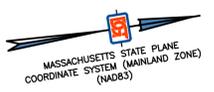
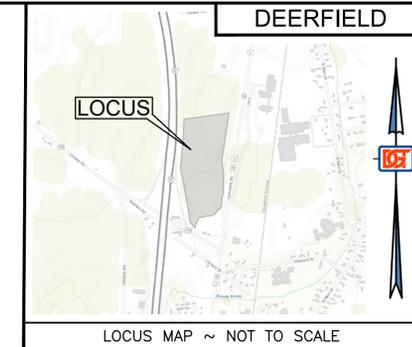


TOPOGRAPHIC PLAN OF LAND IN DEERFIELD, MASSACHUSETTS FRANKLIN COUNTY



GENERAL NOTES

- RECORD OWNER IS STATE ROAD DEVELOPMENT LLC. SEE DEED BOOK 5773, PAGE 65.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- SEE TOWN ASSESSORS MAP 150, LOT 7 & MAP 159, LOT 14.
- PARCEL FALLS WITHIN ZONING DISTRICT INDUSTRIAL "I".
- THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTY DEPICTED HEREON. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT ASSESSORS RECORDS. A BOUNDARY SURVEY OF THE SUBJECT PARCELS WAS NOT PERFORMED AND PROPERTY LINES SHOWN ARE APPROXIMATE ONLY.
- SEE FRANKLIN REGISTRY OF DEEDS FOR RECORD DOCUMENTS.
- WETLANDS WERE DELINEATED BY DGT ASSOCIATES, INC. ON OR BETWEEN: APRIL 27, 2022 AND JULY 29, 2022. WETLAND BOUNDARIES ON THE NORTHERLY PARCEL (MAP 150, LOT 7) WERE NOT DELINEATED AT THIS TIME PER REQUEST OF THE CLIENT.

WETLAND RESOURCE AREAS LOCATED TO THE EAST OF GREENFIELD ROAD INCLUDING STREAM BANK / MEAN ANNUAL HIGH WATER AND BORDERING VEGETATED WETLANDS (BVW) ARE APPROXIMATE AND WERE LOCATED AS FOLLOWS:

-STREAM BANK / MEAN ANNUAL HIGH WATER SHOWN IS FROM 2019 AERIAL IMAGERY FROM MASS. GIS, AND FIELD VERIFIED BY FIELD OBSERVATIONS AND TAPED DISTANCES BY DGT ASSOCIATES ON 11/15/2022.

-BVW WAS BY VISUAL APPROXIMATION AND TAPED DISTANCES FROM GREENFIELD ROAD FEATURES (GUARDRAIL AND EDGE OF PAVEMENT) PERFORMED BY FREDRICK KING, P.E. AND WETLAND SPECIALIST OF DGT ASSOCIATES ON 11/15/2022.

- TOPOGRAPHIC FEATURES, SITE DETAILS AND SIGNIFICANT IMPROVEMENTS DEPICTED HEREON, WERE OBTAINED FROM A FIELD SURVEY CONDUCTED BY DGT ASSOCIATES ON OR BETWEEN: APRIL 29, 2022 AND AUGUST 1, 2022, AND SUPPLEMENTED WITH LIDAR DATA PROVIDED BY NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) AND WAS DERIVED BY NOAA FROM DATA COLLECTED IN 2015 BY QUANTUM SPATIAL, ATLANTIC, AND PRECISION AERIAL RECONNAISSANCE FOR USGS CONTRACT G10PC00026 TASK ORDER NUMBER: G15PD00281, MAINE AND MASSACHUSETTS 2015 Q1 AND Q2 LIDAR

SEE ALSO NOTE 7 FOR ABOVE FOR CERTAIN WETLAND BOUNDARIES SHOWN ON THIS PLAN.

- THIS TOPOGRAPHIC SURVEY WAS PREPARED TO MEET NATIONAL MAP ACCURACY STANDARDS AT A SCALE OF 1"=40' HORIZONTALLY AND A 2 FOOT CONTOUR INTERVAL VERTICALLY. ANY REPRODUCTIONS OR RESCALING MAY AFFECT THE MAP ACCURACY.

- THIS PROPERTY CONTAINS NATURAL WATER BOUNDARIES WHICH ARE SUBJECT TO CHANGE DUE TO NATURAL AND ARTIFICIAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

- LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON WERE DETERMINED FROM EXISTING RECORDS AND FROM LOCATION OF ABOVE GROUND UTILITY FEATURES AND CONFORM TO "ASCE QUALITY LEVEL C" PER ASCE DOCUMENT "QI/ASCE 38-02". LOCATION SHOWN SHALL BE CONSIDERED APPROXIMATE, BEFORE CONSTRUCTION. THE LOCATION OF UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. IN ACCORDANCE WITH CH. 82, SEC. 40 AS AMENDED, ALL UTILITY COMPANIES AND APPLICABLE GOVERNMENT AGENCIES MUST BE CONTACTED. CONTACT "DIG-SAFE" AT 1-888-344-7233.

- SOIL BORING LOCATIONS PERFORMED BY SEABOARD DRILLING ON OR BETWEEN: MAY 3 AND 4, 2022, OBSERVED BY O'REILLY, TALBOT & OKUN ENGINEERING ASSOCIATES, INC. (OTO).

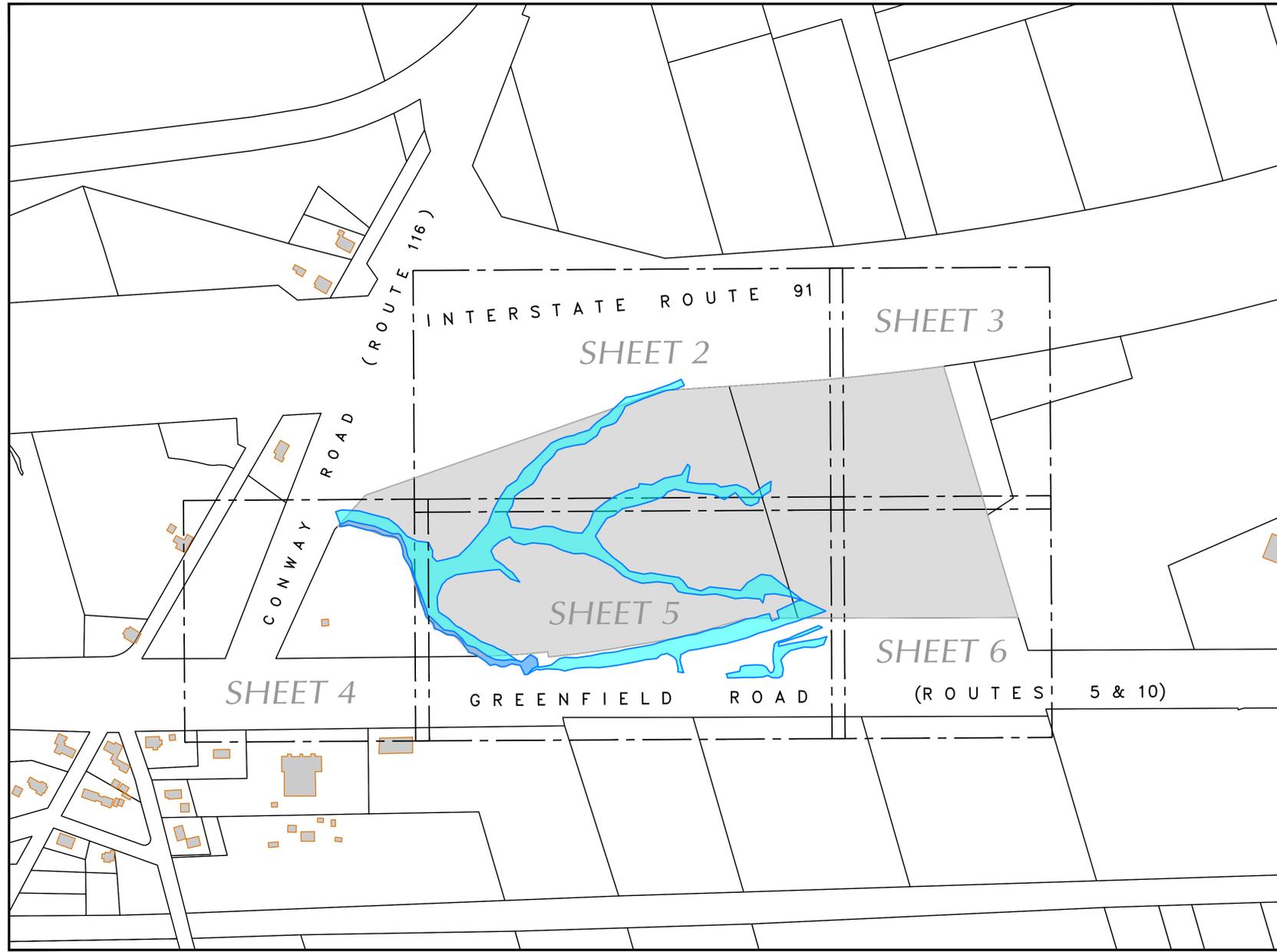
- ONLY SELECT DETAIL IS SHOWN.

REFERENCES:

- FRANKLIN COUNTY REGISTRY OF DEEDS
DEED BOOK 5773, PAGE 65
PLAN BOOK 106, PAGE 82
PLAN BOOK 105, PAGE 67
PLAN BOOK 104, PAGE 21
- MASSACHUSETTS DEPARTMENT OF TRANSPORTATION
SHLO NO. 3676, DATED DECEMBER 6, 1949
SHLO NO. 7080, DATED JUNE 10, 1992
SHLO NO. 7350, DATED NOVEMBER 17, 2010
SHLO NO. 5394, DATED 1964

UTILITY NOTES:

- SEE SHEET 2
- UTILITY LEGEND:**
- SEE SHEET 2



LEGEND:

| | |
|-------------------|----------------------------------|
| AC | ASPHALT CURB |
| BANK#5 | RIVERFRONT BANK FLAG |
| BVW#4 | BORDERING VEGETATED WETLAND FLAG |
| CB | CATCH BASIN |
| CMP | CORRUGATED METAL PIPE |
| CONC | CONCRETE |
| CPAD | CONCRETE PAD |
| CSW | CONCRETE SIDEWALK |
| DMH | DRAIN MANHOLE |
| EHH | ELECTRIC HAND HOLE / PULL BOX |
| EOP | EDGE OF PAVEMENT |
| GC | GRANITE CURB |
| GR-1 | APPROXIMATE SOIL BORING LOCATION |
| GW | GUY WIRE |
| HW | HEADWALL |
| HYD | HYDRANT |
| I=23.4 / INV=56.7 | INVERT ELEVATION |
| LP | LIGHT POLE |
| LS | LANDSCAPE AREA |
| MAHW#4 | MEAN ANNUAL HIGH WATER FLAG |
| OW | OVERHEAD WIRES |
| PEDX | PEDESTRIAN CROSSING LIGHT SIGN |
| SMH | SEWER MANHOLE |
| RCP | REINFORCED CONCRETE PIPE |
| SGR | STEEL GUARD RAIL |
| +123.45 | SPOT ELEVATION, HARD SURFACE |
| +123.4 | SPOT ELEVATION, SOFT SURFACE |
| T3-P3 | WETLAND TRANSECT BORING |
| TRANS | TRANSFORMER |
| UP | UTILITY POLE |
| Tr | TROUGH ELEVATION |
| W/ | WITH |
| WG | WATER GATE |
| -100' WB- | 100 FOOT WETLAND BUFFER ZONE |
| RF | 200 FOOT RIVER FRONT AREA |

SURVEY MONUMENTS

| | |
|-------|-----------------------------------|
| IP | IRON PIPE |
| SBDH | STONE BOUND DRILL HOLE |
| SSM | STEEL SURVEY MARKER |
| MHB | MASSACHUSETTS HIGHWAY BOUND FOUND |
| (F) | FOUND |
| (FNL) | FOUND NOT LOCATED |



I HEREBY CERTIFY THAT:

THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND SUPPLEMENTAL TOPOGRAPHIC DATA (SEE NOTE 8) AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

A. John Lloyd

PROFESSIONAL LAND SURVEYOR DATE 16-NOV-2022

RESEARCH: ECD

FIELD: DGT-W

SCALE: 1" = 200'

© 2022 DGT ASSOCIATES

TOPOGRAPHIC PLAN OF LAND IN DEERFIELD, MASSACHUSETTS FRANKLIN COUNTY

811

TAX MAP 150, LOT 7 & MAP 159, LOT 14 INTERSTATE ROUTE 91 / STATE ROUTE 5

PREPARED FOR: SUNNYDAYZ INC. 55 LOCUST STREET LYNN, MA 01904

CALCULATIONS: ECD

DRAFTING: ECD

CHECK: AJL

PROJ. MANAGER: A. JOHN LLOYD, PLS

PREPARED BY: **DGT Associates Surveying & Engineering**

Worcester • Framingham • Boston

255 Park Avenue, Worcester, MA 01609
508-762-9470 www.DGTassociates.com

DATE: 16-NOV-2022

PROJECT NO.: W-6250.00

CRD FILE: W-6250.00 Master

SHEET 1 OF 6

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UTILITY NOTES:

THE PRINCIPAL GUIDELINES FOR UNDERGROUND UTILITY MAPPING ARE THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) CI/ASCE 38-02, STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA, 2003.

UTILITY QUALITY LEVEL INFORMATION INDEX (ASCE/CI 38-02):

QUALITY LEVEL D: "QLD", UTILITY INFORMATION PLOTTED ON THE DRAWING BASED SOLELY ON RECORD INFORMATION, INDIVIDUAL RECOLLECTIONS OR THE EXISTENCE OF UTILITY SERVICE. IT SHALL BE NOTED THAT ALL INFORMATION SHOWN (OTHER THAN AT TEST HOLE LOCATIONS, SEE "QLA" BELOW), INCLUDE BUT NOT LIMITED TO UTILITY SIZE, CAPACITY, MATERIAL COMPOSITION, CONDITION OR SERVICE STATUS SHALL BE CONSIDERED "QLD" EVEN THOUGH THE UTILITY MAY BE PLOTTED AND LABELED AS "QLC" OR "QLB".

QUALITY LEVEL C: "QLC", UTILITY INFORMATION OBTAINED AS ABOVE FOR QUALITY LEVEL D, PLOTTED TO CORRELATE WITH SURFACE UTILITY FEATURES WHICH HAVE BEEN FIELD VERIFIED, SURVEY LOCATED AND ACCURATELY REDUCED ONTO THE DESIGN/CONSTRUCTION DOCUMENTS. INCLUDED IN THIS CATEGORY ARE UTILITY DEPICTIONS, WHICH IN THE PROFESSIONAL OPINION OF THE SUBSURFACE UTILITY ENGINEER REPRESENT THE MOST PROBABLE APPROXIMATE HORIZONTAL LOCATION, TYPE AND/OR EXISTENCE OF A UTILITY.

QUALITY LEVEL B: "QLB", UTILITY INFORMATION DERIVED BY ESTABLISHING THE SURFACE HORIZONTAL LOCATION OF A UTILITY USING ELECTRONIC METHODS. SAID INFORMATION IS SUBSEQUENTLY FIELD LOCATED AND ACCURATELY REDUCED ONTO THE DESIGN/CONSTRUCTION DOCUMENTS.

QUALITY LEVEL A: "QLA", UTILITY INFORMATION WHICH HAS BEEN VISUALLY VERIFIED, SURVEY LOCATED (BOTH HORIZONTALLY AND VERTICALLY) AND ACCURATELY REDUCED ONTO THE DESIGN/CONSTRUCTION DOCUMENTS. THIS IS TYPICALLY SHOWN AS A TEST HOLE OR OTHER DIMENSIONED INFORMATION.

ALL UNDERGROUND UTILITIES SHOWN HEREON ARE QUALITY LEVEL "D" (QLD) PER ASCE STANDARD 38-02 DESIGNATION UNLESS OTHERWISE NOTED. THEY ARE APPROXIMATE ONLY AND WERE COMPILED ACCORDING TO AVAILABLE RECORDS FROM THE VARIOUS COMPANIES AND PUBLIC AGENCIES. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, REPAVING OR OTHER CONSTRUCTION, ALL UTILITY COMPANIES MUST BE NOTIFIED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963, MASSACHUSETTS. CALL "DIG-SAFE" AT 1-888-344-7233 OR DIAL 811. DGT SURVEY GROUP ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE FUTURE CONNECTIONS, THE APPROPRIATE UTILITY ENGINEERING DEPARTMENTS MUST BE CONSULTED.

QUALITY LEVEL "C" INFORMATION ("QLC")

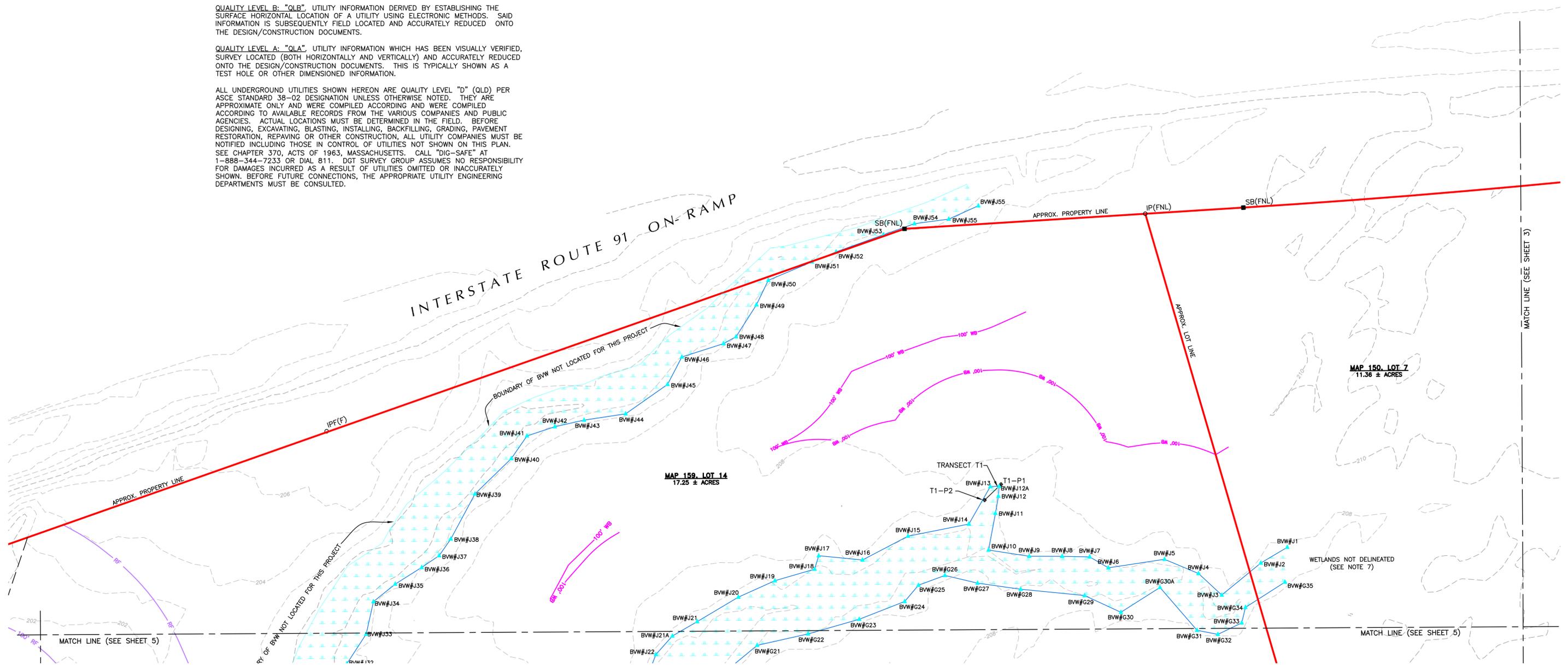
| | |
|-----------|--|
| --- D-QLC | --- DRAIN |
| --- G-QLC | --- PRODUCT: GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS |
| --- S-QLC | --- SEWER |
| --- W-QLC | --- WATER: LOW PRESSURE, HIGH PRESSURE, FIRE SERVICE |



I HEREBY CERTIFY THAT: THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND SUPPLEMENTAL TOPOGRAPHIC DATA (SEE NOTE 8) AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

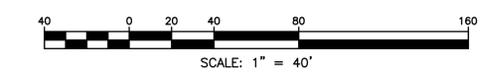
A. John Lloyd
PROFESSIONAL LAND SURVEYOR

16-NOV-2022
DATE



RESEARCH: ECD
FIELD: DGT-W
SCALE: 1" = 40'
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TOPOGRAPHIC PLAN OF LAND IN DEERFIELD, MASSACHUSETTS FRANKLIN COUNTY



TAX MAP 150, LOT 7 & MAP 159, LOT 14 INTERSTATE ROUTE 91 / STATE ROUTE 5

PREPARED FOR:
SUNNYDAYZ INC.
55 LOCUST STREET
LYNN, MA 01904

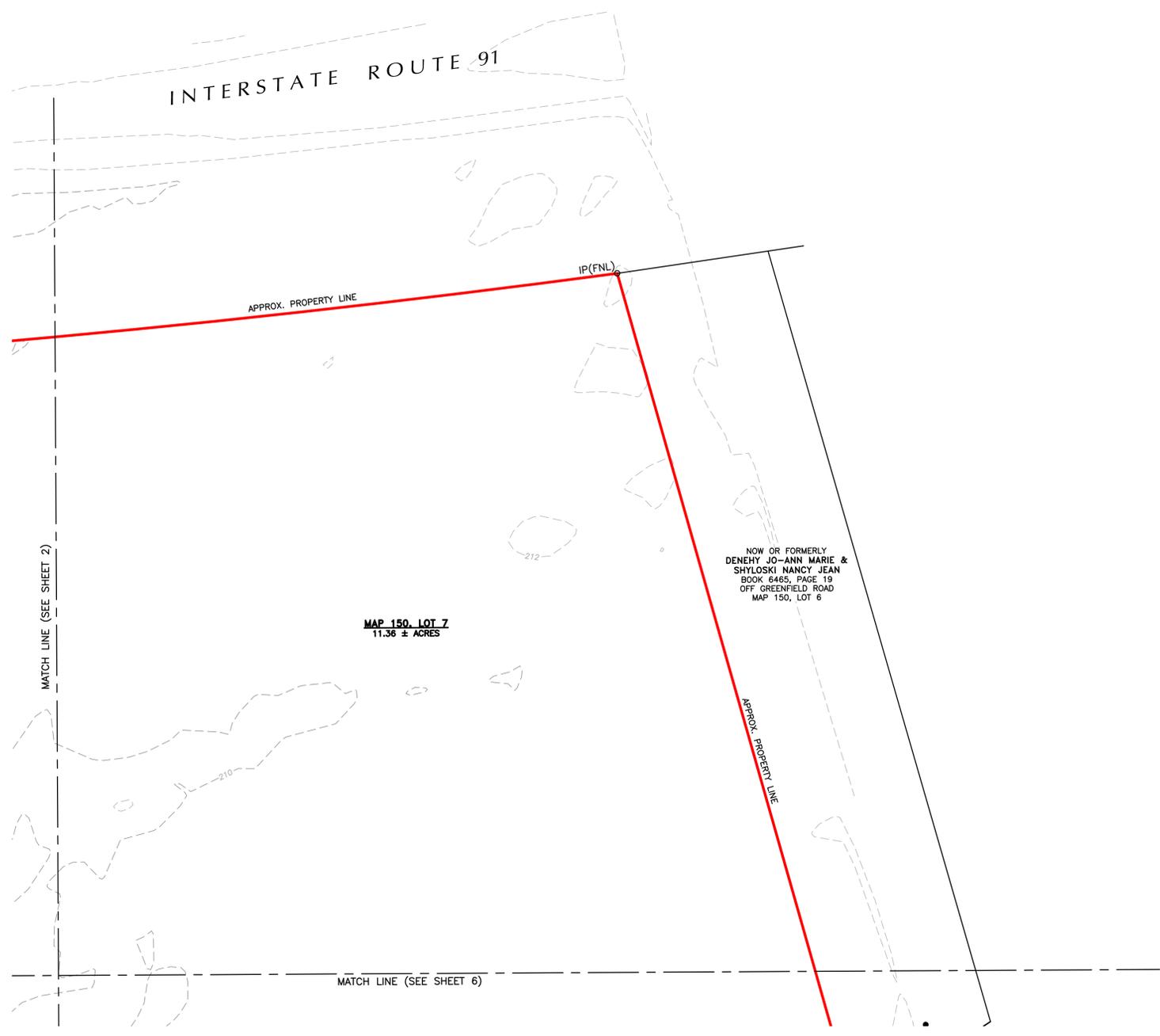
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| CALCULATIONS: ECD |
| DRAFTING: ECD |
| CHECK: AJL |
| PROJ. MANAGER: A. JOHN LLOYD, PLS |

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255 Park Avenue, Worcester, MA 01609
508-762-9470 www.DGTassociates.com

DATE: 16-NOV-2022
PROJECT NO.: W-6250.00
CRD FILE: W-6250.00 Master
SHEET 2 OF 6

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MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM (MAINLAND ZONE)
(NAD83)



NOW OR FORMERLY
DENEHY JO-ANN MARIE &
SHYLOSKI NANCY JEAN
BOOK 6465, PAGE 19
OFF GREENFIELD ROAD
MAP 150, LOT 6

MAP 150, LOT 7
11.36 ± ACRES

I HEREBY CERTIFY THAT:
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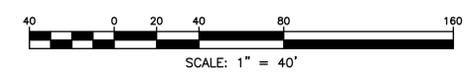


A. John Lloyd
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16-NOV-2022
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RESEARCH:
ECD
FIELD:
DGT-W
SCALE:
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TOPOGRAPHIC
PLAN OF LAND
IN
DEERFIELD, MASSACHUSETTS
FRANKLIN COUNTY



TAX MAP 150, LOT 7 & MAP 159, LOT 14
INTERSTATE ROUTE 91 / STATE ROUTE 5

PREPARED FOR:
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LYNN, MA 01904

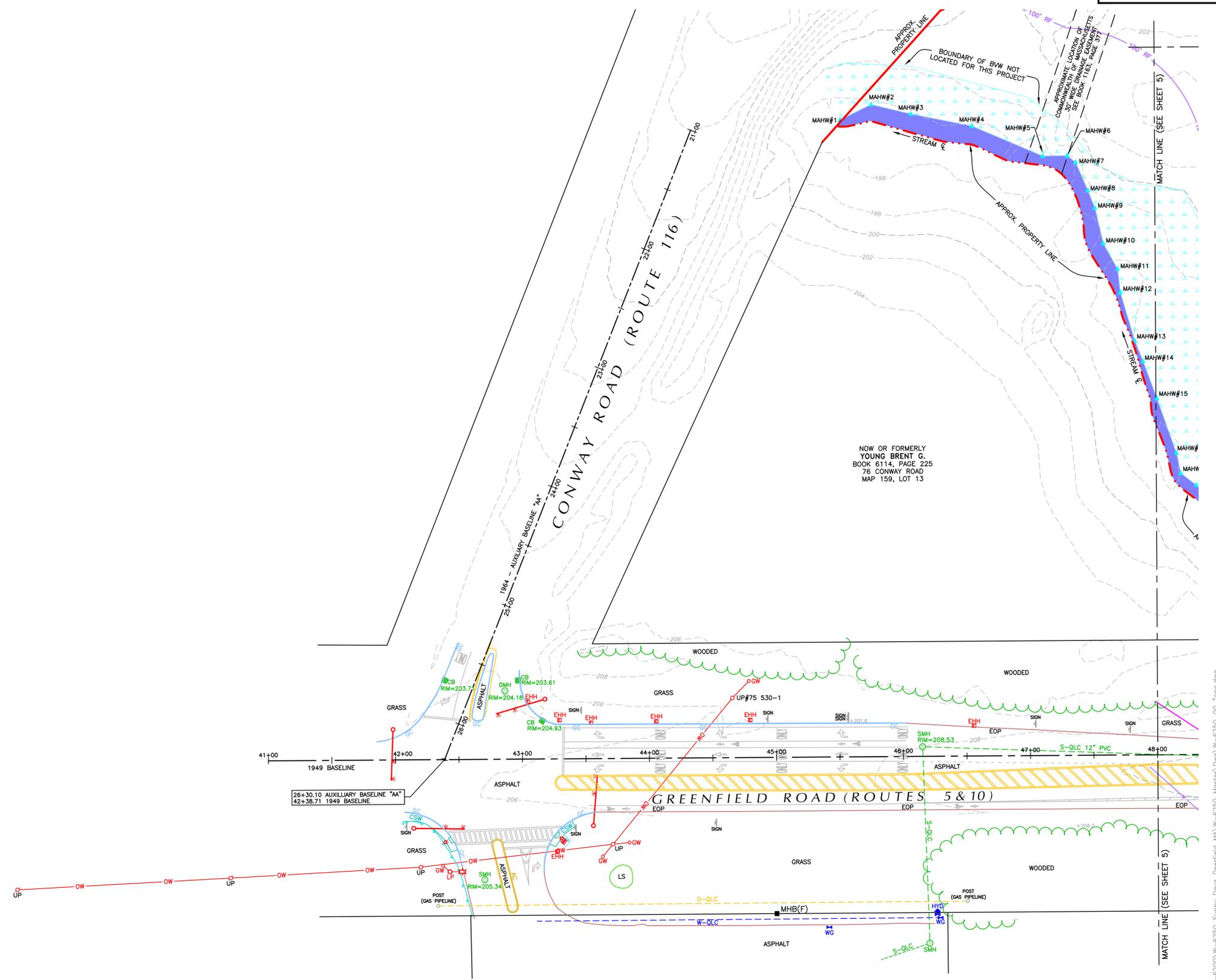
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DRAFTING:
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CHECK:
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PROJ. MANAGER
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3 OF 6

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NOW OR FORMERLY
YOUNG BRENT G.
BOOK 6114, PAGE 225
75 CONWAY ROAD
MAP 159, LOT 13

I HEREBY CERTIFY THAT:
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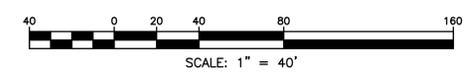


A. John Lloyd
PROFESSIONAL LAND SURVEYOR

16-NOV-2022
DATE

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| FIELD: | DGT-W |
| SCALE: | 1" = 40' |
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TOPOGRAPHIC
PLAN OF LAND
IN
DEERFIELD, MASSACHUSETTS
FRANKLIN COUNTY



TAX MAP 150, LOT 7 & MAP 159, LOT 14
INTERSTATE ROUTE 91 / STATE ROUTE 5
PREPARED FOR:
SUNNYDAYZ INC.
55 LOCUST STREET
LYNN, MA 01904

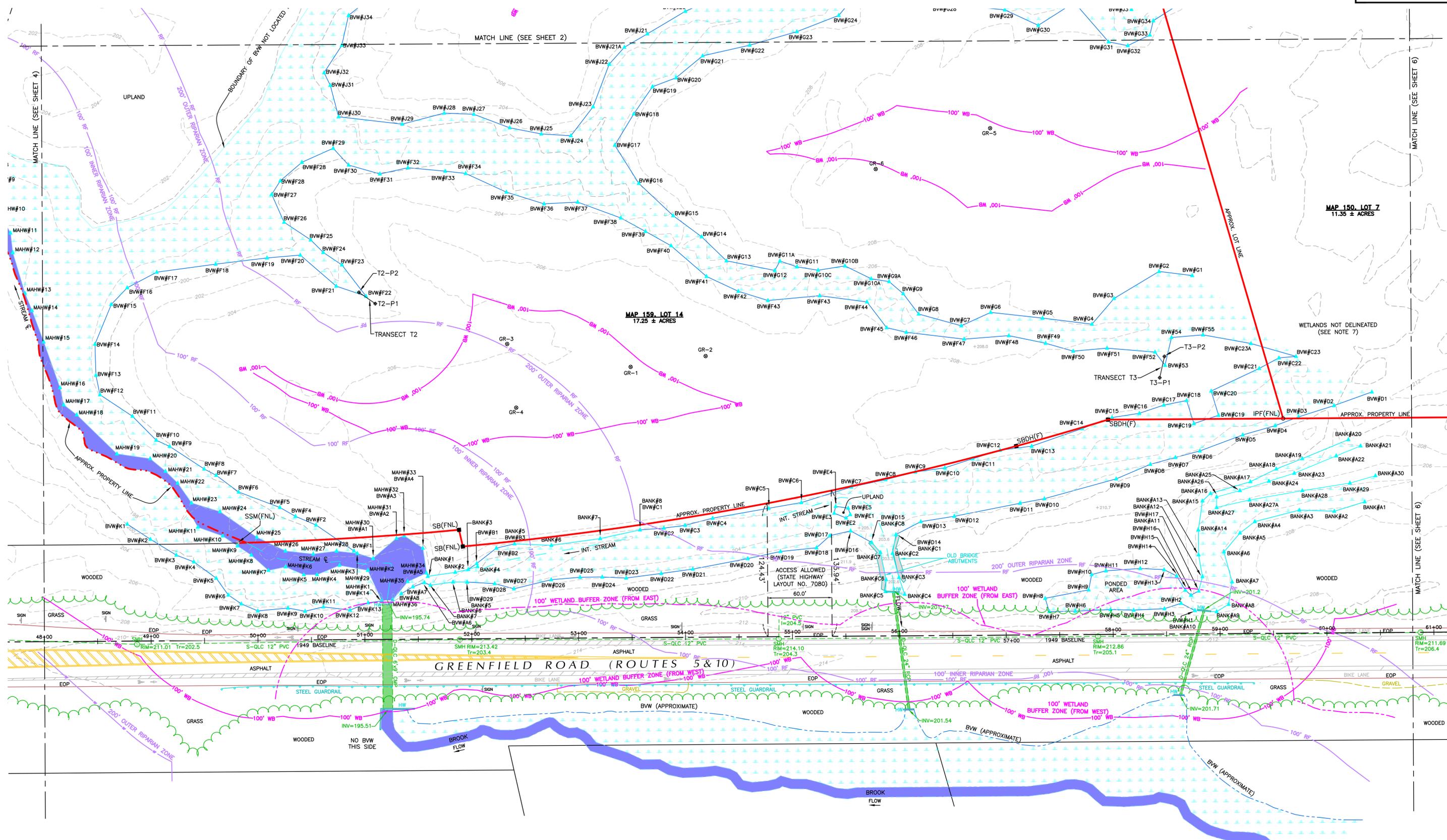
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| CALCULATIONS: | ECD |
| DRAFTING: | ECD |
| CHECK: | AJL |
| PROJ. MANAGER | A. JOHN LLOYD, PLS |

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| SHEET | 4 OF 6 |

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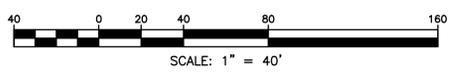
RESEARCH:
ECD

FIELD:
DGT-W

SCALE:
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**TOPOGRAPHIC
PLAN OF LAND
IN
DEERFIELD, MASSACHUSETTS
FRANKLIN COUNTY**



**TAX MAP 150, LOT 7 & MAP 159, LOT 14
INTERSTATE ROUTE 91 / STATE ROUTE 5**

PREPARED FOR:
**SUNNYDAYZ INC.
55 LOCUST STREET
LYNN, MA 01904**

CALCULATIONS:
ECD

DRAFTING:
ECD

CHECK:
AJL

PROJ. MANAGER
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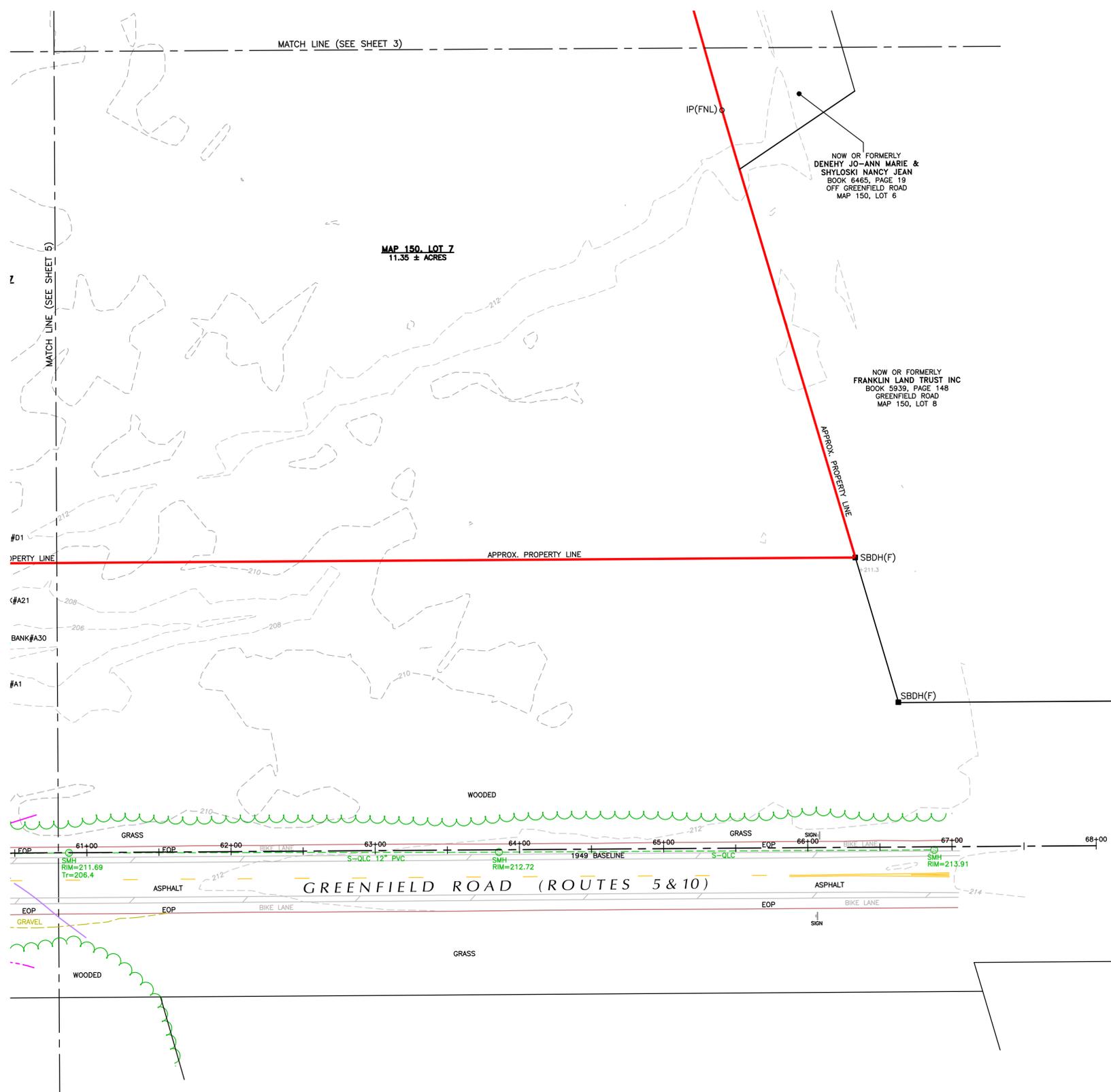
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5 OF 6

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NOW OR FORMERLY DENEHY JO-ANN MARIE & SHYLOSKI NANCY JEAN BOOK 6465, PAGE 19 OFF GREENFIELD ROAD MAP 150, LOT 6

NOW OR FORMERLY FRANKLIN LAND TRUST INC BOOK 5939, PAGE 148 GREENFIELD ROAD MAP 150, LOT 8

I HEREBY CERTIFY THAT: THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND SUPPLEMENTAL TOPOGRAPHIC DATA (SEE NOTE 8) AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

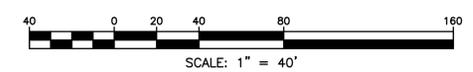


A. John Lloyd
PROFESSIONAL LAND SURVEYOR

16-NOV-2022
DATE

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| FIELD: DGT-W |
| SCALE: 1" = 40' |
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TOPOGRAPHIC PLAN OF LAND IN DEERFIELD, MASSACHUSETTS FRANKLIN COUNTY



TAX MAP 150, LOT 7 & MAP 159, LOT 14 INTERSTATE ROUTE 91 / STATE ROUTE 5
PREPARED FOR:
SUNNYDAYZ INC.
55 LOCUST STREET
LYNN, MA 01904

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| SHEET 6 OF 6 |

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