

EXCEPTIONS – SCHEDULE B, SECTION 2

EXCEPTIONS FROM COVERAGE, SCHEDULE B SECTION 2. COMMITMENT FOR TITLE INSURANCE NO. C16015-B ISSUED BY LAWYERS TITLE INSURANCE CORPORATION DATED MARCH 31, 2010. (REVISED JUNE 15, 2010)

- 6. RESERVATION OF FLOWAGE RIGHTS AS DESCRIBED IN A DEED OF JOHN WHITE, ET AL, DATED APRIL 13, 1905, RECORDED IN BOOK 3155, PAGE 109 FOR THE BENEFIT OF LAND SHOWN AS OF TRUSTEES OF NAGOG WOODS TRUST AND LYING WITHIN THE LAKE NAGOG WATERSHED LINE. (PLOTTED-APPROXIMATE WATERSHED LINE TAKEN FROM PLAN 448 OF 1974, IT APPEARS 20-30, 31, 32, 33, 35, 43 AND A PORTION OF 40-42 NAGOG PARK ARE LOCATED WITHIN WATERSHED AREA)
7. UNDEFINED RIGHT OF WAY AS RESERVED IN A DEED OF CHARLES E. DAVIS, ET UX, DATED DECEMBER 26, 1941. RECORDED IN BOOK 6587, PAGE 586 AND AS IT MAY AFFECT LOTS 102, 103, 104 AND THE EASTERLY PORTION OF LOT 106. (NOT PLOTTED-RIGHT OF WAY NOT DEFINED BY DESCRIPTION)
8. EASEMENT TO BOSTON EDISON DATED SEPTEMBER 19,1956 RECORDED IN BOOK 8835, PAGE 246 AND SHOWN ON A PLAN DATED JANUARY 14, 1956, RECORDED AS PLAN NO. 1755 (A OF 2) OF 1956. (PLOTTED-AFFECTS 20-30 NAGOG PARK AND 32 NAGOG PARK AS SHOWN)
9. COVENANTS BETWEEN COMMUNITY CONCEPTS CORPORATION AND THE TOWN OF ACTON DATED FEBRUARY 16, 1971, RECORDED IN BOOK 11958, PAGE 230, AS AFFECTED BY RELEASE OF LOTS DATED JANUARY 10, 1972, RECORDED IN BOOK 12143, PAGE 724. (AFFECTS 31, 33 & 43 NAGOG PARK – COVENANTS PERTAIN TO MATTERS OF LAND USE AND CAN NOT BE PLOTTED)
10. SUBDIVISION AGREEMENT DATED JANUARY 7, 1974, RECORDED IN BOOK 12629, PAGE 9, AS AFFECTED BY RELEASE DATED NOVEMBER 24, 1975 AND RECORDED IN BOOK 12902, PAGE 435, AS AFFECTED BY RELEASE OF LOTS DATED JUNE 5, 1978, RECORDED IN BOOK 13469, PAGE 1, AS AFFECTED BY RELEASE OF LOTS DATED APRIL 28, 1981, RECORDED IN BOOK 14286, PAGE 433, AND AS AFFECTED BY CERTIFICATE OF COMPLIANCE, RECORDED IN BOOK 14631, PAGE 449. (AGREEMENT PERTAINS TO MATTERS OF LAND USE AND CAN NOT BE PLOTTED-AFFECTS ALL PARCELS)
11. EASEMENT TO BOSTON EDISON COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED JANUARY 14, 1972, RECORDED IN BOOK 12143, PAGE 726. (EASEMENT IS BLANKET COVERAGE AND CAN NOT BE PLOTTED-UNDERGROUND UTILITY RIGHTS WITH NONSET PATH)
12. AGREEMENT WITH WATER SUPPLY DISTRICT OF ACTON TO PAY DEMAND CHARGE DATED OCTOBER 12, 1972, RECORDED IN BOOK 12345, PAGE 670, AS AMENDED BY FIRST AMENDMENT DATED MAY 14, 1974, RECORDED IN BOOK 12633, PAGE 191. (MONETARY AGREEMENT AND CAN NOT BE PLOTTED-PARCELS NOT DEFINED)
13. RIGHTS AND EASEMENTS AS SET FORTH OR REFERRED TO IN DEED TO NAGOG TREATMENT CORPORATION DATED JULY 31, 1973, RECORDED IN BOOK 12491, PAGE 643. (PLOTTED-AFFECTS 31 & 40-42 NAGOG PARK AND NAGOG PARK ROADWAY AS SHOWN)
14. RIGHTS OF OTHERS IN AND TO NAGOG PARK, AS SHOWN ON PLAN DATED MAY 10, 1973, RECORDED IN BOOK 12629, PAGE 25, AND NONSET PATH IN COMMON WITH OTHERS LAWFULLY ENTITLED THERETO FOR ALL PURPOSES FOR WHICH STREETS AND WAYS ARE COMMONLY USED IN THE TOWN OF ACTON, INCLUDING THE RIGHT TO INSTALL, MAINTAIN AND REPLACE UNDERGROUND UTILITIES. (PLOTTED-ACCESS RIGHTS TO USE NAGOG PARK ROADWAY AS SHOWN)
15. RIGHTS OF OTHERS IN SO MUCH OF THE PREMISES AS LIES WITHIN THE LIMITS OF WESTFORD LANE FORMERLY DURKEE ROAD A PRIVATE WAY AS SHOWN ON PLAN DATED MAY 10, 1973, RECORDED IN BOOK 12629, PAGE 25. (PLOTTED-WESTFORD LANE IS AS SHOWN ON SURVEY-AFFECTS 40-42 NAGOG PARK)
16. EASEMENT AND RIGHTS AS SET FORTH IN DEED TO NAGOG TREATMENT CORPORATION DATED MARCH 11, 1974, RECORDED IN BOOK 12629, PAGE 25, AS AFFECTED BY TERMS AND PROVISIONS OF AGREEMENT CONCERNING SEWER EASEMENTS DATED JULY 31, 1974, RECORDED IN BOOK 12720, PAGE 71 AND AS AFFECTED BY CONFIRMATORY DEED DATED MAY 8, 1978, RECORDED IN BOOK 13437, PAGE 428. (PLOTTED-AFFECTS 31 & 40-42 NAGOG PARK AND NAGOG PARK ROADWAY AS SHOWN)
17. INTENTIONALLY OMITTED
18. INTENTIONALLY OMITTED
19. DECLARATION OF EASEMENTS DATED OCTOBER 15, 1975, RECORDED IN BOOK 12877, PAGE 670, AS RAITIFIED AND CONFIRMED IN THE DECLARATION OF EASEMENTS DATED OCTOBER 16, 1975, RECORDED IN BOOK 12879, PAGE 2, AS AFFECTED BY DECLARATION OF EASEMENTS DATED AS OF OCTOBER 31, 1975, RECORDED IN BOOK 12902, PAGE 392. (PLOTTED-AFFECTS 31 & 33 NAGOG PARK AS SHOWN)
20. UTILITY EASEMENTS SHOWN ON PLAN DATED FEBRUARY 8, 1980, RECORDED IN BOOK 13910, PAGE END. (PLOTTED-AFFECTS 20-30 NAGOG PARK AS SHOWN)
21. TERMS AND PROVISIONS OF DECLARATION OF RESTRICTIVE COVENANTS DATED MARCH 13, 1981, RECORDED IN BOOK 14238, PAGE 59, AS AFFECTED BY FIRST AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS DATED AS OF MAY 8, 1981, RECORDED IN BOOK 14286, PAGE 442, AS AFFECTED BY IRREVOCABLE DELEGATION TO KOLL BREN FUND VI, L.P. DATED SEPTEMBER 29, 1998, RECORDED IN BOOK 30719, PAGE 208, AS AFFECTED BY IRREVOCABLE DELEGATION, DATED NOVEMBER 12, 2004, RECORDED IN BOOK 44088, PAGE 105. (COVENANTS PERTAIN TO MATTERS OF LAND USE AND CAN NOT BE PLOTTED-AFFECTS 33, 35, 40-42, 43 & 125 NAGOG PARK)
22. RIGHTS CONTAINED IN DEED FROM NAGOG DEVELOPMENT COMPANY TO DIGITAL EQUIPMENT CORPORATION DATED MAY 8, 1981, RECORDED IN BOOK 14286, PAGE 448. (PLOTTED-ACCESS RIGHTS TO USE NAGOG PARK ROADWAY AS SHOWN)
23. RIGHTS CONTAINED IN DEED FROM NAGOG DEVELOPMENT COMPANY TO DIGITAL EQUIPMENT CORPORATION DATED MAY 27, 1982, RECORDED IN BOOK 14623, PAGE 368. (PLOTTED-ACCESS RIGHTS TO USE NAGOG PARK ROADWAY AS SHOWN)
24. UTILITY EASEMENTS AS SHOWN ON PLAN DATED JULY 5, 1982 RECORDED IN BOOK 15170, PAGE END. (PLOTTED-AFFECTS 125 NAGOG PARK AS SHOWN)
25. UTILITY EASEMENT AS SHOWN ON THE PLAN RECORDED IN BOOK 15236, PAGE END, AS AFFECTED BY EASEMENT RELOCATION AND TERMINATION AGREEMENT DATED AS OF SEPTEMBER 29,1999 AND RECORDED ON SEPTEMBER 30, 1999 IN BOOK 30719, PAGE 204. (PLOTTED-AFFECTS 35 NAGOG PARK AS SHOWN)
26. EASEMENTS FOR UTILITY PURPOSES TO NAGOG REALTY TRUST DATED AUGUST 8, 1983, RECORDED IN BOOK 15240, PAGE 91. (PLOTTED-AFFECTS 33 NAGOG PARK AS SHOWN)
27. EASEMENT TO BOSTON EDISON COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED JULY 28, 1988, RECORDED IN BOOK 19369, PAGE 233. (EASEMENT IS BLANKET COVERAGE AND CAN NOT BE PLOTTED-LOCATION NOT DEFINED)
28. INTENTIONALLY OMITTED
29. UTILITY EASEMENT TO LITTLETON ELECTRIC LIGHT DEPARTMENT RECORDED IN BOOK 22428, PAGE 300. (PLOTTED-AFFECTS 32 NAGOG PARK AS SHOWN)
30. GRANT OF EASEMENT TO DIGITAL EQUIPMENT CORPORATION DATED NOVEMBER 2, 1994, RECORDED IN BOOK 24973, PAGE 211, AS AFFECTED BY GRANT, ASSIGNMENT AND ASSUMPTION OF EASEMENTS DATED NOVEMBER 4, 1994, RECORDED IN BOOK 25085, PAGE 18, AS FURTHER AFFECTED BY GRANT, ASSIGNMENT AND ASSUMPTION OF EASEMENTS DATED FEBRUARY 7, 1998, RECORDED IN BOOK 28159, PAGE 234. (PLOTTED – AFFECTS 20 & 30 AND 40-42 NAGOG PARK)
31. INTENTIONALLY OMITTED
32. INTENTIONALLY OMITTED
33. RIGHTS AND EASEMENTS SET FORTH IN A DEED TO NAGOG DEVELOPMENT COMPANY DATED AUGUST 31, 1998, RECORDED IN BOOK 29052, PAGE 430. (PLOTTED-AFFECTS 40-42 NAGOG PARK AS SHOWN AND ACCESS RIGHTS TO USE NAGOG PARK ROADWAY AS SHOWN)

EXCEPTIONS – CONTUNUED

- 34. RIGHTS AND EASEMENTS SET FORTH IN A DEED TO JAMES D. FENTON, DATED AUGUST 31, 1998, RECORDED IN BOOK 29052, PAGE 554. (PLOTTED-AFFECTS 40-42 NAGOG PARK AS SHOWN AND ACCESS RIGHTS TO USE NAGOG PARK ROADWAY AS SHOWN)
35. AGREEMENT REGARDING PARK EXPENSES BY AND BETWEEN NAGOG DEVELOPMENT COMPANY AND CTION ACQUISITION, INC. DATED FEBRUARY 7, 1998, RECORDED IN BOOK 30719, PAGE 198, AS AFFECTED BY ASSUMPTION AGREEMENT BY AND BETWEEN KOLL BREN FUND VI, L.P. AND NAGOG OFFICE PARK ASSOCIATION, LLC, DATED NOVEMBER 12, 2004, RECORDED IN BOOK 44088, PAGE 101. (CAN NOT BE PLOTTED – NON SURVEY RELATED – REFERS TO NON-LOCUS PROPERTIES)
36. AGREEMENT REGARDING PARK EXPENSES BY AND BETWEEN NAGOG DEVELOPMENT COMPANY AND BULCAN CORP., AS TRUSTEE OF NAGOG REALTY TRUST, DATED FEBRUARY 7, 1998, RECORDED IN BOOK 30719, PAGE 201, AS AFFECTED BY ASSIGNMENT AND ASSUMPTION AGREEMENT BY AND BETWEEN KOLL BREN FUND VI, L.P. AND NAGOG OFFICE PARK ASSOCIATION, LLC, DATED NOVEMBER 12, 2004, RECORDED IN BOOK 44088, PAGE 101. (CAN NOT BE PLOTTED – NON SURVEY RELATED – REFERS TO NON-LOCUS PROPERTY)
37. TERMS AND CONDITIONS OF A SEWER FACILITY AGREEMENT BY AND BETWEEN NORTH ACTON TREATMENT CORPORATION, KOLL BREN FUND VI, L.P. AND NAGOG DEVELOPMENT COMPANY DATED SEPTEMBER 29, 1999, RECORDED IN BOOK 30743, PAGE 1, AS AFFECTED BY FIRST AMENDMENT, DATED FEBRUARY 7,2001, RECORDED IN BOOK 32475, PAGE 586, AS AFFECTED BY SECOND AMENDMENT, DATED SEPTEMBER 24, 2001, RECORDED IN BOOK 34006, PAGE 558, AS AFFECTED BY THIRD AMENDMENT, DATED AUGUST 3, 2004, RECORDED IN BOOK 43707, PAGE 405, AS AFFECTED BY SEWER FACILITY AGREEMENT RELEASE, DATED NOVEMBER 12, 2004, RECORDED IN BOOK 44294, PAGE 24 (RELEASING ACTON MALL 1 AND 5 NAGOG PARK, 3 NAGOG PARK AND UNIT 20, NAGOG PARK CONDOMINIUM), AS FURTHER AFFECTED BY SEWER FACILITY AGREEMENT RELEASE, DATED DECEMBER 13, 2007, RECORDED IN BOOK 50579, PAGE 493 (RELEASING UNIT B, 32 NAGOG PARK CONDOMINIUM). (PLOTTED-AFFECTS 31 NAGOG PARK AS SHOWN)
38. RESERVATION OF A RIGHT AND EASEMENT FOR THE USE AND MAINTENANCE OF AN EXISTING SEWER LINE OVER THE NORTHEASTERLY PORTION OF LOT 70 AND RESERVATION OF THE RIGHT OF ACCESS AND EGRESS TO AND FROM REMAINING LAND OVER PARCEL 70 RECITED IN CONFIRMATORY DEED OF NAGOG DEVELOPMENT COMPANY DATED SEPTEMBER 29,1998, RECORDED IN BOOK 30821, PAGE 557. (PLOTTED- AFFECTS 40-42 NAGOG PARK AS SHOWN)
39. EASEMENT RELOCATION AGREEMENT BY NAGOG COMPANY DATED AUGUST 11, 2000, RECORDED IN BOOK 31379, PAGE 215. (PLOTTED-AFFECTS 31 NAGOG PARK AS SHOWN)
40. EASEMENT TO VERIZON NEW ENGLAND, INC., DATED FEBRUARY 22, 2001, RECORDED IN BOOK 32546, PAGE 335. SEE ALSO PLAN NO. 257, RECORDED IN BOOK 32546, PAGE 334. (PLOTTED-AFFECTS 20-30 NAGOG PARK AS SHOWN)
41. DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS, DATED AUGUST 3, 2004, RECORDED IN BOOK 43707, PAGE 413, AS AFFECTED BY FIRST SUPPLEMENT, DATED AUGUST 3, 2004, RECORDED IN BOOK 43707, PAGE 529, AS FURTHER AFFECTED BY SECOND SUPPLEMENT, RECORDED IN BOOK 43707, PAGE 545. SEE ALSO PLAN NO. 1087 OF 2004. (PLOTTED-AFFECTS 20-30, 31, 33, 35, 40-42, 43 & 125 NAGOG PARK AND ACCESS RIGHTS TO USE NAGOG PARK ROADWAY AS SHOWN)
42. INTENTIONALLY OMITTED
43. PAYMENT TRANSFER AGREEMENT BY AND AMONG NAGOG OFFICE PARK ASSOCIATION, LLC AND KOLL BREN FUND VI, L.P. DATED AUGUST 3, 2004, RECORDED IN BOOK 43707, PAGE 465. (CAN NOT BE PLOTTED – NON SURVEY RELATED – REFERS TO NON LOCUS PROPERTIES)
44. EASEMENT AGREEMENT BY AND BETWEEN NAGOG OFFICE PARK ASSOCIATION, LLC AND NAGOG DEVELOPMENT COMPANY, DATED AUGUST 3, 2004, RECORDED IN BOOK 43707, PAGE 516, AS AFFECTED BY CLARIFICATION DOCUMENT DATED DECEMBER 6, 2006, RECORDED IN BOOK 48626, PAGE 393. SEE ALSO PLAN NO. 1088 OF 2004. (PLOTTED-AFFECTS 40-42 NAGOG PARK AS SHOWN)
45. EASEMENT AGREEMENT BY AND BETWEEN NAGOG OFFICE PARK ASSOCIATION, LLC AND NAGOG DEVELOPMENT COMPANY, DATED AUGUST 3, 2004, RECORDED IN BOOK 43707, PAGE 534, AS AFFECTED BY CLARIFICATION DOCUMENT DATED DECEMBER 6, 2006, RECORDED IN BOOK 48626, PAGE 393. SEE ALSO PLAN NO. 1089 OF 2004. (PLOTTED-UTILITY EASEMENT LOCATED OFF LOCUS WESTERLY OF 125 NAGOG PARK AS SHOWN)
46. EASEMENT AGREEMENT BY AND BETWEEN NAGOG OFFICE PARK ASSOCIATION, LLC AND NAGOG DEVELOPMENT COMPANY, DATED AUGUST 3, 2004, RECORDED IN BOOK 43707, PAGE 549, AS AFFECTED BY CLARIFICATION DOCUMENT DATED DECEMBER 6, 2006, RECORDED IN BOOK 48626, PAGE 393. (PLOTTED-AFFECTS 40-42 NAGOG PARK AS SHOWN)
47. EASEMENT AGREEMENT BY AND BETWEEN NAGOG OFFICE PARK ASSOCIATION, LLC AND NORTH ACTON TREATMENT CORPORATION DATED AUGUST 3, 2004, RECORDED IN BOOK 43707, PAGE 563. SEE ALSO PLAN NO. 1090 OF 2004. (PLOTTED-AFFECTS 40-42 NAGOG PARK AS SHOWN)
48. ZONING RELIEF AND PERMITTING AGREEMENT DATED AUGUST 3, 2004, RECORDED IN BOOK 43708, PAGE 1. (AGREEMENT PERTAINS TO LAND USE AND CAN NOT BE PLOTTED-REFERS TO NON LOCUS PROPERTIES)
49. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIENS FOR COMMON CHARGES, OPTIONS, POWERS OF ATTORNEY, AND LIMITATIONS ON TITLE CREATED BY THE COMMONWEALTH OF MASSACHUSETTS, GENERAL LAWS, CHAPTER 183A OR SET FORTH IN THE MASTER DEED OF NAGOG PARK CONDOMINIUM DATED NOVEMBER 12, 2004 AND RECORDED IN BOOK 44087, PAGE 554, IN THE RELATED DECLARATION OF TRUST AND BY-LAWS, SITE PLANS AND FLOOR PLANS AS DULY RECORDED AND FILED IN THE APPROPRIATE LAND RECORDS OFFICE, AND AS THE SAME MAY HAVE BEEN LAWFULLY AMENDED AND IN ANY INSTRUMENT CREATING THE ESTATE OR INTEREST INSURED BY THE POLICY. (PLOTTED-AFFECTS 20-30 NAGOG PARK AS SHOWN)
50. SIGN AGREEMENT, DATED NOVEMBER 12, 2004, RECORDED IN BOOK 44088, PAGE 19. (CAN NOT BE PLOTTED – PARCELS NOT DEFINED, REFERS TO PLACEMENT OF SIGN)
51. EASEMENT TO VERIZON NEW ENGLAND, INC., DATED AUGUST 12, 2006, RECORDED IN BOOK 47721 PAGE 266. (EASEMENT IS BLANKET COVERAGE AND CAN NOT BE PLOTTED-AFFECTS 30, 31, 33, 35, 40, 42, 43 & 125 NAGOG PARK)
52. EASEMENT AGREEMENT BY AND BETWEEN NAGOG OFFICE PARK ASSOCIATION, LLC AND AVALON ACTON, INC. ET AL, DATED DECEMBER 6, 2006, RECORDED IN BOOK 48627, PAGE 1, AS AFFECTED BY CLARIFICATION DOCUMENT, DATED FEBRUARY 12, 2007, RECORDED IN BOOK 49095, PAGE 241, AS FURTHER AFFECTED BY NON-EXCLUSIVE GRANT OF RIGHTS UNDER EASEMENT DATED JUNE 4, 2007, RECORDED IN BOOK 50863, PAGE 473. (PLOTTED-AFFECTS 40-42 NAGOG PARK AND ACCESS RIGHTS TO USE NAGOG PARK ROADWAY AS SHOWN)
53. EASEMENT AGREEMENT BY AND BETWEEN KOLL BREN FUND VI, L.P. AND AVALON ACTON, INC. ET AL, DATED DECEMBER 6, 2006, RECORDED IN BOOK 48627, PAGE 25, AS AFFECTED BY FIRST AMENDMENT, DATED FEBRUARY 12, 2007, RECORDED IN BOOK 49091, PAGE 507. (PLOTTED-AFFECTS 32 AND 40-42 NAGOG PARK AS SHOWN)
54. EASEMENT AGREEMENT BY AND BETWEEN NAGOG OFFICE PARK ASSOCIATION, LLC AND JOHN MASSAPICA, TRUSTEE OF THE JFM REALTY TRUST, DATED DECEMBER 6, 2006, RECORDED IN BOOK 48627, PAGE 45. (PLOTTED-AFFECTS 40-42 NAGOG PARK AND ACCESS RIGHTS TO USE NAGOG PARK ROADWAY AS SHOWN)
55. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIENS FOR COMMON CHARGES, OPTIONS, POWERS OF ATTORNEY, AND LIMITATIONS ON TITLE CREATED BY THE COMMONWEALTH OF MASSACHUSETTS, GENERAL LAWS, CHAPTER 183A OR SET FORTH IN THE MASTER DEED OF 32 NAGOG PARK CONDOMINIUM DATED OCTOBER 30, 2007 AND RECORDED IN BOOK 50354, PAGE 558, IN THE RELATED DECLARATION OF TRUST AND BY-LAWS, SITE PLANS AND FLOOR PLANS AS DULY RECORDED AND FILED IN THE APPROPRIATE LAND RECORDS OFFICE, AND AS THE SAME MAY HAVE BEEN LAWFULLY AMENDED AND IN ANY INSTRUMENT CREATING THE ESTATE OR INTEREST INSURED BY THE POLICY. (PLOTTED-AFFECTS 32 NAGOG PARK AS SHOWN)

RECORD LEGAL DESCRIPTION (Continued)

THENCE CONTINUING ALONG NAGOG PARK AN ARC HAVING A RADIUS OF 667.91' A DISTANCE OF 104.92' TO A POINT; THENCE TURNING AND RUNNING ALONG LAND NOW OR FORMERLY OF NAGOG DEVELOPMENT COMPANY S 37° 59' 24" W A DISTANCE OF 415.15' TO A POINT; THENCE TURNING AND RUNNING ALONG SAID LAND NOW OR FORMERLY OF NAGOG DEVELOPMENT COMPANY N 52° 00' 36" W A DISTANCE OF 15.00' TO A POINT; THENCE TURNING AND RUNNING ALONG LAND NOW OR FORMERLY OF NAGOG DEVELOPMENT COMPANY S 37° 59' 24" W A DISTANCE OF 228.00' TO A POINT; THENCE TURNING AND RUNNING ALONG SAID LAND NOW OR FORMERLY OF NAGOG DEVELOPMENT COMPANY S 52° 00' 36" E A DISTANCE OF 57.00' TO A POINT; THENCE TURNING AND RUNNING ALONG SAID LAND NOW OR FORMERLY OF NAGOG DEVELOPMENT COMPANY S 37° 59' 24" W A DISTANCE OF 180.00' TO A POINT; THENCE TURNING AND RUNNING ALONG SAID LAND NOW OR FORMERLY OF NAGOG DEVELOPMENT COMPANY N 52° 00' 36" W A DISTANCE OF 456.41' TO THE POINT OF BEGINNING.

PARCEL 6: 40-42 NAGOG PARK; THE LAND WITH THE BUILDINGS THEREON IN ACTON, MIDDLESEX COUNTY, MASSACHUSETTS, BEING SHOWN AS LOT 70 AND PARCEL 70 ON A PLAN ENTITLED "PLAN OF LAND IN ACTON & LITTLETON, MA. (MIDDLESEX COUNTY)" PREPARED FOR NAGOG DEVELOPMENT CO. BY STAMSKY AND MCNARY, INC. DATED AUGUST 5, 1988, REVISED SEPTEMBER 7, 1988 AND RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 19655, PAGE 88, TO WHICH PLAN REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION. LOT 70 CONTAINS 5.9371 +/- ACRES ACCORDING TO SAID PLAN. PARCEL 70 CONTAINS 13,144 SQUARE FEET +/- ACCORDING TO SAID PLAN.

PARCEL 7: 43 NAGOG PARK; THE LAND WITH THE BUILDINGS THEREON IN ACTON, MIDDLESEX COUNTY, MASSACHUSETTS BEING SHOWN AS LOT 101-A-1 ON A PLAN ENTITLED "PLAN OF LAND ON NAGOG PARK IN ACTON, MASS." BY NOLAN ENGINEERING CORP. DATED AUGUST 15, 1983 AND RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 15236, PAGE END AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SIDELINE OF NAGOG PARK IN SAID ACTON AT CORNER WITH OTHER LAND LABELED AS LOT 101-A-2, ON SAID PLAN AND THENCE RUNNING: S 37° 59' 24" W BY SAID LOT 101-A-2, 415.15 FEET; N 52° 00' 36" W BY SAID LOT 101-A-2, 15.0 FEET; S 37° 59' 24" W BY SAID LOT 101-A-2, 228.00 FEET; S 52° 00' 36" E BY LAND OF NAGOG SQUARE AND NAGOG DEVELOPMENT COMPANY 354.00 FEET; N 37° 59' 24" E BY LAND OF SETRA SYSTEMS, INC.; 690.50 FEET; THENCE BY NAGOG PARK BY A CURVE TO THE LEFT HAVING A RADIUS OF 1500.01 FEET, 195.02 FEET TO A BOUND; THENCE AGAIN BY NAGOG PARK BY A CURVE TO THE LEFT HAVING A RADIUS OF 667.91 FEET, 149.03 FEET. CONTAINING 232,843 SQUARE FEET OR 5.35 ACRES ACCORDING TO SAID PLAN, MORE OR LESS.

PARCEL 8: 125 NAGOG PARK; LOT 103-A AT 125 NAGOG PARK, ACTON, MIDDLESEX COUNTY, MASSACHUSETTS AND SHOWN ON A PLAN ENTITLED "PLAN OF LAND ON NAGOG PARK IN ACTON, MASS." BY NOLAN ENGINEERING CORP. DATED SEPTEMBER 25, 1984, RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 15802, PAGE END SAID LOT 103-A REPRESENTS THE COMBINATION OF A PORTION OF LOT 102 AND LOT 103 AS SHOWN ON A PLAN ENTITLED "NAGOG SQUARE DEFINITIVE SUBDIVISION PLAN OF LAND IN ACTON, MASS." RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 12629, PAGE 25. TOGETHER WITH THE RIGHTS IN COMMON WITH OTHERS ENTITLED THERETO TO USE THE ROADWAY SHOWN AS "NAGOG PARK" ON A PLAN ENTITLED "NAGOG SQUARE DEFINITIVE SUBDIVISION PLAN OF LAND IN ACTON, MASS." BY R.D. NOLAN DATED MAY 10, 1973 (LAST REVISED NOVEMBER 12, 1973) RECORDED IN BOOK 12629, PAGE 25 AS PLAN NO. 448 OF 1974.

THE ABOVE-REFERENCED PARCELS HAVE THE BENEFIT OF THE FOLLOWING RIGHTS AND EASEMENTS: 1. RIGHTS IN COMMON WITH OTHERS ENTITLED THERETO TO USE THE ROADWAY SHOWN AS "NAGOG PARK" ON A PLAN ENTITLED "NAGOG SQUARE DEFINITIVE SUBDIVISION PLAN OF LAND IN ACTON, MASS." BY R.D. NOLAN DATED MAY 10,1973 (LAST REVISED NOVEMBER 12,1973) RECORDED IN BOOK 12629, PAGE 25 AS PLAN NO. 448 OF 1974, AND AS MODIFIED AND SHOWN ON A PLAN ENTITLED "NAGOG SQUARE MODIFICATION PLAN IN ACTON, MASS." DRAWN BY RALPH E. NOLAN, E. L.S. DATED JULY 5, 1982, RECORDED AS PLAN #91 OF 1983 IN BOOK 15170, PAGE END. 2. DECLARATION OF EASEMENTS DATED OCTOBER 15, 1975, RECORDED IN BOOK 12879, PAGE 670, AS RAITIFIED AND CONFIRMED IN THE DECLARATION OF EASEMENTS DATED OCTOBER 16, 1975, RECORDED IN BOOK 12879, PAGE 2, AS AFFECTED BY DECLARATION OF EASEMENTS DATED AS OF OCTOBER 31, 1975, RECORDED IN BOOK 12902, PAGE 392. 3. DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS, DATED AUGUST 3, 2004, RECORDED IN BOOK 43707, PAGE 413, AS AFFECTED BY FIRST SUPPLEMENT, DATED AUGUST 3, 2004, RECORDED IN BOOK 43707, PAGE 529, AS FURTHER AFFECTED BY SECOND SUPPLEMENT, RECORDED IN BOOK 43707, PAGE 545. SEE ALSO PLAN NO. 1087 OF 2004. 4. EASEMENT AGREEMENT BY AND BETWEEN NAGOG OFFICE PARK ASSOCIATION, LLC AND NAGOG DEVELOPMENT COMPANY, DATED AUGUST 3, 2004, RECORDED IN BOOK 43707, PAGE 534, AS AFFECTED BY CLARIFICATION DOCUMENT DATED DECEMBER 6, 2006, RECORDED IN BOOK 48626, PAGE 393. SEE ALSO PLAN NO. 1089 OF 2004. 5. EASEMENT AGREEMENT BY AND BETWEEN NAGOG OFFICE PARK ASSOCIATION, LLC AND NAGOG DEVELOPMENT COMPANY, DATED AUGUST 3, 2004, RECORDED IN BOOK 43707, PAGE 549, AS AFFECTED BY CLARIFICATION DOCUMENT DATED DECEMBER 6, 2006, RECORDED IN BOOK 48626, PAGE 393. 6. RIGHTS TO USE THE MASTER PLAN AND RELATED FACILITIES AND ALL PIPES, COLLECTOR LINES AND PUMPS AS DESCRIBED IN THAT CERTAIN SEWER FACILITY AGREEMENT DATED _____, RECORDED IN BOOK _____.

GENERAL NOTES

- 1. CURRENT OWNER OF RECORD: KOLL BREN FUND VI, L.P. A DELAWARE LIMITED LIABILITY COMPANY BY VIRTUE OF A DEED FROM NAGOG DEVELOPMENT COMPANY DATED SEPTEMBER 29,1999, RECORDED IN BOOK 30719, PAGE 208; AS AFFECTED BY CONFIRMATORY DEED DATED SEPTEMBER 29,1999, RECORDED IN BOOK 30821, PAGE 557. SITE ADDRESS: 20-30 NAGOG PARK, 31 NAGOG PARK, 33, 35, 40-42, 43, AND 125 NAGOG PARK, ACTON, MA AND 32 NAGOG PARK, LITTLETON, MA, MIDDLESEX COUNTY, MASSACHUSETTS.
2. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY ODONE SURVEY & MAPPING DURING OCTOBER, 2009 AND UPDATED BY PHYSICAL INSPECTION ON APRIL 19, 2010. THIS PLAN HAS BEEN PREPARED FOR TITLE PURPOSES ONLY. SURVEY BY TRIMBLE S6 TOTAL STATION.
3. THE PROPERTY SHOWN HEREON AND AS DESCRIBED ABOVE IS THE SAME PROPERTY AS DESCRIBED IN COMMITMENT FOR TITLE INSURANCE NO. C16015-B ISSUED BY LAWYERS TITLE INSURANCE CORPORATION WITH AN EFFECTIVE DATE OF MARCH 31, 2010, (REVISED JUNE 2, 2010). THE PARCELS DESCRIBED BEING CONTIGUOUS AS FOLLOWS: 1. LOT 101-C-1A (PARCEL 2: 31 NAGOG PARK), LOT 101-B-1 (PARCEL 4: 33 NAGOG PARK), LOT 1 01-F (PARCEL 5: 35 NAGOG PARK) AND 101-A-1 (PARCEL 7: 43 NAGOG PARK) ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINES; 2. LOT 1, LOT A-1 AND PARCEL A-1 (TOGETHER PARCEL 3: 32 NAGOG PARK) ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINES; 3. LOT 70 AND PARCEL 70 (TOGETHER PARCEL 6: 40-42 NAGOG PARK) ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINE; 4. PARCEL 1 (20-30 NAGOG PARK), PARCEL 2 (31 NAGOG PARK), PARCEL 3 (32 NAGOG PARK), PARCEL 5 (35 NAGOG PARK), PARCEL 6 (40-42 NAGOG PARK), PARCEL 7 (43 NAGOG PARK), PARCEL 8 (125 NAGOG PARK) ARE CONTIGUOUS WITH NAGOG PARK ROADWAY; AND THAT THERE ARE NO GAPS, STRIPS OR GORES SEPARATING ANY OF THE CONTIGUOUS BOUNDARY LINE DESCRIBED ABOVE.
4. ADEQUATE INGRESS TO AND EGRESS FROM THE PROPERTY IS PROVIDED BY NAGOG PARK, THE SAME BEING A PAVED PRIVATE RIGHT-OF-WAY WHICH HAS DIRECT ACCESS TO GREAT ROAD (STATE HIGHWAY 119 & 2A) A DEDICATED PUBLIC RIGHT-OF-WAY.
5. AS OF APRIL 19, 2010 (LAST SITE VISIT) NO RECENT EARTHWORK OR BUILDING CONSTRUCTION WAS OBSERVED ON THE SUBJECT PREMISES; NO RECENT CHANGES IN STREET RIGHT-OF-WAY LINES WAS OBSERVED OR PROPOSED TO BE ALTERED; NO EVIDENCE WAS OBSERVED THAT THE SUBJECT PREMISES WERE BEING USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL, AND NO EVIDENCE WAS OBSERVED OF CEMETERIES LOCATED ON THE SUBJECT PREMISES.
6. UTILITY NOTE: WATER, GAS, ELECTRIC, TELEPHONE, STORM SEWER AND SANITARY SEWER SERVICES ARE AVAILABLE TO THE LAND DESCRIBED IN SCHEDULE A EITHER OVER, UNDER OR UPON PUBLIC RIGHTS OF WAY DIRECTLY ADJACENT TO SAID LAND OR OVER, UNDER OR UPON AN EASEMENT FOR THE BENEFIT OF SAID LAND THAT CONNECTS TO PUBLIC RIGHTS OF WAY. LOCATION OF UTILITIES SHOWN HEREON WERE DETERMINED BY OBSERVATION OF ABOVE GROUND STRUCTURES TOGETHER WITH RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND THEREFORE, THE RELATIONSHIP BETWEEN ACTUAL FIELD LOCATION AND LOCATION SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED ON THIS PLAN. BEFORE CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233
7. BASIS OF BEARINGS: PLAN NO. 910 OF 1983 (MIDDLESEX REGISTRY OF DEEDS)
8. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 250176 0243 E, WHICH BEARS AN EFFECTIVE DATE OF JUNE 4, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. 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. (FOR: 20-30 NAGOG PARK, 31 NAGOG PARK, 33, 35, 40-42, 43, AND 125 NAGOG PARK, ACTON, MIDDLESEX COUNTY, MASSACHUSETTS.)

LEGAL DESCRIPTION

RECORD LEGAL DESCRIPTION

PARCEL 1: 20-30 NAGOG PARK, NAGOG PARK CONDOMINIUM UNIT 30 IN THE NAGOG PARK CONDOMINIUM SITUATED AT 20-30 NAGOG PARK, ACTON, MIDDLESEX COUNTY, MASSACHUSETTS ESTABLISHED BY A MASTER DEED DATED NOVEMBER 12, 2004, AND RECORDED WITH THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS IN BOOK 44087, PAGE 554, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST PERTAINING TO SAID UNIT IN THE COMMON AREAS AND FACILITIES OF SAID CONDOMINIUM AS SET FORTH IN SAID MASTER DEED AND TOGETHER WITH THE RIGHTS AND EASEMENTS APPURTENANT TO SAID UNIT, EXCLUSIVE OR OTHERWISE, REFERRED TO OR SET FORTH IN SAID MASTER DEED.

PARCEL 2: 31 NAGOG PARK LOT 101-C-1A, ACTON, MIDDLESEX COUNTY, MASSACHUSETTS AS SHOWN ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND FOR GREAT ROAD AND NAGOG PARK, ACTON, MA. OWNED BY NAGOG DEVELOPMENT COMPANY", SURVEYED BY TRUMARK ENGINEERING, 116, REAR PEARL STREET, BOWEN, MA 01801, DATE: DECEMBER 9, 1987, SCALE 1"=40', RECORDED IN BOOK 19003, PAGE 311. SAID LOT 101-C-1A CONTAINS 205,289 SQUARE FEET, MORE OR LESS, ACCORDING TO SAID PLAN.

PARCEL 3: 32 NAGOG PARK, 32 NAGOG PARK CONDOMINIUM UNIT A IN THE 32 NAGOG PARK CONDOMINIUM SITUATED AT 32 NAGOG PARK, LITTLETON AND ACTON, MIDDLESEX COUNTY, MASSACHUSETTS ESTABLISHED BY A MASTER DEED DATED OCTOBER 30, 2007, AND RECORDED WITH THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS IN BOOK 50354, PAGE 558, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPERTAINING TO SAID UNIT IN THE COMMON AREAS AND FACILITIES OF SAID CONDOMINIUM AS SET FORTH IN SAID MASTER DEED AND TOGETHER WITH THE RIGHTS AND EASEMENTS APPURTENANT TO SAID UNIT, EXCLUSIVE OR OTHERWISE, REFERRED TO OR SET FORTH IN SAID MASTER DEED.

PARCEL 4: 33 NAGOG PARK THAT CERTAIN PARCEL OF LAND SITUATED IN ACTON, MIDDLESEX COUNTY, MASSACHUSETTS SHOWN AS LOT 101-B-1 ON A PLAN OF LAND IN ACTON, MASS., ENTITLED "NAGOG SQUARE MODIFICATION PLAN IN ACTON, MASS.", DRAWN BY RALPH E. NOLAN, RLS., DATED JULY 5, 1982 (HEREINAFTER REFERRED TO AS "THE PLAN"), WHICH PLAN IS RECORDED AT MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN #910 OF 1983 IN BOOK 15170, PAGE END, MORE PARTICULARLY BOUNDED AND DESCRIBED ACCORDING TO SAID PLAN, AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWESTERLY SIDELINE OF NONSET PATH (A PUBLIC WAY), THENCE NORTH 15° 21' 56" WEST 38.76 FEET; NORTH 52° 00' 36" WEST 340.62 FEET; SOUTH 37° 59' 24" WEST 311.14 FEET; NORTH 56° 03' 48" WEST 217.38 FEET TO LOT 101-C (BEING SHOWN ON THE PLAN AS LAND OF NAGOG SQUARE); THENCE RUNNING BY LOT 101-C; NORTH 37° 59' 24" EAST 206.05 FEET; NORTH 52° 00' 36" WEST 132.00 FEET TO LOT 101-A (BEING SHOWN ON THE PLAN AS LAND OF NAGOG DEVELOPMENT COMPANY); THENCE RUNNING BY LOT 101-A AND BY LOT 101-E (BEING SHOWN ON THE PLAN AS LAND OF SETRA SYSTEMS, INC.); NORTH 37° 59' 24" EAST 180.00 FEET; SOUTH 52° 00' 36" EAST 810.11 FEET TO A POINT IN THE NORTHERLY SIDELINE OF NONSET PATH; AND THENCE RUNNING BY NONSET PATH; WESTERLY BY A CURVE TO THE LEFT (WITH A RADIUS OF 330.00 FEET) AN ARC DISTANCE OF 122.58 FEET TO THE POINT OF BEGINNING; CONTAINING 3.02 ACRES, MORE OR LESS, ACCORDING TO SAID PLAN.

PARCEL 5: 35 NAGOG PARK A CERTAIN LOT OF LAND WITH THE BUILDINGS THEREON SITUATED ON THE SOUTHEASTERLY SIDE OF NAGOG PARK, ACTON, MIDDLESEX COUNTY, MASSACHUSETTS AND BEING SHOWN AS NEW LOT 101-F ON A PLAN DATED JUNE 4, 1987 AND ENTITLED "PLAN OF LAND IN ACTON, MA, PREPARED FOR NAGOG DEVELOPMENT CO., INC." SCALE 1"=40', PREPARED BY NEPONSET VALLEY SURVEY ASSOC., INC., AS ENDORSED BY THE ACTON PLANNING BOARD ON JUNE 30, 1987 UNDER GENERAL LAWS CHAPTER 41, SECTION 81 BF, RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN #1279 OF SEPTEMBER 15, 1987, IN BOOK 18542, PAGE 46, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE NORTHWESTERLY CORNER OF THE PROPERTY AT THE INTERSECTION OF LAND NOW OR FORMERLY OF NAGOG DEVELOPMENT COMPANY AND NAGOG PARK; THENCE RUNNING ALONG NAGOG PARK AN ARC HAVING A RADIUS OF 2475.52' A DISTANCE OF 187.27' TO A POINT; THENCE CONTINUING ALONG NAGOG PARK AN ARC HAVING A RADIUS OF 649.66' A DISTANCE OF 715.87' TO A POINT;

(CONTINUED TO LEFT)

ALTA/ACSM LAND TITLE SURVEY

**NAGOG PARK
20-30 NAGOG PARK, 31 NAGOG PARK, 33, 35, 40-42,
43, AND 125 NAGOG PARK, ACTON, MA
32 NAGOG PARK, LITTLETON, MA**

SURVEYOR'S CERTIFICATE

TO: ND/WINROCK ACTON LLC, OR ACTON LLC, CAMBRIDGE SAVINGS BANK AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR AND LAWYERS TITLE INSURANCE CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY AEA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(c), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10, 11(b), 1

ZONING INFORMATION #20-30 NAGOG PARK

Source of Information: Town of Acton Zoning By-Laws
 Name of Contact: Frank Ramsbottom, Building Commissioner Phone: (978) 264-9632
 Address: 472 Main Street, Acton, MA 01720
 Zoning District: LIMITED BUSINESS (LB) - Groundwater Protection District Zone 4

Item	Required	Observed	Notes:
Min. Lot Area	20,000 Sq. Ft.	90,317 Sq. Ft.	
Min. Lot Frontage	200 Feet	724.32 Feet	
Minimum Open Space	50%	40.3% Feet	
Max. Floor Area	0.20	***	*** Floor area can not be calculated by the surveyor.
Building Height	36 Feet	25.5 Ft.	
Front Yard Setback	30 Feet	30.4 Feet	
Side Yard Setback	30 Feet	n/a	
Rear Yard Setback	30 Feet	65.0 Feet	
Parking Tabulation	Observed	Office: One space per 250 square feet of Net Floor Area	
Regular Spaces	99	Restaurant: One space per each 3 seats.	
Handicapped Spaces	4	Industrial: 1 space per 2,000 s.f. of net floor area for the first 20,000 sf plus one space for each additional 10,000 sf of net floor area, or 1 space for each employee on the largest shift, whichever is greatest.	
Total Parking Spaces	103		

NOTE: Because there may be a need for further interpretation of the applicable zoning codes, we refer you to the above referenced municipality and the applicable zoning codes.

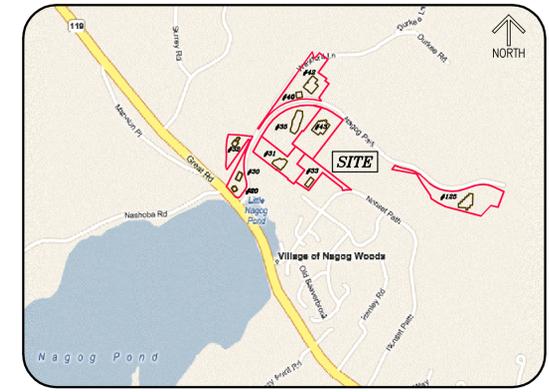
ZONING INFORMATION #32 NAGOG PARK

Source of Information: Town of Littleton Zoning By-Laws
 Name of Contact: Roland J. Bernier, Building Commissioner/Zoning Officer
 Address: 37 Shattuck Street, Littleton, MA 01460 Phone: 978-540-2420
 Zoning District: RESIDENTIAL (R) (Littleton) OFFICE PARK (OP-1) (Acton)

Item	Required	Observed	Item	Required
Min. Lot Area	40,000 Sq. Ft.	81,867 Sq. Ft.	Min. Lot Area	80,000 Sq. Ft.
Min. Lot Frontage	150 Feet	240.51 Ft.	Min. Lot Frontage	200 Feet
Max. Lot Coverage	60%	30%	Minimum Open Space	50%
Building Height	32 Feet	21.4 Feet	Max. Floor Area	0.20
Front Yard Setback	30 Feet	81.4 Feet	Building Height	36 Feet
Side Yard Setback	15 Feet	33.4 Feet	Front Yard Setback	50 Feet
Rear Yard Setback	15 Feet	70.6 Feet	Side Yard Setback	30 Feet
Parking Tabulation	Observed	Uses not listed in Art. VII of Littleton Bylaw (including daycare): One space per 250 square feet of gross leasable area.		
Regular Spaces	40	Childcare: 1 space per 10 children plus 1 sp for each staff person on largest shift.		
Handicapped Spaces	2			
Total Parking Spaces	42			

NOTE: Because there may be a need for further interpretation of the applicable zoning codes, we refer you to the above referenced municipality and the applicable zoning codes.

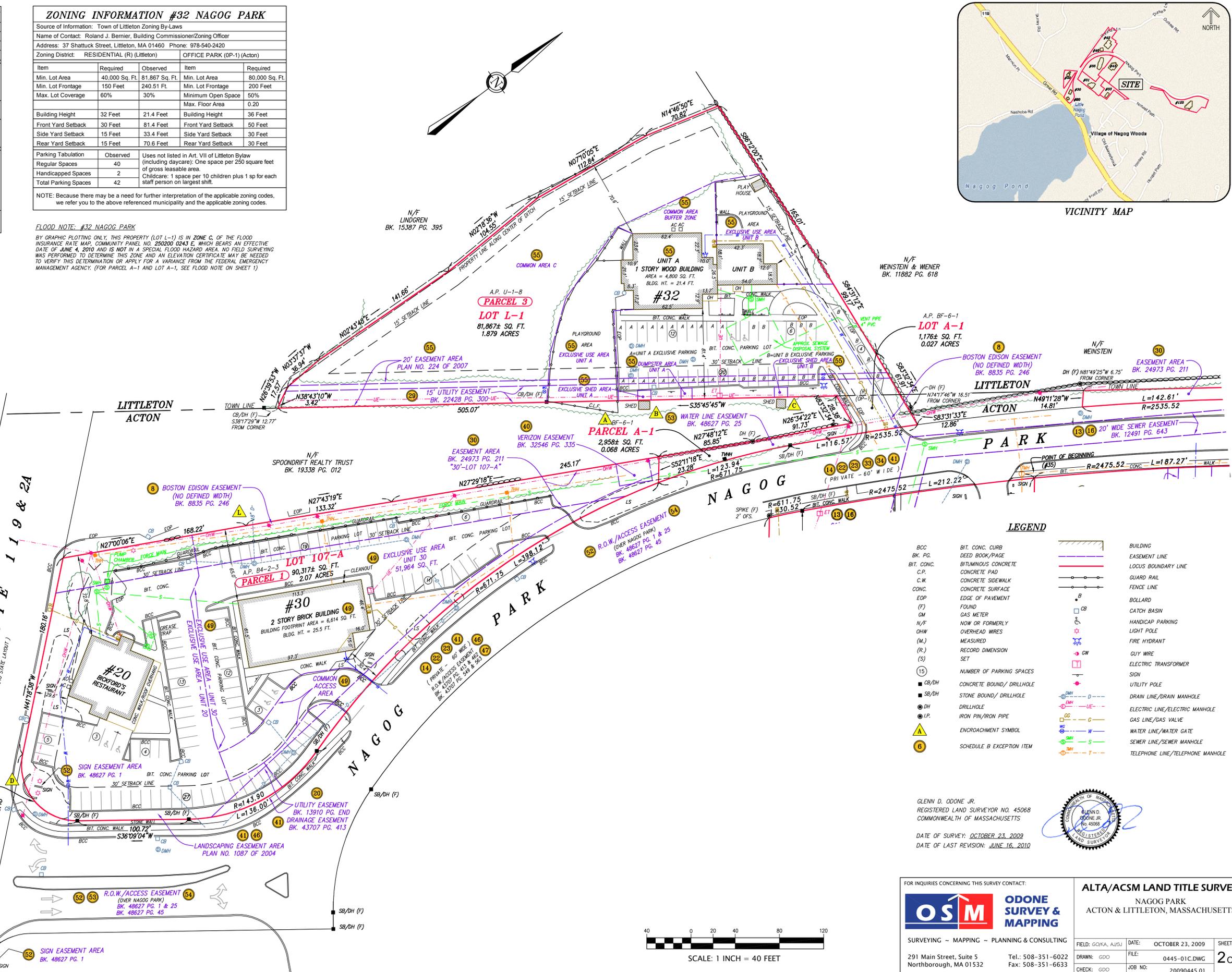
FLOOD NOTE: #32 NAGOG PARK
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY (LOT L-1) IS IN ZONE C, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 250200 0243 E, WHICH BEARS AN EFFECTIVE DATE OF JUNE 4, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. (FOR PARCEL A-1 AND LOT A-1, SEE FLOOD NOTE ON SHEET 1)



VICINITY MAP

POTENTIAL ENCROACHMENT NOTES

- A** 4' HIGH CHAIN LINK FENCE LOCATED ON LANDS NOW OR FORMERLY OF SPOONDRIFT REALTY BY A DISTANCE OF 10.1' FOR A LENGTH OF 53 FEET AS SHOWN.
- B** UNIT A SHED LOCATED ON LANDS NOW OR FORMERLY OF SPOONDRIFT REALTY AS SHOWN.
- C** UNIT B SHED LOCATED ON LANDS NOW OR FORMERLY OF SPOONDRIFT REALTY AS SHOWN.
- D** MASONRY STONE WALL LOCATED WITHIN LIMITS OF NAGOG PARK BY 2.8' FOR A LENGTH OF 14 FEET AS SHOWN.
- I** 18" DRAIN LINE FROM LAND OF SPOONDRIFT REALTY TRUST CONNECTS TO DRAINAGE SYSTEM ON INSURED PREMISES AS SHOWN, NO APPARENT EASEMENT EXISTS.



LEGEND

BCC	BIT. CONC. CURB	BIT. CONC. DEED BOOK/PAGE	BIT. CONC. BITUMINOUS CONCRETE	C.P.	CONCRETE PAD	C.W.	CONCRETE SIDEWALK	CONC.	CONCRETE SURFACE	EOP	EDGE OF PAVEMENT	(F)	FOUND	GM	GAS METER	N/F	NOW OR FORMERLY	OHW	OVERHEAD WIRES	(M)	MEASURED	(R)	RECORD DIMENSION	(S)	SET	(15)	NUMBER OF PARKING SPACES	CB/DH	CONCRETE BOUND/ DRILLHOLE	SB/DH	STONE BOUND/ DRILLHOLE	DH	DRILLHOLE	I.P.	IRON PIN/IRON PIPE	ENCROACHMENT SYMBOL	SCHEDULE B EXCEPTION ITEM	BUILDING	EASEMENT LINE	LOCUS BOUNDARY LINE	GUARD RAIL	FENCE LINE	BOLLARD	CATCH BASIN	HANDICAP PARKING	LIGHT POLE	FIRE HYDRANT	GUY WIRE	ELECTRIC TRANSFORMER	SIGN	UTILITY POLE	DRAIN LINE/ DRAIN MANHOLE	ELECTRIC LINE/ ELECTRIC MANHOLE	GAS LINE/ GAS VALVE	WATER LINE/ WATER GATE	SEWER LINE/ SEWER MANHOLE	TELEPHONE LINE/ TELEPHONE MANHOLE
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GLENN D. ODONE JR.
 REGISTERED LAND SURVEYOR NO. 45068
 COMMONWEALTH OF MASSACHUSETTS
 DATE OF SURVEY: OCTOBER 23, 2009
 DATE OF LAST REVISION: JUNE 16, 2010



FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:

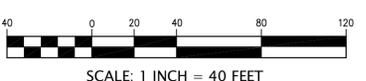
OSM ODONE SURVEY & MAPPING

SURVEYING - MAPPING - PLANNING & CONSULTING

291 Main Street, Suite 5 Northborough, MA 01532
 Tel: 508-351-6022 Fax: 508-351-6633

ALTA/ACSM LAND TITLE SURVEY
 NAGOG PARK
 ACTON & LITTLETON, MASSACHUSETTS

FIELD: GQ/KA, AJS/J DATE: OCTOBER 23, 2009 SHEET: 2 OF 6
 DRAWN: GDO FILE: 0445-01C.DWG
 CHECK: GDO JOB NO: 20090445.01



FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:



ODONE SURVEY & MAPPING

SURVEYING - MAPPING - PLANNING & CONSULTING
291 Main Street, Suite 5
Northborough, MA 01532
Tel: 508-351-6022
Fax: 508-351-6633

ALTA/ACSM LAND TITLE SURVEY
NAGOG PARK
ACTON & LITTLETON, MASSACHUSETTS

FIELD: GOKA, AJUSI DATE: OCTOBER 23, 2009 SHEET:
DRAWN: GDD FILE: 0445-01.C.DWG 3 OF 6
CHECK: GDD JOB NO: 20090445.01

NOTE: SEE SHEET 4 FOR ZONING SCHEDULE

GLENN D. O'DONE JR.
REGISTERED LAND SURVEYOR NO. 45068
COMMONWEALTH OF MASSACHUSETTS

DATE OF SURVEY: OCTOBER 23, 2009
DATE OF LAST REVISION: JUNE 16, 2010

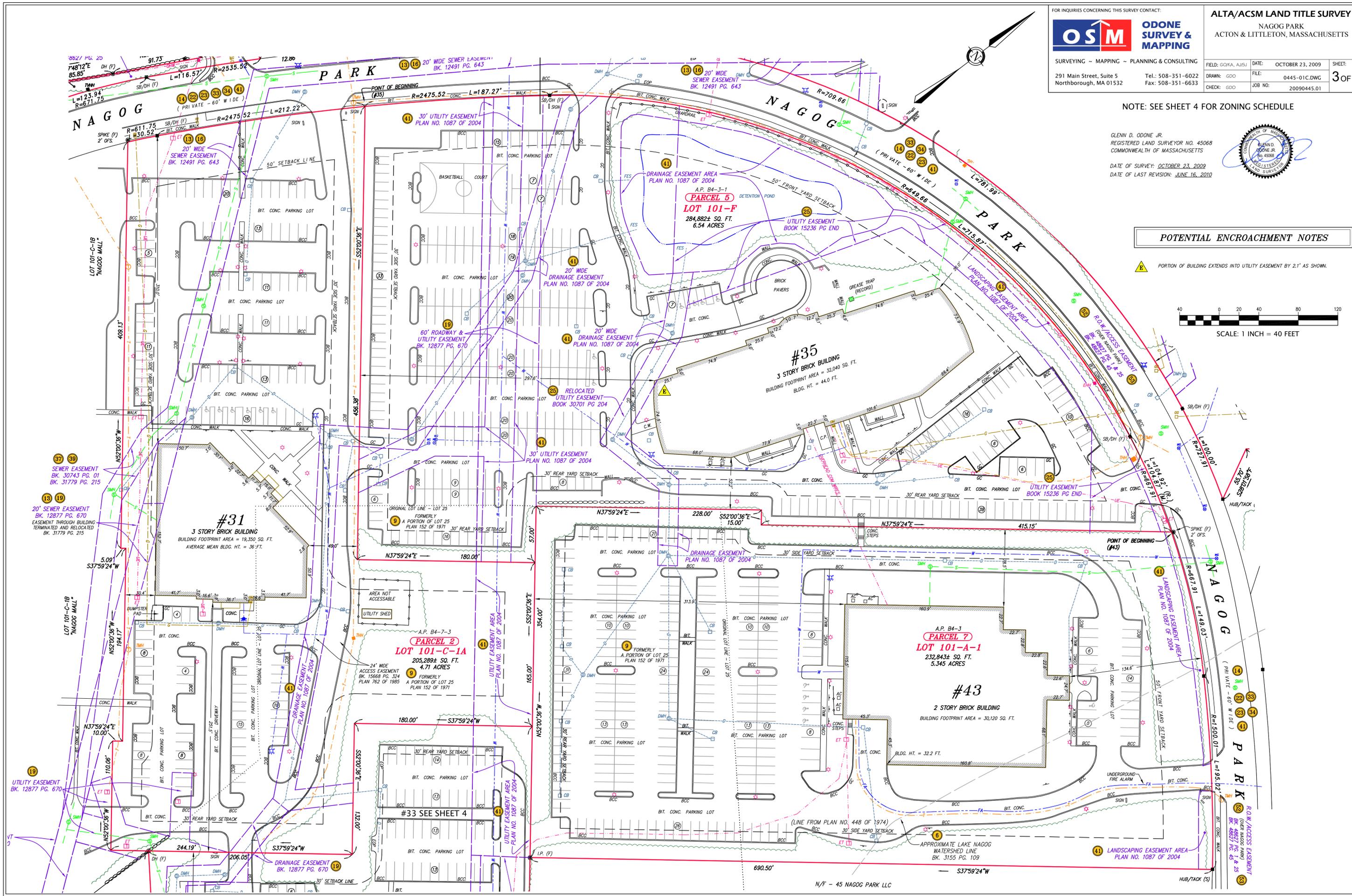


POTENTIAL ENCROACHMENT NOTES

PORTION OF BUILDING EXTENDS INTO UTILITY EASEMENT BY 2.1' AS SHOWN.



SCALE: 1 INCH = 40 FEET



PARCEL 5
LOT 101-F
284,882± SQ. FT.
6.54 ACRES

#31
3 STORY BRICK BUILDING
BUILDING FOOTPRINT AREA = 19,350 SQ. FT.
AVERAGE MEAN BLDG. HT. = 36 FT.

#35
3 STORY BRICK BUILDING
BUILDING FOOTPRINT AREA = 32,040 SQ. FT.
BLDG. HT. = 44.0 FT.

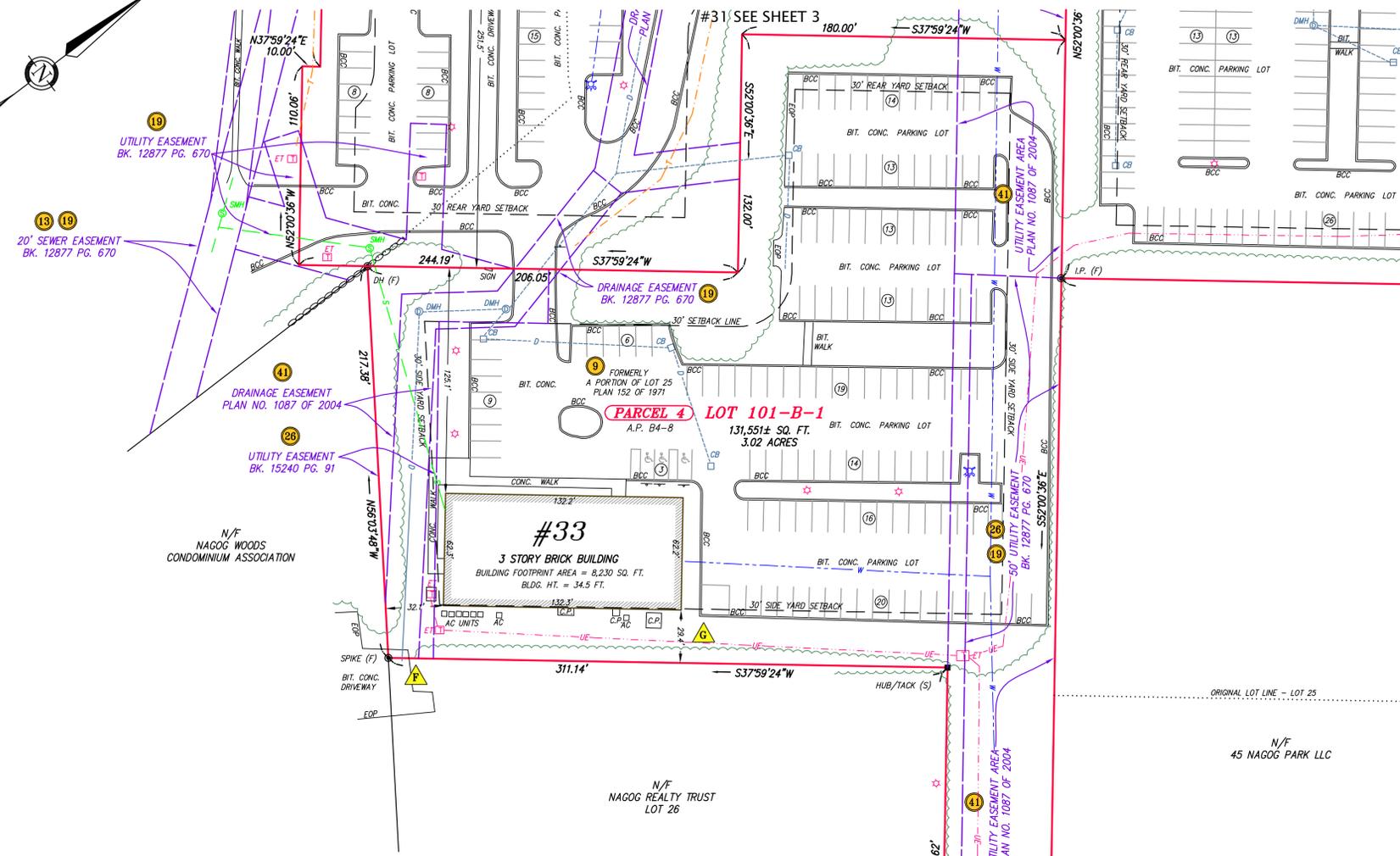
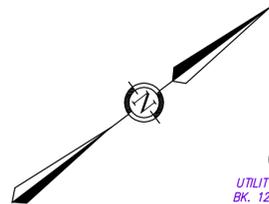
PARCEL 2
LOT 101-C-1A
205,289± SQ. FT.
4.71 ACRES

PARCEL 7
LOT 101-A-1
232,843± SQ. FT.
5.345 ACRES

#43
2 STORY BRICK BUILDING
BUILDING FOOTPRINT AREA = 30,120 SQ. FT.
BLDG. HT. = 32.2 FT.

#33 SEE SHEET 4

N/F - 45 NAGOG PARK LLC

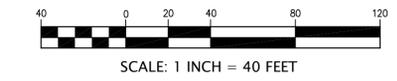
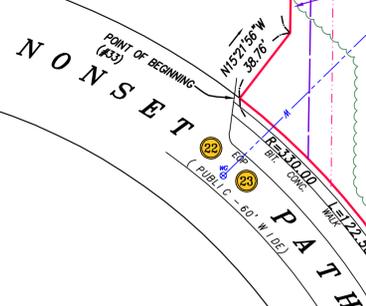


POTENTIAL ENCROACHMENT NOTES

- BITUMINOUS CONCRETE DRIVEWAY EXTENDS ON TO INSURED PREMISES BY 4.5 FEET FOR A DISTANCE OF 10 FEET AS SHOWN.
- APPARENT VIOLATION OF 30' SETBACK REQUIREMENT, DIMENSION AS SHOWN.

LEGEND

- | | | | |
|------------|---------------------------|--|----------------------------------|
| BCC | BIT. CONC. CURB | | BUILDING |
| BK. PG. | DEED BOOK/PAGE | | EASEMENT LINE |
| BIT. CONC. | BITUMINOUS CONCRETE | | LOCUS BOUNDARY LINE |
| C.P. | CONCRETE PAD | | GUARD RAIL |
| C.W. | CONCRETE SIDEWALK | | FENCE LINE |
| CONC. | CONCRETE SURFACE | | BOLLARD |
| EOP | EDGE OF PAVEMENT | | CATCH BASIN |
| (F) | FOUND | | HANDICAP PARKING |
| GM | GAS METER | | LIGHT POLE |
| N/F | NOW OR FORMERLY | | FIRE HYDRANT |
| DHW | OVERHEAD WIRES | | GUY WIRE |
| (M.) | MEASURED | | ELECTRIC TRANSFORMER |
| (R.) | RECORD DIMENSION | | UTILITY POLE |
| (S) | SET | | SIGN |
| (15) | NUMBER OF PARKING SPACES | | DRAIN LINE/DRAIN MANHOLE |
| | CONCRETE BOUND/ DRILLHOLE | | ELECTRIC LINE/ELECTRIC MANHOLE |
| | STONE BOUND/ DRILLHOLE | | GAS LINE/GAS VALVE |
| | DRILLHOLE | | WATER LINE/WATER GATE |
| | IRON PIN/IRON PIPE | | SEWER LINE/SEWER MANHOLE |
| | ENCROACHMENT SYMBOL | | TELEPHONE LINE/TELEPHONE MANHOLE |
| | SCHEDULE B EXCEPTION ITEM | | |



ZONING INFORMATION #31 NAGOG PARK			
Source of Information: Town of Acton Zoning By-Laws			
Name of Contact: Frank Ramsbottom, Building Commissioner Phone: (978) 264-9632			
Address: 472 Main Street, Acton, MA 01720			
Zoning District: OFFICE PARK (OP-1) - Groundwater Protection District Zone 4			
Item	Required	Observed	Notes:
Min. Lot Area	80,000 Sq. Ft.	205,289 Sq. Ft.	
Min. Lot Frontage	200 Feet	242.80'	
Minimum Open Space	50%	57% ±	
Max. Floor Area	0.20	***	*** Floor area can not be calculated by the surveyor.
Building Height	36 Feet	36 Feet	
Front Yard Setback	50 Feet	310.0 Feet	
Side Yard Setback	30 Feet	30.4 Feet	
Rear Yard Setback	30 Feet	251.5 Feet	
Parking Tabulation	Observed	Office: One space per 250 square feet of Net Floor Area	
Regular Spaces	151		
Handicapped Spaces	6	Industrial: 1 space per 2,000 s.f. of net floor area for the first 20,000 sf plus one space for each additional 10,000 sf of net floor area, or 1 space for each employee on the largest shift, whichever is greatest.	
Total Parking Spaces	157		

ZONING INFORMATION #35 NAGOG PARK			
Source of Information: Town of Acton Zoning By-Laws			
Name of Contact: Frank Ramsbottom, Building Commissioner Phone: (978) 264-9632			
Address: 472 Main Street, Acton, MA 01720			
Zoning District: OFFICE PARK (OP-1) - Groundwater Protection District Zone 4			
Item	Required	Observed	Notes:
Min. Lot Area	80,000 Sq. Ft.	284,882 Sq. Ft.	
Min. Lot Frontage	200 Feet	1008.01 Ft.	
Minimum Open Space	50%	50% ±	
Max. Floor Area	0.20	***	*** Floor area can not be calculated by the surveyor.
Building Height	36 Feet	44.0 Feet	
Front Yard Setback	50 Feet	56.0	
Side Yard Setback	30 Feet	297.6 Feet	
Rear Yard Setback	30 Feet	52.2 Feet	
Parking Tabulation	Observed	Office: One space per 250 square feet of Net Floor Area	
Regular Spaces	342		
Handicapped Spaces	9	Industrial: 1 space per 2,000 s.f. of net floor area for the first 20,000 sf plus one space for each additional 10,000 sf of net floor area, or 1 space for each employee on the largest shift, whichever is greatest.	
Total Parking Spaces	351		

ZONING INFORMATION #33 NAGOG PARK			
Source of Information: Town of Acton Zoning By-Laws			
Name of Contact: Frank Ramsbottom, Building Commissioner Phone: (978) 264-9632			
Address: 472 Main Street, Acton, MA 01720			
Zoning District: OFFICE PARK (OP-1) - Groundwater Protection District Zone 4			
Item	Required	Observed	Notes:
Min. Lot Area	80,000 Sq. Ft.	131,551 Sq. Ft.	
Min. Lot Frontage	200 Feet	122.59 Feet	
Minimum Open Space	50%	54% ±	
Max. Floor Area	0.20	***	*** Floor area can not be calculated by the surveyor.
Building Height	36 Feet	34.5 Feet	
Front Yard Setback	50 Feet	*N/A	*No Front Yard to Nonset Path
Side Yard Setback	30 Feet	29.4 Feet	
Rear Yard Setback	30 Feet	125.1 Feet	
Parking Tabulation	Observed	Office: One space per 250 square feet of Net Floor Area	
Regular Spaces	137		
Handicapped Spaces	3	Industrial: 1 space per 2,000 s.f. of net floor area for the first 20,000 sf plus one space for each additional 10,000 sf of net floor area, or 1 space for each employee on the largest shift, whichever is greatest.	
Total Parking Spaces	140		

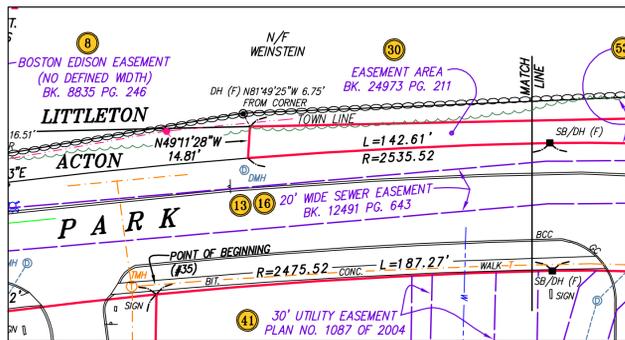
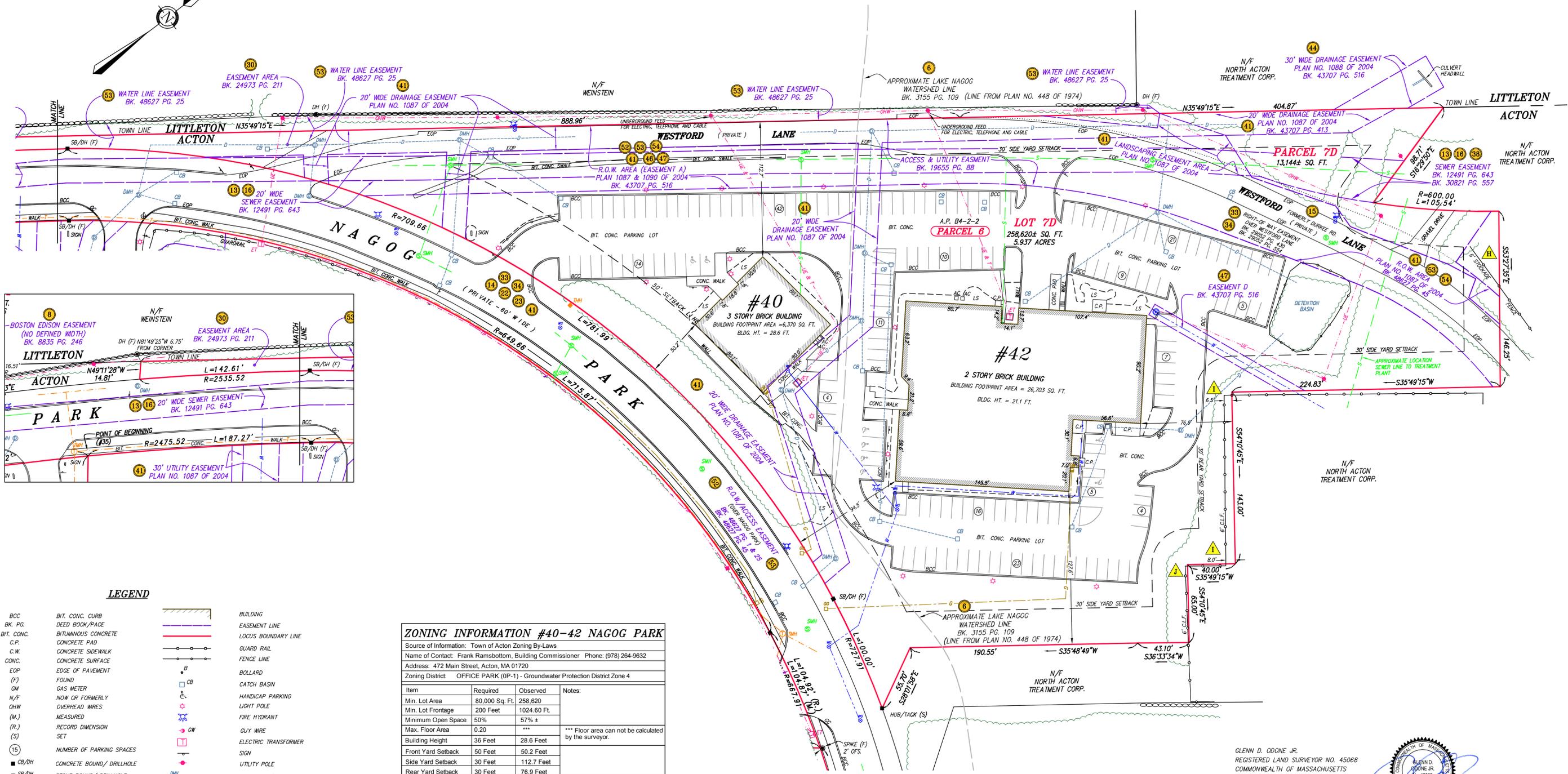
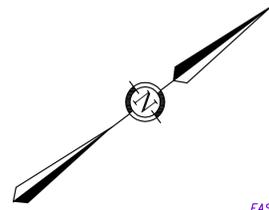
ZONING INFORMATION #43 NAGOG PARK			
Source of Information: Town of Acton Zoning By-Laws			
Name of Contact: Frank Ramsbottom, Building Commissioner Phone: (978) 264-9632			
Address: 472 Main Street, Acton, MA 01720			
Zoning District: OFFICE PARK (OP-1) - Groundwater Protection District Zone 4			
Item	Required	Observed	Notes:
Min. Lot Area	80,000 Sq. Ft.	232,843 Sq. Ft.	
Min. Lot Frontage	200 Feet	344.05 Feet	
Minimum Open Space	50%	45%	
Max. Floor Area	0.20	***	*** Floor area can not be calculated by the surveyor.
Building Height	36 Feet	32.2 Feet	
Front Yard Setback	50 Feet	134.6 Feet	
Side Yard Setback	30 Feet	78.5 Ft.	
Rear Yard Setback	30 Feet	313.9 Ft.	
Parking Tabulation	Observed	Office: One space per 250 square feet of Net Floor Area	
Regular Spaces	253		
Handicapped Spaces	6	Industrial: 1 space per 2,000 s.f. of net floor area for the first 20,000 sf plus one space for each additional 10,000 sf of net floor area, or 1 space for each employee on the largest shift, whichever is greatest.	
Total Parking Spaces	259		

GLENN D. O'DONE JR.
REGISTERED LAND SURVEYOR NO. 45068
COMMONWEALTH OF MASSACHUSETTS
DATE OF SURVEY: OCTOBER 23, 2009
DATE OF LAST REVISION: JUNE 16, 2010



FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:
OSM O'DONE SURVEY & MAPPING
SURVEYING - MAPPING - PLANNING & CONSULTING
291 Main Street, Suite 5 Northborough, MA 01532
Tel: 508-351-6022 Fax: 508-351-6633

ALTA/ACSM LAND TITLE SURVEY
NAGOG PARK
ACTON & LITTLETON, MASSACHUSETTS
FIELD: GQ/KA, AJSJ DATE: OCTOBER 23, 2009 SHEET:
DRAWN: GDO FILE: 0445-01C.DWG 4 OF 6
CHECK: GDO JOB NO: 20090445.01



LEGEND

- | | | | |
|----------------|-----------------------------------|--|-----------------------------------|
| BCC
BK. PG. | BIT. CONC. CURB
DEED BOOK/PAGE | | BUILDING |
| C.P. | BITUMINOUS CONCRETE | | EASEMENT LINE |
| C.W. | CONCRETE PAD | | LOCUS BOUNDARY LINE |
| CONC. | CONCRETE SIDEWALK | | GUARD RAIL |
| CONC. | CONCRETE SURFACE | | FENCE LINE |
| EOP | EDGE OF PAVEMENT | | BOLLARD |
| (F) | FOUND | | CATCH BASIN |
| GM | GAS METER | | HANDICAP PARKING |
| N/F | NOW OR FORMERLY | | LIGHT POLE |
| DHW | OVERHEAD WIRES | | FIRE HYDRANT |
| (M.) | MEASURED | | GUY WIRE |
| (R.) | RECORD DIMENSION | | ELECTRIC TRANSFORMER |
| (S) | SET | | SIGN |
| (15) | NUMBER OF PARKING SPACES | | UTILITY POLE |
| ■ CB/DH | CONCRETE BOUND/ DRILLHOLE | | DRAIN LINE/ DRAIN MANHOLE |
| ■ SB/DH | STONE BOUND/ DRILLHOLE | | ELECTRIC LINE/ ELECTRIC MANHOLE |
| ● DH | DRILLHOLE | | GAS LINE/ GAS VALVE |
| ● IP | IRON PIN/ IRON PIPE | | WATER LINE/ WATER GATE |
| ▲ | ENCROACHMENT SYMBOL | | SEWER LINE/ SEWER MANHOLE |
| ● | SCHEDULE B EXCEPTION ITEM | | TELEPHONE LINE/ TELEPHONE MANHOLE |

ZONING INFORMATION #40-42 NAGOG PARK

Source of Information: Town of Acton Zoning By-Laws
 Name of Contact: Frank Ramsbottom, Building Commissioner Phone: (978) 264-9632
 Address: 472 Main Street, Acton, MA 01720
 Zoning District: OFFICE PARK (OP-1) - Groundwater Protection District Zone 4

Item	Required	Observed	Notes
Min. Lot Area	80,000 Sq. Ft.	258,620	
Min. Lot Frontage	200 Feet	1024.60 Ft.	
Minimum Open Space	50%	57% ±	
Max. Floor Area	0.20	***	*** Floor area can not be calculated by the surveyor.
Building Height	36 Feet	28.6 Feet	
Front Yard Setback	50 Feet	50.2 Feet	
Side Yard Setback	30 Feet	112.7 Feet	
Rear Yard Setback	30 Feet	76.9 Feet	
Parking Tabulation	Observed	Office: One space per 250 square feet of Net Floor Area	
Regular Spaces	167		
Handicapped Spaces	8		
Total Parking Spaces	175		

NOTE: Because there may be a need for further interpretation of the applicable zoning codes, we refer you to the above referenced municipality and the applicable zoning codes.

POTENTIAL ENCROACHMENT NOTES

- 6" HIGH STOCKADE FENCE EXTENDS ON TO INSURED PREMISES BY 40 FEET AS SHOWN.
- 6" CHAIN LINK FENCE EXTENDS ON TO INSURED PREMISES BY 8.0 FEET AND 6.5 FEET FOR A DISTANCE OF 140 FEET AS SHOWN.
- 6" CHAIN LINK FENCE EXTENDS ON TO INSURED PREMISES BY 1.8 FEET FOR A DISTANCE OF 63 FEET AS SHOWN.



SCALE: 1 INCH = 40 FEET

GLENN D. O'DONE JR.
 REGISTERED LAND SURVEYOR NO. 45068
 COMMONWEALTH OF MASSACHUSETTS



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ALTA/ACSM LAND TITLE SURVEY

NAGOG PARK
 ACTON & LITTLETON, MASSACHUSETTS

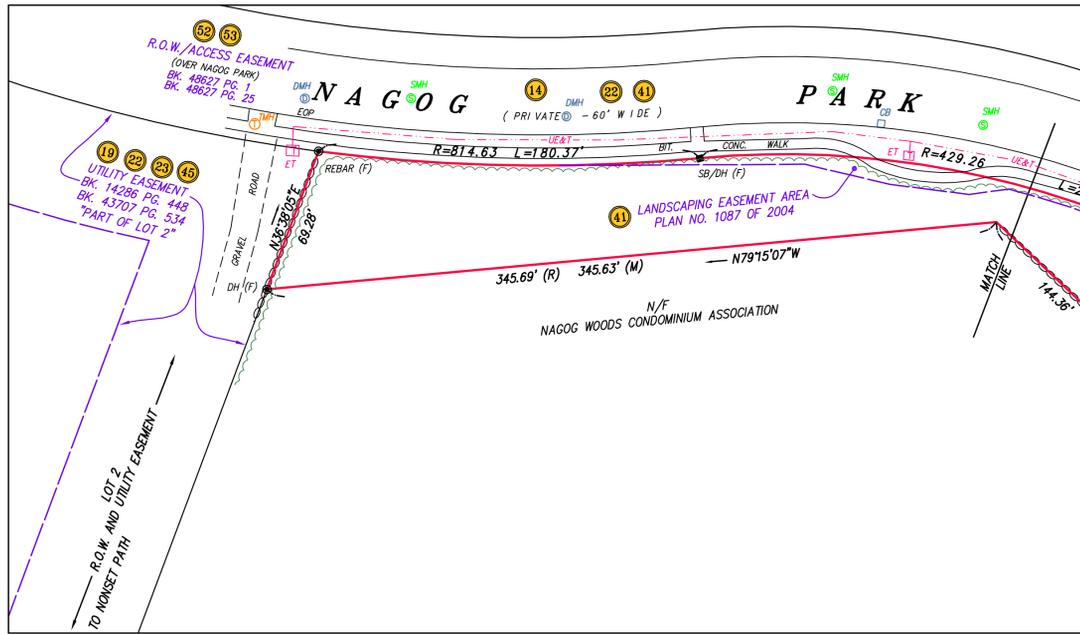
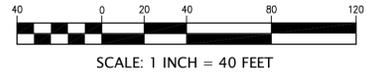
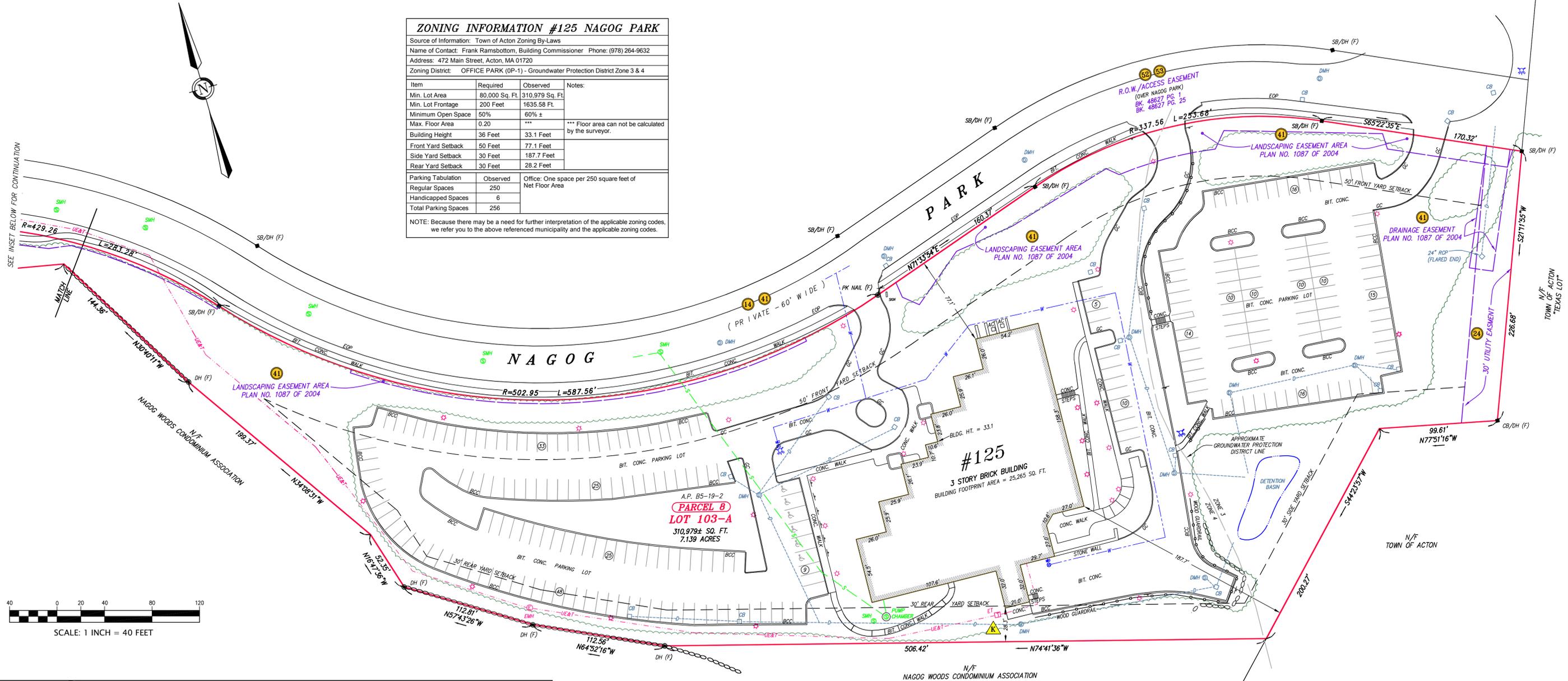
FIELD: GQ/KA, AJS/J DATE: OCTOBER 23, 2009 SHEET: 5 OF 6

DRAWN: GDO FILE: 0445-01C.DWG

CHECK: GDO JOB NO: 20090445.01

ZONING INFORMATION #125 NAGOG PARK			
Source of Information: Town of Acton Zoning By-Laws			
Name of Contact: Frank Ramsbottom, Building Commissioner Phone: (978) 264-9632			
Address: 472 Main Street, Acton, MA 01720			
Zoning District: OFFICE PARK (0P-1) - Groundwater Protection District Zone 3 & 4			
Item	Required	Observed	Notes:
Min. Lot Area	80,000 Sq. Ft.	310,979 Sq. Ft.	
Min. Lot Frontage	200 Feet	1635.58 Ft.	
Minimum Open Space	50%	60% ±	
Max. Floor Area	0.20	***	*** Floor area can not be calculated by the surveyor.
Building Height	36 Feet	33.1 Feet	
Front Yard Setback	50 Feet	77.1 Feet	
Side Yard Setback	30 Feet	187.7 Feet	
Rear Yard Setback	30 Feet	28.2 Feet	
Parking Tabulation	Observed	Office: One space per 250 square feet of Net Floor Area	
Regular Spaces	250		
Handicapped Spaces	6		
Total Parking Spaces	256		

NOTE: Because there may be a need for further interpretation of the applicable zoning codes, we refer you to the above referenced municipality and the applicable zoning codes.



POTENTIAL ENCROACHMENT NOTES

APPARENT VIOLATION OF 30' REAR SETBACK REQUIREMENT, DIMENSION AS SHOWN.

LEGEND

- BCC BIT. CONC. CURB
- BK. PG. DEED BOOK/PAGE
- BIT. CONC. BITUMINOUS CONCRETE
- C.P. CONCRETE PAD
- C.W. CONCRETE SIDEWALK
- CONC. CONCRETE SURFACE
- EOP EDGE OF PAVEMENT
- (F) FOUND
- GM GAS METER
- N/F NOW OR FORMERLY
- OHW OVERHEAD WIRES
- (M) MEASURED
- (R.) RECORD DIMENSION
- (S) SET
- (15) NUMBER OF PARKING SPACES
- CB/DH CONCRETE BOUND/ DRILLHOLE
- SB/DH STONE BOUND/ DRILLHOLE
- DH DRILLHOLE
- I.P. IRON PIN/IRON PIPE
- ENCROACHMENT SYMBOL
- SCHEDULE B EXCEPTION ITEM

- BUILDING BUILDING
- EASEMENT LINE EASEMENT LINE
- LOCUS BOUNDARY LINE LOCUS BOUNDARY LINE
- GUARD RAIL GUARD RAIL
- FENCE LINE FENCE LINE
- BOLLARD BOLLARD
- CATCH BASIN CATCH BASIN
- HANDICAP PARKING HANDICAP PARKING
- LIGHT POLE LIGHT POLE
- FIRE HYDRANT FIRE HYDRANT
- GUY WIRE GUY WIRE
- ELECTRIC TRANSFORMER ELECTRIC TRANSFORMER
- SIGN SIGN
- UTILITY POLE UTILITY POLE
- DRAIN LINE/RAIN MANHOLE DRAIN LINE/RAIN MANHOLE
- ELECTRIC LINE/ELECTRIC MANHOLE ELECTRIC LINE/ELECTRIC MANHOLE
- GAS LINE/GAS VALVE GAS LINE/GAS VALVE
- WATER LINE/WATER GATE WATER LINE/WATER GATE
- SEWER LINE/SEWER MANHOLE SEWER LINE/SEWER MANHOLE
- TELEPHONE LINE/TELEPHONE MANHOLE TELEPHONE LINE/TELEPHONE MANHOLE

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