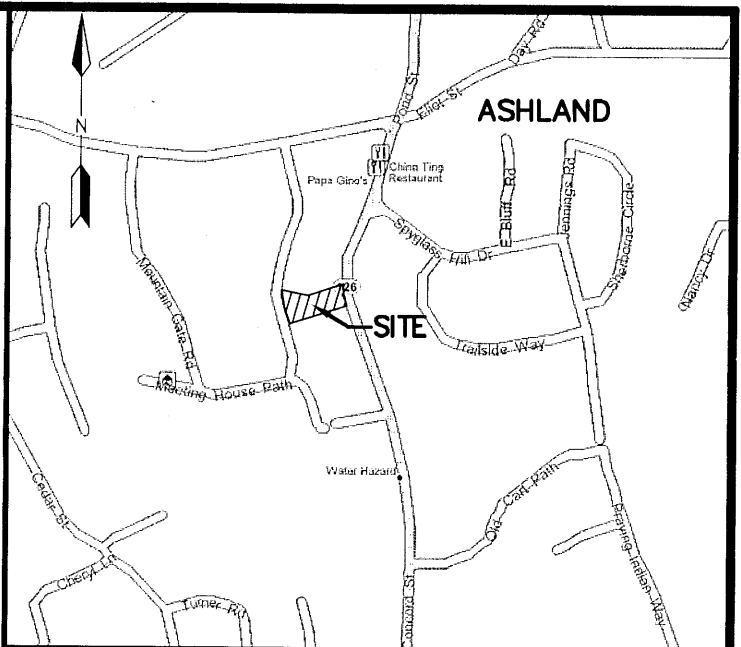
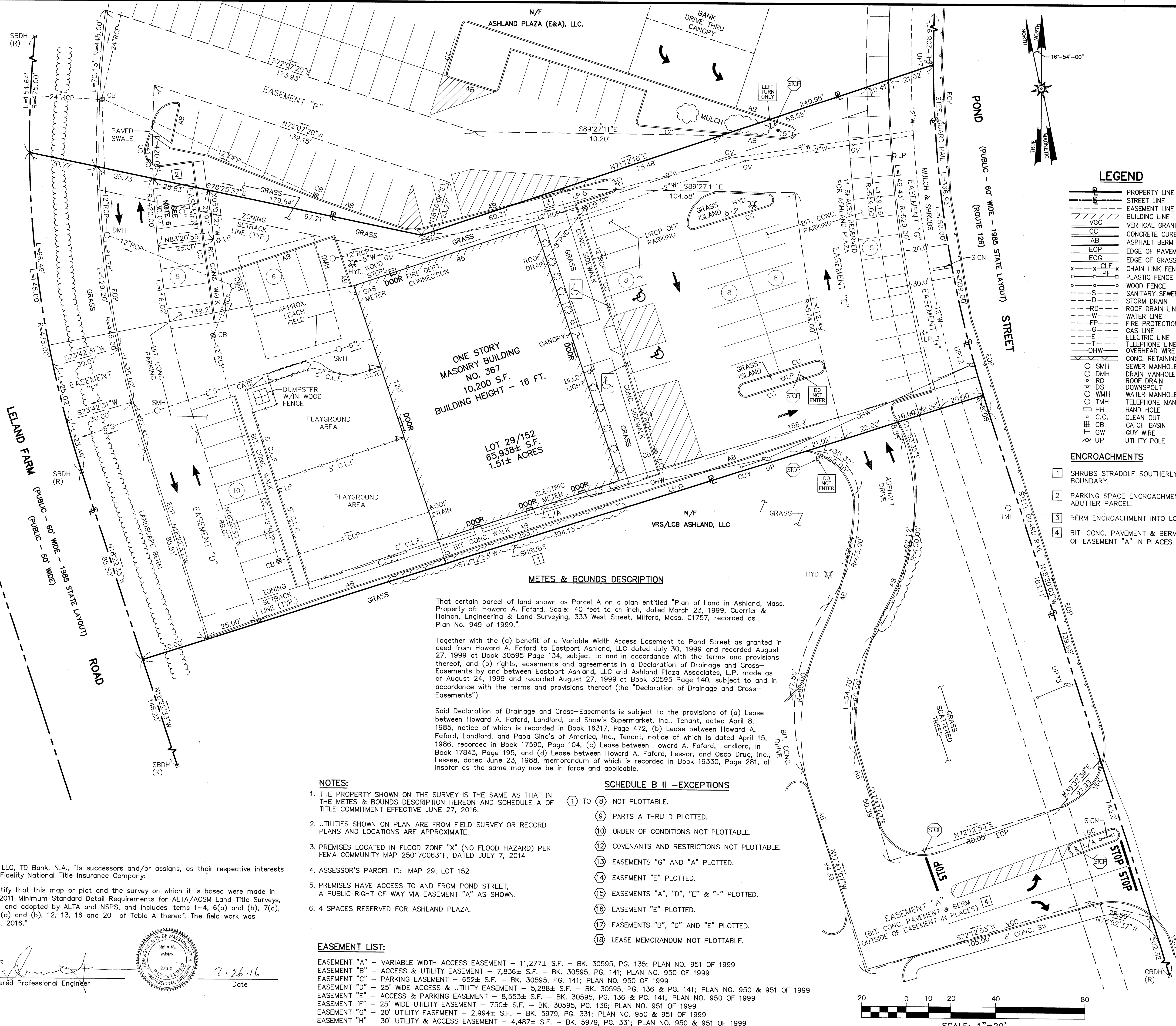




LEGEND

- PROPERTY LINE
- STREET LINE
- EASEMENT LINE
- BUILDING LINE
- VERTICAL GRANITE CURB
- CONCRETE CURB
- ASPHALT BERM
- EDGE OF PAVEMENT
- EDGE OF GRASS
- CHAIN LINK FENCE
- WOOD FENCE
- SANITARY SEWER
- STORM DRAIN
- ROOF DRAIN LINE
- WATER LINE
- FIRE PROTECTION LINE
- GAS LINE
- ELECTRIC LINE
- TELEPHONE LINE
- OVERHEAD WIRE
- CONC. RETAINING WALL
- SEWER MANHOLE
- DRAIN MANHOLE
- ROOF DRAIN
- DOWNSPOUT
- WATER MANHOLE
- TELEPHONE MANHOLE
- HAND HOLE
- CLEAN OUT
- CATCH BASIN
- GUY WIRE
- UTILITY POLE
- LP
- WG
- HYD.
- PIV
- AD
- FA
- GM
- SP
- BLDS
- BND
- MB
- L/A
- BIT CONC.
- HEDGES
- RECORD PLAN
- P.O.B.
- SHRUB
- TREE
- GMW
- CONC.
- SW
- LIGHT POLE
- WATER GATE
- HYDRANT
- POST INDICATOR VALVE
- AREA DRAIN
- FIRE ALARM BOX
- GAS GATE
- GAS METER
- SIGN POST
- BOUND
- MAIL BOX
- LANDSCAPED AREA W/ PLANTINGS
- BITUMINOUS CONCRETE
- SHRUB
- POINT OF BEGINNING
- GROUNDWATER MONITORING WELL
- CONCRETE
- SIDEWALK

ENCROACHMENTS

- SHRUBS STRADDLE SOUTHERLY BOUNDARY.
- PARKING SPACE ENCROACHMENT INTO ADJUTER PARCEL.
- BERM ENCROACHMENT INTO LOCUS.
- BIT. CONC. PAVEMENT & BERM OUTSIDE OF EASEMENT "A" IN PLACES.

DEED REFERENCES:

BOOK 52190, PAGE 220
PLAN NO. 951 OF 1999
PLAN NO. 950 OF 1999
PLAN NO. 949 OF 1999
PLAN NO. 88 OF 1987

OWNER OF RECORD

KNOWLEDGE LEARNING CORP.
PO BOX 6760
PORTLAND, OR 97228

ZONING DISTRICT: COMMERCIAL HIGHWAY "CH"

ZONING DIMENSIONAL REQUIREMENTS		
DIMENSIONAL	MIN. REQ.	ACTUAL
AREA	30,000 S.F.	65,938± S.F.
FRONTAGE	150'	150'
FRONT YARD	30'	166.9'
SIDE YARD	10'	11.0'
REAR YARD	30'	139.2'
BLDG. HEIGHT	35'/3 STORIES	16'/1 STORY

REQ'D PARKING: (DAY CARE & NURSERY SCHOOLS)

1 SPACE/EMPLOYEE PLUS 1 SPACE/5 CHILDREN UP TO 20 CHILDREN & 1 SPACE/EACH 10 ADDITIONAL CHILDREN. FOR MAX. 109 CHILDREN AND 28 STAFF = 41 SPACES

AVAILABLE PARKING:

TOTAL = 63 SPACES INCL. 2 HANDICAP (15 SPACES RESERVED FOR ADJUTER) NET = 48 SPACES

ALTA/ACSM LAND TITLE SURVEY PLAN OF LAND

367 POND STREET
ASHLAND, MA

PREPARED FOR
RASS CORPORATION

Mistry Associates, Inc.
315 Main Street
Reading, MA 01867
TEL: 781-944-6400 FAX: 781-948-9908

July 26, 2016 SCALE: 1"=20'

NOTES:

- THE PROPERTY SHOWN ON THE SURVEY IS THE SAME AS THAT IN THE METES & BOUNDS DESCRIPTION HEREON AND SCHEDULE A OF TITLE COMMITMENT EFFECTIVE JUNE 27, 2016.
- UTILITIES SHOWN ON PLAN ARE FROM FIELD SURVEY OR RECORD PLANS AND LOCATIONS ARE APPROXIMATE.
- PREMISES LOCATED IN FLOOD ZONE "X" (NO FLOOD HAZARD) PER FEMA COMMUNITY MAP 25017C0631F, DATED JULY 7, 2014
- ASSESSOR'S PARCEL ID: MAP 29, LOT 152
- PREMISES HAVE ACCESS TO AND FROM POND STREET, A PUBLIC RIGHT OF WAY VIA EASEMENT "A" AS SHOWN.
- 4 SPACES RESERVED FOR ASHLAND PLAZA.

EASEMENT LIST:

EASEMENT "A" - VARIABLE WIDTH ACCESS EASEMENT - 11,277± S.F. - BK. 30595, PG. 135; PLAN NO. 951 OF 1999
EASEMENT "B" - ACCESS & UTILITY EASEMENT - 7,836± S.F. - BK. 30595, PG. 141; PLAN NO. 950 OF 1999
EASEMENT "C" - PARKING EASEMENT - 652± S.F. - BK. 30595, PG. 141; PLAN NO. 950 OF 1999
EASEMENT "D" - 25' WIDE ACCESS & UTILITY EASEMENT - 5,288± S.F. - BK. 30595, PG. 136 & PG. 141; PLAN NO. 950 & 951 OF 1999
EASEMENT "E" - ACCESS & PARKING EASEMENT - 8,553± S.F. - BK. 30595, PG. 136 & PG. 141; PLAN NO. 950 OF 1999
EASEMENT "F" - 25' WIDE UTILITY EASEMENT - 750± S.F. - BK. 30595, PG. 136; PLAN NO. 951 OF 1999
EASEMENT "G" - 20' UTILITY EASEMENT - 2,994± S.F. - BK. 5979, PG. 331; PLAN NO. 950 & 951 OF 1999
EASEMENT "H" - 30' UTILITY & ACCESS EASEMENT - 4,487± S.F. - BK. 5979, PG. 331; PLAN NO. 950 & 951 OF 1999

SCHEDULE B II -EXCEPTIONS

- TO (8) NOT PLOTTABLE.
- (9) PARTS A THRU D PLOTTED.
- (10) ORDER OF CONDITIONS NOT PLOTTABLE.
- (12) COVENANTS AND RESTRICTIONS NOT PLOTTABLE.
- (13) EASEMENTS "G" AND "A" PLOTTED.
- (14) EASEMENT "E" PLOTTED.
- (15) EASEMENTS "A", "D", "E" & "F" PLOTTED.
- (16) EASEMENT "E" PLOTTED.
- (17) EASEMENTS "B", "D" AND "E" PLOTTED.
- (18) LEASE MEMORANDUM NOT PLOTTABLE.

That certain parcel of land shown as Parcel A on a plan entitled "Plan of Land in Ashland, Mass. Property of: Howard A. Fafard, Scale: 40 feet to an inch, dated March 23, 1999, Guerrier & Halnon, Engineering & Land Surveying, 333 West Street, Milford, Mass. 01757, recorded as Plan No. 949 of 1999."

Together with the (a) benefit of a Variable Width Access Easement to Pond Street as granted in deed from Howard A. Fafard to Eastport Ashland, LLC dated July 30, 1999 and recorded August 27, 1999 at Book 30595 Page 134, subject to and in accordance with the terms and provisions thereof, and (b) rights, easements and agreements in a Declaration of Drainage and Cross-Easements by and between Eastport Ashland, LLC and Ashland Plaza Associates, L.P. made as of August 24, 1999 and recorded August 27, 1999 at Book 30595 Page 140, subject to and in accordance with the terms and provisions thereof (the "Declaration of Drainage and Cross-Easements").

Said Declaration of Drainage and Cross-Easements is subject to the provisions of (a) Lease between Howard A. Fafard, Landlord, and Shaw's Supermarket, Inc., Tenant, dated April 8, 1985, notice of which is recorded in Book 16317, Page 472, (b) Lease between Howard A. Fafard, Landlord, and Papa Gino's of America, Inc., Tenant, notice of which is dated April 15, 1986, recorded in Book 17590, Page 104, (c) Lease between Howard A. Fafard, Landlord, in Book 17843, Page 195, and (d) Lease between Howard A. Fafard, Lessor, and Osoo Drug, Inc., Lessee, dated June 23, 1988, memorandum of which is recorded in Book 19330, Page 281, all insofar as the same may now be in force and applicable.

"To A.S.J. Realty LLC, TD Bank, N.A., its successors and/or assigns, as their respective interests may appear and Fidelity National 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 6(a) and (b), 7(c), 7(d), 8, 9, 10, 11(a) and (b), 12, 13, 16 and 20 of Table A thereof. The field work was completed in July, 2016."

Nathan M. Mistry
Registered Professional Engineer



7.26.16
Date