

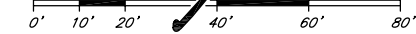
ALTA/ACSM Land Title Survey in Woburn, Mass.

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, Mass. 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
Web Site: www.hayeseng.com

Date: February 1, 2007

Scale: 1" = 20'



Current Ownership

Owner: New Boston Vale LLC
Deed Reference: Book 30864, Page 12
Plan Reference: Plan No. 200 of 1987
Middlesex South District Registry of Deeds
Woburn Assessor's Map 4, Block 8, Lot 8
#315 New Boston Street, Woburn, MA

SURVEYOR'S CERTIFICATE

The undersigned, being a registered surveyor of the Commonwealth of Massachusetts, certifies to (i) EUROHYPO AG, NEW YORK BRANCH, its successors and assigns, (ii) Fidelity National Title Insurance Company, and (iii) New 315NB Vale LLC as follows:

- This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the National Society of Professional Surveyors in 2005, and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(b) and 13 of Table A thereof. Pursuant to the accuracy standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the Commonwealth of Massachusetts, the relative positional accuracy of this survey does not exceed that which is specified therein.
- The survey was made on the ground on February 13, 2007 by me or under my supervision and correctly shows the legal description and the land area of the subject Property, the location and type of all visible above-ground buildings, structures and other improvements (including sidewalks, curbs, parking areas and spaces and fences) situated on the subject Property, and any other matters situated on the subject Property.
- Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.
- Except as shown on the survey, there are no party walls and no observable, above ground encroachments (a) by the improvements on the subject Property upon adjoining properties, streets, alleys, easements, or rights of way, or (b) by the improvements on any adjoining properties, streets, or alleys upon the subject Property.
- The location of each easement, right of way, servitude, and other matter (above or below ground) affecting the subject Property and listed in the title insurance Loan Policy Office File No. 98-0086MA, issued by Fidelity National Title Insurance Company with respect to the subject Property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The Property shown on the survey is the Property described in that title commitment. The location of all buildings on the subject Property are shown.
- The subject Property has direct access to and from New Boston Street, a duly dedicated and accepted public street or highway.
- Except as shown on the survey, the subject Property does not serve any adjoining property for drainage, utilities, structural support or ingress or egress.
- The legal description of the subject Property shown on this plan forms a mathematically closed figure.
- No portion of the Property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map Community-panel number 250229 0001 B, Effective Date: July 2, 1980, for the community in which the subject Property is located. The subject Property lies within Zone C. The parties listed above and their successors and assigns are entitled to rely on the survey and this certificate as being true and accurate.

Dated: March 6, 2007

Peter J. Ogren, Professional Land Surveyor
License Number 33604

LEGAL DESCRIPTION

A certain parcel of land situated at #315 New Boston Street in the City of Woburn, County of Middlesex, Commonwealth of Massachusetts, and shown as Lot A5 on Plan No. 200 of 1987 recorded at the Middlesex South District Registry of Deeds, described as follows:

Commencing at the northeasterly corner of the premises herein described at a point on the easterly sideline of New Boston Street. Thence running

S87°48'51"E a distance of 337.09 feet; thence turning and running

49°31'25"E a distance of 87.94 feet; thence turning and running

S40°28'35"E a distance of 39.99 feet; thence turning and running

S13°38'43"E a distance of 199.99 feet; thence turning and running

N80°34'24"W a distance of 425.00 feet to a point on the easterly sideline of New Boston Street; thence turning and running

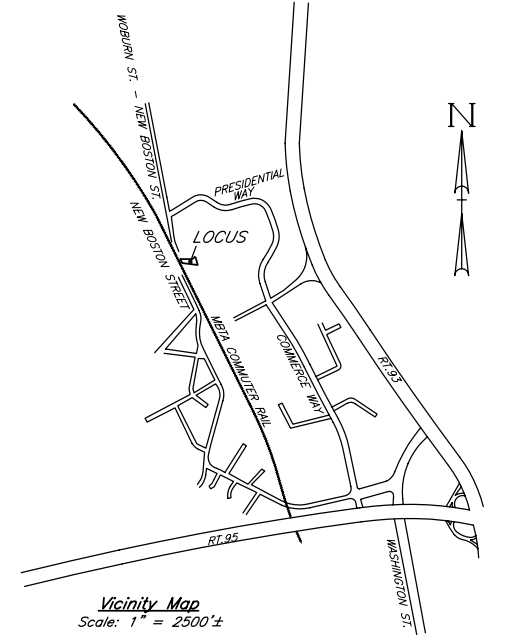
N27°26'54"W a distance of 125.00 feet to the point of beginning.

Containing an area of 60,000 Square Feet, or 1.377 Acres.

Being the same premises described in Exhibit A in the title insurance Loan Policy Office File No. 98-0086MA, issued by Fidelity National Title Insurance Company.

Note: The following comments pertain to the items in the Schedule B - Section 2 Exceptions from Coverage listed in the title insurance Loan Policy Office File No. 98-0086MA, issued by Fidelity National Title Insurance Company.

- Item 4: Easement 6852/95 - not locus
- Item 5: Easement 11863/191 & 11963/494 - as shown
- Item 6: Agreement 17860/528 - not survey related
- Item 7: License 16873/84 - not locus



LEGEND OF SYMBOLS AND ABBREVIATIONS

30864/12 - BOOK/PAGE REFERENCE AT THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS

- BIT - BITUMINOUS
- CONC - CONCRETE
- S.F. - SQUARE FEET
- UT. POLE - UTILITY POLE
- MANHOLE
- EP - EDGE OF PAVEMENT
- C.L.F. - CHAIN LINK FENCE
- VGC - VERTICAL GRANITE CURB
- CCB - CAPE COD BERM
- BBIT - BITUMINOUS BERM
- C.B. - CATCH BASIN
- ROUND CATCH BASIN
- WATER VALVE
- WATER SHUT OFF
- GAS GATE
- EHH - ELECTRIC HAND HOLE
- OHW - OVERHEAD WIRES
- UNDERGROUND ELECTRIC
- SIGN

ZONE: INDUSTRIAL (IP-2)

MINIMUM LOT AREA = 40,000 S.F.
MINIMUM LOT WIDTH = 40 FEET
MINIMUM LOT FRONTAGE = 125 FEET

MINIMUM LOT SETBACKS
FRONT = 25 FEET
SIDE = 25 FEET
REAR = 25 FEET

MAXIMUM FLOOR AREA RATIO ALLOWED = 50%
MAXIMUM HEIGHT OF BUILDING = 80 FEET OR 7 STORIES

- A. Floor Area Ratio Tab:**
- The building footprint area of the building located on the subject Property is 12,018 square feet.
 - The land area of the subject Property is 60,000 square feet.
 - The calculated Floor Area Ratio is 20.0%.
- B. Parking Tab:**
- There exist 31 regular parking spaces and no handicapped parking spaces on the subject Property.

NOTE: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE PHONE NUMBER (800) 322-4844.

