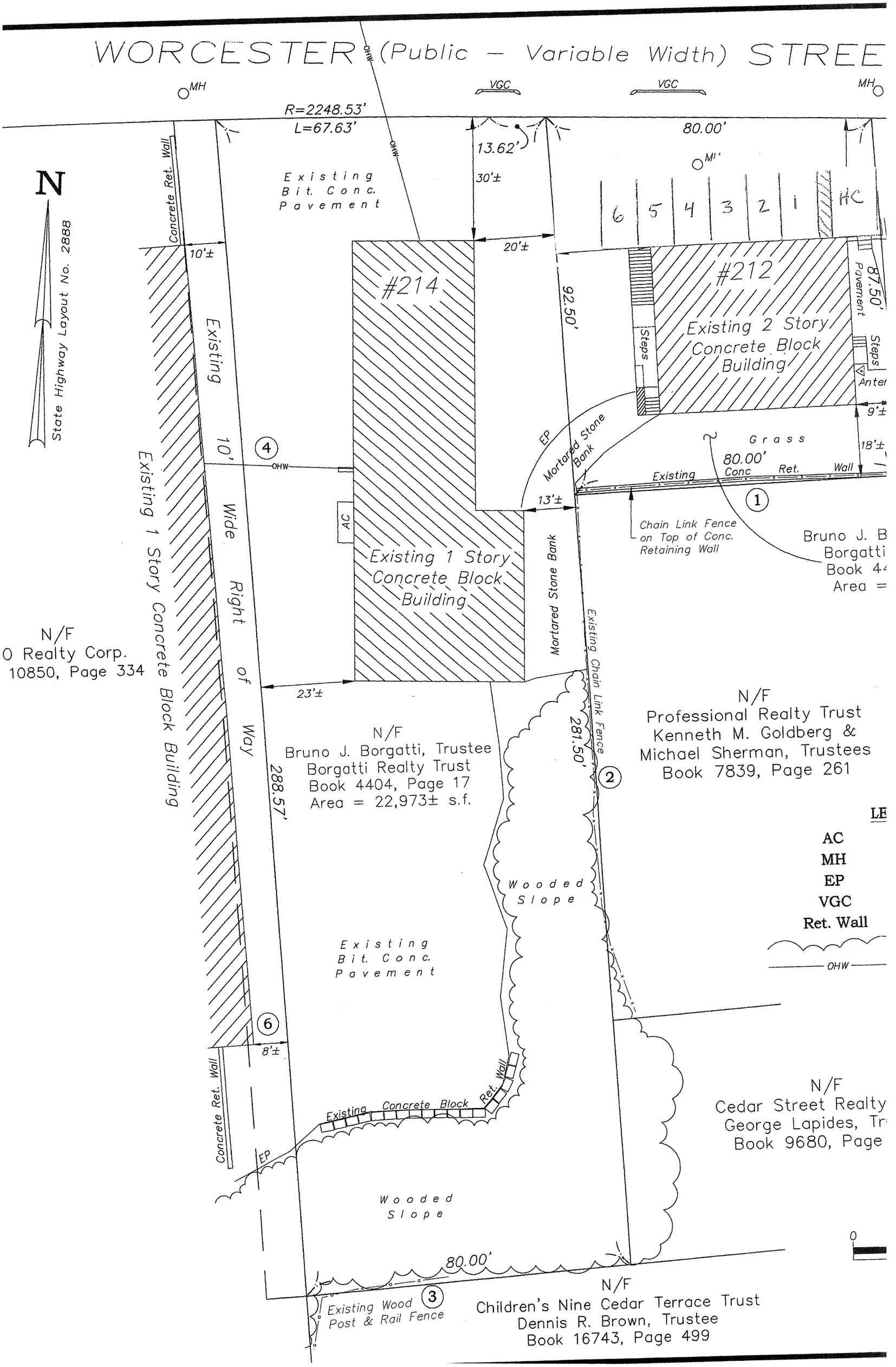
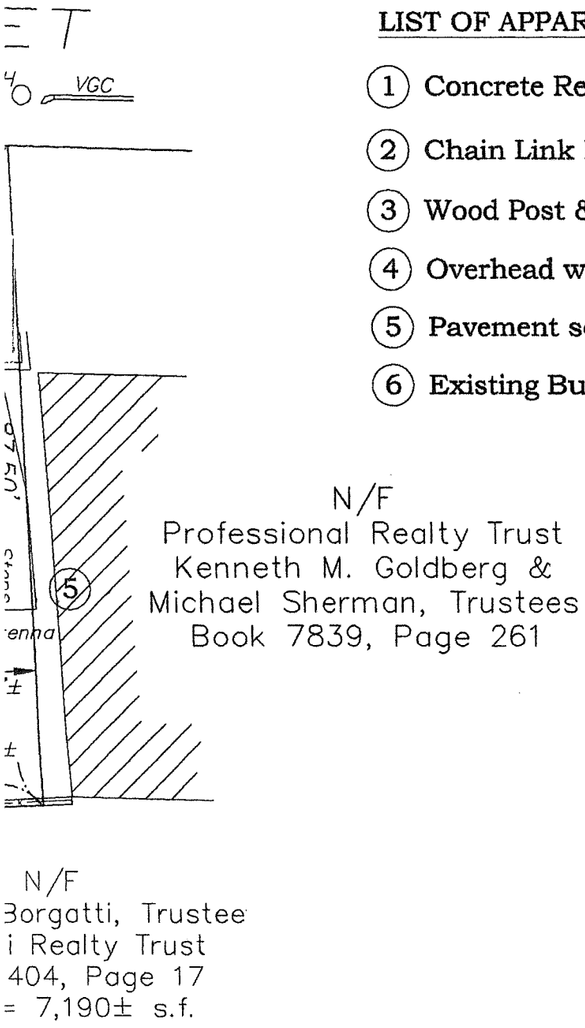


WORCESTER (Public – Variable Width) STREE
MH
VGC
VGC
MH
R=2248.53'
L=67.63'
13.62'
80.00'
MH
N
State Highway Layout No. 2888
Concrete Ret. Wall
Existing Bit. Conc. Pavement
30'±
6 5 4 3 2 1 HC
10'±
20'±
#214
#212
92.50'
87.50'
Pavement
Steps
Existing 2 Story Concrete Block Building
Steps
Anter
9'±
Existing 10' Wide Right of Way
4
OHW
EP
Mortared Stone Bank
Grass
18'±
80.00'
Existing Conc Ret. Wall
1
13'±
AC
Chain Link Fence on Top of Conc. Retaining Wall
Bruno J. B
Borgatti
Book 4
Area =
Existing 1 Story Concrete Block Building
Existing 1 Story Concrete Block Building
Mortared Stone Bank
Existing Chain Link Fence
N/F
O Realty Corp.
10850, Page 334
23'±
N/F
Professional Realty Trust
Kenneth M. Goldberg &
Michael Sherman, Trustees
Book 7839, Page 261
281.50'
2
N/F
Bruno J. Borgatti, Trustee
Borgatti Realty Trust
Book 4404, Page 17
Area = 22,973± s.f.
288.57'
LE
AC
MH
EP
VGC
Ret. Wall
OHW
Wooded Slope
Existing Bit. Conc. Pavement
6
8'±
Concrete Ret. Wall
Existing Concrete Block Ret. Wall
EP
N/F
Cedar Street Realty
George Lapides, Tr
Book 9680, Page
Wooded Slope
0
80.00'
3
Existing Wood Post & Rail Fence
N/F
Children's Nine Cedar Terrace Trust
Dennis R. Brown, Trustee
Book 16743, Page 499



LIST OF APPARENT ENCROACHMENTS:

1. Concrete Retaining Wall crosses property line.
2. Chain Link Fence crosses property line.
3. Wood Post & Rail Fence crosses property line.
4. Overhead wires serving subject premises crossing abutting premises as shown.
5. Pavement serving subject premises crosses property line.
6. Existing Building on land of KO Realty Corp. may encroach onto 10' R.O.W. as shown.

GENERAL NOTES:

1. Assessors Reference: Map 15, Lots 12 & 14
2. All building setbacks not shown are determined to be less than one foot and should be verified by survey for potential encroachment.
3. THIS PLAN IS FOR MORTGAGE PURPOSES ONLY, NOT TO ESTABLISH LOT LINES. THE LAND SHOWN IS BASED ON CLIENT FURNISHED INFORMATION AND MAY BE SUBJECT TO FURTHER OUT SALES, TAKINGS, EASEMENTS, AND RIGHTS OF WAY.

Certified To:
KO Realty Corporation, its successors and/or assigns
as its interest may appear,
Fidelity National Title Insurance Company of New York.

GEND

- Air Conditioner Unit
- Manhole
- Edge of Pavement
- Vertical Granite Curbing
- Retaining Wall
- Existing Tree Line
- Overhead Wires

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE BUILDINGS SHOWN HEREON WERE EITHER IN COMPLIANCE WITH LOCAL BY-LAWS WHEN CONSTRUCTED (WITH REGARD TO SETBACK REQUIREMENTS ONLY), OR EXEMPT FROM VIOLATION UNDER M.G.L. TITLE VII, CHAPTER 40A, SECTION 7 AND THAT THE BUILDING SHOWN HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON F.I.R.M. **250255-0010-B**, DATED **SEPT. 5, 1979**, ZONE **C**.

Trust
stee
412

COMMONWEALTH OF MASSACHUSETTS
CLAUDIO SALA
No. 38391
REGISTERED PROFESSIONAL LAND SURVEYOR

MORTGAGE INSPECTION
212-214 WORCESTER STREET
LAND IN WELLESLEY, MASS.
SCALE: 1" = **20'** DATE: **9/14/2004**
ERNEST W. BRANCH INC.
1245 HANCOCK STREET, P.O. BOX 690713
QUINCY, MA 02269
PH. 617-773-2321 FAX 617-472-1603

20 40 80
SCALE: 1' = 20'

EWB FILE NO. 2004-02