

**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.

**LEGEND OF SYMBOLS AND ABBREVIATIONS**  
 30864/94 - BOOK/PAGE REFERENCE AT THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS  
 S.F. - SQUARE FEET

- BIT. BERM BBIT
- EDGE PAVEMENT EP
- CHAIN LINK FENCE CLF
- MANHOLE M
- MONITOR WELL MW
- UTILITY POLE UP
- WATER GATE WG
- WATERLINE WL
- DRAIN LINE DL
- GAS LINE GL
- OVERHEAD WIRE OW
- WETLAND W
- BOLLARD B
- STANDARD SIZE PARKING SPACE INDICATED AS BEING RESERVED FOR THE HANDICAPPED

- A. Floor Area Ratio Tab:**  
 1. The building footprint area of the building located on the subject Property is 60,230 square feet.  
 2. The land area of the subject Property is 361,039 square feet.
- B. Parking Tab:**  
 1. There exist 142 regular parking spaces and 0 handicapped parking spaces on the subject Property.
- PARKING SPACE TOTAL: 142 SPACES

**ZONING DATA**  
 ARTICLE XIII 200-69 OFF STREET PARKING AND LOADING REQUIREMENTS.  
 TAKEN FROM TOWN OF NORTH READING ZONING BY-LAWS, DATED APRIL 2006  
 PARKING REQUIREMENTS: MANUFACTURING OR INDUSTRIAL 1 SPACE PER 600 SQUARE FEET OF GROSS FLOOR SPACE OR 0.75 PER EACH EMPLOYEE OF THE COMBINED EMPLOYMENT OF THE 2 LARGEST SUCCESSIVE SHIFTS, WHICH EVER IS LARGER.

**Note:** The following comments pertain to the items in the Schedule B - Section 2 Exceptions from Coverage listed in the Fidelity National Title Insurance Company Commitment for Title Insurance Case Number: 98-0086MA/1

Item 13: Memorandum of agreement 35967/606 - approximately as shown on survey - no width or exact location established

**LEGAL DESCRIPTION**  
 A certain parcel of land situated at #87 Concord Street in the Town of North Reading, County of Middlesex, Commonwealth of Massachusetts, and shown as Lot 2 on Plan No. 543 of 1981 recorded at the Middlesex South District Registry of Deeds, described as follows:

Commencing at the southeasterly corner of the premises herein described at a Stone Bound with Drill Hole (Found) on the northerly sideline of Concord Street. Thence running

N12°29'45"W a distance of 1054.30 feet; thence turning and running  
 N78°00'30"E a distance of 346.02 feet; thence turning and running  
 S10°58'30"E a distance of 1111.03 feet to a Stone Bound with Drill Hole (Found) on the northerly sideline of Concord Street; thence turning and running  
 Westerly along said sideline with a curve turning to the right having an arc length of 322.76 feet on a radius of 1401.25 feet to the point of beginning.

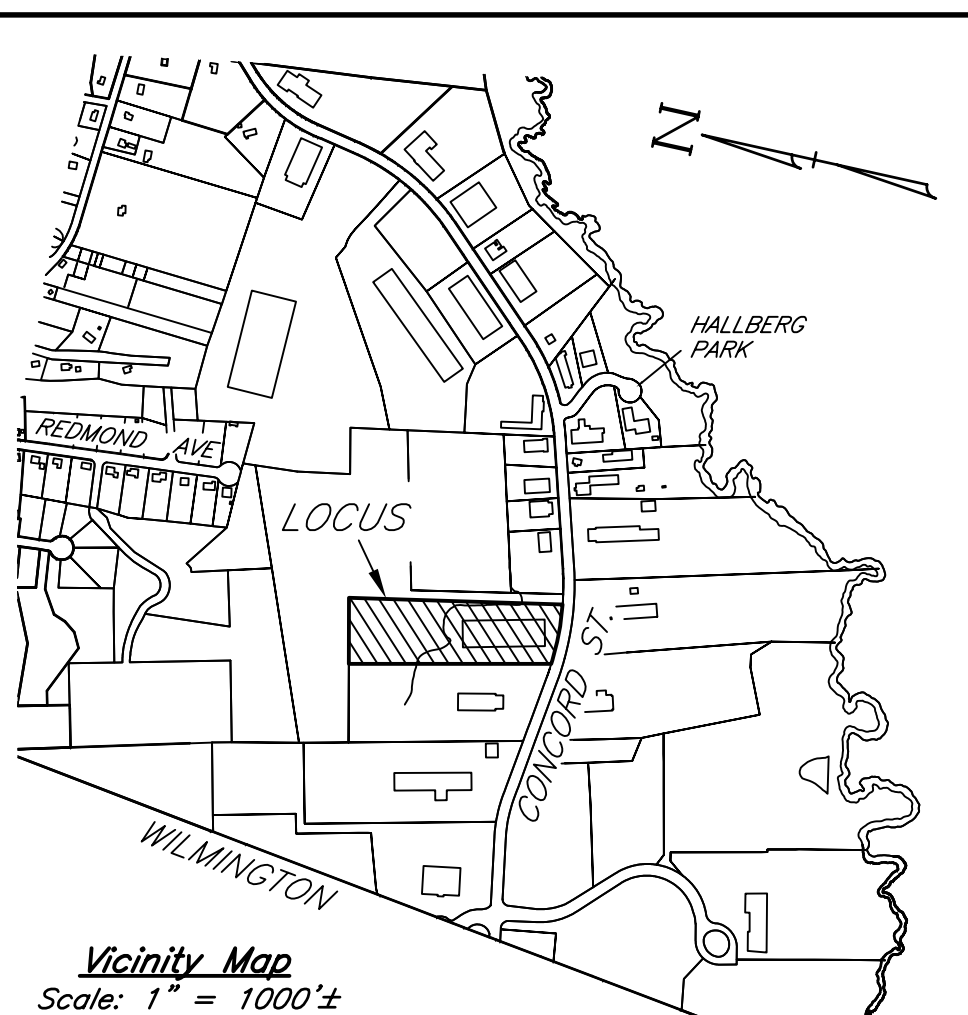
Containing an area of 361,039 Square Feet, or 8.288 Acres.

Together with the benefit of a fifty-foot (50') right-of-way, as shown on said plan and evidenced by an instrument recorded in Book 10863, Page 391.

Being the same premises described in the Exhibit A for the Fidelity National Title Insurance Company Commitment for Title Insurance Case Number: 98-0096MA/1

ZONING DIMENSIONAL REQUIREMENTS - I/O - INDUSTRIAL OFFICE DISTRICT

ZONING DISTRICT	MINIMUM LOT AREA (SQUARE FEET)	MINIMUM LOT FRONTAGE (FEET)	MINIMUM YARDS			MAXIMUM BUILDING HEIGHT (FEET)	MAXIMUM BUILDING AREA LOT COVERAGE (PERCENT)
			FRONT (FEET)	SIDE (FEET)	REAR (FEET)		
I/O	40,000	200	40**	25	50	50	



**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, and (iii) New Conpez 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 during February, 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. Lastsite inspection was made on March 6, 2007.
- 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 commitment no. 98-0096MA/1 issued by Fidelity National Title 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 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 description of the subject Property as shown on this plan forms a mathematically closed figure.
- Except as shown on the survey, no portion of the Property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject Property is located, Community Panel Number 250209 0009 D, Effective date: June 16, 2004. The Subject Property lies in Flood Zones A & X.

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: February 1, 2007  
 Peter J. Ogren, Professional Land Surveyor  
 License Number 33604

**PLAN REFERENCES:**

- PLAN OF LAND IN NORTH READING, MASS. OWNED BY THE K REALTY TRUST AND EDWARD GOLDMAN, PREPARED BY ROBERT E. ANDERSON, INC., DATED OCTOBER 20, 1980 AND RECORDED WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 14302, PAGE 48.
- SUBDIVISION OF PLAN, NORTH READING, MASS. DATED OCTOBER 22, 1993 BY BENCHMARK SURVEY AND RECORDED WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 24055, PAGE 387.
- PLAN OF LAND IN NORTH READING, MASS. PREPARED BY ROBERT E. ANDERSON, INC., DATED DECEMBER 11, 1985 AND RECORDED WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 11020, PAGE 230.
- PLAN OF RELOCATION OF CONCORD STREET NORTH READING, MASS. AS ORDERED BY THE COUNTY COMMISSIONERS DATED 1959 AND RECORDED WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 9411, PAGE 383.

**Current Ownership**  
 Owner: Conpez LLC  
 Deed Reference: Book 30864, Page 94  
 Plan Reference: Plan No. 543 of 1981  
 Middlesex South District Registry of Deeds  
 North Reading Assessor's Map 2, Lot 15

**ALTA/ACSM Land Title Survey in North Reading, 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

Scale: 1" = 40'  
 Date: February 1, 2007