

Existing Legal Description: Book 798 Page 115

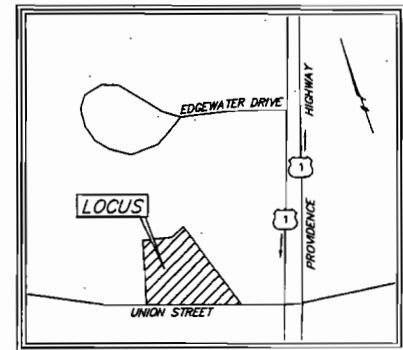
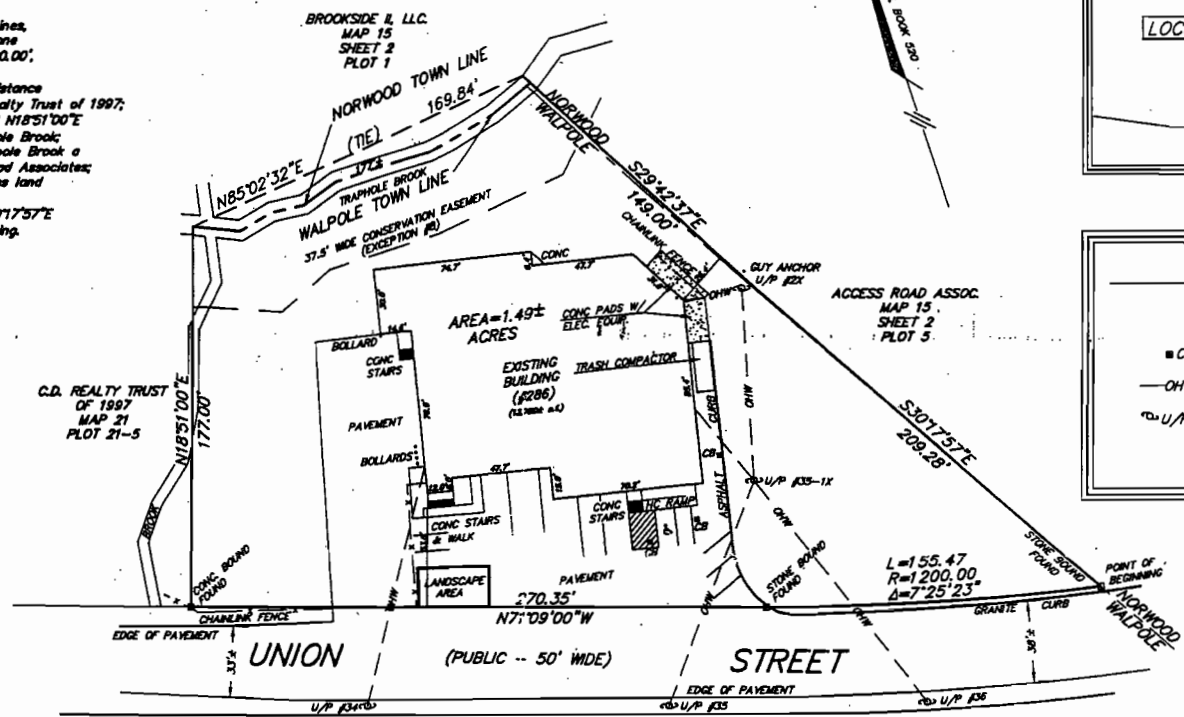
Said parcel is shown as lot numbered 7, which, except the line of Traphole Brook, is determined by the Land Court to be located as shown on a plan drawn by Norwood Engineering Co., Inc., Surveyors, dated October 14, 1969, as approved by said Court, filed in the Land registration Office as No. 16474D, a copy of a portion of which is filed in Norfolk Registry District with certificate No. 103816, book 520

The above described land is subject to the flow of a natural water course running through the same and shown on said plan as Traphole Brook.

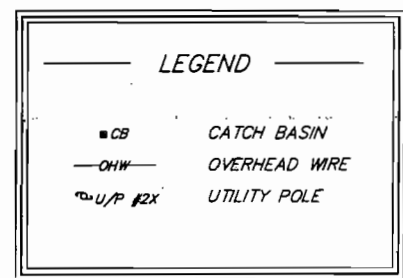
New Legal Description

BEGINNING at the junction of the Norwood and Walpole Town Lines, said point being the northerly sideline of Union Street at a stone bound, thence by a curve to the right, having a radius of 1200.00', a length of 155.47, to a point of tangency;
THENCE running still along said Union Street, N71°09'00"E a distance of 270.35' to a concrete bound and land belonging to C.D. Realty Trust of 1997;
THENCE turning and running along said C.D. Realty Trust Land N18°51'00"E a distance of 177.00' to a corner and centerline of the Traphole Brook;
THENCE turning and running along the centerline of said Traphole Brook a distance of 177.2' to a corner of land belonging to Access Road Associates;
THENCE turning and running along said Access Road Associates land S29°42'37"E a distance of 148.00' to a point;
THENCE running still by said Access Road Associates land S30°17'57"E a distance of 209.28' to Union Street and the point of beginning.

Said parcel contains 1.49± acres



LOCUS MAP
NOT TO SCALE



The undersigned hereby certifies to Bank of America, N.A., Brian J. McLaughlin, First American Title Insurance Company and their successors and assigns that he is a duly registered land surveyor of the Commonwealth of Massachusetts; that this map and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as jointly established and adopted by ALTA and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in his professional opinion, as a land surveyor registered in the State of Massachusetts, the Relative Positional Accuracy of this survey does not exceed the allowable positional tolerance. The undersigned further certifies that optional items 1, 2, 4, 6, 7(a), 7(b)(1), 7(b)(2), 8, 9, 10, 11a, and 16 of Table A thereof are included. The undersigned additionally certifies that this survey was made on the ground under my supervision; I have received and examined a copy of the Title Insurance Commitment document issued by the Title insurer as well as a copy of each instrument listed therein, and the subject land and each tract or parcel thereof described in this survey is the same land as described in the Title Commitment; this survey correctly shows all matters of record of which I have been advised affecting subject land according to the legal description of such matters; the property is located in a 100-Year Flood Plain (Zone A4) or in an identified "flood prone area", as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel #230254 0005 B, dated November, 18, 1993, which same map panel covers the area in which the property is situated.

BRIAN J. MCLAUGHLIN
 4-24-06
 DATE

CROSS REFERENCE:
 ASSESSORS MAP/LOT: MAP 21/PLOT 21.6
 OWNER: BRIAN J. MCLAUGHLIN
 DEED REFERENCE: LAND COURT
 CERTIFICATE No. 159515
 PLAN REFERENCE: PLAN BY NORWOOD
 ENGINEERING CO., INC., SURVEYORS
 DATED OCTOBER 14, 1969 FILED IN THE
 LAND REGISTRATION OFFICE AS No.
 16474D, CERTIFICATE No. 103816, BOOK
 520

ZONE: LM LIMITED MANUFACTURING
MINIMUM SETBACKS:
 F: 50' S: 40' R: 25'

PARKING SPACES:
 6 SPACES
 1 HANDICAPPED

PARKING REQUIREMENTS:
 1 SPACE FOR EACH ONE THOUSAND
 SQ. FT. OF GROSS FLOOR AREA ON
 ALL FLOORS

MAXIMUM BUILDING HEIGHT: 40'
MAXIMUM LOT COVERAGE BY STRUCTURES: 35%

ALTA/ACSM
 LAND TITLE SURVEY
 IN
 WALPOLE/NORWOOD, MASSACHUSETTS
 PREPARED FOR
 BRIAN J. MCLAUGHLIN

SCALE: 1"=40'
 FEET 0' 10' 40' 80'
 METERS 0 8 16 24

APRIL 24, 2006

HAYWARD-BOYNTON & WILLIAMS, INC.
 SURVEYORS CIVIL ENGINEERS
 140 SCHOOL ST. BROCKTON, MASS.
 (508) 586-0628

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