

LEGEND	
	CATCH BASIN
	DRAIN MANHOLE
	DRAINLINE
	SEWER MANHOLE
	SEWER LINE
	WATER LINE
	WATER VALVE
	HYDRANT
	POST INDICATOR VALVE
	HANDICAP PARKING
	ELECTRIC MANHOLE
	ELECTRIC METER
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	TRANSFORMER
	UTILITY POLE
	LIGHT POLE
	ELECTRIC HANDHOLE
	ELECTRIC METER
	GAS METER
	GAS LINE
	GAS VALVE
	VERTICAL GRANITE CURB
	VERTICAL CONCRETE CURB
	CAPE COD BERM
	BOLLARD
	RECORD LOCATION
	SIGN
	CHAINLINK FENCE
	GUARDRAIL

LEGAL DESCRIPTION

Real property in the City of Rockland, County of Plymouth, State of Massachusetts, described as follows:

The land and buildings thereon situated in Rockland, Plymouth County, Massachusetts, bounded and described as follows:

Parcel One:

Southeasterly by Hingham Street measuring on the northwesterly curving line thereof two hundred ninety-six and 54/100 (296.54) feet;

Southwesterly by land now or formerly of Raymond E. Beale nine hundred eleven and 71/100 (911.71) feet;

Northwesterly by land now or formerly of Timothy F. Crowley two hundred thirty-six and 74/100 (236.74) feet; and

Northeasterly by lot 2 on the plan hereinafter mentioned seven hundred seventy-one and 93/100 (771.93) feet;

Said parcel is shown as Lot 1 on subdivision plan #30029B, drawn by Raymond E. Beale, Jr., Surveyor, dated July 3, 1971, filed with Certificate of Title No. 30860.

Parcel Two:

Southeasterly by the northwesterly line of Hingham Street two hundred twenty-seven and 56/100 (227.56) feet;

Southwesterly by lot 1 on the plan hereinafter mentioned seven hundred seventy-one and 93/100 (771.93) feet;

Northwesterly by land now or formerly of Timothy F. Crowley one hundred eight-six and 74/100 (186.74) feet;

Northeasterly: six hundred sixty-eight and 92/100 (668.92) feet; and

Southeasterly seventy-one and 35/100 (71.35) feet measuring on the curving line thereof by lot 4 on said plan.

Said parcel is shown as Lot 3 on subdivision plan #30029C, drawn by Raymond E. Beale, Jr., Surveyor, dated March 4, 1974, and filed with Certificate of Title No. 30860.

Together with the benefit of the following, subject to and in accordance with the terms and provisions thereof:

1. Reciprocal Roadway Easement Agreement made as of August 1, 2000 by and between TriNet Property Partners, L.P., et als, filed as Document No. 471021, limited to as shown on the Survey, that certain parcel of land situated off Hingham Street in Rockland, Plymouth County, Massachusetts.

2. Parking Easement made as of August 1, 2000 by and between TriNet Property Partners, L.P., et als, filed as Document No. 471021, limited to as shown on the Survey, that certain parcel of land situated off Hingham Street in Rockland, Plymouth County, Massachusetts.

Being more particularly described in Surveyor's Description.

SURVEYOR'S DESCRIPTION

That certain parcel of land situated off Hingham Street in Rockland, Plymouth County, Massachusetts:

That certain real estate shown as Parcel One (shown as Lot 1 on Land Court Plan 30029B). Area = 4.57+/- Acres and Parcel Two (shown as Lot 3 on Land Court Plan 30029C). Area = 3.77+/- Acres and being more particularly described as follows:

Beginning at a point on the northerly side of Hingham Street, at the southwestern corner of the herein described premises; Thence running N17° 43' 02"E a distance of 911.70' to a point; Thence turning and running N65° 31' 30"E a distance of 423.46' to a point; Thence turning and running S24° 06' 20"W a distance of 668.92' to a point; Thence turning and running by a curve to the right, having a radius of 50.00' a distance of 71.39' to a point; Thence turning and running by a curve to the left by line of Hingham Street, having a radius of 1835.61' a distance of 147.56' to a point; Thence turning and continuing to run by a curve to the left by line of Hingham Street, having a radius of 950.0' a distance of 80.0' to a point; Thence turning and continuing to run by a curve to the left by line of Hingham Street, having a radius of 950.0' a distance of 80.0' to a point; Thence turning and running S33° 14' 47"W by line of Hingham Street a distance of 53.34' to the point of beginning.

The described area contains 8.34 acres, more or less.

PLAN REFERENCES:

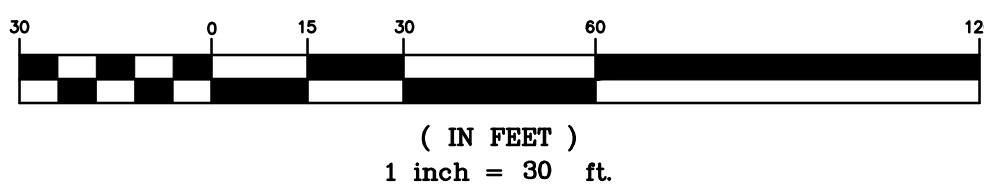
(PLYMOUTH COUNTY REGISTRY OF DEEDS)

- L.C. Plan 30029B
- L.C. Plan 30029C
- ALTA/ACSM Land Title Survey - 1022 Hingham Street, Rockland, MA, dated Jan. 4, 2015, prepared by Old Republic Site Management Services, 17330 Preston Road, Suite 150A, Dallas, TX, 75252

FLOOD ZONE DESIGNATION:

The surveyed premises is located within Flood Zone "AE" (elev. 140) and Flood Zone "X" (Un-Shaded) as shown on the Flood Insurance Rate Map (FIRM) for the Town of Rockland, Mass. dated 07/06/2021, Community Panel Number 2502300292K.

GRAPHIC SCALE



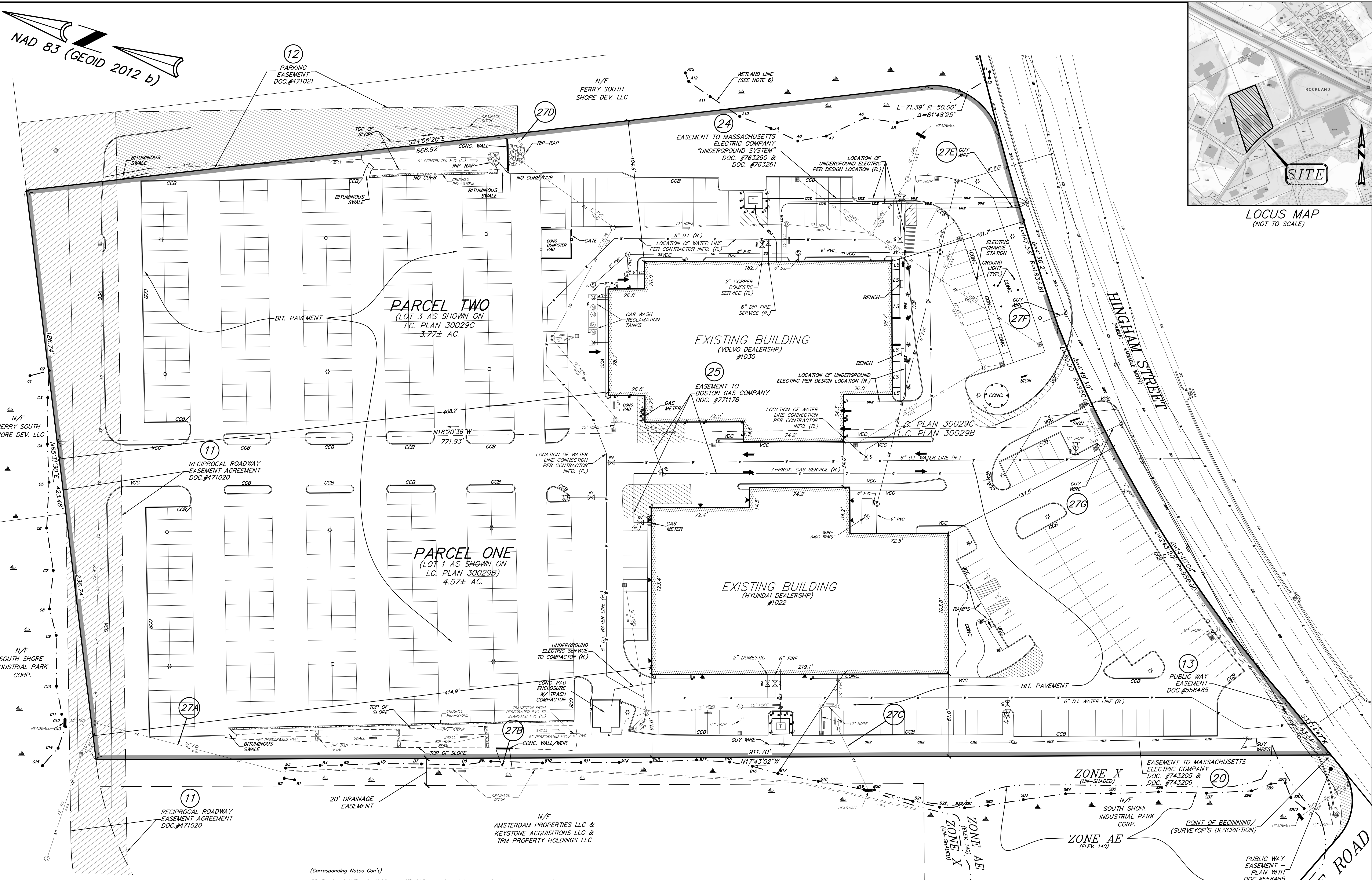
KELLY ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, MATERIALS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTORS EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE EXTENT OF KELLY ENGINEERING GROUPS LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEES LESS THIRD PARTY COSTS.

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(Corresponding Notes Cn't)

- Easement granted by M.A. Blaisdel to the Electric Light and Power Company of Abington and Rockland dated March 31, 1910, recorded in Book 1057, Page 17. (NOT PLOTTABLE)
11. Reciprocal Roadway Easement Agreement made as of August 1, 2000 by and between TriNet Property Partners, L.P., et als, recorded in Book 18903, Page 96 and filed as Document No. 471020; as also shown on Plan of Land performed by Kelly Engineering Group, Inc., dated December 9, 2021, designated Job No. F:\P\2021-134 (the "Survey"). (PLOTTED)
12. Parking Easement made by and between AMR Real Estate Holdings, LLC, surviving entity in merger with AMR Real Estate Holdings - Rockland LLC, a Delaware limited liability company and Boston Gas Company, a Corporation, dated April 11, 2018 and filed on May 02, 2018 as Document No. 771178. (PLOTTED)
13. Public Way Easement Agreement from TriNet Property Partners L.P., to the inhabitants of the Town of Rockland, dated August 26, 2003 filed as Document No. 558485, as also shown on Survey. (PLOTTED)
14. Decision of the Rockland Zoning Board of Appeals issued to Hingham Street Realty Trust dated October 12, 1988, filed as Document No. 304291. (NOT PLOTTABLE)
15. Decision of the Rockland Zoning Board of Appeals issued to Hingham Street Realty Trust filed as Document No. 350700. (NOT PLOTTABLE)
16. Decision of the Rockland Zoning Board of Appeals issued to Hingham Street Realty Trust, filed as Document No. 350701. (NOT PLOTTABLE)
17. Decision of the Rockland Zoning Board of Appeals issued to Vitex Systems dated October 23, 1991, filed as Document No. 369075. (NOT PLOTTABLE)
18. Order of Conditions issued by the Rockland Conservation Commission to Hingham Street Realty Trust, DEP File No. 273-169, filed as Document No. 350699. (NOT PLOTTABLE)
19. Order of Conditions/Wetlands Protection Act (MassDEP File No. 276-0375), issued August 25, 2015, filed as Document No. 736825; as affected by Amended Order of Conditions issued August 25, 2015, filed May 3, 2017, as Document No. 758835. (NOT PLOTTABLE)
20. Grant of Easement from AMR Holding Real Estate Holdings - Rockland LLC to Massachusetts Electric Company dated March 1, 2016, filed as Document No. 743205; see Subordination by M & T Bank dated February 26, 2016, filed as Document No. 743206. (PLOTTED)
21. Rockland Zoning Board of Appeals Case No. 2016-20 dated May 17, 2016, filed on June 21, 2016 as Document No. 746558. (NOT PLOTTABLE)

22. Rights of AMR Auto Holdings - HD, LLC, as a tenant-in-possession under an unrecorded lease dated June 1, 2016; as affected by an unrecorded Subordination, Non-Disturbance and Assignment Agreement dated as of February 24, 2017. (NOT PLOTTABLE)
23. Special Permit by the Rockland Board of Appeals, dated February 21, 2017, certified April 3, 2017, filed as Document No. 761048. (NOT PLOTTABLE)
24. Grant of Easement from AMR Real Estate Holdings, LLC, to Massachusetts Electric Company dated August 14, 2017, filed as Document No. 763260; as affected by Subordination Agreement by Manufacturers and Traders Trust Company, dated August 14, 2017, filed as Document No. 763261. (PLOTTED)
25. Grant of Easement made by and between AMR Real Estate Holdings, LLC, surviving entity in merger with AMR Real Estate Holdings - Rockland LLC, a Delaware limited liability company and Boston Gas Company, a Corporation, dated April 11, 2018 and filed on May 02, 2018 as Document No. 771178. (PLOTTED)
26. Notice made by Rockland Zoning Board of Appeals, Town of Rockland dated September 11, 2018 and filed on September 11, 2018 as Document No. 776272. (NOT PLOTTABLE)
27. The following matters disclosed by an [ALTA/NSPS Land Title Survey] made by Kelly Engineering Group, Inc., dated December 9, 2021, last revised _____ 2021, designated Job No. F:\P\2021-134 -
- A. Drain crosses west southerly property line. (PLOTTED)
- B. Paved swale crosses west southerly property line. (PLOTTED)
- C. Drain line crosses west southerly property line. (PLOTTED)
- D. Drainage ditch crosses north easterly property line. (PLOTTED)
- E. Guy wire crosses north easterly property line. (PLOTTED)
- F. Guy wire crosses easterly property line. (PLOTTED)
- G. Guy wire crosses easterly property line. (PLOTTED)

Notes:

1) Underground features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Kelly Engineering Group, Inc. does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result. Additionally, other such features may exist on the site, the existence of which are unknown to Kelly Engineering Group, Inc. The size, location, and existence of all such features must be verified by the appropriate authorities prior to construction.

2) The site detail and surface improvements depicted hereon were obtained by a field survey of the property in January and February of 2019 by Kelly Engineering Group, Inc. A field inspection of the site was completed by Kelly Engineering Group, Inc. in August of 2021.

3) The surveyed premises has direct access to Hingham Street, a public way.

4) The surveyed premises abuts the adjacent properties and streets without gaps or gores.

5) The parcels that comprise the surveyed premises shown hereon are contiguous parcels without gaps or gores.

6) Wetland line was flagged by Ecotex, Inc. on May 4, 2015 and field located by Kelly Engineering Group, Inc. on May 8, 2015.

7) The surveyed premises is the same as the property described in Exhibit A of the title commitment issued by First American Title Insurance Company Title Commitment #NCS-1093969-3-HOU1. Dated: 10/15/21

Surveyor's Certification:

To: Group 1 Realty, Inc., Wells Fargo Bank, National Association, and/or its successors and assigns as their interests may appear, AMR Real Estate Holdings, LLC, Sherman Atlas Sylvester & Stamelman LLP, and First American Title Insurance Company.

This is to certify 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, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed in August of 2021.

Steven M. Horsfall, P.L.S.

Date

Reg. No. 41608 within the Commonwealth of Massachusetts

Table "A" Notes

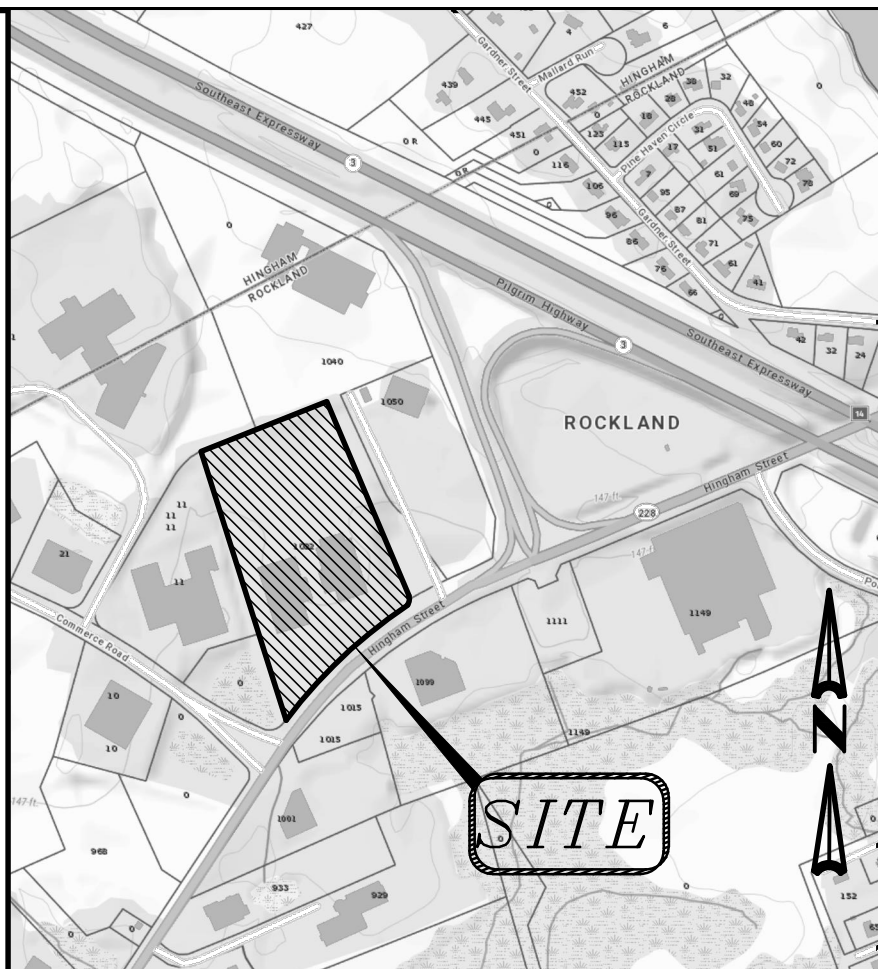
9.) Total number of clearly identifiable parking spaces = 600±

(596± regular spaces and 4 handicap spaces)

11.) per section 5.E.iv. only.

16.) No observed evidence of current earth moving work, building construction or building additions.

17.) No known changes in street right of way lines and no observed evidence of recent street or sidewalk construction or repairs.



LOCUS MAP
(NOT TO SCALE)

CURRENT OWNER:

AMR Real Estate Holdings, LLC

L.C. Doc. 723039 Certificate No. 120788

Assessor's Map 4 Parcel 6 Ext. OR

SCALE 1" = 30'				
DATE 12/07/21	1	1/31/22	PER COMMENTS	JPM
SHEET 1 OF 1	REV	DATE	REVISION	BY
FILE # ALTA-01	1022 & 1030 HINGHAM STREET ROCKLAND, MASSACHUSETTS			
JOB # F:\P\2021-134	ALTA/NSPS LAND TITLE SURVEY PLAN			
DRAWN BY JPM	KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com			
CHKD BY SMH	SHEET NO. 1			
APPD BY SMH				