



Maura Healey, Governor
Kimberley Driscoll, Lieutenant Governor
Monica Tibbitts-Nutt, Secretary & CEO
Meredith Slesinger, MassDOT Rail & Transit Administrator



September 27, 2024

VIA CERTIFIED MAIL

Christopher Clemente
Building Commissioner – Inspector of Buildings
Town of Andover
36 Bartlet Street
Andover, MA 01810

Re: Request for Consent to the Issuance of a Building Permit
Property located at 30 Burt Road in Andover, MA
File Reference # 24A-4

Dear Commissioner Clemente:

You have requested consent from the Massachusetts Department of Transportation (“MassDOT”) to the issuance of a building permit or permits to The Gillette Company, LLC (the “Applicant”) for the construction of a 201,684 SF (+/-) addition to an existing building and related parking and other site improvements, in order to expand existing warehouse, manufacturing, laboratory and office uses on property located at 30 Burt Road in Andover, MA (the “Project Parcel”).

The Project Parcel is comprised of several sub-parcels, including three (3) parcels containing a combined 153.25 acres of land, including three (3) parcels, containing about 97.53 acres of land, that were formerly owned by the Boston and Maine Railroad, and which contained spur / side tracks formerly used for railroad purposes. The Boston and Maine Railroad sold two of the former railroad parcels to the Applicant’s predecessor(s) in title in 1960, and the third parcel was conveyed to the Applicant by the Boston and Maine Corporation in 1968. The parcels containing former railroad property are shown as Parcels 4, 5, and 7 on the attached plans, entitled “ALTA/NSPS Land Title Survey”, prepared for the Gillette Company by Green International Affiliates, Inc., dated February 2, 2024 and revised March 27, 2024 (the “Survey Plans”), comprised of nine (9) sheets. I note that the conveyances from the Boston and Maine railroad entities were made subject to certain rights, reservations and other terms benefitting the railroad and its successors in interest, including the Massachusetts Bay Transportation Authority (“MBTA”).

The Project Parcel is located adjacent to the MBTA’s Haverhill Line (a/k/a Western Route) (the “Rail Line”), which supports MBTA Commuter Rail and Amtrak intercity passenger rail operations. CSX Transportation also has freight operating rights along the line, as successor to Pan Am Railways. The proposed new structure will be located several hundred feet from the Rail Line; however, the Applicant also intends to place directional signage adjacent to Lowell Junction Road, which is in very close proximity (and partially adjacent) to the Rail Line.

Massachusetts General Laws (“M.G.L.”) Chapter 40, Section 54A, provides that no city or town in the Commonwealth shall issue a permit to build a structure of any kind on land formerly used as a railroad right-of-way in the Commonwealth without the written consent of the Secretary of the Massachusetts Department of Transportation. The intent of this statute is to prevent interference with transportation uses and to preserve former railroad property in the Commonwealth for present or future transportation-related use where appropriate.

After reviewing the materials submitted by the Applicant and canvassing interested agencies, I consent, on behalf of the Secretary of Transportation and pursuant to appropriate delegated authority, to the issuance of a building permit for the proposed construction pursuant to M.G.L. Chapter 40, Section 54A.

Notwithstanding this consent, the Applicant must take note of the following associated matter(s) identified by MassDOT and other agencies during their review of the application materials.

1. The Applicant should review the MBTA’s Zone of Influence Policy and related materials, and shall consult with the MBTA regarding the need to obtain a license or other agreement from the MBTA prior to initiating construction elements which: (a) may impact the MBTA’s real property or transportation interests; or (b) have the potential to foul the right-of-way, impact rail operations, or, in the MBTA’s judgement, require flagging or safety services from a railroad company. If the MBTA determines that such an agreement is required, the Applicant shall enter into such agreement prior to initiating construction of elements in proximity to the Rail Line or related railroad facilities.
2. The Applicant shall review the requirements for state highway access permits, to determine whether the proposed facility expansion will meet or exceed threshold criteria. In the event that proposed expansion and future operations will exceed the threshold criteria, the Applicant shall submit a State Highway Access Permit application to District 4 of the Division. The Applicant may also submit a request for determination to the Division (through its District 4 offices), to confirm whether Applicant must submit a State Highway Access Permit application.
3. This consent shall not be deemed to grant, confer, alter or waive any interests held by the MBTA or any other party within or adjacent to the Project Parcel.

The consent is granted by means of two original letters, one to the Town of Andover, and the other to the Applicant.

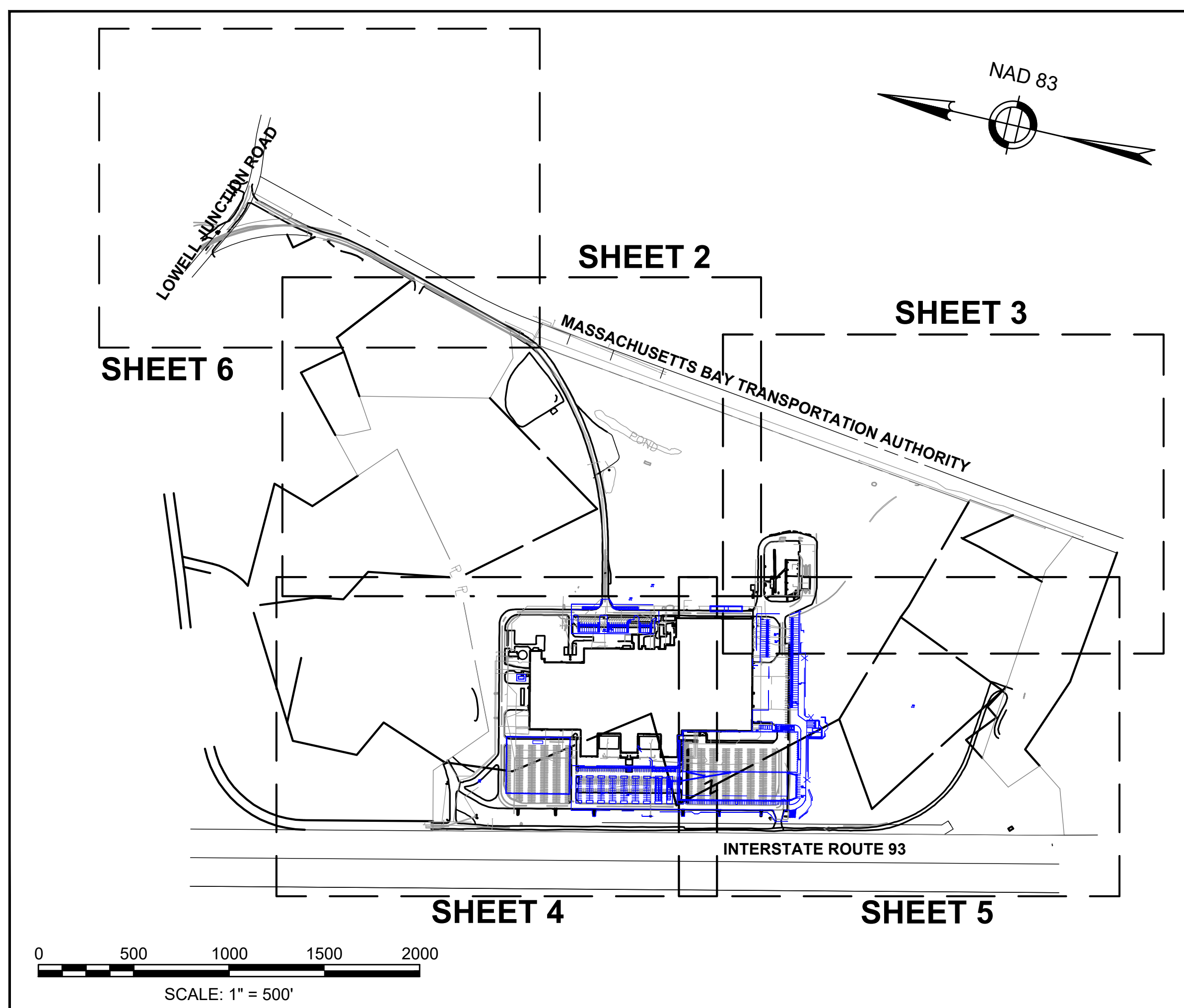
Sincerely,

Meredith Slesinger

Meredith Slesinger
Rail & Transit Administrator

ATT

FOR REGISTRY USE ONLY



KEY SHEET SURVEY NOTES

- THE EXISTING CONDITIONS SHOWN ON THIS BASE MAP ARE THE RESULT OF AN AERIAL BASE MAP PREPARED BY WSP USA IN JANUARY 2020 AND UPDATED BY AN ON THE GROUND INSTRUMENT SURVEY PERFORMED BETWEEN MARCH 11, 2020 AND JANUARY 30, 2024 BY GREEN INTERNATIONAL AFFILIATES, INC. (GREEN).
- HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED BY GREEN INTERNATIONAL AFFILIATES, INC. BETWEEN MARCH 11, 2020 AND APRIL 6, 2020. HORIZONTAL DATUM IS BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (MAINLAND) NAD83 (2011), 2010.00 EPOCH. VERTICAL DATUM IS NAVD88 (COMPUTED USING GEOID18B).
- THE PROPERTY LINES OF THE GILLETTE PROPERTY ARE THE DIRECT RESULT OF AN INSTRUMENT SURVEY PERFORMED ON THE GROUND BY GREEN INTERNATIONAL AFFILIATES, INC. WITH AN ERROR OF CLOSURE OF 1 IN 45,320.
- WITH REGARD TO TABLE A, ITEM 11 OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- THE RELEASES OF RIGHTS IN THE PORTION OF THE EXISTING RIGHT OF WAY KNOWN AS BURTT ROAD FROM LOWELL JUNCTION TO A POINT 50 FEET FROM THE SIDELINE OF INTERSTATE ROUTE 93 BY RICHARD J. KELLY, NEW ENGLAND POWER COMPANY, THE GILLETTE COMPANY AND GENETICS INSTITUTE, INC. WERE RECORDED ON FEBRUARY 12, 1993, IN BOOK 3660 PAGES 331, 333, 334 AND 336 AND FILED AS DOCUMENTS 54911, 54912 AND 54913.
- THE LAND AREA OF THE GILLETTE COMPANY PROPERTY LISTED AS PARCEL 185-2 BY THE ANDOVER ASSESSOR'S OFFICE IS 6,624,913± SQUARE FEET (152.087± ACRES). THE LAND AREA OF THE GILLETTE COMPANY PROPERTY FOR PARCELS LISTED AS 159-12 AND 159-12C ARE 27,248± SQUARE FEET (0.626± ACRES) AND 24,093± SQUARE FEET (0.553± ACRES), RESPECTIVELY.
- BASED ON FEMA FIRM MAP NUMBER 25009C0356F WITH AN EFFECTIVE DATE OF JULY 3, 2012, THERE IS NO FEMA 100-YR OR 500-YR FLOOD ZONE WITHIN 500 FEET OF THE GILLETTE COMPANY PROPERTIES LISTED AS PARCELS 159-12, 159-12C AND 185-2 BY THE ANDOVER ASSESSOR'S OFFICE.
- THERE ARE A TOTAL OF 1,016 PARKING SPACES, THREE OF WHICH ARE DESIGNATED AS PARKING FOR THE DISABLED ON THE GILLETTE COMPANY PROPERTY LISTED AS PARCEL 185-2 BY THE ANDOVER ASSESSOR'S OFFICE. THERE ARE NO PARKING SPACES ON THE GILLETTE PROPERTIES LISTED AS PARCELS 159-12 AND 159-12C.
- PARCEL DESIGNATIONS SHOWN FOR THE GILLETTE COMPANY PROPERTIES LISTED AS PARCELS 159-12, 159-12C AND 185-2 BY THE ANDOVER ASSESSOR'S OFFICE ARE A REFERENCE TO A TITLE EXAM MEMORANDUM OF THE PROPERTY AT BIOTECHNOLOGY DRIVE DATED JANUARY 15, 2020 BY ADELSON, LORIA & WEISMAN P. C., ATTORNEYS AT LAW AND A PLAN ENTITLED "PLAN OF LAND IN ANDOVER, MASSACHUSETTS PREPARED FOR THE GILLETTE COMPANY DATED MARCH 15, 1993 BY MARTINAGE ENGINEERING ASSOCIATES, INC., FILED AS PLAN #12232 WITH THE NORTHERN ESSEX COUNTY REGISTRY OF DEEDS, BOTH DOCUMENTS PROVIDED BY THE CLIENT.
- THE FOLLOWING TABLE A ITEMS OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 1, 2020 AND BY THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ON OCTOBER 30, 2020 SHOWN ON THIS PLAN INCLUDE ITEMS: 1, 2, 3, 4, 5, 7(A)(1), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 17, 18 AND 19.
- LOWELL JUNCTION DRIVE PROVIDES PUBLIC ACCESS THE GILLETTE COMPANY PROPERTIES PARCELS 159-12, 159-12C AND 185-2 BY THE ANDOVER ASSESSOR'S OFFICE VIA THE PRIVATE WAYS OF GILLETTE WAY, BIOTECH DRIVE AND BURTT ROAD. BURTT ROAD IS SUBJECT TO A RIGHT OF WAY EASEMENT TO THE COMMONWEALTH OF MASSACHUSETTS AS SHOWN IN DEED BOOK 875 PAGE 156.
- PARCEL 159-12 HAS A POSSIBLE ENCROACHMENT OF FOUR UTILITY POLES ALONG THE NORTH SIDE OF THE PROPERTY OUTSIDE OF THE TOWN RIGHT OF WAY TAKING SHOWN IN DEED BOOK 1103 PAGES 491 AND 493. NO ENCROACHMENTS OBSERVED FOR PARCELS 185-2 OR 159-12C.
- PARCEL 185-2 IS A CONTIGUOUS PARCEL WITHOUT AND GAPS OR GORES.
- THE RAILROAD TRACKS ON THE GILLETTE COMPANY PROPERTY ARE SHOWN BASED ON RECORD LOCATION FROM THE BOSTON AND MAINE VAL MAP V.7-4. NO TRACKS FOUND ON THE GROUND WITH THE EXCEPTION OF A FEW REMAINING RAILS, WHICH WERE LOCATED AND ARE SHOWN ON THE PLAN.

TO THE GILLETTE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY, GREENBERG TRAURIG, LLP AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2020 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES THE ITEMS 1, 2, 3, 4, 5, 7(a)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 30, 2024.

DATE OF PLAT OR MAP:

3-27-2024
DATE SPARTAK VAKA, P.L.S. #51616

UTILITY NOTES

- UTILITIES SHOWN HEREON ARE BASED ON EVIDENCE OF UTILITIES FOUND IN THE FIELD COMBINED WITH RECORD PLANS PROVIDED BY THE FOLLOWING UTILITY COMPANIES:
 - AT&T
 - COLUMBIA GAS OF MASSACHUSETTS
 - COMCAST
 - NATIONAL GRID ELECTRIC
 - VERIZON
- THE FOLLOWING UTILITY COMPANIES WERE CONTACTED AND REPLIED THAT THEY DID NOT OPERATE UTILITIES IN THE AREA OR DID NOT RESPOND:
 - CENTURY LINK COMMUNICATIONS
 - CROWN CASTLE FIBER
 - MCI VERIZON
 - RAYTHEON
 - TENNESSEE GAS PIPELINE
- UTILITY INFORMATION WAS ALSO REQUESTED FROM AND PROVIDED BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.
- A REQUEST FOR UTILITIES TO THE MASSACHUSETTS BAY TRANSPORTATION AUTHORITY RESULTED IN A RESPONSE THAT THERE ARE NO RECORD PLANS AVAILABLE FOR DISTRIBUTION AND THE MBTA WOULD NEED TO BE CONTACTED TO MARK OUT UTILITIES/EQUIPMENT IN THE FIELD PRIOR TO ANY CONSTRUCTION WORK.
- THE FOLLOWING PLAN WAS PROVIDED BY THE GILLETTE COMPANY:
 - ANDOVER MANUFACTURING FACILITY, GILLETTE SAFETY RAZOR COMPANY, ANDOVER, MASSACHUSETTS, BY ANDERSON-NICHOLS COMPANY, INC., DATED FEBRUARY 12, 1968
- THE TOWN OF ANDOVER PROVIDED THE FOLLOWING PLANS (TOWN PLAN NUMBER LISTED):
 - HL-108A
 - LS-484
 - LS-484-6
 - LS-542
 - LS-542-2
 - LS-542A
 - WS-9A
 - WS-17
- THE TOWN OF ANDOVER PROVIDED WATER TIE CARDS.

PLAN REFERENCES

NORTHERN ESSEX COUNTY REGISTRY OF DEEDS

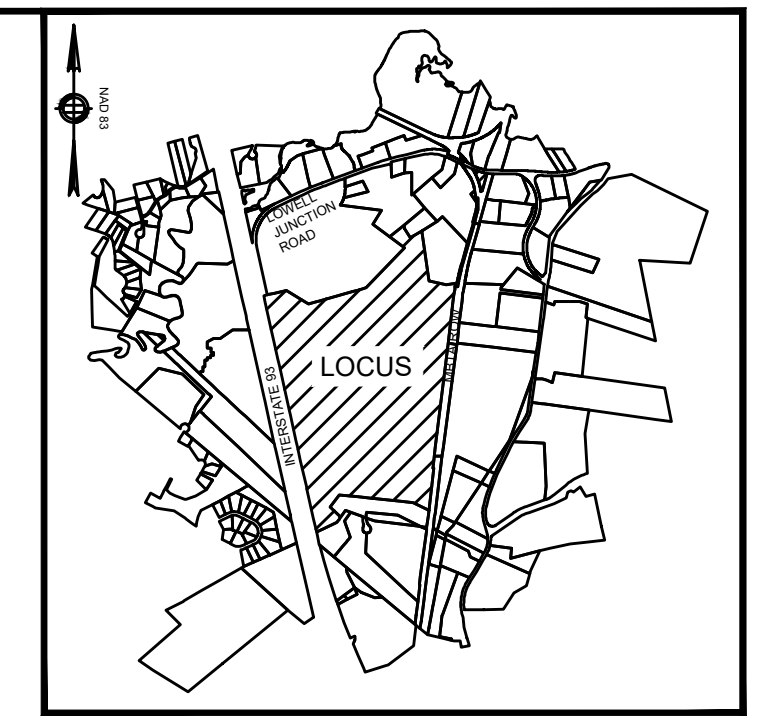
DEEDS	PLANS
• BOOK 742 PAGE 78	• PLAN 12232
• BOOK 927 PAGE 371	• PLAN 12103
• BOOK 1093 PAGE 361	• PLAN 3669
• BOOK 1093 PAGE 363	• PLAN 5748
• BOOK 1095 PAGE 500	• PLAN 5798
• BOOK 1100 PAGE 62	• PLAN 5799
• BOOK 1103 PAGE 491	• PLAN 5826
• BOOK 1103 PAGE 493	• PLAN 5847
• BOOK 1106 PAGE 320	• PLAN 5900
• BOOK 1113 PAGE 331	• PLAN 6571
• BOOK 1189 PAGE 249	• PLAN 6572
• BOOK 1189 PAGE 250	• PLAN 6720
• BOOK 1189 PAGE 254	• PLAN 9077
• BOOK 1189 PAGE 258	• L.C.C. 35322A
• BOOK 1299 PAGE 162	• L.C.C. 35487A
• BOOK 2388 PAGE 186	• L.C.C. 36336A
• BOOK 5325 PAGE 133	• L.C.C. 36336B
• BOOK 8554 PAGE 111	• L.C.C. 36336C
• BOOK 13270 PAGE 127	• L.C.C. 42862A
• BOOK 13983 PAGE 145	• BOSTON AND MAINE VALUATION MAP V.7-4
• BOOK 18668 PAGE 66	
• L. C. CERTIFICATE #6250	
• L. C. CERTIFICATE #6284	

NON-RECORDED PLANS

- ANDOVER MANUFACTURING FACILITY PLAN FOR GILLETTE SAFETY RAZOR COMPANY, ANDOVER, MASSACHUSETTS BY ANDERSON-NICHOLS & COMPANY, DATED FEBRUARY 12, 1968, CIVIL SITE PLAN - SHEET 4

SCHEDULE B PART II TITLE EXCEPTIONS

SEE SHEET 7



VICINITY MAP

LEGEND

- CATCH BASIN
- DISABLED PARKING SPACE
- DRAIN MANHOLE
- DRILL HOLE
- ELECTRIC MANHOLE
- HYDRANT
- IRON ROD
- LIGHT POST
- MAIL BOX
- MASSACHUSETTS HIGHWAY BOUND
- MONITORING WELL
- OIL FILL
- OTHER MANHOLE
- # OF PARKING SPACES ALONG A ROW
- PULL BOX
- PEDESTRIAN SIGNAL
- PARKING METER
- REBAR
- SIGN
- SEWER MANHOLE
- STONE BOUND
- UTILITY POLE

ABBREVIATIONS

- BIT BITUMINOUS
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- EHH ELECTRIC HANDHOLE
- EOP EDGE OF PAVEMENT
- EPLP ESCUTCHEON PIN IN LEAD PLUG
- REC INFORMATION FROM RECORD
- HH HANDHOLE
- ICV IRRIGATION CONTROL VALVE
- SB STONE BOUND
- SBDH STONE BOUND DRILL HOLE
- SP STAND PIPE
- WG WATER GATE

DRAWING TITLE:
ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:
THE GILLETTE COMPANY
30 BURTT ROAD
ANDOVER, MASSACHUSETTS

PREPARED BY:
 GREEN INTERNATIONAL AFFILIATES, INC.
CIVIL & STRUCTURAL ENGINEERS
100 AMES POND DRIVE, SUITE 200 TEWKSBURY, MA 01876
978.923.0400 | www.greenintl.com

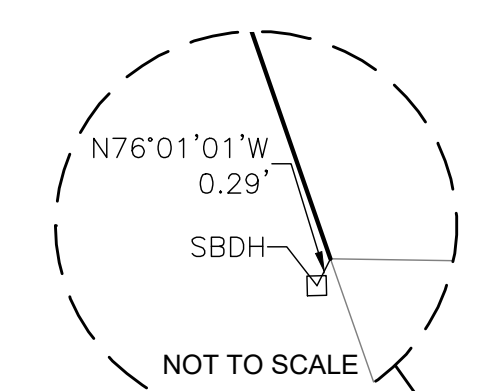
SCALE: AS NOTED	FIELD CHIEF: GL	SHEET NO. 1 OF 9
DATE: 2/2/2024	DRAWN BY: MP	
REVISED: 3/27/2024	CHECKED BY: SV	
PROJECT NO. 23077		

CONTINUED ON SHEET NO. 6

THE GILLETTE COMPANY
PARCEL ID 159-12C
BOOK 1093 PAGE 363
0 LOWELL JUNCTION ROAD
PARCEL 5 AREA=±24,093 S.F.(±0.553 AC.)
(PARCEL 5)
(FORMER RAILROAD PARCEL)

N/F
RENY REAL ESTATE, LLC
PARCEL ID 161-6
BOOK 8554 PAGE 111
0 LOWELL JUNCTION ROAD

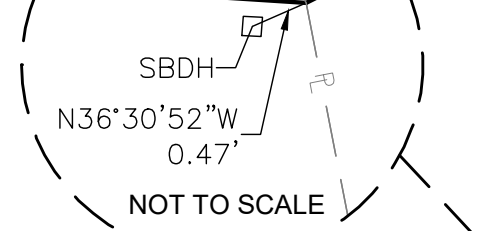
FOR REGISTRY USE ONLY



N/F
BRONY S. SHEA
PARCEL ID 161-6
BOOK 742 PAGE 78
0 LOWELL JUNCTION ROAD

N/F
GENETICS INSTITUTE INC
PARCEL ID 159-18
BOOK 2388 PAGE 186
68 LOWELL JUNCTION ROAD

N/F
GENETICS INSTITUTE INC
PARCEL ID 183-14
BOOK 2388 PAGE 186
1 BURTT ROAD



THE GILLETTE COMPANY
PARCEL ID 185-2
BOOK 1106 PAGE 320
30 BURTT ROAD
TOTAL AREA=±6,624,913 S.F.(±152.087 AC.)
(PARCEL 8)

THE GILLETTE COMPANY
PARCEL ID 185-2
BOOK 1093 PAGE 363
L.C.C. 32180
30 BURTT ROAD
TOTAL AREA=±6,624,913 S.F.(±152.087 AC.)
(PARCEL 4)
(FORMER RAILROAD PARCEL)

TO THE GILLETTE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY, GREENBERG TRAURIG, LLP AND FIRST AMERICAN TITLE INSURANCE COMPANY:

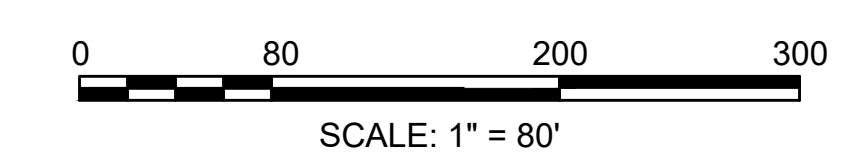
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2020 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES THE ITEMS 1, 2, 3, 4, 5, 7(c)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 30, 2024.

DATE OF PLAT OR MAP:

3-27-2024

SPARTAK VAKA, P.L.S. #51616

CONTINUED ON SHEET NO. 4



DRAWING TITLE:
ALTA/NSPS LAND TITLE SURVEY

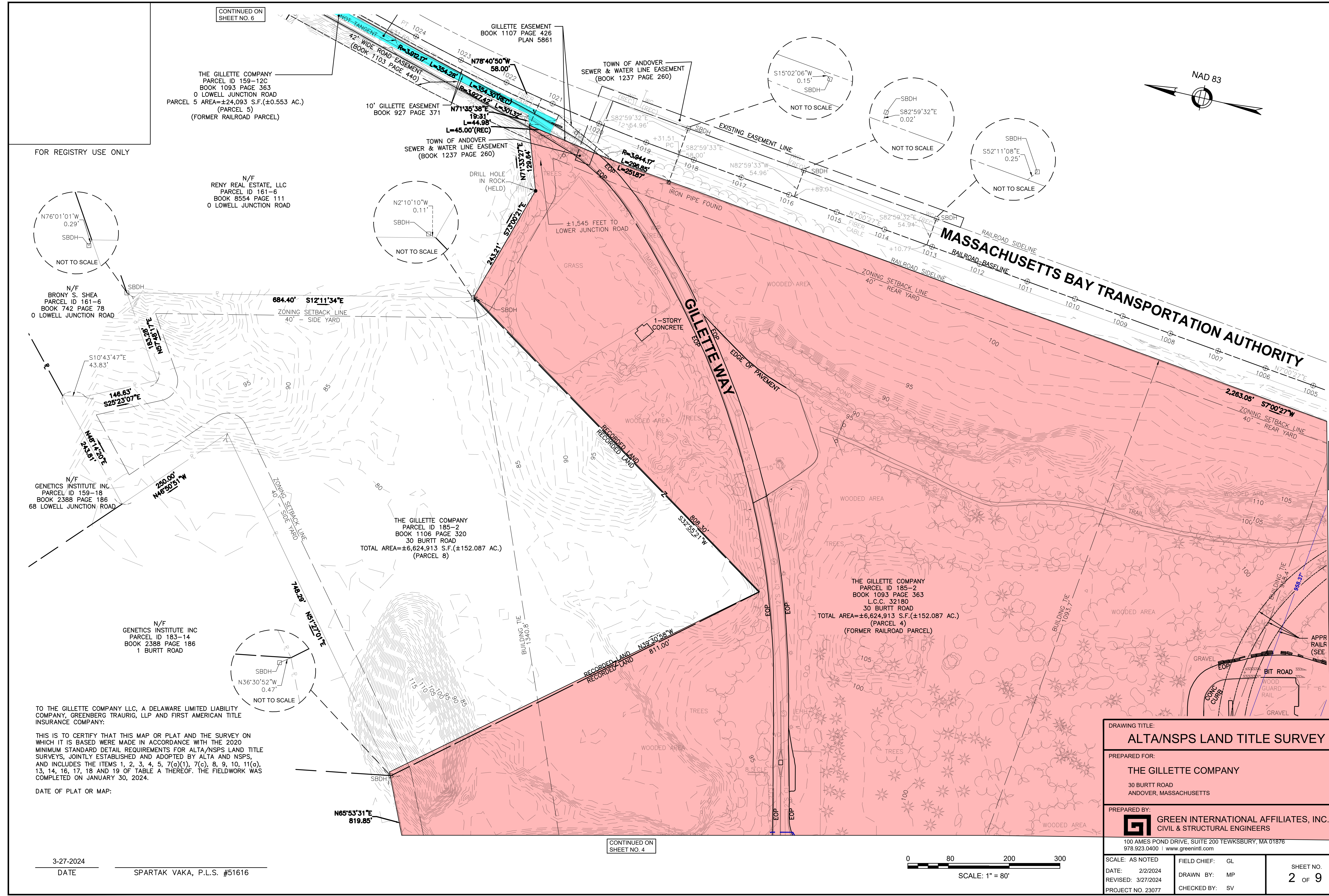
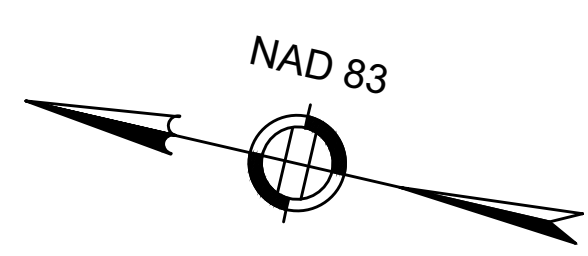
PREPARED FOR:
THE GILLETTE COMPANY
30 BURTT ROAD
ANDOVER, MASSACHUSETTS

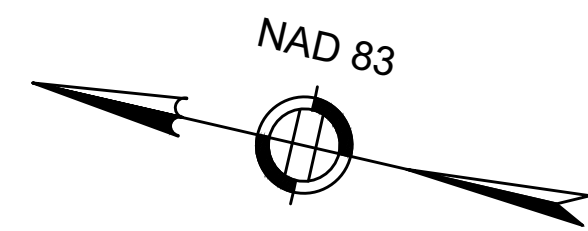
PREPARED BY:
 **GREEN INTERNATIONAL AFFILIATES, INC.**
CIVIL & STRUCTURAL ENGINEERS

100 AMES POND DRIVE, SUITE 200 TEWKSBURY, MA 01876
978.923.0400 | www.greenintl.com

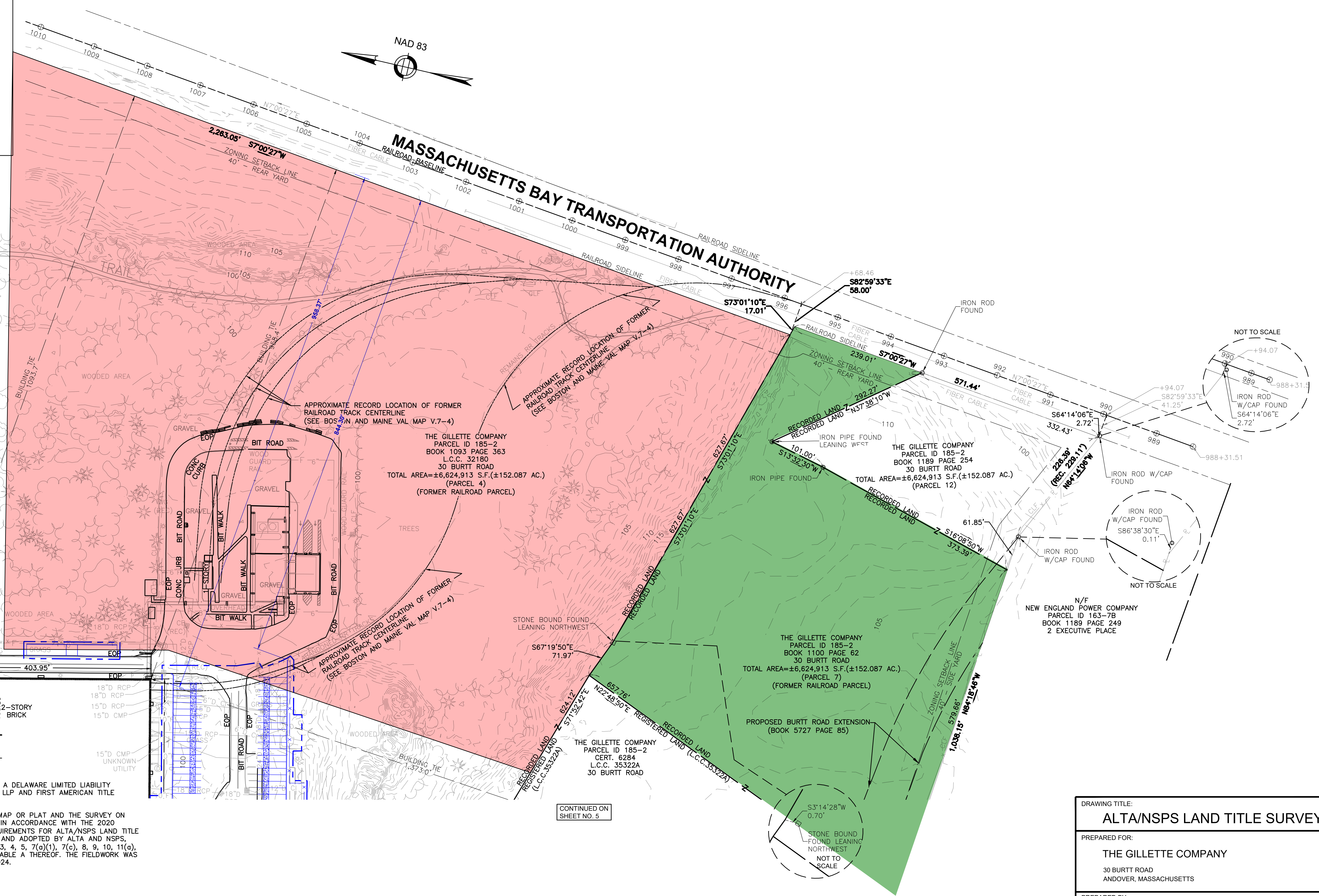
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DATE: 2/2/2024	DRAWN BY: MP	
REVISED: 3/27/2024	CHECKED BY: SV	
PROJECT NO. 23077		

CONTINUED ON SHEET NO. 3





MASSACHUSETTS BAY TRANSPORTATION AUTHORITY



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CONTINUED ON SHEET NO. 2


CONTINUED ON SHEET NO. 5

TO THE GILLETTE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY, GREENBERG TRAURIG, LLP AND FIRST AMERICAN TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2020 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES THE ITEMS 1, 2, 3, 4, 5, 7(a)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 30, 2024.

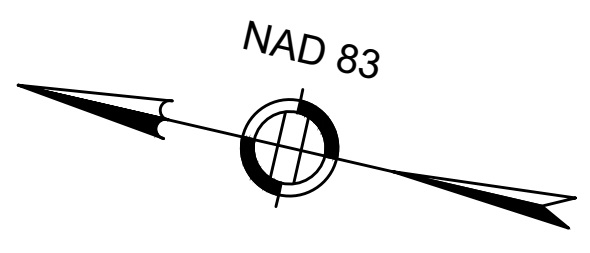
DATE OF PLAT OR MAP:

3-27-2024
DATE SPARTAK VAKA, P.L.S. #51616

0 80 200 300
SCALE: 1" = 80'

DRAWING TITLE: ALTA/NSPS LAND TITLE SURVEY		
PREPARED FOR: THE GILLETTE COMPANY 30 BURTT ROAD ANDOVER, MASSACHUSETTS		
PREPARED BY:  GREEN INTERNATIONAL AFFILIATES, INC. CIVIL & STRUCTURAL ENGINEERS 100 AMES POND DRIVE, SUITE 200 TEWKSBURY, MA 01876 978.923.0400 www.greenintl.com		
SCALE: AS NOTED	FIELD CHIEF: GL	SHEET NO. 3 OF 9
DATE: 2/2/2024	DRAWN BY: MP	
REVISED: 3/27/2024	CHECKED BY: SV	
PROJECT NO. 23077		

CONTINUED ON SHEET NO. 2



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N/F GENETICS INSTITUTE INC. PARCEL ID 183-14 BOOK 2388 PAGE 186 L.C.C. 36336A L.C.C. 36336C 1 BURTT ROAD

N/F GENETICS INSTITUTE INC. PARCEL ID 183-14 BOOK 2388 PAGE 186 L.C.C. 36336B 1 BURTT ROAD

N/F GENETICS INSTITUTE INC. PARCEL ID 183-14 BOOK 2388 PAGE 186 L.C.C. 36336B 1 BURTT ROAD

THE GILLETTE COMPANY PARCEL ID 185-2 BOOK 1093 PAGE 361 L.C.C. 42862A 30 BURTT ROAD TOTAL AREA=±6,624,913 S.F. (±152,087 AC.) (PARCELS 1-3)

THE GILLETTE COMPANY PARCEL ID 185-2 BOOK 1093 PAGE 363 L.C.C. 32180 30 BURTT ROAD TOTAL AREA=±6,624,913 S.F.(±152,087 AC.) (PARCEL 4) (FORMER RAILROAD PARCEL)

LOCATION OF RIGHT-OF-WAY TAKEN BY THE MASS. DPW AS SHOWN ON STATE HIGHWAY LAYOUT #4645 RECORDED IN THE ENROD AS PLAN #3569 KNOWN AS BURTT ROAD.

THE GILLETTE COMPANY PARCEL ID 185-2 BOOK 1093 PAGE 361 L.C.C. 42862A 30 BURTT ROAD TOTAL AREA=±6,624,913 S.F.(±152,087 AC.) (PARCELS 1-3)

BIOTECHNOLOGY DRIVE

BURTT ROAD

INTERSTATE ROUTE 93
COMMONWEALTH OF MASSACHUSETTS STATE HIGHWAY
(300 FT. WIDE - LAYOUT 4645-SECTION 1)

CONTINUED ON SHEETING 5

TO THE GILLETTE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY, GREENBERG TRAURIG, LLP AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2020 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES THE ITEMS 1, 2, 3, 4, 5, 7(a)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 30, 2024.

DATE OF PLAT OR MAP:

3-27-2024

DATE

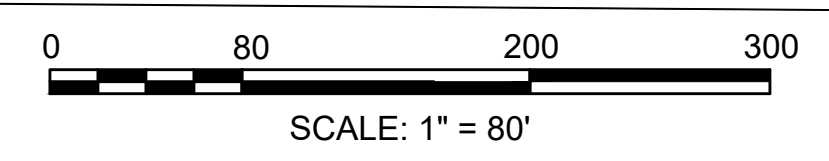
SPARTAK VAKA, P.L.S. #51616

DRAWING TITLE:
ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:
THE GILLETTE COMPANY
30 BURTT ROAD
ANDOVER, MASSACHUSETTS

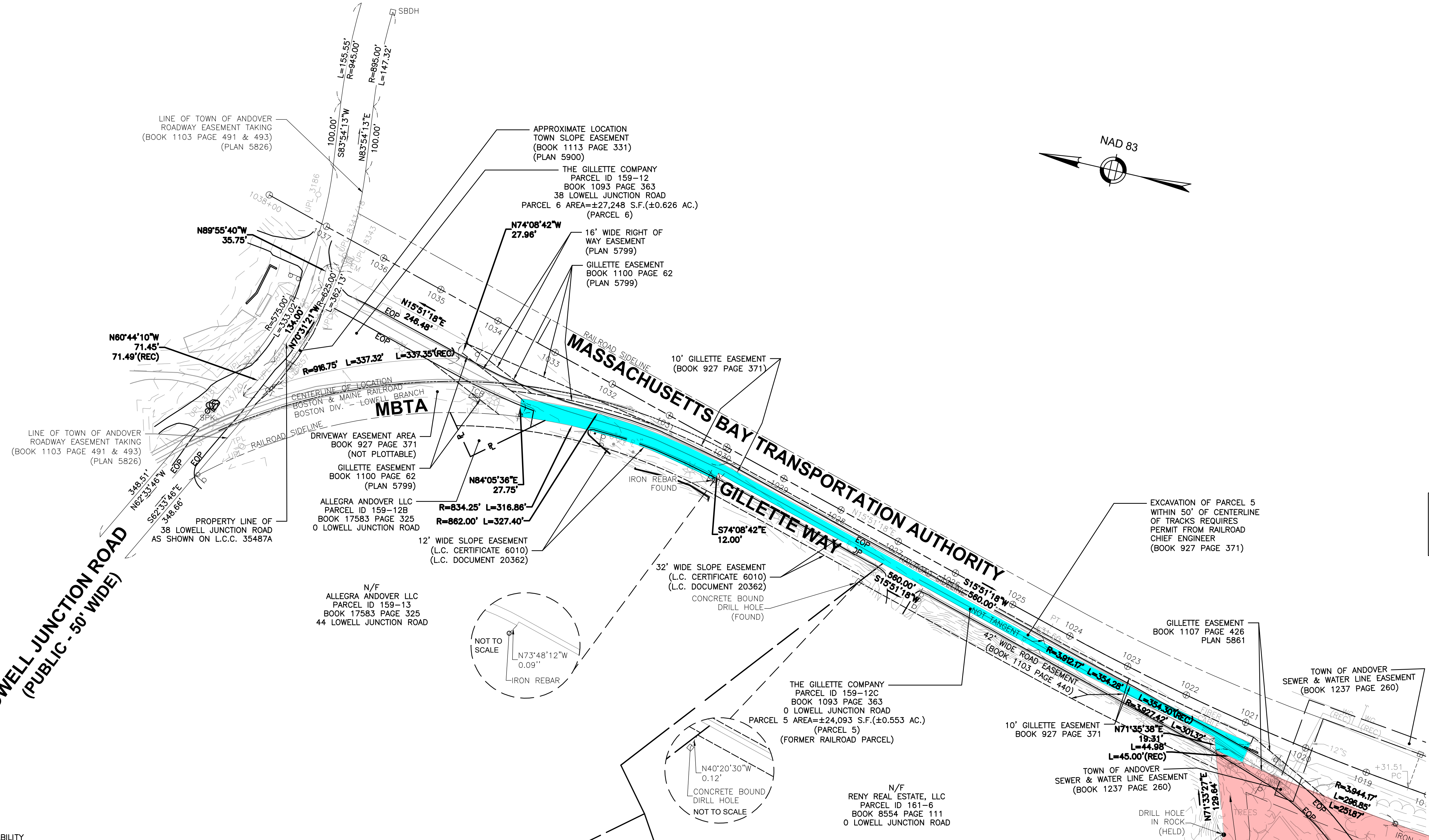
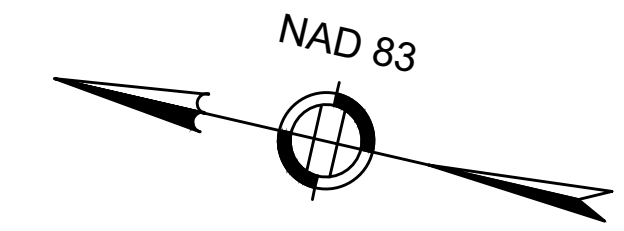
PREPARED BY:
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CIVIL & STRUCTURAL ENGINEERS
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978.923.0400 | www.greenintl.com

SCALE: AS NOTED	FIELD CHIEF: GL	SHEET NO. 4 OF 9
DATE: 2/2/2024	DRAWN BY: MP	
REVISED: 3/27/2024	CHECKED BY: SV	
PROJECT NO. 23077		



FOR REGISTRY USE ONLY

**LOWELL JUNCTION ROAD
(PUBLIC - 50' WIDE)**

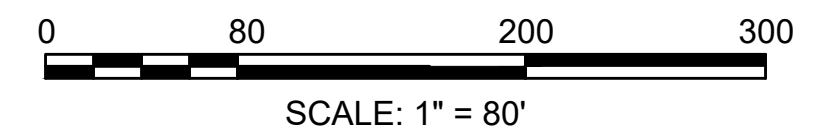
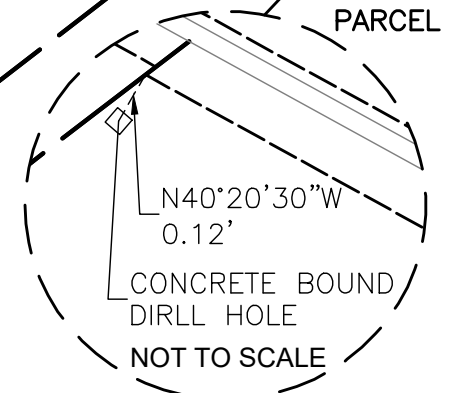
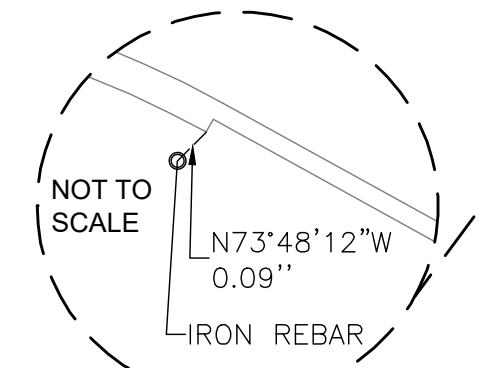


TO THE GILLETTE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY, GREENBERG TRAURIG, LLP AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2020 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES THE ITEMS 1, 2, 3, 4, 5, 7(a)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 30, 2024.


DATE OF PLAT OR MAP:

3-27-2024
DATE SPARTAK VAKA, P.L.S. #51616



CONTINUED ON SHEET NO. 2

CONTINUED ON SHEET NO. 2

DRAWING TITLE: ALTA/NSPS LAND TITLE SURVEY		
PREPARED FOR: THE GILLETTE COMPANY 30 BURTT ROAD ANDOVER, MASSACHUSETTS		
PREPARED BY:  GREEN INTERNATIONAL AFFILIATES, INC. CIVIL & STRUCTURAL ENGINEERS 100 AMES POND DRIVE, SUITE 200 TEWKSBURY, MA 01876 978.923.0400 www.greenintl.com		
SCALE: AS NOTED	FIELD CHIEF: GL	SHEET NO. 6 OF 9
DATE: 2/2/2024	DRAWN BY: MP	
REVISED: 3/27/2024	CHECKED BY: SV	
PROJECT NO. 23077		

SCHEDULE B PART II

TITLE EXCEPTIONS

1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN IN THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS.
3. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN.
4. REAL ESTATE TAXES AND MUNICIPAL CHARGES WHICH MAY CONSTITUTE LIENS. (REFER TO SCHEDULE B, PART I, REQUIREMENTS, ITEM 5)
5. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF SCHEDULE B, PART I-REQUIREMENTS ARE MET.
6. TITLE TO A RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF THE LAND LYING WITHIN THE BOUNDS OF ADJACENT STREETS, ROADS AND WAYS.
7. THE ACREAGE OR SQUARE FOOTAGE BEING OTHER THAN AS STATED IN SCHEDULE A OR THE PLAN(S) THEREIN REFERRED TO.
8. ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THERewith OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B.
9. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY PUBLIC RECORDS.
10. SUBJECT TO EASEMENT SET FORTH IN A GRANT MADE BY MARCUS M. HOLT DATED FEBRUARY 26, 1894, DULY RECORDED AT BOOK 130 PAGE 598. (AFFECTS PARCEL 6. RIGHT OF WAY THAT IS NOW LOWELL JUNCTION ROAD). (NOT PLOTTABLE).
11. EASEMENT FROM JAMES H. LORD ET UX TO NEW ENGLAND POWER AND SERVICES CORP FOR A 250' WIDE RIGHT OF WAY, ETC. DATED MARCH 21, 1931 AND RECORDED AT BOOK 557, PAGE 275 AND SHOWN ON PLAN NO. 1067. AS AFFECTED BY TRANSFER OF RIGHTS, ETC., TO NEW ENGLAND POWER COMPANY DATED OCTOBER 30, 1937 AND RECORDED AT BOOK 709, PAGE 67. (PLOTTED - SEE SHEET 5)
12. EASEMENT FROM PASQUALE NARDONA ET AL TO THE LOWELL ELECTRIC LIGHT CORPORATION DATED NOVEMBER 22, 1947 AND RECORDED AT BOOK 709, PAGE 67. (NOT PLOTTABLE).
13. SUBJECT TO NO ACCESS OR LIMITED ACCESS PROVISIONS SET FORTH IN AN ORDER OF TAKING BY THE COMMONWEALTH OF MASSACHUSETTS, DEPARTMENT OF PUBLIC WORKS, DATED MAY 27, 1958 DULY RECORDED AT BOOK 874, PAGE 102. (RE LCC 42862). (PLOTTED - SEE SHEETS 4 & 5)
14. SO MUCH OF SAID LAND (LCC 42862) IS WITHIN THE AREA MARKED "BURTT ROAD" APPROXIMATELY AS SHOWN ON PLAN NO. 3669 AND SUBJECT TO THE EASEMENT BY THE COMMONWEALTH OF MASSACHUSETTS, DEPARTMENT OF PUBLIC WORKS, DATED JUNE 3, 1958 AND RECORDED AT BOOK 875, PAGE 156; AS AFFECTED BY RELEASE BY NEW ENGLAND POWER COMPANY DATED JUNE 22, 1992 AND RECORDED FEBRUARY 12, 1993 IN BOOK 3660, PAGE 331; RELEASE BY THE GILLETTE COMPANY TO GENETICS INSTITUTE, INC. DATED APRIL 27, 1992 AND RECORDED FEBRUARY 12, 1993, IN BOOK 3660, PAGE 333 AND FILED AS DOCUMENT NO. 54912; RELEASE BY NEW ENGLAND POWER COMPANY DATED APRIL 30, 1992 AND RECORDED FEBRUARY 12, 1993 IN BOOK 3660, PAGE 334; AND RELEASE BY GENETICS INSTITUTE, INC. TO THE GILLETTE COMPANY DATED APRIL 29, 1992 AND RECORDED FEBRUARY 12, 1993, IN BOOK 3660 PAGE 336. (PLOTTED - SEE SHEETS 4 & 5).
15. SO MUCH OF SAID LAND (LCC 42862) AS IS INCLUDED WITHIN THE LIMITS PAVED ROAD, AND WAY (16' WIDE), APPROXIMATELY AS SHOWN ON SAID PLAN IS SUBJECT TO THE RIGHTS OF ALL PERSONS LAWFULLY ENTITLED THERETO IN AND OVER THE SAME. (PLOTTED - SEE SHEET 5).
16. SUBJECT TO A TOGETHER WITH THE EASEMENTS, RIGHTS RESTRICTIONS, RESERVATIONS AND AGREEMENTS IN A DEED FROM THE BOSTON & MAINE RAILROAD DATED NOVEMBER 23, 1966 AND RECORDED AT BOOK 927, PAGE 371, SO FAR AS THE SAME IS STILL IN FORCE AND APPLICABLE. (AFFECTS PARCELS 5 & 6). (PLOTTED - SEE SHEETS 2 & 6).
17. "THE PREMISES ARE CONVEYED TOGETHER WITH THE RIGHT TO DRAIN SURFACE WATER FROM ROOFS AND PAVED AREAS INTO OTHER LAND OF THE GRANTOR ADJOINING THE GRANTED PREMISES TO THE NORTH." AS RECITED AT BOOK 1093, PAGE 361. (IN DEED FOR PARCELS 1-3. MAY BE OUT BY MERGER.) (NOT PLOTTABLE).
18. SUBJECT TO AND TOGETHER WITH THE EASEMENTS, RIGHTS, RESTRICTIONS, RESERVATIONS AND AGREEMENTS IN A DEED FROM THE BOSTON & MAINE RAILROAD DATED JANUARY 11, 1968 AND RECORDED AT BOOK 1100 PAGE 62, SO FAR AS THE SAME IS STILL IN FORCE AND APPLICABLE. (PARCEL 7 AND EASEMENTS THEREIN). (PLOTTED - SEE SHEET 6).
19. RIGHTS OF OTHERS AS MAY EXIST IN WOOD ROADS AS SHOWN ON VARIOUS PLANS. (NOT PLOTTABLE).
20. AGREEMENT BETWEEN ARTHUR E. DEMONTIGNY AND THE GILLETTE COMPANY, RELATIVE TO RIGHTS OF WAY AND UTILITIES, DATED APRIL 3, 1968 AND RECORDED AT BOOK 1103, PAGE 440. (PLOTTED - SEE SHEETS 2 & 6).
21. AGREEMENT BETWEEN MELVIN A. NICOLL AND THE GILLETTE COMPANY, RELATIVE TO SLOPE EASEMENTS, RIGHTS OF WAY AND UTILITIES DATED APRIL 4, 1968 AND RECORDED AT BOOK 1104, PAGE 289 AND FILED AS DOC. NO. 20362.
22. DRAINAGE EASEMENT FROM GEORGE STEVENS TO THE GILLETTE COMPANY DATED MAY 23, 1968 AND RECORDED AT BOOK 1106, PAGE 434. (PLOTTED - SEE SHEET 4).
23. DRAINAGE EASEMENT FROM EUGENE J. MURNANE ET AL TO THE GILLETTE COMPANY DATED MAY 22, 1968 AND RECORDED AT BOOK 1106, PAGE 435. (PLOTTED - SEE SHEET 4).
24. DRAINAGE EASEMENT FROM MAGEE CONSTRUCTION COMPANY, INC. TO THE GILLETTE COMPANY DATED MAY 27, 1968 AND RECORDED AT BOOK 1106, PAGE 499. (PLOTTED - SEE SHEET 4).
25. GRANT OF EASEMENT FROM THE BOSTON AND MAIN CORPORATION TO THE GILLETTE COMPANY DATED MAY 27, 1968 AND RECORDED AT BOOK 1107, PAGE 426 AND SHOWN ON PLAN NO. 5861. (NOTE: THE PLAN SHOWS THE LOCATION OF PARCEL B ON LCP 32180 AS WELL AS THE 10' RIGHT OF WAY GRANTED AT BOOK 927, PAGE 371.) (PLOTTED - SEE SHEETS 2 & 6).
26. EASEMENTS SET FORTH IN A DEED FROM THE GILLETTE COMPANY TO NEW ENGLAND POWER COMPANY DATED SEPTEMBER 17, 1972 AND RECORDED AT BOOK 1189, PAGE 249 AND SHOWN ON PLAN NO. 6570. (NOTE: THIS INSTRUMENT ALSO CONVEY OUT FEE PARCELS.) (PLOTTED - SEE SHEET 5).
27. GRANT OF PERMANENT EASEMENT FROM THE GILLETTE COMPANY TO THE INHABITANTS OF THE TOWN OF ANDOVER FOR WATER AND SEWER LINES DATED MARCH 14, 1974 AND RECORDED AT BOOK 1237, PAGE 260 AND SHOWN ON PLAN NO. 6973. (PLOTTED - SEE SHEETS 2 & 6).
28. ORDER OF CONDITIONS #90-380 ISSUED BY THE ANDOVER CONSERVATION COMMISSION AND RECORDED AT BOOK 2328, PAGE 229. (NOT PLOTTABLE).
29. PARTIAL RELEASE AND SUBORDINATION AGREEMENT AMONG THE GILLETTE COMPANY ET AL DATED FEBRUARY 1, 1993 AND RECORDED AT BOOK 3660, PAGE 316. (PARTIAL RELEASE NOT PLOTTED).
30. GRANT OF EASEMENT FROM THE GILLETTE COMPANY TO GENETICS INSTITUTE, INC., ET AL DATED APRIL 27, 1993 AND RECORDED AT BOOK 3660, PAGE 337 AND AS SHOWN ON PLAN NO. 12103. (PLOTTED - SEE SHEET 4).
31. GRANT OF EASEMENT FROM GENETICS INSTITUTE, INC., TO THE GILLETTE COMPANY ET AL, DATED APRIL 29, 1992 AND RECORDED AT BOOK 3660, PAGE 341 AND AS SHOWN ON PLAN NO. 12103. (PLOTTED - SEE SHEET 4).
32. SEE TEMPORARY EASEMENT AGREEMENT BETWEEN THE GILLETTE COMPANY AND GENETIC INSTITUTE INC., DATED MAY 5, 1999 AND RECORDED AT BOOK 5426, PAGE 183. NOTE: WHILE THIS DOCUMENT IS EXPIRED BY ITS TERMS THE ATTACHED PLANS SHOWS AN "EXISTING OVERHEAD ELECTRIC LINE" PASSING OF THE LAND OF THE FORMER TO THE LATTER. SOURCE FOR THAT EASEMENT BOOK 709, PAGE 67, LATER CITED IN THE DECREE FOR LAND COURT CONFIRMATION CASE NO. 42862 AS "OVERHEAD UTILITY LINES AS SHOWN ON PLAN". (EXPIRED - NOT PLOTTED)
33. GRANT OF EASEMENT AND AGREEMENT BETWEEN THE GILLETTE COMPANY AND NEW ENGLAND POWER COMPANY ET AL DATED MARCH 16, 2000 AND RECORDED AT BOOK 5727, PAGE 95 AND FILED AS LAND COURT DOCUMENT NO. 72617 ON CERTIFICATES 6250 AND 6284. (PLOTTED - SEE SHEET 5).
34. CONSENT TO EASEMENT AND IMPROVEMENTS BY THE GILLETTE COMPANY BY INSTRUMENT DATED MARCH 16, 2000 AND RECORDED AT BOOK 5727, PAGE 95 AND FILED AS DOCUMENT NO. 72616 ON CERTIFICATES 6250 AND 6284. (NOT PLOTTABLE).
35. MATTERS SHOWN ON PLANS REFERRED TO HEREIN.

TO THE GILLETTE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY, GREENBERG TRAURIG, LLP AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2020 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES THE ITEMS 1, 2, 3, 4, 5, 7(o)(1), 7(c), 8, 9, 10, 11(o), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 30, 2024.

DATE OF PLAT OR MAP:

3-27-2024
DATE SPARTAK VAKA, P.L.S. #51616

DRAWING TITLE: ALTA/NSPS LAND TITLE SURVEY		
PREPARED FOR: THE GILLETTE COMPANY 30 BURTT ROAD ANDOVER, MASSACHUSETTS		
PREPARED BY:  GREEN INTERNATIONAL AFFILIATES, INC. CIVIL & STRUCTURAL ENGINEERS 100 AMES POND DRIVE, SUITE 200 TEWKSBURY, MA 01876 978.923.0400 www.greenintl.com		
SCALE: AS NOTED	FIELD CHIEF: GL	SHEET NO. 7 OF 9
DATE: 2/2/2024	DRAWN BY: MP	
REVISED: 3/27/2024	CHECKED BY: SV	
PROJECT NO. 23077		

FOR REGISTRY USE ONLY

LEGAL DESCRIPTIONS

The Land is described as follows: Real property in the City of Andover, County of Essex, Commonwealth of Massachusetts, described as follows:

As to Book 1093, Page 361.

Parcel 1: Beginning at a point on the East side of Route 93 at station 310+ 29.53 and the West side of a 50.00 foot right of way; Thence N 12° 34' 08" W by said Route 93, 869.15 feet to a point at other land of grantor; Thence N 77° 25' 52" E by land of said grantor, 316.55 feet to a point; Thence S 48° 07' 14" E still by land of said grantor, 73.75 feet to a point at said right of way; Thence Southerly along said right of way by seven courses as follows: 163.63 feet, 21.50 feet, 166.24 feet, 23.92 feet, 208.21 feet, 161.66 feet, and 211.77 feet to Route 93 and the point of beginning.

Being shown as lot 1 on a Plan of Land in Andover, Massachusetts, dated October 17, 1967 by Dana F. Perkins & Sons, Civil Engineers & Surveyors, Reading, Massachusetts and containing 4.59 acres more or less according to said plan.

Parcel 2: Beginning at a stone bound on the east side of Route 93 at station 292 + 15.46 and the west side of a 50.00 foot right of way.

Thence by seven courses along said right of way as follows: S 45° 32' 08" E 54.74 feet, N 44° 27' 52" E 50.00 feet, N 45° 32' 08" W 39.95 feet, N 12° 34' 08" W 1780.52 feet, N 28° 51' 13" E 192.86 feet, N 28° 34' 31" E 161.66 feet, and Northeasterly by a curved line, 163.31 feet to a point at land owned by John and Richard Kazanjian;

Thence by land of said Kazanjian by three courses as follows: S 35° 31' 35" E 725.72 feet to a stone bound, S 61° 27' 16" W 498.67 feet to a point, and S 40° 54' 48" E 965.44 feet to a Stone bound at land owned by Isaac and Max Siegal; Thence S 57° 02' 44" W by land of said Siegal, 501.28 feet to an iron pipe; Thence S 49° 15' 14" E still by land of said Siegal, 611.93 feet to a point at land owned by Gus Dovidio; Thence S 35° 15' 41" W by land of said Dovidio, 332.08 feet to a point at the North side of a New England Power Service Company easement; Thence S 46° 58' 08" E still by land of said Dovidio and New England Power Service Company easement, 200.00 feet to a point at land owned by Bror and Sonja Berg; Thence S 35° 24' 59" W by land of said Berg, 160.00 feet to a point; Thence S 71° 56' 55" W still by land of said Berg, 245.65 feet to a point at Route 93; Thence Northerly by a curved line along said Route 93, 116.47 feet to a point; Thence N 12° 34' 08" W still by said Route 93, 511.09 feet to the stone bound at the point of beginning.

Being shown as lot 3 on a Plan of Land in Andover, Massachusetts, dated October 17, 1967 by Dana F. Perkins & Sons, Inc., Civil Engineers & Surveyors, Reading, Massachusetts, and containing 20.8 acres more or less according to said plan.

Together with so much of fee of the fifty (50') foot right of way shown in solid lines on said plan as lies south of the northeasterly boundary of Lot 1 extended.

There is also hereby conveyed a right of way for an purposes, in common with the grantor, over a strip of land described as follows;

Beginning at a point on the South side of Lowell Junction Road and the West side of a right of way shown on a Plan of Land in the Town of Andover, Essex County showing location of right Of way taken by the Massachusetts Department of Public Works dated June 3, 1958, sheet 3 Of 3. (state layout # 4645).

Thence Southerly along said right of way, 475 feet more or less to a point at station 40 + 67.54 on the west side of said right of way; Thence Southwesterly 205.00 feet more or less to a point at land owned by Henry E. Brooks; Thence still Southwesterly by land of said Brooks, 510.00 feet to a point; Thence Southeasterly still along land Of said Brooks and continuing in a straight line through land owned by George Stevens, 743.00 feet more or less to a point at lot 1 as shown on a plan hereinafter mentioned; Thence Southwesterly by said lot 1, 50.00 feet more or less to a point;

Thence Northerly and Easterly by a line 50.00 feet from and parallel with the above described Lines to a point at Lowell Junction Road; Thence Easterly by said Lowell Junction Road 52.00 feet more or less to a point of beginning.

Being shown as "50.00 foot Right of Way", on a plan of land in Andover, Massachusetts, dated October 17, 1967 by Dana F. Perking & Sons, Inc., Civil-Engineers & Surveyors, Reading, Massachusetts.

The foregoing right of way shall terminate whenever a public way shall be laid out between Lowell Road and the granted premises.

The premises are conveyed together with the right to drain surface water from roofs and paved areas other land of the grantor adjoining the granted premises on the north.

Parcel 3: Beginning at a point on the East side of a 50.00 foot right of way at land owned by John and Richard Kazaruian.

Thence Northerly along said right of way by five courses as follows: 11.35 feet, 23.92 feet, 121.31 feet, 21.50 feet, and 85.81 feet to land of said Kazanjian; Thence S 04° 25' 02" E by land of said Kazanjian, 244.20 feet to the said right of way and point of beginning.

Being shown as Lot 2 on a Plan of Land in Andover, Massachusetts, dated October 17, 1967 by Dana F. Perking & Sons, Inc., Civil Engineers & Surveyors, Reading, Massachusetts and 6690 square feet, more or Less according to said plan.

As to Book 1093, Page 363.

Parcel 4:

Beginning at a point fifty-eight (58) feet Westerly of and per-pendicular to Station 995+68.46 on the center line of location Boston and Maine Railroad, Boston Division, West Route to Port-land; thence, by land of Boston and Maine Railroad on two (2) courses as follows: North 72° 44' 00" West six hundred twenty-seven and sixty-seven hundredths (627.67) feet and North 67° 02' 40" West seventy-one and ninety- seven hundredths (71.97) feet to land of Forest N. Purks; thence by the same North 71° 30' 20" West six hundred twenty-four and sixty-seven hundredths (624.67) feet to other land of Forest N. Purks; thence by the same on three (3) courses as follows: North 40° 35' 35" West nine hundred sixty-six and no hundredths (966.00) feet, North 61° 50' 40" East four hundred ninety-seven and forty-four hundredths (497.44) feet and North 35° 9' 20" West seven hundred twenty-six and forty-nine hundredths (726.49) feet to the Easterly side line of a Street; thence by said Street on a curve to the left having a radius of about two hundred twenty-five and no hundredths (225.00) feet for a distance of ninety-three and four hundredths (93.04) feet to an iron pin at a third parcel of land of Forest N. Purks; thence by the same North 4° 10' 40" West two hundred forty-three and seventy-nine hundredths (243.79) feet to another point at said Street, thence on a curve to the right having a radius Of about three hundred seventy-five and no hundredths (375.00) feet for a distance of fifty-one and sixty-four hundredths (51.61) feet to land of Henry E. Brooks; thence, by said last-mentioned land on two (2) courses as follows: South 47° 49' 10" East two hundred thirty-two and three hundredths (232.03) feet and North 66° 09' 20" East eight hundred twenty and no hundredths (820.00) feet to land of George W. Burtt and land of Forest N. Purks, thence by said land of Forest N. Purks on two (2) courses as follows: South 39° 09' 00" East eight hundred eleven and no hundredths (811.00) feet and North 33° 17' 00" East eight hundred eight and thirty hundredths (808.30) feet to land of Arthur E. Demontigny; thence by said lastmentioned land on two (2) courses as follows: South 72° 40' 40" East two hundred forty-three and twenty-four hundredths (243.24) feet and North 71° 55' 00" East one hundred twenty-nine and fiftyeight hundredths (129.58) feet to Parcel B hereinbelow described; thence running by Parcel B and land of Boston and Maine Railroad in a southerly direction on a curve to the left having a radius of about three thousand nine hundred forty-four and seventeen hundredths (3944.17) feet for a distance of about two hundred ninety-six and eighty-five hundredths (296.85) feet to a point; and thence running by land of Boston and Maine Railroad South 7° 17' 37" West two thousand two hundred sixty-three and five hundredths (2263.05) feet to the point of beginning, be all of said measurements more or less Parcel- A contains about eighty-six and ninety-five hundredths (86.95) acres and is shown on Land in Andover, Mass. belonging to John Kazanjian and Richard M. Kazandian, Scale 1" equals 100' dated August 16, 1962, by Gordon E. Ainsworth & Associates Registered Land Surveyors" filed in Land Court Case No. 32180, to which reference is for a further description of Parcel A.

Parcel 5:

Beginning at a point at land of Arthur E. DeMontigny and the Northeasterly corner of Parcel A, above described thence running by said land of Arthur DeMontigny on two (2) courses as follows: North 71° 55' 00" East nineteen and thirty hundredths (19.30) feet and on a curve to the right, running in a Northerly direction, having a radius of three thousand nine hundred twenty-seven and forty-two hundredths (3927.42) feet for a distance of three hundred one and thirty-two hundredths (301.32) feet; thence running North 16° 08' 28" East partly by land of Arthur E. DeMontigny and partly by land of James J. Nicoll five hundred sixty and no hundredths (560.00) feet; thence running land of James J. Nicoll on two (2) courses as follows; North 73° 51' 32" West twelve and no hundredths (12.00) feet and on a curve to the left having a radius of eight hundred thirty-four and twenty-five hundredths (834.25) feet for a distance of three hundred sixteen and eighty-six hundredths (316.86) feet to a point at land or location of the grantor thence by said remaining land or location five (5) courses as follows; North 84° 22' 45" East twenty-seven and seventy-five hundredths (27.75) feet to a point; thence on a curve to the right, running in a southerly direction, having a radius of eight hundred sixty-two and no hundredths (862.00) feet for a distance of three hundred twenty-seven and forty hundredths (327.40) feet South 16° 08' 28" West five hundred sixty and no hundredths (560.1) feet and on a curve to the left having a radius of about three thousand nine hundred twelve and seventeen hundredths (3912.17) feet for a distance of three hundred fifty-four and thirty hundredths (354.30) feet and North 79° 02' 52" West thirty-two and no hundredths (32.00) feet to said Parcel A; thence in a northerly direction by said Parcel A on a curve to the right having a radius of three thousand nine hundred forty-four and seventeen hundredths (3944.17) feet forty-five and no hundredths (45.00) feet to the point of beginning be all of the said measurements more or less. Parcel B contains about twenty-two thousand, eight hundred fifty (22,850) square feet, and is shown on the plan hereinabove described, to which reference is hereby made for a further description of Parcel B.

Subject to and together with the easements, rights, restrictions, covenants, reservations and agreements contained in the deed from Boston and Maine Railroad to John Kazanjian and Richard Kazanjian as Trustees of Andover Industrial Realty Development Trust dated November 23, 1966, and recorded with Essex County Registry of Deeds in Book 927, Page 371, so far as now in force and applicable.

There is specifically excluded from this deed all tracks and track material on the above-described land, which tracks and track material shall remain the property of the grantors and may be removed at any time before July 7, 1970.

Parcel 6:

The land in Andover shown on plan of land entitled "Plan of Land in Andover, Mass. owned by United Drug Co., dated Oct. 29, 1927, Dana F. Perkins, Civil Engineer & Surveyor", which plan is re-recorded with Essex North District Registry of Deeds as Plan #716, bounded and described as follows:

Beginning at a point on the Easterly side of the Lowell and Andover Railroad location; thence South 75° 51' 32.4" East 27.96 ft. to a point; thence turning and running North 16° 08' 27.6" East 262.00 feet. to a point; thence turning and running Easterly 10 ft. to a point; thence turning and running Northerly 32.3 ft. to an iron pipe at land formerly of one Meers; thence turning and running N. 77° 51' 32.4" West 175.00 ft. to an iron pipe at land formerly of said Meers; thence turning and running still by said North 63° 31' 12.4" West 138.07 ft. to an iron pipe on the Easterly side of said Lowell and Andover Railroad thence running Southeasterly and Southwesterly by said Lowell and Andover Railroad location by a curved line having a radius of 916.75 ft, 414.14 ft. to the point of beginning.

Meaning and Intending to convey, and hereby conveying, all of the land owned by us between the location lines of the Lowell and Andover Railroad and the Boston and Maine Railroad in the "Ballardvale" section of Andover.

Being the premises conveyed to us by deed of John L. Cyr, et ux, dated December 28th, 1965, and recorded with the North District Essex Registry of Deeds, Book 1051, Page 209.

Parcel 7: As to Book 1100, Page 62.

Beginning at an iron pipe located North 82° 42' 23 West 58.00 feet from Station 995+68.46 located on center Line of center line between tracks Boston and Maine Corporation thence running South 72° 44' 00" East 17.01 feet to an iron pipe; thence turning and running along land Boston and Corporation South 7° 17" 37" West 239.01 feet to an pipe; thence turning and running along land formerly B. W. Burtt North 37° 21' West 292.27 feet to an iron pipe; thence turning end again along land formerly B. W. Burtt South 13° 49' 40" West 101.00 feet to an iron pipe; thence turning and running again along land formerly of B. W. Burtt South 16° 26' West 628.00 feet to a C. B.; thence turning running along land of T. Low North 59° 04' West 344.00 feet to an iron pipe; thence turning and running a long land formerly of W. A. Frost North 59° 14' West 275.00 feet to a C. B.; thence turning and running along land of Forest N. Purks North 23° 06' 00" East 660.00 feet to ring of stones; thence turning and running South 67° 02' 40" East 71.97 feet to a 7" x 7" S. B.; thence turning and running South 72° 44' 00" East 627.67 feet to an iron pipe and point beginning. be all of said measurement more or less, said parcel containing an area Of about 10.079 acres being shown upon plan marked "Land in ANDOVER, Mass. Boston and Maine corporation to the Gillette Company J.D. Batchelder Eng'r of Design scale 1 In. =150 Ft. Oct., 1967", to be recorded herewith, a copy of which is Here to attached to which reference is hereby made for a further description of the premises hereby conveyed.

Together with the permanent right and easement to pass and repass, on Foot or with vehicles, in common with the grantor, its successors and assigns, And others who now or hereafter have rights therein, on two (2) certain parcels of land bounded and described as follows. Said easements are granted appurtenant to the granted premises and to all other land in Andover now owned or hereafter Acquired by the grantee.

Easement1: Beginning at a point which North 25° 02' 08" East 103.35 feet from station 3+37.36 located on centerline of Location, Boston and Maine Corporation Boston Division-Lowell Branch, thence running along land of Boston and Maine Corporation South 10° 39' 57" West 323.07 feet to a point; thence turning and running on a curve to the left having a radius of 872.00 feet a distance or 206.49 feet to a point; thence turning and running North 25° 02' 08" East 123.21 feet to the point of beginning, be all of said measurements more or less, said easement area containing about 4100 square feet and being shown as Easement #1 upon plan marked "Two Easements Over land in ANDOVER, MASS. Boston and Maine Corporation To The Gillette Company J. D. Batchelder, Eng'r. of Design Scale 1 In. 50 ft. Dec. 1967", to be recorded herewith, a copy of which is hereto attached to which reference is hereby made for a further description of the easement area.

Easement 2. Beginning at a point which point is North 25° 02' 08" East 76.30 feet from Station 3+67.75 located on center line Of Location Boston and Maine Corporation Boston Division- Lowell Branch, thence running South 25° 02' 08" West 114.34 feet to point; thence turning and running South 84° 22' 45" West 27.75 feet to a point; thence turning and running along land of Robert J. Sax & James V. Letters, Jr. on a curve to the left having a radius of 834.25 feet a distance of 30.69 feet to a point; thence turning and running along land of Boston Maine Corporation North 25° 02' 08" East 138.68 feet to a point; thence turning and running along land of John L. & Grace Cyr on a curve to the right having a radius of 916.75 feet a distance of 48.40 feet to a point; thence turning and running again along Land of John L. & Grace L. Cyr South 73° 51' 32" East 9.95 feet to the point of beginning, be all of said measurements more or less, said easement area containing an area of 5284 square feet, more or less, and being shown as Easement #2 upon plan above mentioned.

Parcel 8: As to Book 1106, Page 320.

Lot 1, 15.25 acres, on a Plan of Land in Andover, Massachusetts, dated January 4, 1968, by Dana F. Per- kins & Sons, Inc., to be recorded herewith, bounded and described as follows:

SOUTHEASTERLY: by other land of the Grantee, shown erroneously on the Plan as land of the Grantors eight hundred eleven and no/100 (811.00) feet;

NORTHWESTERLY: by land of George W. Burtt, seven hundred forty-eight and 29/100 (748.29) feet ;

SOUTHWESTERLY: again by the same, two hundred fifty and no/100 (250.00) feet;

NORTHWESTERLY: by land of Roman and Eva Dembrowski two hundred forty-three and 80/100 (243.80) feet;

NORTHEASTERLY: by land of Brony S. Shea, one hundred ninety and 46/100 (190.46) feet;

NORTHWESTERLY: again by the same, one hundred eighty-three and 28/100 (183.28) feet;

EASTERLY: by land of Arthur E. deMontigny, six hundred eighty-four and 40/100 (684.40) feet; and

SOUTHEASTERLY: by other land of the Grantee, erroneously shown on the Plan as land of the Grantors, eight hundred eight and 30/100 (808.30) feet.

TO THE GILLETTE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY, GREENBERG TRAUIG, LLP AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2020 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES THE ITEMS 1, 2, 3, 4, 5, 7(a)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 30, 2024.

DATE OF PLAT OR MAP:

3-27-2024 DATE SPARTAK VAKA, P.L.S. #51616

Table with drawing title 'ALTA/NSPS LAND TITLE SURVEY', prepared for 'THE GILLETTE COMPANY', prepared by 'GREEN INTERNATIONAL AFFILIATES, INC. CIVIL & STRUCTURAL ENGINEERS', and a scale/sheet information section.

LEGAL DESCRIPTIONS

Parcel 9: As to Document No. 20670.

All that Certain parcel of land situate in Andover in the County of Essex and Commonwealth of Massachusetts, bounded and described as follows:
Northeasterly by land now or formerly Of John Kazanjian et al, Trustees six hundred twenty-four and 67/100 (624. 67) feet;

Southeasterly by land now or formerly of Boston and Maine Corporation six hundred sixty (660) feet;

Southwesterly by lands now or formerly of Gus Davidio and George Stevens nine hundred twenty-five and 73/100 (925.73) feet; and

Northwesterly by said George Stevens land five hundred one and 35/100 (501.35) feet.
As to Book 1189, Page 254.

Parcel 10 - Beginning at the most westerly corner of said parcel at a point on the division line between other land of the Grantor and other land of the Grantee, said point being N 35°15' 15"., a distance of 204.72 feet from an iron rods;
thence running N. 35° 15' 15" E., 127.36 feet to a point, said point being S 49° 14' 25" E., a distance of 611.19 feet from an iron pin;
thence turning and running S 49° 14' 25" E., 192.79 feet to a point at said other land of the Grantorsaid last two courses and distances being said other land of the Grantee;
thence turning and running N 84° 18' 40" W., by said other land of the Grantor, 220.62 feet to the point of Beginning .

Said Parcel contains 12,220 square feet of land according to Said plan.

Parcel No. 11 - Beginning at the most westerly corner of said parcel at a point in a wall on the division line between other land of the Grantor and other land of the Grantee, said point being S 84° 18' 40" E., a distance of 8.28 feet from the most easterly corner of Parcel No.1 herein above described;
Thence running N 35° 25' 00" E. by said wall, 69.06 feet to a point;
Thence turning and running S 60° 07' 40" E., 146.39 feet to a point at said first mentioned other land of the Grantor- said last two courses and distances being by said other land of the Grantee;
Thence turning and running N 84° 18' 40" W. by said first mentioned other land of the Grantor, 167.79 feet to the point of beginning.

Said parcel contains 5,031 square feet of land according to said plan.

Parcel No. 12 – Beginning at the most southeasterly corner of said Parcel at a point on the division line between land now or formerly of the Boston and Maine Corporation and other land of the Grantor, said point being at railroad station 989+94.97;
Thence running N 64° 14' 00" W., 229.11 feet to a point;
Thence turning and running N 84° 18' 40" W., 57.29 feet to a point at other Land of Grantee - said last two courses and distance being by said other Land of the Grantor;
Thence turning and running N 14° 29' 15" E., 379.80 feet to a stone bound;
Thence turning and running N 20° 52' 00" E., 101.feet to a point, said point being S 20° 52' 00" W., a distance of 60.43 feet from a stone bound;
Thence turning and running S 36° 15' 00" E., 292.07 feet to a point at said land now or formerly of the Boston and Maine corporation, said point being at Railroad station 993+29.45 - said last three courses and distances being said other land of the Grantee;
Thence turning and running S 6° 36' 00" W., by said land now or formerly of the Boston and Maine corporation, 334.28 feet to the point of beginning.

Said Parcel contains 2.32 acres of land according to said plan.

TO THE GILLETTE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY, GREENBERG TRAUIG, LLP AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2020 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES THE ITEMS 1, 2, 3, 4, 5, 7(a)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 30, 2024.

DATE OF PLAT OR MAP:

3-27-2024

DATE

SPARTAK VAKA, P.L.S. #51616

DRAWING TITLE: ALTA/NSPS LAND TITLE SURVEY		
PREPARED FOR: THE GILLETTE COMPANY 30 BURTT ROAD ANDOVER, MASSACHUSETTS		
PREPARED BY:  GREEN INTERNATIONAL AFFILIATES, INC. CIVIL & STRUCTURAL ENGINEERS 100 AMES POND DRIVE, SUITE 200 TEWKSBURY, MA 01876 978.923.0400 www.greenintl.com		
SCALE: AS NOTED	FIELD CHIEF: GL	SHEET NO. 9 OF 9
DATE: 2/2/2024	DRAWN BY: MP	
REVISED: 3/27/2024	CHECKED BY: SV	
PROJECT NO. 23077		