

## **SURVEY NOTES:**

- The ALTA/NSPS certification hereon is limited to the lease area and access and utility easements shown hereon and does not cover the entire locus parcel. Gross land area of locus parcel = 3.226 acres  $\pm$ .
- Field survey by RTK GPS & EDM Total Station.
- : The horizontal datum of this plan is the Massachusetts Coordinate System North American Datum 1983. The vertical datum is NAVD88, both are based on an RTK GPS survey.
- H: According to Federal Emergency Management Agency maps, the subject property is located in an area designated as "Zone X" (areas of minimal flooding). Community Panel No. 25009C 0264 F
- The subject property and all abutting properties are located in the Town of Topsfield Inner Residential and Agricultural zoning district.
- 6: The location of utility structures shown hereon are from observed field evidence and record plans only. This plan may not depict the exact location of underground utilities & may not show all of  $^{-D}$ the utilities which exist within the premises surveyed. Please contact dig-safe at 1-888-344-7233 before excavation.
- At the time of the ALTA survey there was no observed evidence of current earth moving work, there was no observed evidence of building construction or building additions.
- 8: No proposed changes to street right of way lines were found, no evidence of recent street or
- 9: No wetland delineations were observed during the field survey.

## SCHEDULE B, SECTION II - EXCEPTIONS:

- The following exceptions are taken from a Commitment for Title Insurance prepared by Old Republic National Title Insurance Company, Commitment #01-22003913-01T, Effective 1/20/2022: . Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met. (not a survey matter)
- DESCRIBED. (see Significant Observations for any such matters found by this survey) 3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. (not a survey matter)
- 4. MECHANICS', CONTRACTORS' OR MATERIAL MEN'S LIENS AND LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. (not a survey matter)
- ANY CHANGES IN TITLE OCCURRING SUBSEQUENT TO THE EFFECTIVE DATE OF THIS COMMITMENT AND PRIOR TO THE DATE OF ISSUANCE OF THE TITLE POLICY. (not a survey matter) 6. DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR
- DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH MATTERS VIOLATE 42 USC 3604(c). (not a survey matter) QUANTITY OF ACREAGE/SQUARE FOOTAGE AS SET FORTH IN SCHEDULE A, IF ANY. (see Survey
- 3. TAXES AND SPECIAL ASSESSMENTS FOR CURRENT TAX YEAR AND ALL SUBSEQUENT YEARS. (not a
- SUBJÉCT TO ĆOVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS, IF ANY, AS SHOWN ON THE PLAN OF LAND IN TOPSFIELD, MASS., AS RECORDED IN PLAT BOOK 95, PAGE 36, RECORDED DATE 11/09/1960 IN ESSEX COUNTY RECORDS. (no such matters are shown on said plan)
- D. SUBJECT TO EASEMENT AS SET FORTH IN DEED RECORDED 11/09/1960 AS BOOK 4720, PAGE 257 OF THE ESSEX COUNTY RECORDS. (plotted; said easement is appurtenant to locus) 1. EASEMENT IN FAVOR OF MASSACHUSETTS ELECTRIC COMPANY, RECORDED 05/06/1968, AS BOOK 5526, PAGE 141 OF THE ESSEX COUNTY RECORDS. (not plottable due to lack of description; may
- 2. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS, IF ANY, AS SHOWN ON THE PLAN OF LAND TOPSFIELD, MASSACHUSETTS, AS
- RECORDED IN PLAT BOOK 305, PAGE 12, RECORDED DATE 01/18/1996 IN ESSEX COUNTY RECORDS. (no such matters are shown on said plan) 3. EASEMENT IN FAVOR OF MASSACHUSETTS ELECTRIC COMPANY, RECORDED 04/05/1996, AS BOOK
- 13495, PAGE 189 OF THE ESSEX COUNTY RECORDS. (no width given, the lines covered by said easement are plotted; see Significant Observation #1)
  4. SUBJECT TO THE TERMS AND CONDITIONS OF NOTICE OF LEASE AGREEMENT BY AND BETWEEN
- 5. GRANT OF EASEMENT IN FAVOR OF MASSACHUSETTS ELECTRIC COMPANY, RECORDED 11/28/2012, AS BOOK 31961, PAGE 129 OF THE ESSEX COUNTY RECORDS. (no width given, the lines covered
- S. SUBJECT TO THE TERMS AND CONDITIONS OF MEMORANDUM OF LEASE BY AND BETWEEN SKEFF'S, INC., LESSOR AND CELLCO PARTNERSHIP DBA BELL ATLANTIC NYNEX MOBILE, LESSEE, RECORDED 02/08/1996 AS BOOK 13399, PAGE 166 OF THE ESSEX COUNTY RECORDS. NOTE: MEMORANDUM OF SECOND AMENDMENT TO LICENSE AGREEMENT, BY AND BETWEEN SKEFF'S INC., SUCCESSOR IN INTEREST TO CELLCO PARTNERSHIP DBA BELL ATLANTIC MOBILE FKA ATLANTIC NYNEX MOBILE, LICENSOR, AND SPRINT SPECTRUM REALTY COMPANY, L.P., SUCCESSOR IN INTEREST TO SPRINT SPECTRUM, L.P., LICENSEE, RECORDED 04/01/2013, IN BOOK 32340, PAGE 622 OF THE ESSEX COUNTY RECORDS. NOTE: ASSIGNMENT AND ASSUMPTION OF SUB-LEASE/LICENSE AGREEMENT. BY AND BETWEEN CELLCO PARTNERSHIP DBA VERIZON WIRELESS, ASSIGNOR, AND SKEFF'S LLC,
- plottable due to lack of description) . SUBJECT TO THE TERMS AND CONDITIONS OF MEMORANDUM OF TOWER LEASE BY AND BETWEEN SKEFF'S, INC., LANDLORD AND T-MOBILE NORTHEAST LLC, TENANT, RECORDED 11/30/2016 AS
- 18. SUBJECT TO THE TERMS AND CONDITIONS OF MEMORANDUM OF LEASE BY AND BETWEEN SKEFF'S LLC, LESSOR AND CELLCO PARTNERSHIP DBA VERIZON WIRELESS, LESSEE, RECORDED 10/16/2019 AS BOOK 37082, PAGE 24 OF THE ESSEX COUNTY RECORDS. (not plottable due to lack of
- description; the generator and shelter described in said lease are plotted) 19. SUBJECT TO THE TERMS AND CONDITIONS OF MEMORANDUM OF LEASE BY AND BETWEEN SKEFF'S LLC, LANDLORD AND NEW CINGULAR WIRELESS PCS, LLC, TENANT, RECORDED 04/02/2019 AS BOOK
- 20. SUBJECT TO THE TERMS AND CONDITIONS OF MEMORANDUM OF TOWER CELL SITE LEASE AGREEMENT BY AND BETWEEN SKEFF'S, LLC, LANDLORD AND DISH WIRELESS L.L.C., TENANT, RECORDED 11/08/2021 AS BOOK 40463, PAGE 312 OF THE ESSEX COUNTY RECORDS. (not
- NOTE: CERTIFICATE OF GRANTED SPECIAL PERMIT RECORDED 02/12/1997, AS BOOK 13970, PAGE 496 OF THE ESSEX COUNTY RECORDS. (not a survey matter) NOTE: CERTIFICATE OF GRANTED SPECIAL PERMIT, RECORDED 02/12/1997, IN BOOK 13971, PAGE 358
- NOTE: ZONING DECISION RECORDED 09/24/1999, AS BOOK 15955, PAGE 587 OF THE ESSEX COUNTY
- RECORDS. (not a survey matter) NOTE: ZONING DECISION RECORDED 02/04/2008, AS BOOK 27498, PAGE 492 OF THE ESSEX COUNTY
- RECORDS. (not a survey matter) NOTE: ZONING DECISION RECORDED 10/07/2009, AS BOOK 28980, PAGE 154 OF THE ESSEX COUNTY

## SIGNIFICANT OBSERVATIONS:

## **CERTIFICATION:**

To: Blue Sky Towers III, LLC d/b/a BSTMA III, LLC, and Old Republic 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 the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6a, 7b, 8, 11a, 13, 16, 17 & 19 of Table A thereof. The field work was completed on 3/3/2022.

Date of map or plat

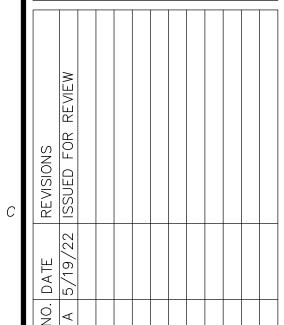


4 Bay Road Building A; Suite 200 Hadley, MA 01035 (413)320 - 4918

**CONSULTANTS:** 

NORTHEAST SURVEY CONSULTANTS





SKY III, LI BLUE ( TOWERS 'b/a BSTM

<u>STAMP:</u>



5/19/2022

DRAWN: JDG CHECK: BCF

SCALE: 1"=30'

JOB NO.: 17-213.1

SHEET TITLE:

ALTA/NSPS LAND TITLE SURVEY

OF 1