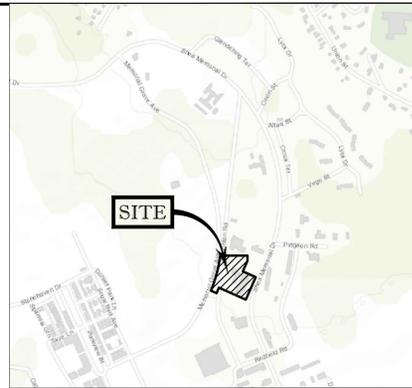
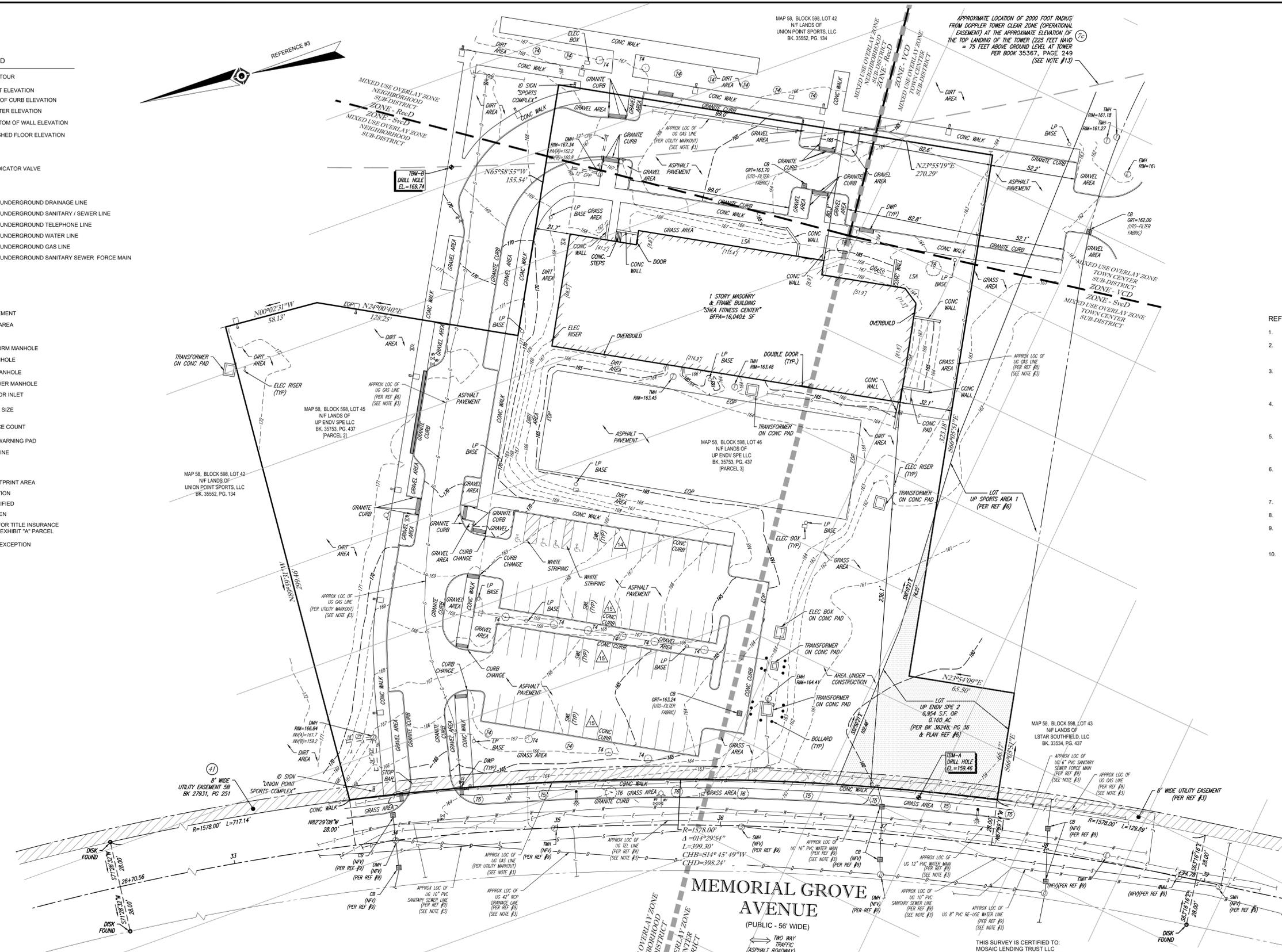
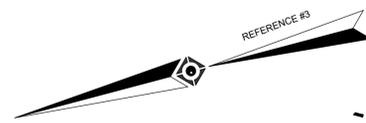


LEGEND

- 124 EXISTING CONTOUR
125 EXISTING SPOT ELEVATION
X TC 121.45 EXISTING TOP OF CURB ELEVATION
X G 122.85 EXISTING GUTTER ELEVATION
X BM 122.95 EXISTING BOTTOM OF WALL ELEVATION
X FT 121.45 EXISTING FINISHED FLOOR ELEVATION
HYDRANT
WATER VALVE
PRESSURE INDICATOR VALVE
GAS VALVE
GAS METER
APPROX. LOC. UNDERGROUND DRAINAGE LINE
APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
APPROX. LOC. UNDERGROUND TELEPHONE LINE
APPROX. LOC. UNDERGROUND WATER LINE
APPROX. LOC. UNDERGROUND GAS LINE
APPROX. LOC. UNDERGROUND SANITARY SEWER FORCE MAIN
AREA LIGHT
CLEAN OUT
SIGN
BOLLARD
EDGE OF PAVEMENT
LANDSCAPED AREA
TYPICAL
DRAINAGE/STORM MANHOLE
ELECTRIC MANHOLE
TELEPHONE MANHOLE
SANITARY/SEWER MANHOLE
CATCH BASIN OR INLET
TREE & TRUNK SIZE
PARKING SPACE COUNT
DETECTABLE WARNING PAD
SOLID WHITE LINE
HEIGHT
BUILDING
BUILDING FOOTPRINT AREA
GRATE ELEVATION
NOT FIELD VERIFIED
UNABLE TO OPEN
[PARCEL 1] COMMITMENT FOR TITLE INSURANCE SCHEDULE "A", EXHIBIT "A" PARCEL
TITLE REPORT EXCEPTION



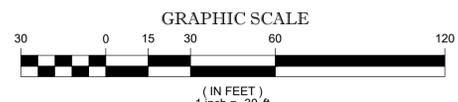
- REFERENCES:
1. THE TAX ASSESSOR'S MAP OF WEYMOUTH, NORFOLK COUNTY, MAP 58.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NORFOLK COUNTY, MASSACHUSETTS PANEL 237 OF 430," MAP NUMBER 25021C0237E, MAP EFFECTIVE DATE: JULY 17, 2012.
3. MAP ENTITLED "APPROVAL-NOT-REQUIRED PLAN OF LAND PROPOSED GYM & RESTAURANT SITES UNION POINT SOUTH WEYMOUTH, MA," PREPARED BY SMC SURVEYING AND MAPPING CONSULTANTS, DATED AUGUST 11, 2017, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 661, PAGE 43.
4. MAP ENTITLED "PLAN OF ACCEPTANCE MEMORIAL GROVE AVENUE SHOWING RIGHT-OF-WAY AND EASEMENTS NAS SOUTH WEYMOUTH," PREPARED BY SMC SURVEYING AND MAPPING CONSULTANTS, DATED MAY 13, 2010, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 601, PAGE 69.
5. MAP ENTITLED "APPROVAL-NOT-REQUIRED PLAN OF LAND RECREATION COMPLEX UNION POINT SOUTH WEYMOUTH, MA," PREPARED BY SMC SURVEYING AND MAPPING CONSULTANTS, DATED APRIL 12, 2017, LAST REVISED APRIL 19, 2017, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 658, PAGE 68.
6. MAP ENTITLED "GRANT OF RESTRICTION PLAN OF LAND UNION POINT, ABINGTON, ROCKLAND & WEYMOUTH, MA," PREPARED BY SMC SURVEYING AND MAPPING CONSULTANTS, DATED FEBRUARY 27, 2018, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 674, PAGE 14.
7. UNDERGROUND ELECTRICAL MAPPINGS PROVIDED BY NATIONAL GRID.
8. UNDERGROUND GAS MAPPING PROVIDED BY NATIONAL GRID.
9. MAP ENTITLED "SOUTHFIELD PHASE 1A MEMORIAL GROVE AVENUE UTILITY AS-BUILT PLAN WEYMOUTH, MASSACHUSETTS," PREPARED BY BOSTON EARTH & INFRASTRUCTURE, DATED SEPTEMBER 10, 2008, HAVING A FILE NUMBER 686B-B, SHEET 5 OF 18.
10. CAD FILE DEPICTING LOCATION OF ZONING DISTRICTS AND SUB-DISTRICTS PROVIDED BY CLIENT.

SCHEDULE "A", EXHIBIT "A" - LEGAL DESCRIPTION

PARCEL 2 (Weymouth, Norfolk County, MA)
That certain parcel of land in Weymouth, Norfolk County, Massachusetts, being shown as Lot A (Proposed Restaurant Lot) (51,873 sq. ft. +/-, 1.191 AC +/-) on a plan entitled "Approval-Not-Required Plan of Land Proposed Gym & Restaurant Sites, Union Point, South Weymouth, MA," dated August 11, 2017, prepared by Survey and Mapping Consultants, Inc., and recorded with the Norfolk County Registry of Deeds in Plan Book 661, Plan 43.

PARCEL 3 (Weymouth, Norfolk County, MA)
That certain parcel of land in Weymouth, Norfolk County, Massachusetts, being shown as Lot B (Proposed Gym Lot) (99,054 sq. ft. +/-, 2.274 AC +/-) on a plan entitled "Approval-Not-Required Plan of Land Proposed Gym & Restaurant Sites, Union Point, South Weymouth, MA," dated August 11, 2017, prepared by Survey and Mapping Consultants, Inc., and recorded with the Norfolk County Registry of Deeds in Plan Book 661, Plan 43.

MEMORIAL GROVE AVENUE (PUBLIC - 56' WIDE)



SEE SHEET 2 OF 2 FOR NOTES AND SURVEYOR COMMENTS TO EXCEPTIONS

Table with 5 columns: No., Description of Revision, Field Crew, Drawn, Approved, Date. Contains 3 revision entries.

THIS SURVEY IS CERTIFIED TO: MOSAIC LENDING TRUST LLC FIDELITY NATIONAL INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 27, 2019.



GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

Form containing survey details: FIELD DATE (3-25-19), FIELD BOOK NO (19-1 MA), FIELD BOOK PG (129), FIELD CREW (S.B.H., D.L.M.), DRAWN (D.L.M.), APPROVED (G.L.H.), DATE (4-05-2019), SCALE (1"=30'), FILE NO (03-190042-0), DWG. NO (1 OF 2).

ALTA/NSPS LAND TITLE SURVEY
MOSAIC LENDING TRUST LLC
0 MEMORIAL GROVE AVENUE
TOWN OF WEYMOUTH, NORFOLK COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTH BOKROUGH, MA 01772
508.948.5000 - 508.948.3003 FAX

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PRODUCT OR SERVICE PROVIDED BY CONTROL POINT ASSOCIATES, INC. IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY MA ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): 20191203291

Table with 2 columns: UTILITY COMPANY, PHONE NUMBER. Lists Verizon, Comcast-Pembroke, National Grid Electric-Mass Electric, Lighttower, National Grid-Boston, and Weymouth Public Works Department.

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

NOTES:

- 1. PROPERTY KNOWN AS LOTS 45 & LOT 46 AS SHOWN ON THE TOWN OF WEYMOUTH, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS. MAP NO. 58.
2. AREA = 150,954 SQUARE FEET OR 3.465 ACRES.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY...

EXCEPTIONS 1-6, 14, 17, 18, 21, 37, 38, 39, 48 ARE NOT SURVEY RELATED HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.
EXCEPTIONS 43, 68 & 69 RELATE TO PARCELS 5 & 6 OF THE TITLE COMMITMENT WHICH ARE NOT PARTS OF THE SURVEYED LAND SHOWN HEREON.

EXCEPTION 64 RELATES TO PARCELS 1 & 4 OF THE TITLE COMMITMENT WHICH ARE NOT PARTS OF THE SURVEYED LAND SHOWN HEREON.

RIGHTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, AND EASEMENTS SET FORTH IN THE FOLLOWING DEEDS:
DEED FROM THE UNITED STATES OF AMERICA, ACTING THROUGH THE SECRETARY OF THE NAVY, TO SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION DATED MAY 13, 2003, AND RECORDED IN BOOK 18917, PAGE 205, AND RECORDED WITH PLYMOUTH IN BOOK 25150, PAGE 1, AS AFFECTED BY NOTICE REGARDING RESERVATIONS OF TERMINAL DOPPLER WEATHER RADAR EASEMENTS DATED AUGUST 2, 2017 AND RECORDED IN BOOK 35387, PAGE 249. [FOST 1] - PARCELS 2 & 3 APPEAR NOT INCLUDED WITHIN THE AFFECTED LANDS

DEED FROM THE UNITED STATES OF AMERICA, ACTING THROUGH THE SECRETARY OF THE NAVY, TO SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION DATED MAY 13, 2003, AND RECORDED IN BOOK 18918, PAGE 1, AS AFFECTED BY NOTICE OF MODIFICATION OF INTERIM COVENANTS AND RESTRICTIONS BY UNITED STATES OF AMERICA, DATED FEBRUARY 23, 2010 AND RECORDED WITH NORFOLK IN BOOK 27494, PAGE 144, AS AFFECTED BY NOTICE REGARDING RESERVATIONS OF TERMINAL DOPPLER WEATHER RADAR EASEMENTS DATED AUGUST 2, 2017 AND RECORDED IN BOOK 35387, PAGE 249. [FOST 2] - PARCELS 2 & 3 APPEAR NOT INCLUDED WITHIN THE AFFECTED LANDS

DEED FROM THE UNITED STATES OF AMERICA, ACTING THROUGH THE SECRETARY OF THE NAVY, TO SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION DATED DECEMBER 15, 2011, RECORDED WITH NORFOLK IN BOOK 29453, PAGE 277 AND RECORDED WITH PLYMOUTH IN BOOK 40737, PAGE 1, AS AFFECTED BY NOTICE REGARDING RESERVATIONS OF TERMINAL DOPPLER WEATHER RADAR EASEMENTS DATED AUGUST 2, 2017 AND RECORDED IN BOOK 35387, PAGE 249. SEE ALSO "PROPERTY BOUNDARY SURVEY (F.O.S.T. NOS. 58, 5C & 6) NAVAL AIR STATION, SOUTH WEYMOUTH" BY SURVEYING AND MAPPING CONSULTANTS, INC. DATED NOVEMBER 4, 2011, RECORDED WITH NORFOLK IN PLAN BOOK 611, PAGE 80, AND RECORDED WITH PLYMOUTH IN PLAN BOOK 56, PAGE 1135. [FOST 5B-1] - PARCELS 2 & 3 APPEAR NOT INCLUDED WITHIN THE AFFECTED LANDS DO FALLS WITHIN THE 2000 FOOT RADIUS DOPPLER RADAR EASEMENT

DEED FROM THE UNITED STATES OF AMERICA, ACTING THROUGH THE SECRETARY OF THE NAVY, TO SOUTHFIELD REDEVELOPMENT AUTHORITY DATED SEPTEMBER 29, 2015, RECORDED WITH NORFOLK IN BOOK 33534, PAGE 207 AND RECORDED WITH PLYMOUTH IN BOOK 46118, PAGE 42. SEE ALSO "PROPERTY BOUNDARY SURVEY (F.O.S.T. NOS. 58, 5C & 6) NAVAL AIR STATION, SOUTH WEYMOUTH" BY SURVEYING AND MAPPING CONSULTANTS, INC. DATED NOVEMBER 4, 2011, RECORDED WITH NORFOLK IN PLAN BOOK 611, PAGE 80, AND RECORDED WITH PLYMOUTH IN PLAN BOOK 56, PAGE 1135. [FOST 6A-1] - PARCELS 2 & 3 APPEAR NOT INCLUDED WITHIN THE AFFECTED LANDS

DEED FROM SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION TO LNR SOUTH SHORE, LLC, DATED JUNE 23, 2006, RECORDED WITH NORFOLK IN BOOK 23803, PAGE 372, AND RECORDED WITH PLYMOUTH IN BOOK 32196, PAGE 21. [FOST 1] - PARCELS 2 & 3 APPEAR NOT INCLUDED WITHIN THE AFFECTED LANDS

DEED FROM SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION TO LNR SOUTH SHORE, LLC, DATED JUNE 23, 2006, RECORDED IN BOOK 23803, PAGE 405 AND RECORDED WITH PLYMOUTH IN BOOK 32618, PAGE 54. [FOST 2] - PARCELS 2 & 3 APPEAR NOT INCLUDED WITHIN THE AFFECTED LANDS

DEED FROM SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION DATED AS OF DECEMBER 15, 2011, RECORDED WITH NORFOLK IN BOOK 29453, PAGE 28 AND RECORDED WITH PLYMOUTH IN BOOK 40739, PAGE 316. [FOST 5B-1] - PARCELS 2 & 3 APPEAR NOT INCLUDED WITHIN THE AFFECTED LANDS

DEED FROM SOUTHFIELD REDEVELOPMENT AUTHORITY TO LSTAR SOUTHFIELD LLC DATED AS OF SEPTEMBER 29, 2015, RECORDED WITH NORFOLK IN BOOK 33534, PAGE 330 AND WITH PLYMOUTH AT BOOK 46118, PAGE 168. [FOST 6A-1] - PARCELS 2 & 3 APPEAR NOT INCLUDED WITHIN THE AFFECTED LANDS

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BILL OF SALE FOR UTILITIES FROM THE UNITED STATES OF AMERICA, ACTING THROUGH THE SECRETARY OF THE NAVY, TO SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION DATED DECEMBER 15, 2011 AND RECORDED WITH NORFOLK IN BOOK 29454, PAGE 199, AND RECORDED WITH PLYMOUTH IN BOOK 40738, PAGE 35. - PARCELS 2 & 3 APPEAR NOT INCLUDED WITHIN THE AFFECTED LANDS.

BILL OF SALE FOR UTILITY SYSTEMS FROM SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION TO LNR SOUTH SHORE, LLC DATED DECEMBER 15, 2011 AND RECORDED WITH NORFOLK IN BOOK 29455, PAGE 90, AND RECORDED WITH PLYMOUTH IN BOOK 40740, PAGE 34. - PARCELS 2 & 3 APPEAR TO BE NOT INCLUDED WITHIN THE AFFECTED LANDS.

AGREEMENT GRANTING RECIPROCAL EASEMENTS BETWEEN SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION AND THE UNITED STATES OF AMERICA, ACTING THROUGH THE SECRETARY OF THE NAVY, DATED MAY 13, 2003, RECORDED WITH NORFOLK IN BOOK 18919, PAGE 1, AND RECORDED WITH PLYMOUTH IN BOOK 25152, PAGE 1. [INCLUDES FUTURE ACQUIRED PARCELS] AS AFFECTED BY:

AFFIDAVIT AND CERTIFICATE UNDER MGL CH. 183 SEC. 58, DATED MARCH 19, 2010, RECORDED WITH NORFOLK IN BOOK 27541, PAGE 464, AND RECORDED WITH PLYMOUTH IN BOOK 38343, PAGE 1.

AMENDMENT TO AGREEMENT GRANTING RECIPROCAL EASEMENTS DATED DECEMBER 15, 2011 RECORDED WITH NORFOLK IN BOOK 29454, PAGE 324 AND RECORDED WITH PLYMOUTH IN BOOK 40739, PAGE 1. [FOST 5, 5A, 5B-1, 5B-2]

SECOND AMENDMENT TO AGREEMENT GRANTING RECIPROCAL EASEMENTS DATED SEPTEMBER 25, 2013, RECORDED WITH NORFOLK IN BOOK 31788, PAGE 338, AND RECORDED WITH PLYMOUTH IN BOOK 43659, PAGE 154.

THIRD AMENDMENT TO AGREEMENT GRANTING RECIPROCAL EASEMENTS, DATED SEPTEMBER 29, 2015, RECORDED WITH NORFOLK AT BOOK 33534, PAGE 319. [FOST 6A-1]

DOES NOT APPEAR TO AFFECT PARCELS 2 OR 3

AGREEMENT GRANTING RECIPROCAL EASEMENTS BY AND BETWEEN SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION AND LNR SOUTH SHORE, LLC, DATED JUNE 23, 2006, RECORDED WITH NORFOLK IN BOOK 23803, PAGE 431 AND RECORDED WITH PLYMOUTH IN BOOK 32916, PAGE 68, AS AFFECTED BY:

AMENDMENT TO AGREEMENT GRANTING RECIPROCAL EASEMENTS BY AND BETWEEN SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION AND LNR SOUTH SHORE, LLC DATED DECEMBER 15, 2011 AND RECORDED WITH NORFOLK IN BOOK 29455, PAGE 215, AND RECORDED WITH PLYMOUTH IN BOOK 40740, PAGE 159.

SECOND AMENDMENT TO AGREEMENT GRANTING RECIPROCAL EASEMENTS DATED SEPTEMBER 25, 2013, RECORDED WITH NORFOLK IN BOOK 31788, PAGE 409 AND RECORDED WITH PLYMOUTH IN BOOK 43659, PAGE 220.

THIRD AMENDMENT TO AGREEMENT GRANTING RECIPROCAL EASEMENTS DATED AS OF JANUARY 14, 2015, RECORDED WITH NORFOLK IN BOOK 32838, PAGE 113 AND RECORDED WITH PLYMOUTH IN BOOK 46118, PAGE 193.

FOURTH AMENDMENT TO AGREEMENT GRANTING RECIPROCAL EASEMENTS DATED AS OF SEPTEMBER 22, 2017, RECORDED WITH NORFOLK IN BOOK 35463, PAGE 260, AND RECORDED WITH PLYMOUTH IN BOOK 48958, PAGE 143.

DOES NOT APPEAR TO AFFECT PARCELS 2 OR 3

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GRANT OF RESTRICTION GOLF COURSE RESTRICTION BY AND BETWEEN LNR SOUTH SHORE LLC AND LNR SOUTH SHORE DEVELOPMENT LLC DATED OCTOBER 19, 2010, RECORDED WITH PLYMOUTH IN BOOK 39163, PAGE 220, AS AFFECTED BY:

FIRST AMENDED AND RESTATED GRANT OF RESTRICTION GOLF COURSE PARCELS RESTRICTION DATED OCTOBER 22, 2013, RECORDED WITH NORFOLK IN BOOK 32023, PAGE 180 AND RECORDED WITH PLYMOUTH IN BOOK 44100, PAGE 520.

SECOND AMENDED AND RESTATED GRANT OF RESTRICTION GOLF COURSE PARCELS RESTRICTION DATED FEBRUARY 26, 2014, RECORDED WITH NORFOLK IN BOOK 32143, PAGE 457 AND RECORDED WITH PLYMOUTH IN BOOK 44171, PAGE 117. [CURRENT LNR CR 7 LAND SHOWN ON PLAN RECORDED WITH NORFOLK AT PLAN BOOK 628, PAGE 98 AND RECORDED WITH PLYMOUTH AT PLAN BOOK 58 PAGE 539].

RESTRICTED LANDS NOT A PART OF PARCELS 2 OR 3

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RESTRICTION AGREEMENT DATED AS OF APRIL 28, 2011 BY AND BETWEEN LNR SOUTH SHORE, LLC AND SOUTHFIELD COMMONS LLC AND RECORDED WITH NORFOLK IN BOOK 28789, PAGE 965, AS AFFECTED BY:

AMENDED AND RESTATED RESTRICTION AGREEMENT BY AND BETWEEN LNR SOUTH SHORE, LLC AND SOUTHFIELD COMMONS LLC, DATED JUNE 24, 2013 AND RECORDED IN NORFOLK IN BOOK 31490, PAGE 104.

SECOND AMENDED AND RESTATED RESTRICTION AGREEMENT BY AND BETWEEN LSTAR SOUTHFIELD LLC AND SOUTHFIELD VILLAGE CENTER LLC DATED JULY 27, 2016 AND RECORDED ON JULY 27, 2016 IN BOOK 34305, PAGE 281.

RESTRICTED LANDS NOT A PART OF PARCELS 2 OR 3

INTENTIONALLY DELETED.

EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1 (WEYMOUTH, NORFOLK COUNTY, MA) NOT LOCUS

THAT CERTAIN PARCEL OF LAND SHOWN AS "MAINTENANCE EASEMENT #1" ON A PLAN ENTITLED "PLAN OF ACCEPTANCE SHEA DRIVE SHOWING RIGHT-OF-WAY AND EASEMENTS, NAVAL AIR STATION, SOUTH WEYMOUTH" DATED APRIL 8, 2010, PREPARED BY SURVEYING AND MAPPING CONSULTANTS, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AT PLAN BOOK 601, PAGE 60, SAID PARCEL OF LAND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND: THENCE

S89°02'15"E, A DISTANCE OF 418.70 FEET TO A POINT; THENCE TURNING AND RUNNING S89°15'05"E, A DISTANCE OF 140.79 FEET TO A POINT; THENCE TURNING AND RUNNING S89°02'15"E, A DISTANCE OF 213.06 FEET TO A POINT; THENCE TURNING AND RUNNING S89°1'35"E, A DISTANCE OF 38.12 FEET TO A POINT; THENCE TURNING AND RUNNING S55°13'28"W, A DISTANCE OF 33.61 FEET TO A POINT; THENCE TURNING AND RUNNING N89°49'22"W, A DISTANCE OF 194.43 FEET TO A POINT; THENCE TURNING AND RUNNING N27°30'58"W, A DISTANCE OF 24.03 FEET TO A POINT; THENCE TURNING AND RUNNING N89°43'54"W, A DISTANCE OF 26.97 FEET TO A POINT; THENCE TURNING AND RUNNING S38°03'51"W, A DISTANCE OF 148.32 FEET TO A POINT; THENCE TURNING AND RUNNING WEST, A DISTANCE OF 479.16 FEET TO A POINT; THENCE TURNING AND RUNNING N01°00'37"W, A DISTANCE OF 65.72 FEET TO A POINT; THENCE TURNING AND RUNNING S89°49'17"E, A DISTANCE OF 20.01 FEET TO A POINT; THENCE TURNING AND RUNNING N00°10'35"E, A DISTANCE OF 40.75 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (WEYMOUTH, NORFOLK COUNTY, MA)

THAT CERTAIN PARCEL OF LAND IN WEYMOUTH, NORFOLK COUNTY, MASSACHUSETTS, BEING SHOWN AS LOT A (PROPOSED RESTAURANT LOT) (51,873 SQ. FT. +/-, 1.191 AC. +/-) ON A PLAN ENTITLED "APPROVAL-NOT-REQUIRED PLAN OF LAND PROPOSED GYM & RESTAURANT SITES, UNION POINT, SOUTH WEYMOUTH, MA," DATED AUGUST 11, 2017, PREPARED BY SURVEY AND MAPPING CONSULTANTS, INC., AND RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 661, PLAN 43.

PARCEL 3 (WEYMOUTH, NORFOLK COUNTY, MA)

THAT CERTAIN PARCEL OF LAND IN WEYMOUTH, NORFOLK COUNTY, MASSACHUSETTS, BEING SHOWN AS LOT B (PROPOSED GYM LOT) (99,054 SQ. FT. +/-, 2.274 AC. +/-) ON A PLAN ENTITLED "APPROVAL-NOT-REQUIRED PLAN OF LAND PROPOSED GYM & RESTAURANT SITES, UNION POINT, SOUTH WEYMOUTH, MA," DATED AUGUST 11, 2017, PREPARED BY SURVEY AND MAPPING CONSULTANTS, INC., AND RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 661, PLAN 43.

PARCEL 4 (WEYMOUTH, NORFOLK COUNTY, MA) NOT LOCUS

A CERTAIN PARCEL OF LAND SITUATED ON THE NAVAL AIR STATION SOUTH WEYMOUTH SHOWN AS FOST 6A SP-19 ON SHEET 2 OF 6 OF A PLAN ENTITLED "PROPERTY BOUNDARY SURVEY (F.O.S.T. NOS. 58, 5C & 6), NAVAL AIR STATION, SOUTH WEYMOUTH" DATED NOVEMBER 4, 2011, PREPARED BY SURVEYING AND MAPPING CONSULTANTS, RECORDED WITH NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 611, PAGE 80, AND WITH PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 56, PAGE 1135, SAID PARCEL BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY CORNER OF SAID PARCEL, IN THE EASTERLY SIDELINE OF ROUTE 18, THENCE S90°00'00"E, A DISTANCE OF 150.83 FEET TO A POINT; THENCE TURNING AND RUNNING S33°47'02"E, A DISTANCE OF 89.75 FEET TO A POINT; THENCE TURNING AND RUNNING S01°08'14"E, A DISTANCE OF 86.92 FEET TO A POINT NEAR A CONCRETE BOUND WITH LEAD PLUG; THENCE TURNING AND RUNNING N89°22'59"W, A DISTANCE OF 193.47 FEET TO A POINT IN THE EASTERLY SIDELINE OF ROUTE 18; THENCE TURNING AND RUNNING N01°07'37"W, A DISTANCE OF 165.90 FEET BY THE EASTERLY SIDELINE OF ROUTE 18 TO THE POINT OF BEGINNING.

PARCEL 5 (1119 UNION STREET, ROCKLAND, PLYMOUTH COUNTY, MA) NOT LOCUS

THE LAND IN ROCKLAND, PLYMOUTH COUNTY, MASSACHUSETTS, BEING SHOWN AS LOT B ON A PLAN OF LAND ON UNION STREET, ROCKLAND, MASSACHUSETTS, DATED OCTOBER 23, 1968, PREPARED BY LORING M. JACOBS, REGISTERED LAND SURVEYOR OF NORWELL, MASSACHUSETTS, RECORDED WITH PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 14, PAGE 1104.

PARCEL 6 (1059-REAR UNION STREET, ROCKLAND, PLYMOUTH COUNTY, MA) NOT LOCUS

THE LAND IN ROCKLAND, PLYMOUTH COUNTY, MASSACHUSETTS, BEING SHOWN AS "ASSESSORS PARCEL 18-060" AND "ASSESSORS PARCEL 18-061" ON A PLAN ENTITLED "PLAN OF LAND ASSESSORS PARCELS 18