

GENERAL NOTES:

- CURRENT OWNER OF RECORD: TWIN COAST PROPERTIES, LLC, A NEW HAMPSHIRE LIMITED LIABILITY COMPANY
DEED REFERENCE: BOOK 5402, PAGE 24
PLAN REFERENCE: PLAN NO. 8046
PROPERTY ADDRESS: 486 BROADWAY, METHUEN, MA (ESSEX COUNTY)
ASSESSORS ID: 610-123-52A
TOTAL LAND AREA = 48,177 SQ. FT. 1.106 ACRES
- THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY ODONE SURVEY & MAPPING ON APRIL 8, 2022. THIS PLAN HAS BEEN PREPARED FOR TITLE PURPOSES ONLY AND NOT TO BE USED FOR DESIGN OR SITE PLANNING. SURVEY BY TRIMBLE 96 TOTAL STATION.
- BASIS OF BEARINGS: PLAN NO. 8046
- TABLE A (ITEM 16): THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- TABLE A (ITEM 17): THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO EVIDENCE WAS OBSERVED OF CEMETERIES, GRAVESITES OR BURIAL GROUNDS, LOCATED ON THE SUBJECT PREMISES.
- NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
- PROPERTY HAS DIRECT ACCESS TO BROADWAY (ROUTE 28), A PUBLIC WAY THROUGH ACCESS POINTS AS NOTED.
- UTILITY NOTE: LOCATION OF UTILITIES SHOWN HEREON WERE DETERMINED BY OBSERVATION OF ABOVE GROUND EVIDENCE PURSUANT TO SECTION 5 PARAGRAPH (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
- FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 25009C0202F, WHICH BEARS AN EFFECTIVE DATE OF 07/03/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

OBSERVED PARKING TABLE	NO. OF SPACES
REGULAR PARKING	45
HANDICAP PARKING	2
TOTAL PARKING SPACES	47

ZONING INFORMATION

LISTED BELOW ARE SETBACK, HEIGHT, AND FLOOR SPACE AREA RESTRICTIONS AS DISCLOSED BY APPLICABLE ZONING OR BUILDING CODES (AS REQUIRED UNDER TABLE A 6(c)(b) OF THE ALTA STANDARDS.

ZONING CLASSIFICATION: HIGHWAY BUSINESS DISTRICT (BH)
PROVIDED FROM ZONING AND SITE REQUIREMENTS SUMMARY PREPARED BY THE PLANNING & ZONING RESOURCE COMPANY, SITE NO. 157553-1 DATED APRIL 11, 2022.

	REQUIRED
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM LOT WIDTH/FRONTAGE	100 FT.
MAX. BUILDING COVERAGE	35%
MINIMUM SETBACKS:	
FRONT	25 FT.
SIDE	30 FT.
REAR	30 FT.
MAXIMUM BUILDING HEIGHT	3 STORIES/40 FEET

PARKING REQUIREMENT:
EATING PLACE SERVING FOOD OR BEVERAGES: 1.0 PARKING SPACE PER 2 EMPLOYEES ON THE MAXIMUM SHIFT, PLUS 1.0 PARKING SPACE PER TABLE OF 4 SEATS, PLUS 1.0 PARKING SPACE PER 100 SQUARE FEET OF FUNCTION ROOMS NOT DESIGNED FOR EATING
ESTIMATED 15 EMPLOYEES ON LARGEST SHIFT: (15 / 2) X 1.0 = 8
ESTIMATED 10 TABLES OF 4 SEATS: 10 X 1.0 = 10
REQUIRED: 18 TOTAL PARKING SPACES

SIGNIFICANT OBSERVATIONS

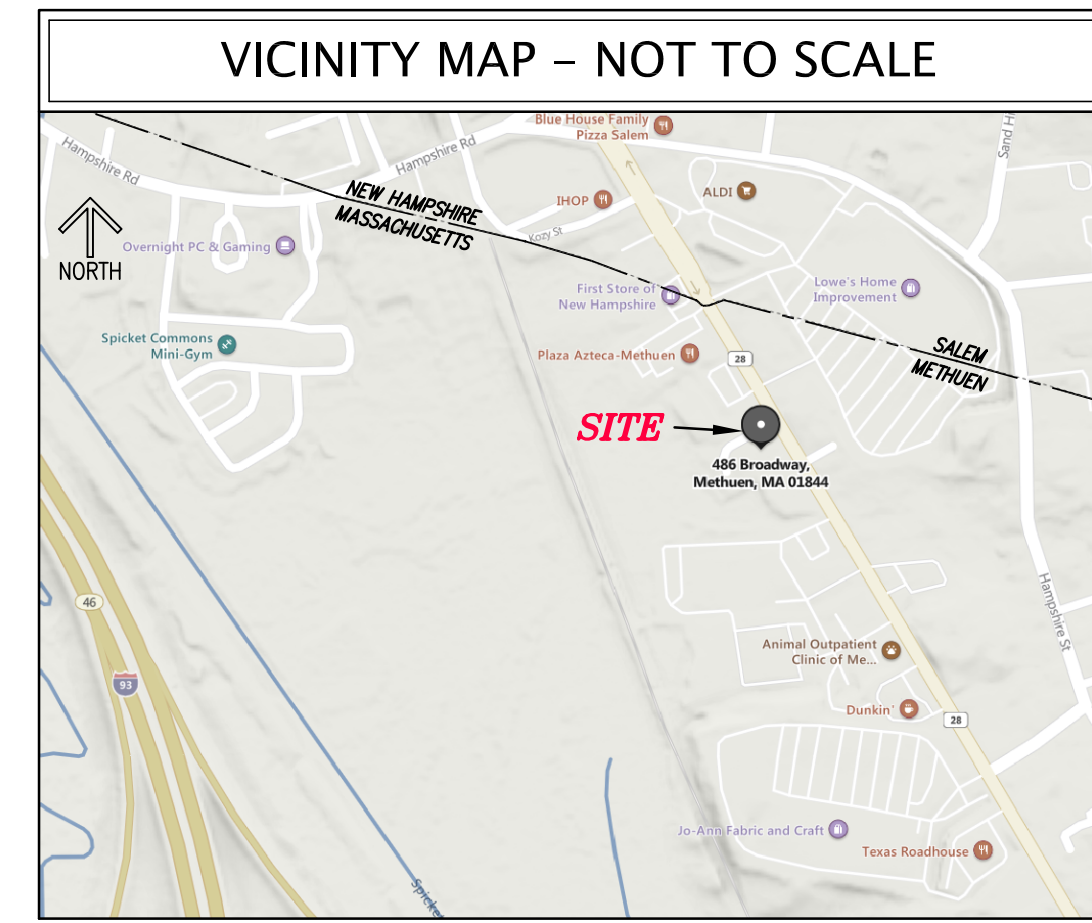
- A** CHAIN LINK FENCE EXTENDS OVER PROPERTY LINE BY 0.2' AS SHOWN.
- B** BIT. CONC. WALK EXTENDS OVER PROPERTY LINE BY 4.0' AS SHOWN.

LEGEND OF SYMBOLS & ABBREVIATIONS

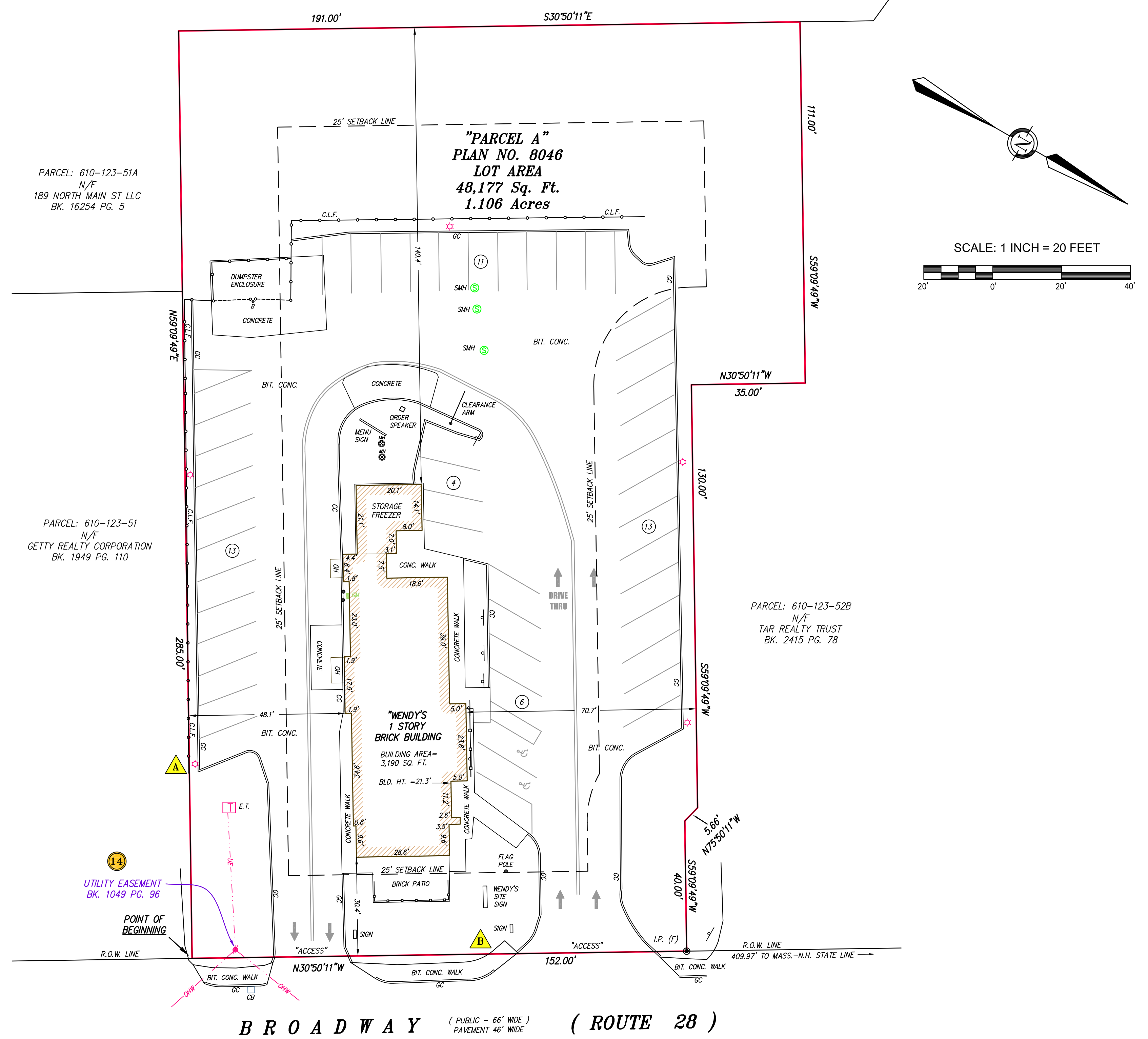
BK. PG.	DEED BOOK/PAGE		BUILDING
BIT. CONC.	BITUMINOUS CONCRETE		EASEMENT LINE
C.L.F.	CHAIN LINK FENCE		LOCUS BOUNDARY LINE
CONC.	CONCRETE SURFACE		OVERHEAD WIRES
EOP	EDGE OF PAVEMENT		UNDERGROUND ELECTRIC
CC	CONC. CURB		BOLLARD
(F)	FOUND		CATCH BASIN
GC	GRANITE CURB		LIGHT POLE
GM	GAS METER		FIRE HYDRANT
N/F	NOW OR FORMERLY		IRON PIN/IRON PIPE
OH	OVERHANG		ELECTRIC TRANSFORMER
P.O.B.	POINT OF BEGINNING		SEWER MANHOLE
R.O.W.	RIGHT-OF-WAY		SIGN
	ENCROACHMENT SYMBOL		HANDICAP PARKING
	SCHEDULE B EXCEPTION ITEM		NUMBER OF PARKING SPACES

EXCEPTIONS – SCHEDULE B-SECTION 2

- EXCEPTIONS FROM COVERAGE, SCHEDULE B-SECTION 2, COMMITMENT FOR TITLE INSURANCE NO. 81395961029, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF MARCH 28, 2022
- NOTE: EXCEPTION ITEMS NOT LISTED BELOW ARE STANDARD TITLE EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.
- SUBJECT TO TERMS AND CONDITIONS OF RIGHT OF FIRST REFUSAL BY TWIN COAST PROPERTIES, LLC AND WENDY'S OLD FASHIONED HAMBURGERS OF NEW YORK, INC. DATED APRIL 15, 1999 AND RECORDED AT ESSEX NORTH DISTRICT REGISTRY OF DEEDS AT BOOK 5402, PAGE 28. (NOT PLOTTED - NOT A SURVEY MATTER)
 - RESTRICTIONS AND CONDITIONS SET FORTH IN DEED OF WENDY'S OLD FASHIONED HAMBURGERS OF NEW YORK, INC. TO TWIN COAST PROPERTIES, LLC DATED MARCH 10, 1999 RECORDED AT ESSEX NORTH DISTRICT REGISTRY OF DEEDS AT BOOK 5402, PAGE 24. (NOT PLOTTED - NOT A SURVEY MATTER)
 - INTENTIONALLY DELETED.
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 - EASEMENT BY E & W REALTY INC. TO NEW ENGLAND TELEPHONE COMPANY AND MASSACHUSETTS ELECTRIC COMPANY DATED SEPTEMBER 30, 1965 AND RECORDED ESSEX NORTH REGISTRY OF DEEDS AT BOOK 1049, PAGE 96. (PLOTTED-EASEMENT AREA FOR POLE AND WIRES AS SHOWN)



PARCEL: 610-123-51A
N/F
189 NORTH MAIN ST LLC
BK. 16254 PG. 5



PARCEL: 610-123-51A
N/F
189 NORTH MAIN ST LLC
BK. 16254 PG. 5

PARCEL: 610-123-51
N/F
GETTY REALTY CORPORATION
BK. 1949 PG. 110

PARCEL: 610-123-52B
N/F
TAR REALTY TRUST
BK. 2415 PG. 78

RECORD DESCRIPTION

A CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS THEREON, SITUATE IN METHUEN, ESSEX COUNTY, MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

A CERTAIN PARCEL OF LAND SITUATED IN THE WESTERLY SIDE OF BROADWAY, ROUTE 28, TOWN OF METHUEN, COUNTY OF ESSEX, COMMONWEALTH OF MASSACHUSETTS, DESIGNATED PARCEL A, AS SHOWN ON A PLAN ENTITLED PLAN OF LAND (A DIVISION OF LAND PLAN) PREPARED BY JOHN CALLAHAN ASSOCIATES OF ANDOVER, MASSACHUSETTS, DATED NOVEMBER 20, 1978, RECORDED IN THE ESSEX COUNTY REGISTRY OF DEEDS AS PLAN NO. 8046, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE IN THE SOUTHEASTERLY MOST CORNER OF SAID PARCEL A, SAID IRON PIPE BEING ON THE WESTERLY RIGHT OF WAY OF BROADWAY, ROUTE 28, AND FURTHER BEING THE MOST NORTHEASTERLY MOST CORNER OF LAND NOW OR FORMERLY OF THE ATLANTIC REFINING COMPANY OF PHILADELPHIA, PENNSYLVANIA; THENCE

NORTH 30°50'11" WEST ALONG SAID WESTERLY RIGHT OF WAY OF BROADWAY, ROUTE 28, A DISTANCE OF 152.00 FEET TO A POINT; THENCE

SOUTH 59°09'49" WEST ALONG LAND DESIGNATED AS PARCEL B ON SAID PLAN A DISTANCE OF 40.00 FEET TO A POINT; THENCE

NORTH 75°50'11" WEST CONTINUING ALONG PARCEL B AS SHOWN ON SAID PLAN A DISTANCE OF 5.66 FEET TO A POINT; THENCE

SOUTH 59°09'49" WEST CONTINUING ALONG PARCEL B AS SHOWN ON SAID PLAN A DISTANCE OF 130.00 FEET TO A POINT; THENCE

NORTH 30°50'11" WEST ALONG PARCEL B AS SHOWN ON SAID PLAN A DISTANCE OF 35.00 FEET TO A POINT; THENCE

SOUTH 59°09'49" WEST ALONG PARCEL B AS SHOWN ON SAID PLAN A DISTANCE OF 111.00 FEET TO A POINT; THENCE

SOUTH 30°50'11" EAST ALONG LAND NOW OR FORMERLY OF THE ARLINGTON TRUST COMPANY A DISTANCE OF 191.00 FEET TO A POINT; THENCE

NORTH 59°09'49" EAST FIRST ALONG LAND NOW OR FORMERLY OF THE ARLINGTON TRUST COMPANY AND THEN BY LAND NOW OR FORMERLY OF THE ATLANTIC REFINING COMPANY OF PHILADELPHIA, PENNSYLVANIA, A DISTANCE OF 285.00 FEET TO THE POINT OF BEGINNING.

THE PROPERTY DESCRIBED ABOVE IS THE SAME PROPERTY AS DESCRIBED IN COMMITMENT FOR TITLE INSURANCE NO. 81395961029, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF MARCH 28, 2022

ALTA/NSPS LAND TITLE SURVEY

WENDY'S - METHUEN, MA
486 BROADWAY, METHUEN, MA 01844

BASED UPON COMMITMENT FOR TITLE INSURANCE FILE NO: 81395961029
ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY
WITH AN EFFECTIVE DATE OF MARCH 28, 2022

SURVEYOR'S CERTIFICATION

TO: LJP, LLC A FLORIDA LIMITED LIABILITY COMPANY; HARBOROME BANK AND THEIR SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR; BERNKOPF GOODMAN LLP AND FIRST AMERICAN 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 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, 6B, 7A, 7B1, 7C, 8, 9, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 8, 2022.

GLENN D. ODONE JR.
REGISTERED LAND SURVEYOR NO. 45058
COMMONWEALTH OF MASSACHUSETTS
DATE OF SURVEY: APRIL 10, 2022
DATE OF LAST REVISION: APRIL 13, 2022



THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

SURVEY PREPARED BY:

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ODONE SURVEY & MAPPING

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SHEET 1 OF 1
PROJECT NO.: 20221516