

ALTA/ACSM Land Title Survey in Wilmington, Mass.

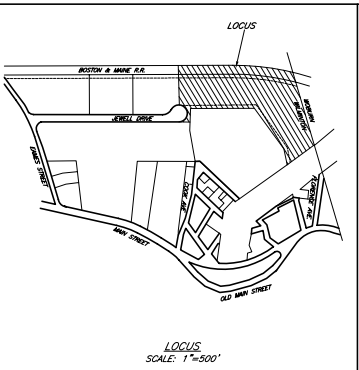
Hoyes Engineering, Inc.
Civil Engineers & Land Surveyors
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Date: March 8, 2007

Scale: 1" = 40'



NO. 14 JEWEL STREET
ASSESSORS MAP 24 LOT 209-A

Current Ownership
Owner: 14 JEWEL LLC
Deed Reference: Book 10517 Page 127
Plan Reference: Plan Book 134 Plan 38
Plan Book 200 Plan 134
Middlesex North District Registry of Deeds



Note: The following comments pertain to the items in the Schedule B - Part 1 Exceptions from Coverage listed in the Fidelity National Title Insurance Company Commitment for Title Insurance Case Number: 98-0094M/1.

Schedule B Part 1

- Not photostatic.
- Shown but appears to be released by book 2486 page 522.
- Not plottable.

SURVEYOR'S CERTIFICATE

The undersigned, being a registered surveyor of the Commonwealth of Massachusetts, certifies to (1) EUROGRAPHICS NEW YORK BRANCH, its successors and assigns, (2) Fidelity National Title and (3) New 14 Jewel 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, 3, 4, 6, 7(a), 7(b), 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. Final inspection on March 7, 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. 98-0094M/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 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.

Dated: _____
Peter J. Oren, Professional Land Surveyor
License Number 33604

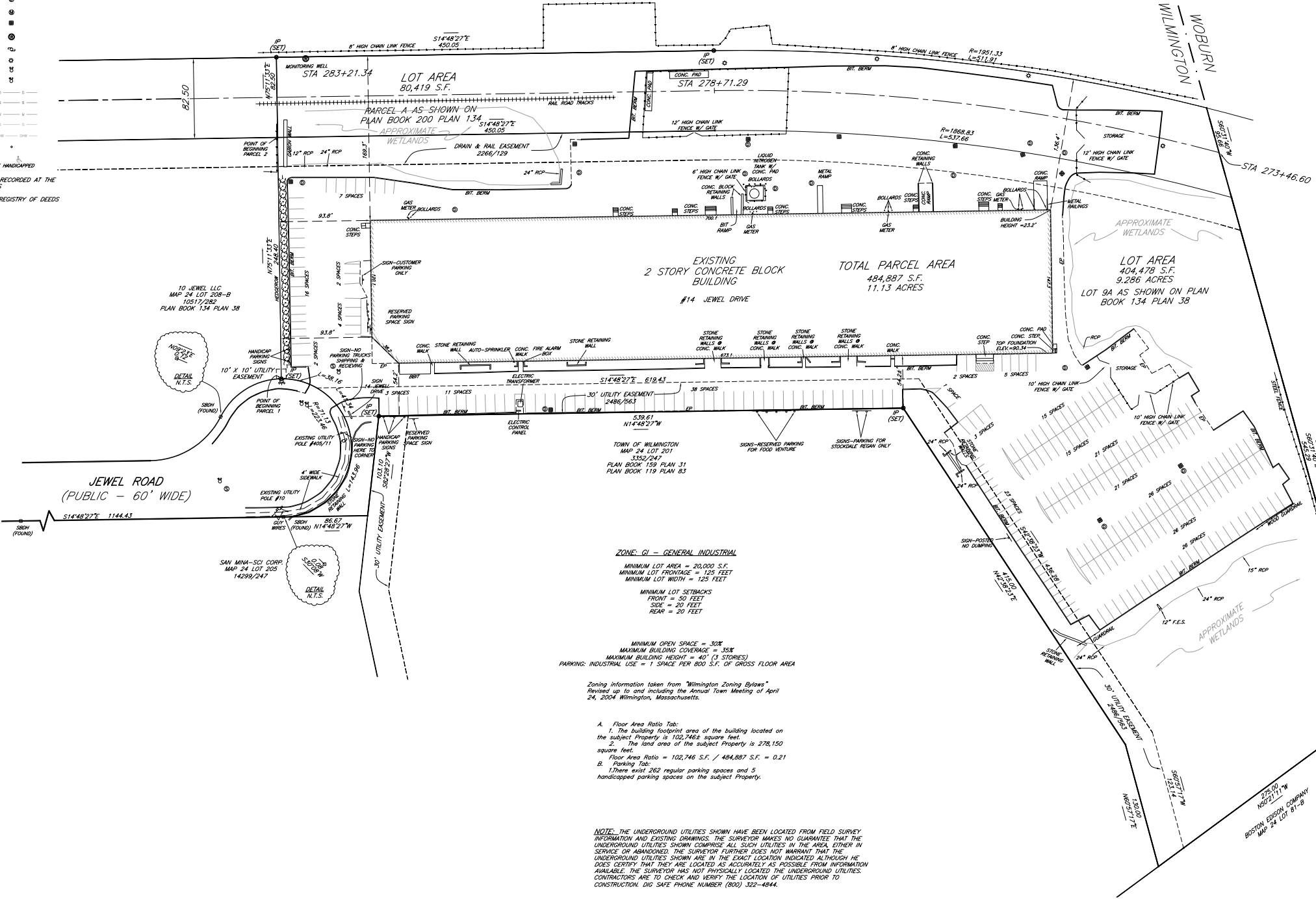
I CERTIFY THAT THIS BUILDING IS LOCATED ON THE GROUND AS SHOWN. I FURTHER CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A OR V) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 250227.0004C. EFFECTIVE DATE: JUNE 2, 1989. THE PROPERTY IS LOCATED IN ZONE X, BASED ON SCALED LOCATION.

DATE: _____
PROFESSIONAL LAND SURVEYOR

LEGEND OF SYMBOLS AND ABBREVIATIONS

30864/04 - BOOK/PAGE REFERENCE AT THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
S.F. - SQUARE FEET

BIT. BERM	---BIT---
CANYE COB BERM	---CCB---
EDGE PAVEMENT	---EP---
CHAIN LINK FENCE	---CLF---
SEWER MANHOLE	---SM---
DRAIN MANHOLE	---DM---
MANHOLE	---M---
CATCH BASIN	---CB---
MONITOR WELL	---MW---
UTILITY POLE (UP)	---UP---
LIGHT POLE (LP)	---LP---
GAS GATE	---GG---
WATER GATE	---WG---
DRAIN LINE	---DL---
SEWER LINE	---SL---
WATERLINE	---WL---
GAS LINE	---GL---
OVERHEAD WIRE	---OW---
BOLLARD	---B---
STANDARD SAFE PARKING SPACE INDICATED AS BEING RESERVED FOR THE HANDICAPPED	---SSP---
1374/43 - BOOK/PAGE REFERENCE RECORDED AT THE REGISTRY OF DEEDS	---
MNRD - MIDDLESEX NORTH DISTRICT REGISTRY OF DEEDS	---



LEGAL DESCRIPTION

PARCEL ONE:
A CERTAIN PARCEL OF LAND KNOWN AS #14 JEWEL DRIVE, SITUATED ON THE EASTERLY SIDE OF JEWEL DRIVE, IN THE TOWN OF WILMINGTON, COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS, NOW OR FORMERLY OF 14 JEWEL LLC, BOUNDED AND DESCRIBED AS FOLLOWS:
The land together with the buildings thereon in Wilmington, Massachusetts more particularly described as Lot 9a on the plan of land entitled "Redevelopment and Definitive Subdivision Plan of Jewel Industrial Park, Wilmington, Mass." recorded in Plan Book 134, Plan 38. Together with appurtenant easement rights to "30" Drain & Rail Easement" described in Easement recorded in Book 2266, Page 129 and Second Grant to Easement recorded in Book 2486, Page 563.
Together with appurtenant easement rights to "30" Drain & Rail Easement" described in Easement recorded in Book 2266, Page 129 and Second Grant to Easement recorded in Book 2486, Page 563.
The above being more particularly described as follows:
Beginning at the northwesterly corner of the premises at a stone bound located on the westerly side of Jewel Drive, said stone bound (now missing) marking the point of tangency of the curve of said Jewel Drive, thence Southwesterly, Southwesterly and Northerly along said Jewel Drive and cut-de-sac by a curve to the left having a radius of 711.53 feet, and an arc length of 223.46 to a point; thence turning and running
N75°11'33"E a distance of two hundred forty-eight and 40/100 feet (248.40') to a point; thence turning and running
S14°48'27"E a distance of FOUR HUNDRED FIFTY AND 05/100 FEET (450.05') to a point; thence turning and running
SOUTHERLY WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF ONE THOUSAND EIGHT HUNDRED SIXTY-EIGHT AND 83/100 FEET (1868.83'), AND AN ARC LENGTH OF FIVE HUNDRED THIRTY-SEVEN AND 66/100 FEET (537.66') to a point; thence turning and running
S80°31'40"W a distance of FIVE HUNDRED FORTY-FIVE AND 29/100 FEET (545.29) to a point; thence turning and running
N62°11'11"W a distance of TWO HUNDRED SEVENTY-FIVE AND 00/100 FEET (275.00') to a point; thence turning and running
N62°57'17"E a distance of ONE HUNDRED THIRTY AND 00/100 FEET (130.00') to a point; thence turning and running
N42°59'31"E a distance of FOUR HUNDRED FIFTY AND 00/100 FEET (450.00') to a point; thence turning and running
N14°48'27"W a distance of FIVE HUNDRED THIRTY-NINE AND 61/100 FEET (539.61') to a point; thence turning and running
S82°28'27"W a distance of ONE HUNDRED THREE AND 10/100 FEET (103.10') to a point thence turning and running
N14°48'27"W a distance of EIGHTY-SIX AND 67/100 FEET (86.67') to a stone bound being the POINT OF BEGINNING.
SAID PARCEL CONTAINS 404,478 SQUARE FEET, OR 9.286 ACRES.
PARCEL TWO:
THAT CERTAIN PARCEL OF LAND OFF JEWEL DRIVE, WILMINGTON, MIDDLESEX COUNTY, MASSACHUSETTS, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS PARCEL A ON A PLAN ENTITLED "LAND IN WILMINGTON, MASSACHUSETTS, BOSTON AND MAINE CORPORATION TO HIGHLAND DEVELOPMENT COMPANY," DATED APRIL 26, 1999, BY ROBERT E. ANDERSON, RECORDED WITH MIDDLESEX NORTH DISTRICT REGISTRY OF DEEDS A PLAN NO. 134 OF 1999 IN PLAN BOOK 200, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST NORTHWESTERLY CORNER OF THE HEREMATER DESCRIBED PARCEL, SAID POINT BEING AT THE SOUTHWEST LOT CORNER OF LOT 88 SHOWN ON SAID PLAN AND THE NORTHEASTERLY CORNER OF LOT 84 ON SAID PLAN, THENCE;
N2°11'33"E a distance of EIGHTY-TWO AND 50/100 FEET (82.50') BY LAND NOW OR FORMERLY OF THE BOSTON AND MAINE CORPORATION, THENCE TURNING AND RUNNING
S14°48'27"E a distance of FOUR HUNDRED FIFTY AND 05/100 FEET (450.05') to a point; thence turning and running
SOUTHEASTERLY a distance of FIVE HUNDRED ELEVEN AND 91/100 FEET (511.91') ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF ONE THOUSAND NINE HUNDRED FIFTY-ONE AND 33/100 FEET (1951.33') TO POINT ON THE TOWN LINE BETWEEN WOBURN AND WILMINGTON; THENCE TURNING AND RUNNING
S80°31'40"W ALONG SAID TOWN LINE AND LAND OF THE BOSTON AND MAINE CORPORATION A distance of NINETY-FIVE AND 66/100 FEET (95.66') TO THE SOUTHEASTERLY LOT CORNER OF THE AFOREMENTIONED LOT 84 TO A POINT; THENCE TURNING AND RUNNING
NORTHWESTERLY a distance of FIVE HUNDRED THIRTY-SEVEN AND 66/100 FEET (537.66') ALONG A CURVE TO THE LEFT WITH A RADIUS OF ONE THOUSAND EIGHT HUNDRED SIXTY-EIGHT AND 83/100 (1868.83') TO A POINT OF CURVATURE AT LAND STILL OF LOT 9A; THENCE TURNING AND RUNNING
N14°48'27"E a distance of FOUR HUNDRED FIFTY AND 05/100 FEET (450.05') STILL BY SAID LOT 84 TO THE POINT OF BEGINNING.
SAID PARCEL A CONTAINING, ACCORDING TO SAID PLAN, 80,419 ± SQUARE FEET.

ZONE: G1 - 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 STORIES)
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:
1. The building footprint area of the building located on the subject Property is 102,746.2 square feet.
2. The land area of the subject Property is 278,150 square feet.
Floor Area Ratio = 102,746 S.F. / 484,887 S.F. = 0.21
B. Parking Tab:
1. There exist 262 regular parking spaces and 5 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.