

RECORD DEED DESCRIPTION

PARCEL ONE (REGISTERED LAND):

THAT CERTAIN PARCEL OF LAND WITH THE BUILDINGS LOCATED THEREON, IN WILMINGTON, MIDDLESEX COUNTY, MASSACHUSETTS, SHOWN AS LOT 5 ON THAT CERTAIN PLAN ENTITLED "LAND COURT SUBDIVISION OF LAND, LOWELL STREET, WILMINGTON, MASSACHUSETTS," DATED OCTOBER 21, 1997, SCALE: 1"=60', PREPARED BY DANA F. PERKINS, INC., CONSULTING ENGINEERS AND LAND SURVEYORS, 1215 MAIN STREET UNIT MASSACHUSETTS 01867, PREPARED FOR: HOWLAND DEVELOPMENT CORP., 155 WEST STREET, WILMINGTON, MASSACHUSETTS 01883 AND FILED WITH THE LAND COURT ENGINEERING DEPARTMENT ON SEPTEMBER 10, 1998 AS PLAN NO. 27556-C, AND NOTED ON CERTIFICATE OF TITLE 33150.

PARCEL TWO (REGISTERED LAND):

THAT CERTAIN PARCEL OF LAND WITH THE BUILDINGS LOCATED THEREON, IN WILMINGTON, MIDDLESEX COUNTY, MASSACHUSETTS, SHOWN AS LOT A1 ON THAT CERTAIN PLAN ENTITLED "SUBDIVISION PLAN OF LAND, WOBURN STREET & LOWELL STREET, WILMINGTON, MASSACHUSETTS," DATED OCTOBER 21, 1997, SCALE: 1"=60', PREPARED BY DANA F. PERKINS, INC., CONSULTING ENGINEERS AND LAND SURVEYORS, READING, MASSACHUSETTS 01867, PREPARED FOR: HOWLAND DEVELOPMENT CORP., 155 WEST STREET, WILMINGTON, MASSACHUSETTS 01883 AND RECORDED WITH THE MIDDLESEX NORTH DISTRICT REGISTRY OF DEEDS AS PLAN 83, IN PLAN BOOK 198.

SAID PARCELS ARE CONVEYED TOGETHER WITH THE EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS AND UTILITIES, INCLUDING THE 60' RIGHT OF WAY, AS SET FORTH IN A CERTAIN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED JULY 28, 1999, RECORDED WITH SAID REGISTRY ON JULY 30, 1999 AS INSTRUMENT 56618, FILED AS DOCUMENT 184963, WITH SAID REGISTRY DISTRICT. SAID PARCELS ARE ALSO CONVEYED TOGETHER WITH EASEMENT A AND THE SLOPE AND UTILITY EASEMENTS SHOWN ON LAND COURT PLAN 27556-C. SAID PARCELS ARE ALSO CONVEYED TOGETHER WITH THE BENEFIT OF THE EASEMENTS INCLUDING VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, SET FORTH IN AN EASEMENT AND UTILITY AGREEMENT, RECORDED WITH SAID DEEDS AT BOOK 866, PAGE 82, AND FILED WITH SAID REGISTRY DISTRICT AS DOCUMENT 170518, AS AMENDED BY FIRST AMENDMENT TO EASEMENT AND UTILITY AGREEMENT, DATED AS OF NOVEMBER 16, 2001, RECORDED AT BOOK 12943, PAGE 96.

NOTES:

PERIMETER FROM "ALTA/ACSM LAND TITLE SURVEY", "No.s 201 & 205 AT LOWELL STREET IN WILMINGTON, MASSACHUSETTS", PREPARED FOR NEW 205 LOWELL LLC, 155 WEST STREET, WILMINGTON, MA 01883, BY DAYLOR CONSULTING GROUP INC., DATED JUNE 6, 2006, LAST REVISION: NOV. 6, 2002 SHEETS 1 & 2.

ALTA/ACSM Land Title Survey in Wilmington, 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



Date: November 30, 2007

Scale: 1" = 50'



Current Ownership

Owner: 205 Lowell LLC,

a Massachusetts limited liability company

Deed Reference: Book 14065, Page 31

New Certificate of Title 36382, Registration Book 184, Page 363.

Plan No: 27556-C, Plan 83 Plan Book 198,

Map 48, Parcel 73 and Map 48, Parcel 73B

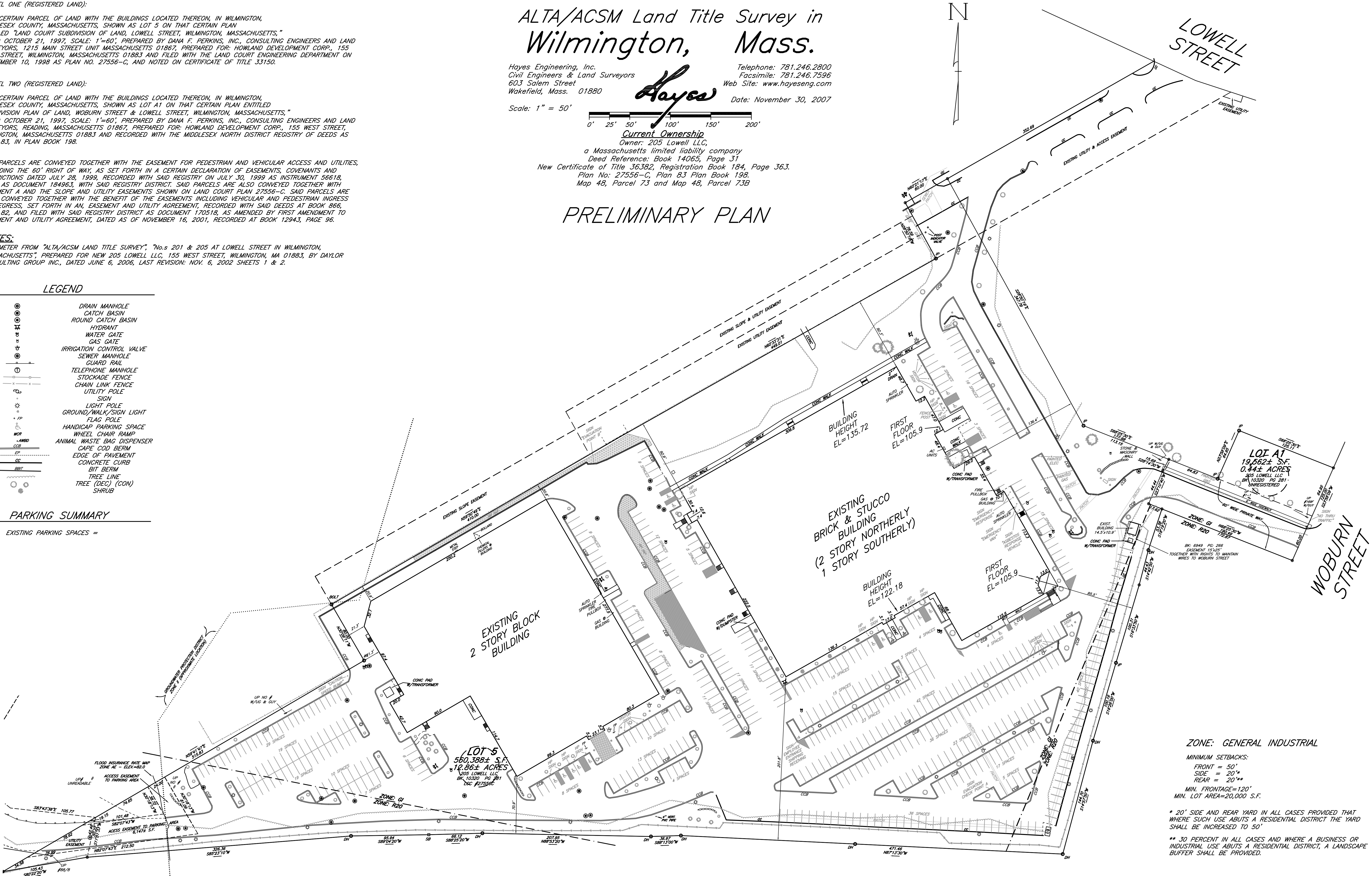
PRELIMINARY PLAN

LEGEND

- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ ROUND CATCH BASIN
- ⊙ HYDRANT
- ⊙ WATER GATE
- ⊙ GAS GATE
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ SEWER MANHOLE
- ⊙ GUARD RAIL
- ⊙ TELEPHONE MANHOLE
- ⊙ STOCKADE FENCE
- ⊙ CHAIN LINK FENCE
- ⊙ UTILITY POLE
- ⊙ SIGN
- ⊙ LIGHT POLE
- ⊙ GROUND/WALK/SIGN LIGHT
- ⊙ FLAG POLE
- ⊙ HANDICAP PARKING SPACE
- ⊙ WHEEL CHAIR RAMP
- ⊙ ANIMAL WASTE BAG DISPENSER
- ⊙ CAPE COD BERM
- ⊙ EDGE OF PAVEMENT
- ⊙ CONCRETE CURB
- ⊙ BIT BERM
- ⊙ TREE LINE
- ⊙ TREE (DEC) (CON)
- ⊙ SHRUB

PARKING SUMMARY

EXISTING PARKING SPACES =



ZONE: GENERAL INDUSTRIAL

MINIMUM SETBACKS:

FRONT = 50'

SIDE = 20'

REAR = 20'

MIN. FRONTAGE=120'

MIN. LOT AREA=20,000 S.F.

* 20' SIDE AND REAR YARD IN ALL CASES PROVIDED THAT WHERE SUCH USE ABUTS A RESIDENTIAL DISTRICT THE YARD SHALL BE INCREASED TO 50'

** 30 PERCENT IN ALL CASES AND WHERE A BUSINESS OR INDUSTRIAL USE ABUTS A RESIDENTIAL DISTRICT, A LANDSCAPE BUFFER SHALL BE PROVIDED.