

**LEGEND OF SYMBOLS AND ABBREVIATIONS**

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

S.F. - SQUARE FEET

- SMH SEWER MANHOLE
- EP EDGE OF PAVEMENT
- FENCE
- OWH OVERHEAD WIRES
- VGC VERTICAL GRANITE CURB
- CCB CAPE COD BERM
- BBIT BITUMINOUS BERM
- C.B. CATCH BASIN
- WATER SHUT OFF
- GAS GATE
- UTILITY POLE (UP)
- 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

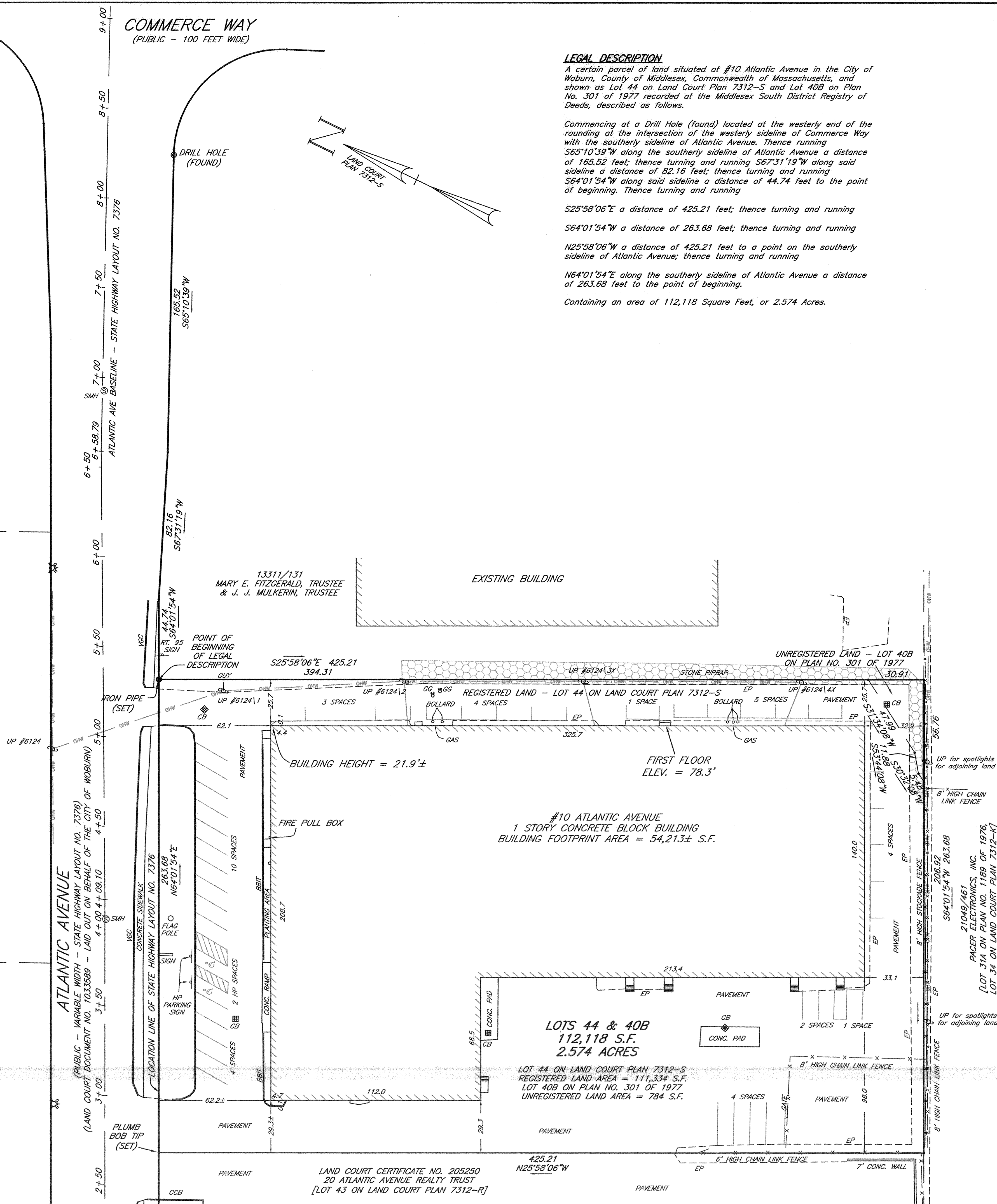
MAXIMUM FLOOR AREA RATIO ALLOWED = 50%  
MAXIMUM HEIGHT OF BUILDING = 80 FEET OR 7 STORIES

- A. Floor Area Ratio Tab:
- The building footprint area of the building located on the subject Property is 54,213± square feet.
  - The land area of the subject Property is 112,118 square feet.
  - The calculated Floor Area Ratio is 48.3%.
- B. Parking Tab:
- There exist 38 regular parking spaces and 2 handicapped parking spaces on the subject Property.

**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. 98-0085MA, issued by Fidelity National Title Insurance Company.

Item 3: Covenants in Document No. 799562 is a right to enter registered portion of site for remedial action - not survey related

COMMERCE WAY  
(PUBLIC - 100 FEET WIDE)



**LEGAL DESCRIPTION**

A certain parcel of land situated at #10 Atlantic Avenue in the City of Woburn, County of Middlesex, Commonwealth of Massachusetts, and shown as Lot 44 on Land Court Plan 7312-S and Lot 40B on Plan No. 301 of 1977 recorded at the Middlesex South District Registry of Deeds, described as follows.

Commencing at a Drill Hole (found) located at the westerly end of the rounding at the intersection of the westerly sideline of Commerce Way with the southerly sideline of Atlantic Avenue. Thence running S65°10'39"W along the southerly sideline of Atlantic Avenue a distance of 165.52 feet; thence turning and running S67°31'19"W along said sideline a distance of 82.16 feet; thence turning and running S64°01'54"W along said sideline a distance of 44.74 feet to the point of beginning. Thence turning and running

S25°58'06"E a distance of 425.21 feet; thence turning and running

S64°01'54"W a distance of 263.68 feet; thence turning and running

N25°58'06"W a distance of 425.21 feet to a point on the southerly sideline of Atlantic Avenue; thence turning and running

N64°01'54"E along the southerly sideline of Atlantic Avenue a distance of 263.68 feet to the point of beginning.

Containing an area of 112,118 Square Feet, or 2.574 Acres.

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

Hayes

Date: February 1, 2007

Scale: 1" = 30'



**Revision**  
March 20, 2007  
Modified off-site  
layout information  
for Atlantic Avenue

**Current Ownership**

Owner: Mid A Terrace LLC  
Deed Reference: Book 30863, Page 537  
Plan Reference: Plan No. 301 of 1977  
and Land Court Plan 7312-S  
Middlesex South District Registry of Deeds  
Woburn Assessor's Map 10, Block 1, Lot 4  
#10 Atlantic Avenue, Woburn, MA

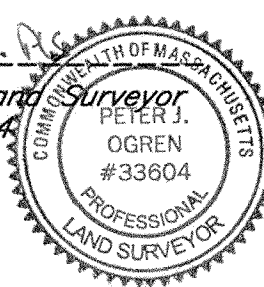
**SURVEYOR'S CERTIFICATE**

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 10 Atlantic 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 his 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. 98-0085MA, 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 Atlantic Avenue, a public way.
- 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 record description of the subject Property 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 20, 2007

Peter J. Ogren, Professional Land Surveyor  
License Number 33604



**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.