F P.J.M. FAMILY ENTERPRISES, LLC) THE FOLLOWING THREE (3) COURSES:
 - SOUTH 78 DEGREES - 31 MINUTES - 04 SECONDS WEST, A DISTANCE OF 611.26 FEET, THENCE;
 - SOUTH 11 DEGREES - 29 MINUTES - 00 SECONDS EAST, A DISTANCE OF 350.20 FEET, THENCE;
 - ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 141.82 FEET, A CENTRAL ANGLE OF 48 DEGREES - 43 MINUTES - 22 SECONDS, AN ARC LENGTH OF 120.60 FEET, A CHORD BEARING OF SOUTH 12 DEGREES - 52 MINUTES - 35 SECONDS WEST, A CHORD LENGTH OF 117.00 FEET TO A POINT OF REVERSE CURVATURE, THENCE;
- ALONG SAID NORTHERLY LINE, SOUTH 75 DEGREES - 21 MINUTES - 31 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 1,330,093 SQUARE FEET OR 30.535 ACRES.



SEE SHEETS 2 THROUGH 6 OF 6 FOR TOPOGRAPHIC DETAIL



NOTES:
1. PROPERTY KNOWN AS LOT 15, BLOCK 32 AND LOT 1, BLOCK 34 AS SHOWN ON THE CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 34.
2. AREA OF LOT 1 = 601,948 SQUARE FEET OR 13.819 ACRES. AREA OF LOT 2 = 728,145 SQUARE FEET OR 16.716 ACRES. TOTAL AREA = 1,330,093 SQUARE FEET OR 30.535 ACRES.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBESTOS PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:
QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, HAVING A FILE NO. 24-59148, WITH AN EFFECTIVE DATE OF JULY 24, 2024, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2:
GENERAL EXCEPTIONS 1 THROUGH 5 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS PART OF THIS SURVEY.
6. RIGHTS OF OTHERS TO USE ESKOW ROAD IN COMMON WITH THE INSURED OWNER, INCLUDING WITHOUT LIMITATION UNDER THE FOLLOWING INSTRUMENTS:
A DEED FROM THOMAS SIMONE AND HILLARY SIMONE TO CHOMES COMPANY IN BOOK 4121, PAGE 410 - ESKOW ROAD & 15' WIDE DRAINAGE EASEMENT SHOWN HEREON.
B DEED FROM THOMAS SIMONE AND HILLARY SIMONE TO ABRAHAM SACK, TRUSTEE OF THE ABRAHAM SACK REALTY TRUST RECORDED IN BOOK 4124, PAGE 70 - ESKOW ROAD SHOWN HEREON.
C DEED FROM THOMAS SIMONE AND HILLARY SIMONE TO ABRAHAM SACK, TRUSTEE OF THE ABRAHAM SACK REALTY TRUST RECORDED IN BOOK 4748, PAGE 576 - RIGHT TO DRAIN SURFACE WATER THROUGH 15' WIDE DRAINAGE EASEMENT, ESKOW ROAD & 15' WIDE DRAINAGE EASEMENT SHOWN HEREON.

- INDENTURE OF EASEMENT BY AND BETWEEN THOMAS SIMONE AND HILLARY (HILARY) SIMONE AND LOUIS J. & VALERIE A. MORELLO REGARDING RIGHT OF WAY OVER A PORTION OF ESKOW ROAD AS SHOWN ON PLAN BOOK 483, PLAN 020 RECORDED IN BOOK 7392, PAGE 112 - RIGHT OF WAY SHOWN HEREON.
- EASEMENT FROM RZV REALTY CORPORATION TO CAMSON REALTY TRUST AND EDWARD A. FLYNN, JR., AS TRUSTEE OF THE J.D.E.J. REALTY TRUST TO USE A PORTION OF ESKOW ROAD FOR ACCESS AND EGRESS, INCLUDING RIGHT TO INSTALL UTILITIES, IN, ON OR OVER THE LAND SHOWN ON PLAN BOOK 620, PLAN 038, IN COMMON WITH RZV REALTY CORPORATION, ALL AS SET FORTH IN A GRANT DATED FEBRUARY 10, 1989, AND RECORDED IN BOOK 12121, PAGE 043 - RIGHT OF WAY SHOWN HEREON.
- ORDER OF CONDITIONS (MA WETLANDS DEP 349-964) DATED APRIL 16, 2009, AND RECORDED ON APRIL 24, 2009, AT BOOK 44129, PAGE 342 AS AFFECTED BY AN EXTENSION PERMIT DATED APRIL 4, 2016, AND RECORDED ON APRIL 21, 2016, AT BOOK 55218, PAGE 050; AS FURTHER AFFECTED BY AN EXTENSION PERMIT DATED APRIL 3, 2017, AND RECORDED ON MAY 12, 2017, AT BOOK 57104, PAGE 262; AS FURTHER AFFECTED BY AN EXTENSION PERMIT DATED AUGUST 1, 2017, AND RECORDED ON APRIL 21, 2016, AT BOOK 57450, PAGE 307; AS FURTHER AFFECTED BY AN EXTENSION PERMIT DATED JUNE 12, 2017, AND RECORDED ON JULY 21, 2016, AT BOOK 57459, PAGE 307; AS FURTHER AFFECTED BY AN EXTENSION PERMIT DATED JULY 31, 2017, AND RECORDED ON AUGUST 11, 2017, AT BOOK 57568, PAGE 222; - WETLAND DELINEATION SHOWN HEREON.

- ORDER OF CONDITIONS (MA WETLANDS MA DEP # 349-366) DATED OCTOBER 1, 1990, AND RECORDED WITH ON OCTOBER 24, 1990, AT BOOK 13065, PAGE 200; AS AFFECTED BY A CERTIFICATE OF COMPLIANCE DATED JULY 10, 2007, AND RECORDED ON JULY 11, 2007, AT BOOK 41472, PAGE 080; - WETLAND DELINEATION SHOWN HEREON.

- MATTERS AS SHOWN OR DISCLOSED ON A PLAN ENTITLED "ALTANSPS LAND TITLE SURVEY," SCALE: 1"=100', DATE: MAY 7, 2024, PREPARED BY CONTROL POINT ASSOCIATES, INC. (THE "SURVEY") INCLUDING:
A STREAM IN NORTHWEST CORNER OF INSURED LAND - SHOWN HEREON.
B STONE WALLS OFF PROPERTY LINE IN VARIOUS LOCATIONS OF THE INSURED LAND - SHOWN HEREON.
C GRAVEL PARKING AREA AND PAVERS ENCROACH FROM MAP 34, BLOCK 39, LOT 218 - SHOWN HEREON.
D DRAINAGE FROM ABUTTING PROPERTIES APPEARS TO FUNNEL INTO DRAINAGE AREA AT THE SOUTHEAST CORNER OF THE INSURED LAND - SHOWN HEREON.
E PAVEMENT AND CONCRETE STRUCTURES FROM MAP 24, BLOCK 32, LOT 12-1 ENCROACH ONTO THE INSURED LAND - SHOWN HEREON.
F WETLAND AND BORDERING VEGETATED WETLANDS SCATTERED THROUGHOUT THE INSURED LAND - SHOWN HEREON.
G OVERHEAD WIRES AND UNDERGROUND GAS LINES CROSS PROPERTY BOUNDARIES OF INSURED LAND - SHOWN HEREON.

REFERENCES:

- THE TAX ASSESSOR'S MAP OF THE CITY OF WORCESTER, WORCESTER COUNTY, MAP 34.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, WORCESTER COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PLAN, 807 OF 1075," COMMUNITY-PANEL NUMBER 250349 0807 E, EFFECTIVE DATE: JULY 4, 2011.
- MAP ENTITLED "PLAN OF LAND IN WORCESTER, MASSACHUSETTS - OWNED BY R.Z.V. REALTY CORP." PREPARED BY LAND DESIGN, INC. DATED OCTOBER 30, 1989. RECORDED WITH THE WORCESTER REGISTRY OF DEEDS IN PLAN BOOK 629, PAGE 54.
- MAP ENTITLED "PLAN OF LAND LOCATED ON 210 SOUTHWEST CUTOFF" PREPARED BY NEW ENGLAND ENVIRONMENTAL DESIGN, LLC, DATED NOVEMBER 19, 2012. RECORDED WITH THE WORCESTER REGISTRY OF DEEDS IN PLAN BOOK 629, PAGE 60.
- MAP ENTITLED "PLAN OF LAND - 35 BALLS AVENUE WORCESTER MA" PREPARED BY HS&G GROUP, DATED MAY 19, 2006. RECORDED WITH THE WORCESTER REGISTRY OF DEEDS IN PLAN BOOK 845, PAGE 113.
- MAP ENTITLED "PLAN OF LAND IN WORCESTER, MASSACHUSETTS SHOWING EASEMENT OVER LAND OWNED BY CAMSON REALTY TRUST & MORELLO," PREPARED BY LAND DESIGN, INC. DATED OCTOBER 31, 1989. RECORDED WITH THE WORCESTER REGISTRY OF DEEDS IN PLAN BOOK 629, PAGE 63.
- MAP ENTITLED "DEFINITIVE PLAN IN WORCESTER, MASS." PREPARED BY ELLIS & THULIN, INC. DATED MARCH 29, 1989. RECORDED WITH THE WORCESTER REGISTRY OF DEEDS IN PLAN BOOK 621, PAGE 111.
- MAP ENTITLED "PLAN OF LAND IN WORCESTER, MASSACHUSETTS OWNED BY R.Z.V. REALTY CORP." PREPARED BY A.F. PAIGE ASSOCIATES, DATED MARCH 23, 1987. RECORDED WITH THE WORCESTER REGISTRY OF DEEDS IN PLAN BOOK 610, PAGE 109.
- MAP ENTITLED "BATHWOOD HEIGHTS - WORCESTER MASS" PREPARED BY WM. P. RAY C.E. DATED JUNE 1923. RECORDED WITH THE WORCESTER REGISTRY OF DEEDS IN PLAN BOOK 40, PAGE 66.
- UNDERGROUND GAS LINES PROVIDED BY EVERSOURCE MA GAS.
- MAP ENTITLED "INDEX PLAN - ESKOW ROAD COMMERCIAL DEVELOPMENT, SHEET C2.00" PREPARED BY WATERMAN DESIGN ASSOCIATES, INC. DATED JANUARY 6, 2009.
- MAP ENTITLED "BOUNDARY & UTILITY SURVEY," PREPARED FOR CRITERION DEVELOPMENT GROUP, PREPARED BY CONTROL POINT ASSOCIATES, INC., SHEET 1 TO 6 OF 6, DATED MARCH 17, 2022.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDING ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11b, 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 15, 2024.



THIS SURVEY IS CERTIFIED TO:
A.F. AMORELLO & SONS, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY
CENTERPOINT INTEGRATED SOLUTIONS, LLC

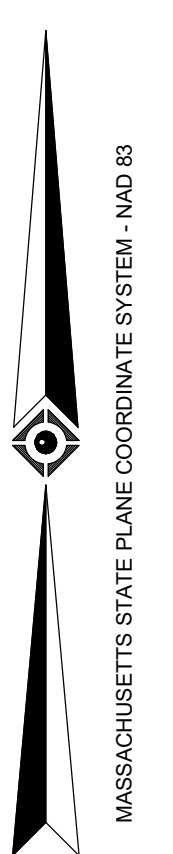
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
3	REVISED ESKOW ROAD R.O.W PER ABANDONMENT	-	R.J.K.	G.L.H.	9-18-2024
2	REVISED PER ADDITIONAL LOCATIONS & REVISED TITLE	C.W.	J.P.M.	G.L.H.	8-21-2024
1	REVISED PER CLIENT COMMENTS & ADDITIONAL TOPOGRAPHY	-	R.J.K.	G.L.H.	5-21-2024

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE	ALTA/NSPS LAND TITLE SURVEY
4-5-2024	CENTERPOINT INTEGRATED SOLUTIONS, LLC
FIELD BOOK NO.	34 ESKOW ROAD
LOT 1 & 15, BLOCK 32, MAP 34	CITY OF WORCESTER, WORCESTER COUNTY
FIELD BOOK PG.	COMMONWEALTH OF MASSACHUSETTS
FIELD CREW	B.S.B. J.D.O.
DRAWN	J.P.M.
REVIEWED	R.J.K.
APPROVED	G.L.H.
DATE	5-7-2024
SCALE	1"=100'
FILE NO.	03-210334-01
DWG. NO.	1 OF 6

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. ORIGINAL PROJECT OR CONTROL POINT ASSOCIATES, INC. IS THE PROPRIETOR OF THIS SURVEY. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A TRUE AND ACCURATE REPRESENTATION OF THE REALITY AS SHOWN ON THE GROUND. CONTROL POINT ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY.

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



MAP 34
BLOCK 30
LOT 13
N/E LANDS OF
FIDELI NYAMAHAN & CLAUDINE MUKANYIGORA
BK. 60313, PG. 208

MAP 34
BLOCK 30
LOT 228
N/E LANDS OF
CHRISTINE A. PUGLIESE AND WILLIAM E. PUGLIESE
BK. 46116, PG. 186

MAP 34
BLOCK 37
LOT 51+6
N/E LANDS OF
CHARLES & MARY DEANGELIS
BK. 16599, PG. 125

MAP 34
BLOCK 37
LOT 245
N/E LANDS OF
KARA L. OLSON
BK. 65252, PG. 29

MAP 34
BLOCK 37
LOT 243
N/E LANDS OF
KARE & KODDALL
BK. 65829, PG. 68

MAP 34
BLOCK 39
LOT 237
N/E LANDS OF
DANIEL D. SOARES
BK. 63864, PG. 245
(PARCEL I)

MAP 34
BLOCK 39
LOT 231
N/E LANDS OF
ROBERT ZALANSKY
BK. 60192, PG. 194

MAP 34
BLOCK 39
LOT 1
N/E LANDS OF
DANIEL D. SOARES
BK. 63864, PG. 245
(PARCEL II)

MAP 34
BLOCK 34
LOT 1
N/E LANDS OF
A.F. AMORELLO & SONS, INC.
BK. 41472, PG. 91
LOT 2
(PER REF #3)

MAP 34
BLOCK 32
LOT 15
N/E LANDS OF
A.F. AMORELLO & SONS, INC.
BK. 41472, PG. 91
LOT 1
(PER REF #3)

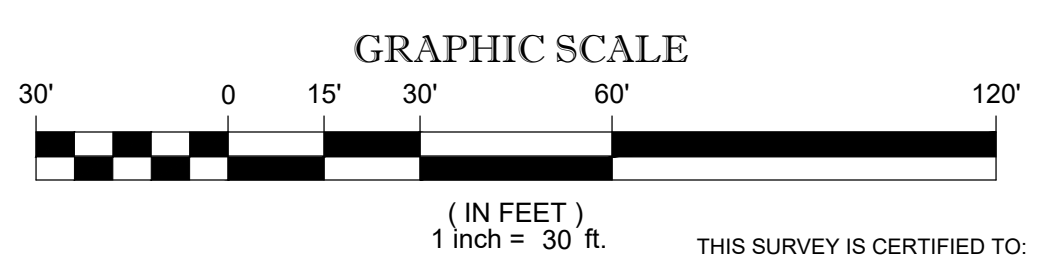
MATCH LINE SHEET 4

MATCH LINE SHEET 3

LEGEND

	EXISTING CONTOUR		SANITARY/SEWER MANHOLE		EDGE OF CONC.
	EXISTING SPOT ELEVATION		DRAINAGE/STORM MANHOLE		EDGE OF PAVEMENT
	EXIST. TOP OF CURB ELEVATION		CATCH BASINS		EDGE OF GRAVEL
	EXIST. BOTTOM OF CURB ELEVATION		UTILITY POLE		LANDSCAPED AREA
	EXIST. BOTTOM OF WALL ELEVATION		UTILITY POLE/LIGHT POLE/SOLAR PANEL		METAL COVER
	OVERHEAD WIRES		METAL COVERS		STONE BOUND W/DRILL HOLE
	DEPRESSED CURB		AIR CONDITIONING UNIT		UNKNOWN TERMINUS
	HYDRANT		BELGIUM BLOCK CURB		OVERHEAD WIRES
	UNKNOWN MANHOLE		CHAIN LINK FENCE		APPROX. LOC. UNDERGROUND GAS LINE
			DEPRESSED CURB		SUBSURFACE UTILITY QUALITY LEVEL D
			TITLE REPORT EXCEPTION		

SEE SHEET 1 OF 6 FOR BOUNDARY, NOTES, REFERENCES & ALTA MATTERS



THIS SURVEY IS CERTIFIED TO:
A.F. AMORELLO & SONS, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY
CENTERPOINT INTEGRATED SOLUTIONS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS 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), 7(b)(1), 7(c), 8, 9, 11b, 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 15, 2024.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL



GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

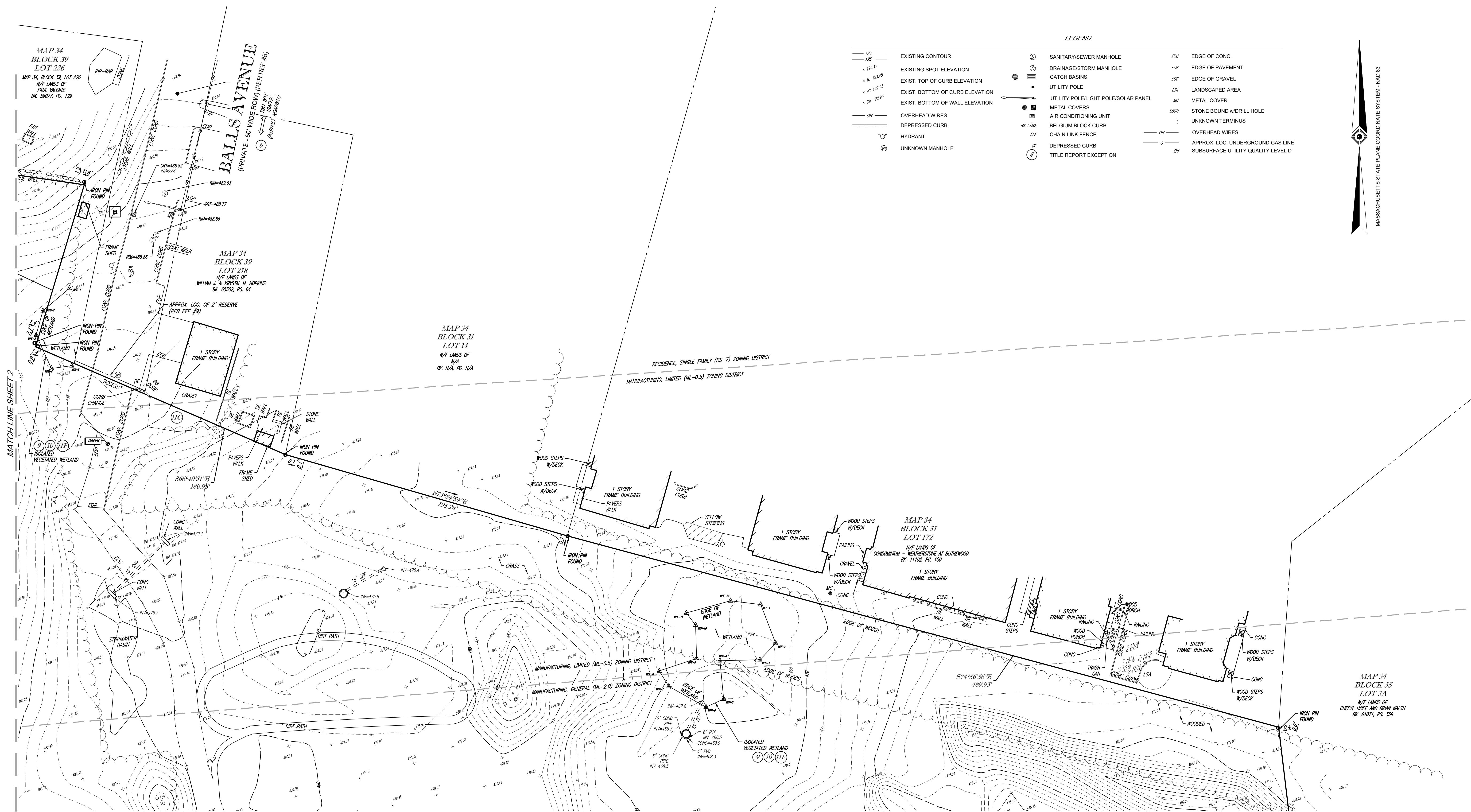
9-18-2024
DATE

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
3	REVISED ESKOW ROAD R.O.W PER ABANDONMENT	-	R.J.K.	G.L.H.	9-18-2024
2	REVISED PER ADDITIONAL LOCATIONS & REVISED TITLE	C.W.	J.P.M.	G.L.H.	8-21-2024
1	REVISED PER CLIENT COMMENTS & ADDITIONAL TOPOGRAPHY	-	R.J.K.	G.L.H.	5-21-2024

FIELD DATE		ALTA/NSPS LAND TITLE SURVEY			
4-5-2024		CENTERPOINT INTEGRATED SOLUTIONS, LLC			
		34 ESKOW ROAD			
		LOTS 1 & 15, BLOCK 32, MAP 34			
		CITY OF WORCESTER, WORCESTER COUNTY			
		COMMONWEALTH OF MASSACHUSETTS			
FIELD CREW		CONTROL POINT ASSOCIATES, INC.			
B.S.B.	J.D.O.	ALBANY, NY 518-217-5010			
J.P.M.		CHALFONT, PA 215-12-9800			
		HAUPPAUGE, NY 631-880-2645			
		MANHATTAN, NY 646-780-0411			
		MT LAUREL, NJ 609-857-2999			
		WARREN, NJ 908-668-0999			
REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
R.J.K.	G.L.H.	5-7-2024	1"=30'	03-210334-01	2 OF 6

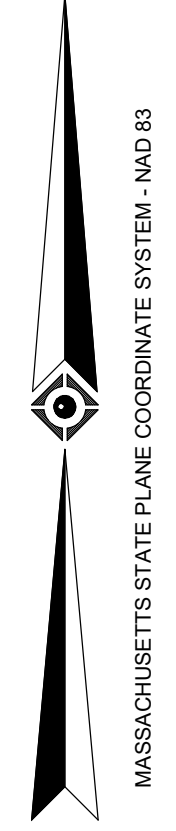
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LEGEND

	EXISTING CONTOUR		SANITARY/SEWER MANHOLE		EDGE OF CONC.
	EXISTING SPOT ELEVATION		DRAINAGE/STORM MANHOLE		EDGE OF PAVEMENT
	EXIST. TOP OF CURB ELEVATION		CATCH BASINS		EDGE OF GRAVEL
	EXIST. BOTTOM OF CURB ELEVATION		UTILITY POLE		LANDSCAPED AREA
	EXIST. BOTTOM OF WALL ELEVATION		UTILITY POLE/LIGHT POLE/SOLAR PANEL		METAL COVER
	OVERHEAD WIRES		METAL COVERS		STONE BOUND w/DRILL HOLE
	DEPRESSED CURB		AIR CONDITIONING UNIT		UNKNOWN TERMINUS
	HYDRANT		BELGIUM BLOCK CURB		OVERHEAD WIRES
	UNKNOWN MANHOLE		CHAIN LINK FENCE		APPROX. LOC. UNDERGROUND GAS LINE
			DEPRESSED CURB		SUBSURFACE UTILITY QUALITY LEVEL D
			TITLE REPORT EXCEPTION		



MAP 34
BLOCK 39
LOT 226
N/2 LANDS OF
PAUL VALENTE
BK. 58077, PG. 129

MAP 34
BLOCK 39
LOT 218
N/2 LANDS OF
WILLIAM J. & KRISTAL M. HOPKINS
BK. 65302, PG. 64

MAP 34
BLOCK 31
LOT 14
N/2 LANDS OF
N/A
BK. N/A, PG. N/A

MAP 34
BLOCK 31
LOT 172
N/2 LANDS OF
CONDOMINIUM - WEATHERSTONE AT BUTHERWOOD
BK. 11102, PG. 100

MAP 34
BLOCK 35
LOT 3A
N/2 LANDS OF
CHERYL HARE AND BRIAN WALSH
BK. 61071, PG. 359

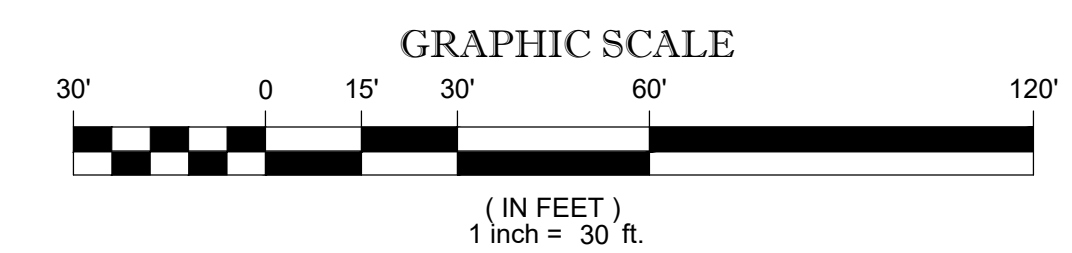
MATCH LINE SHEET 2

MATCH LINE SHEET 5

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SEE SHEET 1 OF 6 FOR BOUNDARY, NOTES, REFERENCES & ALTA MATTERS



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A.F. AMORELLO & SONS, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY
CENTERPOINT INTEGRATED SOLUTIONS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS 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), 7(b)(1), 7(c), 8, 9, 11b, 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 15, 2024.

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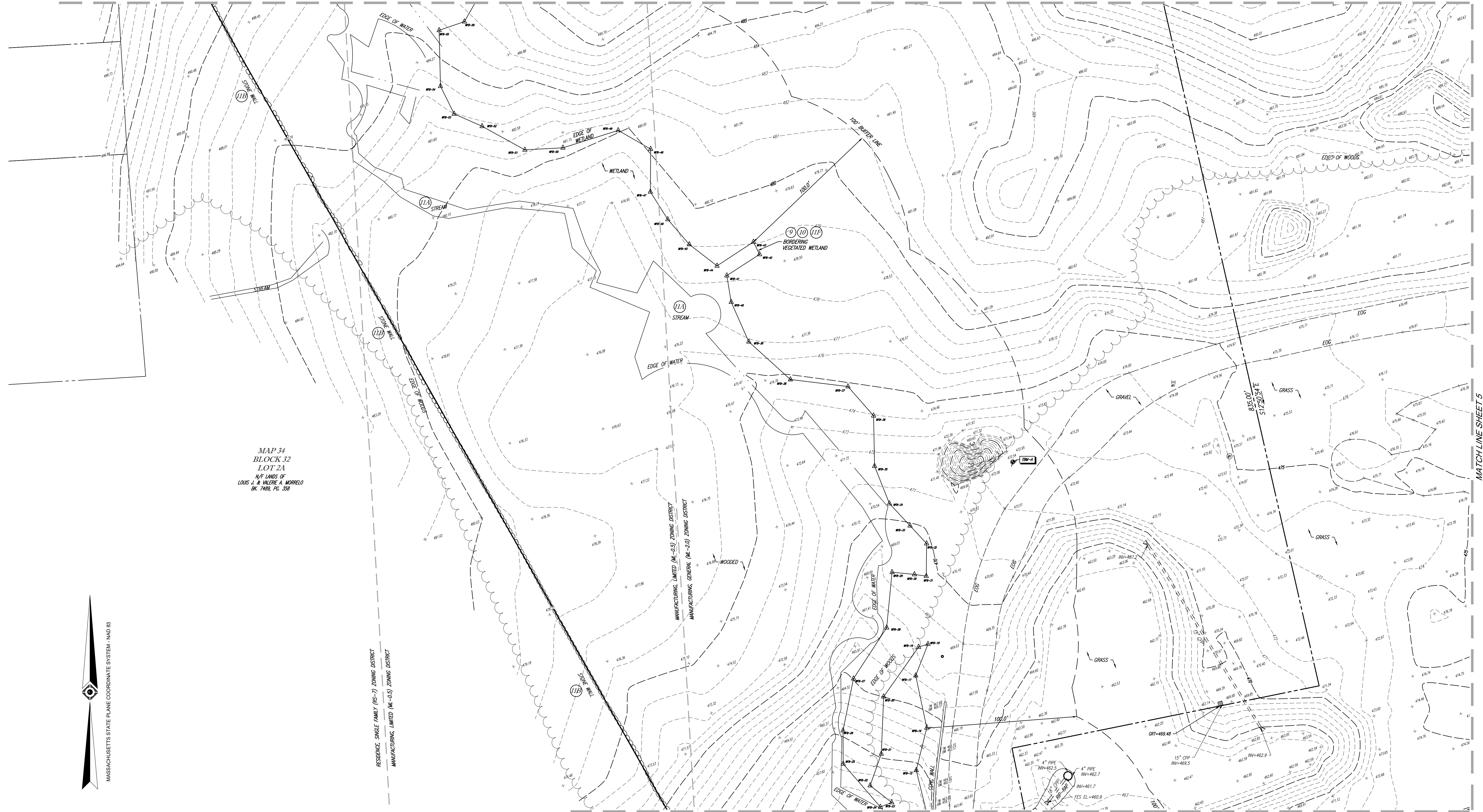


GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE	4-5-2024	ALTA/NSPS LAND TITLE SURVEY			
FIELD BOOK NO.	-	CENTERPOINT INTEGRATED SOLUTIONS, LLC			
FIELD BOOK PG.	-	34 ESKOW ROAD			
		LOTS 1 & 15, BLOCK 32, MAP 34			
		CITY OF WORCESTER, WORCESTER COUNTY			
		COMMONWEALTH OF MASSACHUSETTS			
FIELD CREW	B.S.B. J.D.O.	CONTROL POINT ASSOCIATES, INC.			
DRAWN:	J.P.M.	352 TURNPIKE ROAD SOUTH BOKROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX			
APPROVED:	R.J.K.	DATE	5-7-2024	SCALE	1"=30'
		FILE NO.	03-210334-01	DWG. NO.	3 OF 6

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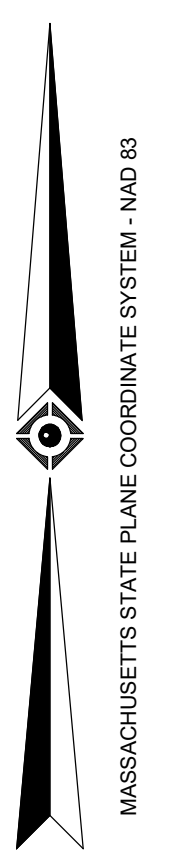
MATCH LINE SHEET 2



MAP 34
BLOCK 32
LOT 2A
W/F LANDS OF
LOUIS J. & VALERIE A. MORRELO
BK. 7480, PG. 358

MATCHLINE SHEET 5

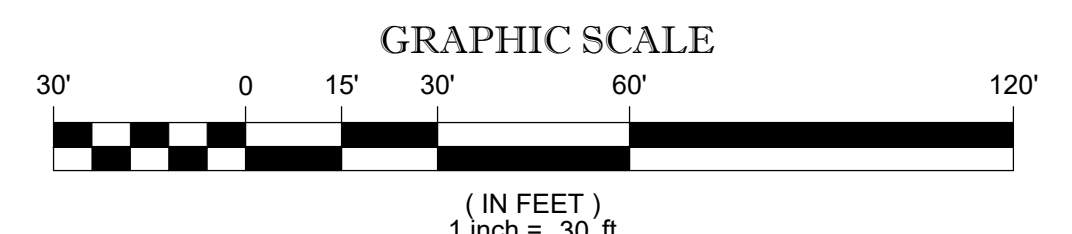
MATCH LINE SHEET 6



LEGEND

- | | | |
|---------------------------------|-------------------------------------|------------------------------------|
| EXISTING CONTOUR | SANITARY/SEWER MANHOLE | EDGE OF CONC. |
| EXISTING SPOT ELEVATION | DRAINAGE/STORM MANHOLE | EDGE OF PAVEMENT |
| EXIST. TOP OF CURB ELEVATION | CATCH BASINS | EDGE OF GRAVEL |
| EXIST. BOTTOM OF CURB ELEVATION | UTILITY POLE | LANDSCAPED AREA |
| EXIST. BOTTOM OF WALL ELEVATION | UTILITY POLE/LIGHT POLE/SOLAR PANEL | METAL COVER |
| OVERHEAD WIRES | METAL COVERS | STONE BOUND w/DRILL HOLE |
| DEPRESSED CURB | AIR CONDITIONING UNIT | UNKNOWN TERMINUS |
| HYDRANT | BELGIUM BLOCK CURB | OVERHEAD WIRES |
| UNKNOWN MANHOLE | CHAIN LINK FENCE | APPROX. LOC. UNDERGROUND GAS LINE |
| | DEPRESSED CURB | SUBSURFACE UTILITY QUALITY LEVEL D |
| | TITLE REPORT EXCEPTION | |

SEE SHEET 1 OF 6 FOR BOUNDARY, NOTES, REFERENCES & ALTA MATTERS



THIS SURVEY IS CERTIFIED TO:
A.F. AMORELLO & SONS, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY
CENTERPOINT INTEGRATED SOLUTIONS, LLC

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
3	REVISED ESKOW ROAD R.O.W PER ABANDONMENT	-	R.J.K.	G.L.H.	9-18-2024
2	REVISED PER ADDITIONAL LOCATIONS & REVISED TITLE	C.W.	J.P.M.	G.L.H.	8-21-2024
1	REVISED PER CLIENT COMMENTS & ADDITIONAL TOPOGRAPHY	-	R.J.K.	G.L.H.	5-21-2024

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NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL



GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

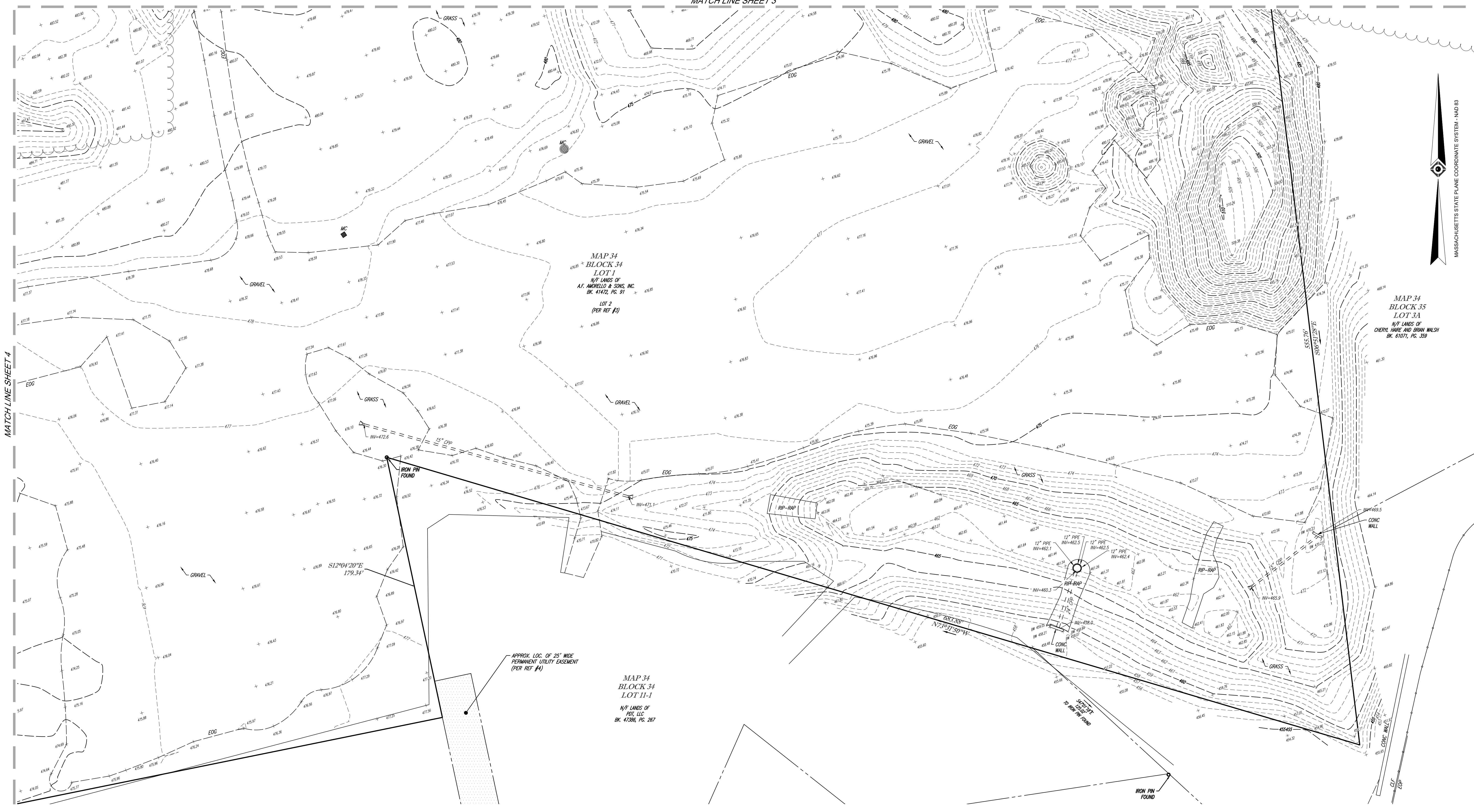
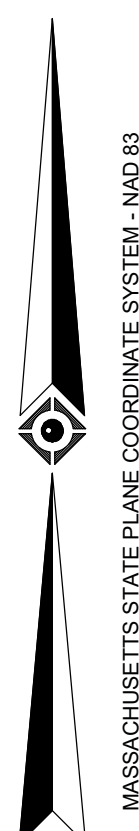
9-18-2024
DATE

FIELD DATE	ALTA/NSPS LAND TITLE SURVEY				
4-5-2024	CENTERPOINT INTEGRATED SOLUTIONS, LLC				
FIELD BOOK NO.	34 ESKOW ROAD				
FIELD BOOK PG.	LOTS 1 & 15, BLOCK 32, MAP 34				
	CITY OF WORCESTER, WORCESTER COUNTY				
	COMMONWEALTH OF MASSACHUSETTS				
FIELD CREW B.S.B. J.D.O.	CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.948.5000 - 508.948.3003 FAX ALBANY, NY 518-217-5010 CHALFONT, PA 215-712-9800 HAUPPAUGE, NY 631-890-2645 MANHATTAN, NY 646-780-0411 MT LAUREL, NJ 609-857-2999 WARREN, NJ 908-668-0999				
DRAWN: J.P.M.					
REVIEWED: R.J.K.	APPROVED: G.L.H.	DATE: 5-7-2024	SCALE: 1"=30'	FILE NO. 03-210334-01	DWG. NO. 4 OF 6

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MATCH LINE SHEET 3



MATCH LINE SHEET 4

MAP 34
BLOCK 34
LOT 1
N/F LANDS OF
A.F. AMORELLO & SONS, INC.
BK. 41472, PG. 91

LOT 2
(PER REF #3)

MAP 34
BLOCK 35
LOT 3A
N/F LANDS OF
CHERRY HARE AND BROWN WALSH
BK. 61071, PG. 359

MAP 34
BLOCK 34
LOT 11-1
N/F LANDS OF
PDI, LLC
BK. 42386, PG. 267

APPROX. LOC. OF 25' WIDE
PERMANENT UTILITY EASEMENT
(PER REF #4)

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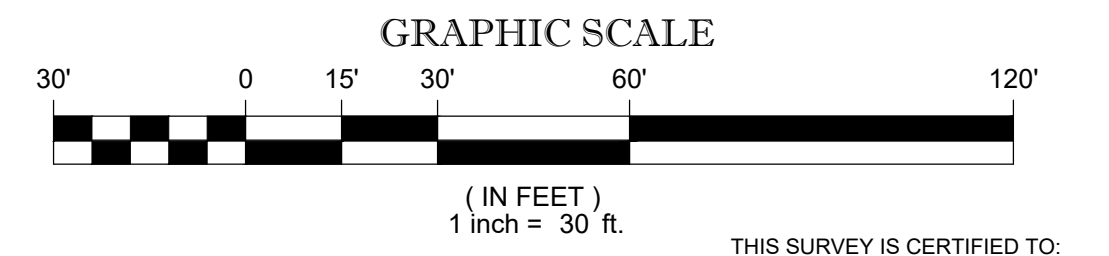


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LEGEND

- - - 2'4" EXISTING CONTOUR
- + 123.45 EXISTING SPOT ELEVATION
- + TC 123.45 EXIST. TOP OF CURB ELEVATION
- + BC 122.95 EXIST. BOTTOM OF CURB ELEVATION
- + MW 122.95 EXIST. BOTTOM OF WALL ELEVATION
- - - OW OVERHEAD WIRES
- - - DC DEPRESSED CURB
- ⊙ HYDRANT
- ⊙ UNKNOWN MANHOLE
- ⊙ SANITARY/SEWER MANHOLE
- ⊙ DRAINAGE/STORM MANHOLE
- ⊙ CATCH BASINS
- ⊙ UTILITY POLE
- ⊙ UTILITY POLE/LIGHT POLE/SOLAR PANEL
- ⊙ METAL COVERS
- ⊙ AIR CONDITIONING UNIT
- ⊙ BELGIUM BLOCK CURB
- ⊙ CHAIN LINK FENCE
- ⊙ DEPRESSED CURB
- ⊙ TITLE REPORT EXCEPTION
- EOC EDGE OF CONC.
- ESP EDGE OF PAVEMENT
- EGC EDGE OF GRAVEL
- LSA LANDSCAPED AREA
- MC METAL COVER
- SDWH STONE BOUND w/DRILL HOLE
- UNKNOWN TERMINUS
- OW OVERHEAD WIRES
- G APPROX. LOC. UNDERGROUND GAS LINE
- - - SUBSURFACE UTILITY QUALITY LEVEL D

SEE SHEET 1 OF 6 FOR BOUNDARY, NOTES, REFERENCES & ALTA MATTERS



THIS SURVEY IS CERTIFIED TO:
A.F. AMORELLO & SONS, INC
FIRST AMERICAN TITLE INSURANCE COMPANY
CENTERPOINT INTEGRATED SOLUTIONS, LLC

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
3	REVISED ESKOW ROAD R.O.W PER ABANDONMENT	-	R.J.K.	G.L.H.	9-18-2024
2	REVISED PER ADDITIONAL LOCATIONS & REVISED TITLE	C.W.	J.P.M.	G.L.H.	8-21-2024
1	REVISED PER CLIENT COMMENTS & ADDITIONAL TOPOGRAPHY	-	R.J.K.	G.L.H.	5-21-2024

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FIELDWORK WAS COMPLETED ON AUGUST 15, 2024.

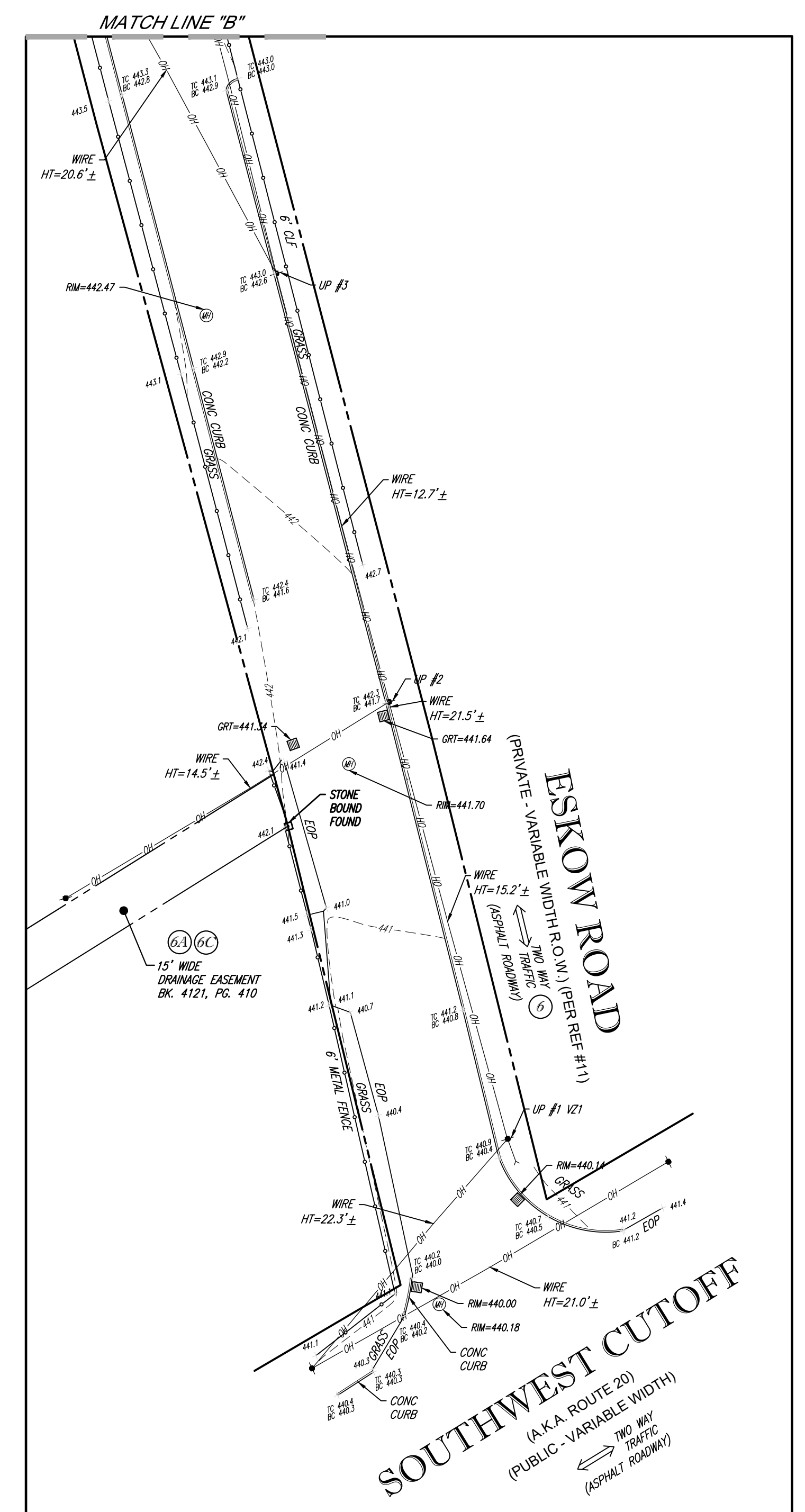
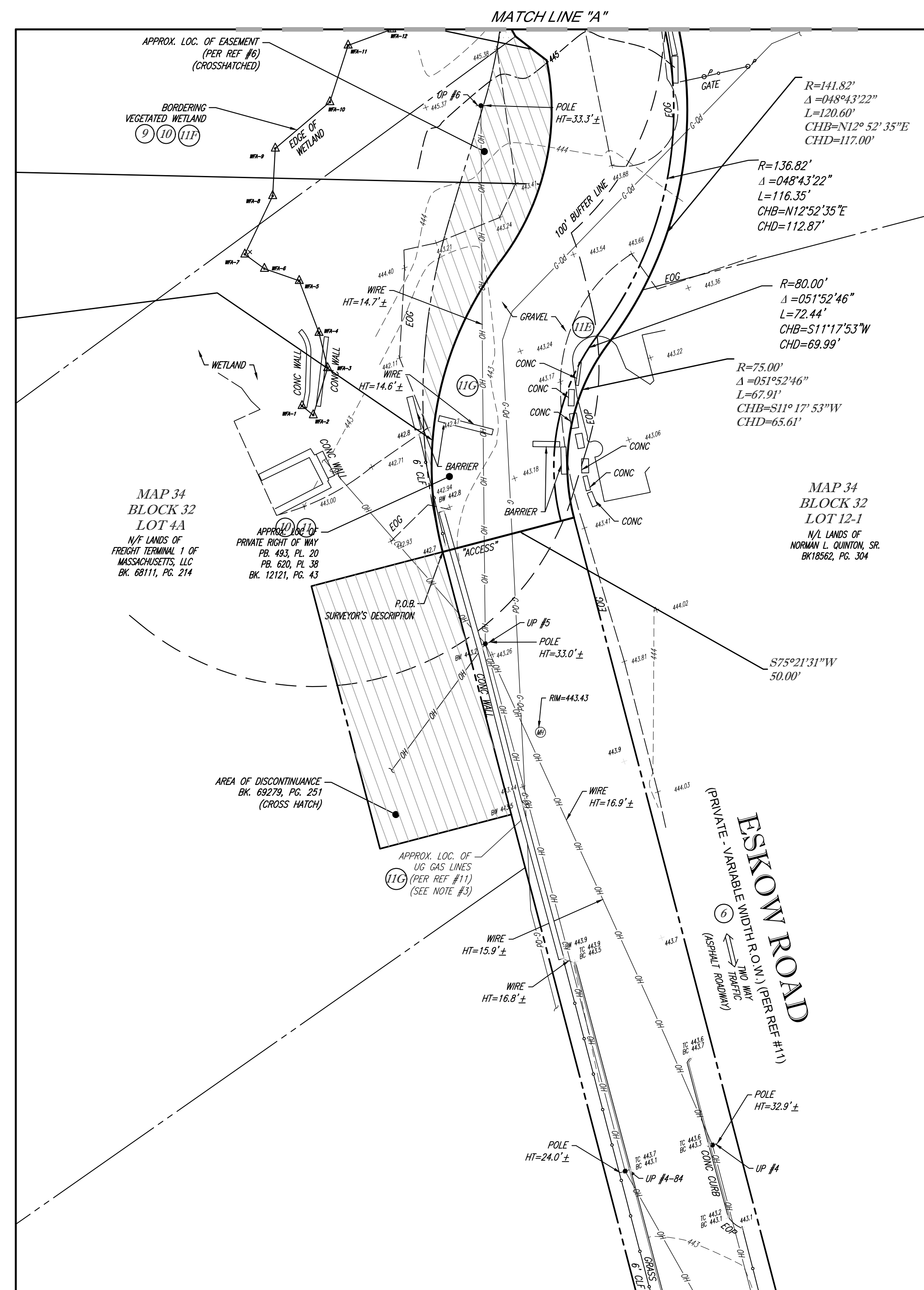
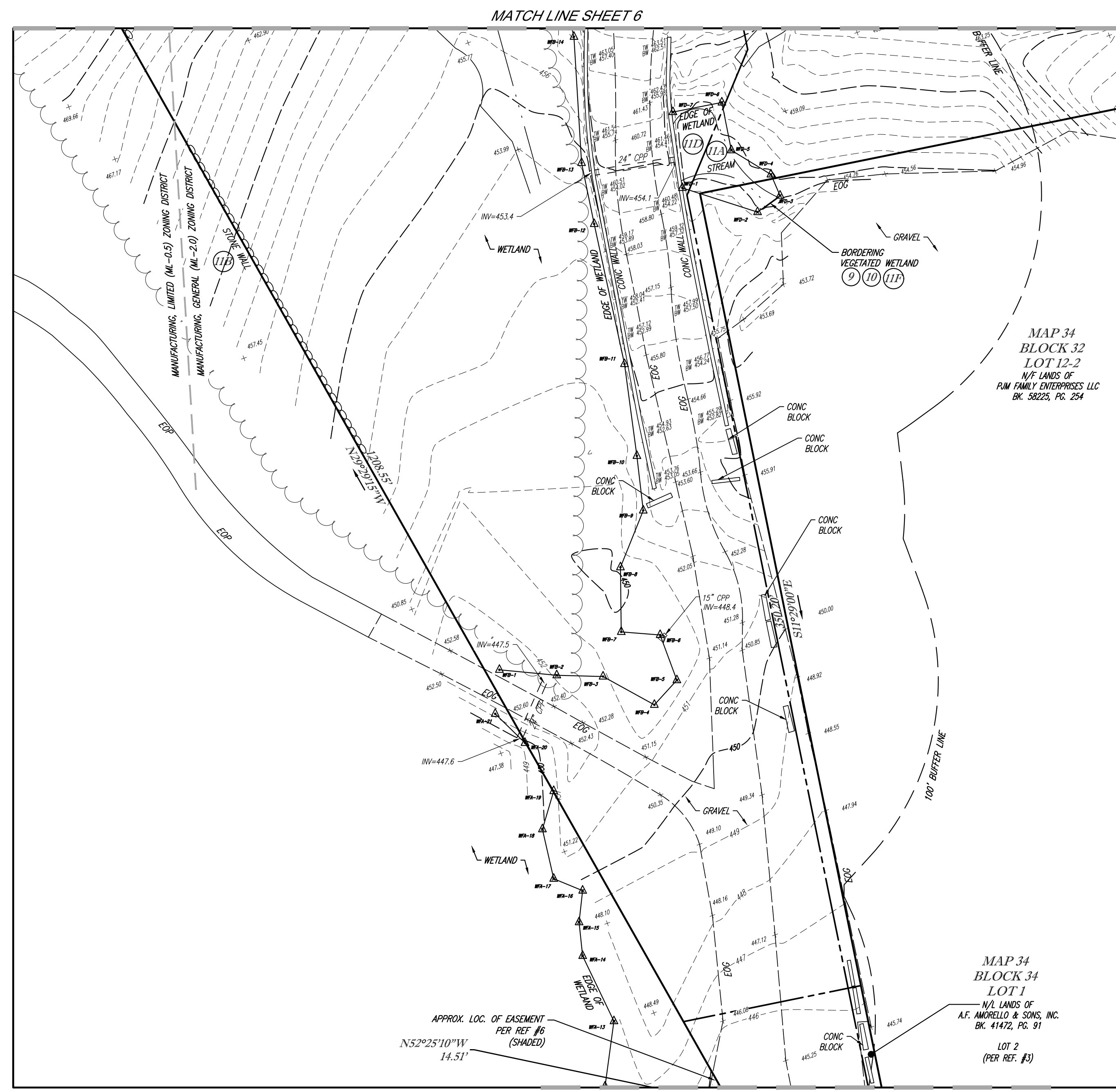
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GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

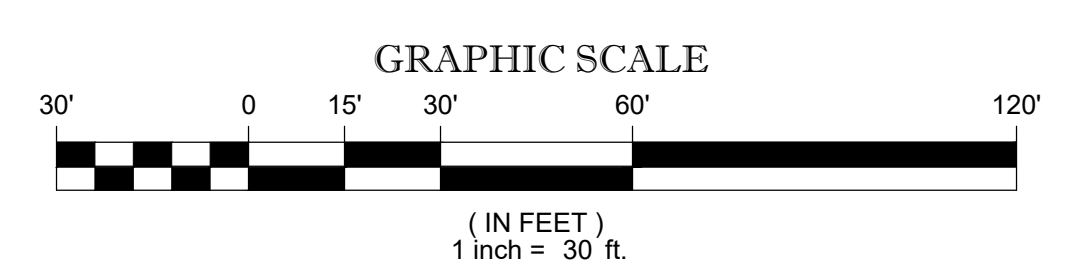
9-18-2024
DATE

FIELD DATE	ALTA/NSPS LAND TITLE SURVEY
4-5-2024	CENTERPOINT INTEGRATED SOLUTIONS, LLC
FIELD BOOK NO.	34 ESKOW ROAD
FIELD BOOK PG.	LOTS 1 & 15, BLOCK 32, MAP 34
	CITY OF WORCESTER, WORCESTER COUNTY
	COMMONWEALTH OF MASSACHUSETTS
FIELD CREW	CONTROL POINT ASSOCIATES, INC.
B.S.B.	ALBANY, NY 518-217-5010
J.D.O.	CHALFONT, PA 215-712-9800
DRAWN:	HAUPPAUGE, NY 631-880-2645
J.P.M.	MANHATTAN, NY 646-780-0411
REVIEWED:	MT LAUREL, NJ 609-857-2999
R.J.K.	WARREN, NJ 908-668-0999
APPROVED:	
G.L.H.	
DATE	5-7-2024
SCALE	1"=30'
FILE NO.	03-210334-01
DWG. NO.	5 OF 6

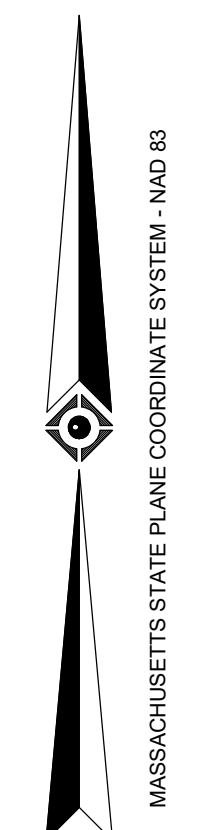


LEGEND

--- 124 ---	EXISTING CONTOUR	⊕	SANITARY/SEWER MANHOLE	EOC	EDGE OF CONC.
- 125 -	EXISTING SPOT ELEVATION	⊕	DRAINAGE/STORM MANHOLE	EPD	EDGE OF PAVEMENT
TC 123.45	EXIST. TOP OF CURB ELEVATION	⊕	CATCH BASINS	EOG	EDGE OF GRAVEL
BC 122.95	EXIST. BOTTOM OF CURB ELEVATION	⊕	UTILITY POLE	LSA	LANDSCAPED AREA
WM 122.95	EXIST. BOTTOM OF WALL ELEVATION	⊕	UTILITY POLE/LIGHT POLE/SOLAR PANEL	MC	METAL COVER
OH	OVERHEAD WIRES	⊕	METAL COVERS	SEPH	STONE BOUND W/DRILL HOLE
---	DEPRESSED CURB	⊕	AIR CONDITIONING UNIT	---	UNKNOWN TERMINUS
⊕	HYDRANT	⊕	BELGIUM BLOCK CURB	---	OVERHEAD WIRES
⊕	UNKNOWN MANHOLE	⊕	CHAIN LINK FENCE	---	APPROX. LOC. UNDERGROUND GAS LINE
		⊕	DEPRESSED CURB	---	SUBSURFACE UTILITY QUALITY LEVEL D
		⊕	TITLE REPORT EXCEPTION		



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 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211



SEE SHEET 1 OF 6 FOR BOUNDARY, NOTES, REFERENCES & ALTA MATTERS

3	REVISED ESKOW ROAD R.O.W. PER ABANDONMENT		R.J.K.	G.L.H.	9-18-2024
2	REVISED PER ADDITIONAL LOCATIONS & REVISED TITLE	C.W.	J.P.M.	G.L.H.	8-21-2024
1	REVISED PER CLIENT COMMENTS & ADDITIONAL TOPOGRAPHY		R.J.K.	G.L.H.	5-21-2024
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	4-5-2024	ALTA/NSPS LAND TITLE SURVEY			
FIELD BOOK NO.		CENTERPOINT INTEGRATED SOLUTIONS, LLC			
FIELD BOOK PG.		34 ESKOW ROAD			
		LOTS 1 & 15, BLOCK 32, MAP 34			
		CITY OF WORCESTER, WORCESTER COUNTY			
		COMMONWEALTH OF MASSACHUSETTS			
FIELD CREW	B.S.B.	ALBANY, NY 518-217-5010			
	J.D.O.	CHALFONT, PA 215-712-9800			
DRAWN	J.P.M.	HAUPPAUGE, NY 631-880-2645			
		MANHATTAN, NY 646-780-0411			
		MT LAUREL, NJ 609-857-3999			
		WARREN, NJ 908-668-0999			
REVISIONS	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
	R.J.K.	G.L.H.	5-7-2024	1"=30'	03-210334-01
					6 OF 6