

ALTA/ACSM Land Title Survey in Wilmington, Mass.

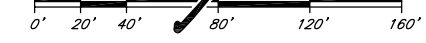
Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, Mass. 01880

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Hayes

Date: February 1, 2007

Scale: 1" = 40'



Current Ownership

Owner: Conpez LLC
Deed Reference: Book 10516, Page 264
Plan Reference: Plan Book 116 Plan 36
Middlesex North District Registry of Deeds
Wilmington Assessor's Map 77, Lot 11-L
#7 Lopez Road, Wilmington, MA

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. 98-0096MA/1, issued by Fidelity National Title Insurance Company.

- Item 4: Restrictions regarding the construction and maintenance of a fence - 1289/109 as affected by 1310/505 - common line described in documents has been modified by 1733/360
- Item 5: Restrictions regarding the construction and maintenance of a fence - 1733/360 - as shown
- Item 6: Easement 2519/57 - blanket easement on subject premises as noted
- Item 7: Easement 2049/179 - within limits of Lopez Road on Plan Book 116 Plan 36

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
- MHB - MASSACHUSETTS HIGHWAY BOUND
- SBDH - STONE BOUND WITH DRILL HOLE
- BIT - BITUMINOUS
- CONC - CONCRETE
- FES - FLARED END SECTION
- S.F. - SQUARE FEET
- UT.POLE - UTILITY POLE
- MANHOLE
- EP - EDGE OF PAVEMENT
- C.L.F. - CHAIN LINK FENCE
- VGC - VERTICAL GRANITE CURB
- CCB - CAPE COD BERM
- BBIT - BITUMINOUS BERM
- C.B. - CATCH BASIN
- - ROUND CATCH BASIN
- ⊗ - WATER VALVE
- ⊕ - WATER SHUT OFF
- ⊗ - FIRE HYDRANT
- ⊗ - GAS GATE
- EHH - ELECTRIC HAND HOLE
- OHW - OVERHEAD WIRES
- E - UNDERGROUND ELECTRIC
- SIGN

SURVEYOR'S CERTIFICATE

The undersigned, being a registered surveyor of the Commonwealth of Massachusetts, certifies that I am a registered surveyor of the Commonwealth of Massachusetts, and assigns, (i) Fidelity National Title Insurance Company, and (ii) New Conpez LLC, as follows:

- This map or plat on which it is based was 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 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 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. 98-0096MA/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 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 Lopez Road, a private way. Lopez Road adjoins Concord Street, 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 does not form a mathematically closed figure. The record description is Lot 2 on Plan Book 116, Plan 36, recorded at the Middlesex North District Registry of Deeds, which depicts the southerly courses as more or less, with no bearing directions. Calculated bearings are shown on this plan for informational purposes only, and are mathematical closure purposes only.
- Based on scaled location the building is located in Zone X, and is not located within a Special Hazard Area, but a portion of the premises is located in Zone AE (Elevation 77) as described on the Flood Insurance Rate Map for Community Panel Number 250227 0002 C, Map Revised June 2, 1999.

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 6, 2007

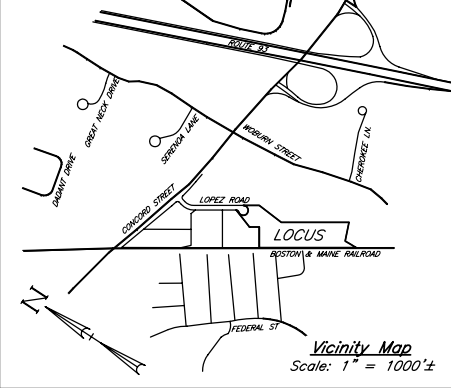
Peter J. Ogren, Professional Land Surveyor
License Number 33604

LEGAL DESCRIPTION

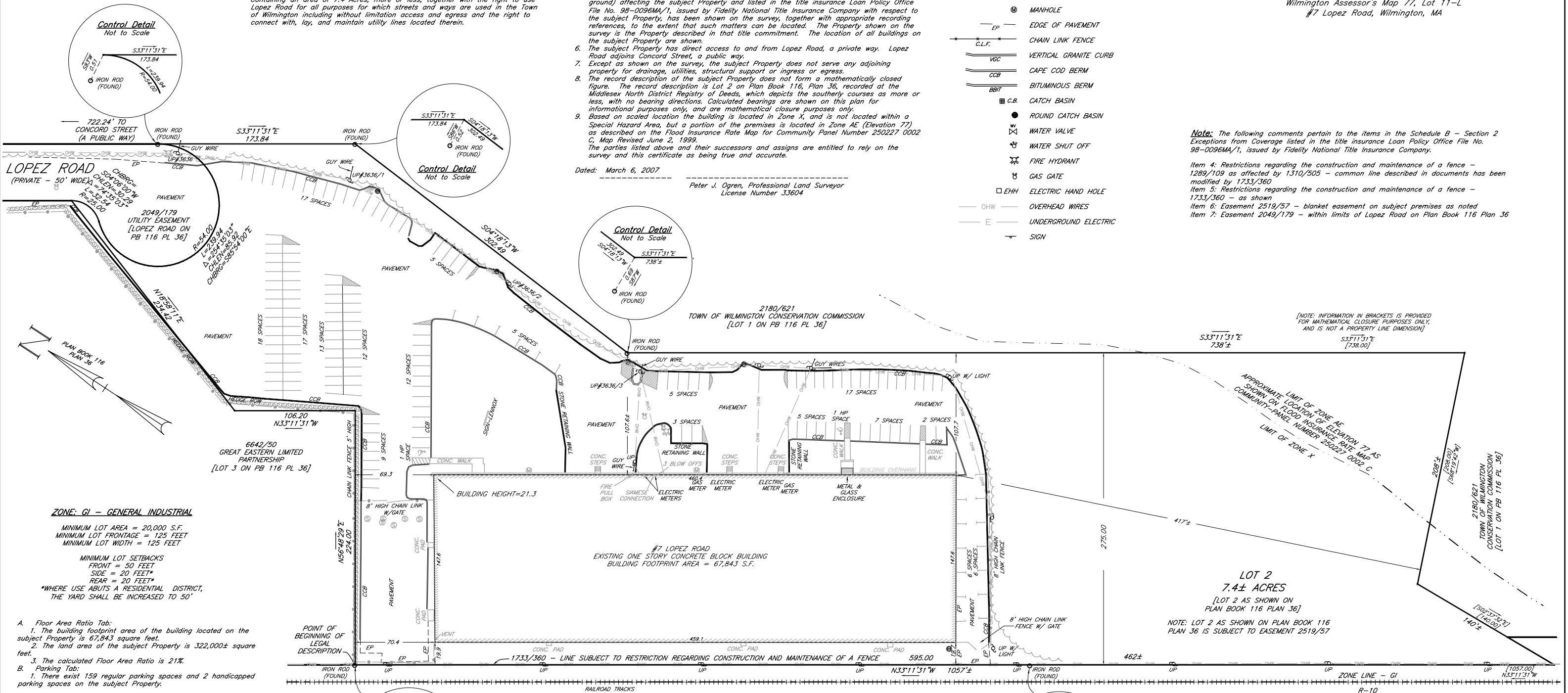
A certain parcel of land situated at #7 Lopez Road in the Town of Wilmington, County of Middlesex, Commonwealth of Massachusetts, and shown as Lot 2 on Plan Book 116, Plan 36, recorded at the Middlesex North District Registry of Deeds, described as follows:

Beginning at the most westerly point of the premises herein described at land of the Boston and Maine Railroad. Thence running N56°48'29"E a distance of 224.00 feet; thence turning and running N33°11'31"W a distance of 106.20 feet; thence turning and running N18°58'11"E a distance of 234.42 feet to a point on Lopez Road; thence turning and running Southerly along the sideline of Lopez Road with a curve turning to the right having an arc length of 32.54 feet on a radius of 25.00 feet; thence turning and running Southerly, Easterly and Northerly along said sideline with a curve turning to the left having an arc length of 239.94 feet on a radius of 54.00 feet; thence turning and running S33°11'31"E a distance of 173.84 feet; thence turning and running S04°18'13"W a distance of 302.49 feet; thence turning and running S33°11'31"E a distance of 738 feet, more or less; thence turning and running Westerly a distance of 208 feet, more or less; thence turning and running Southerly a distance of 140 feet, more or less; thence turning and running N33°11'31"W a distance of 1057 feet, more or less to the point of beginning.

Containing an area of 7.4 Acres, more or less, together with the right to use Lopez Road for all purposes for which streets and ways are used in the Town of Wilmington including without limitation access and egress and the right to connect with, lay, and maintain utility lines located therein.



Vicinity Map
Scale: 1" = 1000'±



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*

*WHERE USE ABUTS A RESIDENTIAL DISTRICT, THE YARD SHALL BE INCREASED TO 50'

A. Floor Area Ratio Tab:

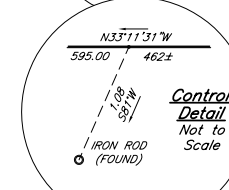
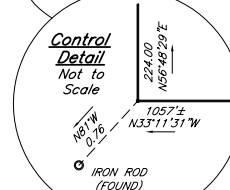
- The building footprint area of the building located on the subject Property is 67,843 square feet.
- The land area of the subject Property is 322,000± square feet.
- The calculated Floor Area Ratio is 21%.

B. Parking Tab:

- There exist 159 regular parking spaces and 2 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.

BOSTON AND MAINE CORPORATION
[SEE PLAN BOOK 103 PLAN 25B]



Note: The Iron Rod (found) control points shown in the 'Control Details' on this plan appear to be the control monuments shown as 'set' on the 'ALTA/ACSM Land Title Survey' dated September 2, 1999, signed by Norman Irving Lipsitz, PLS.