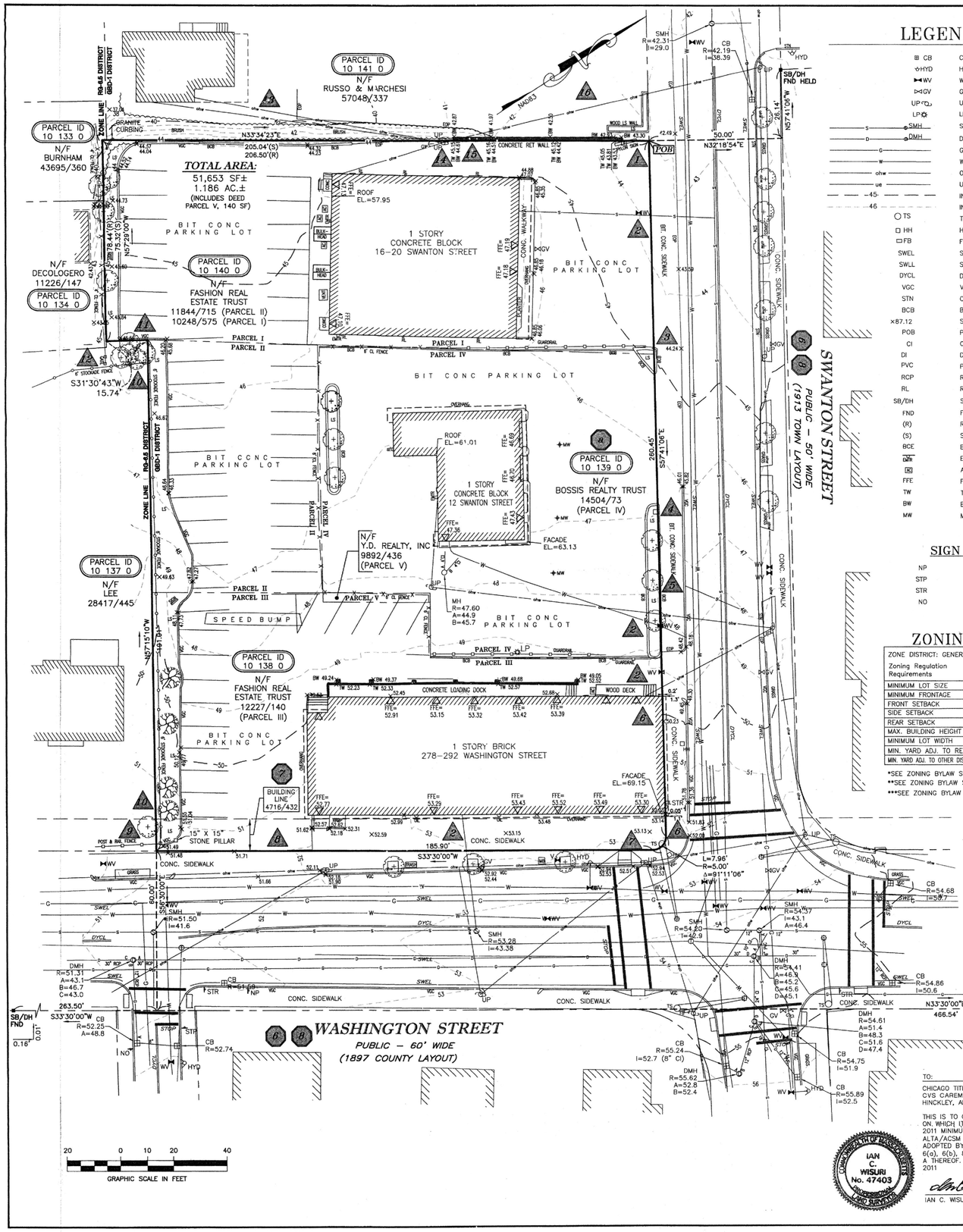

LEGEND

CB	CATCHBASIN
HYD	HYDRANT
WV	WATER VALVE
GV	GAS VALVE
UP	UTILITY POLE
LP	LIGHT POLE
SMH	SEWER LINE/MANHOLE
DMH	DRAIN LINE/MANHOLE
G	GAS LINE
W	WATER LINE
ohw	OVERHEAD WIRES
ue	UNDERGROUND ELECTRIC
45	INDEX CONTOUR
46	INTERMEDIATE CONTOUR
TS	TRAFFIC SIGNAL POLE
HH	HAND HOLE
FB	FIRE PULL BOX
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
DYCL	DOUBLE YELLOW CENTERLINE
VGC	VERTICAL GRANITE CURB
STN	COBBLESTONE CURB
BCB	BIT. CONC. BERM
×87.12	SPOT GRADE
POB	POINT OF BEGINNING
CI	CAST IRON
DI	DUCTILE IRON
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RL	ROOF LEADER
SB/DH	STONE BOUND W/DRILL HOLE
FND	FOUND
(R)	RECORD
(S)	SURVEY
BCE	BACK CENTER EDGE
DMM	ELECTRIC METER
AC	AIR CONDITIONER UNIT
FFE	FINISHED FLOOR ELEVATION
TW	TOP OF WALL
BW	BOTTOM OF WALL
MW	MONITORING WELL

SIGN KEY

NP	NO PARKING
STP	STOP
STR	STREET
NO	NO OUTLET

ZONING CHART

ZONE DISTRICT: GENERAL BUSINESS DISTRICT (GBD-1)

Zoning Regulation Requirements	Required
MINIMUM LOT SIZE	NO REQUIREMENT
MINIMUM FRONTAGE	20 FT
FRONT SETBACK	NO REQUIREMENT*
SIDE SETBACK	NO REQUIREMENT**
REAR SETBACK	20 FT**
MAX. BUILDING HEIGHT	3 STORIES OR 45 FT***
MINIMUM LOT WIDTH	20 FT
MIN. YARD ADJ. TO RES. DIST.	20 FT
MIN. YARD ADJ. TO OTHER DIST.	100 FT

*SEE ZONING BYLAW SECTION 4.1.2(i)
**SEE ZONING BYLAW SECTION 4.1.2(j)
***SEE ZONING BYLAW SECTION 4.1.2(k)

EXCEPTIONS

KEY	DESCRIPTION
2	EXCEPTIONS TAKEN FROM CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT, MMOG NO. 12-45742, CTIC ORDER NO. 71200120, CVS SITE NO. 10139, EFFECTIVE DATE: FEBRUARY 7, 2012.
TITLE MATTER NOT SHOWN	1. Rights or claims of present tenants, lessees or parties in possession not shown by the Public Record
TITLE MATTER NOT SHOWN	2. Any lien, or right to a lien, for services, labor or material, heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
SEE THIS PLAN	3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land and encroachments onto the Land of existing improvements located on adjoining land.
TITLE MATTER NOT SHOWN	4. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
TITLE MATTER NOT SHOWN	5. Liens for taxes and assessments, which become due subsequent to the Date of Policy. Note: Taxes are paid through_____.
6	6. Title to and rights of the public and others entitled thereto in and to those portions of the insured premises lying within the bounds of the adjacent streets and ways.
7	7. Establishment of Building Line by the Town of Winchester dated March 17, 1924 and recorded in Book 4716, Page 432.
8	8. Taking of easement for highway purposes by the Town of Winchester dated April 24, 2001 and recorded in Book 32861, Page 371; as confirmed by grant of Highway Easement from Anthony Gattineri and Daniel Gattineri, Trustees of The Fashion Real Estate Trust to the Town of Winchester dated April 6, 2001 and recorded in Book 32861, Page 385.
TITLE MATTER NOT SHOWN	9. Terms and provisions of Lease in which the Trustees of the Fashion Real Estate Trust u/d/t dated March 1, 1963 and recorded in Book 10248, Page 565 is the Landlord and CVS Pharmacy, Inc. or its nominee is the Tenant, a Memorandum of which is dated as of _____ and recorded in Book _____ Page _____.
TITLE MATTER NOT SHOWN	10. Terms and provisions of lease in wgich the Trustees of the Bossi's Realty Trust u/d/t dated December 31, 1981 and recorded in Book 14504, Page 66 is the Landlord and CVS Pharmacy, Inc. or its nominee 's the Tenant, a Memorandum of which is dated as of _____ and recorded in Book _____ Page _____.
SEE THIS PLAN	11. Matters as disclosed by plan entitled _____("the survey").
	Note: This policy affirmatively insures against loss or damage resulting from the enforced removal, or attempted enforced removal, of the encroachments described in exception 11 above.
	Note: Although specifically excluded from coverage herein, records at the Middlesex Southern District Registry of Deeds disclose the following:
8	a. Zoning Decision, Special Permit/Site Plan Review, Notice of which is dated Fetruary 20, 2002 and recorded in Book 34878, Page 495.

OBSERVATIONS

KEY	DESCRIPTION
1	A PYLON SIGN BASE AND ASSOCIATED OVERHANG ENCROACH ONTO LAND NOW OR FORMERLY OF RUSSO & MARCHESI PROXIMATE TO THE NORTHWEST CORNER OF DEED PARCEL I.
2	VARIOUS UTILITIES CROSS ONTO THE PREMISES FROM SWANTON AND WASHINGTON STREETS AS SHOWN.
3	A PORTION OF BIT CONC BERM AND LANDSCAPING CROSS INTO THE SWANTON STREET RIGHT OF WAY PROXIMATE TO THE NORTHWEST CORNER OF DEED PARCEL IV.
4	A CONCRETE SIGN BASE CROSSES INTO THE SWANTON STREET RIGHT OF WAY ALONG THE NORTHERLY PROPERTY LINE OF DEED PARCEL IV.
5	A BIT CONC BERM STRADDLES THE PROPERTY LINE ALONG THE NORTHERLY PROPERTY LINE OF DEED PARCEL IV.
6	THE EXISTING BUILDING AND OVERHANG ENCROACH BY AS MUCH AS 0.2' & 1.3' RESPECTIVELY INTO THE SWANTON STREET RIGHT OF WAY ALONG THE NORTHERLY PROPERTY LINE OF DEED PARCEL III.
7	A TRAFFIC LIGHT MAST LIES ON THE PREMISES PROXIMATE TO THE NORTHEAST CORNER OF DEED PARCEL III.
8	A PORTION OF CONCRETE SIDEWALK STRADDLES THE PROPERTY LINE ALONG THE EASTERLY BOUNDARY OF DEED PARCEL III.
9	A POST AND RAIL FENCE CROSSES ONTO THE PREMISES FROM LAND NOW OR FORMERLY OF LEE PROXIMATE TO THE SOUTHEAST CORNER OF DEED PARCEL III.
10	A STOCKADE FENCE LIES ON THE PREMISES ALONG THE SOUTHERLY BOUNDARY OF DEED PARCEL III. OWNERSHIP APPEARS TO BE FROM LAND NOW OR FORMERLY OF LEE.
11	AN AREA OF LANDSCAPING MAINTAINED BY DEED PARCEL I & II LIES ON LAND NOW OR FORMERLY OF LEE.
12	PEDESTRIAN FOOT TRAFFIC WAS OBSERVED USING THE GATE SHOWN TO ACCESS THE REAR OF DEED PARCEL I FROM LAND NOW OR FORMERLY OF DECOLOGERO.
13	OVERHEAD WIRES SERVING LAND NOW OR FORMERLY OF RUSSO & MARCHESI CROSS FROM SWANTON STREET OVER THE PREMISES VIA A UTILITY POLE ALONG THE WESTERLY EDGE OF DEED PARCEL I.
14	TWO UTILITY POLES STRADDLE THE PROPERTY LINE ALONG THE WESTERLY EDGE OF DEED PARCEL I.
15	OVERHEAD WIRES CROSS FROM SWANTON STREET OVER LAND NOW OR FORMERLY OF RUSSO & MARCHESI TO UTILITY POLES LOCATED ALONG THE WESTERLY EDGE OF DEED PARCEL I.

NOTES

1) UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS, SUBSURFACE INDICATIONS, AND COMPILED FROM AVAILABLE RECORD PLANS OF PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. AS OF THE DATE OF THIS SURVEY, NO INFORMATION REGARDING RECORD UTILITIES HAS BEEN PROVIDED BY ELECTRIC AND GAS PROVIDERS. BEFORE CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233.

2) THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS BETWEEN 6/28/2012 AND 7/17/2012.

3) ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

4) THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.

5) THE PARCEL SHOWN IS LOCATED IN ZONE X, AS SHOWN ON "FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS", PANEL 409 OF 656, MAP NUMBER 25017C0409E, EFFECTIVE DATE JUNE 4, 2010.

TO:

CHICAGO TITLE INSURANCE COMPANY
CVS CAREMARK CORPORATION
HINCKLEY, ALLEN, & SNYDER LLP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 8, 11(b), 13, 14, 16, 17, 20(a), AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 17, 2011

COMMONWEALTH OF MASSACHUSETTS
IAN C. WISURI
No. 47403
LAND SURVEYOR

7/20/12
IAN C. WISURI, PLS No. 47403 — DATE

LEGAL DESCRIPTION

TAKEN FROM: TITLE COMMITMENT SCHEDULE A.
PARCEL ONE

A certain parcel of land with the buildings thereon situated in Winchester, Middlesex County, Massachusetts, situated on the Southerly line of Swanton Street distant Westerly one hundred eighty-five and 51/100 (185.51) feet from the Westerly line of Washington Street and running

SOUTH 29° 29' 40" West two hundred six and 55/100 (206.55) feet; thence

NORTH 58° 29' 30" West, seventy-eight and 44/100 (78.44) feet; thence

NORTH 29° 55' 20" East, two hundred six and 50/100 (206.50) feet to a stone bound in the said Southerly line of Swanton Street; and thence

SOUTH 57° 41' East by said Southerly line of Swanton Street eight (80) feet to the point of beginning.

Containing approximately sixteen thousand three hundred forty-four (16,344) square feet.

For further description see "Plan of Land on Swanton Street, Winchester, Mass.", by James Hinds, Engineer, dated October 11, 1929, and duly recorded with Middlesex South District Deeds, Book 5465, Page 172.

PARCEL TWO

A certain parcel of land situated on the southerly side of Swanton Street, in Winchester, Middlesex County, Massachusetts, said parcel being a part of Lot A shown on a plan entitled "Plan of Land in Winchester, Mass. dated Feb. 8, 1960 by Henry F. Bryant & Son, Inc., Engineers, Brookline, Mass." and recorded in Middlesex South District Deeds Book 9547, Page 34, and being bounded and described as follows:

Northwesterly	by other land of The Fashion Real Estate Trust, sixty-five (65) feet;
Southwesterly	by land now or formerly of MacKeon, ninety-four and 42/100 (94.42) feet;
Southeasterly	by other land of Y. D. Realty, Inc. and the remaining portion of Lot A, sixty-four and 63/100 (63.64) feet; and
Northeasterly	by Lot B on said plan, ninety-two and 65/100 (92.65) feet.

Containing 6050 square feet more or less. Be any or all of said measurements more or less.

PARCEL THREE

A certain parcel of land, with the buildings thereon, situated on the southerly side of Swanton Street in Winchester, Middlesex County, Massachusetts, being part of Lot A as shown on plan filed in Middlesex South Registry of Deeds, Book 9547, Page 34, entitled "Plan of Land in Winchester, Mass., dated February 8, 1960, by Henry F. Bryant & Son, Inc., Engineers, Brookline, Mass.", and being bounded and described as follows:

Northeasterly	by Swanton Street seventy-one and 77/100 (71.77) feet;
Southeasterly	by Washington Street one hundred ninety-one (191.00) feet;
Southwesterly	by land now or formerly of Florence MacKeon ninety-six and 59/100 (96.59) feet;
Northwesterly	by land now of the Fashion Real Estate Trust sixty-four and 63/100 (64.63) feet;
Northeasterly	three and 51/100 (3.51) feet;
Northwesterly	forty and 06/100 (40.06) feet, parallel to and one-half (0.50) foot west of existing building shown on said plan;
Northeasterly	twenty and 62/100 (20.62) feet by a party wall;
Northwesterly	eight and 19/100 (8.19) feet along the westerly wall of a boiler room,
Northeasterly	one-half (0.50) foot;
Northwesterly	seventy-eight and 40 (78.40) feet, parallel and one-half (0.50) foot east of said building, by land now or formerly of Jenny Manufacturing Company, shown as Lot B on said plan.

PARCEL FOUR

The land in Winchester, Middlesex County, Massachusetts, with the buildings thereon, situated on the Southerly side of Swanton Street, said parcel being shown on a plan entitled, "Plan of Land in Winchester, Mass., dated February 8, 1960, by Henry F. Bryant & Son, Inc., Engineers, Brookline, Mass.", recorded in Middlesex South District Deeds, Book 9547, Page 34, and being bounded and described as follows:

Beginning on the Northwesterly corner of Lot B, as shown on said plan, and running Easterly one hundred thirteen and 78/100 (113.78) feet on Swanton Street;

Thence Southerly on said plan, seventy-eight and 40/100 (78.40) feet, parallel to and six (6) inches east of existing building shown on said plan, to a point near the Northwesterly corner of the boiler room shown on said plan;

Thence Westerly six (6) inches to the Northwesterly corner of said boiler room;

Thence Southerly along the Westerly wall of said boiler room, eight and 19/100 (8.19) feet;

Thence Westerly, twenty and 62/100 (20.62) feet by a party wall;

Thence Southerly again, forty and 06/100 (40.06) feet, parallel to and six (6) inches west of existing building shown on said plan;

Thence Westerly again, as shown on said plan, ninety-six and 15/100 (96.16) feet;

Thence Northerly, one hundred twenty-six (126) feet, to the point of beginning.

Be any or all of said measurements, more or less, or however otherwise the said premises may be bounded, measured or described.

Excepting herefrom so much of said premises as were conveyed by us to Y. D. Realty, Inc., by Deed dated September 19, 1961 and recorded with Middlesex Southern District Registry of Deeds in Book 9892, Page 436.

PARCEL FIVE

A certain parcel of land, with the buildings thereon, situated on the Southerly side of Swanton Street in Winchester, Middlesex County, Massachusetts, said parcel being a portion of that parcel being shown on a plan entitled "Plan of Land in Winchester, Mass., dated February 8, 1960, by Henry F. Bryant and Son, Inc., Engineers, Brookline, Mass." recorded in Middlesex South District Deeds, Book 9547, Page 34, and being bounded and described as follows:

Beginning at a point six (6) inches west of existing building shown on said plan and running

Southerly forty and 06/100 (40.06) feet parallel to and six (6) inches west of said building.

Thence Westerly, three and 50/100 (3.50) feet;

Thence Northerly, forty and 06/100 (40.06) feet;

Thence Eastarly, three and 50/100 (3.50) feet to the point of beginning.

Be any or all measurements more or less, or however otherwise the said premises may be bounded, measured or described.

PERIMETER DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATED IN THE COMMONWEALTH OF MASSACHUSETTS, COUNTY OF MIDDLESEX, TOWN OF WINCHESTER, BEING ON THE SOUTH SIDE OF SWANTON STREET AND THE WEST SIDE OF WASHINGTON STREET.

MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF THE AREA HEREIN DESCRIBED AT A POINT ON THE SOUTHERLY SIDELINE OF SWANTON STREET, THENCE RUNNING;

S 57 41 06 E	260.45 FEET TO A POINT. SAID LAST COURSE BEING BY THE SOUTHERLY SIDELINE OF SWANTON STREET, THENCE TURNING AND RUNNING;
SOUTHEASTERLY	BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 5.00 FEET, AND A LENGTH OF 7.96 FEET TO A POINT OF TANGENCY, THENCE TURNING AND RUNNING;
S 33 30 00 W	185.90 FEET TO A POINT. SAID LAST TWO COURSES BEING BY THE WESTERLY SIDELINE OF WASHINGTON STREET, THENCE TURNING AND RUNNING;
N 57 15 10 W	191.01 FEET TO A POINT, THENCE TURNING AND RUNNING;
S 31 30 43 W	15.74 FEET TO A POINT. SAID LAST TWO COURSES BEING BY LAND NOW OR FORMERLY OF LEE, THENCE TURNING AND RUNNING;
N 57 29 00 W	75.32 FEET TO A POINT. SAID LAST COURSE BEING IN PART BY LAND NOW OR FORMERLY OF LEE, LAND NOW OR FORMERLY OF DECOLOGERO, AND LAND NOW OR FORMERLY OF BURNHAM; THENCE TURNING AND RUNNING;
N 33 34 23 E	205.04 FEET TO THE POINT OF BEGINNING. SAID LAST COURSE BEING IN PART BY LAND NOW OR FORMERLY OF BURNHAM, AND LAND NOW OR FORMERLY OF RUSSO & MARCHESI.

CONTAINING 51,653 S.F. MORE OR LESS, OR 1.186 ACRES MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

No.	Revision	Date
1	INITIAL ISSUE	07/20/2012

LOCATION:
PARCEL ID: 10 138 0
278 & 292 WASHINGTON ST.
WINCHESTER, MA 01890

PARCEL ID: 10 139 0
12 SWANTON STREET
WINCHESTER, MA 01890

PARCEL ID: 10 140 0
16 & 20 SWANTON STREET
WINCHESTER, MA 01890

OWNERS OF RECORD:

DEED PARCELS I, II, & III
FASHION REAL ESTATE TRUST
107 AUDUBON RD. STE. 104
WAKEFIELD, MA 01880
(ASSESSORS PARCELS:
10-140-0 & 10-138-0)

DEED PARCEL IV
BOSSIS REALTY TRUST
12 SWANTON STREET
WINCHESTER, MA 01890
ASSESSORS PARCEL: 10 139 0

DEED PARCEL V
Y.D. REALTY, INC
120 MILK STREET
BOSTON, MA
(NO ASSESSORS REFERENCE)

Drawn by:	SML
Checked by:	ICW
Scale:	1"=20'
Date:	07/20/2012

Prepared for:
GBC
GERSHMAN BROWN CROWLEY INC.
14 BREAKNECK HILL RD. SUITE 101
LINCOLN, RI 02865
TEL: 401-721-1600

Prepared by:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND PLANNERS
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Project Name:
CVS/pharmacy
WINCHESTER, MA 01890

Drawing Name:
ALTA/ACSM LAND TITLE SURVEY

Drawing No.:
SV-1

Project No.: 11071

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