

GENERAL NOTES

- The bearing base for this survey originated from Land Court Plan Book 32, Page 201.
- This property has an area of 15,732 square feet or 0.3611 acres of land.
- This property is designated by Town of Hingham, as Tax Map Parcel 61-01-132.
- There was no observable evidence of cemeteries found at the time of this survey.
- The property has access via Main Street, which is a public right of way.
- Interior roadways appear to be private, variable in width and unnamed, unless otherwise shown.

SCHEDULE B - TITLE EXCEPTION NOTES

This survey is based on a title report prepared by Fidelity National Title Insurance Company, Commitment No. 12-0241MA, dated July 8, 2011 at the end of the day.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

⑥ Rights set forth in deed dated April 30, 1928, recorded in Book 1543, Page 233. (affects site-plotted)

7 Order of Construction of Sewers by the Town of Hingham recorded in Book 2607, Page 183. (affects site-not plottable)

8 Rights of the following tenants (as tenants only), under unrecorded leases:

(i) Brewed Awakenings, (ii) Hingham Yogurt, Inc., (iii) Little Dreams, Inc., (iv) Bookport, (v) Worldwide Travel, (vi) Coldwell Banker, (vii) Susan Trachik d/b/a Lily's Closet, (viii) Dr. DeVitre Shahinian, (ix) Roth & Seelen, and (x) H & H Marketing Enterprise. (affects site-not plottable)

9 The following matters, shown on plan entitled "ALTA/ACSM Land Title Survey As-Built Plan of Land in Hingham, MA" owned by Hingham Square Realty Trust, prepared by The Russell A. Wheatley Co., Inc., dated November 19, 2002:

a. Gas service line, from Main Street across the easterly (Main Street) border of the insured premises. (not observed-not plotted)

① Manhole, near the southerly border of the insured premises.

③ Drain and catch basin, to the rear of the building on the insured premises.

④ Gas gate to the rear of the building.

⑤ Electric manhole, near the southerly border of the insured premises.

⑦ Railroad tie retaining wall and 2 sets of wooden steps, near the westerly border of the insured premises.

⑨ Sidewalk encroaching onto the insured premises, along the easterly (Main Street) and northerly (South Street) borders of the insured premises. (b-g above affects site-plotted)

10 Notice of Variance, Conditional or Limited Variance of Special Permit by the Town of Hingham Board of Appeals dated July 20, 1977 and recorded in Book 4305, Page 414. (affects site-not plottable)

11 Notice of Decision by the Town of Hingham Zoning Board of Appeals, recorded with said Deeds, Book 9394, Page 284. (affects site-not plottable)

12 Application for Special Permit by the Town of Hingham Zoning Board of Appeals, recorded with said Deeds, Book 9484, Page 102. (affects site-not plottable)

13 Application for Special Permit by the Town of Hingham Zoning Board of Appeals, recorded with said Deeds, Book 11563, Page 99. (affects site-not plottable)

14 Notice of Decision by the Town of Hingham Zoning Board of Appeals recorded with said Deeds, Book 13582, Page 193. (affects site-not plottable)

15 Decision by the Town of Hingham Zoning Board of Appeals, recorded with said Deeds, Book 36347, Page 166. (affects site-not plottable)

⑬ Rights of others in the passageway shown on the plan referenced in Exhibit A. (affects site-plotted)

ZONING NOTES

Zoned: Business District A
Downtown Hingham Overlay District

Permitted Use Classification: Commercial
Observed Use(s): Retail, Offices, and Restaurants

Existing site conditions appear (from outside observations) to fall within permitted uses as listed above in the Town of Hingham's Zoning Regulations Section III-A.

Zoning Regulations are subject to change and interpretation, for further information contact: Town of Hingham - Planning Board (phone: 781-741-1419)

Contact's Name: Katy Lacy (email: LacyK@hingham-ma.com)

Site Restrictions:

- Minimum building setbacks:
Front: 10' (min. provided: 0' - Main Street and 0.03' - South Street)
Side: n/a
Rear: n/a
- Minimum lot size: n/a (min. provided: 15,732 square feet or 0.3611 acres)
- Minimum lot frontage: 20' (min. provided: 228.79')
- Maximum building height: 3 stories (max. provided: 2 stories)
- Maximum density: n/a
- Maximum floor area ratio: n/a

Parking Tabulation:

- Regular parking space calculations are based on exterior footprint of building at ground level and are further calculated using the formula of:

Retail and Service Business	5 spaces per 1,000 s.f. of gross floor area.
Bank	4 spaces per 1,000 s.f. of gross floor area.
Professional Office	5 spaces per 1,000 s.f. of gross floor area.
Sit-Down and Take-Out Restaurants	1 space per 3 seats

- Handicap spaces are calculated based on ADA requirements or local requirements, whichever is greater

Total regular spaces required:	* - provided: 10
Total handicap spaces required:	* - provided: 0
Total combined spaces required:	* - provided: 10

* Unable to determine gross floor areas and or number of seats, building not open at time of survey and mixed uses unable to verify floor area of each.

Survey Prepared By:

Merrimack Engineering Services

66 Park Street

Andover, Massachusetts 01810

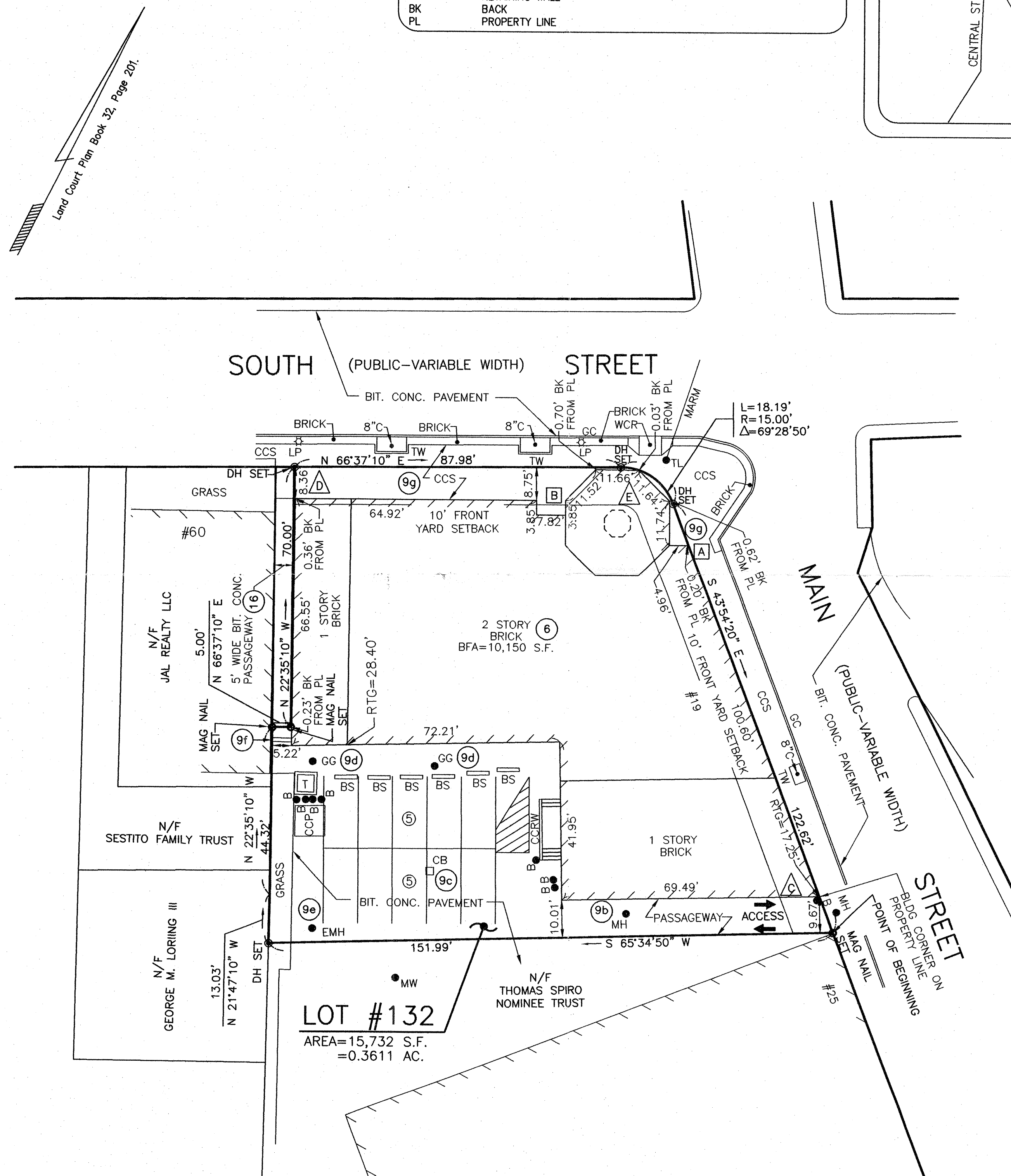
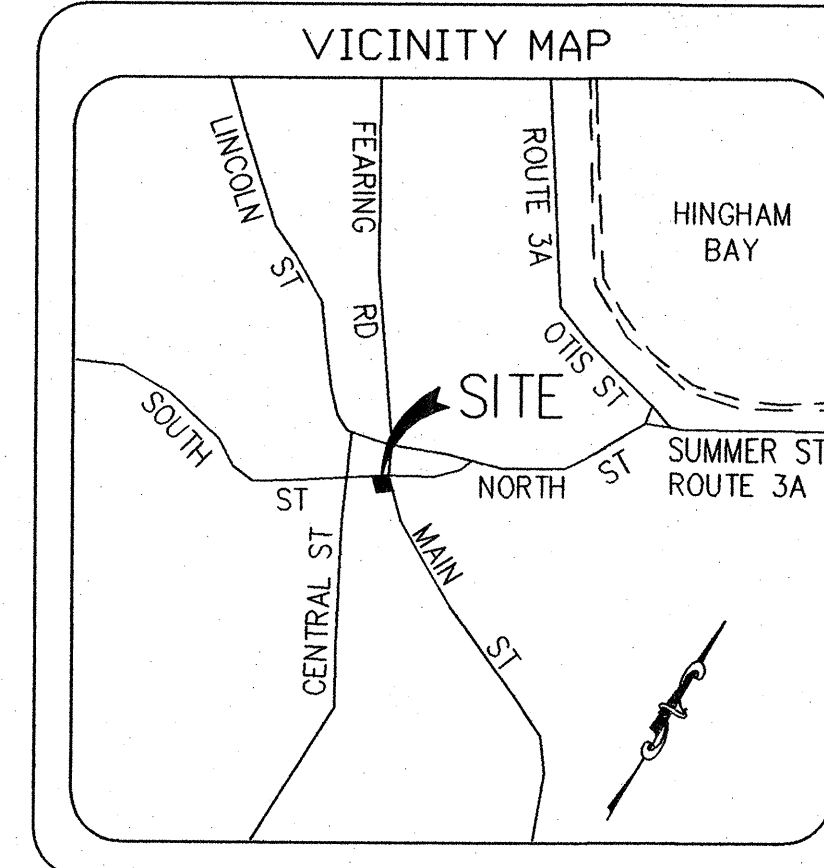
Phone: 978-475-3555 Fax: 978-475-1448

Surveyor's Drawing No.:	10011AL01
Surveyor's Site Ref.:	Main St.-Hingham
Checked by: SES	Drawn by: SEA
GRAPHIC SCALE: 1" = 20'	

POTENTIAL ENCROACHMENT NOTES

- | | |
|----------|---|
| A | Cement concrete sidewalk encroaches 4.8' onto subject property |
| B | Cement concrete sidewalk encroaches 12.6' onto subject property |
| C | Building encroaches 10.6' into 10' front yard setback |
| D | Building encroaches 1.6' into 10' front yard setback |
| E | Building encroaches 9.8' into 10' front yard setback |

LEGEND OF SYMBOLS & ABBREVIATIONS			
n/a	NOT APPLICABLE	● B	BOLLARD
WCR	WHEELCHAIR RAMP	● EMH	ELECTRIC MANHOLE
CCP	CEMENT CONCRETE PAD	● MH	MANHOLE
GC	GRANITE CURB	● MW	MONITORING WELL
CCS	CEMENT CONCRETE SIDEWALK	● GG	GAS GATE
BFA	BUILDING FOOTPRINT AREA	● 8"C	8" CHERRY TREE
RTG	ROOF TO GROUND	● TL	TRAFFIC LIGHT
TW	TREE WELL	⊗ LPL	LIGHT POLE
N/F	N/F	⑤	NUMBER OF REGULAR PARKING SPACES
BIT. CONC.	BIT. CONC.	□ CB	CATCH BASIN
BS	BUMPER STOP	MARM	MAST ARM
T	TRANSFORMER		
CCRW	CEMENT CONCRETE RETAINING WALL		
BK	BACK		
PL	PROPERTY LINE		



FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 25023000820, which bears an effective date of July 17, 2012 and is not in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. 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.

LEGAL DESCRIPTION

A certain lot of land situated at the intersection of Main Street and South Street in Hingham, Massachusetts shown on a plan entitled "Plan of Land in Hingham, Mass. Owned by Hingham Square Realty Trust", dated April 12, 1989 and recorded with the Plymouth County Registry of Deeds at Plan Book 32, Page 201, and being bounded and described as follows:

Beginning at a concrete bound located on the south side of Main Street it being the northeast corner of the property herein described:

Thence running S 65° 34' 50" W, a distance of 151.99 feet by land now or formerly of Spiro Realty Trust to a corner,

Thence turning and running N 21° 47' 10" W, a distance of 13.03 feet by land now or formerly of George M. Loring, Jr. to a point,

Thence running N 22° 35' 10" W, a distance of 44.32 feet by land now or formerly of George M. Loring, Jr., Sestito Family Trust and Mano Realty Trust to a corner,

Thence turning and running N 66° 37' 10" E, a distance of 5.00 feet by a 5' wide way to a corner,

Thence turning and running N 22° 35' 10" W, a distance of 70.00 feet still by a 5' wide way to a corner and the south side line of South Street,

Thence turning and running N 66° 37' 10" E, a distance of 87.98 feet along South Street to a point of curvature,

Thence turning and running along a curve to the right, the radius of which is 15.00 feet, a distance of 18.19 feet by the intersection of South Street and Main Street to the point of tangency,

Thence running S 43° 54' 20" E, a distance of 122.62 feet by Main Street to a concrete bound and the point of beginning.

Said lot area, equals 15,732 square feet.

Being the same tract of land described in a Title Report prepared by Fidelity National Title Insurance Company, Commitment No. 12-0241MA, dated July 8, 2012 at the end of the day.

ALTA/ACSM LAND TITLE SURVEY

Hingham Square
19 Main Street
Hingham, Massachusetts

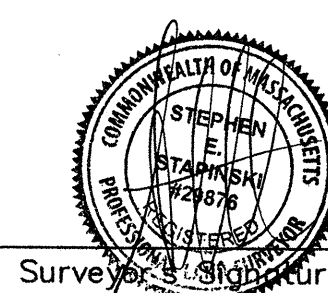
Surveyor's Certification

To: Hingham Square, LLC, Genworth Life Insurance Company of New York, Fidelity National Title Insurance Company and MKAssociates, Inc.

This is to certify that this map or plot 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(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, and 21 of Table A thereof.

The field work was completed on August 2, 2012.

Date of Plot or Map: August 9, 2012



Registered Surveyor: Stephen E. Stapinski
Registration Number: 29876
In the State of: Massachusetts

PROJECT NAME: THE PRIDE BUILDING MKA PROJECT No.: 4782-12-2498
ADDRESS: 19 MAIN STREET CITY: HINGHAM STATE: MASSACHUSETTS



For Inquiries Concerning This Survey Contact MKA
National Coordinators of Land Survey Services
6593 Commerce Court - Warrenton, Virginia 20187
Phone: (540) 428-3550 Fax: (540) 428-3560
Email: comments@mkassociates.com
www.mkassociates.com