

WARE, MASSACHUSETTS

SUBMITTED FOR

**JOHN A RODGER, JR., TRUSTEE OF
THE JOHN A RODGER REVOCABLE LIVING TRUST**

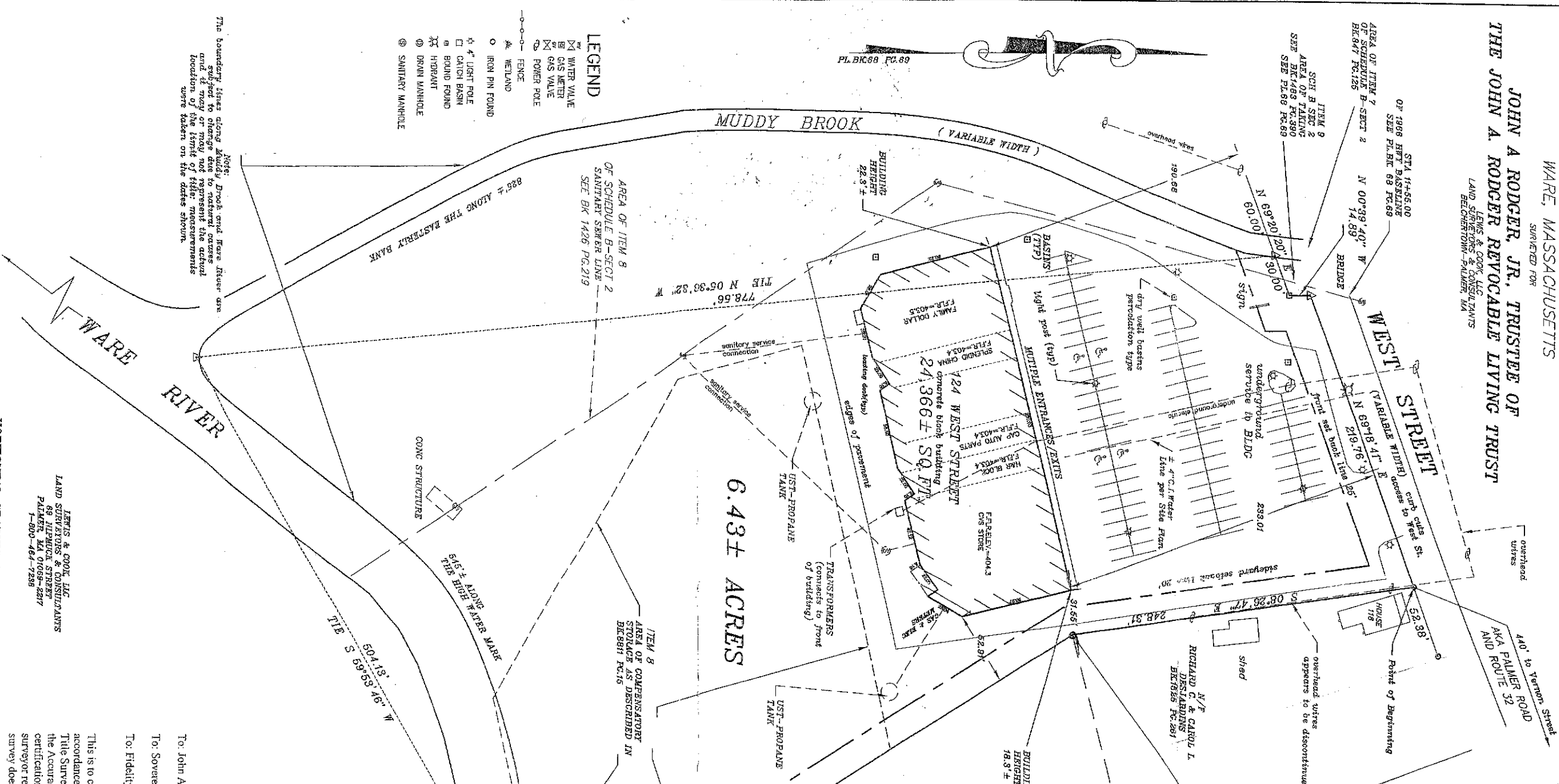
LEWIS & COOK, LLC
LAND SURVEYORS & CONSULTANTS
BECHTOLDTOWN - PALMER, MA

EXHIBIT A

The certain area or parcel of land, together with all improvements thereon, situated on the easterly side of the road leading from Ware to Belchertown, now called Palmer Road, in Ware, Hampshire County, Massachusetts further bounded and described as follows:

BEGINNING on said road at the southerly corner of land formerly owned by Uley & Hilson;
THENCE on said Uley & Hilson's land to the Ware River;
THENCE on said River southerly to the Muddy Brook;
THENCE on said brook to the highway;
THENCE northerly on said highway to the first transitioned bound
Containing seven (7) acres more or less. 1

EXCEPTING from the above described premises, that portion thereof held by the Department of Public Works of the Commonwealth of Massachusetts by its own title, dated March 23, 1966 and recorded with the Hampshire County Registry of Deeds in Book 1483, Page 390.
Being the same premises described in deed dated December 12, 1968 recorded in the Hampshire County Registry of Deeds in Book 3203 Page 0183.



6.43± ACRES

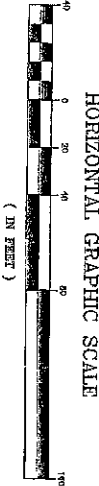
LEGEND

- ⊕ WATER VALVE
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ POWER POLE
- FENCE
- ⊕ WETLAND
- IRON PIN FOUND
- ⊕ 4" LIGHT POLE
- ⊕ CATCH BASIN
- ⊕ BOUND FOUND
- ⊕ HYDRANT
- ⊕ DRAIN MANHOLE
- ⊕ SANITARY MANHOLE

PARKING SPACES REQUIRED PER SEC. 32 WARE ZONING BY-LAW. THE SPACES SHOWN ARE 30 STIPPLED PARKING SPACES WITH ADDITIONAL ROOM FOR 30 MORE AS SHOWN ON A SITE PLAN ON FILE WITH THE WARE PLANNING BOARD AS REFERRED TO ON ITEM 9 OF SCHEDULE B SECTION 2 OF TITLE COMMITTEE (BR-3322 PG. 48) (NOTE: 5 HATCHED SPACES ARE MENTIONED ON THE SITE PLAN AND 4 ARE SHOWN).

The property has direct access to West Street, a dedicated public way to go including a designated handicap space.

FLOOD NOTE: By graphic plotting only, this property is in Zone(A) FLOOD A-10 of the Flood Insurance Rate Map, Community Panel No. 600260-0022B, which shows an elevation date of 04/17/1981, and is in a Special Flood Hazard Area. By telephone call dated 1/16/09, the National Flood Insurance Administration (NFIA) advised that the common flood zone for this property is Flood Zone A-10. The field surveying was performed to determine the zone and an elevation certificate may be needed to verify this determination or apply for assistance from the Federal Emergency Management Agency.



HORIZONTAL GRAPHIC SCALE

LEWIS & COOK, LLC
LAND SURVEYORS & CONSULTANTS
PALMER ROAD, STREET 2
PALMER, MA 01069
1-800-461-7238

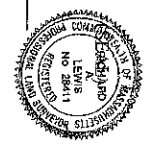
NOTE ON FLOOD ZONE: THIS PROPERTY IS CONTAINED ENTIRELY WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY EXCEPTING PORTIONS OF THE BUILDING WITH ELEVATIONS OF 403.7 OR HIGHER AS BASED ON FLOOD PROFILES OF MUDDY BROOK AND THE WARE RIVER AS DEPICTED IN THE FLOOD INSURANCE MAP FOR THE TOWN OF WARE DATED FEBRUARY 17, 1981.

Form of Survey Certification
To: John A. Roger, Jr., as Trustee of the John A. Roger Revocable Living Trust
To: Sovereign Bank National, its successors and/or assigns as their interest may appear
To: Fidelity National Title Insurance Company

This is to certify that this map or plan and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005. Pursuant to the Accuracy Standard as adopted by ALTA and NSPS and in effect on the date of this certification. Undersigned further certifies that in my professional opinion, as a land surveyor registered in the state of Massachusetts, the relative positional accuracy of this survey does not exceed that which is specified therein.

Date: November 22, 2006

Name of Surveyor: *Richard A. Lewis*
And Registration Number: Richard A. Lewis P.L.S. 28411



SUPERSED BY	RLC	DATE	NOVEMBER 22, 06
CHECKED BY	RAL	DRAWING NO.	C/S20
SCALE	1"=40'	FILE	G.M.DEVEL.OP