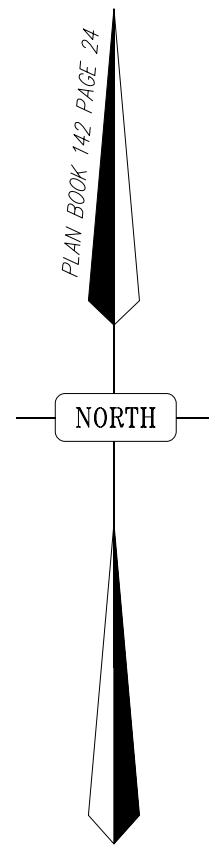


Legend of Symbols & Abbreviations

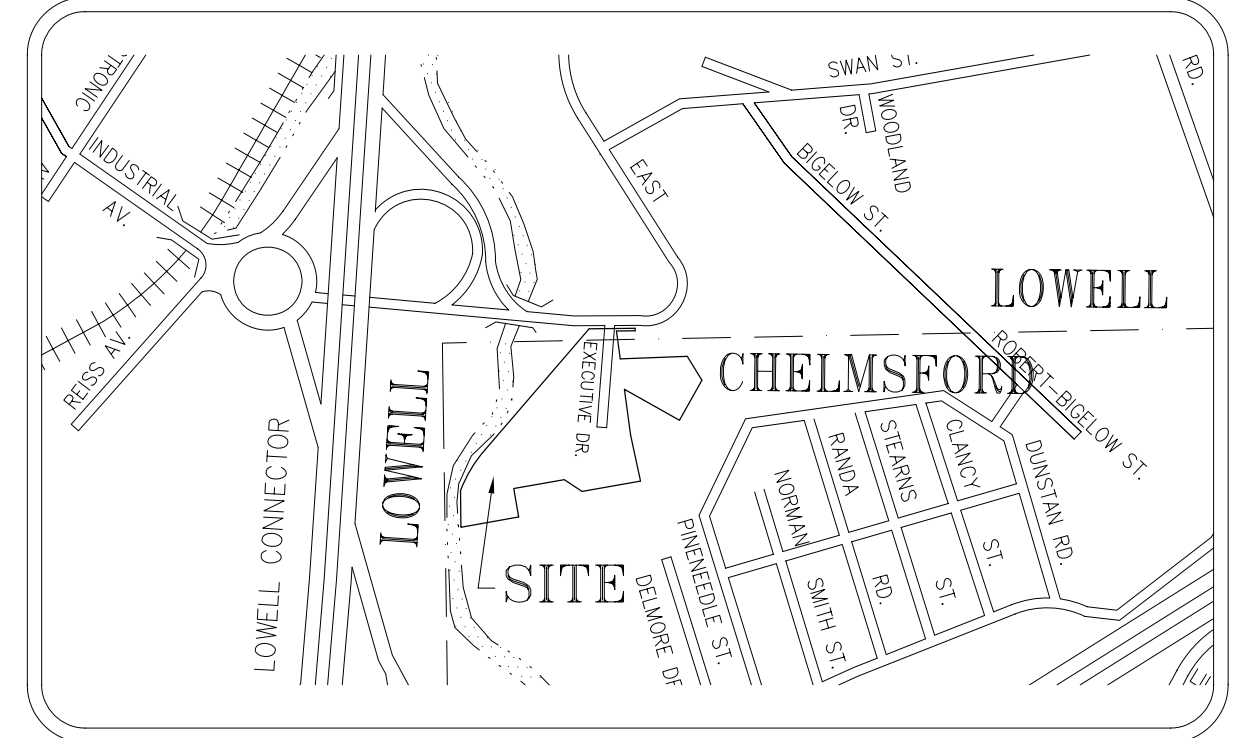
△ CIP-1	CO-OP TRAVERSE POINT	⊙	DRAIN MANHOLE
□ CBH	CONCRETE BOUND WITH DRILL HOLE	⊙	ELECTRIC MANHOLE
□ SBPL	STONE BOUND WITH LEAD PIN	⊙	SEWER MANHOLE
□ IP	IRON PIN	⊙	TELEPHONE MANHOLE
□ EM	ELECTRIC METER	⊙	WATER MANHOLE
□ DH	ELECTRIC HAND HOLE	⊙	BACK OF SIDEWALK
□ GM	GAS METER	⊙	EDGE OF PAVEMENT
□ GG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



**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



Zoning Information

DISTRICT "A"	OVERLAY "CX"	DISTRICT "RB"	LOT AREA PROVIDED:
MINIMUM LOT AREA REQUIRED: 40,000 S.F.	MINIMUM LOT AREA REQUIRED: 40,000 S.F.	MINIMUM LOT AREA REQUIRED: 40,000 S.F.	366,326 S.F.±
MINIMUM LOT FRONTAGE REQUIRED: 150 FEET	MINIMUM LOT FRONTAGE REQUIRED: 150 FEET	MINIMUM LOT FRONTAGE REQUIRED: 150 FEET	187.15 FEET
MAXIMUM BLDG. COVERAGE: 40%	MAXIMUM BLDG. COVERAGE: 30%	MAXIMUM BLDG. COVERAGE: 15%	BLDG. COVERAGE PROVIDED: 10.4%±
MINIMUM SETBACKS: FRONT 40 FEET(4) SIDE 40 FEET(4) REAR 30 FEET	MINIMUM SETBACKS: FRONT 60 FEET SIDE 30 FEET(6) REAR 20 FEET	MINIMUM SETBACKS: FRONT 40 FEET SIDE 25 FEET REAR 30 FEET	PROVIDED SETBACKS: FRONT 404 FEET± SIDE 103.3 FEET± REAR 41.1 FEET±
MAXIMUM BUILDING HEIGHT ALLOWED: 4 STY. OR 45 FEET	MAXIMUM BUILDING HEIGHT ALLOWED: 4 STY. OR 45 FEET	MAXIMUM BUILDING HEIGHT ALLOWED: 3 STY. OR 35 FEET	BUILDING HEIGHT PROVIDED: 3 STORIES OR 43.6'±

(4) INCREASE TO 100' ABUTTING RESIDENTIALLY USED OR ZONED PROPERTY.  
 (6) INCREASE BY 20' WHERE ABUTTING A RESIDENTIALLY USED OR ZONED PROPERTY

SOURCE OF ZONING INFORMATION: Land Development Ordinance  
 ZONING CONTACT: Anthony Zagzag (Bldg Insp)  
 50 Billerica Road  
 Chelmsford, MA 01824  
 (978) 250-5225

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, SLUMP OR SANITARY LANDFILL.

Parking Requirements

Business and professional: 1 space per 200 square feet of net offices, office buildings floor area and offices of a wholesale establishment, including sales space.

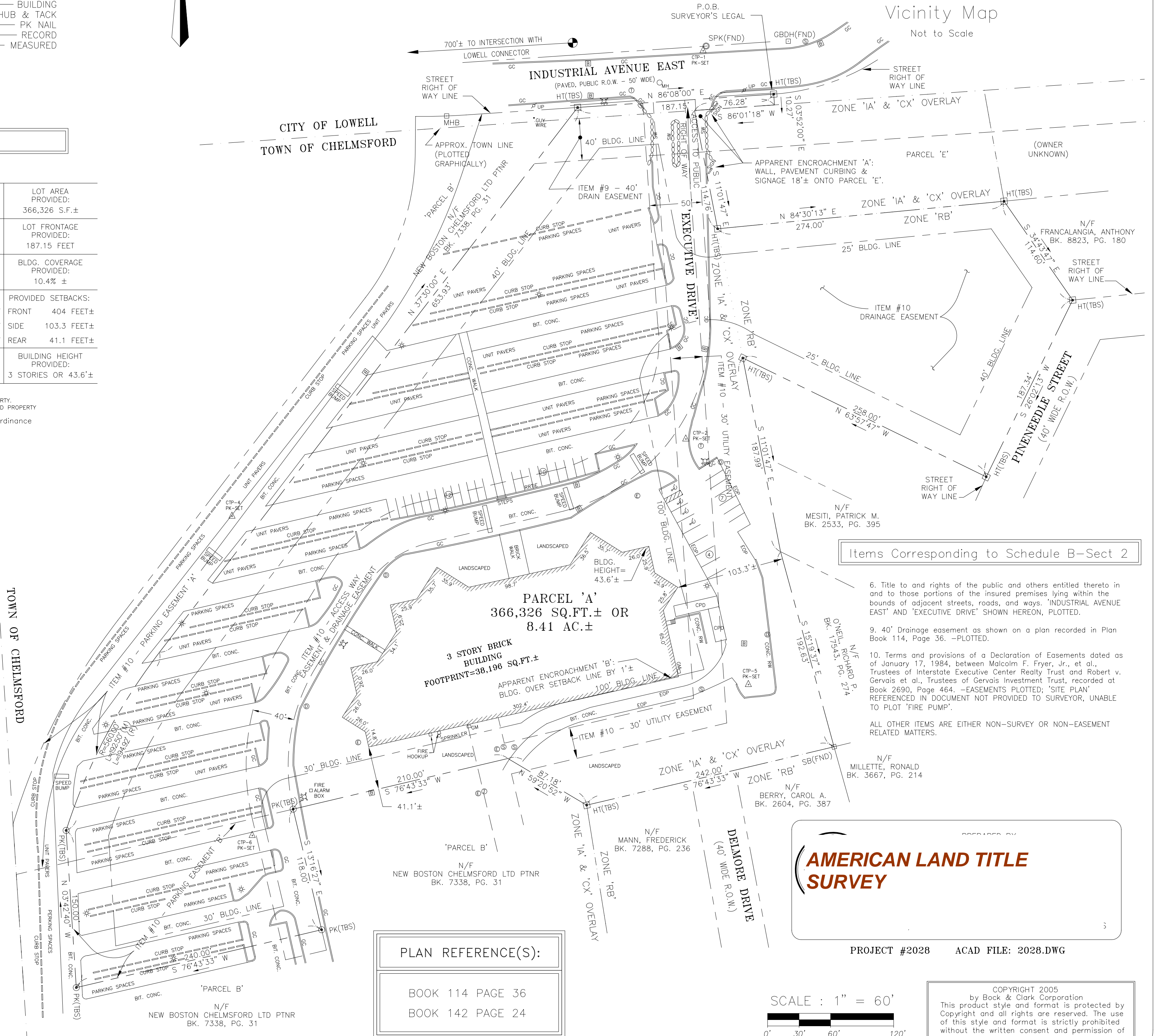
STRIPED SPACES PROVIDED: 33 REGULAR + 4HC = 37 TOTAL  
 (THERE IS ALSO AN UNDETERMINED NUMBER OF UNMARKED PARKING SPACES SITUATE ON PREMISES)

Statement of Encroachments

APPARENT ENCROACHMENT 'A': WALL, PAVEMENT CURBING & SIGNAGE 18± ONTO PARCEL 'E'.

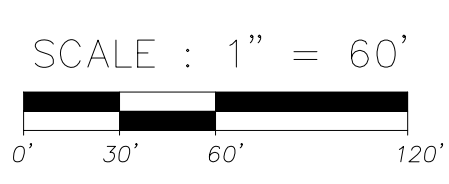
APPARENT ENCROACHMENT 'B': BLDG. OVER SETBACK LINE BY 1'±

**FLOOD NOTE:**  
 By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 250188 0006 C, which bears an effective date of January 16, 2004 and is not in a Special Flood Hazard Area. By telephone call dated October 2, 2005 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.



**PLAN REFERENCE(S):**

BOOK 114 PAGE 36  
 BOOK 142 PAGE 24



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Legal Description - As Provided

A certain parcel of land located in the City of Lowell, Massachusetts and the Town of Chelmsford, both of Middlesex County, Massachusetts, being shown as Parcel "A" on a "Compiled Plan of Land in Chelmsford and Lowell, Massachusetts" prepared for Interstate Executive Center Associates, c/o Dabroth & Fryer, Scale: 1" = 100', dated December 13, 1983, by Robert M. Gill & Associates, Inc., Civil Engineers and Surveyors, recorded with North Middlesex Registry of Deeds at Plan Book 142, Plan 24.

THE PROPERTY DESCRIBED ABOVE IS THE SAME AS THAT CONTAINED IN 'EXHIBIT A' OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 187266MA14 BEARING AN EFFECTIVE DATE OF SEPTEMBER 15, 2005.

Surveyor's Legal Description

A certain piece or parcel of land situated on the southerly side of Industrial Avenue East located partially in the City of Lowell and Town of Chelmsford, County of Middlesex and Commonwealth of Massachusetts is described as follows:

Beginning at a point in the southerly streetline of Industrial Avenue East at the northeasterly corner of the herein described parcel,

Thence S 03° 52' 00" E a distance of 10.27 feet to a point,  
 thence S 86° 01' 18" W a distance of 76.28 feet to a point,  
 thence S 11° 01' 47" E a distance of 114.76 feet to a point,  
 thence N 84° 30' 13" E a distance of 274.00 feet to a point,  
 thence S 34° 43' 47" E a distance of 114.60 feet to a point in the northwesterly line of Pineneedle Street,

thence by Pineneedle Street, S 26° 02' 13" W a distance of 187.34 feet to a point,  
 thence N 63° 57' 47" W a distance of 258.00 feet to a point,  
 thence S 11° 01' 47" E a distance of 187.99 feet to a point,  
 thence S 15° 19' 37" E a distance of 192.63 feet to a point,  
 thence S 76° 43' 33" W a distance of 242.00 feet to a point and 'Parcel B',

thence N 59° 20' 52" W a distance of 87.18 feet to a point,  
 thence S 76° 43' 33" W a distance of 210.00 feet to a point,  
 thence S 13° 16' 27" E a distance of 118.00 feet to a point,  
 thence S 76° 43' 33" W a distance of 240.00 feet to a point,  
 thence N 03° 42' 40" W a distance of 150.00 feet to a point on a non-tangent curve,

thence proceeding in a northeasterly direction by a curve to the right, having a radius of 560.00 feet and an arc length measuring 192.50 feet to a point,

thence N 37° 30' 00" E a distance of 653.93 feet to a point in the southerly streetline of Industrial Drive, the last seven described courses bound by said 'Parcel B',

thence by said streetline N 86° 08' 00" E a distance of 187.15 feet to the point and place of beginning. Containing 366,326 square feet or 8.41 acres of land, more or less.

Together with and subject to such rights as may appear of record.

THE PROPERTY DESCRIBED ABOVE IS THE SAME AS THAT CONTAINED IN 'EXHIBIT A' OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 187266MA14 BEARING AN EFFECTIVE DATE OF SEPTEMBER 15, 2005.

ALTA/ACSM LAND TITLE SURVEY

for  
**BCIA Project**  
**One Executive Drive, Chelmsford, MA 01824**

**SURVEYOR'S CERTIFICATION**  
 TO: RREEF America REIT III, Inc.; RREEF America REIT III Corp. ZI; First American Title Insurance Company of New York; and Bock & Clark Corp.:

I, Joseph A. Coutu, hereby certify that this survey was made by me or under my direction on September 13, 2005, was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundary and areas of the subject property and the size, location, and type of buildings and improvements thereon and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the locations of all rights-of-way, easements, and other matters of record affecting or benefiting the subject property; (iii) the locations of the parking areas on the subject property and showing the number of parking spaces provided thereby; (iv) all abutting dedicated public streets providing access to the subject property, together with the width and name thereof; and (v) all other significant items on the subject property, as shown.

I also hereby certify that except as shown hereon, there are no (i) encroachments upon the subject property by improvements on adjacent properties; and (ii) encroachments on adjacent properties, streets or alleys by improvements on the subject property. I also hereby certify that unless shown hereon, all buildings and structures lie wholly within all applicable building set-back lines, if any, based upon data obtained from local agency planning department officials and do not violate any height or location restrictions set forth in any preliminary title report and its underlying documents. I also hereby certify that (i) all provided zoning classifications, setbacks, building height and floor space restrictions of record or disclosed by applicable zoning or building codes are shown on the survey; (ii) there are an aggregate of thirty-seven parking spaces on the property, of which four constitute handicapped spaces and all of which are shown on the survey (there is also an undetermined number of unmarked parking spaces situate on premises); and (iii) this map and 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 1999, and meets the accuracy requirements for a Class "A" Survey.

Charles T. Comp, RLS  
 Registration No. 38377  
 Within the Commonwealth of MA  
 (exp. 6/30/2006)  
 Date of Survey: September 19, 2005  
 Date of Last Revision: January 25, 2006  
 Date Printed: January 25, 2006  
 Network Project No. 20051002-14