



Commercial Real Estate  
Due Diligence Management  
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### ALTA/ACSM Land Title Survey

ROCKDALE AVENUE, MA  
SURVEYOR'S CERTIFICATION  
AMERCO REAL ESTATE COMPANY  
833083  
89 ROCKDALE AVENUE  
NEW BEDFORD, MA  
COUNTY OF BRISTOL

TO: AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION; U-Haul, COMPANY OF MASSACHUSETTS AND OHIO, INC.; COMMONWEALTH LAND TITLE INSURANCE COMPANY, JP MORGAN CHASE BANK AND AMERICAN NATIONAL, LLC. THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MORGAN STANLEY DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7a, 7(b)(1), 7(c), 8, 9, 11(b), 13, 14, 15, 16, 17, 18, 19 AND 20(a) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 6, 2014.

BRIAN J. MURPHY  
NAME OF SURVEYOR  
LAND SURVEYOR NO. 25337  
IN STATE OF MASSACHUSETTS  
DATE OF PLAT OR MAPS 3/16/14  
DATE OF LAST REVISION 3/20/14  
DATE OF THIS PRINTING 3/20/14  
NETWORK REFERENCE #20140100-17  
SURVEY PREPARED BY:  
THOMPSON HAWLAND, INC.  
328 COUNTY STREET  
NEW BEDFORD, MA 02740 (PH 13-483)



### Title Commitment Legal Description

REAL PROPERTY IN THE CITY OF NEW BEDFORD, COUNTY OF BRISTOL, COMMONWEALTH OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:  
THAT CERTAIN LOT OR PARCEL OF LAND WITH ANY BUILDINGS THEREON SITUATED IN NEW BEDFORD, BRISTOL COUNTY, COMMONWEALTH OF MASSACHUSETTS, BOUND AND DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWESTERLY CORNER THEREOF AT A CORNER HOLE AT THE INTERSECTION OF THE NORTH LINE OF ROCKDALE AVENUE WITH THE WEST LINE OF HEMLOCK STREET;  
THENCE WESTERLY IN SAID NORTH LINE OF ROCKDALE AVENUE, ONE HUNDRED THIRTY AND 27/100 (130.27) FEET TO A STAKE;  
THENCE NORTHERLY IN LINE OF LAND NOW OR FORMERLY OF MORRIS GOLDSTEIN, THREE HUNDRED TWENTY EIGHT AND 69/100 (328.68) FEET TO A STAKE;  
THENCE EASTERLY IN LINE OF LAST NAMED LAND, ONE HUNDRED THIRTY AND 20/100 (130.20) FEET TO A STAKE IN THE SAID WEST LINE OF HEMLOCK STREET; AND  
THENCE SOUTHWESTERLY THROUGH THREE HUNDRED THIRTY THREE AND 87/100 (333.87) FEET TO THE POINT OF BEGINNING.  
CONTAINING FORTY THREE THOUSAND ONE HUNDRED THIRTY EIGHT (43,138) SQUARE FEET, MORE OR LESS.  
TOGETHER WITH A FRONT OF FIFTY EIGHT (58) FEET IN WIDTH EXTENDING WESTERLY FROM SAID WEST LINE OF HEMLOCK STREET AND ONE HUNDRED THIRTY AND 20/100 (130.20) FEET ALONG THE WHOLE LENGTH OF THE NORTH LINE OF THE GRANTED PREMISES FOR ACCESS TO AND CROSSING FROM THE GRANTED PREMISES AND FOR ALL PURPOSES NECESSARY FOR THE USE OF THE BUILDING ON SAID GRANTED PREMISES.  
THE ABOVE DESCRIBED PARCEL IS THE SAME PARCEL AS DESCRIBED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY, CASE NUMBER 011000, COMPLETION NUMBER 15241255, BEARING AN EFFECTIVE DATE OF FEBRUARY 21, 2014 AT 4:30 P.M.

### Legend of Symbols & Abbreviations

SYMBOL	DESCRIPTION
—	PROPERTY LINE
—	CONTOUR LINE
—	CAPE COD BERM
—	EDGE OF PAVEMENT
—	DIS LINE
—	OVERHEAD WIRE
—	CHAIN LINE
—	CHIPPY EDGE
—	ELECTRIC TELEPHONE & CABLE
—	WELL LINE
—	FENCE
—	HOPIWAY
—	WATER QUOTE
—	DIS DATE
—	BELLAND
—	UTILITY POLE
—	DOWN BROW
—	CHAIN MARKER
—	SEWER MANHOLE
—	IRON ROD
—	CONCRETE ROAD
—	REDUPAN & HANDICAP PARKING

### Encroachment Statement

- ABUTTING BUILDING OVERHANG ENCROACHES (1.07%) ONTO SUBJECT PROPERTY.
- OVERHEAD POWER CROSSING SUBJECT PROPERTY (1.07%).
- DRAIN LINE CROSSING SUBJECT PROPERTY (13.07%).
- CAPE COD BERM ENCROACHES ONTO ABUTTING PROPERTY (0.7%).

### Notes Corresponding to Schedule B

ENCUMBRANCE RIGHTS AS CONTAINED IN A DEED DATED JUNE 14, 1956, RECORDED WITH SAID DEEDS IN BOOK 1149 PAGE 325. ITEM DOES NOT EFFECT PROPERTY AND IS SHOWN ON GRADING.

### Zoning

INDUSTRIAL B  
SELF-STORAGE PERMITTED  
TRUCK & TRAILER RENTAL - PERMITTED W/CITY COUNCIL APPROVAL

### Vicinity Map



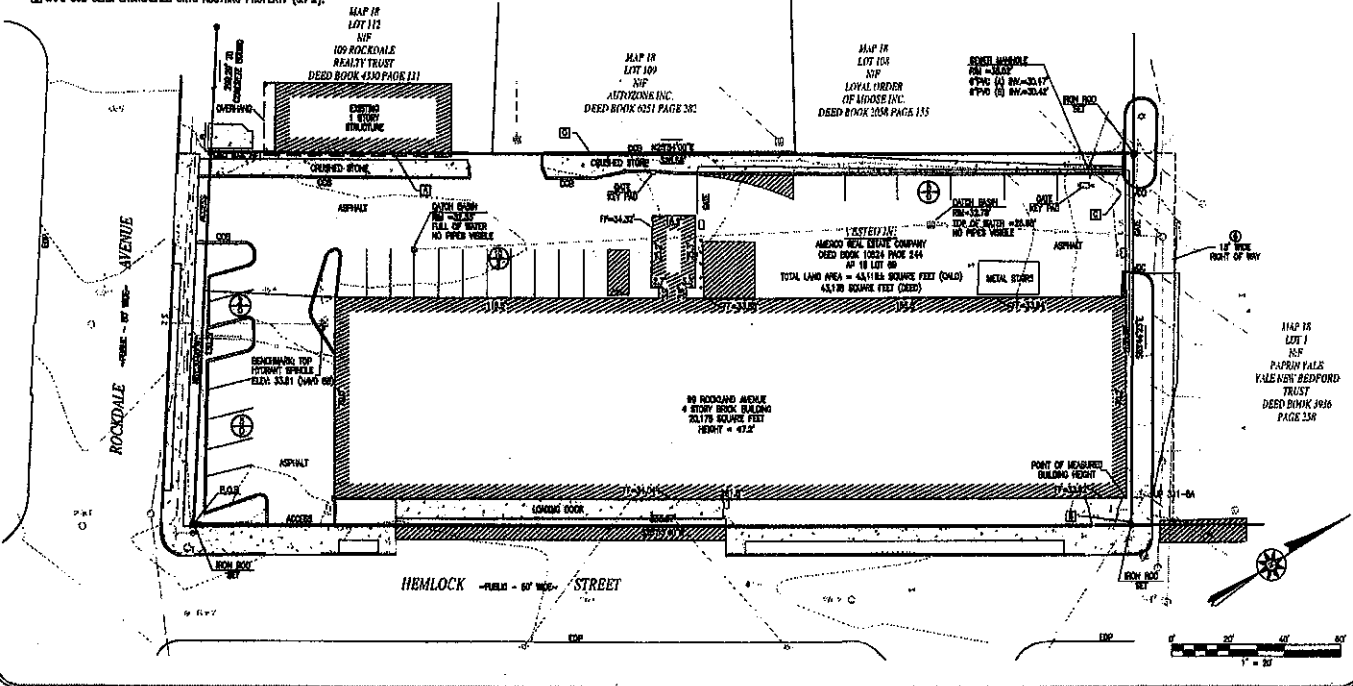
FLOOD NOTE: By grading existing site, this property is in Zone (a) of the Flood Insurance Rate Map, Community Panel No. 220508 of the LAND REGISTRATION OFFICE. This map does not indicate sites of and is not in a Special Flood Hazard Area.

### Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPEARANCES ONLY. THE SURVEYOR HAS NOT PROCEEDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

### General Notes

- THE MIDDLE FOR ALL BEARINGS SHOWN HEREON IS THE REFERENCED LINE OF THE ABUTTING PROPERTY, KNOWN AS BEING N81°30'00"W, PER LAND COURT PLAN 220508 OF THE LAND REGISTRATION OFFICE.
- THERE IS STREET ACCESS TO THE SUBJECT PROPERTY VIA ROCKDALE AVENUE AND HEMLOCK STREET, PUBLIC RIGHT OF WAYS.
- THERE ARE 22 REGULAR PARKING SPACES AND 2 HANDICAP PARKING SPACES FOR A TOTAL OF 24 PARKING SPACES ON THE SUBJECT PROPERTY.
- PARCEL NUMBER OF THE SUBJECT SITE: AP: 18 LOT 69
- ON THE DATE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITION WITHIN RECENT MONTHS.
- SURVEYOR IS UNWARE OF ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED.
- ON THE DATE OF THE FIELD SURVEY THERE WAS NOT OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE POSTED ADDRESS ON SITE IS 89 ROCKDALE AVENUE, NEW BEDFORD, MA.
- ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.
- ELEVATIONS SHOWN BASED UPON NAVD83.
- NO WETLANDS OBSERVED.



# U-HAUL FACILITY IMAGING DEPARTMENT

## Final Approved Project Work

IMAGING, GENERAL

UMC of "Rockdale Ave."

883083 B4-AFTER S. VIEW 1.0

Issued  
07/08/14  
Re-Issued  
00/00/00  
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### IMPORTANT NOTICE TO U-HAUL MCP/MCO & VENDORS

All Designs & Art specifications are based on information provided by U-Haul MCP/MCO and/or Vendors contracted through MCP/MCO. Therefore, it is the responsibility of the U-Haul MCP/MCO and their Vendors to verify all information in these drawings to be accurate prior to commencing Project Work. **FOR ANY DISCREPANCIES - NOTIFY UH ART DEPT. PRIOR TO COMMENCING PROJECT WORK.**

**Location:**  
**Street:**  
**City:**  
**State:**  
**Zip Code:**

UMC - Rockdale Ave.  
105 Rockdale Ave.  
New Bedford  
MA  
02740

**Designed:** Timothy Mockus  
**Drawing:** Timothy Mockus  
**Approved:** Raffarty

06/27/14  
06/27/14  
06/27/14

Drawings to scale. Do Not Use for Fabrication, use artwork provided. Questions Call 1-800-538-0361



① S. ELEV.  
S. VIEW - BEFORE



① S. ELEV.  
S. VIEW - AFTER

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IMAGING, GENERAL  
 UMC of "Rockdale Ave."  
 883083 B4-AFTER SE VIEW 1.0

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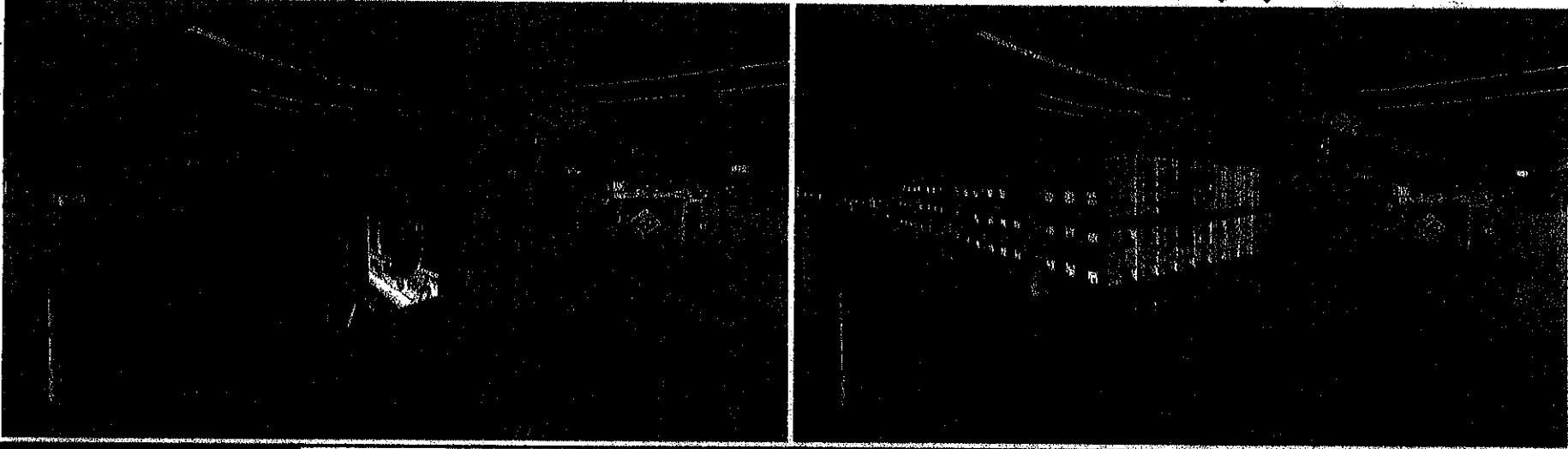
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Location: UMC - Rockdale Ave.  
 Street: 105 Rockdale Ave.  
 City: New Bedford  
 State: MA  
 Zip Code: 02740

Designed: Timothy Mockus  
 Drawing: Timothy Mockus  
 06/27/14  
 Approved: Rafferty  
 06/27/14

Drawings to scale. Do Not Use for fabrication, use  
 as-is, provided. In-store Call: 1-800-529-0361



1 3 SE ELEV.  
 SE VIEW - BEFORE

1 3 SE ELEV.  
 SE VIEW - AFTER

# UHAUL FACILITY IMAGING DEPARTMENT

Final Approved Project Work

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 883083 B4-AFTER W. VIEW 1.0

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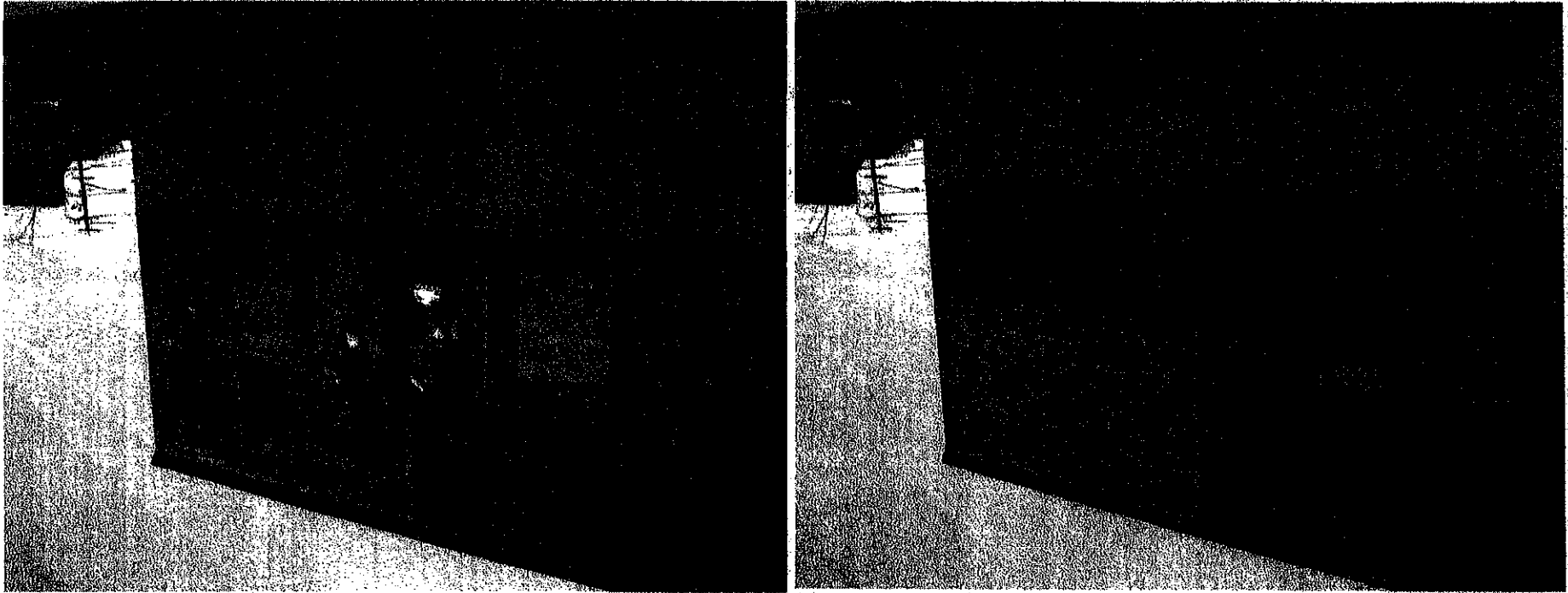
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 Approved: Rafferty 06/27/14

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2 W. VIEW - BEFORE

2 W. VIEW - AFTER

**U-HAUL FACILITY IMAGING DEPARTMENT**  
**Final Approved Project Work**

IMAGING, GENERAL  
 UMC of "Rockdale Ave."  
 883083 B4-AFTER SW VIEW 1.0

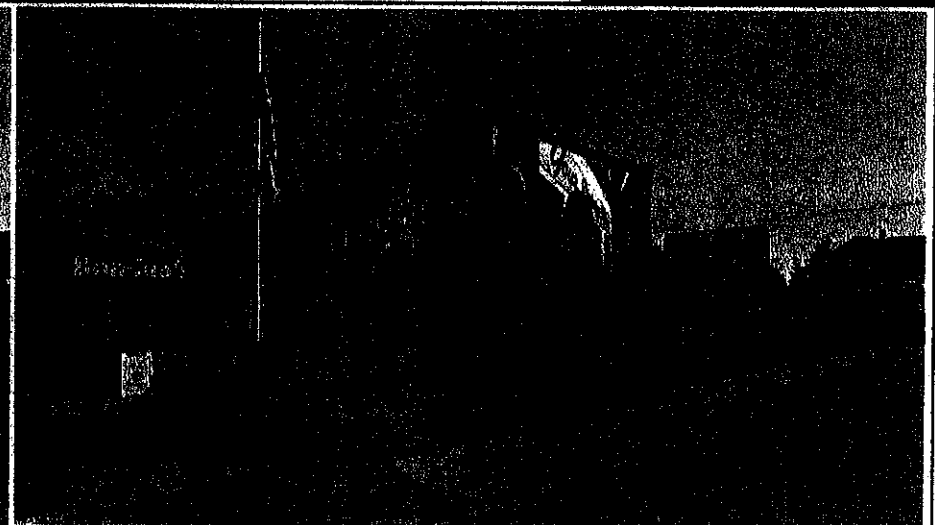
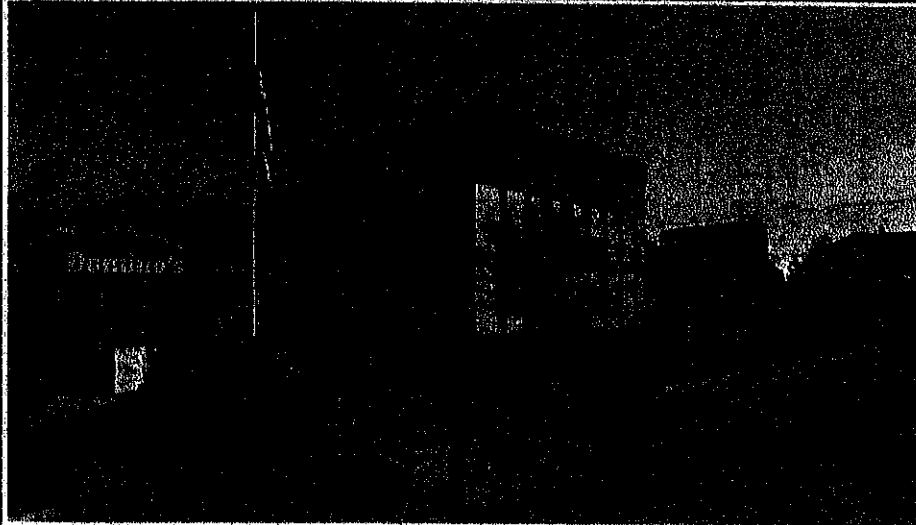
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① ② SW ELEV.  
 SW VIEW - BEFORE

① ② SW ELEV.  
 SW VIEW - AFTER

# U-HAUL FACILITY IMAGING DEPARTMENT

## Final Approved Project Work

IMAGING, GENERAL

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883083 B4-AFTER W. VIEW 3.0

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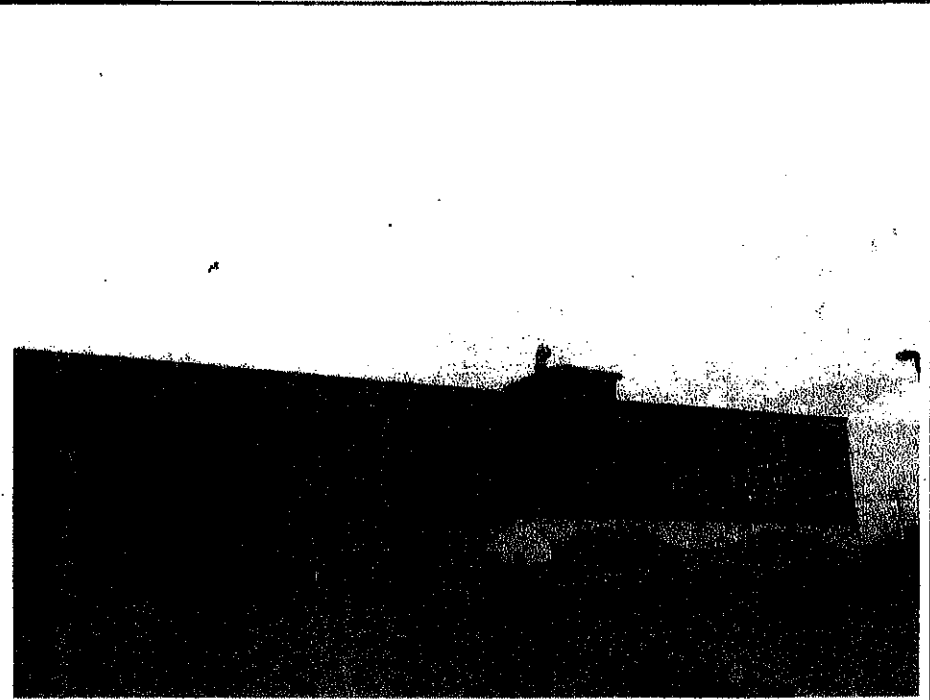
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06/27/14  
06/27/14  
06/27/14



2 W. ELEV.  
W. VIEW - BEFORE



2 W. ELEV.  
W. VIEW - AFTER