

MA CANTON DEDHAM, LLC

December 7, 2020

VIA UPS OVERNIGHT

Mr. Charles Aspinwall
Town Administrator
Town of Canton
801 Washington Street
Canton, MA 02021



RE: Land Donation
777 Dedham Street

Mr. Aspinwall,

In association with the proposed Topgolf development located at 777 Dedham Street, Topgolf committed to donating some land to the Town as part of our zoning approval. On behalf of MA Canton Dedham LLC, please accept this letter as a formal request to initiate the process for the land donation with the Town of Canton.

The majority of this land is located on the western portion of the overall +/- 15-acre subject property and consists of undevelopable wetlands located along and adjacent to both the Neponset River and the MBTA rail line. There are no proposed improvements to the land designated as Lot 1 and Lot 2 of the overall Topgolf development project, which has a total acreage is +/- 2.86 acres. Please refer to the attached exhibit plan.

In addition, there is a small area of land at Topgolf's main driveway entrance along Dedham Street that must be donated to accommodate the proposed traffic signal improvements. It is the location of the poles for the mast arms and other equipment associated with our proposed traffic signal installation, which has a total acreage of 0.05 acres. In accordance with MassDOT's recent directive, the area where mast arms, poles, signal controller, and other associated traffic equipment are to be located must be part of the public right of way. MassDOT will no longer accept easements to handle these matters.

At this time, please process this request accordingly. It is our understanding that action on this matter is required at the Annual Town Meeting tentatively scheduled for May 2021.

Please review the attached and contact me if you have any questions or concerns.

Respectfully,

Philip J. Wilson
Manager of MA CANTON DEDHAM, LLC

Enclosure

CC: TOPGOLF USA CANTON, LLC

z:\demain\projects\0809-037 dedham street\777\autocad drawings\0809-037-exco-town exhibit.dwg Plotted: 3/17/2020

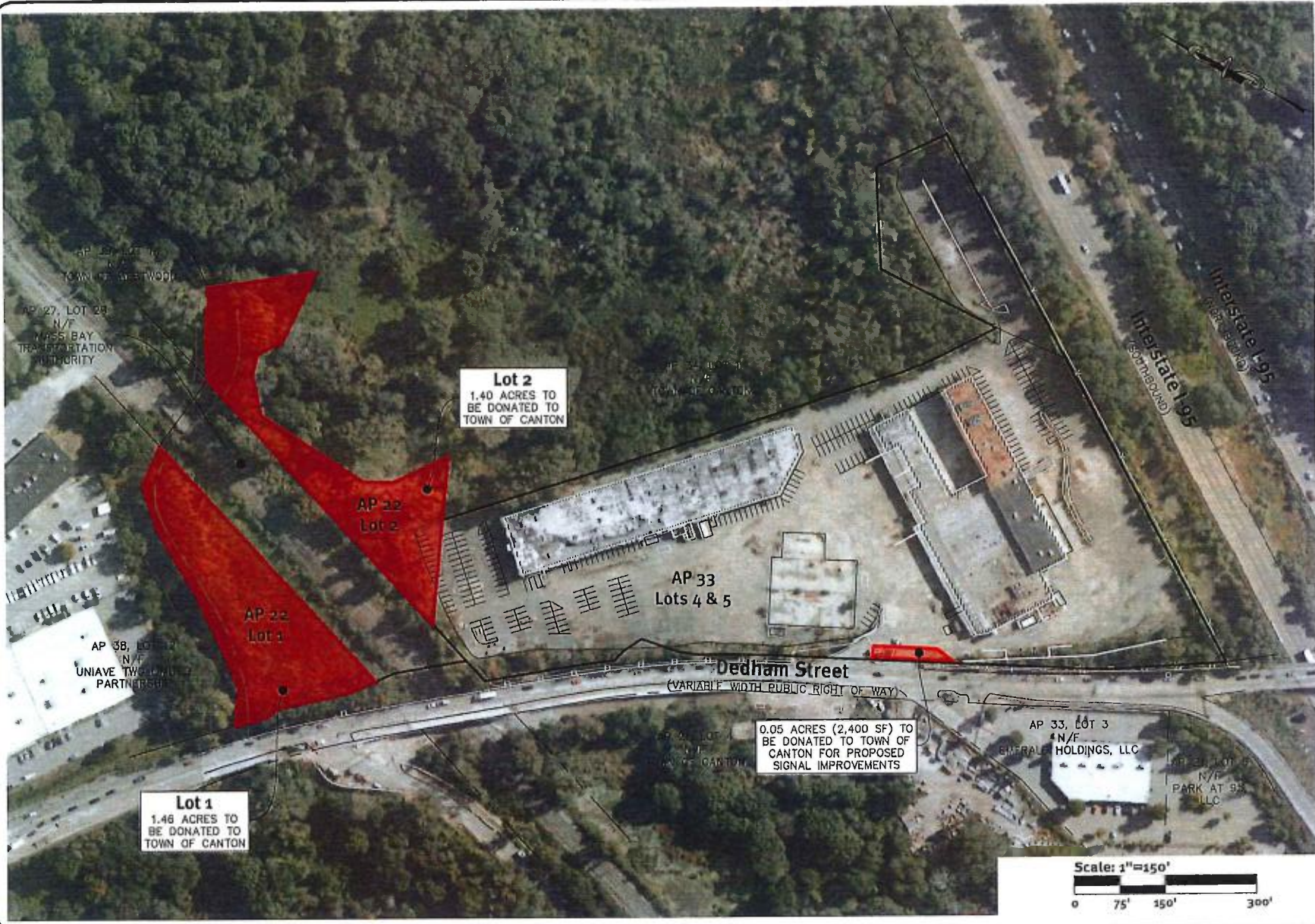


Exhibit - Land Donation
777 Dedham Street

AP 33 LOTS 4 & 5, AP 22 LOTS 1 & 2
777 Dedham Street, Canton, MA 02021

777 Dedham Street Owner LLC
Applicant

75 Park Plaza, Boston, MA 02110

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Date: 3/17/2020

DiPrete Engineering

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tel 781-326-0021 fax 401-464-6606 www.diprete-eng.com

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- Legend**
- NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY
- | | | | |
|----------|--------------------|-----|---------------------------|
| ---//--- | BOUNDARY | ▲/▲ | NAIL FOUND/SET |
| ---/--- | ASSESSOR'S PLAT | ⊙/⊙ | DRILL HOLE FOUND/SET |
| ---/--- | NOV OR FORMERLY | ⊙/⊙ | IRON ROD/PYRE FOUND/SET |
| (D) | DEED | ⊙/⊙ | BOUND FOUND/SET |
| (M) | MEASURED | ▲ | SON |
| (CA) | CHORD ANGLE | ⊙ | BOLLARD |
| (IC) | MANICURED | ⊙ | SOIL EVALUATION |
| --- | PROPERTY LINE | ⊙ | CATCH BASIN |
| --- | ASSESSOR'S LINE | ⊙ | DOUBLE CATCH BASIN |
| --- | TREELINE | ⊙ | DRAINAGE MANHOLE |
| --- | QUADRANT | ⊙ | PLANNED END SECTION |
| --- | RETAINING WALL | ⊙ | OFF POLE |
| --- | MINOR CONTOUR LINE | ⊙ | ELECTRIC MANHOLE/HANDHOLE |
| --- | MAJOR CONTOUR LINE | ⊙ | UTILITY/POWER POLE |
| --- | SEWER LINE | ⊙ | LIGHTPOST |
| --- | SEWER LINE | ⊙ | SEWER/SEPTIC MANHOLE |
| --- | SEWER FORCE MAIN | ⊙ | SEWER VALVE |
| --- | GAS LINE | ⊙ | CLEANOUT |
| --- | ELECTRIC LINE | ⊙ | HYDRANT |
| --- | DRAINAGE LINE | ⊙ | FLAGSTONE VALVE |
| | | ⊙ | WATER VALVE |
| | | ⊙ | WELL |
| | | ⊙ | WATERING WELL |
| | | ⊙ | UNKNOWN MANHOLE |
| | | ⊙ | GAS VALVE |
| | | ⊙ | WELDED FLUID |
| | | ⊙ | SEWON MARK |
| | | ⊙ | SHULB |
| | | ⊙ | TRIE |

- Plan References:**
- TANK UPGRADE & DESTING CONDITIONS PLAN, CLAYFIELD FARMS, INC. PLAN BY ENVIRONMENTAL COMPLIANCE SERVICES, INC. DATED JUNE 23, 2001.
 - "EXISTING CONDITION PLAN OF AP 33, LOTS 4 & 5 AND AP 22, LOTS 1 & 2 "CLAYFIELD FARMS HEADQUARTERS" PLAN BY GAROFALO AND ASSOCIATES, INC." DATED MAY 15, 2000.
 - RIGHT OF WAY AND TRACK MAP BOSTON AND PROVIDENCE RR CORP. STATION 169+11.34 TO STATION 170+34.9134, DATED JUNE 30, 1915.
 - PLAN NUMBER 543 OF 1830.
 - PLAN NUMBER 708 OF 1852.
 - PLAN NUMBER 786 OF 1858.
 - PLAN NUMBER 824 OF 1867.
 - LAND COURT PLAN 20378A.
 - LAND COURT PLAN 20182A.
 - LAND COURT PLAN 5300D.
 - LAND COURT PLAN 5300D.
 - LAND COURT PLAN 53767B.
 - MASSACHUSETTS HIGHWAY LAYOUT 438A.
 - MASSACHUSETTS HIGHWAY LAYOUT 8509.
 - MASSACHUSETTS HIGHWAY LAYOUT 5300.
 - MASSACHUSETTS HIGHWAY LAYOUT 7500.
 - MASSACHUSETTS HIGHWAY PROJECT FILE 606146.

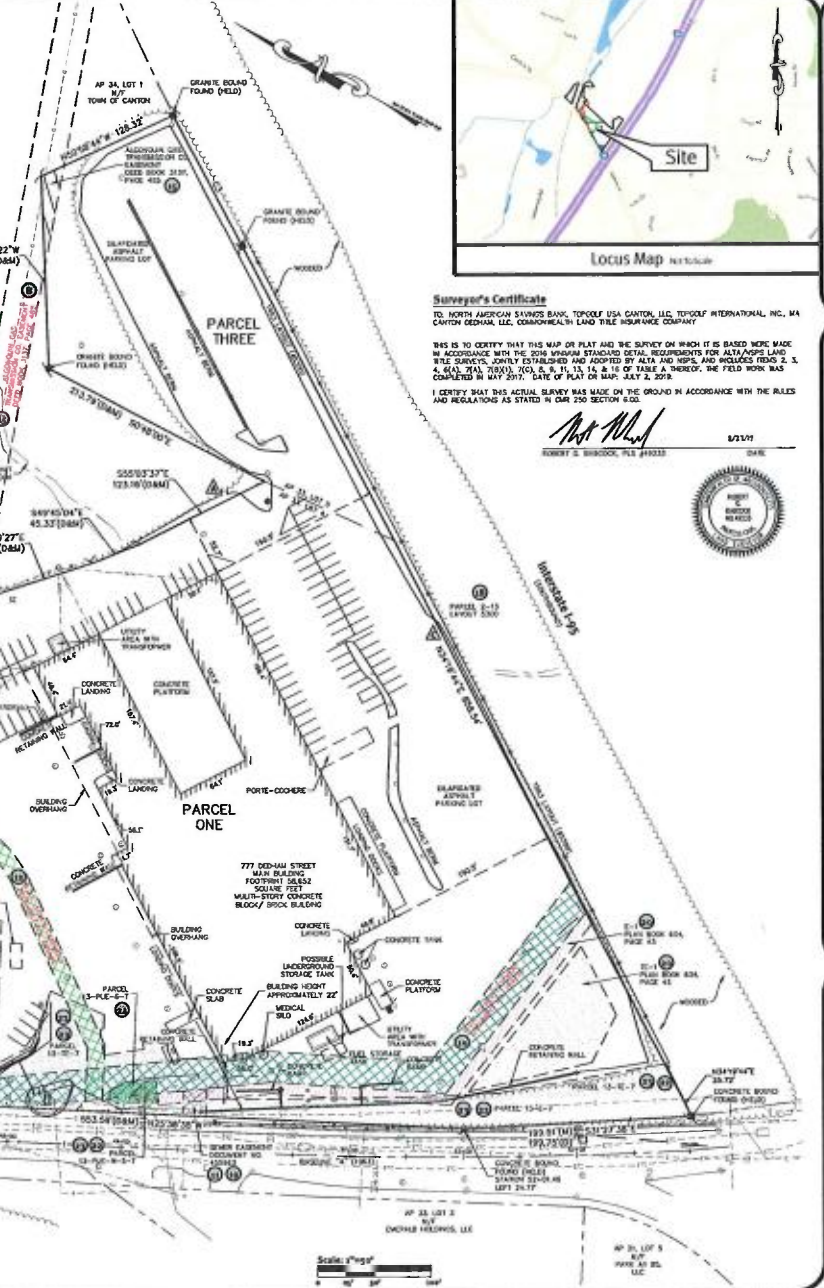
- General Notes**
- THE PARCELS ARE FOUND ON ASSESSOR'S PLAT 33, LOTS 4 & 5, & ASSESSOR'S PLAT 22, LOTS 1 & 2 IN THE CITY OF CANTON, NORFOLK COUNTY, MASSACHUSETTS.
 - THE OWNER PER CERTIFICATE OF TITLE NO. 84431, DEED BOOK 4001, PAGE 361, DEED BOOK 3653, PAGE 154, DEED BOOK 3658, PAGE 673, DEED BOOK 7546, PAGE 97 & DEED BOOK 3966, PAGE 322 IS CLAYFIELD FARMS, INC.
 - BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN AIE (17) PER FEDERAL EMPLOYMENT MANAGEMENT HENRY TRUSS REFERENCE MAP 2002200001, DATED JUNE 4, 1997. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OF THE RESULTS OF A COMPTON/CFE FLOOD STUDY.
 - THE PARCEL IS BOUND UNDEVELOPED (U) BY A/C EXTINCT BASED ON TOWN OF CANTON ONLINE GIS MAP. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TOWN AND/OR CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
 - THERE WERE NO CONCRETE, GRASS SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
 - FIELD SURVEY PERFORMED BY CDPRETE ENGINEERING IN MAY 2017. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
 - THE PROPERTY SHOWN HEREIN IS THE SAME AS THE PROPERTY DESCRIBED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY POLICY NO. 58911-C-6, WITH AN EFFECTIVE DATE OF AUGUST 16, 2015 AT 5:00 PM.
 - THE PARCELS SHOWN ON THIS SURVEY ARE CONTIGUOUS WITH NO GAPS, GORES OR STORIES WITH THEIR ADJACENTS.

- ALTA/NSPS Land Title Survey Notes**
- THE ADDRESS OF PARCEL IS 777 DEDHAM STREET.
 - THERE WERE 247 PARCELS SPACES OBSERVED AT THE TIME OF THE FIELD SURVEY.
 - THE PARCEL HAS DIRECT ACCESS TO DEDHAM STREET, A PUBLIC POINT OF BAY.
 - THERE ARE NO DRINKING/WATER WALLS LOCATED ALONG BOUNDARY OF THE PARCEL.
 - THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION AT THE TIME OF THE FIELD SURVEY.
 - THERE WAS NO OBVIOUS EVIDENCE OBSERVED OF A SOIL WASTE DUMP, SWAMP OR SANITARY LANDFILL ON SITE AT THE TIME OF THE FIELD SURVEY. CDPRETE ENGINEERING IS NOT ACTING AS AN EXPERT IN ENVIRONMENTAL MATTERS IN REGARD TO THIS SURVEY AND IS NOT RESPONSIBLE FOR WHAT A PHASE ONE ENVIRONMENTAL ASSESSMENT OF THE SUBJECT WOULD REVEAL.
 - RIGHT OF WAY LINES ADJACENT TO SUBJECT PARCEL ARE AS SHOWN.
 - THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THE FIELD SURVEY.

Curve Table

CURVE	LENGTH	DELTA	RADIUS	TANGENT	CHORD LENGTH	CHORD BEARING
C1	87.08'	324°45'	1630.00'	48.10'	97.07'	S38°20'29"W
C2	117.88'	476°00'	1630.00'	86.02'	117.88'	N27°47'02"W
C3	128.94'	072°34'	1980.00'	84.93'	126.96'	S34°02'27"W

- List of Possible Encroachments:**
- PAVEMENT OVER PROPERTY LINE
 - PAVEMENT OVER PROPERTY LINE
 - PAVEMENT OVER PROPERTY LINE
 - PAVEMENT OVER PROPERTY LINE



Surveyor's Certificate

ED, NORTH AMERICAN SURVEYING, TOWN OF USA CANTON, LLC, TOWN OF INTERNATIONAL, INC., MA CANTON GEOMATICS, LLC, COMMONWEALTH LAND 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 2016 MPMAS STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, EXCEPT AS OTHERWISE PROVIDED BY ALTA AND NSPS, AND INSURED (PRODS. 2, 3, 4, 6(A), 7(A), 20(X)), 700, 2, 6, 11, 13, 14, 8, 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MAY 2017. DATE OF PLAN OR MAP: JULY 2, 2018.

I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE RULES AND REGULATIONS AS STATED IN OUR 250 SECTION 6.00.

Robert S. Burdick

ROBERT S. BURDICK, PLS #19333

07/01

DATE

See Sheet 2

DiPrete Engineering

www.diprete.com
 100 Washington Street, Suite 200, Canton, MA 01921
 508-848-1111
 1000 Main Street, Suite 200, North Andover, MA 01854

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ALTA/NSPS Land Title Survey

777 Dedham Street
 Canton, Massachusetts

777 Dedham Owner LLC

Notes Corresponding to Schedule B Exceptions:
COMMONWEALTH LAND TITLE INSURANCE COMPANY, GOVERNMENT NO. 59991-C-1,
EFFECTIVE DATE: AUGUST 15, 2019 AT 9:00PM

- 1) SO MUCH OF THE REGISTERED LAND AS IS INCLUDED WITHIN AN AREA MARKED "METROPOLITAN DISTRICT CORPORAION (1866) APPROXIMATELY SHOWN ON LAND COURT PLAN NO. 31612-10, 35 SMALL EASEMENTS SET FORTH IN A DEED BY OTTO FRENCH TO ALCOHOLIC GAS TRANSMISSION COMPANY DATED MAY 28, 1953, RECORDED WITH SAID DEEDS, BOOK 3063, PAGE 124 AND A DEED BY THE METROPOLITAN DISTRICT CORPORATION DATED SEPTEMBER 18, 1932, RECORDED WITH SAID DEEDS, BOOK 192, PAGE 147.
RESPONSE: AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY.
- 2) SO MUCH OF THE REGISTERED LAND AS LIES WITHIN THE AREA MARKED "SLOPE EASEMENT" APPROXIMATELY SHOWN ON LAND COURT PLAN NO. 31762A, ADJACENT TO DEBHAM STREET, IS SUBJECT TO A EASEMENT BY THE COUNTY OF NORFOLK DATED NOVEMBER 29, 1936, RECORDED WITH SAID DEEDS, BOOK 373, PAGE 147.
RESPONSE: AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY.
- 3) SO MUCH OF THE REGISTERED LAND AS IS INCLUDED WITHIN THE AREA MARKED "ALCOHOLIC GAS TRANSMISSION CO. (EASEMENT)" APPROXIMATELY SHOWN ON LAND COURT PLAN NO. 31762A IS SUBJECT TO EASEMENTS SET FORTH IN A DEED BY OTTO FRENCH TO ALCOHOLIC GAS TRANSMISSION COMPANY DATED MAY 28, 1953, RECORDED WITH SAID DEEDS, BOOK 3063, PAGE 124 AND A DEED BY THE METROPOLITAN DISTRICT CORPORATION OF THE ESTATE OF AUGUST FRENCH TO ALCOHOLIC GAS TRANSMISSION CO. DATED NOVEMBER 8, 1952, RECORDED WITH SAID DEEDS, BOOK 3073, PAGE 480.
RESPONSE: AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY.
- 4) SO MUCH OF THE REGISTERED LAND HOLDERS IN THE AREA MARKED "BRIDGE COTON" APPROXIMATELY SHOWN ON LAND COURT PLAN NOS. 31762A AND 31762B IS SUBJECT TO THE RIGHTS OF ALL PERSONS LAWFULLY ENTITLED THEREIN.
RESPONSE: AFFECTS SUBJECT PARCEL, NO DAMAGE NOTICES OBSERVED AT THE TIME OF THE FIELD SURVEY IN THE AREAS SHOWN.
- 5) ORDER OF TAKING BY EMBERT COBURN OF WATER AND ACCESS EASEMENT OF DEBHAM STREET AND STANBORN WAY, CANTON, MASSACHUSETTS BY THE TOWN OF CANTON BOARD OF SELECTION DATED NOVEMBER 18, 1910, RECORDED WITH SAID DEEDS, BOOK 2833, PAGE 342, ALSO FILED WITH SAID REGISTRY DISTRICT AS DOCUMENT NO. 1214386.
RESPONSE: AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY.
- 6) EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LAMOWER ACTION - ACTIVE LINES ENTERED IN THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF MASSACHUSETTS, CASE 114-CV-00248-MSB, BUREAU OF CONSUMER PROTECTION ET AL. VS. THE BOSTON EDISON COMPANY L.P. ET AL DATED APRIL 8, 2015, RECORDED WITH SAID DEEDS, BOOK 3324, PAGE 404.
RESPONSE: AFFECTS SUBJECT PARCEL, LOCATOR NOT ESTABLISHED BY DEED.
- 7) LAYOUT NO. 8363 AND ORDER OF TAKING BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION OF A STATE HIGHWAY KNOWN AS DEBHAM STREET DATED SEPTEMBER 17, 2015, RECORDED WITH SAID DEEDS, BOOK 3354, PAGE 8. ALSO FILED WITH SAID REGISTRY DISTRICT AS DOCUMENT NO. 1339652.
RESPONSE: AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY.
- 8) LAYOUT NO. 8020 AND ORDER OF TAKING BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION OF INTERSTATE ROUTE 1-90 DATED SEPTEMBER 18, 2015, RECORDED WITH SAID DEEDS, BOOK 3348, PAGE 166, AND FILED WITH SAID REGISTRY DISTRICT AS DOCUMENT NO. 1339652.
RESPONSE: AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY.
- 9) RIGHTS OF OTHERS IN AND TO SO MUCH OF THE PREMISES AS IS IN NEPHEW RIVER, BROOKS AND/OR FRENCH WHICH COULD BE SUBJECT TO EASEMENTS, ETC.
RESPONSE: AFFECTS SUBJECT PARCEL, NEPHEW RIVER SHOWN ON SURVEY.
- 10) ORDER OF TAKING BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION DATED MARCH 30, 2015, RECORDED WITH SAID DEEDS, BOOK 3366, PAGE 287, ALSO FILED WITH SAID REGISTRY DISTRICT AS DOCUMENT NO. 1418148.
RESPONSE: AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY.
- 11) "ALTA OPS" LAND SURVEY 777 DEDHAM STREET CANTON, MASSACHUSETTS DATED APRIL 27, 2017, LAST REVISED. EMBERT COBURN OF WATER ET AL. BY OPINION ENGINEERING SHOWS POSSIBLE ENCROACHMENT OF EASEMENT IN FOUR LOCATIONS, BUT THE POLICY HOLDERS AGAINST ALL LOSS, COSTS, CLAIMS AND DAMAGES AGAINST THE ENCROACHMENTS APPROACHING THE PREMISES AS PRESENTLY APPROVED AS PLANNED TO BE APPROVED AS SHOWN ON THE ZONING ENCROACHMENT ATTACHED TO AND MADE A PART OF THE LOAN POLICY.
RESPONSE: ALL PERTINENT INFORMATION SHOWN.
- 12) DEED FROM AUGUSTA F. CLAYTON TO THE INHABITANTS OF THE TOWN OF CANTON DATED NOVEMBER 15, 1937, RECORDED WITH SAID DEEDS, BOOK 218, PAGE 50.
RESPONSE: BRIDGE LOCATED OFFSITE, SHOWN ON SURVEY.
- 13) DEED FROM PETER BURZEL TO THE INHABITANTS OF THE TOWN OF CANTON DATED AUGUST 28, 1936, RECORDED WITH SAID DEEDS, BOOK 224, PAGE 292.
RESPONSE: BRIDGE LOCATED OFFSITE, SHOWN ON SURVEY.

Exhibit A

THE LAND AT 777 DEDHAM STREET, CANTON, NORFOLK COUNTY, MASSACHUSETTS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1: (REGISTERED LAND)
SOUTHWESTERLY BY THE NORTHWESTERLY LINE OF DEBHAM STREET, TOP HUNDRED THIRTY NINE AND 69/100 (1038.68) FEET.
WESTERLY BY ONE HUNDRED TWENTY SEVEN AND 85/100 (1272.65) FEET; NORTHWESTERLY ONE HUNDRED TWENTY FOUR AND 37/100 (1214.5) FEET, BY LAND NOW OR FORMERLY OF MASSACHUSETTS LAND CORPORATION.
NORTHEASTERLY BY LAND NOW OR FORMERLY OF HOWARD R. MARSH, ET AL, NINE HUNDRED SEVENTY NINE AND 41/100 (1268.41) FEET.
EASTERLY BY LAND NOW OR FORMERLY OF ROBERT L. DRAPER, ONE HUNDRED THIRTY FIVE AND 67/100 (1240.7) FEET.
SOUTHWESTERLY BY PARCEL 2-13, SHOWN ON PLAN FILED WITH CERTIFICATE NO. 86443, AND PARCEL 2-12, SHOWN ON PLAN FILED WITH CERTIFICATE NO. 78994, FIVE HUNDRED SEVENTY EIGHT AND 84/100 (1268.84) FEET, AND
SOUTHWESTERLY BY PARCEL 2-17, SHOWN ON SAID PLAN FILED WITH CERTIFICATE NO. 78954 AND BY PARCEL 2-8-7, SHOWN ON SAID PLAN FILED WITH CERTIFICATE NO. 86443, TWO HUNDRED ONE AND 69/100 (2018.6) FEET.

SAID PARCEL COMPRISES LOT 118 ON A PLAN DRAWN BY MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS, E. J. MCCORMACK, CHIEF ENGINEER, DATED JANUARY 22, 1963, AND JANUARY 21, 1964, AS APPROVED BY THE LAND COURT, FILED IN THE LAND REGISTRATION OFFICE AS NO. 31697. A COPY OF A PORTION OF WHICH IS FILED IN SAID REGISTRY DISTRICT WITH CERTIFICATE NO. 86443, BOOK 425, LOT 118 DESCRIBED ON A PLAN DRAWN BY MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS, E. J. MCCORMACK, CHIEF ENGINEER, DATED JANUARY 22, 1963, AND JANUARY 21, 1964, AS APPROVED BY SAID COURT, FILED IN THE LAND REGISTRATION OFFICE AS NO. 31697. A COPY OF A PORTION OF WHICH IS FILED IN NORFOLK REGISTRY DISTRICT WITH CERTIFICATE NO. 78954, BOOK 382, AND A PARCEL, SHOWN ON THE LAND REGISTRATION OFFICE AS NO. 31697, DATED DECEMBER 20, 1961 AND OCTOBER 1, 1962, AS APPROVED AND APPROVED BY SAID COURT, FILED IN NORFOLK REGISTRY DISTRICT WITH CERTIFICATE NO. 73143, BOOK 306.

PARCEL 16: (UNREGISTERED LAND)
A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED IN SAID CANTON, BEING SHOWN ON SHEET 42 OF THE "RECORDS OF THE BOSTON AND PROVIDENCE RAILROAD CORPORATION" AS PARCEL 1232 AND BEING THE SAME PREMISES DESCRIBED IN A CERTAIN DEED GIVEN BY CHARLES B. WALKER TO THE BOSTON AND PROVIDENCE RAILROAD CORPORATION BY DEED DATED SEPTEMBER 11, 1865, RECORDED WITH SAID NORFOLK DEEDS, BOOK 291, PAGE 125, EXCEPTING THEREFROM THE PORTION OF SAID DEED DESCRIBED IN A CERTAIN DEED GIVEN BY CHARLES B. WALKER, FORMERLY AUGUSTA F. CLAYTON, NOW AUGUSTA F. KETTEROFF, TO THE INHABITANTS OF THE TOWN OF CANTON, BY DEED DATED NOVEMBER 15, 1937, RECORDED WITH SAID NORFOLK DEEDS, BOOK 218, PAGE 50.

THIS PARCEL IS SUBJECT TO RIGHTS OF RECORD OF THE BOSTON AND PROVIDENCE RAILROAD, NEW YORK, NEW HAVEN & HARTFORD RAILROAD CO., LESSEE, NOW IN CHARLES B. WALKER, SR., TRUSTEE OF SAID BOSTON AND PROVIDENCE RAILROAD.

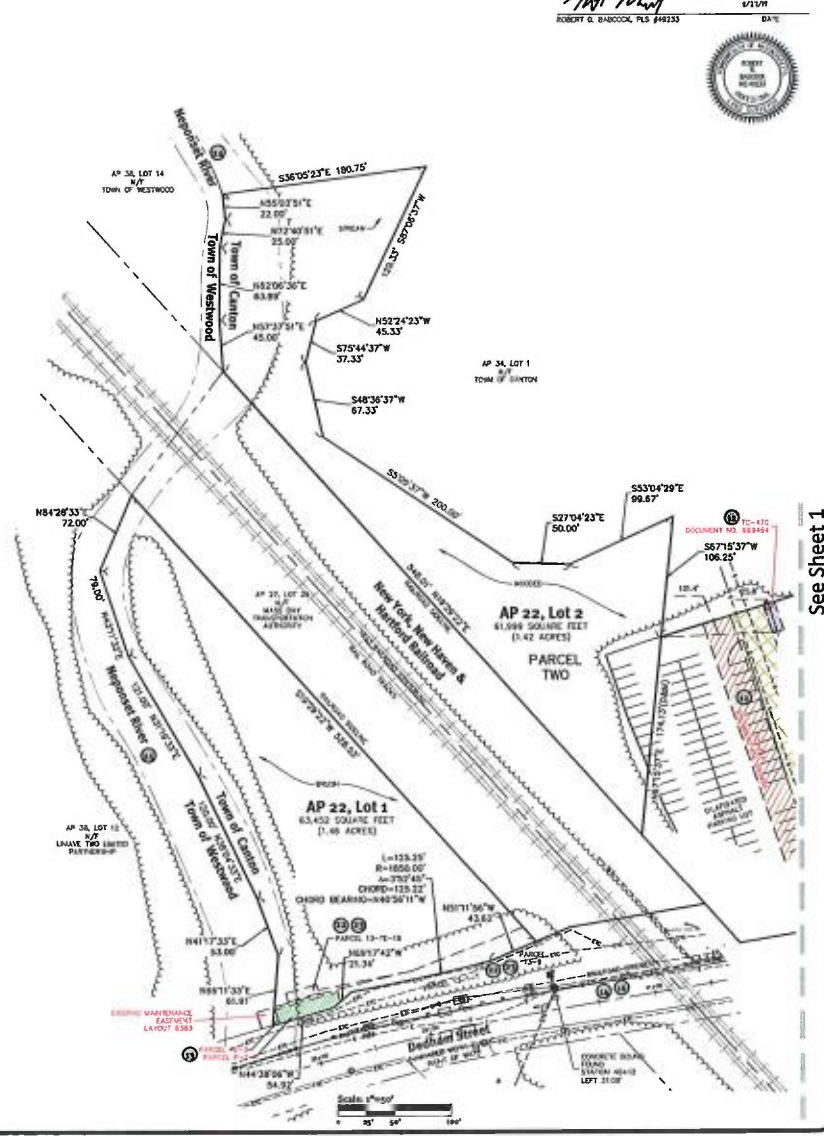
THE AFORESAID PARCEL 3 MAY ALSO BE DESCRIBED AS FOLLOWS:

LAND STATED TO CONTAIN 5 ACRES, MORE OR LESS, BOUNDED:
NORTHWESTERLY ON NEPHEW RIVER
NORTHEASTERLY ON A BROOK
SOUTHWESTERLY ON LAND OF JESSE FENNOL AND HEIRS OF ISAAC FENNOL
SOUTHWESTERLY ON THE TOWN ROAD LEADING FROM CANTON TO DEDHAM WAYS, IT COMES TO THE NEPHEW RIVER
OR HOWEVER OTHERWISE BOUNDED.

EXCEPTING THEREFROM:

A. LAND CONVEYED FROM AMARA JORDAN TO THE BOSTON & PROVIDENCE RAILROAD CORPORATION DATED APRIL 14, 1934, RECORDED WITH SAID DEEDS, BOOK 124, PAGE 101.
B. LAND CONVEYED FROM AUGUSTA F. CLAYTON TO THE INHABITANTS OF THE TOWN OF CANTON BY DEED DATED NOVEMBER 15, 1937, RECORDED WITH SAID DEEDS, BOOK 218, PAGE 50, BEING LOT 118 OF ABOVE DESCRIBED BOUNDARY PLAN DRAWN BY THE COMMONWEALTH OF MASSACHUSETTS PLAN AND PROFILE OF PROPOSED ADDITION OF GRADE ELEVATIONS ON DEBHAM ST. - 67A, DRAWN IN THE TOWN OF CANTON BY THE BOSTON AND PROVIDENCE RAILROAD (NEW YORK, NEW HAVEN AND HARTFORD R.R. CO. LESSEE) DATED MAY, 1938 AND THE DEPARTMENT OF PUBLIC WORKS, RECORDED WITH SAID DEEDS AS FILE PLAN 310 OF 1938.

PARCEL 16: (UNREGISTERED LAND)
BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF ELM STREET (FORMERLY BARK STREET) AT THE CORNER OF LAND NOW OR FORMERLY OF CHARLES E. FRENCH, THENCE THENCE BEGINNING BY A STONE WALL AND FENCE, BY LAND OF SAID FRENCH ABOUT 170 FEET TO STAKE; THENCE
SOUTHWESTERLY OR SOUTHERLY BY LAND NOW OR FORMERLY OF THE ROBERTS, ABOUT 30 FEET TO A ROCK; THENCE
SOUTHWESTERLY BY LAND NOW OR FORMERLY OF FRENCH, LAND NOW OR FORMERLY OF ROBERTS AND LAND NOW OR FORMERLY OF CHARLES JOHNSON TO A STAKE ON THE NORTHWESTERLY LINE OF ELM STREET, THENCE THENCE
NORTHEASTERLY ON SAID ELM STREET ABOUT 68 FEET TO THE POINT OF BEGINNING.
ALL OF SAID MEASUREMENTS BEING MORE OR LESS.
EXCEPT THE PORTION OF SAID PARCEL SOUTH AND EAST OF THE LAND TAKEN BY THE COMMONWEALTH OF MASSACHUSETTS FOR HIGHWAY ROUTE #9-95, AND SUBJECT TO THE EASEMENT OF ALCOHOLIC GAS TRANSMISSION CO.
MEANING TO DESCRIBE THE LAND, SHOWN AS LOT 5 ON THE TOWN OF CANTON ASSESSOR'S MAP NO. 33, ALSO SHOW THE PLAN OF LAND DATED JULY 14, 1987 BY VAUGHN B. HENRY CO. RECORDED AS PLAN NO. 801-187 IN PLAN BOOK 307, DESCRIBED ACCORDING TO SAID PLAN AS FOLLOWS:
BEGINNING AT A POINT AT STATION 78 PLUS TALLS ON SAID ROUTE #9-95, AND RUNNING
SOUTH 34 DEGREES 18' 00" WEST TWO HUNDRED NINETY AND FORTY EIGHT (290.40) FEET, THENCE TURNING AND RUNNING
NORTH 03 DEGREES 48' 27" WEST ONE HUNDRED TWENTY-FIVE AND SEVEN HUNDREDTHS (125.27) FEET, THENCE TURNING AND RUNNING
NORTH 05 DEGREES 42' 42" WEST TWO HUNDRED FOURTEEN AND THIRTEEN HUNDREDTHS (214.13) FEET, THENCE TURNING AND RUNNING
SOUTH 83 DEGREES 02' 00" EAST ONE HUNDRED THIRTY-EIGHT AND THIRTY-TWO (136.32) FEET, THENCE TURNING AND RUNNING
SOUTHWEST TO THE POINT OF BEGINNING



Surveyor's Certificate
TO: HON. ANTHONY SAVINO BANK, TOPOLF USA CANTON, LLC, NEOLIFE INTERNATIONAL, INC., MA CANTON BETHAM, LLC, COMMONWEALTH OF LAND 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 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA OPS'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MAY 2019. DATE OF PLAN OR MAP: JULY 2, 2019.
I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE RULES AND REGULATIONS AS STATED IN CHAPTER 290B SECTION 6.00.

[Signature]
ROBERT D. BARCOCK, RS #49233 DATE: 6/17/19



See Sheet 1

DIPRETE Engineering
1000 Washington Street, Suite 200, Boston, MA 02111
www.diprete.com | 617-552-1100 | Fax: 617-552-1101

ALTA/NSPS Land Title Survey
777 Dedham Street
Canton, Massachusetts
777 Dedham Owner LLC