

**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. 98-0093M/1, issued by Fidelity National Title Insurance Company.

Item 4: Easement 3008/111, as affected by 19628/1 - this is a benefit, not an encumbrance, as shown on adjoining land.

**LEGAL DESCRIPTION**

A certain parcel of land situated at #155 West Street in the Town of Wilmington, County of Middlesex, Commonwealth of Massachusetts, and shown as Lot A on Plan Book 138, Plan 6, recorded at the Middlesex North District Registry of Deeds, described as follows:

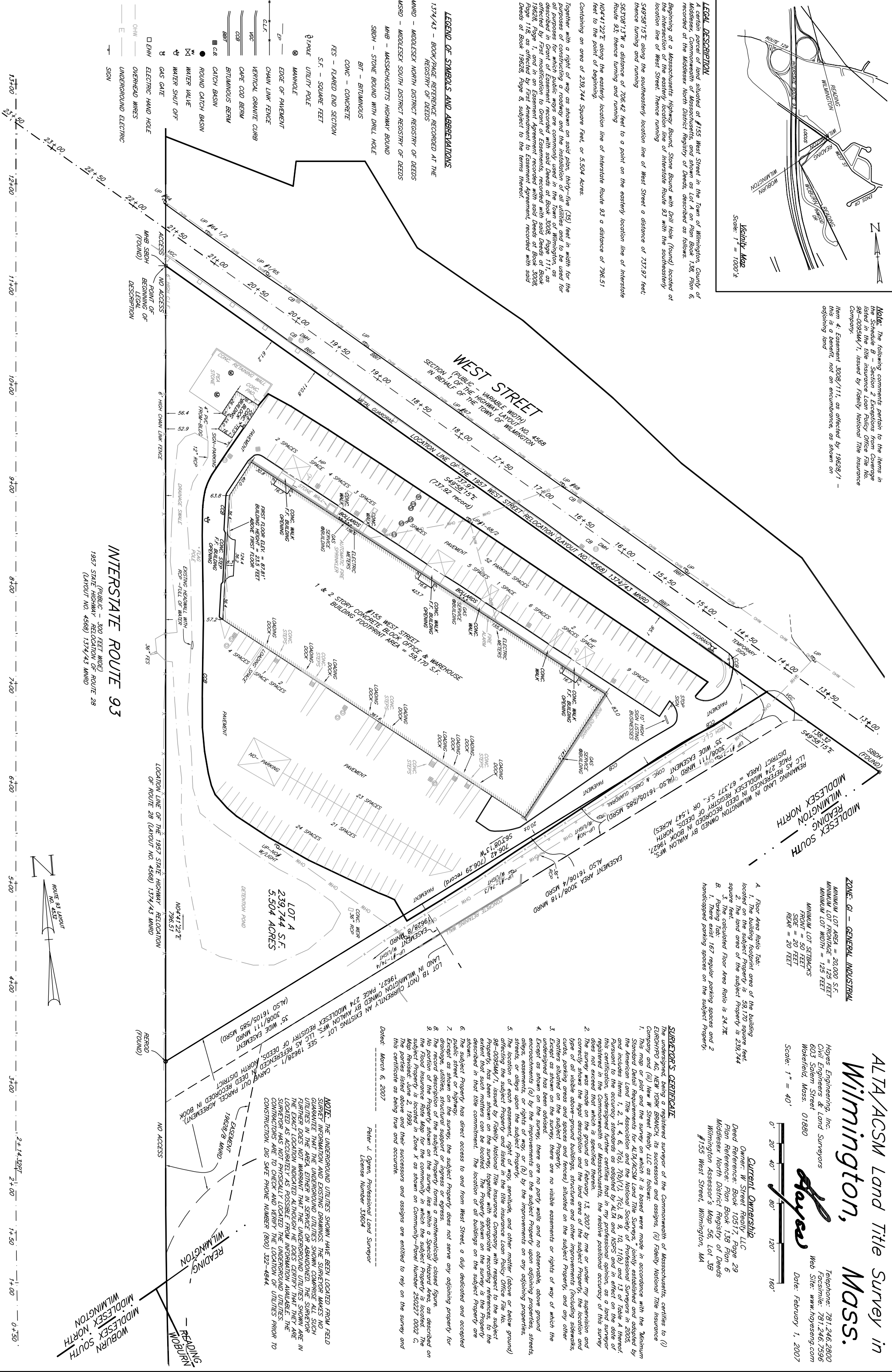
Beginning at a Massachusetts Highway Bound, Stone Bound with Drill Hole (round) located at the intersection of the easterly location line of Interstate Route 93 with the southeasterly location line of West Street, thence running S89°58'15"E along the southeasterly location line of West Street a distance of 737.97 feet; thence turning and running S63°08'13"W a distance of 706.42 feet to a point on the easterly location line of Interstate Route 93; thence turning and running N04°41'22"E along the easterly location line of Interstate Route 93 a distance of 796.51 feet to the point of beginning.

Containing an area of 239,744 Square Feet, or 5.504 Acres.

Together with a right of way as shown on a solid plan, thirty-five (35) feet in width for the purposes of constructing a roadway and the installation of all utilities and to be used for or purposes for which public ways are commonly used in the Town of Wilmington, as described in Part of an Easement, recorded with said Deeds of Book 3008, Page 111, as amended by First Amendment to Easement Agreement recorded with said Deeds of Book 3008, Page 118, and in a First Amendment to Easement Agreement, recorded with said Deeds of Book 3008, Page 118, as affected by First Amendment to Easement Agreement, recorded with said Deeds of Book 19628, Page 8, subject to the terms thereof.

**LEGEND OF SYMBOLS AND ABBREVIATIONS**

- 1374/43 - BOOK/PAGE REFERENCE RECORDED AT THE REGISTRY OF DEEDS
- MNRD - MIDDLESEX NORTH DISTRICT REGISTRY OF DEEDS
- MSRD - MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
- MAB - MASSACHUSETTS HIGHWAY BOUND
- SBPH - STONE BOUND WITH DRILL HOLE
- BIT - BITUMINOUS
- CONC - CONCRETE
- FES - FLARED END SECTION
- S.F. - SQUARE FEET
- Ø POLE - UTILITY POLE
- ⊙ MANHOLE
- EP - EDGE OF PAVEMENT
- CL.F. - CHAIN LINK FENCE
- VAG - VERTICAL GRANITE CURB
- CCB - CAPE COD BERM
- BITUMINOUS BERM
- BBT - BITUMINOUS BERM
- C.B. - CATCH BASIN
- ROUND CATCH BASIN
- ⊕ WATER VALVE
- ⊕ WATER SHUT OFF
- ⊕ GAS GATE
- EHH - ELECTRIC HAND HOLE
- OHW - OVERHEAD WIRES
- E - UNDERGROUND ELECTRIC
- SIGN



**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

- A. Floor Area Ratio Tax:
  1. The building footprint area of the building located on the subject Property is 59,170 square feet.
  2. The land area of the subject Property is 239,744 square feet.
  3. The calculated Floor Area Ratio is 24.7%.
    - B. 1. There exist 167 regular parking spaces and 2 handicapped parking spaces on the subject Property.

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

**Current Ownership**  
 Owner: W Street Realty, LLC  
 Deed Reference: Plan Book 10517, Page 29  
 Plan Reference: Plan Book 138 Plan 6  
 Middlesex North District Registry of Deeds  
 Wilmington Assessor's Map 56, Lot 3B  
 #155 West Street, Wilmington, MA

**Surveyor's Information:**  
 Hayes Engineering, Inc.  
 Civil Engineers & Land Surveyors  
 603 Salem Street  
 Woburn, Mass. 01880  
 Web Site: www.hayeseng.com  
 Date: February 1, 2007

**SURVEYOR'S CERTIFICATE**

The undersigned, being a registered surveyor of the Commonwealth of Massachusetts, certifies to (1) EUROHYD AG, NEW YORK BRANCH, its successors and assigns, (2) Fidelity National Title Insurance Company and (3) New York Branch, its successors and assigns, (4) Fidelity National Title Insurance Company and (5) 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, 5, 6, 7(a), 7(b)(1), 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, the undersigned certifies that, in my professional opinion, as a land surveyor practicing within the State of Massachusetts, the relative positional accuracy of this survey does not exceed that which is specified therein; the relative positional accuracy of this survey 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.

1. Except as shown on the survey, there are no visible encumbrances or rights of way of which the undersigned has been advised.
2. Except as shown on the survey, there are no party walls and no observable, above ground encumbrances, or rights of way, or (B) by the improvements on any adjoining properties, streets, or alleys upon the subject Property.
3. 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. 98-0093M/1, 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 shown in that title commitment. The location of all buildings on the subject Property are shown as shown on the survey.
4. The subject Property has direct access to and from West Street, a duly dedicated and accepted public street or highway.
5. Except as shown on the survey, the subject Property does not serve any adjoining property for drainage, utilities, structural support or ingress or egress.
6. 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 subject Property is located in Zone X as shown on Community-Flood Number 250227 0002 C, Map Revised, June 2, 1998.
7. The partition, as shown 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. O'Brien, 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 COMPLETE ALL SUCH UTILITIES AND THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO SUCH UTILITIES AND/OR THE UNDERGROUND UTILITIES SHOWN. THE SURVEYOR IS NOT RESPONSIBLE FOR THE EXISTING 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) 332-4844.

