



PROPERTY DESCRIPTION

A CERTAIN PARCEL OF REGISTERED AND UNREGISTERED LAND WITH THE BUILDINGS AND IMPROVEMENTS THERON LOCATED IN HANOVER, PLYMOUTH COUNTY, MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

THE LAND IN HANOVER, MASSACHUSETTS ON THE SOUTHWESTERLY SIDE OF COLUMBIA ROAD AND NORTHERLY SIDE OF ROCKLAND STREET, BEING PARCEL A ON A PLAN OF LAND ENTITLED, "PLAN OF LAND - HANOVER, MASSACHUSETTS APPLICANT/OWNER CARPIONATO CORPORATION 1414 ATWOOD AVENUE JOHNSTON, R.I. 01919 MERRILL ASSOCIATES INC." WHICH PLAN IS RECORDED IN PLAN BOOK 35, PAGE 1012.

SAID LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING ON SAID COLUMBIA ROAD AT THE SOUTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF LOIS P. ROBERTS ET AL;
 THENCE, SOUTHERLY BY SAID ROAD BY A CURVE WITH R=2000.00', A DISTANCE OF 223.38 FEET TO A MASSACHUSETTS HIGHWAY BOUND;
 THENCE, S.30°31'00"E., BY SAID ROAD 1093.95 FEET TO A MASSACHUSETTS HIGHWAY BOUND;
 THENCE, CONTINUING SOUTHERLY BY SAID ROAD BY A CURVE WITH R=3040.00', A DISTANCE OF 167.27 FEET;
 THENCE, S.39°17'07"W., A DISTANCE OF 83.71 FEET TO THE EASTERLY SIDE OF A PRIVATE WAY KNOWN AS HANOVER SQUARE DRIVE;
 THENCE GENERALLY SOUTHERLY BY THE EASTERLY LINE OF HANOVER SQUARE DRIVE, A PRIVATE WAY, BY THE FOLLOWING COARSES: A CURVE WITH R=60.00', A DISTANCE OF 1.36 FEET; A CURVE WITH R=275.00', A DISTANCE OF 188.00 FEET; S.37°43'44"W., 78.78 FEET; A CURVE WITH R=176.25, A DISTANCE OF 108.63 FEET; A CURVE WITH R=40.00', A DISTANCE OF 62.83 FEET TO ROCKLAND STREET;
 THENCE, N.87°35'03"W., BY ROCKLAND STREET, 136.00 FEET;
 THENCE, N.02°24'57"E., BY ROCKLAND STREET, 10.00 FEET;
 THENCE, N.87°35'03"W., BY ROCKLAND STREET, 48.47 FEET TO LAND NOW OR FORMERLY OF WILLIAM D. PETTY;
 THENCE, N.35°28'55"W., BY SAID PETTY LAND, 298.93 FEET;
 THENCE, N.51°19'05"., BY LAND OF SAID PETTY AND THE TOWN OF HANOVER, PASSING THROUGH TWO CONCRETE BOUNDS, A DISTANCE OF 1043.40 FEET;
 THENCE, N.05°44'05"W., BY LAND NOW OR FORMELY OF THE TOWN OF HANOVER, 378.82 FEET TO A STONE BOUND;
 THENCE, N.42°51'30"W., BY LAND NOW OR FORMERLY OF OLD HANOVER NOMINEE TRUST, 93.13 FEET;
 THENCE, N.42°17'30"E., BY LAND NOW OR FORMERLY OF SAID ROBERTS, 499.76 FEET TO COLUMBIA ROAD AND THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION INCLUDES AT THE NORTHWESTERLY CORNER, A PARCEL OF REGISTERED LAND SHOWN ON LAND COURT PLAN NO. 23631A AND DESCRIBED ON LAND COURT CERTIFICATE OF TITLE #24237, AS FOLLOWS:

THAT CERTAIN LOT OR PARCEL OF LAND, WITH ALL THE BUILDINGS AND IMPROVEMENTS THERON, SITUATED ON COLUMBIA ROAD THE TOWN OF HANOVER, COUNTY OF PLYMOUTH, STATE OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHEASTERLY: BY THE SOUTHWESTERLY LINE OF COLUMBIA ROAD, TWO HUNDRED SIXTY-TWO AND 63/100 (262.63) FEET;
 SOUTHEASTERLY: THREE HUNDRED FORTY-ONE AND 90/100 (341.90) FEET, AND
 NORTHEASTERLY: ONE HUNDRED FIFTY-TWO AND 65/100 (152.65) FEET BY LAND NOW OR FORMALLY OF THE TOWN OF HANOVER;
 SOUTHEASTERLY: BY LAND NOW OR FORMERLY OF SAMUEL S. SYLVESTER, THREE HUNDRED TWENTY-FOUR AND 99/100 (324.99) FEET;
 WESTERLY: BY LAND NOW OR FORMERLY OF LOT PHILLIPS AND CO. INC., THREE HUNDRED SEVENTY-EIGHT AND 82/100 (378.82) FEET;
 SOUTHWESTERLY: BY LAND NOW OR FORMERLY OF GARDNER L. BAKER, ET AL, NINETY-THREE AND 13/100 (93.13) FEET; AND
 NORTHWESTERLY: BY LAND NOW OR FORMERLY OF LOUIS A. COOK, ET AL, FOUR HUNDRED NINETY-NINE AND 76/100 (499.76) FEET.

FOR TITLE SEE DEED OF MESHANTICUT VISTA, INC. DATED MAY 10, 1993 AND RECORDED IN BOOK 11847, PAGE 228. SEE ALSO CERTIFICATE OF TITLE NO. 84587.

CERTIFICATE OF SURVEY

TO SHAW'S REALTY TRUST, FIRST AMERICAN TITLE INSURANCE COMPANY, AND CALIFORNIA STATE TEACHERS RETIREMENT SYSTEM:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2, 3, 4, 7a, 7b1, 8, 10, 11A, 13, 14, 15, AND 16 OF TABLE A THEROF, AS TO "OBSERVABLE EVIDENCE ONLY," WITH THE EXCEPTION THAT NOT ALL ANGLES WERE OBSERVED TWO DIRECT AND TWO REVERSED. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY" MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS. AND THAT THE LAND SHOWN ON THIS SURVEY IS A PROPERLY SUBDIVIDED PARCEL, BEING THE SAME AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE FILE NO. 29242(MA) HAVING AN EFFECTIVE DATE OF JANUARY 24, 2000.

THE BUILDINGS ON THE PREMISES SHOWN HERON ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 250266 PANEL 0004B DATED DECEMBER 15, 1982.

PETER E. TUTTLE, P.L.S.
 REGISTRATION NO. 40767
 APRIL 25, 2000

EXCEPTIONS PERTINENT TO SURVEY:

- #7 DRAINAGE EASEMENT COLUMBIA ROAD STATION 168+20 DESCRIBED IN DEED BOOK 1588 PAGE 431 SEE SHEET 1.
- #8 DRAINAGE EASEMENT COLUMBIA ROAD STATION 173+00 DESCRIBED IN DEED BOOK 1590 PAGE 158 SEE SHEET 1.
- #9 DRAINAGE EASEMENT COLUMBIA ROAD STATION 177+00 DESCRIBED IN DEED BOOK 1590 PAGE 158 SEE SHEET 1.
- #10 COUNTY/STATE HIGHWAY TAKING DESCRIBED IN DEED BOOK 1591 PAGE 77, TAKING BOOK E PAGE 401 SEE SHEET 1.
- #11 DRAINAGE EASEMENT ROCKLAND STREET DESCRIBED IN DEED BOOK 2495 PAGE 42, PLAN #236 OF 1956 SEE SHEET 1.
- #12 STATE HIGHWAY ALTERATION ROCKLAND STREET DESCRIBED IN DEED BOOK 2440 PAGE 14, 1955 LAYOUT BOOK 10 PAGE 731 SEE SHEET 1.
- #13 RIGHT OF WAY DESCRIBED IN DEED BOOK 769 PAGE 509, NO OBSERVABLE EVIDENCE FOUND.
- #14 RIGHT OF WAY DESCRIBED IN DEED BOOK 1358 PAGE 348, NO OBSERVABLE EVIDENCE FOUND.
- #15 NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT HANOVER SQUARE DRIVE, AND BUFFER ZONE LANDSCAPE EASEMENT DESCRIBED IN DEED BOOK 11847 PAGE 222 SEE SHEET 1 AND 3. - NOTE BUFFER AREA CALCULATES AS 5,058±S.F.
- #24 DRAINAGE EASEMENT SHOWN ON PLAN #244 AND #245 OF 1993, RECORDED IN PLAN BOOK 35 PAGE 1012 AND 1013.

ZONING DATA

1. ZONE :	BUSINESS & AQUIFER PROTECTION ZONE
2. LOT SIZE :	TOTAL 689,010±S.F. OR 15.817±ACRES
3. USE :	EXISTING - RETAIL
4. DIMENSIONAL REQUIREMENTS:	EXISTING:
MIN. LOT AREA	44,000 S.F. LOT AREA 689,010±S.F.
MIN. LOT FRONTAGE	150' FRONT YARD 1,484.60'
MIN. FRONT YARD	75' FRONT YARD 88.9±'
MIN. SIDE YARD	15'+15' BUFFER = 30' MIN. SIDE YARD 150.0±'
MIN. REAR YARD	15'+50' BUFFER = 65' MIN. REAR YARD 100.2±'
MAX. BUILDING HEIGHT	35' ZONING SECTION 7.100 1 STORY MASONARY
	HEIGHT OF FLAT ROOF 25.3'
	HEIGHT OF FRONT FACADE 49.5'
5. SITE COVERAGE :	EXISTING - 292,000± S.F. (42%)* SEE NOTE 1. ALLOWED - 344,505 S.F. (50%)
6. BUILDING COVERAGE	EXISTING - 57,674± S.F. (8%) ALLOWED - 103,351 S.F. (15%)
8. PARKING :	EXISTING - 369 SPACES REQUIRED - 1 SPACE / 150 S.F. = 385 SPACES

NOTES:

- 1. SITE COVERAGE SHOWN IN % IS CALCULATED USING TOTAL LOT AREA. CURRENT ZONING BYLAW SECTION 7.220 REQUIRES USING NON WETLAND AND/OR WELL PROTECTION ZONE LAND WHICH WOULD RESULT IN THE SITE COVERAGE EXCEEDING 50%.
- 2. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- 3. NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED OR OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- 4. NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 5. THE SUBJECT PROPERTY HAS ACCESS TO COLUMBIA ROAD AND ROCKLAND STREET WHICH ARE BOTH PUBLIC STATE HIGHWAYS.

TITLE INSURANCE SURVEY
- #35 COLUMBIA ROAD - HANOVER SQUARE - HANOVER, MASSACHUSETTS
 PREPARED FOR: SHAW'S REALTY TRUST
 140 LAUREL STREET
 EAST BRIDGEWATER, MA 02333

APRIL 25, 2000
 SCALE: 1"=80'
 JOB NO. 00-016

MERRILL ASSOCIATES, INC.
 REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 427 COLUMBIA ROAD - HANOVER, MA 02319
 TEL. (781) 826-9200 FAX. (781) 826-6685

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