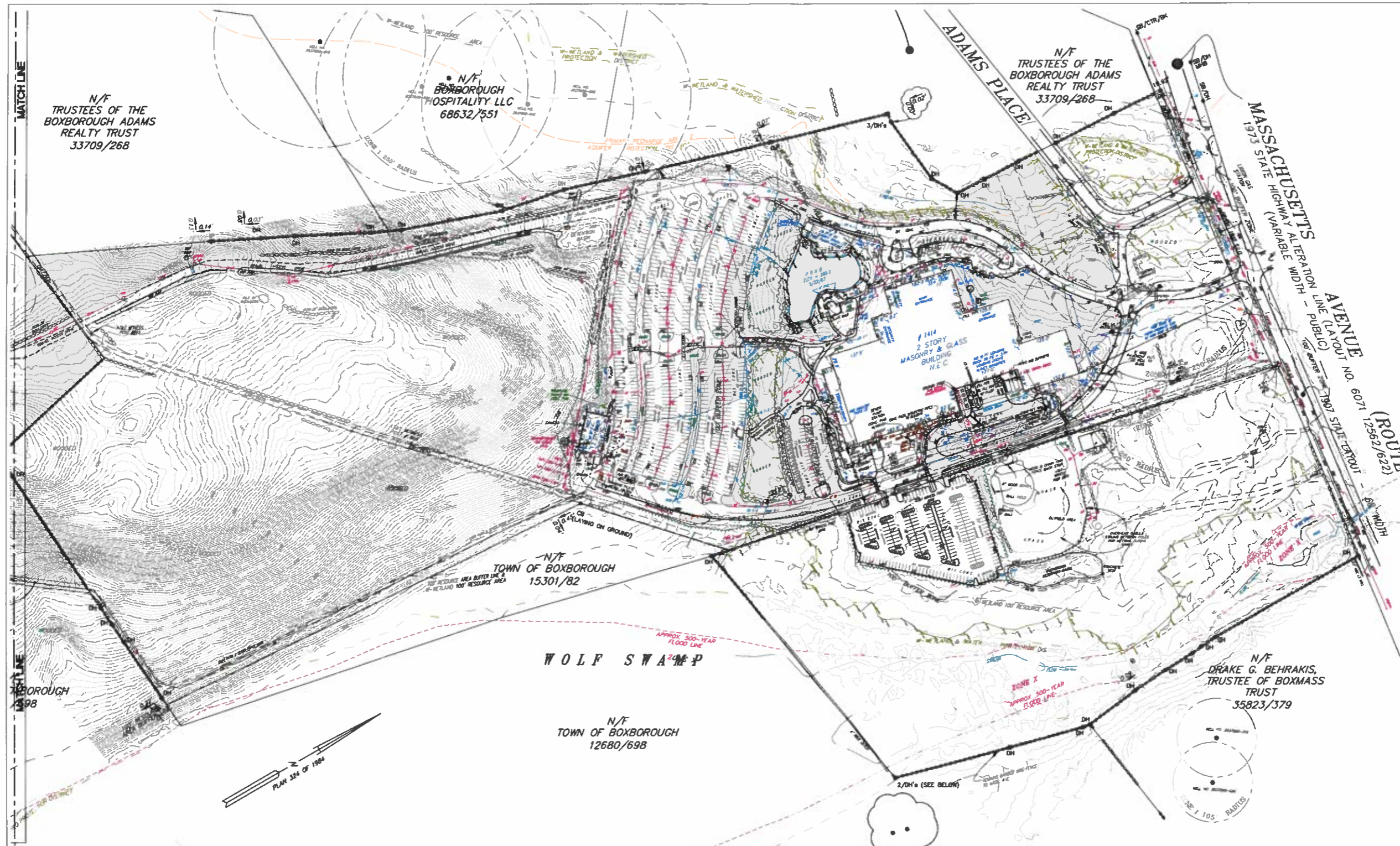


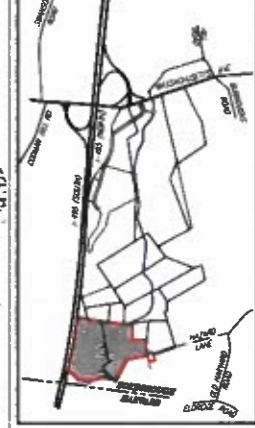
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PREPARED FOR:
LINCOLN PROPERTY COMPANY
 53 STATE STREET, 8TH FL.
 BOSTON, MA 02109

RECORD OWNER:
LPCH BOXBOROUGH, L.P.
 69867/585
 (AUGUST 24, 2017)
 PARCEL DESIGNATION:
 1-2-113, 1-2-116.2, 1-2-117,
 1-2-124, 1-2-125, 2-2-134,
 2-2-209
 40195/74
 PARCEL DESIGNATION:
 1-2-208
 40196/76
 PARCEL DESIGNATION:
 1-2-114, 1-2-115, 1-2-116.1
 40195/82
 PARCEL DESIGNATION:
 1-2-119
 40195/85
 PARCEL DESIGNATION:
 1-2-207
 (JULY 28, 2003)
 (LEASE AREA PARCELS)

INDEX MAP
 SCALE: 1" = 1200'



5	
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3	
2	
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0	01/05/2021 INITIAL ISSUE
	ISSUE DATE DESCRIPTION
SDR	BAL MPM KCC
FLD	CALC DWN CHK'D



TOPOGRAPHIC PLAN OF LAND
CISCO NEDC SITE 1
 IN
BOXBOROUGH, MA
 (MIDDLESEX COUNTY)

PREPARED BY:
BEALS + THOMAS
 Civil Engineers • Landscape Architects •
 Land Surveyors • Planners •
 Environmental Specialists
 BEALS AND THOMAS, INC.
 Reservoir Corporate Center
 144 Turnpike Road
 Southborough, Massachusetts 01772-2104
 T 508.366.0560 | www.bealsandthomas.com

DATE: JANUARY 5, 2021
 0 10 20 30 METERS
 0 50 100 200 FEET
 SCALE: 1" = 100'
 6+7 JOB NO. 0322.28
 6+7 PLAN NO. 03222P011A-001
TP-1

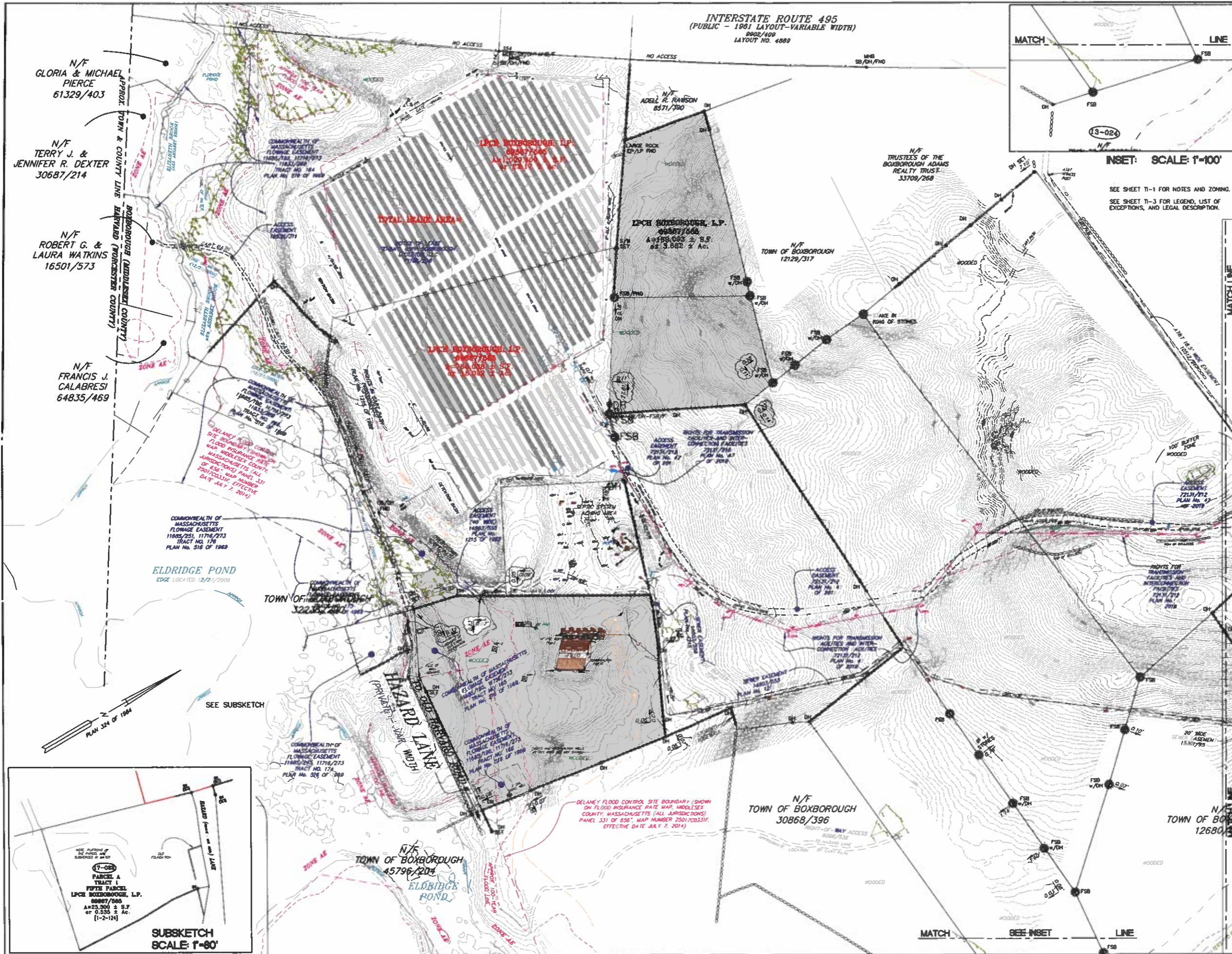
NOTES

- UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233.
- THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON OR BETWEEN MAY, 1987 AND OCTOBER 22, 2020.
- ZONE 1-RADIUS
 ZONE 1 MEANS THE PROTECTIVE RADIUS REQUIRED AROUND A PUBLIC WATER SYSTEM WELL OR WELLFIELD. (SEE THE COMMONWEALTH OF MASSACHUSETTS, DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF RESOURCE PROTECTION, DRINKING WATER PROGRAM, CURRENT GUIDELINES AND POLICIES FOR PUBLIC WATER SYSTEMS.)
- ALL MONUMENTS SHOWN ARE FOUND UNLESS OTHERWISE NOTED ON THIS PLAN.
- THE AQUIFER PROTECTION DISTRICT TAKEN FROM A PLAN ENTITLED "SIGNIFICANT AQUIFER AREAS TOWN OF BOXBOROUGH PLANNING BASE MAP NORTH SECTION," PREPARED BY BOSTON SURVEY CONSULTANTS, AND DATED DECEMBER 1976.
- THE W-WETLAND AND WATERSHED PROTECTION DISTRICTS WERE TAKEN FROM A PLAN ENTITLED "ASSESSOR'S TAX MAP TOWN OF BOXBOROUGH (MIDDLESEX COUNTY) MASSACHUSETTS," PREPARED BY BOSTON SURVEY CONSULTANTS, AND LAST REVISED OCTOBER 1998.
- PORTIONS OF THE LEASE AREA ARE LOCATED BY THE FOLLOWING FLOOD ZONES:
 (100-YEAR FLOOD)
 ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOOD ELEVATIONS DETERMINED);
 (OUTSIDE FLOOD ZONES)
 ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
 AS SHOWN ON "FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 331 OF 656," MAP NUMBER 250170033F, MAP REVISED: JULY 7, 2014.
- SOLAR PANELS AND GRAVEL DRIVE LOCATED WITHIN THE FENCE WERE TAKEN FROM A PLAN ENTITLED "PHOTOVOLTAIC ARRAY SITE PLAN, LITTLETON SOLAR FIXED-TILT PV ARRAYS, 3.98 MWAC, MIDDLESEX COUNTY, MA, AS-BUILT SHEET NUMBER 0-100.1" PREPARED BY BLYMYER ENGINEERS, LAST DATED DECEMBER 17, 2018.
- WETLAND RESOURCE AREAS HAVE BEEN DELINEATED BY BEALS AND THOMAS, INC. ON OR BETWEEN OCTOBER 7, 2020 AND OCTOBER 19, 2020. (PENDING BOXBOROUGH CONSERVATION COMMISSION APPROVAL.)

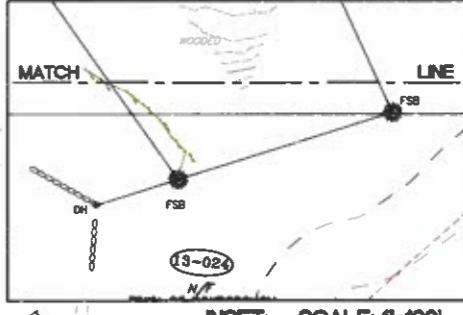
ZONING CLASSIFICATION

ZONING DISTRICT-OFFICE PARK
 ZONING OVERLAY DISTRICTS-
 AQUIFER PROTECTION OVERLAY
 FLOOD PLAN OVERLAY
 WIRELESS COMMUNICATION FACILITIES OVERLAY

SEE SHEET TP-3 FOR NOTES, RIM AND INVERT SCHEDULE AND LEGEND.



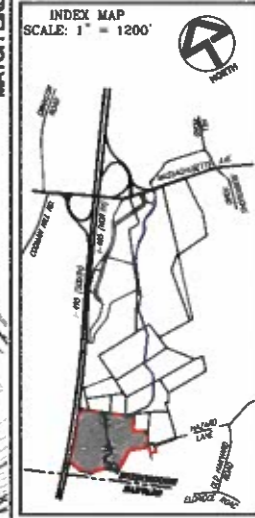
INTERSTATE ROUTE 495
(PUBLIC - 1981 LAYOUT-VARIABLE WIDTH)
8002/409 LAYOUT NO. 4080



SEE SHEET T1-1 FOR NOTES AND ZONING.
SEE SHEET T1-3 FOR LEGEND, LIST OF EXCEPTIONS, AND LEGAL DESCRIPTION.

PREPARED FOR:
LINCOLN PROPERTY COMPANY
53 STATE STREET, 8TH FL.
BOSTON, MA 02109

RECORD OWNER:
LPCH BOXBOROUGH, L.P.
69867/545
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SDR	BAL MPM KCC
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TOPOGRAPHIC
PLAN OF LAND
CISCO NEDC SITE 1
BY
BOXBOROUGH, MA
(MIDDLESEX COUNTY)

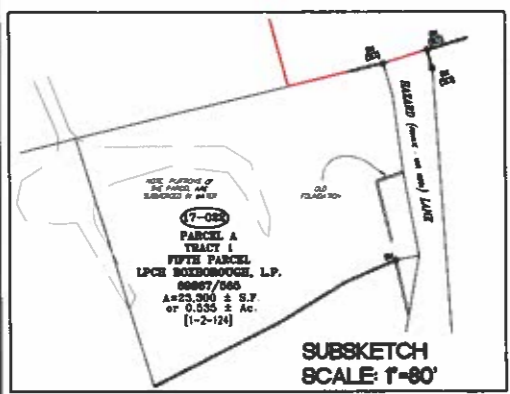
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DATE: JANUARY 5, 2021
SCALE: 1"=100'
B+T JOB NO. 0322.29

B+T PLAN NO. 03222P01A-002

TP-2



N/F
GLORIA & MICHAEL
PIERCE
61329/403

N/F
TERRY J. &
JENNIFER R. DEXTER
30687/214

N/F
ROBERT G. &
LAURA WATKINS
16501/573

N/F
FRANCIS J.
CALABRESI
64835/469

ELDRIDGE POND
EDGE LOCATED 12/21/2000

TOWN OF BOXBOROUGH
32235/402

N/F
TOWN OF BOXBOROUGH
30868/396

N/F
TOWN OF BOXBOROUGH
12680/318

N/F
TOWN OF BOXBOROUGH
45796/204

ELDBICK POND

HAZARD LANE

DELANEY FLOOD CONTROL SITE BOUNDARY (SHOWN ON FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 331 OF 656, MAP NUMBER 2501700331E, EFFECTIVE DATE JULY 7, 2014)

SUBSKETCH
SCALE: 1"=80'

STRUCTURE	R/W/RY. ELEV.	INVERT/RAMP OR SHED FL.	SIZE & MATERIAL	CONNECTION	REMARKS
CB-100	288.10	283.80	12" RCP	DMH-100	WATER
CB-101	287.11	283.62	12" RCP	CB-102	WATER
CB-102	286.91	283.58	12" RCP	DMH-101	WATER
CB-103	287.47	283.91	12" RCP	DMH-100	WATER
CB-104	285.87	282.42	12" RCP	DMH-101	WATER
CB-105	291.72	287.08	12" RCP	DMH-102	WATER
CB-106	292.33	286.73	12" CMP	DMH-104	WATER
CB-107	281.99	287.17	12" CMP	DMH-105	WATER
CB-108	289.83	285.29	12" CMP	CB-109	WATER
CB-109	290.10	287.13	12" CMP	DMH-105	WATER
CB-110	284.90	284.90			FULL OF SAND
CB-111	282.01	276.86	12" RCP	FE-107	WATER
CB-112	283.87	283.87	4" CLAY	Westerly	WATER
CB-113	283.88	280.69		EAST	WATER
CB-114	280.65	277.21	4" CLAY	EAST	WATER
DMH-100	287.23	283.53	12" RCP	CB-100	WATER
DMH-101	290.15	284.44	12" RCP	CB-101	WATER
DMH-102	294.34	288.80	18" RCP	DMH-104	WATER
DMH-103	281.50	285.90	12" RCP	DMH-102	WATER
DMH-104	292.50	285.84	12" RCP	DMH-101	WATER
DMH-105	284.31	280.37	12" CMP	DMH-105	WATER
DMH-106					WATER
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