

**SURVEYOR'S CERTIFICATE**

The undersigned, being a registered surveyor of the Commonwealth of Massachusetts, certifies to (1) EURHYPO AG, NEW YORK BRANCH, its successors and assigns, (2) Fidelity National Title and (3) Jewel LLC as follows:

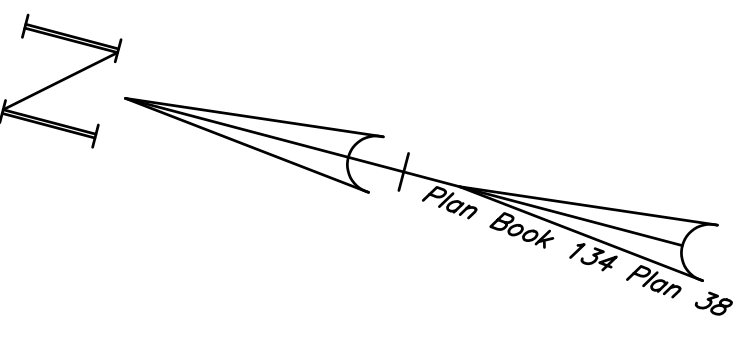
- This map or plat and the survey on which it is based were made in accordance with the "Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the National Society of Professional Surveyors in 2005, and includes items 1, 2, 3, 4, 6, 7(c), 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 October, 2008 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. Final inspection on October 8, 2008.
- 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. 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 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 for the community in which the subject Property is located.

The parties listed above and their successors and assigns are entitled to rely on the survey and this certificate as being true and accurate.

I CERTIFY THAT THIS BUILDING IS LOCATED ON THE GROUND AS SHOWN. I FURTHER CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A OR V) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 250227 0004C; EFFECTIVE DATE: JUNE 2, 1999. THE PROPERTY IS LOCATED IN ZONE X, BASED ON SCALED LOCATION.

DATE: October 14, 2008

PROFESSIONAL LAND SURVEYOR



**ALTA/ACSM Land Title Survey in WILMINGTON, MASS.**

Hoyes Engineering, Inc.  
Civil Engineers & Land Surveyors  
603 Salem Street  
Wakefield, MA 01880  
Telephone: 781.246.2800  
Facsimile: 781.246.7596  
www.hoyeseng.com

Scale: 1" = 20' October 14, 2008

**#10 JEWEL DRIVE**  
ASSESSORS MAP 24 LOT 208-B

**Current Ownership**  
Owner: 10 JEWEL LLC  
Deed Reference: Book 10517 Page 282  
Plan Reference: Lot 8B on Plan Book 134 Plan 38  
Middlesex North District Registry of Deeds

**LEGAL DESCRIPTION: 10 JEWEL DRIVE, WILMINGTON**

The land together with the buildings and improvements thereon and appurtenances thereto, situated in Wilmington, Middlesex County, Massachusetts, being shown as Lot 8B on "Modification and Definitive Subdivision Plan, Jewel Industrial Park, Wilmington, Mass.," dated June 30, 1980, made by K. W. Miller Co., Inc., Civil Engineers & Land Surveyors, recorded with the Middlesex North District Registry of Deeds in Plan Book 134, Plan 38, being bounded and described, in accordance with said Plan, as follows:

WESTERLY by the easterly abutment of Jewel Drive by three lines, 246.40 feet, 85.55 feet and 77.43 feet, respectively;  
SOUTHERLY by Lot 9A, 248.39 feet;  
EASTERLY by land of Boston and Maine Corporation, 382.30 feet; and  
NORTHERLY by land formerly of Harwick Chemical, 330.66 feet.  
Together with the right and easement set forth in Grant of Easement, dated January 12, 1982, recorded at Book 2520, Page 81;  
Together with the benefit of the rights and easements set forth in an instrument dated June 10, 1976, recorded at Book 2266, Page 129;  
Together with the right to pass and repass over Jewel Drive for purposes of access and ingress from Eames Street.

**LEGEND OF SYMBOLS AND ABBREVIATIONS**

2486/563 - BOOK/PAGE REFERENCE RECORDED AT THE MIDDLESEX NORTH DISTRICT REGISTRY OF DEEDS  
PB 134 PL 38 - Plan Book 134, Plan 38  
S.F. - Square Feet

BT. BERM	CCB
CAPE COD BERM	EP
EDGE PAVEMENT	CLF
CHAIN LINK FENCE	⊙
SEWER MANHOLE	⊙
DRAIN MANHOLE	⊙
MANHOLE	⊙
CATCH BASIN	⊙
MONITOR WELL	⊙
UTILITY POLE (UP)	⊙
LIGHT POLE (LP)	⊙
GAS GATE	⊙
WATER GATE	⊙
DRAIN LINE	---
SEWER LINE	---
WATER LINE	---
GAS LINE	---
OVERHEAD WIRE	---
ROLLROAD	⊙
ELECTRIC HAND HOLE	EH
ELECTRIC HOOK UP	EH

**ZONE: GI - GENERAL INDUSTRIAL**

MINIMUM LOT AREA = 20,000 S.F.  
MINIMUM LOT FRONTAGE = 125 FEET  
MINIMUM LOT WIDTH = 125 FEET  
MINIMUM LOT SETBACKS  
FRONT = 50 FEET  
SIDE = 20 FEET  
REAR = 20 FEET  
MINIMUM OPEN SPACE = 30%  
MAXIMUM BUILDING COVERAGE = 35%  
MAXIMUM BUILDING HEIGHT = 40' (3 STORES)  
PARKING: INDUSTRIAL USE = 1 SPACE PER 800 S.F. OF GROSS FLOOR AREA  
Zoning information taken from "Wilmington Zoning Bylaws" Revised up to and including the Annual Town Meeting of April 24, 2004 Wilmington, Massachusetts.

- A. Floor Area Ratio Tab:
- The building footprint area of the building located on the subject Property is 24,998 square feet.
  - The land area of the subject Property is 120,994 square feet.  
Floor Area Ratio = 24,998 S.F. / 120,994 S.F. = 0.21
- B. Parking Tab:
- There exist 26 regular parking spaces and 24 truck parking and/or loading 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. DIO SAFE PHONE NUMBER (800) 322-4844.

