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December 7, 2021

Gisette Beshara, Real Estate Coordinator
Borrego Solar Systems, Inc.
55 Technology Drive, Suite 102
Lowell, MA 01851

RE: 1320 South Street a/k/a Lowell Junction Road, Andover, MA
Our File: T104195
Your File:

Dear Ms. Beshara,

We examined title to the above parcel of land at the Essex County (North District) Registry of Deeds from December 1, 1937, through the close of business on December 3, 2021. The title examination shows the following:

OWNER: Eliates Mercedat and Denise Wilson-Mercedat, husband and wife as Tenants by the Entirety, by virtue of a deed from Jean Tisbert, dated June 22, 2015, recorded with said Deeds, Book 14298, Page 37.

DESCRIPTION: Lot 1 shown on a plan entitled "Plan of Land in Andover, Mass., Prepared for Jean Tisbert and Andover Village Improvement Society", dated May 26, 2015, by Andover Consultants Inc., recorded with said Deeds as Plan No. 17299.

Assessor's Parcel ID: 184 0 3

SAID ESTATE IS SUBJECT TO:

1. Open-End Mortgage from Eliates Mercedat and Denise Wilson-Mercedat to Digital Federal Credit Union, dated October 16, 2018, recorded with said Deeds, Book 15666, Page 242, as affected by a Subordination Agreement, dated February 16, 2021, recorded with said Deeds, Book 16855, Page 283.

2. Mortgage from Eliates Mercedat and Denise Wilson-Mercedat to Mortgage Electronic Registration Systems, Inc., dated March 2, 2021, recorded with said Deeds, Book 16810, Page 334.
3. Easement to Lowell Electric Light Corporation, dated November 22, 1947, recorded with said Deeds, Book 709, Page 66 and shown on the above referenced plan.
4. Notice of Variance by the Town of Andover Board of Appeals, dated May 8, 1992, recorded with said Deeds, Book 3477, Page 229.
5. Easement to Andover Village Improvement Society, dated July 21, 1992, recorded with said Deeds, Book 3507, Page 160. This is the 20' wide access easement shown on the above referenced plan and on Plan No. 12087.
6. Grant of Access and Construction Easements by and between Judith Wien, Trustee of JW South Street Realty Trust and Norman Tisbert and Jean Tisbert, dated July 31, 2011, recorded with said Deeds, Book 12556, Page 309.
7. Easement to Andover Village Improvement Society, dated June 22, 2015, recorded with said Deeds, Book 14298, Page 24.
8. Declaration of Homestead by Eliates Mercedat and Denis Wilson-Mercedat, dated July 10, 2015, recorded with said Deeds, Book 14298, Page 47.
9. Decision by the Andover Zoning Board of Appeals, dated May 17, 2018, recorded with said Deeds, Book 15507, Page 154.
10. We have ordered the Probate of Dana F. Perkins, Middlesex County Probate No. 380979.

This report does not cover matters which could not be ascertained by examination in the Registry of Deeds, such as, but not limited to, persons in possession as tenants at will, or under leases not required to be recorded in the Registry; matters which would be disclosed by a physical inspection of the premises; forgery of documents; liens for real estate taxes and assessments not recorded in the Registry of Deeds.

This title report shall be limited in its use to the addressee, for the transaction contemplated hereunder, and does not extend to any subsequent conveyance, mortgage or other transaction, and is intended to be a privileged communication.

Unless otherwise stated, no mortgages or other lien holders have been run for assignments, discharges or partial releases.

Unless otherwise stated, this examination is based only upon the records of the appropriate Registry of Deeds in which the above referenced property is situated. The undersigned is not responsible for indexing errors made by the Registry of Deeds including, but not limited to,

omitted entries, misspelled entries, and entries which do not follow the indexing standards promulgated by the Registry of Deeds Association.

Very truly yours,

Law Office of Joel A. Stein

By:

Joel A. Stein

JAS/amr