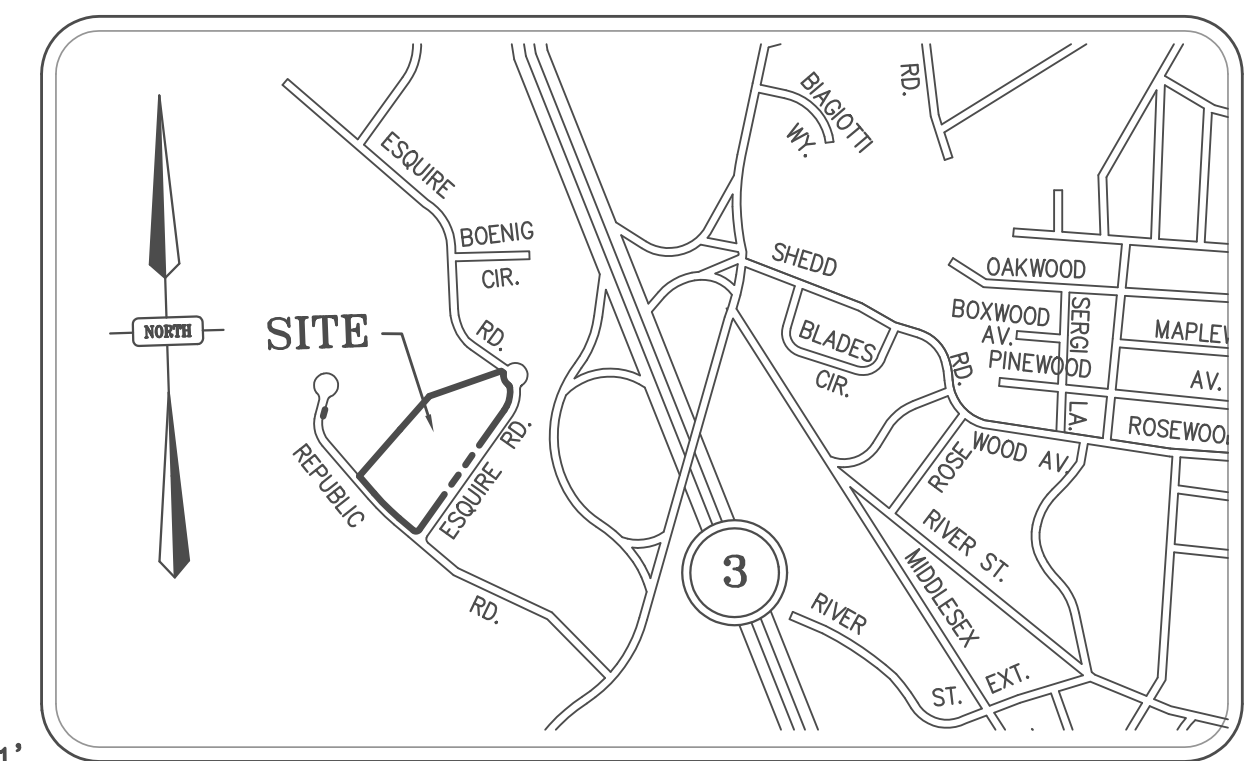
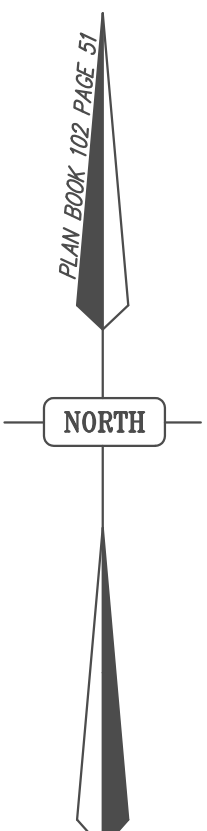


Legend of Symbols & Abbreviations

△ CTP-1	CO-OP TRAVERSE POINT	⊗	DRAIN MANHOLE
□ CRDM	CONCRETE BOUND WITH DRILL HOLE	⊙	ELECTRIC MANHOLE
□ SBLP	STONE BOUND WITH LEAD PIN	⊙	SEWER MANHOLE
○ IP	IRON PIN	⊙	TELEPHONE MANHOLE
□ EM	ELECTRIC METER	⊙	WATER MANHOLE
□ EHM	ELECTRIC HAND HOLE	⊙	BACK OF SIDEWALK
□ GM	GAS METER	⊙	EDGE OF PAVEMENT
○ WG	WATER GATE	⊙	MONITORING WELL
⊙ FA	FIRE ALARM	⊙	SIGN
⊙ FH	HAND HOLE	⊙	CONCRETE PAD
⊙ UG	UTILITY GATE	⊙	LANDSCAPED AREA
⊙	FLOW ARROW	⊙	BITUMINOUS BERM
⊙	HYDRANT	⊙	BITUMINOUS CONCRETE
⊙	LIGHT POLE	⊙	CONCRETE
⊙	LIGHT POLE (OVERHEAD)	⊙	CONCRETE CURB
⊙	PARKING METER	⊙	GRANITE CURB
⊙	TEST PIT	⊙	6' HIGH CHAIN LINK FENCE
⊙	TRAFFIC SIGNAL	⊙	FOUND
⊙	TRAFFIC SIGNAL (OVERHEAD)	⊙	TO BE SET
⊙	UTILITY POLE	⊙	SQUARE FEET
⊙	CATCH BASIN	⊙	BUILDING
⊙	CLEANOUT	⊙	HUB & TACK
⊙	MANHOLE	⊙	PK NAIL
⊙	CABLE TV MANHOLE	⊙	RECORD
		⊙	MEASURED

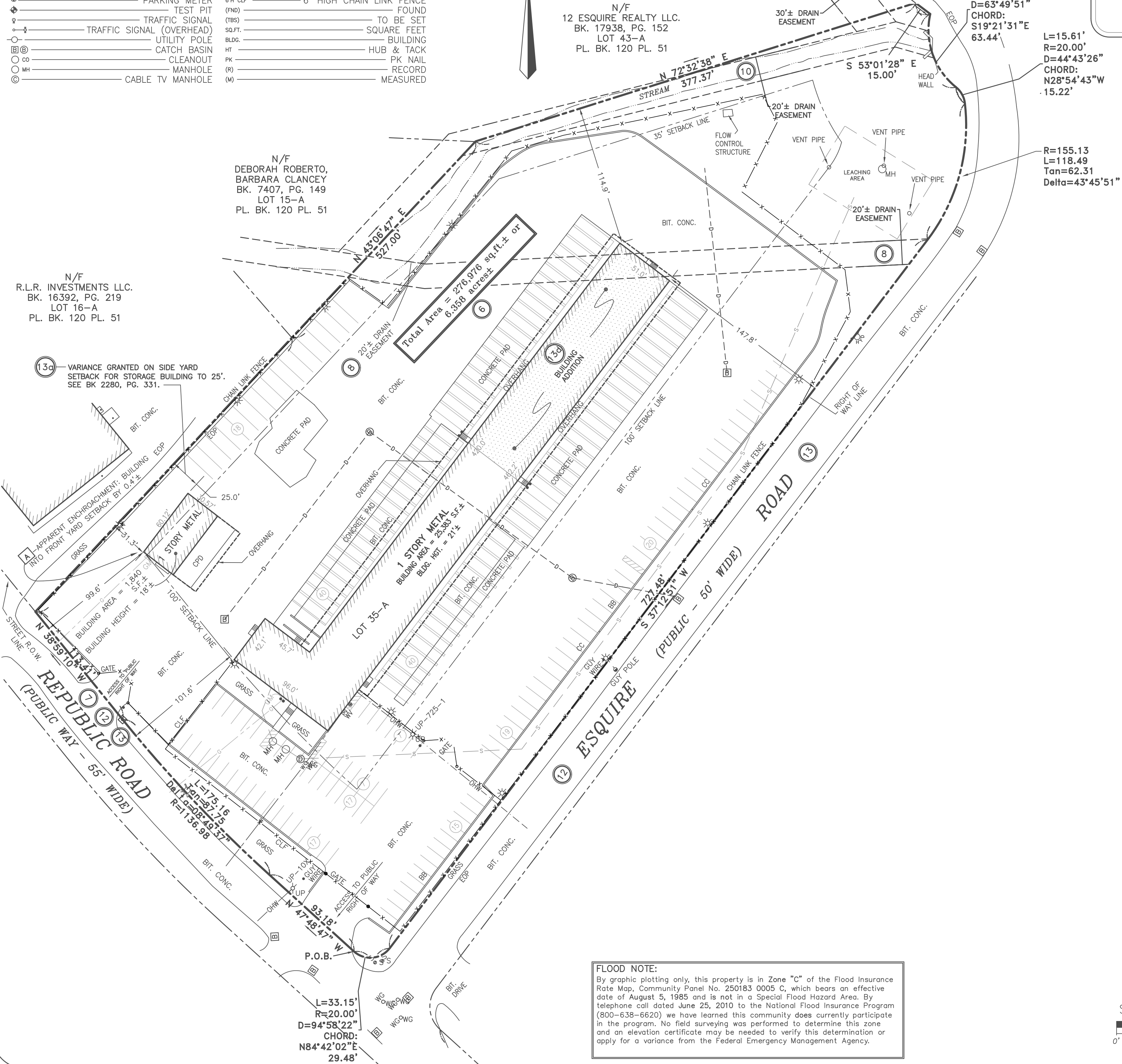


Vicinity Map
Not to Scale

UTILITY NOTE

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND ARE BASED UPON A FIELD SURVEY AND A COMPILATION OF AVAILABLE PLANS OF RECORD FROM THE VARIOUS UTILITY COMPANIES. THE INFORMATION PROVIDED IS FOR THE USE OF THE CONTRACTOR. NEITHER WARRANTY NOR GUARANTEE OF THE INFORMATION IS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES BY CONTACTING THE RESPECTIVE UTILITY COMPANIES AND 'DIG-SAFE' IN MASSACHUSETTS (1-888-344-7233) OR 'CALL BEFORE YOU DIG' IN CONNECTICUT (800-922-4455) PRIOR TO CONSTRUCTION.

SEWER	S	OVERHEAD WIRES	OHW
DRAIN	D	ELECTRIC	E
WATER	W	GAS	G
STEAM	STM	TELEPHONE	T



N/F
R.L.R. INVESTMENTS LLC.
BK. 16392, PG. 219
LOT 16-A
PL. BK. 120 PL. 51

N/F
DEBORAH ROBERTO,
BARBARA CLANCEY
BK. 7407, PG. 149
LOT 15-A
PL. BK. 120 PL. 51

N/F
12 ESQUIRE REALTY LLC.
BK. 17938, PG. 152
LOT 43-A
PL. BK. 120 PL. 51

L=66.84'
R=60.00'
D=63°49'51" E
CHORD:
S19°21'31" E
63.44'

L=15.61'
R=20.00'
D=44°43'26" W
CHORD:
N28°54'43" W
15.22'

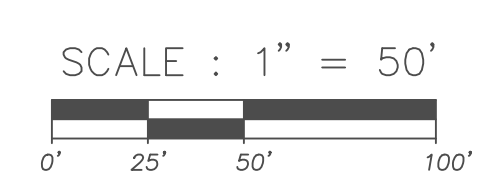
R=155.13
L=118.49
Tan=62.31
Delta=43°45'51"

30 VARIANCE GRANTED ON SIDE YARD
SETBACK FOR STORAGE BUILDING TO 25'.
SEE BK 2280, PG. 331.

FLOOD NOTE:
By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 250183 0005 C, which bears an effective date of August 5, 1985 and is not in a Special Flood Hazard Area. By telephone call dated June 25, 2010 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

PREPARED BY
CO-OPERATIVE
Land Surveyors, LLC
P.O. Box 463 Greenville, RI 02828
Corporate - 171 Milk St., Suite 25, Boston, MA 02109 -
Voice: (401) 949-7394 Fax (401) 949-4681
www.coopsurvey.com

PROJECT #2315 ACAD FILE: 2315.DWG



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Commitment Legal Description

The land in Billerica, Middlesex County, Massachusetts, with the buildings thereon, situated on the northeasterly side of Republic Road and the northwesterly side of Esquire Road and being shown as Lot 35-A on a "Plan of Land in Billerica, Mass.," November 5, 1974 by Raymond Engineering Service, which plan is recorded in Middlesex North District Registry of Deeds in Book of Plans 120, Plan 51 and thus bounded

Southwesterly by said Republic Road, by several courses totaling 381.75 feet;
Northwesterly by Lots 16-A and 15-A on said plan, 527 feet;
Northwesterly again by Lot 43-A on said plan, 377.37 feet;
Northeasterly by said Esquire Road, by several courses totaling 97.45 feet;
Southeasterly by said Esquire Road, by two courses totaling 845.97 feet; and
Southerly by a curved line forming the intersection of said Republic Road with Esquire Road, 33.15 feet.

NOTE: Square footage and/or acreage is not insured.
NOTE: As used herein "recorded" shall mean "recorded in the Middlesex North Registry of Deeds"

THE PROPERTY DESCRIBED ABOVE IS THE SAME AS THAT CONTAINED IN 'SCHEDULE A' OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 1051-25112 BEARING AN EFFECTIVE DATE OF JUNE 18, 2010.

ALTA/ACSM LAND TITLE SURVEY

for
Aerterm Four Project
19 Republic Road, Billerica, MA 01882

To: [Parties to be named later]; Chicago Title Insurance Company and Bock & Clark Corporation.

The undersigned certifies that this map or plat and the survey on which it is based were made on the date shown below of the premises specifically described in Chicago Title Insurance Company Commitment No. 1051-25112 dated June 18, 2010 and were made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and (ii) in accordance with the "Survey Requirements for Aerterm Four Project dated 06/11/2010," and includes Items 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13 and 17 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 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.

J. Coutu
Joseph A. Coutu, RLS
Registration No. 39682
Within the Commonwealth of MA
Date of Survey: June 25, 2010
Date of Revision(1): July 7, 2010
Date Printed: July 7, 2010
Network Project No. 201000885-2

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland - Massillon Road, Akron, Ohio 44333
Phone: (800) SURVEYS, (800) 787-8397, Fax: (330) 666-3608 www.1800surveys.com

ZONING INFORMATION

ZONING DISTRICT:	INDUSTRIAL		CURRENT ZONING DATED: -----
ITEM	REQUIRED	OBSERVED	SOURCE OF INFORMATION: --(CITY/TOWN)-- ZONING BY-LAW
PERMITTED USE	(USE CLASS)	(CURRENT USE)	ZONING CONTACT: (CONTACT NAME)
MINIMUM LOT AREA	60,000 SQ.FT.	XXX SQ.FT.±	ADDRESS: STREET CITY, STATE ZIP
MINIMUM FRONTAGE	150 FEET	1,061.27 FEET±	PHONE NUMBER: (PHONE ##)
MINIMUM LOT WIDTH	100 FEET	XXX FEET±	EMAIL ADDRESS: (EMAIL)
MAX. BUILDING COVERAGE	50 %	XXX % ±	NOTES: (none)
MINIMUM SETBACKS FRONT	100 FEET	99.6 FEET±	
MINIMUM SETBACKS SIDE	35 FEET	25 FEET±	
MINIMUM SETBACKS REAR	50 FEET	N/A FEET±	
MAX. BUILDING HEIGHT	45 FEET	21 FEET±	
PARKING REGULAR	(USE): 1 SPACE FOR EACH SQ.FT. OF GROSS FLOOR AREA	120	
PARKING HANDICAP		0	
PARKING TOTAL		120	

NOTE: ZONING INFORMATION PROVIDED HEREON IMPLIES NO CERTIFICATION IN REGARDS TO ZONING COMPLIANCE. STATEMENTS OF THIS NATURE SHALL BE DEFERRED TO ZONING OFFICIALS, ATTORNEYS, ZONING COMMISSION AND COURTS OF LAW.

Items Corresponding to Schedule B-2

6. The exact acreage or square footage being other than as stated in the description sheet annexed or the plan(s) therein referred to. -AREA SHOWN HEREON PLAN, PLOTTED.

7. Title to and rights of the public and others in so much of the premises as lies within the bounds of Republic Road. -REPUBLIC ROAD SHOWN HEREON PLAN, PLOTTED.

8. 20' Drain Easement shown on plan recorded in Plan Book 108, Plan 63. -20' DRAIN EASEMENT PLOTTED.

9. Easement to Massachusetts Electric Company, et al dated August 5, 1968 recorded in Book 1896, Page 609. -RIGHTS TO POLES AND APPURTENANCES IN REPUBLIC ROAD AND ESQUIRE ROAD, BLANKET IN NATURE.

10. 20' Drain Easement shown on plan dated February 6, 1970 recorded in Plan Book 110, Plan 52 and shown on plan dated November, 1974 recorded in Plan Book 120, Plan 51. - PLOTTED AS SHOWN ON PLAN BOOK 120 PLAN 51. PLAN BOOK 110, PLAN 52 NOT AVAILABLE TO SURVEYOR.

11. 30' Drain Easement shown on plan dated January 11, 1970 recorded in Plan Book 111, Plan 6 and referenced in deed dated December 2, 1986 recorded in Book 3810, Page 328. -30' DRAIN EASEMENT PLOTTED.

12. Easement to Burlington Sand and Gravel Company dated June 10, 1970 recorded in Book 1933, Page 764. - RIGHTS IN REPUBLIC & ESQUIRE ROAD, SAID ROADS SHOWN HEREON.

13. Rights and easements granted to Burlington Sand and Gravel Company by instrument dated October 1, 1970 recorded in Book 1938, Page 156. - RIGHTS IN REPUBLIC & ESQUIRE ROAD, SAID ROADS SHOWN HEREON.

NOTE: While specifically excluded from coverage, the following matters were recorded in the Middlesex North Registry of Deeds:

a. Notice of Variance dated November 30, 1977 recorded in Book 2280, Page 331. -VARIANCE GRANTED FOR ADDITION TO STORAGE BUILDING WITH SIDE YARD SETBACKS OF 25' & 27'. STORAGE BUILDING PLOTTED.

b. Order of Conditions dated September 26, 1990 recorded in Book 5370, Page 206. -NON-SURVEY, NON-EASEMENT, UNABLE TO PLOT.

c. Variance dated May 16, 1990 recorded in Book 5379, Page 80. -VARIANCE GRANTED TO OMIT ALL GREEN STRIPS SURROUNDING THE PERIMETER OF BUILDING IN ORDER TO CONSTRUCT AN ADDITION TO THE EXISTING PREMISES.

d. Special Permit dated May 16, 1990 recorded in Book 5379, Page 84; as affected by Amendment dated June 20, 1990 recorded in Book 5379, Page 88; as affected by Amendment dated January 9, 1991 recorded in Book 5464, Page 209; as affected by Amendment dated January 9, 1991 recorded in Book 5464, Page 212; -VARIANCE GRANTED FOR BUILDING ADDITION, ADDITION PLOTTED.

and

e. Board of Health Covenant dated December 21, 1990 recorded in Book 5412, Page 286. -GRANTED TO FILL, PAVE AND CONSTRUCT A FENCE WITHIN 100' OF FLOOD PLAIN.

ALL OTHER ITEMS ARE EITHER NON-SURVEY OR NON-EASEMENT RELATED MATTERS.

Statement of Encroachments

A. APPARENT ENCROACHMENT: BUILDING INTO FRONT YARD SETBACK BY 0.4'±.

Parking Requirements

Professional office, 1 space for each 300 square feet of gross office building, office floor area of a wholesale establishment including sales space.

Manufacture, assembly, 1 space for each 500 square feet of gross processing or packaging floor space, plus number of additional spaces required for that portion of the facility used for office use at 1 space for each 300 square feet of gross floor area

Storage Warehouse, 1 space for each 3,000 square feet of wholesale establishment, gross floor area and/or lot in use freight terminal or similar area.

SPACES PROVIDED: 120 + 0 HC = 120

Surveyor's Legal Description

A certain piece or parcel of land situate in Billerica, MA is described as follows:

Beginning at a point on the northeasterly side of Republic Road and the southerly corner of the subject parcel.

Thence, along said road N47-48-47W a distance of 93.18 feet to a point on a curve.

Thence, along said curve to the right, having an interior angle of 08-49-37, a radius of 1136.98 feet, an arc length of 175.16 feet, a chord of S43-23-58-E and a chord length of 174.99 feet to a point.

Thence, N38-59-10W a distance of 113.41 feet to a point on a curve.

Thence, N43-06-47E a distance of 527.00 feet to a point.

Thence, N72-32-38E a distance of 377.37 feet to a point on the southwesterly side of Esquire Road.

Thence along said road, S53-01-28E a distance of 15.00 feet to a point on a curve.

Thence, along said curve to the left, having an interior angle of 63-49-51, a radius of 60.00 feet, an arc length of 66.84 feet, a chord of S19-21-31-E and a chord length of 63.44 feet to a point on a curve.

Thence, along said curve to the right, having an interior angle of 44-43-26, a radius of 20.00 feet, an arc length of 15.61 feet, a chord of N28-54-43-W and a chord length of 15.22 feet to a point on a curve.

Thence, along said curve to the right, having an interior angle of 43-45-51, a radius of 155.13 feet, an arc length of 118.49 feet, a chord of N15-19-56-E and a chord length of 115.63 feet to a point.

Thence, S37-12-51W a distance of 727.48 feet to a point on a curve.

Thence, along said curve to the right, having an interior angle of 94-58-22 a radius of 20.00 feet, an arc length of 33.15 feet, a chord of N84-42-02-E and a chord length of 29.48 feet to a point on the northeasterly side of Republic Road and the point and place of beginning.

THE PROPERTY DESCRIBED ABOVE REPRESENTS THE SAME AS THAT CONTAINED IN 'SCHEDULE A' OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 1051-25112 BEARING AN EFFECTIVE DATE OF JUNE 18, 2010.

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Miscellaneous Notes

- ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE NOTED.
- THERE WAS NO ADDRESS OBSERVED AT THE TIME OF SURVEY.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION/BUILDING ADDITIONS OBSERVED AT THE TIME OF SURVEY.
- THE SURVEYOR IS NOT AWARE OF ANY CHANGES (EITHER COMPLETED OR PROPOSED) IN THE RIGHT OF WAY LINES SHOWN HEREON.
- THERE WAS NO EVIDENCE OBSERVED AT THE TIME OF SURVEY THAT THE SITE IS OR WAS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE WAS NO OBSERVED EVIDENCE OF CEMETERIES/BURIAL GROUNDS ON THE SUBJECT PROPERTY.



PROJECT #2315 ACAD FILE: 2315.DWG

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:

Aeroterm Four Project

Date: June 25, 2010
Network Project No. 201000855-2

Sheet 2 of 2

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
Phone: (800) SURVEYS (800) 787-8397, Fax: (330) 666-3608 www.1800surveys.com

