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Items Corresponding to Schedule B-2

6. Rights and easements set forth in grant to the Lowell Electric Light Corporation dated November 7, 1956 and recorded in Book 1355, Page 405. -METES AND BOUNDS DESCRIPTION OF EASEMENT AREA NOT PROVIDED, EASEMENT EXTENDS APPROX. 225 FEET SOUTHERLY FROM NORTHERLY SIDE OF RANGEWAY ROAD, RANGEWAY ROAD IS NON-LOCUS TO SUBJECT PREMISES, POLE LINE NOT OBSERVED AT TIME OF SURVEY, UNABLE TO PLOT FROM DESCRIPTION PROVIDED.

7. Right of Way set forth in Deed to Graham Builders, Inc. dated January 14, 1975 and recorded in Book 2137, Page 654. -50' WAY SHOWN HEREON, PLOTTED. DOES NOT BURDEN THE SUBJECT PREMISES BUT PREMISES BENEFITS FROM THE RIGHT TO USE RIGHT OF WAY.

8. Rights and easements set forth in grant of drainage easement to New Penn Motor Express, Inc. dated August 17, 1978 and filed as Document 75848. -EASEMENTS ARE NON-LOCUS TO SUBJECT PREMISES, NOT PLOTTED.

NOTE: Although noted on the Certificate of Title, the company affirmatively insures that the above referenced rights and easements do not affect the insured premises.

9. Right of way in Sterling Road as set forth in grant by Julian H. Katzeff, Trust of the Annie E. Katzeff Trust, under Declaration of Trust dated July 2, 1957 and recorded in Book 7268, Page 130, grant dated October 10, 1978 and filed as Document 78804. -RIGHT TO USE STERLING ROAD, STERLING ROAD SHOWN HEREON, PLOTTED. DOES NOT BURDEN THE SUBJECT PREMISES BUT PREMISES BENEFITS FROM THE RIGHT TO USE RIGHT OF WAY.

10. Rights and easements set forth in grant of drainage easement to New Penn Motor Express, Inc. dated October 11, 1974 and filed as Document 78805. -EASEMENTS ARE NON-LOCUS TO SUBJECT PREMISES, NOT PLOTTED.

NOTE: Although noted on the Certificate of Title, the company affirmatively insures that the above referenced rights and easements do not affect the insured premises.

11. Right of Way by John H. Graham, Trustee of Treble Cove Trust u/d/t dated 10/23/68 and recorded in Book 1865, Page 163, to New Penn Motor Express, Inc., dated October 10, 1979 and recorded in Book 2394, Page 10. (as to Sterling Road, as shown on Survey). -STERLING ROAD SHOWN HEREON, PLOTTED; RANGEWAY ROAD NON-LOCUS, NOT PLOTTED; ESQUIRE ROAD NON-LOCUS, NOT PLOTTED. DOES NOT BURDEN THE SUBJECT PREMISES BUT PREMISES BENEFITS FROM THE RIGHT TO USE RIGHT OF WAY.

12. Grant of Rights and Easement to Graham Builders, Inc., recorded in Book 2389, Page 32. -RIGHTS TO ROADS; STERLING ROAD SHOWN HEREON, PLOTTED; RANGEWAY ROAD NON-LOCUS, NOT PLOTTED; ESQUIRE ROAD NON-LOCUS, NOT PLOTTED; REPUBLIC ROAD NON-LOCUS, NOT PLOTTED.

13. Provisions as set forth in Deed dated July 5, 1978 and registered as Document No. 75155. -STERLING ROAD SHOWN HERON, PLOTTED; DRAIN EASEMENTS NON-LOCUS TO SUBJECT PREMISES, NOT OBSERVED AT TIME OF SURVEY, UNABLE TO DETERMINE IF EASEMENT BENEFITS SUBJECT PREMISES, NOT PLOTTED.

NOTE: While specifically excluded from coverage herein, records at the Middlesex North County Registry of Deeds disclose the following:

a. Zoning Decision, Billerica Board of Appeals, dated November 18, 1998, Notice of which is filed as Document 180511. -NON-SURVEY/NON-EASEMENT, NOT PLOTTED.

b. Zoning Decision, Billerica Board of Health, Notice of which is filed as Document 171021. -NON-SURVEY/NON-EASEMENT, NOT PLOTTED.

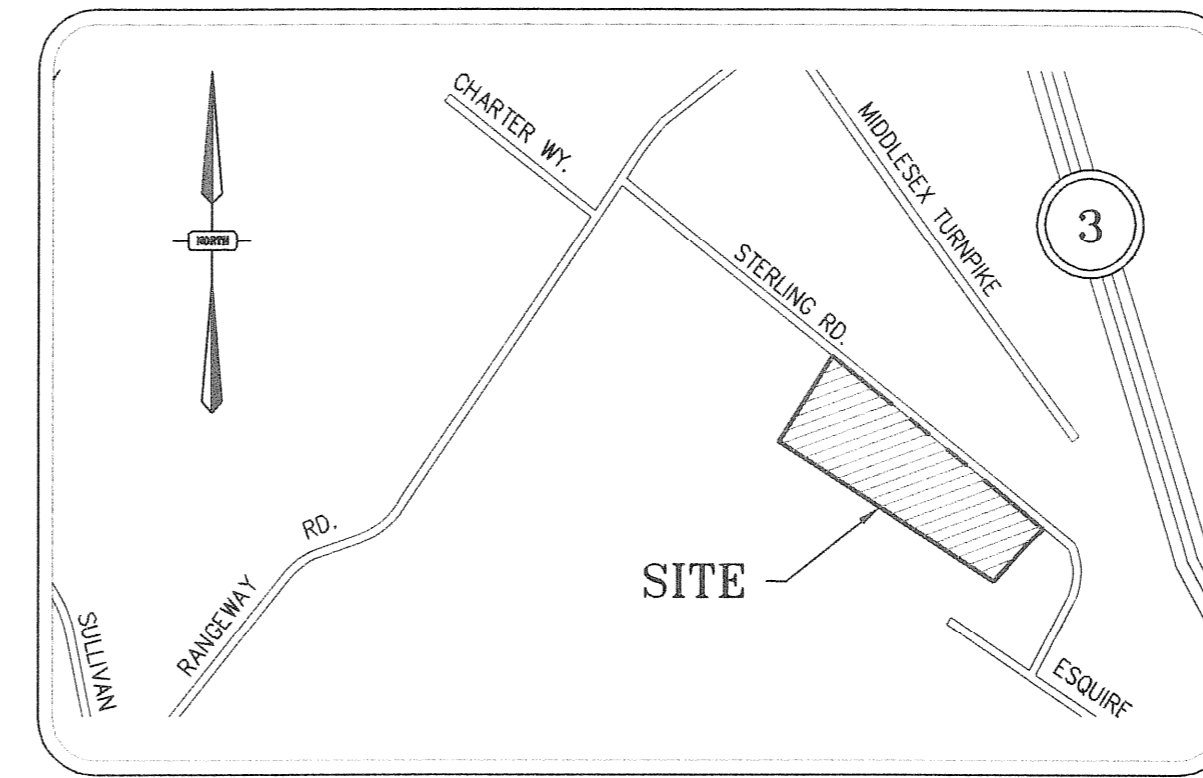
c. Zoning Decision, Billerica Board of Appeals, dated June 4, 1997, Notice of which is filed as Document 170454. -VARIANCE GRANTED.

d. Zoning Decision, Billerica Board of Appeals, dated June 4, 1997, Notice of which is filed as Document 170455. -NON-SURVEY/NON-EASEMENT, NOT PLOTTED.

e. Zoning Decision, Billerica Board of Appeals, dated December 10, 1998, Notice of which is filed as Document 180512. -NON-SURVEY/NON-EASEMENT, NOT PLOTTED.

f. Certificate of Approval, Billerica Planning Board dated January 14, 1975 and recorded in Book 2145, Page 710, as affected by Certificate of Performance dated June 13, 1978 and recorded in Book 2341, Page 442 and filed as Document No. 76523. -NON-SURVEY/NON-EASEMENT, NOT PLOTTED.

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



Vicinity Map
Not to Scale

Miscellaneous Notes

- ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE NOTED.
- THERE WAS AN 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.
- SEPTIC TANK AND LEACHING FIELD NOT OBSERVED AT TIME OF SURVEY.

Statement of Encroachments

- APPARENT ENCROACHMENT: CHAIN LINK FENCE (OWNER UNKNOWN) ACROSS PROPERTY LINE.
- APPARENT ENCROACHMENT: CHAIN LINK FENCE (OWNER UNKNOWN) ACROSS PROPERTY LINE.
- APPARENT ENCROACHMENT: CHAIN LINK FENCE (OWNER UNKNOWN) ACROSS PROPERTY LINE.

ZONING INFORMATION				
ZONING DISTRICT:	INDUSTRIAL		CURRENT ZONING DATED: ----	
ITEM	REQUIRED	OBSERVED	SOURCE OF INFORMATION:	BILLERICA MA. ZONING BY-LAW
PERMITTED USE	SEE NOTE 1	TRUCKING TERMINAL	ZONING CONTACT:	Milton H. Kinney
MINIMUM LOT AREA	60,000 SQ.FT.	531,502 SQ.FT.±	ADDRESS:	Building Department 365 Boston Road Billerica, MA 01821
MINIMUM FRONTAGE	150 FEET	1323.07 FEET±	PHONE NUMBER:	978-671-0959
MINIMUM LOT WIDTH	NOT LISTED	NOT APPLICABLE	EMAIL ADDRESS:	NONE
MAX. BUILDING COVERAGE	50 %	7.4 % ±	NOTES:	
MINIMUM SETBACKS FRONT	100 FEET	99 FEET± (SEE NOTE 2)	1. 'TRUCK TERMINAL' IS NOT A PERMITTED USE IN THE CURRENT ZONING DISTRICT INDUSTRIAL ZONE	
MINIMUM SETBACKS SIDE	35 FEET	203 FEET±	2. SEE SCHEDULE B, SECTION 2, NOTE C: Zoning Decision, Billerica Board of Appeals, dated June 4, 1997, Notice of which is filed as Document 170454.)	
MINIMUM SETBACKS REAR	50 FEET	193.2 FEET±		
MAX. BUILDING HEIGHT	45 FEET	21 FEET±		
PARKING REGULAR	INDUSTRIAL: 1 SPACE FOR EACH 2 OF THE MAXIMUM WORKING SHIFT, PLUS 1 SPACE FOR EACH 600 SQ.FT. OF GROSS FLOOR AREA.	96		
PARKING HANDICAP		1		
PARKING TOTAL		97 PLUS TRACTOR TRAILER PARKING SPACES		

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.

Commitment Legal Description

The land in North Billerica, Middlesex County, Massachusetts, bounded and described as follows:

A 12.20 acre portion of land shown as Lot 5 on plan entitled "Subdivision Plan of Land in Billerica, Mass.", April 1978, by Emmons, Fleming & Bienvenu, Inc., recorded in the Middlesex North Registry of Deeds as Plan Number 38800C, filed June 20, 1978 with Registered Land Certificates 21532 and 21471, and as more particularly described as follows:

NORTHEASTERLY by the line of Sterling Road, 1,323.07 feet;

SOUTHEASTERLY by Lot six on said plan, 343.42 feet;

SOUTHWESTERLY by Land now or formerly of Weston Swanson, 1240.96 feet; and

NORTHWESTERLY by Lot 7 on said plan, 489.19 feet.

Excepting and excluding from the above registered land the fee in Sterling Road adjacent thereto. Said land is conveyed together with the right to use Sterling Road in common with others.

Together with the benefit of Right of Way, subject to the rights of others, if any, by John H. Graham, Trustee of Treble Cove Trust u/d/t dated 10/23/68 and recorded in Book 1865, page 163, to New Penn Motor Express, Inc., as set forth in instrument dated October 10, 1979 and recorded in Book 2394, Page 10.

Together with the benefit of Grant of Rights and Easements, subject to the rights of others, if any, to Graham Builders, Inc., as set forth in instrument recorded in Book 2389, Page 32. Square footage is not insured.

The lands surveyed, shown and described hereon are the same lands as described in the Chicago Title Insurance Company title commitment No. NBU 20803564 / Local No. 2851-2526 with an effective date of November 20, 2008

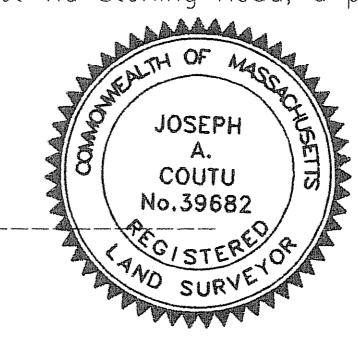
ALTA/ACSM LAND TITLE SURVEY

for
YRC 1108 Project
New Pen
28 Sterling Road, Billerica, MA

Surveyor's Certification

The undersigned hereby certifies to NATMI Truck Terminals, LLC, NorthAmerican Terminals Investors III, LLC, NorthAmerican Terminals Management, Inc., and their successors, assigns, and lenders, Chicago Title Insurance Company and Book & Clark Corporation that he is a duly registered land surveyor in the Commonwealth of Massachusetts, that the survey reflected by this plat was actually made upon the ground on May 8, 2008, that this survey is made 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 includes Items 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10 and 18 (appearing from a careful physical inspection of the Premises, as hereinafter defined) of Table A thereof. The undersigned further certifies that said survey correctly shows the location of all buildings, structures and other improvements, if any, situated on the 12.20 acre tract known as 28 Sterling Road (the "Premises") shown thereon; that, except as shown, there are no visible or recorded easements or rights of way across said Premises; that there are no other easements or rights of way of which the undersigned has been advised; that there are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, except as shown, and no encroachments onto the Premises by buildings, structures or other improvements situated on adjoining premises; that the Premises do not lie within any flood hazard areas; and that the Premises has access to a dedicated public street via Sterling Road, a private right-of-way.

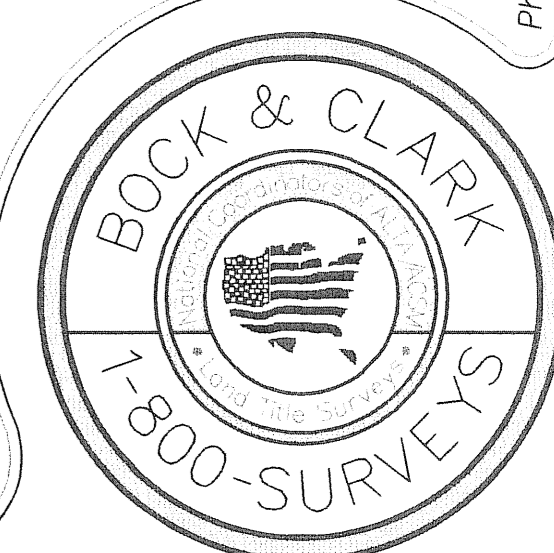
Joseph A. Coutu



Joseph A. Coutu, RLS
Registration No. 39682
Within the Commonwealth of MA
Date of Survey: May 8, 2008
Date of Field Inspection: November 20, 2008
Date of Revision(1): December 5, 2008
Date of Revision(2): January 23, 2009
Date of Revision(3): February 4, 2009
Date Printed: February 4, 2009
Book & Clark NSN Project No. 200801629-17



PROJECT #2276 ACAD FILE: 2276.DWG

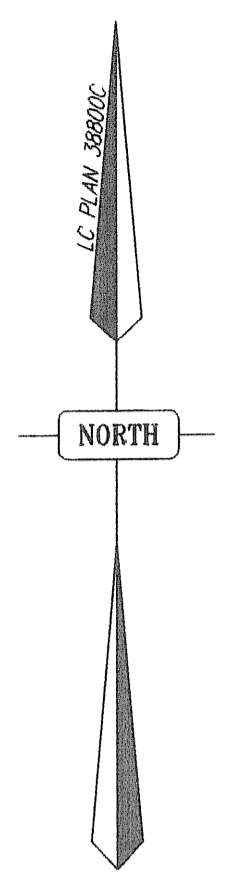


Book & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland - Massillon Road, Akron, Ohio 44333
Phone: (800) SURVEYS, (600) 787-8397, Fax: (330) 666-3608
www.1800surveys.com

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Legend of Symbols & Abbreviations

△ CTP-1	CO-OP TRAVERSE POINT	⊕	DRAIN MANHOLE
□ CBOR	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	BSW	BACK OF SIDEWALK
□ GM	GAS METER	EQP	EDGE OF PAVEMENT
○ GG	GAS GATE	⊕	MONITORING WELL
○ WG	WATER GATE	⊕ S	SIGN
⊕ FA	FIRE ALARM	CPD	CONCRETE PAD
⊕ HH	HAND HOLE	LS	LANDSCAPED AREA
○ UC	UTILITY GATE	BB	BITUMINOUS BERM
→	FLOW ARROW	BIT. CONC.	BITUMINOUS CONCRETE
⊕	HYDRANT	CONC.	CONCRETE
⊕	LIGHT POLE	CC	CONCRETE CURB
⊕	LIGHT POLE (OVERHEAD)	GC	GRANITE CURB
⊕	PARKING METER	6" H CLF	6" HIGH CHAIN LINK FENCE
⊕	TEST PIT	(FND)	FOUND
⊕	TRAFFIC SIGNAL	(TBS)	TO BE SET
⊕	TRAFFIC SIGNAL (OVERHEAD)	SQ.FT.	SQUARE FEET
⊕	UTILITY POLE	BLDG.	BUILDING
⊕	CATCH BASIN	HT	HUB & TACK
⊕	CLEANOUT	PK	PK NAIL
⊕	MANHOLE	(R)	RECORD
⊕	CABLE TV MANHOLE	(M)	MEASURED



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

6 A. APPARENT ENCROACHMENT: CHAIN LINK FENCE 1'± ONTO LAND N/F CLASSIC LLC.

6 B. APPARENT ENCROACHMENT: CHAIN LINK FENCE 1'± ONTO LAND N/F CLASSIC LLC.

6 C. APPARENT ENCROACHMENT: CHAIN LINK FENCE 1'± ONTO LAND N/F CLASSIC LLC.

LOT AREA
 531,502 SQ.FT.± OR
 12.20 ACRES±

N/F CLASSIC LLC.
 MAP 38 LOT 32-1
 LC 35151

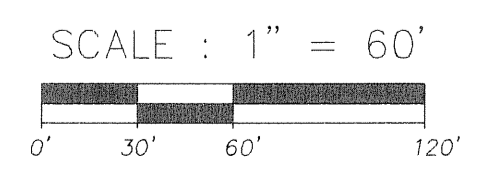
N/F GAIL M. LARAMEE
 MAP 38 LOT 5-BMU
 BK. 12988, PG. 133

N/F ROCCO SCIPPA
 MAP 38 LOT 5-6
 BK. 16787, PG. 193

N/F HOWARD J. & GERTRUDE BECK TRUST
 MAP 38 LOT 5-2
 BK. 3500, PG. 40

N/F HOWARD J. & GERTRUDE BECK TRUST
 MAP 38 LOT 28
 LC 23723

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 December 4, 2008 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
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 ~ Corporate - 171 Milk St., Suite 25, Boston, MA 02109 ~
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PROJECT #2276 ACAD FILE: 2276.DWG

ALTA/ACSM LAND TITLE SURVEY
 PREPARED FOR:
YRC 1108 Project

Date: May 8, 2008
 Network Project No. 200801629-17
 Sheet 2 of 2

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