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Plot Plan Disclosure

Congratulations on your upcoming purchase. You are receiving this notice because you are a Cash Buyer. There are several advantages to being a cash buyer that simplify the process of purchasing a piece of Real Estate. However there are additional issues that one needs to be aware of which can impact the purchase of your property.

One issue worth noting is that of a Plot Plan. The first question you may ask is, What is a Plot Plan and why do I need one? Does it cost extra? The simple answer to this question is that a Plot Plan will reveal the exact location of any major structures on a particular property, including any houses, porches, sheds and in some case driveways and access points. It will also show the approximate shape of a lot as well and the approximate location of said structures. In some cases where there are multiple lots it will also show the location of each particular lot in relation to each other.

All of these are of some importance, especially when there may be encroachments, missing lots, or the lots or property description is not what YOU think it may be. In connection with any closing this office will perform an examination of title, this will reveal the owners of the property and any encumbrances that may show on title. The one thing it does not show is the location of the property described therein or the location of any of said buildings or structures on said land.

Generally a Bank or Lender will require a Plot Plan as a condition to lending any money on property. Being a cash purchaser you are not required to purchase a Plot Plan as a condition of your purchase even though this office recommends it as it will reveal additional information about a property you may not know.

There is an additional cost to having a Plot Plan done as a licensed surveyor/engineer will have to be hired to actually draft a Plot Plan. Generally this cost is an additional \$150.00 however as mentioned above it is optional but is recommended. This letter is intended for informational purposes so as you assist you in being an informed buyer.

Please do not hesitate in contacting this office if you have additional questions or need additional information as we are happy to assist you.

For your information examples of actual plans are attached.

MORTGAGE INSPECTION PLAN NEW ENGLAND LAND SURVEY 4MIP35 Professional Land Surveyors 25 SUTTON AVENUE NAME Oxford, MA 01540 LOCATION 5 PHONE: (508) 987~0025 FAX: (508) 234-77231"=80" SCALE DATE REGISTRY BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE CERTIFY TO: WADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE.
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MORTGAGE INSPECTION PLAN NEW ENGLAND LAND SURVEY MIP. Professional Land Surveyors NAME = 25 SUTTON AVENUE 2103 LOCATION Oxford, MA 01540 PHONE: (508) 987-0025 FAX: (508) 234-77231"=50" SCALE DATE REGISTRY 1 BASED UPON DOCUMENTATION PROVIDED. REQUIRED MEASUREMENTS WERE AND E OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGADE INSPECTION PLAN, IN OUR JUDGEMENT ALL MISHELE EAGEVERS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS, REDARDING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW). NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGACE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY, DO NOT USE TO ERECT VENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRURS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS ETHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENGREEMENT ACTION UNDER MASS. GL. TITLE VIL CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ADVAC CRITIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ADDURATE AND THAT THE PROPERTY LINES. CERTIFY TO: DEED REFERENCE: PLAN REFERENCE: WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOCO HAZARD AREA SEE FIRM: 2503480018B ms_ 6/15/82 PLOCD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE, UNTIL DEFINITIVE PLAYS ARE ISSUED BY HUD AND/OR A VETTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED. *POSSIBLE ENCROACHMENT OF HOUSE, AN INSTRUMENT SURVEY IS RECOMMENDED. FREMONT STREET (UNDENELOPED) 188.77 #151 LOTS 4, 5, 12 & 13 18,235 SF± FILE No.: 14-05731 50" 100 150 REQUESTED BY: DAVID R. ROCHEFORD JR DRAWN BY: CBC CHECKED BY: ALB FILE: 14MP2103 SCALE: 1"=50"

MORTGAGE INSPECTION PLAN 4MP1 NEW ENGLAND LAND SURVEY Professional Land Surveyors 25 SUTTON AVENUE NAME 1510 LOCATION PHONE: (508) 987-0025 FAX: (508) 234-77231"=60" SCALE DATE REGISTRY BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTACE AND BULDING(S) SHOWN ON THIS MORTICAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS. CERTIFY TO: TH OF MISS DEED REFERENCE: REDARDING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERMISE RECARDING STRUCTURES TO PROPERTY LINE OFFSETS (URLESS OTHERMISE MOTED IN DRAMING BELOW). NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS, THIS IS A MORRISAGE INSPECTION PLAN; KOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COUPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VOLKTION ENFORCEMENT ACTION INDEED MASS CALL TIDE ME CALL AND SEC. 21. UNITED COURSEMENT. PLAN REFERENCE: WE CERTIFY THAT THE BUILDINGS) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FRAM: 25027C0637E ms: 07/04/2011 FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT INCOSSARILY ACCURATE UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A YERROAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED. NEODIFICATION, ON IS SEARCH PHOR VOLATION ENFORCEMENT ACTIVITY UNDER MISS. GL. TITLE VIL CHAP. 40A. SEC. 7. UNLESS OTHERWISE MOTED. THIS CENTIFICATION IS NON-TRANSPERABLE. THE ABOVE CENTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCUMULE AND THAT THE MESCUREMENTS USED ARE ACCUMUNELY LOCATED IN RELATION TO THE PROPERTY LINES. 194.55 237.37 LOT A 26,056 SF± DECK USE EASEMENT 8 GAR 51.75 MAPLEWOOD ROAD 104.45 *POSSIBLE SHED ENCROACHMENT, AN INSTRUMENT SURVEY IS RECOMMENDED. *USE EASEMENT NOT MENTIONED IN DEED. SMOWN ON AS-BUILT PLAN. FILE NO.: 14-05559 1201 60' 200 180 REQUESTED BY: DAVID R. ROCHEFORD JR. DRAWN BY: LAS CHECKED BY: ALB FILE: 14MP1810

MORTGAGE INSPECTION NEW ENGLAND LAND SURVEY Professional Land Surveyors NAME ! 5 Wheelock Street 0xford, MA 01540 LOCATION 01540 PHONE: (508) 987-0025 (508) 234-7723 FAX: 1"=30" DATE SCALE REGISTRY NORTHERN WORCESTER REGISTRY NORTHERN WORCESTER

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NEW ENGLAND LAND SURVEY Professional Land Surveyors 5 Wheelock Street Oxford, MA 01540 PHONE: (508) 987-0025	MORTGAGE INSI	PECTION PLAN
PHONE: (508) 987-0025 FAX: (508) 234-7723 REGISTRY	SCALE 1"=60'	DATE
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NEW ENGLAND LAND SURVEY Professional Land Surveyors 25 SUTTON AVENUE Oxford, MA 01540 LOCATION PHONE: (508) 987-0026 FAX: (508) 234-7723 SCALE SCALE 1°=80' DATE DELO REFERENCE MADE OF THE PROMINED MEASUREMENTS WERE MADE OF THE PROMINED AND BULDING(S) SHOWN ON THE MORTOLOGY MSPECTION PLAN, N. OUR JUDGEDBUT ALL VISIBLE DASSIMUMS AND SHOWN AND THERE ARE NO WOLLDINGS OF ZONNO REQUIREMENTS AND SHOWN AND THERE ARE NO WOLLDINGS OF ZONNO REQUIREMENTS AND MORTICARE REPETION PLAN NOT AN INSTRUMENT SHAPEY, SO NOT USE NOTED IN DRAWING BELDWI, NOTE: NOT DETHING AN AMOUNT STRUCTURES, OR TO PLANT SHRUES, LOCANION OF THE STRUCTURES, OF PROPERTY LINE OFFICE SHRUES, LOCANION OF THE STRUCTURES, OF PROPERTY LINE OFFICE HEQUIREMENTS, OR IS DELAY FROM WOLKHOON DEPOSED. SHAPE AND IN COMPLIANCE WITH LOOM JOINED MADE AS TO PLANT SHRUES, LOCANION OF THE STRUCTURES OF THE PROPERTY LINE OFFICE MORTED, THE STRUCTURES OF THE MORNIAGON DEPOSED. SHAPE AND IN COMPLIANCE WITH LOOM JOINED WITH THE MEDICAL CONTINUES OF THE PROPERTY LINE OFFICE AND IN COMPLIANCE WITH LOOM JOINED WITH THE MEDICAL CONTINUES OF THE PROPERTY LINE OFFICE AND IN COMPLIANCE WITH LOOM JOINED WITH THE MEDICAL CONTINUES OF THE PROPERTY LINE OFFICE AND IN COMPLIANCE WITH LOOM JOINED WITH THE MEDICAL CONTINUES OFFICE AND IN THE MEDICAL CONTINUES OF THE PROPERTY LINE OFFICE AND IN THE MEDICAL CONTINUES OF THE PROPERTY LINE OFFICE AND IN THE MEDICAL CONTINUES OF THE PROPERTY LINE OFFICE AND IN THE MEDICAL CONTINUES OF THE PROPERTY LINE OFFICE AND IN THE MEDICAL CONTINUES OF THE PROPERTY LINE OFFICE AND IN THE MEDICAL CONTINUES OFFICE AND IN THE MEDICAL CONTINUES OF THE PROPERTY LINE OFFICE AND IN THE MEDICAL CONTINUES OF THE PROPERTY LINE OFFICE AND IN THE MEDICAL CONTINUES OF THE PROPERTY LINE OFFICE AND IN THE MEDICAL CONTINUES OF THE PROPERTY LINE OFFICE AND IN THE MEDICAL CONTINUES OF THE PROPERTY LINE OFFICE AND IN THE MEDICAL CONTINUES OF THE PROPERTY LINE OFFICE AND IN THE MEDICAL CONTINUES OF THE PROPERTY LINE OFFICE AND IN THE MEDICAL CONTINUES OF THE PROPERTY	2 15 1100
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