

Summerfield at Taft Hill Condominium
EXHIBIT A1

EXCEPTIONS TO TITLE

2. **The following matters shown on a survey entitled "ALTA/ASCM Land Title Survey on Douglas Street owned by S & B Land Development, Inc.; Heirs of Ella Andrews; Louis D. & Susan B. Desruisseaux, Trustees for Desruisseaux Realty Trust; and Maureen & Gerald Griffiths in Uxbridge, Massachusetts" dated October 15, 2004, Scale: 1" = 100', as supplemented by Surveyor's Report dated October 18, 2004:**
 - a.) **Southwesterly boundary extends to the centerline of Old Greenville Road (status undetermined);**
 - b.) **Unnamed brook runs through a portion of the property at the northwest boundary along Douglas Street.**
3. **Any state of facts as would be disclosed by a current survey subsequent to the date of the survey referenced in Item 2 above.**
4. **Rights of others in and to so much of the premises as may be included within the location of Old Greenville Road as shown on the survey referenced in Item 2 above.**
5. **Easement to New England Power Construction Company for right of way as set forth in easement recorded in Book 2515, Page 467 and as shown on plans recorded in Plan Book 626, Plan 124 and in Plan Book 718, Plan 33, as subsequently assigned to New England Power Company by instrument recorded in Book 2553, Page 157, and as shown on plan recorded in Plan Book 626, Plan 124, as affected by Assent Agreement between New England Power Company, S & B Land Development, Inc., and Roger H. Croteau, Trustee of the Croteau Family Trust dated March 12, 2002 recorded in Book 26933, Page 106, as further affected by Amendment of Assent Agreement by and between New England Power Company and Northwind Partners MA, LLC dated October 18, 2005 and recorded in Book 37654, Page 239.**
6. **Planning Board Covenant dated January 26, 2000 recorded in Book 23017, Page 76 (affects property shown on plan recorded in Plan Book 760, Plan 23).**
7. **Taking by the Commonwealth of Massachusetts, Department of Public Works for the Layout of the Worcester-Providence Turnpike, and the taking of an easement for such purposes, recorded in Book 3259, Page 455, with Certificate of Entry recorded in Book 3263, Page 151, and deed in confirmation thereof recorded in Book 3318, Page 312.**
8. **Slope easements set forth in deed from Charlotte T. Ballou to the Commonwealth of Massachusetts recorded in Book 3318, Page 312.**
9. **Layout of Route 16 by the County of Worcester by instrument recorded in Book 2630, Page 568, as shown on plan recorded in Plan Book 84, Page 12.**

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10. **Reservation of Easements A, B, C, D and E as set forth in deed from S & B Land Development, Inc. to Worcester Street Development Corp. dated October 19, 2004 and recorded on October 21, 2004 as Instrument No. 192171 in Book 34880, Page 284, and also in the deed to Northwind Partners, MA LLC referred to in Item 3 of Schedule A herein, and rights and obligations with respect to other appurtenant easements, all as set forth in said deeds.**
11. **Right and easement in and to "Parcel E" as set forth in deed from S & B Land Development, Inc. to Louis D. Desruisseaux and Susan B. Desruisseaux, Trustees of Desruisseaux Realty Trust of 1999, said deed being dated October 21, 2004 and recorded on October 21, 2004 as Instrument No. 192170 in Book 34880, Page 281.**
12. **Proposed 20' water line easement shown on Plan entitled "Plan of Land in Uxbridge, Massachusetts Douglas Street Owned by S & B Land Development, Inc.", Scale 1" = 100', dated October 19, 2004, by Andrews Survey & Engineering, Inc. and recorded in Worcester District Registry of Deeds, Plan Book 817, Plan 1.**
13. **Easement from Northwind Partners, MA LLC to Massachusetts Electric Company dated March 22, 2005 and recorded in Book 36078, Page 171.**
14. **Easement from Northwind Partners, MA LLC to Verizon New England, Inc. dated July 21, 2005 and recorded in Book 37534, Page 367.**
15. **Terms and provisions of M.G.L. Chapter 183A, as amended.**
16. **Terms and provisions of the Master Deed of Summerfield at Taft Hill Condominium dated September 30, 2005 and recorded in Book 37666, Page 175, as amended by First Amendment to said Master Deed dated November 20, 2005 and recorded in Book 37851, Page 83 and by Second Amendment to said Master Deed dated December 8, 2005 and recorded in Book 38023, Page 115, and the matters disclosed by the Site Plans recorded with said Master Deed and Amendments.**
17. **Terms and provisions of the Condominium Trust of the Summerfield at Taft Hill Condominium (Exhibit D to the Master Deed referenced above) and recorded as a separate document in Book 37666, Page 210.**
18. **Order of Conditions by the Uxbridge Conservation Commission concerning DEP File No. 312-550 recorded in Book 22112, Page 115, as affected by Extension Permit recorded in Book 28586, Page 377.**
19. **Notice of Special Permit by the Board of Appeals of the Town of Uxbridge recorded in Book 28739, Page 222.**
20. **Order of Conditions by the Uxbridge Conservation Commission concerning DEP File No. 312-751 recorded in Book 33541, Page 16.**
21. **Decision by the Town of Uxbridge Zoning Board of Appeals recorded in Book 34627, Page 47.**