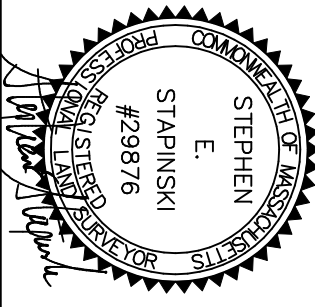


American National
 Commercial Real Estate
 Due Diligence Management
 3465 South Arlington Rd Suite E#183
 Akron, OH 44312
 866.290.8121
 www.amnational.net

ALTA/NSPS Land Title Survey
 PROJECT WINCHENDON
 Surveyor's Certificate
 290 CENTRAL STREET
 WINCHENDON, MA 01475
 COUNTY OF WORCESTER

To: WALGREEN EASTERN CO., INC., FDC 163 LLC, Chicago Title Insurance Company,
 Cooca Acquisitions LLC and American National, LLC

This is to certify that this map or plot 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 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 16, 17, 18, 19, 20a, 20b, 20c, 20d, 20e, 20f, 20g, 20h, 20i, and 20k of Table A thereof. The field work was completed on June 1, 2021.



Stephen E. Stophinski, R.L.S.

Land Surveyor Number: 29876
 in state of Massachusetts
 Date of field survey: June 1, 2021
 Date of last revision: June 19, 2021
 Date of this Printing: June 19, 2021
 Network Reference #20211147-001
 Survey prepared by:
 Merrinock Engineering Services
 66 Park Street
 Andover, MA 01775-3555
 Email: MERRINOCK@MOL.COM
 Fax: MERRINOCK@MOL.COM
 Fax: (978) 475-1448

Legal Description

The land is described as follows:
 A certain parcel of land situated on the northwesterly side of Central Street, Winchendon, Worcester County, Massachusetts, bounded and described as follows:
 Beginning at the most easterly corner thereof, at a point in the northwesterly line of Central Street at a corner of land now or formerly of Steven's Drug Store, Inc.; thence Southwesterly, at an included angle of 90° with the last course to be herein described, by the said line of Central Street, about 198 feet to a corner of land now or formerly of Milton Posovsky thence
 Northwesterly, by said Posovsky land, about 128.5 feet to the easterly line of Juniper Street; thence
 N 4° 01' 30" E by said Street line, about 156.14 feet to a corner of land now or formerly of Christine Diamantopoulos et al; thence
 Southwesterly by said Diamantopoulos land and land of the aforementioned Slovin, about 182.30 feet to the northwesterly line of Central Street and the point of beginning.
 Containing 23,915 square feet.
 Subject to sewer easement to the Town of Winchendon under taking dated August 30, 1926, and recorded in Book 2471, Page 521, of Worcester District Registry of Deeds.
 Being the same premises conveyed in deed dated 07/01/1997 and recorded 08/17/2000 at Book 22904, Page 016.
 Property Address: 583-0-50 Central Street, Winchendon, MA 01475.
 The property described above is the same property described in Chicago Title Insurance Company Title Commitment No. CP-2-2383-MA dated May 17, 2021.

Notes Corresponding to Schedule B

NO SURVEY RELATED SCHEDULE B ITEMS

Zoning Information

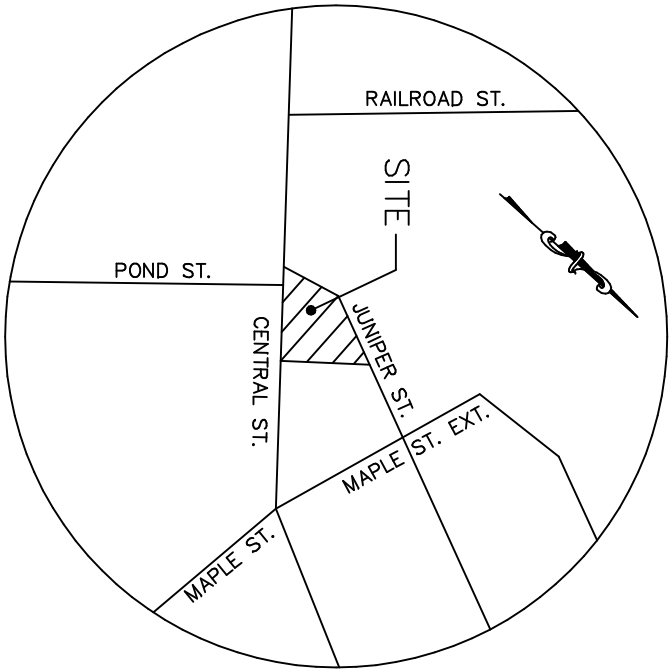
ZONING NOT PROVIDED AT TIME OF SURVEY.

Notes

- ZONING NOT PROVIDED AT TIME OF SURVEY.
- THERE ARE NO STRIPPED SPACES ON THE SUBJECT PROPERTY
- ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED AND AVAILABLE FROM THE CONTROLLING JURISDICTION
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL
- FROM OBSERVED EVIDENCE THE PROPERTY HAS ACCESS TO PUBLIC UTILITIES FROM A PUBLIC RIGHT OF WAY.
- FROM OBSERVED EVIDENCE THE PROPERTY DOES NOT HAVE ANY WETLAND AREAS.
- THE PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS FROM CENTRAL STREET AND JUNIPER STREET, BOTH ARE PUBLIC RIGHT OF WAYS.
- TOPOGRAPHIC DATUM BASE IS NAVD 88 ESTABLISHED BY G.P.S.; BENCHMARK 1 IS SEWER MANHOLE RIM LOCATED ON CENTRAL STREET, ELEVATION = 997.42 AND BENCHMARK 2 IS SEWER MANHOLE RIM LOCATED ON CENTRAL STREET, ELEVATION = 997.97
- UTILITY REFERENCES:
 ELECTRIC--ASHBURNHAM MUNICIPAL LIGHT PLANT 1--978-827-4423
 GAS--EVERESOURCE NATURAL GAS 1-855-645-2427
 WATER--TOWN OF WINCHENDON--DEPARTMENT OF PUBLIC WORKS
 1-978-297-0170
 DRAIN--TOWN OF WINCHENDON--DEPARTMENT OF PUBLIC WORKS
 1-978-297-0170
 SEWER--TOWN OF WINCHENDON--DEPARTMENT OF PUBLIC WORKS
 1-978-297-0170
- DIG SAFE 888-DIG-SAFE (344-7233) OR DIAL 811 (WWW.DIGSAFE.COM)
- SEE THE FOLLOWING RECORD PLANS AT WORCESTER DISTRICT REGISTRY OF DEEDS FOR REFERENCE:
 A - PL. BK. 793 PL. 15
 B - PL. BK. 285 PL. 30
 C - PL. BK. 258 PL. 54
 D - PL. BK. 407 PL. 65
 E - PL. BK. 564 PL. 110
 F - PL. BK. 309 PL. 18
 G - PL. BK. 266 PL. 65
 H - PL. BK. 242 PL. 79
 I - PL. BK. 242 PL. 81
 J - PL. BK. 129 PL. 4
 K - PL. BK. 516 PL. 22
 L - PL. BK. 361 PL. 54
- PROPERTY LINE ROTATION: HELD STONE BOUND FOUND AND GUN BARREL FOUND SHOWN ON PLAN REFERENCE A. SEE PLAN.

Legend of Symbols & Abbreviations

□□□ CB	CATCH BASIN
● SMH	SEWER MANHOLE
● WG	WATER GATE
● EM	GAS METER
● MH	MANHOLE
● B	BOLLARD
■	SIGN
⊗	HANDICAP PARKING SIGN
⊗ LRP	LIGHT POLE
⊗ LRP	LIGHT POLE BASE
⊗	HYDRANT
⊗	UTILITY POLE
⊗	TREELINE
— OHW	OVERHEAD WIRES
— W	WATER PIPELINE
— S	SEWER PIPELINE
— D	DRAIN PIPELINE
— -996 --	CONTOUR ELEVATION
X 996.12	SPOT ELEVATION
□ CP	CEMENT CONCRETE PAD
□ EJB	ELECTRIC JUNCTION BOX
□ N/F	NOW OR FORMERLY
□ FND	FOUND
□ CC	GRANITE CURB
□ BW	BRICK WALK
□ GW	GRAVEL WALK
□ BIT. CONC.	BITUMINOUS CONCRETE
□ CCW	CEMENT CONCRETE WALK
□ &	HANDICAP PARKING SPACES
□ CLAY	CLAY PIPE
□ PVC	POLYVINYL CHLORIDE PIPE



Vicinity Map
 NOT TO SCALE

FLOOD NOTE: By graphic plotting only, this property is in Zone C. Areas determined to be outside 0.2% annual chance flood of the Flood Insurance Rate Map, Community Panel No. 2503480018B, which bears an effective date of June 15, 1992, and is not in a special flood hazard area. Exact designation can only be determined by an elevation certificate.

Encroachment Statement

- GRAVEL DRIVEWAY ENCROACHES ONTO SUBJECT PROPERTY 19.1'
- OVERHEAD WIRES ENCROACH OVER SUBJECT PROPERTY 15.2'

Bearing Base

SEE PLAN BOOK 793 PLAN 15 DATED AUGUST 29, 2002 BY EDMOND J. BOUCHER FOR BASIS OF BEARING.

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SCALE : 1" = 20'
 0 10' 20' 40'

