

SOP = (SHOWN ON PLAT)
AST = (AFFECTS SUBJECT TRACT)
DNAST = (DOES NOT AFFECT SUBJECT TRACT)

SCHEDULE B, PART II

THE FOLLOWING EXCEPTIONS ARE SET OUT BY NUMBER FOR LEGIBILITY

Title Commitment 22-57291.

Briar Fox Realty LLC

9. Easement from Joseph E. Vitum and Elsie M. Vitum to New England Power Company dated November 14, 1952, recorded in Book 2946, Page 215. **CANNOT PLACE WIDTH 200'**

10. Easement from John C. Roche and Phyllis E. Roche to New England Power Company dated July 21, 1977 recorded in Book 6381, Page 163, as affected by Extension Permit recorded in Book 6979, Page 241 and affected by Certificate of Compliance recorded in Book 12015, Page 495. **LEGAL**

11. Order of Conditions issued by the City of Haverhill Conservation Commission (DEP File No. 33-96) recorded in Book 6873, Page 163, as affected by Extension Permit recorded in Book 6979, Page 241 and affected by Certificate of Compliance recorded in Book 12015, Page 495. **LEGAL**

12. Easement from John C. Roche to Maritimes & Northeast Pipeline, L.L.C. dated July 3, 2002 recorded in Book 18904, Page 107. **AST, SOP**

13. Decision issued by the City of Haverhill Board of Appeals recorded in Book 28889, Page 503. **LEGAL**

14. Order of Conditions issued by the City of Haverhill Conservation Commission (DEP File No. 33-1282) recorded in Book 28946, Page 133, as affected by Certificate of Compliance recorded in Book 30384, Page 514. **LEGAL**

Title Commitment 22-57214.

Farrwood Lots Inc.

9. Permit issued by the Department of Natural Resources (File No. P-1724) recorded in Book 5888, Page 796, as affected by Certificate of Compliance dated October 22, 2013, recorded in Book 32951, Page 377. **LEGAL**

10. Easement from Roy R. Farr to New England Power Company dated December 21, 1978 recorded in Book 6574, Page 294. **AST, SOP**

11. Order of Conditions issued by the City of Haverhill (DEP File No. 33-96) recorded in Book 6873, Page 163, as affected by Certificate of Compliance recorded in Book 32015, Page 495. **LEGAL**

12. Easement from Roy R. Farr, Trustee of Farrwood Realty Trust to New England Telephone and Telegraph Company dated November 30, 1981, recorded in Book 6890, Page 616. **AST, SOP**

13. Easement from Roy R. Farr, Trustee of Farrwood Realty Trust to Massachusetts Electric Company dated November 18, 1981 recorded in Book 6891, Page 145. **BLANKET**

14. Easement from Roy F. Farr, Trustee of Farrwood Realty Trust to Massachusetts Electric Company dated February 25, 1982, recorded in Book 6917, Page 790. **BLANKET**

15. Certificate of Denial of Order of Conditions issued by the City of Haverhill Conservation Commission (DEP File No. 33-161) recorded in Book 7880, Page 485. **LEGAL**

16. Easement from Haverhill Land Development, Inc. to New England Telephone and Telegraph Company dated October 1, 1986, recorded in Book 8557, Page 105. **BLANKET**

City of Haverhill (DEP File No. 33-276) recorded in Book 9000, Page 375. **LEGAL**

18. Decision granting a Special Permit issued by the City of Haverhill recorded in Book 9506, Page 522. **LEGAL**

19. Decision granting a Special Permit issued by the City of Haverhill recorded in Book 9506, Page 523. **LEGAL**

20. Stipulation of Taking between Maritimes & Northeast Pipeline, L.L.C. and Haverhill Land Development, Inc. recorded in Book 19039, Page 441. **LEGAL**

21. Easement from Haverhill Land Development, Inc. to Maritimes & Northeast Pipeline, L.L.C. dated April 29, 2003, recorded in Book 20819, Page 181. **AST, SOP**

22. Order of Conditions issued by the City of Haverhill Conservation Commission (DEP File No. 33-1282) recorded in Book 28946, Page 133, as affected by Certificate of Compliance dated December 21, 2010 recorded in Book 30384, Page 514. **LEGAL**

Title Commitment 22-57291.

Barbara J. Rogers-Scharneck, Trustee

9. Easement from Normand J. Benabe and Madolma G. Benabe to New England Power Company dated March 18, 1977 recorded in Book 6333, Page 791. **BLANKET**

10. Easement from Elizabeth RogerCos, Trustee of Ellen Realty Trust to Maritimes & Northeast Pipeline, L.L.C. dated March 12, 2002 recorded in Book 18445, Page 99. **AST, SOP**

END OF SCHEDULE B ITEMS

OWNER OF RECORD:

BRIAR FOX REALTY LLC
46 NECK ROAD
HAVERHILL, MA. 01835

SUBJECT PROPERTY:

1160 BOSTON ROAD
HAVERHILL, ESSEX COUNTY, MA. 01835

DEED BOOK: 28934 PAGE: 372
(SEE ALSO PLAN BOOK: 221 PLAN: 12)

OWNER OF RECORD:

NORTH AVENUE REALTY TRUST
9 TRAVERS STREET
HAVERHILL, MA. 01835

SUBJECT PROPERTY:

FARRWOOD DRIVE
HAVERHILL, ESSEX COUNTY, MA. 01835

DEED BOOK: 22872 PAGE: 386
(SEE ALSO PLAN BOOK: 331 PLAN: 34)

OWNER OF RECORD:

FARRWOOD LOTS, INC.
66 PARK STREET
ANDOVER STREET, MA. 01835

SUBJECT PROPERTY:

FARRWOOD DRIVE
HAVERHILL, ESSEX COUNTY, MA. 01835

DEED BOOK: 22872 PAGE: 380
(SEE ALSO PLAN BOOK: 56 PAGE: 128)

OWNER OF RECORD:

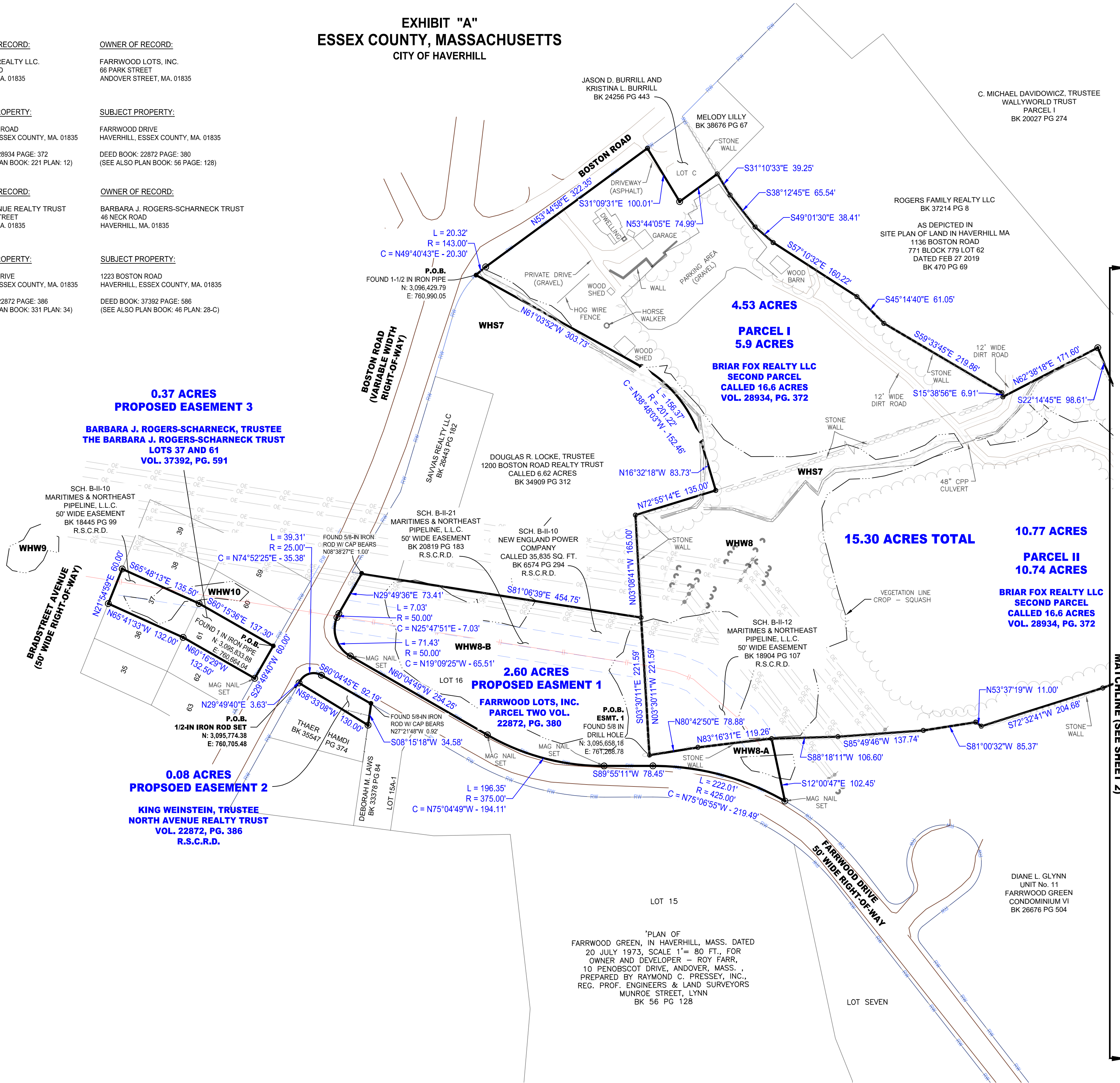
BARBARA J. ROGERS-SCHARNECK TRUST
46 NECK ROAD
HAVERHILL, MA. 01835

SUBJECT PROPERTY:

1223 BOSTON ROAD
HAVERHILL, ESSEX COUNTY, MA. 01835

DEED BOOK: 37392 PAGE: 586
(SEE ALSO PLAN BOOK: 46 PLAN: 28-C)

EXHIBIT "A"
ESSEX COUNTY, MASSACHUSETTS
CITY OF HAVERHILL



SURVEYOR NOTES:

- THIS SURVEY IS BASED ON A TITLE COMMITMENT AS DESCRIBED IN THAT OWNER PROFORMA OF TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, UNDER ITS GF NO.22-57291, EFFECTIVE FEBRUARY 23, 2022.
- ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE MASSACHUSETTS COORDINATE SYSTEM OF 1983, MAINLAND ZONE, AS DETERMINED BY GPS OBSERVATIONS. AREAS, COORDINATES AND DISTANCES VALUES SHOWN ARE GRID VALUES.
- SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS SURVEY PLAT AND IS ALSO INCLUDED ON FACE OF PLAT.
- ONLY VISIBLE UTILITIES WERE LOCATED DURING THIS SURVEY.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS NUMBER 25090C0228F, EFFECTIVE JULY 3, 2012, THIS PROPERTY DOES NOT LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD), PERCHERON NOR THE SURVEYOR ACCEPTS ANY VALIDATION OR THE ACCURACY OF THIS INFORMATION, IT IS PURELY FOR INFORMATION ONLY.
- THERE IS A POSSIBILITY OF IRRIGATION LINES ON THIS PROPERTY. SURVEYOR WAS NOT PROVIDED WITH INFORMATION ON THEIR LAYOUT. SUBSURFACE UTILITY ENGINEERING (SUE) IS RECOMMENDED PRIOR TO EXCAVATION DRILLING.
- THE SUBJECT PROPERTY HAS VEHICULAR AND PEDESTRIAN ACCESS TO BOSTON ROAD.
- THE SUBJECT PROPERTY LIES WITHIN THE RR, CH AND RH ZONES AS SHOWN ON THE CITY OF HAVERHILL ZONING MAP.

SURVEY REFERENCE:

PLAN ENTITLED: "ALTA / NSPS LAND TITLE SURVEY, ASSESSOR'S MAP 732, BLOCK 777, LOT 6; ASSESSOR'S MAP 770, BLOCK 779, LOTS 63 AND 68A; ASSESSOR'S MAP 770, BLOCK 1, LOT 15AA; ASSESSOR'S MAP 771, BLOCK 779, LOT 66; BOSTON ROAD AND FARRWOOD DRIVE, SITUATED IN HAVERHILL, MASSACHUSETTS, PREPARED FOR HECATE ENERGY LLC" BY MILLSTONE ENGINEERING, P.C. DATED DECEMBER 2022.

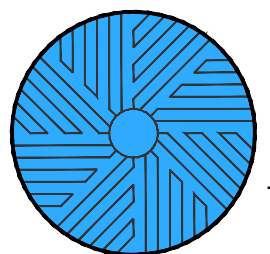
ALTA / NSPS
LAND TITLE SURVEY

ASSESSOR'S MAP 732, BLOCK 777, LOT 6
ASSESSOR'S MAP 770, BLOCK 779, LOTS 63 and 68A
ASSESSOR'S MAP 770, BLOCK 1, LOT 15AA
ASSESSOR'S MAP 771, BLOCK 779, LOT 66

BOSTON ROAD and FARRWOOD DRIVE
SITUATED IN
HAVERHILL, MASSACHUSETTS

PREPARED FOR:
HECATE ENERGY LLC

JULY 2024
REV. OCTOBER 2024



Millstone LLC
ENGINEERING • SURVEYING • PERMITTING

250 Centerville Road, Building E-12 | 790 Aquidneck Avenue, Building B
Warwick, RI 02886 | Middletown, RI 02842

www.MillstoneEng.com
p. (401) 921-3344 f. (401) 921-3303

SHEET 1 OF 2 FILE NO.: 22.505.766

LEGEND

- BOUNDARY LINES
- BOUNDARY ADJOINER
- BOUNDARY DEED LINES
- CHAIN LINK FENCE
- BARB WIRE FENCE
- WOOD FENCE
- EXISTING PIPELINE
- OVERHEAD POWER
- EXISTING EASEMENT
- ROAD R.O.W.
- EDGE OF PAVEMENT
- VEGETATION LINE
- TOP OF SLOPE - DRAIN
- WETLAND EDGE

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- ELECTRICAL MANHOLE
- GAS METER
- TELEPHONE PEDESTAL
- LIGHT POLE
- POWER POLE
- GUY ANCHOR
- MONUMENT (TYPE AS NOTED)
- CALCULATED POINT
- SET 5/8 IN IRON (UNLESS OTHERWISE NOTED)

LEGEND IMPROVEMENTS

P.O.C. - POINT OF COMMENCING
P.O.B. - POINT OF BEGINNING

SCALE: 1" = 100'



NO.	DATE	REVISION	BY
1	10.8.2024	WETLAND FLAGGING UPDATE	THK



CERTIFICATION:

TO: HECATE ENERGY WARD HILL ENERGY CENTER LLC and STEWART TITLE GUARANTY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS 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 1,2,3,4,6b,7a,8,11a,13,14,16,17,18, & 19 OF TABLE A THEREOF. NO EVIDENCE OF 16 OR 17 OBSERVED.

THE FIELDWORK WAS COMPLETED IN AUGUST 2022 AND VERIFIED IN JUNE 2024.

BY: *Timothy H. Kinder*
TIMOTHY H. KINDER, PLS LICENSE NO. 56161
OCTOBER 8, 2024

HECATE ENERGY WARD HILL
BRIAR FOX REALTY LLC
DESCRIPTION FOR 25.66 ACRES
SUFFOLK COUNTY, MASSACHUSETTS

EXHIBIT "A"
ESSEX COUNTY, MASSACHUSETTS
CITY OF HAVERHILL

Being a description for a 25.66-acre parcel of land, located in the City of Haverhill, Essex County, Massachusetts, and being all of a First Parcel and Second Parcel conveyed to Briar Fox Realty, LLC described in Book 28934, Page 372 of the Deed Records in Essex County, Massachusetts, Except from said Second Parcel a tract of land shown as Lot C depicted in "Plan of Land in Haverhill, Ma., Dated July 1987" recorded in Book 221 Page 12, and a 3.05-acre easement as described in three (3) separate parcels, being a 2.60-acre easement, being all of a tract of land (Parcel Two) conveyed to Farwood Lots, Inc. recorded in Book 22872, Page 380, a 0.08-acre easement, being all of a tract of land conveyed to King Weinstein, Trustee of the North Avenue Realty Trust recorded in Book 22872, Page 386, and a 0.37-acre easement, being all of a tract of land conveyed to Barbara J. Rogers-Schaneck, Trustee of The Barbara J. Rogers-Schaneck Trust recorded in Book 37892, Page 591, of the Deed Records in Essex County, Massachusetts depicted as Lot 37 and Lot 61 in "Plan of Building Lots at Ward Hill, Haverhill, Mass., owned by Geo. F. Bradstreet, Dated 1908" recorded in Book 46 Plan 28-C. Said 25.66-acre parcel and 3.05-acre easements being more particularly described by metes and bounds as follows, with all bearings and coordinates based on the Massachusetts Coordinate System of 1983, Mainland Zone, as determined by GPS observations, area, distances, and coordinates are grid values:

25.66 ACRES:

BEGINNING at a 1-1/2-inch iron pipe (N: 3,096,429.78, E: 760,990.05) found marking the west corner of said Second Parcel, the north corner of a called 6.62-acre tract of land conveyed to Douglas R. Locke, Trustee of the 1200 Boston Road Realty Trust recorded in Book 34909, Page 312 of the Deed Records in Essex County, Massachusetts, in the curving southeast line of Boston Road (variable width right-of-way), and the west corner of the herein described parcel;

THENCE, along the northwest line of said Second Parcel, and the southeast line of said Boston Road, the following two (2) course as follows:

1. Along a curve turning to the right, an arc length of 20.32 feet, a radius of 143.00 feet, a chord bearing of NORTH 49°40'43" EAST, a chord length of 20.30 feet to a 1/2-inch iron rod set marking the point of tangency of said curve;
2. NORTH 53°44'58" EAST, a distance of 322.35 feet to a point marking the north corner of said Second Parcel, the west corner of a tract of land conveyed to Jason D. Burrill and Kristina L. Burrill recorded in Book 24256, Page 443 of the Deed Records in Essex County, Massachusetts, and the north corner of the herein described parcel;

THENCE SOUTH 31°09'31" EAST, along the southwest line of said Burrill tract, a distance of 100.01 feet to a 1/2-inch iron rod set marking the south corner of said Burrill tract, and an interior corner of the herein described parcel;

THENCE NORTH 53°44'05" EAST, along a northwest line of said Second Parcel, and the southeast line of said Burrill tract, a distance of 74.98 feet to a point marking the east corner of said Burrill tract, the south corner of a tract of land conveyed to Melody Lilly recorded in Book 38676, Page 67, a west corner of a tract of land conveyed to the Rogers Family Realty LLC recorded in Book 37214, Page 8 of the Deed Records in Essex County, Massachusetts, and a north corner of the herein described parcel;

THENCE, along the northeast line of said Second Parcel, and the southwest line of said Rogers Family Realty LLC tract, the following twelve (12) course as follows:

1. SOUTH 31°10'33" EAST, a distance of 39.25 feet to an angle point;
2. SOUTH 38°12'45" EAST, a distance of 65.54 feet to an angle point;
3. SOUTH 49°01'30" EAST, a distance of 38.41 feet to an angle point;
4. SOUTH 57°10'32" EAST, a distance of 160.22 feet to an angle point;
5. SOUTH 45°14'40" EAST, a distance of 61.05 feet to an angle point;
6. SOUTH 59°33'45" EAST, a distance of 219.86 feet to an angle point;
7. SOUTH 15°38'56" EAST, a distance of 6.91 feet to an angle point;
8. NORTH 62°38'18" EAST, a distance of 171.60 feet to a 1/2-inch iron rod set;
9. SOUTH 22°14'45" EAST, a distance of 98.61 feet to a 1/2-inch iron rod set;
10. SOUTH 33°42'49" EAST, a distance of 95.03 feet to a 1/2-inch iron rod set;
11. NORTH 78°40'01" EAST, a distance of 192.26 feet to an angle point;
12. NORTH 79°39'48" EAST, a distance of 70.63 feet to an angle point of said Second Parcel, the east corner of said Rogers Family Realty LLC tract, the southwest line of a tract of land (Parcel I) conveyed to C. Michael Davidowicz, Trustee of the Wallyworld Trust recorded in Book 20027, Page 274 of the Deed Records in Essex County, Massachusetts, and angle point of the herein described parcel;

THENCE, along the northeast line of said Second Parcel, the northeast line of said First Parcel, and the southwest line of said Wallyworld Trust tract, the following seven (7) course as follows:

1. SOUTH 30°45'43" EAST, a distance of 183.64 feet to a 1/2-inch iron rod set;
2. SOUTH 22°24'55" EAST, a distance of 22.70 feet to a 1/2-inch iron rod set;
3. SOUTH 26°41'44" EAST, a distance of 118.84 feet to a 1/2-inch iron rod set;
4. SOUTH 29°30'27" EAST, a distance of 126.75 feet to an angle point;
5. SOUTH 28°17'48" EAST, a distance of 530.95 feet to an angle point;
6. SOUTH 15°51'17" EAST, a distance of 51.68 feet to an angle point;
7. SOUTH 26°33'24" EAST, a distance of 276.83 feet to an angle point marking the east corner of said First Parcel, the north corner of a tract of land conveyed to Stanley Weinstein, Trustee of the Winterville Realty Trust recorded in Book 22872, Page 384 of the Deed Records in Essex County, Massachusetts, and the east corner of the herein described parcel;

THENCE, along the southeast line of said First Parcel and, the northwest line of said Winterville Trust tract, the following five (5) course as follows:

1. SOUTH 54°28'13" WEST, at 22.70 feet passing a 1/4 inch drill hole found and continuing for a total distance of 62.80 feet to an angle point;
2. SOUTH 63°37'38" WEST, at 37.51 feet passing a 1/4 inch drill hole found and continuing for a total distance of 205.72 feet to an angle point;
3. SOUTH 69°18'20" WEST, a distance of 64.74 feet to an angle point;
4. SOUTH 64°15'40" WEST, at 4.18 feet passing a 1/4 inch drill hole found and continuing for a total distance of a distance of 18.15 feet to an angle point;
5. SOUTH 58°49'47" WEST, a distance of 60.12 feet to a point marking the south corner of said First Parcel, an angle point of said Winterville Trust tract, the east corner of a tract of land (Unit No. 11 Farwood Green Condominium VI) conveyed to Diane L. Glynn recorded in Book 26676, Page 504 of the Deed Records in Essex County, Massachusetts, and the south corner of the herein described parcel;

THENCE, along the southwest line of said First Parcel, and the northeast line of said Glynn tract, the following seven (7) course as follows:

1. NORTH 30°59'43" WEST, a distance of 274.53 feet to an angle point;
2. NORTH 31°06'33" WEST, a distance of 256.53 feet to an angle point;
3. NORTH 11°43'13" WEST, a distance of 86.84 feet to an angle point;
4. NORTH 09°17'03" WEST, a distance of 51.13 feet to an angle point;
5. NORTH 14°43'13" WEST, a distance of 133.65 feet to an angle point;
6. NORTH 19°35'13" WEST, a distance of 175.54 feet to an angle point;
7. NORTH 16°38'43" WEST, a distance of 105.48 feet to an angle point marking an angle point of said First Parcel, said Second Parcel, the north corner of said Glynn tract, and an interior corner of the herein described parcel;

THENCE, along the southeast line of said Second Parcel, the northwest line of said Glynn tract, and the southerly northwest line of a tract of land (Parcel Two) conveyed to Farwood Lots, Inc. recorded in Book 22872, Page 380 of the Deed Records in Essex County, Massachusetts, the following six (6) course as follows:

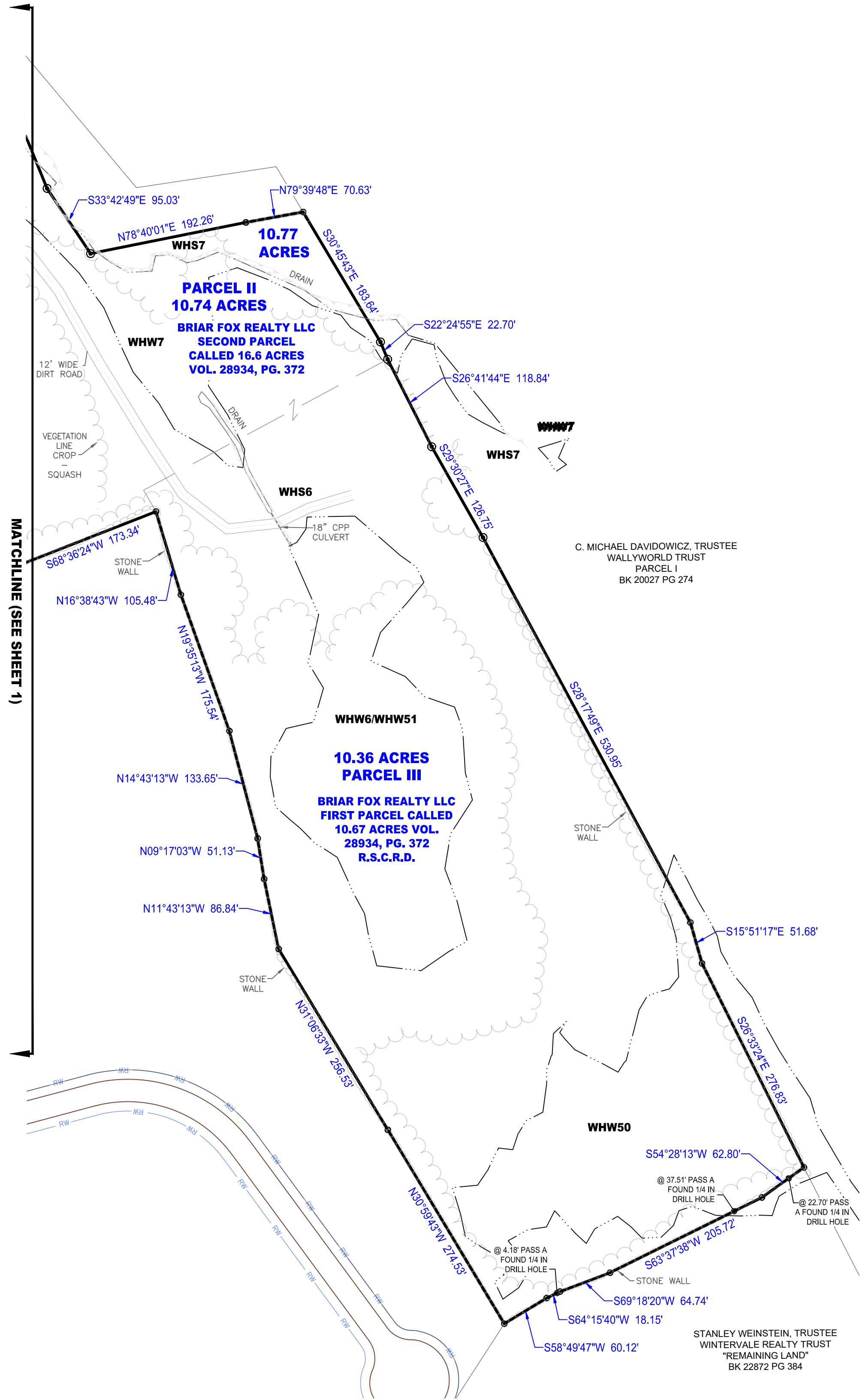
1. SOUTH 68°36'24" WEST, a distance of 173.34 feet to an angle point;
2. SOUTH 72°32'41" WEST, a distance of 204.68 feet to an angle point;
3. NORTH 53°37'15" WEST, a distance of 11.00 feet to an angle point;
4. SOUTH 81°00'32" WEST, a distance of 85.37 feet to an angle point;
5. SOUTH 85°49'46" WEST, a distance of 137.74 feet to an angle point;
6. SOUTH 88°18'11" WEST, a distance of 106.60 feet to an angle point;
7. SOUTH 83°16'13" WEST, a distance of 119.26 feet to an angle point;
8. SOUTH 80°42'50" WEST, a distance of 78.88 feet to a 5/8-inch drill hole found for the southwest corner of said Second Parcel, an interior corner of said Farwood Lots, Inc. tract, and an interior corner of the herein described parcel;

THENCE, NORTH 03°30'11" WEST, along the west line of said Second Parcel, an east line of said Farwood Lots, Inc. tract, a distance of 221.59 feet to a point marking an angle point of said Second Parcel, a northeast corner of said Farwood Lots, Inc. tract, the southeast corner of said 1200 Boston Road Realty Trust tract, an angle point of the herein described parcel;

THENCE, along the along the west line of said Second Parcel, and the east line of said 1200 Boston Road Realty Trust tract, the following five (5) courses as follows:

1. NORTH 03°08'41" WEST, a distance of 165.00 feet to an angle point;
2. NORTH 72°55'14" EAST, a distance of 135.00 feet to an angle point;
3. NORTH 16°32'18" WEST, a distance of 83.73 feet to the point of curvature of a curve to the left;
4. With said curve turning to the left, an arc length of 156.37 feet, a radius of 201.22 feet, a chord bearing of NORTH 38°48'03" WEST, a chord length of 152.46 feet to the point of tangency;
5. NORTH 61°03'52" WEST, a distance of 303.73 feet returning to the POINT OF BEGINNING and containing a calculated area of 25.66 acres.

MASS. STATE PLANS



EASEMENT 1

BEGINNING at a 5/8-inch drill hole (N: 3,095,658.18, E: 761,268.78) found marking an interior corner of said Farwood Lots, Inc. tract, the south corner of a tract of land (Second Parcel) conveyed to Briar Fox Realty LLC recorded in Book 28934, Page 372 of the Deed Records in Essex County, Massachusetts, and an interior corner of the herein described parcel;

THENCE, along the common line of said Farwood Lots, Inc. tract, and said Briar Fox Realty LLC tract, the following two (2) courses:

1. NORTH 80°42'50" EAST, a distance of 78.88 feet to an angle point;
2. NORTH 83°16'31" EAST, a distance of 119.26 feet to an angle point marking a northeast of said Farwood Lots, Inc. tract, the northwest corner of a tract of land (Unit No. 11 Farwood Green Condominium VI) conveyed to Diane L. Glynn recorded in Book 26676, Page 504 of the Deed Records in Essex County, Massachusetts, and a northeast corner of the herein described parcel;

THENCE SOUTH 12°00'47" EAST, along the common line of said Farwood Lots, Inc. tract, and said Glynn tract, a distance of 102.45 feet to a Mag Nail set marking the southeast corner of said Farwood Lots, Inc. tract, an angle corner of said Glynn tract, in the curving north line of Farwood Drive (50' wide right-of-way), and the southeast corner of the herein described parcel;

THENCE, along the south line of said Farwood Lots, Inc. tract, and the north line of said Farwood Drive, the following six (6) courses:

1. With a curve turning to the left, an arc length of 222.01 feet, a radius of 425.00 feet, a chord bearing of NORTH 75°06'55" WEST, a chord length of 219.49 feet to a 1/2-inch iron rod set for the point of tangency;
2. SOUTH 89°55'11" WEST, a distance of 78.45 feet to a Mag Nail set marking the point of curvature of a curve to the right;
3. With said curve turning to the right, an arc length of 196.35 feet, a radius of 375.00 feet, a chord bearing of NORTH 75°04'49" WEST, a chord length of 194.11 feet to a to a Mag Nail set marking the point of tangency of said curve;
4. NORTH 60°04'49" WEST, a distance of 254.25 feet to a mag Nail set marking the point of curvature of a curve to the right;
5. With said curve turning to the right, an arc length of 71.43 feet, a radius of 50.00 feet, a chord bearing of NORTH 19°09'25" WEST, a chord length of 65.51 feet to a to a 1/2-inch iron rod set in the southeast line of Boston Road;
6. With a compound curve turning to the right, an arc length of 7.03 feet, a radius of 50.00 feet, a chord bearing of NORTH 25°47'51" EAST, a chord length of 7.03 feet to a to a 1/2-inch iron rod set for the end of said curve;

THENCE NORTH 29°49'36" EAST, along the west line of said Farwood Lots, Inc. tract, and the east line of said Boston Road, a distance of 73.41 feet to a point marking the northwest corner of said Farwood Lots, Inc. tract, in the south line of a tract of land conveyed to Savvas Realty LLC recorded in Book 26443, Page 182 of the Deed Records in Essex County, Massachusetts, and the northwest corner of the herein described parcel, from which a 5/8-inch iron rod with cap found bears NORTH 08°38'27" EAST, a distance of 1.00 foot;

THENCE SOUTH 81°06'39" EAST, along the north line of said Farwood Lots, Inc. tract, the south line of said Savvas Realty LLC tract, and the south line of a called 6.62-acre tract of land conveyed to Douglas R. Locke, Trustee of the 1200 Boston Road Realty Trust recorded in Book 34909, Page 312 of the Deed Records in Essex County, Massachusetts, a distance of 454.75 feet to a point marking the northeast corner of said Farwood Lots, Inc. tract, the southeast corner of said 1200 Boston Road Realty Trust tract, in the west line of said Briar Fox Realty LLC tract, and the northeast corner of the herein described parcel;

THENCE SOUTH 03°30'11" EAST, along an east line of said Farwood Lots, Inc. tract, and the west line of said Briar Fox Realty LLC tract, a distance of 221.59 feet returning to the POINT OF BEGINNING and containing a calculated area of 2.60 acres.

EASEMENT 2

BEGINNING at a 1/2-inch iron rod (N: 3,095,774.38, E: 760,705.48) set marking the west corner of said North Avenue Realty Trust tract, the north corner of a tract of land conveyed to Thier Hamdi recorded in Book 35547, Page 374 of the Deed Records in Essex County, Massachusetts, in the southeast line of Boston Road (variable width right-of-way), and the west corner of the herein described parcel;

THENCE, along the northwest line of said North Avenue Realty Trust tract, and the southeast line of said Boston Road, the following two (2) courses:

1. NORTH 29°49'40" EAST, a distance of 3.63 feet to the point of curvature of a curve to the right;
2. With said curve turning to the right, an arc length of 39.31 feet, a radius of 25.00 feet, a chord bearing of NORTH 74°52'25" EAST, a chord length of 35.38 feet to a 1/2-inch iron rod set for the point of tangency of said curve, and in the southwest line of Farwood Drive (50' wide right-of-way);

THENCE SOUTH 60°04'45" EAST, along the northeast line of said North Avenue Realty Trust tract, and the southwest line of said Farwood Drive, a distance of 92.19 feet to a point marking the east corner of said North Avenue Realty Trust tract, the north corner of a tract of land conveyed to Deborah M. Laws recorded in Book 33378, Page 84 of the Deed Records in Essex County, Massachusetts, and the east corner of the herein described parcel, from which a 5/8-inch iron rod with cap found bears NORTH 27°21'48" WEST, a distance of 0.92 feet;

THENCE SOUTH 08°15'18" WEST, along the southeast line of said North Avenue Realty Trust tract, and the northwest line of said Laws tract, a distance of 34.58 feet to a 1/2-inch iron rod set marking the south corner of said North Avenue Realty Trust tract, the east corner of said Hamdi tract, and the south corner of the herein described parcel;

THENCE NORTH 58°33'08" WEST, along the southwest line of said North Avenue Realty Trust tract, and the northeast line of said Hamdi tract, a distance of 130.00 feet returning to the POINT OF BEGINNING and containing a calculated area of 0.08 acres.

EASEMENT 3

BEGINNING at a 1-inch iron pipe (N: 3,095,833.88, E: 760,684.04) found marking the east corner of said Lot 61, the south corner of Lot 60 as depicted in "Plan of Building Lots at Ward Hill, Haverhill, Mass., owned by Geo. F. Bradstreet, Dated 1908" recorded in Book 46 Plan 28-C, in the northwest line of Boston Road (variable width right-of-way), and the east corner of the herein described parcel;

THENCE SOUTH 29°49'40" WEST, along the southeast line of said Lot 61, and the northwest line of said Boston Road, a distance of 60.00 feet to a Mag nail set marking the south corner of said Lot 61, the east corner of Lot 62, of said Plan, and the south corner of the herein described parcel;

THENCE NORTH 60°16'29" WEST, along the common line of Lots 61 and 62, a distance of 132.50 feet to a 1/2-inch iron rod set marking the common corner of said Lot 61, said Lot 62, Lot 37, of said Plan, and an angle corner of the herein described parcel;

THENCE NORTH 65°48'13" WEST, along the common line of said Lots 36 and 37, a distance of 132.00 feet to a 1/2-inch iron rod set marking the west corner of said Lot 37, the north corner of said Lot 36, in the southeast line of Bradstreet Avenue (50' wide right-of-way), and the west corner of the herein described parcel;

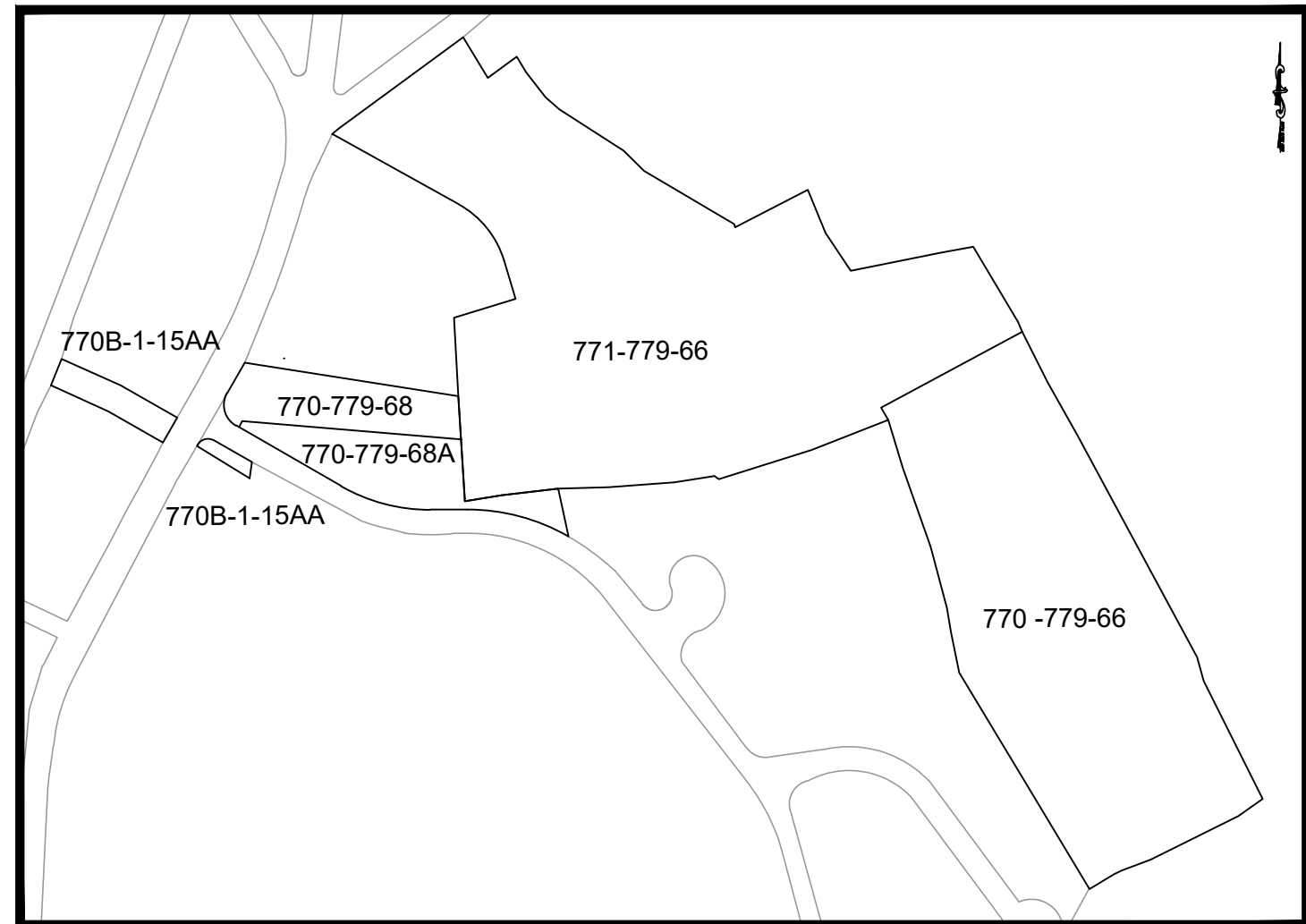
THENCE NORTH 21°54'59" EAST, along the northwest line of said Lot 37, and the southeast line of said Bradstreet Avenue, a distance of 60.00 feet to a 1/2-inch iron rod set marking the north corner of said Lot 37, the west corner of Lot 38, of said Plan, and the north corner of the herein described parcel;

THENCE SOUTH 65°48'13" EAST, along the common line of said Lot 37 and said Lot 38, a distance of 135.50 feet to a 1/2-inch iron rod set marking the common corner of said Lot 61, Lot 37, Lot 38, Lot 60, and an angle corner of the herein described parcel;

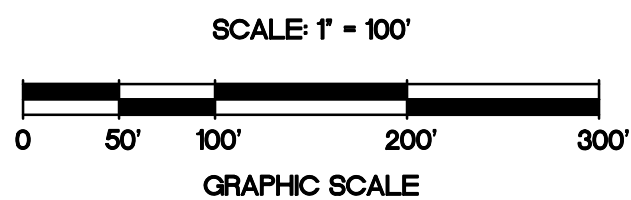
THENCE SOUTH 60°15'36" EAST, along the common line of said Lot 61 and said Lot 60, a distance of 137.30 feet returning to the POINT OF BEGINNING and containing a calculated area of 0.37 acres.

25.66-acre Parcel
2.60-acre Easement 1
0.08-acre Easement 2
+ 0.37-acre Easement 3

Total 28.71 a



ASSESSOR'S MAP
(NOT TO SCALE)



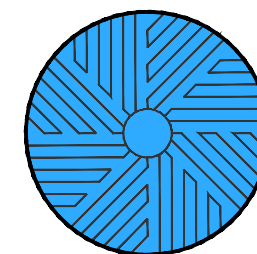
ALTA / NSPS
LAND TITLE SURVEY
ASSESSOR'S MAP 732, BLOCK 777, LOT 6
ASSESSOR'S MAP 770, BLOCK 779, LOTS 63 and 68A
ASSESSOR'S MAP 770, BLOCK 1, LOT 15AA
ASSESSOR'S MAP 771, BLOCK 779, LOT 66

BOSTON ROAD and FARWOOD DRIVE

SITUATED IN
HAVERHILL, MASSACHUSETTS

PREPARED FOR:
HECATE ENERGY LLC

JULY 2024
REV. OCTOBER 2024



Millstone LLC
ENGINEERING • SURVEYING • PERMITTING

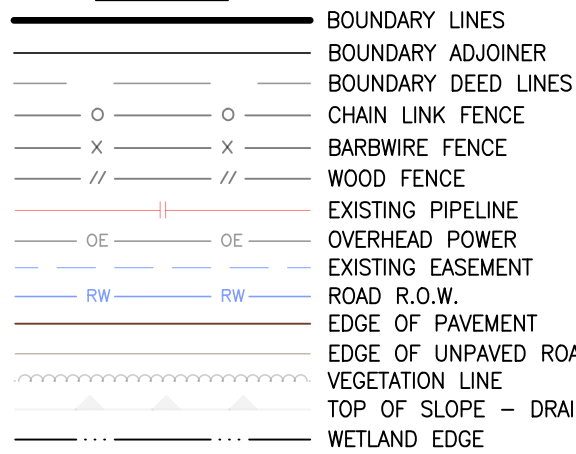
250 Centerville Road, Building E-12 | 790 Aquidneck Avenue, Building B
Warwick, RI 02886 | Middletown, RI 02842

www.MillstoneEng.com
p. (401) 921-3344 f. (401) 921-3303

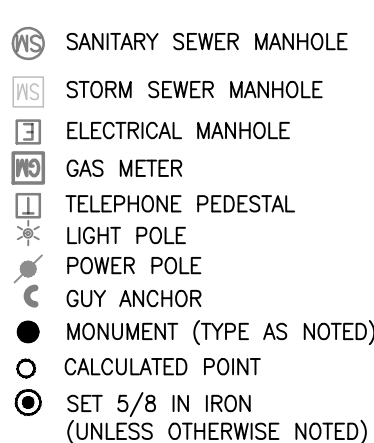
SHEET 2 OF 2

FILE NO.: 22.505.766

LEGEND



LEGEND IMPROVEMENTS



P.O.C. - POINT OF COMMENCING
P.O.B. - POINT OF BEGINNING

NO.	DATE	REVISION	BY
1	10.8.2024	WETLAND FLAGGING UPDATE	THK



CERTIFICATION:

TO: HECATE ENERGY WARD HILL ENERGY CENTER LLC and STEWART TITLE GUARANTY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS 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 1,2,3,4,6b,7a,8,11a,13,14,16,17,18, & 19 OF TABLE A THEREOF. NO EVIDENCE OF 16 OR 17 OBSERVED.

THE FIELDWORK WAS COMPLETED IN AUGUST 2022.

By *THK* OCTOBER 8, 2024
TIMOTHY H. KINDER, PLS LICENSE NO. 56161