

SURVEYOR'S CERTIFICATE (LENDER'S COUNSEL):

THE UNDER SIGNED HEREBY CERTIFIES TO:

STEWART TITLE GUARANTY COMPANY, ASDF III EASTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND HAMMERHEAD, LLC A MASSACHUSETTS LIMITED LIABILITY COMPANY, AND THEIR SUCCESSORS AND/OR ASSIGNS, AS THEIR INTRESTS MAY APPEAR:

AS OF THE DATE HEREOF, THAT THIS SURVEY CORRECTLY SHOWS, ON THE BASIS OF A FIELD TOTAL STATION SURVEY AND IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS: (i) A FIXED AND DETERMINABLE POSITION AND LOCATION OF THE LAND DESCRIBED THEREON (INCLUDING THE POSITION OF THE POINT OF BEGINNING(S)); (ii) THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE LAND, AND (iii) ALL DRIVEWAYS OR OTHER CUTS IN THE CURBS ALONG ANY STREET UPON WHICH THE LAND ABUTS, EXCEPT AS SHOWN ON SAID PRINT OF SURVEY THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY AFFECTING THE LAND OR OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OR WHICH ARE OF RECORD NOR, EXCEPT AS SHOWN, ARE THERE ANY BUILDING RESTRICTION OR SET-BACK LINES, PARTY WALLS, ENCROACHMENTS OR OVERHANGS OF ANY IMPROVEMENTS UPON ANY EASEMENTS, RIGHTS OF WAY OR ADJACENT LAND, OR ENCROACHMENTS BY IMPROVEMENTS LOCATED ON ADJACENT LAND UPON THE DESCRIBED LAND. THE PRINT OF SURVEY REFLECTS BOUNDARY LINES OF THE DESCRIBED LAND WHICH "CLOSE" BY SURVEYING CALCULATION.

SCOTT M. FARIA, R.P.L.S.
REGISTRATION NUMBER 51906

SURVEYOR'S CERTIFICATE
(2021 ALTA/NSPS STANDARDS):

TO:
STEWART TITLE GUARANTY COMPANY, ASDF III EASTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND HAMMERHEAD, LLC A MASSACHUSETTS LIMITED LIABILITY COMPANY, AND THEIR SUCCESSORS AND/OR ASSIGNS, AS THEIR INTRESTS MAY APPEAR:

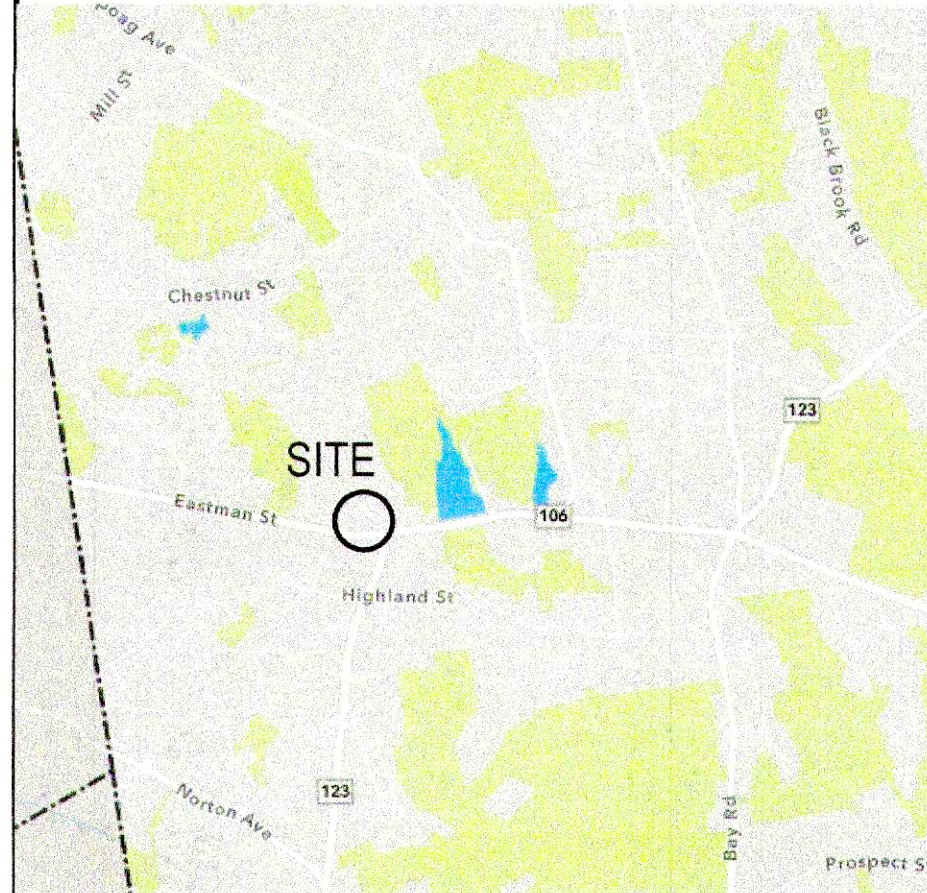
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA & NSPS IN 2021, & INCLUDES ITEMS 2, 3, 4, 6(a),(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 16, 17, 18, 19 AND TABLE A, ITEM 10. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA & NSPS & IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

SCOTT M. FARIA, R.P.L.S.
REGISTRATION NUMBER 51906

LEGEND

- = UTILITY POLE/GUY WIRE
- = WATER GATE/SHUT-OFF
- = CATCH BASIN
- = DRAIN MANHOLE
- = SEWER MANHOLE
- = HYDRANT
- = TRANSFORMER
- = ELECTRIC BOX
- = CHAIN LINK FENCE
- = GAS GATE
- = CONTOURS
- = SPOT GRADE
- = LIGHT POLE
- = TREES, BUSHES
- = OVERHEAD ELECTRIC
- = UNDERGROUND ELECTRIC
- = SEWER LINE
- = WATER LINE
- = GAS LINE
- = CAPE COD BERM

LOCUS MAP



SCHEDULE B EXCEPTIONS
TITLE COMMITMENT FILE No. 25000090144

- 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.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL THEREFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- RIGHTS OF TENANTS OR PARTIES IN POSSESSION UNDER UNRECORDED LEASES.
- LIENS FOR TAXES AND MUNICIPAL CHARGES WHICH BECOME DUE AND PAYABLE SUBSEQUENT TO THE DATE OF SAID POLICY, INCLUDING UNPAID WATER AND SEWER CHARGES.
- SUBJECT TO THE PROVISIONS INCLUDED UPON THE PLAN RECORDED AS PLAN BOOK 407 PAGE 80 AND PLAN BOOK 241 PAGE 31.
- BETTERMENT LEVIED BY THE TOWN OF EASTON DATED JULY 26, 2021, IN THE AMOUNT OF \$99,185.00 FOR 19 EASTMAN STREET, 23 EASTMAN STREET IN THE AMOUNT OF \$119,022.00, 27 EASTMAN STREET IN THE AMOUNT OF \$39,674.00 AND RECORDED AS BOOK 27238 PAGE 241.
- SUBJECT TO THE CLAIMS FROM THE FAILURE TO FILE PROBATES FOR THE ESTATES OF CHARLES HAYWARD, AMELIA HAYWARD AND SAH HAYWARD.
- DECISION ON VARIANCE BY THE TOWN OF EASTON BOARD OF APPEALS PETITION VAR 25-60437 DATED DECEMBER 26, 2025 AND RECORDED ON JANUARY 27, 2026 AS BOOK 29739, PAGE 15.

AS SURVEYED LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF THE GRANTED PREMISES, SAID POINT BEING ALONG THE NORTHERLY LINE OF EASTMAN STREET; THENCE N 25-56-36 E A DISTANCE OF 100.00'; THENCE N 37-20-12 E A DISTANCE OF 308.37'; THENCE N 02-25-29 W A DISTANCE OF 216.10'; THENCE S 50-45-50 E A DISTANCE OF 301.92'; THENCE S 02-25-29 E A DISTANCE OF 413.97' TO THE NORTHERLY LINE OF EASTMAN STREET; THENCE BY A CURVE TO THE RIGHT WITH A RADIUS OF 1960.00' & LENGTH OF 396.85'; THENCE N 79-03-24 W A DISTANCE OF 94.47' TO THE POINT OF BEGINNING.

SAID PARCELS CONTAINS 163,710 S.F.

LEGAL DESCRIPTION

LOTS B-3 AND B-5 ON A PLAN OF LAND ENTITLED "PLAN OF LAND IN EASTON, MASSACHUSETTS PREPARED FOR ROBERT A. GILMORE, WHICH PLAN IS DATED JANUARY 17, 2001, REVISED THROUGH JULY 15, 2002," AND RECORDED IN THE BRISTOL NORTH REGISTRY OF DEEDS IN PLAN BOOK 407 PAGE 80, AND LOT B-1, ON A PLAN OF LAND ENTITLED "PLAN OF LAND IN EASTON, BRISTOL CO., MASS., SCALE 1" = 40' NOVEMBER 4, 1985," AND RECORDED IN THE BRISTOL NORTH REGISTRY OF DEEDS IN PLAN BOOK 241 PAGE 31. THESE LOTS ARE A PORTION OF THE LAND DESCRIBED IN A DEED INTO TERRY A. BARBATO AND PATRICIA A. BARBATO, TRUSTEES OF THE TAP REALTY TRUST, RECORDED AT THE BRISTOL NORTH REGISTRY OF DEEDS IN BOOK 2353, PAGE 113.

LOTS 1A AND 1B ON A PLAN OF LAND ENTITLED "PLAN OF LAND IN EASTON, MASSACHUSETTS PREPARED FOR ROBERT A. GILMORE, WHICH PLAN IS DATED JANUARY 17, 2001, REVISED THROUGH JULY 15, 2002," AND RECORDED IN THE BRISTOL NORTH REGISTRY OF DEEDS IN PLAN BOOK 407 PAGE 80. THESE LOTS ARE A PORTION OF THE LAND DESCRIBED IN A DEED INTO TERRY A. BARBATO AND PATRICIA LOT B-1, THE TRIANGULAR SECTION TO THE IMMEDIATE RIGHT OF LOT B-1 AND THE TRIANGULAR SECTION IMMEDIATELY ABOVE LOT B-1, ALL AS DESCRIBED ON A PLAN OF LAND ENTITLED "PLAN OF LAND IN EASTON, BRISTOL CO., MASS., SCALE 1" = 40' NOVEMBER 4, 1985," AND RECORDED IN THE BRISTOL NORTH REGISTRY OF DEEDS IN PLAN BOOK 241 PAGE 31.

THE PROPERTY ADDRESSES BEING CONVEYED ARE 19, 23 AND 27 EASTMAN STREET IN SOUTH EASTON, MASSACHUSETTS, 02375.

FOR TITLE SEE THE DEED OF HAMMERHEAD, LLC AND PBARB, LLC DATED OCTOBER 4, 2021, AND RECORDED ON JANUARY 10, 2022, AS BOOK 27647 PAGE 13.

GENERAL NOTES :

ASSESSORS MAP : 10R PLOTS : 178, 210 & 211

LOCUS DEED REFERENCE : BOOK 27647, PAGE 13

PLAN REFERENCE : PLAN BOOK 241, PAGE 31
SEWER AS-BUILT PLAN - 19, 23 & 27 EASTMAN STREET, BROCKTON, MA,
PREPARED BY WOODARD AND CURRAN, DATED MARCH 16, 2016

ZONING : FURNACE VILLAGE DISTRICT (EASTMAN)
AQUIFER PROTECTION DISTRICT

APPLICANT :
ASDF III EASTON, LLC
c/o ARCO Design/Build Charlestown
7 Radcliffe ST. STE 200
Charleston, SC 29403

OWNER :
HAMMERHEAD, LLC
1535 Bay Road
Sharon, MA 02067

SURVEYOR'S NOTES

THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION CONSISTING OF RECORD DEEDS AND PLANS AND AN ACTUAL ON THE GROUND SURVEY PERFORMED BY THIS FIRM UP TO 3-12-2026

LOCATION OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE & ARE BASED ON THE BEST AVAILABLE INFORMATION AND SHOULD BE VERIFIED IN THE FIELD BY THE APPROPRIATE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION.

THIS PROPERTY IS IN A FLOOD ZONE 'X'. AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON F.I.R.M. PANEL 25005C0044F, DATED JULY 7, 2009.

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

THERE IS NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED & AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

ALL SURVEYED PARCELS ARE CONTIGUOUS WITH NO GAPS OR GORES.

THERE ARE NO OBSERVABLE WETLANDS ON THE SITE

SUBJECT PROPERTY HAS FRONTAGE AND ACCESS ON EASTMAN STREET, A PUBLIC STREET.

THERE ARE NO PARKING SPACES ON LOTS B3 AND B5.

Assessors Map: 10R, Plots: 178, 210 and 211
19, 23 & 27 Eastman Street, Easton, Massachusetts

PREPARED FOR

ASDF III EASTON, LLC

TITLE

ALTA / NSPS PLAN

J.K. HOLMGREN ENGINEERING, LLC

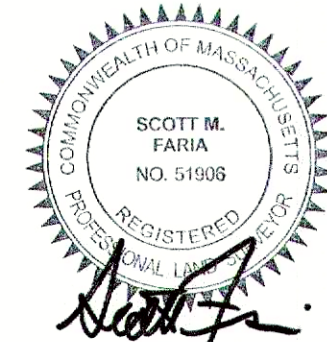
Registered Professional Engineers and Land Surveyors

1024 Pearl Street, Brockton, MA. 02301

Phone - (508) 583-2595

Email : sfana@jkholmgren.com

JKE J.K. Holmgren Engineering
Engineers & Land Surveyors



40 0 40 80
SCALE IN FEET

SCALE: 1" = 40'

DATE: 04/30/2026

NO.	BY	DATE	REMARKS
3	SF	7/26/26	GENERAL REVISIONS
2	SF	7/23/26	GENERAL REVISIONS
1	JB	6/26/26	CERTIFICATES

C-1

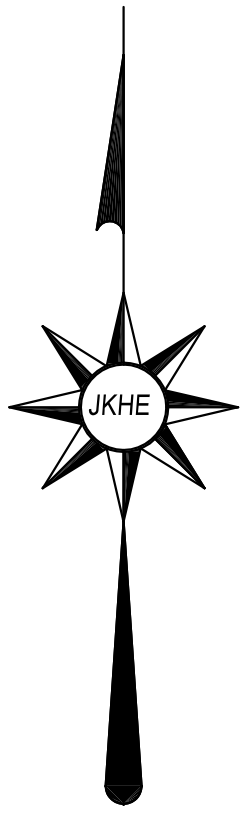
DRAWING NUMBER

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2025-160

PROPOSED SITE LEGEND

- A1 CAPE COD BERM
2 PRECAST CONCRETE CURB
3 BOLLARD (SEE DETAIL)
4 TRAFFIC FLOW ARROWS (SEE DETAILS)
5 6" WIDE LINE STRIPE
6 STOP LINE
7 STOP SIGN (RS-8)
8 ACCESSIBLE PARKING SIGN
9 ACCESSIBLE PARKING SYMBOL
C CONC. WHEEL STOPS (SEE DETAIL)
X CATCH BASIN
C DRAIN MANHOLE
2 5' WIDE CONCRETE WALK
N CONCRETE RETAINING WALL
D WOOD GUARD RAIL (SEE DETAIL)
2 12' LONG CONCRETE PAD
2 6' CHAINLINK FENCE ENCLOSURE
D CONC. TRANS. PAD W/ BOLLARDS
(COORD. W/ UTIL. COMPANY)
R FIRE HYDRANT
S SNOW STORAGE AREA



LEGEND

- = UTILITY POLE/GUY WIRE
= WATER GATE/SHUT-OFF
= CATCH BASIN
= DRAIN MANHOLE
= SEWER MANHOLE
= HYDRANT
= TRANSFORMER
= ELECTRIC BOX
= CHAIN LINK FENCE
= GAS GATE
= CONTOURS
= SPOT GRADE
= LIGHT POLE
= WETLAND FLAG
= TREES , BUSHES
= OVERHEAD ELECTRIC
= UNDERGROUND ELECTRIC
= SEWER LINE
= WATER LINE
= GAS LINE
= WETLANDS
= SIGN
= TEST PIT
= LANDSCAPED AREA

TOWN OF EASTON
PLANNING AND ZONING BOARD

APPROVED DATE

GENERAL NOTES :

ASSESSORS MAP : 10R PLOTS : 178, 210 & 211
LOCUS DEED REFERENCE : BOOK 27647, PAGE 13
PLAN REFERENCE : PLAN BOOK 241, PAGE 31
SEWER AS-BUILT PLAN - 19, 23 & 27 EASTMAN STREET, BROCKTON, MA,
PREPARED BY WOODARD AND CURRAN, DATED MARCH 16, 2016
ZONING : FURNACE VILLAGE DISTRICT (EASTMAN)
APPLICANT : ARCO DB Companies, Inc.
c/o ARCO Design/Build Charlestown
7 Radcliffe ST. STE 200
Charleston, SC 29403
OWNER : TAC EASTON, LLC
3565 Piedmont Road NE Building 1
Suite 200
Atlanta, GA 30305
THE PROJECT SITE IS NOT LOCATED WITHIN AN AREA MAPPED AS
PRIORITY HABITAT & ESTIMATED HABITAT FOR RARE SPECIES ACCORDING
TO THE MASSACHUSETTS NATURAL HERITAGE & ENDANGERED SPECIES
PROGRAM.
THE PROJECT SITE IS NOT LOCATED WITHIN A ZONE II WELLHEAD
PROTECTION ZONE.
THE PROJECT SITE IS LOCATED OUTSIDE OF ANY FLOOD ZONES (ZONE X)
AS PER FEMA FIRM MAP COMMUNITY PANEL 25005C0044F, DATED
JULY 7, 2009.
THE PROJECT SITE IS LOCATED WITHIN A TOWN OF EASTON
AQUIFER PROTECTION DISTRICT.

ZONING TABLE

ZONE: FURNACE VILLAGE DISTRICT (EASTMAN)		
PROPOSED USE: STORAGE		
MIN. LOT AREA	REQUIRED 15,000 S.F.	PROVIDED 163,710 S.F.
FRONTAGE	REQUIRED 100'	PROVIDED 396.85'
FRONT SETBACK	REQUIRED 25'	PROVIDED 55'
SIDE SETBACK	REQUIRED 15'	PROVIDED 15'
REAR SETBACK	REQUIRED 20'	PROVIDED 21.0'
MAX. BLDG. HEIGHT(STORIES)	REQUIRED 37' (3)	PROVIDED 30'

A VARIANCE WAS GRANTED BY THE EASTON ZONING BOARD OF APPEALS
ON DECEMBER 16, 2025 TO ALLOW FOR THE CONSTRUCTION AS SHOWN
(VAR-25-60437)

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE
WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS
REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL
EXISTING UTILITIES BEFORE THE START OF ANY WORK. THE CONTRACTOR AGREES TO
BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY
THE CONTRACTOR'S FAILURE TO LOCATE THE UTILITIES EXACTLY. THE CONTRACTOR
SHALL PRESERVE ALL UNDERGROUND UTILITIES. THE CONTRACTOR MUST CALL
"DIG SAFE" (AT 1-888-DIG-SAFE) AND THE TOWN OF EASTON UTILITY DIVISION
AT LEAST 72 HOURS TO MARK APPROPRIATE UTILITIES BEFORE THE START OF CONSTRUCTION.

Assessors Map: 10R, Plots: 178, 210 and 211
19, 23 & 27 Eastman Street, Easton, Massachusetts

PREPARED FOR

IRONWOOD DEVELOPMENT PARTNERS

TITLE

SITE PLAN

J.K. HOLMGREN ENGINEERING, LLC

Registered Professional Engineers and Land Surveyors
1024 Pearl Street, Brockton, MA. 02301
Phone - (508) 583-2595
Email : sfaria@jkholmgren.com

J.K. Holmgren Engineering
Registered Professional
Engineers & Land Surveyors



30 0 30 60
SCALE IN FEET

SCALE: 1" = 30'

DATE: 03/12/2026

4	SSR	5.18.26	REVS. PER PEER REVIEW
3	SSR	5.14.26	REVS. PER PEER REVIEW
2	SSR	4.11.26	REVS. PER PEER REVIEW
1	SSR	4.1.26	REVS. PER DRT MTG.
NO.	BY	DATE	REMARKS

C-3

DRAWING NUMBER

C-3

DRAWING NUMBER

2025-160