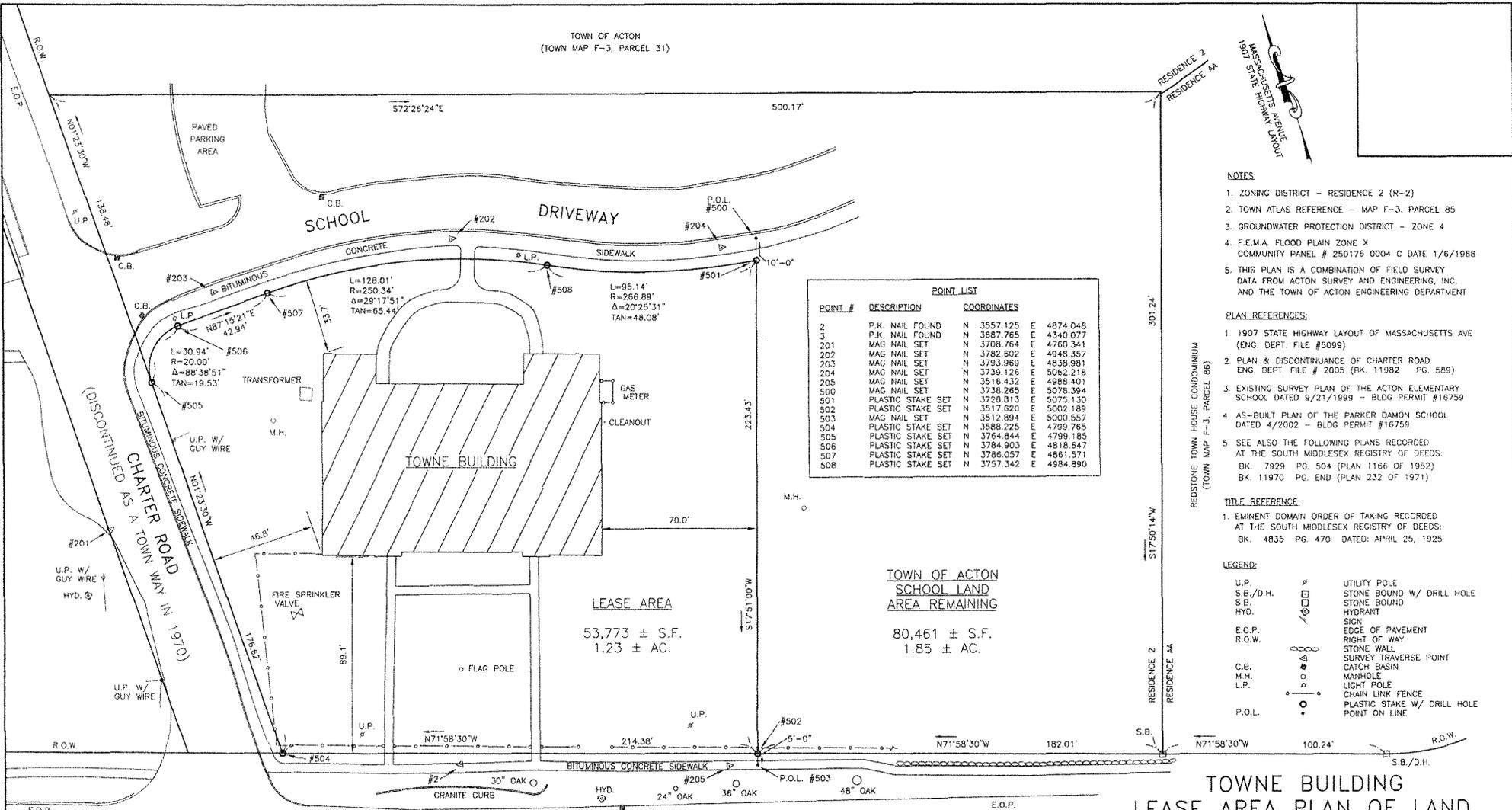


12/18/06
⑫

Exhibit B

PLOT PLAN OF PREMISES

TOWN OF ACTON
(TOWN MAP F-3, PARCEL 31)



POINT #	DESCRIPTION	COORDINATES
2	P.K. NAIL FOUND	N 3557.125 E 4874.048
3	P.K. NAIL FOUND	N 3687.765 E 4340.077
201	MAG NAIL SET	N 3708.764 E 4760.341
202	MAG NAIL SET	N 3782.502 E 4948.357
203	MAG NAIL SET	N 3793.969 E 4838.981
204	MAG NAIL SET	N 3739.126 E 5062.218
205	MAG NAIL SET	N 3518.432 E 4906.401
500	MAG NAIL SET	N 3738.265 E 5078.394
501	PLASTIC STAKE SET	N 3728.813 E 5075.130
502	PLASTIC STAKE SET	N 3517.620 E 5002.189
503	MAG NAIL SET	N 3512.894 E 5000.557
504	PLASTIC STAKE SET	N 3588.225 E 4789.765
505	PLASTIC STAKE SET	N 3764.844 E 4799.185
506	PLASTIC STAKE SET	N 3784.903 E 4818.647
507	PLASTIC STAKE SET	N 3786.057 E 4861.571
508	PLASTIC STAKE SET	N 3757.342 E 4984.890

NOTES:

1. ZONING DISTRICT - RESIDENCE 2 (R-2)
2. TOWN ATLAS REFERENCE - MAP F-3, PARCEL 85
3. GROUNDWATER PROTECTION DISTRICT - ZONE 4
4. F.E.M.A. FLOOD PLAIN ZONE X COMMUNITY PANEL # 250176 0004 C DATE 1/6/1988
5. THIS PLAN IS A COMBINATION OF FIELD SURVEY DATA FROM ACTON SURVEY AND ENGINEERING, INC. AND THE TOWN OF ACTON ENGINEERING DEPARTMENT

PLAN REFERENCES:

1. 1907 STATE HIGHWAY LAYOUT OF MASSACHUSETTS AVE (ENG. DEPT. FILE #5099)
2. PLAN & DISCONTINUANCE OF CHARTER ROAD ENG. DEPT. FILE # 2005 (BK. 11982 PG. 589)
3. EXISTING SURVEY PLAN OF THE ACTON ELEMENTARY SCHOOL DATED 9/21/1999 - BLDG PERMIT #16759
4. AS-BUILT PLAN OF THE PARKER DAMON SCHOOL DATED 4/2002 - BLDG PERMIT #16759
5. SEE ALSO THE FOLLOWING PLANS RECORDED AT THE SOUTH MIDDLESEX REGISTRY OF DEEDS. BK. 7929 PG. 504 (PLAN 1166 OF 1952). BK. 11970 PG. END (PLAN 232 OF 1971)

TITLE REFERENCE:

1. EMINENT DOMAIN ORDER OF TAKING RECORDED AT THE SOUTH MIDDLESEX REGISTRY OF DEEDS. BK. 4835 PG. 470 DATED: APRIL 25, 1925

LEGEND:

- U.P. # UTILITY POLE
- S.B./D.H. □ STONE BOUND W/ DRILL HOLE
- S.B. □ STONE BOUND
- HYD. ♂ HYDRANT
- ⊙ SIGN
- E.O.P. ——— EDGE OF PAVEMENT
- R.O.W. ——— RIGHT OF WAY
- STONE WALL
- SURVEY TRAVERSE POINT
- ⊙ CATCH BASIN
- C.B. ⊙ MANHOLE
- M.H. ⊙ LIGHT POLE
- L.P. —○— CHAIN LINK FENCE
- P.O.L. ⊙ PLASTIC STAKE W/ DRILL HOLE
- ⊙ POINT ON LINE

TOWNE BUILDING
LEASE AREA PLAN OF LAND
IN
ACTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

OWNED BY THE TOWN OF ACTON
SCALE: 1"=20' DATE: JUNE 2, 2003

PREPARED BY
THE TOWN OF ACTON ENGINEERING DEPARTMENT

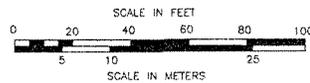
MASSACHUSETTS (ROUTE 111)
1907 STATE HIGHWAY LAYOUT

AVENUE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED
IN CONFORMITY WITH THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH
OF MASSACHUSETTS.

6-1-03
DATE
Dan J. F. [Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
ACTON PLANNING BOARD



[Signature]
Date: 6/1/03

THIS PLAN ONLY SHOWS THE UTILITIES THAT WERE
VISUALLY APPARENT IN THE FIELD. IT IS NEITHER
INTENDED OR IMPLIED BY THIS PLAN TO ESTABLISH THE
LOCATION OF ALL THE UTILITIES THAT EXIST ON THE SITE.
"DIG-SAFE" UNDERGROUND PLANT DAMAGE PREVENTION
SYSTEM (1-888-344-7233) SHOULD BE NOTIFIED AT
LEAST 72 HOURS PRIOR TO EXCAVATION WORK FOR THE
ACTUAL ON THE GROUND LOCATION OF THE UNDERGROUND
UTILITIES. (M.G.L. CH. 82, S. 40)

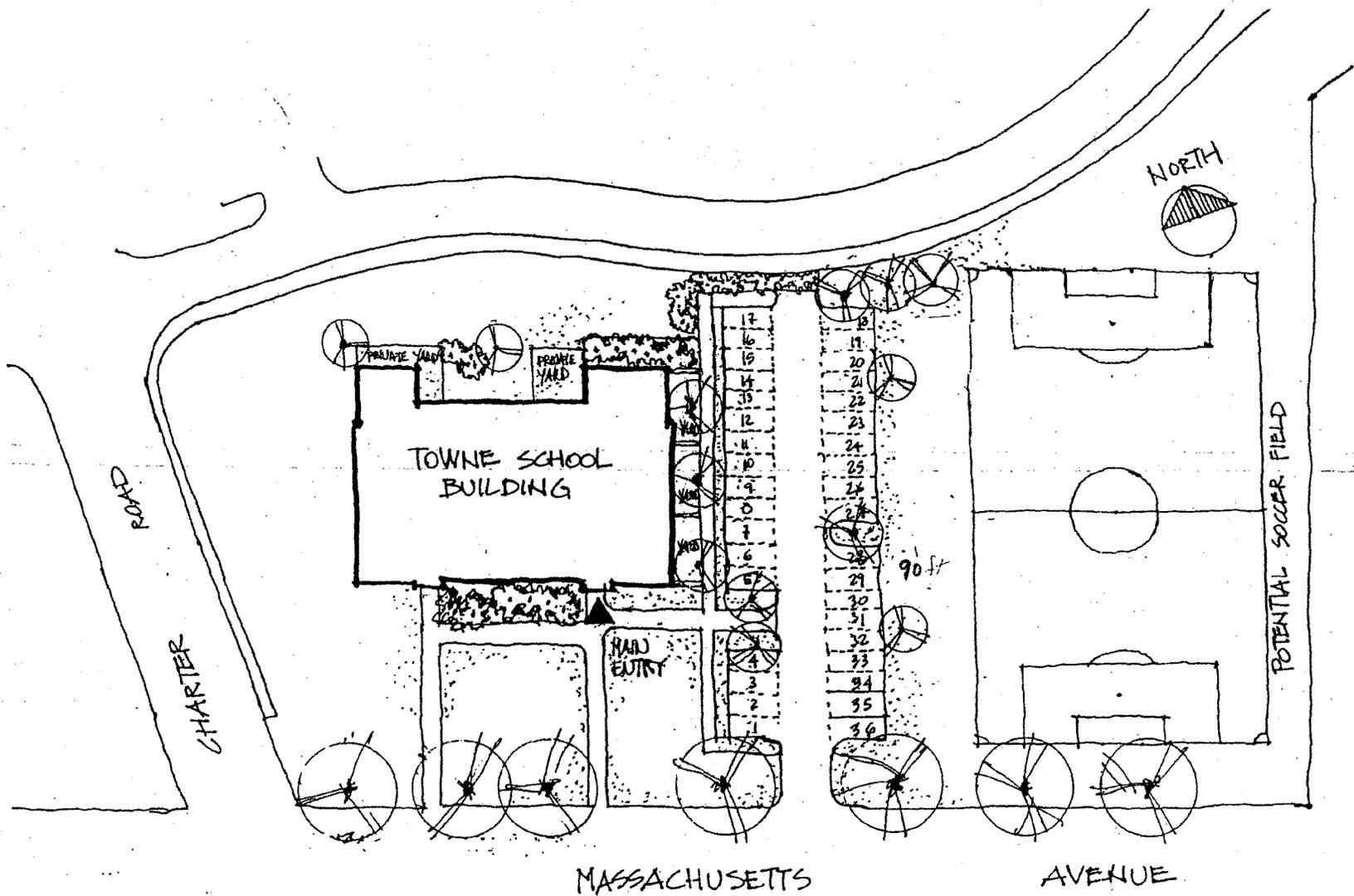
12/18/06

(12)

Exhibit C

SCHEMATIC DESIGN PLANS

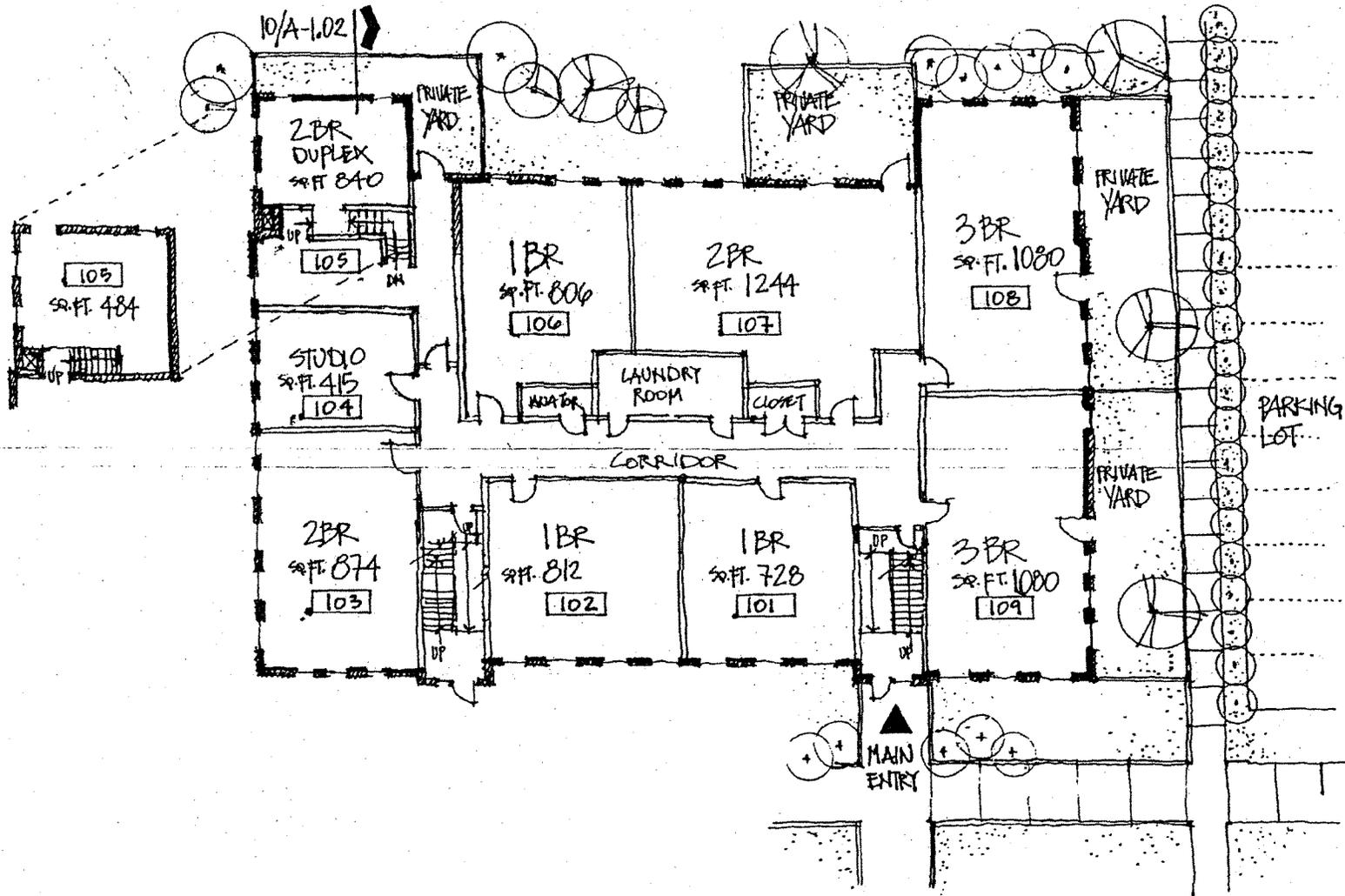
The following Schematic Design Plans are intended to show concept designs for the improvements that are intended in the building on the Premises as well as the new parking lot. The Schematic Design Plans are sketch plans only, and they are not intended to alter the description of the Premises in Exhibits A and B hereof. To the extent necessary, the location of the parking lot that is shown on the Schematic Design Plans will be moved to fit within the leased Premises described in Exhibits A and B.



Towne School Building
 Massachusetts Avenue
 Acton, Massachusetts

Schematic Site Plan
 Scale: 1" = 40'
 Date: 25 March, 2002

#20-01
SP
1.01



Towne School Building
Massachusetts Avenue
Acton, Massachusetts

Schematic 1st Floor Plan
Scale: 1/16" = 1'-0"
Date: 25 March, 2002

1001
A
1.01