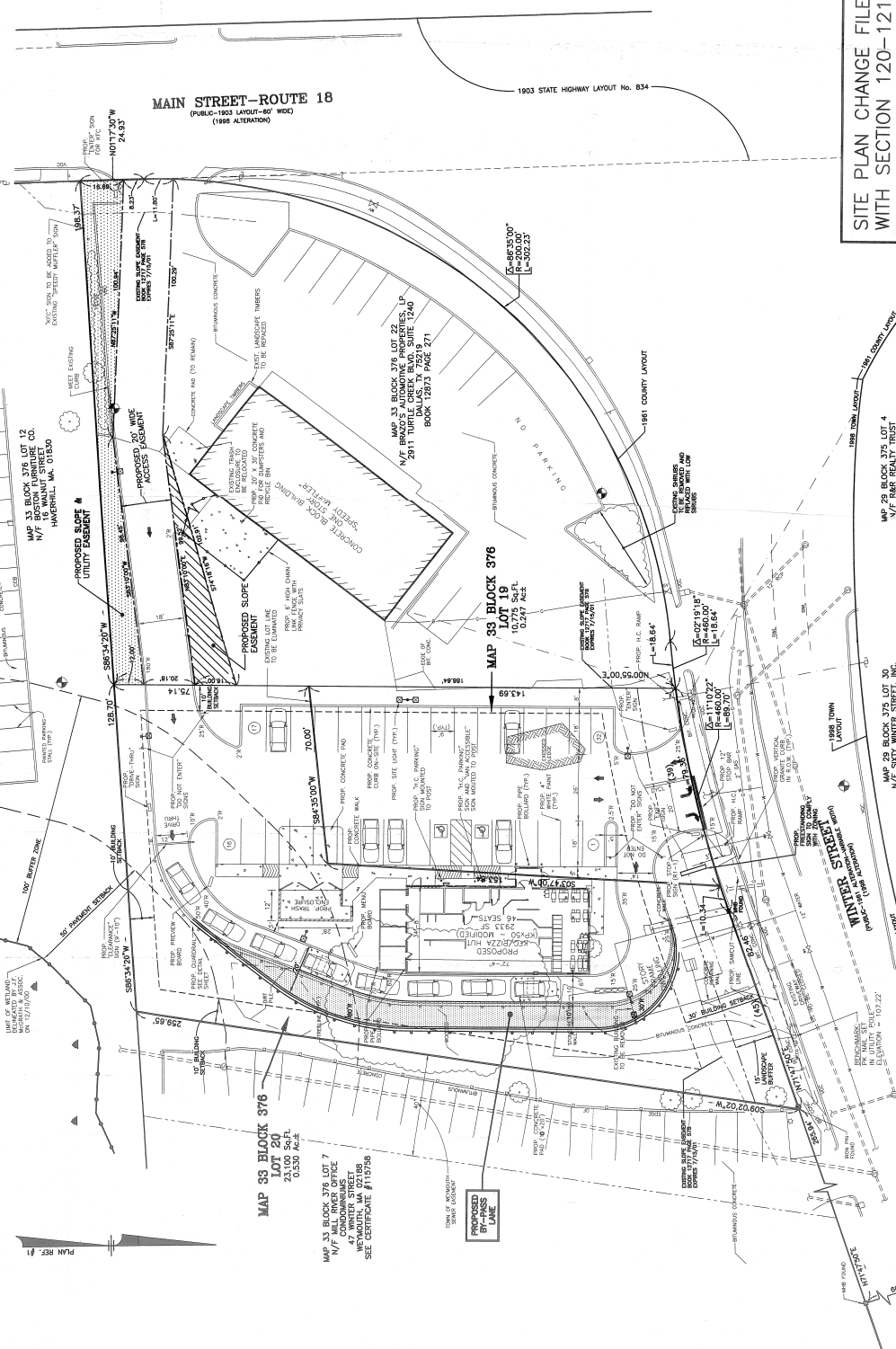


TABLE OF ZONING REGULATIONS - WETMOUTH, MA

ZONING DISTRICT	DESCRIPTION	REQUIREMENTS	PROVIDED
MAP 33 BLOCK 376 LOT 12	MINIMUM LOT AREA - 31,833 SF	15,000 SF	31,833 SF
MAP 33 BLOCK 376 LOT 12	MINIMUM FRONT YARD SETBACK	10 FT	10 FT
MAP 33 BLOCK 376 LOT 12	MINIMUM SIDE YARD SETBACK	5 FT	5 FT
MAP 33 BLOCK 376 LOT 12	MINIMUM REAR YARD SETBACK	5 FT	5 FT
MAP 33 BLOCK 376 LOT 12	MINIMUM FRONT AND SIDE YARD SETBACK	5 FT	5 FT
MAP 33 BLOCK 376 LOT 12	MINIMUM REAR AND SIDE YARD SETBACK	5 FT	5 FT
MAP 33 BLOCK 376 LOT 12	MINIMUM NUMBER PARKING SPACES	1 SPACE/7.5 SEATS	32 SPACES
MAP 33 BLOCK 376 LOT 12	MAXIMUM BUILDING HEIGHT	30 FT	30 FT
MAP 33 BLOCK 376 LOT 12	MAXIMUM OVERHANG	5 FT	5 FT
MAP 33 BLOCK 376 LOT 12	MAXIMUM FREESTANDING SIGN	15 FT	15 FT
MAP 33 BLOCK 376 LOT 12	MAXIMUM SIGN HEIGHT & SETBACK FROM THE SIGN	15 FT	15 FT

LEGEND

- BOLLARD
- CHAIN LINK FENCE
- OVERHEAD SERVICE WIRES
- BROKEN SOLID YELLOW LINE
- BROKEN WHITE LINE
- SINGLE SOLID WHITE LINE
- SIGN
- EXIST. CONTOUR ELEVATION
- SIGNAL POLE
- UTILITY POLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- GAS LINE



MAP 33 BLOCK 376 LOT 20
23,100 Sq.Ft.
0.535 AC.

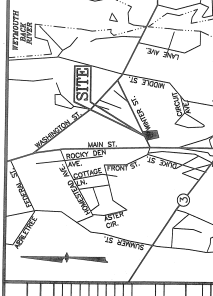
MAP 33 BLOCK 376 LOT 7
47 WINTER STREET
WETMOUTH, MA 02188
SEE CERTIFICATE #119750

MAP 33 BLOCK 376 LOT 22
N/F BRUNO'S AUTOMOTIVE PROPERTIES, LP
2811 TURNPIKE DALLAS, TX 75219
BOOK 12873 PAGE 271

MAP 33 BLOCK 376
LOT 19
0.247 AC.

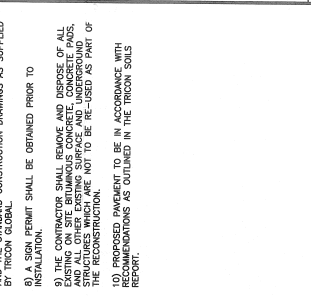
MAP 28 BLOCK 375 LOT 4
N/F PART REALTY TRUST
880 WINTER STREET
WETMOUTH, MA 02188

MAP 28 BLOCK 375 LOT 30
N/F SAKI WINTER STREET, INC.
880 WINTER STREET
WETMOUTH, MA 02188



NOTES:

- TOTAL LOT AREA (TWO LOTS) = 31,833 SF = 0.78 AC.
- ZONE: BUSINESS (B-1) DISTRICT
- ALL SITE CONSTRUCTION SHALL COMPLY WITH THE RULES (M) AS PUBLISHED IN THE FEDERAL REGISTER, VOL. 56, NO.14, DATED JULY 26, 1991.
- THE LOCATION OF EXISTING SUBSURFACE UTILITIES SHOWN DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL OBTAIN EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
- THE CONTRACTOR SHALL OBTAIN EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF WETMOUTH.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY TRICON GLOBAL.
- A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES WHICH ARE NOT TO BE RE-USED AS PART OF THE PROPOSED CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE TRICON GLOBE REPORT.



SITE PLAN MODIFICATION

DATE	DESCRIPTION
5/14/01	ADD 20' WIDE ACCESS EMBANKMENT
8/20/01	REVISIONS TO THE PLAN
11/27/01	REVISIONS TO THE PLAN
12/27/01	REVISIONS TO THE PLAN
1/27/02	REVISIONS TO THE PLAN
2/27/02	REVISIONS TO THE PLAN
3/27/02	REVISIONS TO THE PLAN
4/27/02	REVISIONS TO THE PLAN
5/27/02	REVISIONS TO THE PLAN
6/27/02	REVISIONS TO THE PLAN
7/27/02	REVISIONS TO THE PLAN
8/27/02	REVISIONS TO THE PLAN
9/27/02	REVISIONS TO THE PLAN
10/27/02	REVISIONS TO THE PLAN
11/27/02	REVISIONS TO THE PLAN
12/27/02	REVISIONS TO THE PLAN