

- LEGEND**
- 124 — EXISTING CONTOUR
 - 123.45 — EXISTING SPOT ELEVATION
 - TO 123.45 — EXIST. TOP OF CURB ELEVATION
 - BC 123.95 — EXIST. BOTTOM OF CURB ELEVATION
 - 123.45 — EXIST. TOP OF WALL ELEVATION
 - 123.95 — EXIST. BOTTOM OF WALL ELEVATION
 - HYDRANT
 - F.D.C. — FIRE DEPARTMENT CONNECTION (F.D.C.)
 - WATER VALVE
 - GAS METER
 - ELECTRIC METER
 - ELECTRIC BOX
 - UNKNOWN MANHOLE
 - SANITARY/SEWER MANHOLE
 - DRAINAGE/STORM MANHOLE
 - TELEPHONE MANHOLE
 - CATCH BASINS
 - CLEAN OUT
 - POST
 - UTILITY POLE/LIGHT POLE/SOLAR PANEL
 - GUY WIRE
 - TRAFFIC SIGNAL POLE
 - TRAFFIC SIGNAL
 - PAINTED HANDICAPPED
 - PAINTED ARROWS
 - DETECTABLE WARNING PAD
 - SIGN
 - DOUBLE SIGN
 - BOLLARD
 - METAL GUIDE RAIL
 - GATE POST
 - AREA LIGHT
 - DECIDUOUS TREE & TRUNK SIZE
 - PARKING SPACE COUNT
 - UG UNDER GROUND
 - EDG OF CONC.
 - EDG OF PAVEMENT
 - TYPICAL
 - SIT SOLID YELLOW LINE
 - BLDG BUILDING
 - BLDPA BUILDING FOOTPRINT AREA
 - SBH STONE BOUND w/DRILL HOLE
 - INV INVERT ELEVATION
 - MBW MASONRY BLOCK WALL
 - [10.5] BUILDING DIMENSION
 - AWD FILLED W/DEBRIS
 - UNKNOWN TERMINUS
 - 05 SUBSURFACE UTILITY QUALITY LEVEL B

- SCHEDULE B, PART II**
- GENERAL EXCEPTIONS 1 THROUGH 5 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.
- 6 ORDER OF TAKING BY THE CITY OF WORCESTER FOR LAYOUT OF COUNTRY CLUB BOULEVARD, RECORDED AT BOOK 6108, PAGE 223, SEE PLAN RECORDED AT PLAN BOOK 433, PLAN 88. CURRENT LAYOUT OF COUNTRY CLUB BOULEVARD SHOWN HEREON.
 - 7 EASEMENT TO NATIONAL RETAIL PROPERTIES, LP (K/A) COMMERCIAL NET LEASE REALTY, LP, A DELAWARE LIMITED PARTNERSHIP TO MASSACHUSETTS ELECTRIC COMPANY, DATED SEPTEMBER 12, 2019, RECORDED IN BOOK 61053, PAGE 188. ELECTRIC EASEMENT SHOWN HEREON.
 - 8 ORDER OF TAKING OF TEMPORARY EASEMENTS FOR STREET AND UTILITY PURPOSES, BY THE CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS, DATED JUNE 16, 2014, RECORDED IN BOOK 52803, PAGE 241 AND SHOWN ON PLAN BOOK 908, PLAN 71. THE EASEMENTS AFFECTING THE LAND HAVE EXPIRED AND THIS EXCEPTION WILL NOT APPEAR IN THE POLICY. PARCELS 01-TE-12 & 01-TE-13 SHOWN HEREON; LEASE EXPIRED PER RECORD DOCUMENT.
 - 9 MEMORANDUM OF LEASE BY AND BETWEEN DENNY'S REALTY, INC., A DELAWARE CORPORATION AND DENNY'S, INC., A CALIFORNIA CORPORATION, DATED JULY 12, 1990, RECORDED IN BOOK 12908, PAGE 388. THIS LEASE HAS EXPIRED BY ITS TERMS CITING JULY 11, 2015 WITH NO OPTIONS TO RENEW. THIS EXCEPTION WILL NOT APPEAR IN THE POLICY. BLANKET IN NATURE; MAP 39, BLOCK 29, LOT 1C SHOWN HEREON.
 - 10 TERMS AND CONDITIONS RELATED TO THE APPURTENANCE EASEMENT AS SET FORTH IN THAT CERTAIN DEED RECORDED AT REGISTRY OF DEEDS IN BOOK 6298, PAGE 73 - RIGHT OF WAY SHOWN HEREON.

SURVEYOR'S METES AND BOUNDS DESCRIPTION
 MAP 39, BLOCK 29, LOT 1C
 CITY OF WORCESTER, WORCESTER COUNTY
 COMMONWEALTH OF MASSACHUSETTS

BEGINNING AT AN IRON ROD WITH CAP FOUND ALONG THE WESTERLY LINE OF COUNTRY CLUB BOULEVARD (PUBLIC - 100' WIDE), SAID POINT BEING A CORNER IN COMMON BETWEEN MAP 39, BLOCK 29, LOT 1C (INF COMMERCIAL NET LEASE REALTY, LP) AND MAP 39, BLOCK 29, LOT 1A (INF COMMERCIAL NET LEASE ASSOCIATES, LLC) THENCE, ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES;

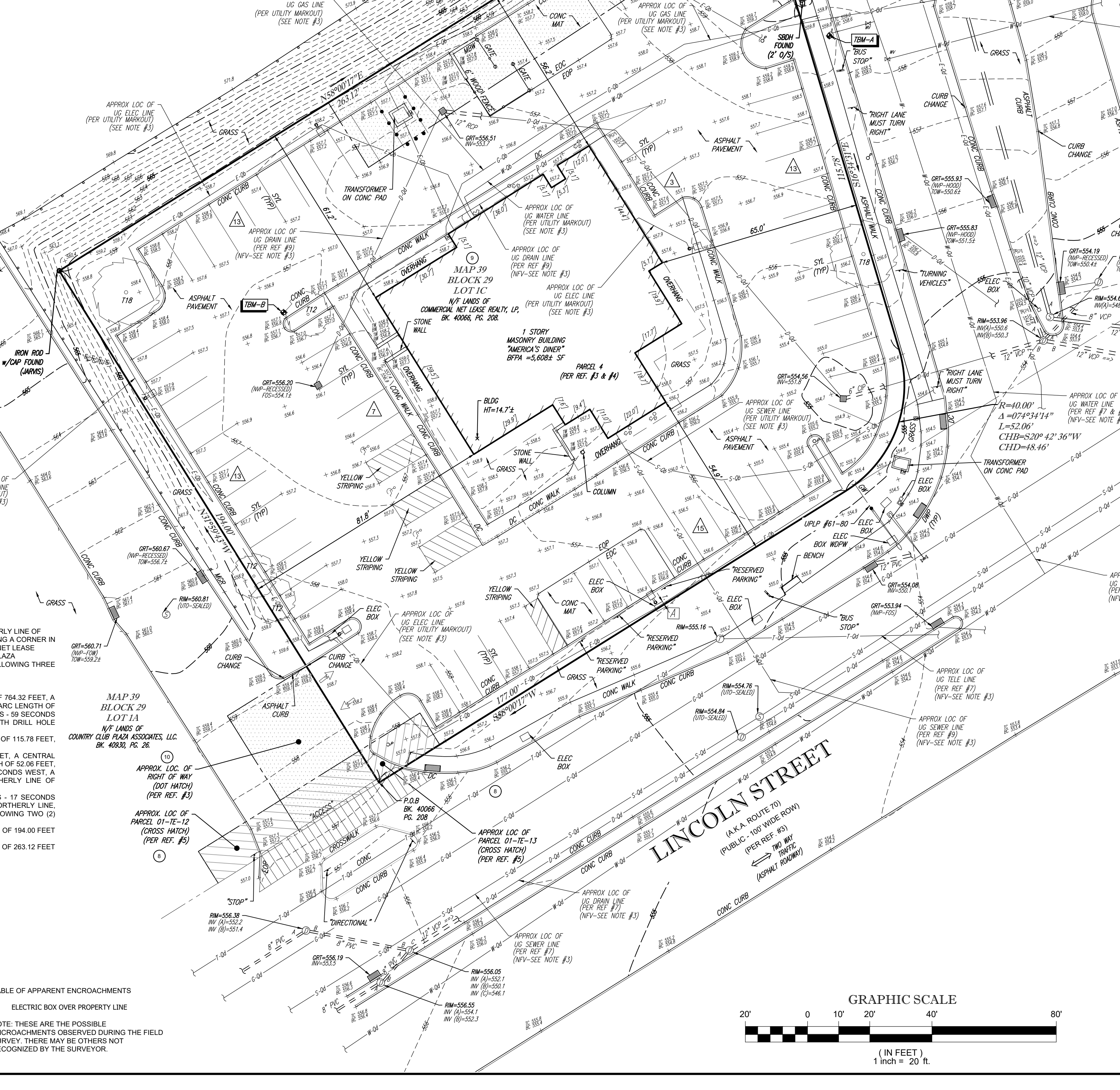
1. ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 764.32 FEET, A CENTRAL ANGLE OF 04 DEGREES - 10 MINUTES - 12 SECONDS, AN ARC LENGTH OF 55.83 FEET, A CHORD BEARING OF SOUTH 14 DEGREES - 25 MINUTES - 59 SECONDS EAST, A CHORD LENGTH OF 55.82 FEET TO A STONE BOUND WITH DRILL HOLE FOUND (2' OFFSET), THENCE;
2. SOUTH 16 DEGREES - 34 MINUTES - 31 SECONDS EAST, A DISTANCE OF 115.78 FEET, THENCE;
3. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 74 DEGREES - 34 MINUTES - 14 SECONDS, AN ARC LENGTH OF 52.06 FEET, A CHORD BEARING OF SOUTH 20 DEGREES - 42 MINUTES - 36 SECONDS WEST, A CHORD LENGTH OF 48.46 FEET TO A POINT ALONG THE NORTHERLY LINE OF LINCOLN STREET (AKA ROUTE 70; PUBLIC - 100' WIDE), THENCE;
4. ALONG SAID NORTHERLY LINE, SOUTH 58 DEGREES - 00 MINUTES - 17 SECONDS WEST, A DISTANCE OF 177.00 FEET, THENCE DEPARTING SAID NORTHERLY LINE, RUNNING ALONG THE DIVIDING LINE WITH SAID LOT 1A THE FOLLOWING TWO (2) COURSES;
5. NORTH 31 DEGREES - 59 MINUTES - 43 SECONDS WEST, A DISTANCE OF 194.00 FEET TO AN IRON ROD WITH CAP FOUND, THENCE;
6. NORTH 58 DEGREES - 00 MINUTES - 17 SECONDS EAST, A DISTANCE OF 263.12 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 45,298 SQUARE FEET OR 1,040 ACRES.

TABLE OF APPARENT ENCROACHMENTS

Ⓜ ELECTRIC BOX OVER PROPERTY LINE

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.



REFERENCES:

1. THE TAX ASSESSOR'S MAP OF THE CITY OF WORCESTER, WORCESTER COUNTY, MAP 39.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, WORCESTER COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 620 OF 1075," MAP NUMBER 25027C0620E, EFFECTIVE DATE: JULY 4, 2011.
3. MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY, NATIONAL RETAIL PROPERTIES, 494 LINCOLN STREET, WORCESTER, MA (DENNY'S)," PREPARED FOR THE MATTHEWS COMPANY, INC. PREPARED BY CO-OPERATIVE LAND SURVEYOR, LLC, DATED MAY 15, 2006, LAST REVISED SEPTEMBER 11, 2006, ONE SHEET.
4. MAP ENTITLED "PLAN OF LAND IN THE CITY OF WORCESTER, MASSACHUSETTS, 500 LINCOLN STREET @ COUNTRY CLUB BOULEVARD, PARCEL 39-029-00118, MAPS Q14 & Q15, CITY & COUNTY OF WORCESTER, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED APRIL 30, 2012, RECORDED WITH WORCESTER COUNTY REGISTRY OF DEED AS PLAN BOOK 894, PAGE 4.
5. MAP ENTITLED "PLAN OF ROAD IN THE CITY OF WORCESTER, MASSACHUSETTS, WORCESTER COUNTY (WORCESTER REGISTRY DISTRICT), SHOWING LOCATION OF EASEMENTS FOR THE PURPOSE OF RECONSTRUCTING LINCOLN STREET BETWEEN BEVERLY ROAD & PLANTATION STREET BY THE CITY OF WORCESTER, PREPARED FOR FAY, SPOFFORD & THORNDIKE, L.L.C. PREPARED BY SMC SURVEYING AND MAPPING CONSULTANTS, DATED MAY 30, 2014, RECORDED WITH WORCESTER COUNTY REGISTRY OF DEED AS PLAN BOOK 908, PAGE 71, SHEET 3 OF 12.
6. MAP ENTITLED "FIELD SKETCH, 494 LINCOLN ST, WORCESTER, MA," PREPARED BY CONTROL POINT ASSOCIATES, INC. SUE PROJECT # 09-24029-00, DATED APRIL 26 2024.
7. MAP ENTITLED "PLAN AND PROFILE OF RECONSTRUCTION OF LINCOLN STREET (ROUTE 70) FROM MARSH AVENUE TO AMESBURY STREET (PHASE II) IN THE CITY OF WORCESTER, WORCESTER COUNTY," PREPARED BY FAY, SPOFFORD & THORNDIKE, DATED SEPTEMBER 23, 2014, (SHEET 14 & 15 OF 208).
8. MAP ENTITLED "LAND IN WORCESTER MASSACHUSETTS" PREPARED BY RENEY BROTHERS, INC. RECORDED WITH WORCESTER COUNTY REGISTRY OF DEED AS PLAN BOOK 442 AND PAGE 113.
9. MAP ENTITLED "GRADING PLAN DENNY'S RESTAURANT NUMBER 1289, LOC. LINCOLN ST. & COUNTRY CLUB RD, WORCESTER MASSACHUSETTS," PREPARED BY A. E. MILES ARCHITECT, DATED SEPTEMBER 2 1977.
10. UNDERGROUND GAS MAPPING PROVIDED BY EVERSOURCE GAS.
11. UNDERGROUND WATER MAPPING PROVIDED BY THE CITY OF WORCESTER, MASSACHUSETTS.
12. UNDERGROUND ELECTRIC MAPPING PROVIDED BY NATIONAL GRID.

EXHIBIT "A"
 COMMITMENT NO CTC-24000268 WITH AN EFFECTIVE DATE OF FEBRUARY 28, 2024

A CERTAIN PARCEL OF LAND AS SHOWN ON A PLAN OF LAND IN WORCESTER, WORCESTER COUNTY, MASSACHUSETTS, OWNED BY ARIANAD CASAVANT, DATED JULY 19, 1977, PREPARED BY RENEY BROTHERS, INC., WHICH PLAN IS RECORDED WITH WORCESTER DISTRICT REGISTRY OF DEEDS, PLAN BOOK 442, PAGE 113.

TOGETHER WITH THOSE EASEMENT RIGHTS AS SET FORTH IN THAT CERTAIN DEED RECORDED AT REGISTRY OF DEEDS IN BOOK 6298, PAGE 73.

FOR TITLE SEE DEED OF DENNY'S REALTY, LLC, SUCCESSOR BY MERGER TO DENNY'S REALTY, INC., DATED SEPTEMBER 25, 2006, RECORDED IN BOOK 40066, PAGE 208

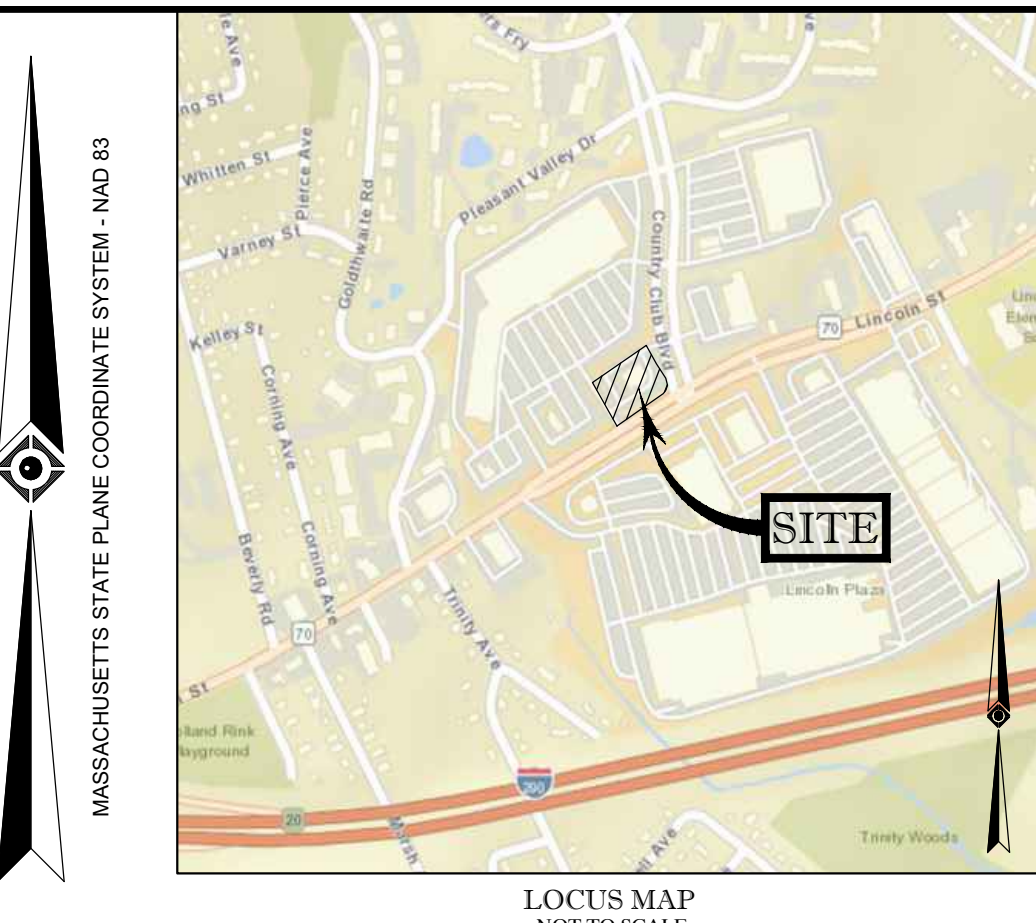
THIS SURVEY IS CERTIFIED TO:
 MNN RET, LP
 CHICAGO TITLE INSURANCE COMPANY,
 RAISING CANE'S RESTAURANT, LLC.

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, 11(a), 13, 16 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 22, 2024.

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

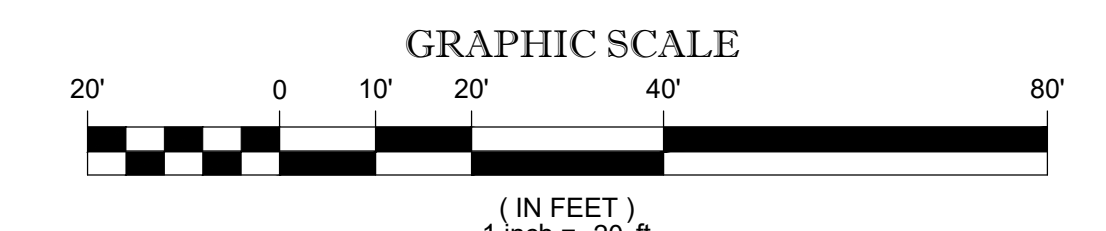
5-23-2024
 DATE

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



- NOTES:**
1. PROPERTY KNOWN AS LOT 1C AS SHOWN ON THE CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 39.
 2. AREA = 45,298 SQUARE FEET OR 1,040 ACRES.
 3. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON MARKOUT PROVIDED BY CONTROL POINT ASSOCIATES, INC. USING GROUND PENETRATING RADAR AND ELECTROMAGNETIC DETECTION EQUIPMENT. ALL 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, BEFORE ANY EXCAVATION IS TO BEGIN. ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES.
- 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.
- ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.
4. 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.
 5. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR OF TITLE INSURANCE COMPANY, FILE NUMBER: 24-0069C-CT (MA) WITH AN EFFECTIVE DATE OF FEBRUARY 28, 2024 AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 6. BY GRAPHIC ZONING ONLY PROPERTY IS PARTIALLY LOCATED IN FLOOD HAZARD ZONE X- UNSHOED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER REF. #2.
 7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
- TEMPORARY BENCH MARKS SET:
- TBM-A: TEMA-X CUT SET IN BOLT OVER MAIN OUTLET OF FIRE HYDRANT, ELEVATION= 562.18'
- TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT, ELEVATION= 556.85'

- 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.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 10. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 11. PROPERTY HAS DIRECT ACCESS TO COUNTRY CLUB BOULEVARD AND INDIRECT ACCESS TO LINCOLN STREET VIA A RIGHT OF WAY RECORDED IN BOOK 6298, PAGE 73.
 12. PARKING COUNT: REGULAR = 61 SPACES, RESERVED = 8 SPACES, TOTAL = 69 SPACES.
 13. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 14. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.
 15. SURVEYOR'S DESCRIPTION PREPARED PER CLIENT REQUEST.



FIELD DATE	04-26-2024	ALTA/NSPS LAND TITLE SURVEY RAISING CANE'S RESTAURANT, LLC. 494 LINCOLN STREET MAP 39, BLOCK 29, LOT 1C CITY OF WORCESTER, WORCESTER COUNTY COMMONWEALTH OF MASSACHUSETTS	
FIELD BOOK NO.	24-04 MA		
FIELD BOOK PG.	39		
FIELD CREW	J.D.O.	CONTROL POINT ASSOCIATES, INC. ALBANY, NY 518-217-5010 CHALFONT, PA 215-712-9800 HAUPPAUGE, NY 631-582-3945 MANHATTAN, NY 646-780-0411 SOUTH BOKROCK, MA 01772 508.948.3000 - 508.948.3003 FAX WARREN, NJ 908-668-0999	
DRAWN:	L.M.M.		
APPROVED:	G.L.H.		
DATE:	5-23-2024		
SCALE:	1"=20'	FILE NO.:	03-240145-00
DWG. NO.:	1 OF 1		