100 Industrial Park Road
Hingham, Mass.

A certain parcel of land situated in the town of Hingham, Plymouth County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a Hingham Highway bound on the easterly sideline of Industrial Park Road, said bound is located at the northerly corner of Lot 4 of Land Court Case No. 28722 A;

thence running S 40° 45' 30" E, a distance of 214.09 feet;

thence turning and running N 47° 25' 13" E, a distance of 228.08 feet to the westerly location line of the Southeast Expressway (State Highway - Route 3);

thence running S 42° 34' 47" E, along the westerly location line of the Southeast Expressway, a distance of 957.93 feet to a point of curvature;

thence turning and running more southeasterly along the westerly location line of the Southeast Expressway along a curved line to the left of radius 8150.00 feet, a distance of 159.35 feet;

thence turning and running S 46° 18' 00" W, a distance of 583.41 feet;

thence turning and running N 47° 55' 00" W, a distance of 259.92 feet to the easterly sideline of Commerce Road;

thence running N 47° 55' 00" W, along the northerly sideline of Commerce Road, a distance of 651.85 feet to a point of curvature;

thence turning and running less northwesterly along the easterly sideline of Commerce Road, along a curved line to the right of radius 175.00 feet, a distance of 85.28 feet to a point of tangency;

thence running N 19° 59' 50" W, along the easterly sideline of Commerce Road, a distance of 156.80 feet to a point of curvature;

thence turning and running less northwesterly along the easterly sideline of Commerce Road, along a curved line to the right of radius 35.00 feet, a distance of 32.31 feet to a point of reverse curvature on the easterly sideline of Industrial Park Road;

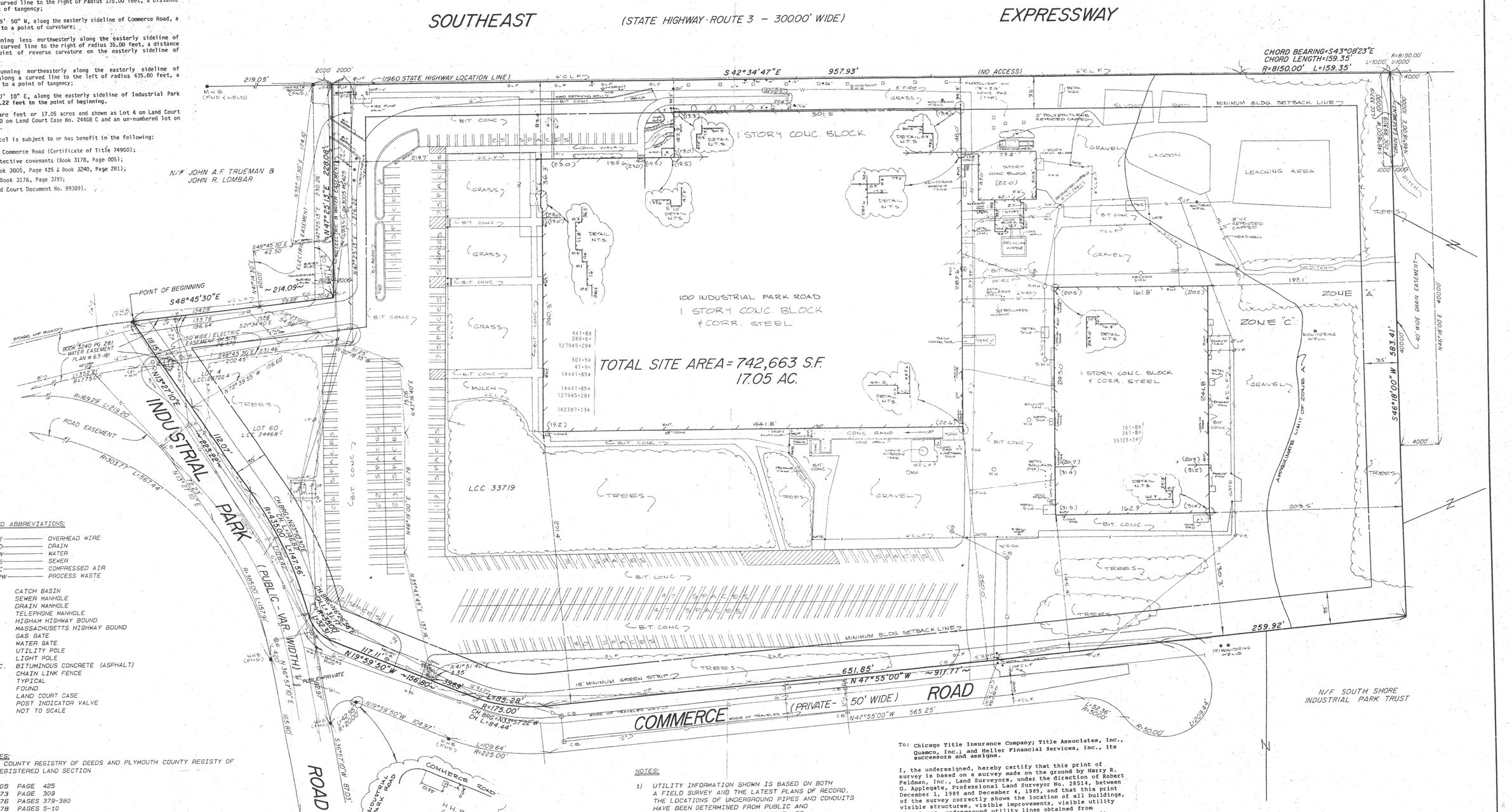
thence turning and running northeasterly along the easterly sideline of Industrial Park Road, along a curved line to the left of radius 435.00 feet, a distance of 147.56 feet to a point of tangency;

thence running N 13° 27' 10" E, along the easterly sideline of Industrial Park Road, a distance of 223.22 feet to the point of beginning.

Containing 742,663 square feet or 17.05 acres and shown as Lot 4 on Land Court Case No. 28722 A, Lot 60 on Land Court Case No. 24468 C and an un-numbered lot on Land Court Case 33719 A.

The above described parcel is subject to or has benefit in the following:

1. Right of way within Commerce Road (Certificate of Title 74960);
2. Restriction and protective covenants (Book 3178, Page 005);
3. Water easements (Book 3005, Page 425 & Book 3240, Page 281);
4. Electric Easement (Book 3176, Page 379);
5. Drain easement (Land Court Document No. 99309).



LEGEND AND ABBREVIATIONS:

//———	OVERHEAD WIRE
D———	DRAIN
W———	WATER
S———	SEWER
C———	COMPRESSED AIR
PW———	PROCESS WASTE
C.B.	CATCH BASIN
SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE
TMH	TELEPHONE MANHOLE
HHB	HIGHAM HIGHWAY BOUND
MHB	MASSACHUSETTS HIGHWAY BOUND
GG	GAS GATE
WG	WATER GATE
UP	UTILITY POLE
LP	LIGHT POLE
BIT. CONC.	BITUMINOUS CONCRETE (ASPHALT)
CLF	CHAIN LINK FENCE
TYP.	TYPICAL
FND.	FOUND
L.C.C.	LAND COURT CASE
PIV	POST INDICATOR VALVE
N.T.S.	NOT TO SCALE

REFERENCES:
PLYMOUTH COUNTY REGISTRY OF DEEDS AND PLYMOUTH COUNTY REGISTY OF DEEDS, REGISTERED LAND SECTION

BOOK 3005 PAGE 425
BOOK 3173 PAGE 309
BOOK 3176 PAGES 379-380
BOOK 3178 PAGES 5-10
BOOK 3240 PAGES 281-283
BOOK 4750 PAGES 88-89
CERTIFICATE OF TITLE NO. 74960
LAND COURT DOC. NO. 99309
LAND COURT DOC. NO. 103632
LAND COURT DOC. NO. 197524
L.C.C. 24468
L.C.C. 28722
L.C.C. 33497
L.C.C. 33719
PLAN NO. 63-181
PLAN BOOK 12 PLAN 943
PLAN BOOK 21 PLAN 234
MASS. STATE HIGHWAY LAYOUT NO. 4924

TO: CHICAGO TITLE INSURANCE COMPANY; TITLE ASSOCIATES, INC.; QUAMCO, INC.; HELLER FINANCIAL SERVICES, INC., ITS SUCCESSORS AND ASSIGNS.

I CERTIFY THAT WE HAVE MADE AN ACCURATE SURVEY OF THE PROPERTY, INCLUDING ITS BOUNDARY LINES WHICH APPEAR ON THE PLAN; THAT SUCH BOUNDARY LINES CLOSE BY ENGINEERING CALCULATIONS; THAT THE COURSES, DISTANCES AND PERIMETERS OF BOUNDARY LINES OF THE PROPERTY SHOWN ON THE PLAN CONFORM TO THE DESCRIPTION, INCLUDING ANY PLANS REFERRED TO IN THE SUCH DESCRIPTION, IF ANY, ATTACHED HERETO; AND THAT THERE ARE NO GAPS, GORES OR OVERLAPS BETWEEN PARCELS OR WAYS AND ALL PARCELS WHICH COMPRISE THE PROPERTY ARE CONTIGUOUS.

Robt D. Applgat 12/12/89

NOTES:

1) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND THE LATEST PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM PUBLIC AND PRIVATE RECORDS AND ARE APPROXIMATE ONLY. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED, AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL TOLL FREE DIG-SAFE CALL CENTER AT 1-800-322-4844 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.

2) PERCENTAGE OF BUILDING COVERAGE: 25%
PERCENTAGE OF LAND NOT BUILT UPON: 17%

3) TOTAL NUMBER OF PARKING SPACES: 331.

4) ZONING DISTRICT: INDUSTRIAL PARK DISTRICT

5) BUILDING HEIGHTS AS NOTED: (00.0)

To: Chicago Title Insurance Company; Title Associates, Inc., Quamco, Inc.; and Heller Financial Services, Inc., its successors and assigns.

I, the undersigned, hereby certify that this print of survey is based on a survey made on the ground by Harry R. Feldman, Inc., Land Surveyors, under the direction of Robert G. Applegate, Professional Land Surveyor No. 28514, between December 1, 1989 and December 4, 1989, and that this print of the survey correctly shows the location of all buildings, visible structures, visible improvements, visible utility structures, underground utility lines obtained from available records, and visible waterways situated on the property hereon described; and that except as shown hereon, there are no visible easements, visible rights-of-way, or visible encroachments across said property, no easements or rights-of-way of which the undersigned has been advised, and no party walls or visible encroachments upon adjoining property, streets or alleys by any of said buildings, visible structures, or other visible improvements upon the property hereon described. I further certify that the property abuts an accessible street or that there is ingress and egress to and from the property; the property is located partially within zone "A", area of 100-year flood; base elevations and flood hazard factors not determined, and zone "C", area of minimal flooding as shown hereon, flood hazard zone lines have been obtained from the Flood Insurance Rate Map for the Town of Hingham, Mass., Community Panel No. 250286 0010 B, effective date: June 3, 1986; and that this print 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 ALTA and ACSM in 1988 and meets the accuracy of a Class A Survey, as defined therein.

Robt D. Applgat 12/8/89
12/12/89

REVISED: DECEMBER 12, 1989

ALTA/ACSM LAND TITLE SURVEY
100 INDUSTRIAL PARK ROAD
HINGHAM (PLYMOUTH COUNTY) MASS.

SCALE: 1"=40'
DECEMBER 8, 1989

HARRY R. FELDMAN, INC.
112 SHAWMUT AVENUE
LAND SURVEYORS
BOSTON, MASS.
PHONE: (617)357-9740

0 20 40 80 120 160

RESEARCH: KAM	FIELD CREW: SV	DRAFTED: AP	CALCULATED: KAM	CHECKED: KAM	APPROVED: RGA	JOB NO: 6747