



PLAN BOOK 387 PAGE 20  
 PLAN OF LAND IN FITCHBURG, MASS.  
 PREPARED FOR HEALTHALLIANCE  
 HOSPITALS, INC. DATED APRIL 17, 1997

REMAINING LAND OF  
 HEALTHALLIANCE HOSPITALS, INC.  
 48.019 ACRES ±

EXISTING BUILDING

REMAINING LAND OF  
 HEALTHALLIANCE HOSPITALS, INC.  
 48.019 ACRES ±

EXISTING PARKING LOT  
 N/F HIGHLANDS MEDICAL  
 INVESTORS, LLC  
 BOOK 5759 PAGE 290  
 LOT A, PLAN BOOK 448 PAGE 23

PROPOSED ADDITION

NON-DONATED LAND

REMAINING LAND OF  
 HEALTHALLIANCE HOSPITALS, INC.  
 48.019 ACRES ±

REMAINING LAND OF  
 HEALTHALLIANCE HOSPITALS, INC.  
 48.019 ACRES ±

N/F HIGHLANDS MEDICAL  
 INVESTORS, LLC  
 BOOK 5759 PAGE 290  
 LOT A, PLAN BOOK 448 PAGE 23

N/F HIGHLANDS MEDICAL INVESTORS, LLC  
 BK. 5759 PG. 290 - LOT A, PLAN BK. 448 PG. 23

20'-WIDE RIGHT-OF-WAY,  
 BOOK 458 PAGE 465,  
 APPROXIMATELY FOLLOWS  
 EXISTING PAVED DRIVEWAY



- NOTES:
1. THE LAND SHOWN HEREON IS GRAPHICALLY SITUATED IN THE MEDICAL SERVICES ZONING DISTRICT, WITH THE FOLLOWING MINIMUM DIMENSIONAL REQUIREMENTS:  
 MINIMUM LOT AREA 15,000 SQ. FT.  
 MINIMUM LOT WIDTH 50 FEET  
 MINIMUM LOT FRONTAGE 125 FEET  
 MINIMUM FRONT SETBACK 40 FEET  
 MINIMUM SIDE SETBACK 50 FEET  
 MINIMUM REAR SETBACK 50 FEET
  2. THE LAND SHOWN HEREON IS NOT GRAPHICALLY SITUATED IN THE 100-YEAR FLOOD HAZARD ZONE, PER FLOOD INSURANCE RATE MAP 250304 0005B, DATED MAY 16, 1983.
  3. DEED REFERENCES:  
 BOOK 89 PAGE 114 (BURBANK HOSPITAL)  
 THE NAME OF THE CORPORATION "BURBANK HOSPITAL" WAS CHANGED TO "HEALTHALLIANCE HOSPITALS, INC." ON SEPTEMBER 28, 1994 (BOOK 2942 PAGE 128).  
 "HEALTHALLIANCE HOSPITALS, INC." AND "LEOMINSTER HOSPITAL, INC." WERE MERGED INTO "HEALTHALLIANCE HOSPITALS, INC." ON NOVEMBER 4, 1994 (BOOK 2715 PAGE 241).  
 BOOK 1071 PAGE 266 (BURBANK PROFESSIONAL BUILDING CORP.)  
 THE NAME OF THE CORPORATION "BURBANK PROFESSIONAL BUILDING CORP." WAS CHANGED TO "HEALTHALLIANCE HEALTH CORPORATION" ON JANUARY 18, 2002 (BOOK 5813 PAGE 314).
  4. PLAN REFERENCES:  
 PLAN BOOK 387 PAGE 20  
 "PLAN OF LAND IN FITCHBURG, MASS. PREPARED FOR HEALTHALLIANCE HOSPITALS, INC." DATED APRIL 17, 1997  
 PLAN BOOK 157 PAGE 3  
 "PLAN OF LAND IN FITCHBURG, MASS. MADE FOR BURBANK PROFESSIONAL BUILDING CORP." DATED MARCH 11, 1971  
 PLAN BOOK 448 PAGE 23  
 "PLAN OF LAND IN FITCHBURG, MASS. PREPARED FOR HEALTHALLIANCE HOSPITALS, INC." DATED AUGUST 12, 2004
  5. DREPANOS DRIVE AND BURBANK STREET ARE PRIVATE WAYS REPORTEDLY MAINTAINED BY THE CITY OF FITCHBURG. THE CITY OF FITCHBURG ZONING ORDINANCE PROVIDES THAT AN IMPROVED WAY WHICH THE CITY CLERK CERTIFIES IS MAINTAINED AND USED AS A PUBLIC WAY MAY BE USED TO PROVIDE LOT FRONTAGE. IN A LETTER DATED JUNE 4, 2004, THE FITCHBURG CITY CLERK STATED THAT DREPANOS DRIVE, ALTHOUGH LISTED AS A PRIVATE STREET, IS PLOWED, MAINTAINED AND USED AS A PUBLIC WAY.
  6. HEALTHALLIANCE HOSPITALS, INC. RESERVES RIGHTS-OF-WAY ACROSS EXISTING PAVED ACCESS DRIVES SITUATED ENTIRELY OR PARTLY WITHIN THE LOT SHOWN HEREON.
  7. ABOVE- AND BELOW-GROUND UTILITY STRUCTURES SERVING REMAINING LAND OF HEALTHALLIANCE HOSPITALS, INC. AND ADJUTING LAND OF HIGHLANDS MEDICAL INVESTORS, LLC ARE SITUATED ON THE LOT SHOWN HEREON.

CONCEPTUAL SITE PLAN  
 FITCHBURG, MASS.  
 PREPARED FOR  
**COMMUNITY HEALTH CONNECTIONS, INC.**  
 JANUARY 26, 2010

60 0 60 120  
**WHITMAN & BINGHAM ASSOCIATES, LLC**  
 REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS  
 510 MECHANIC STREET - LEOMINSTER, MASSACHUSETTS 01453