

BEALS • ASSOCIATES INC.

2 PARK PLAZA, SUITE 200, BOSTON, MA 02116

PHONE: 617-242-1120

July 8, 2021

Ms. Janet Fairchild

Administrative Assistant

Town of Littleton

Board of Appeals

37 Shattuck Street

P.O. Box 1305

Littleton, MA 01460

**Reference: Application for a Dimensional Variance
 Last Mile Distribution Facility
 151 & 153 Taylor Street, Littleton, Massachusetts**

Dear Ms. Fairchild:

On behalf of Northbridge Partners, LLC. ("Northbridge"), Beals Associates, Inc. ("BAI") is pleased to submit this letter and attached materials in support of an application for a Dimensional Variance from *Section 173-61 Use Regulations* of the Town of Littleton Zoning Bylaw under MGL c. 40A §10. The project for which this application is being submitted includes the development of a Last Mile Distribution Facility with supporting parking and loading at the 151 and 153 Taylor Street parcels. The project received Site Plan and Special Permit approval from the Littleton Planning Board on January 7, 2021 as well as an Order of Conditions from the Littleton Conservation Commission on November 25, 2020. The Taylor Street development is nearing completion and has since received a Temporary Occupancy Permit from the Littleton Building Department.

During the entitlement process the applicant, Northbridge, stated it would be willing to gift the remaining land not used by the proposed development to the Littleton Water Department ("LWD") to conserve and protect a key piece of land in the Town of Littleton as the area is within the Town's Aquifer and Water Resource Protection District. This area to be conveyed to the LWD was determined to be roughly 58 Acres in size and was noted in the Special Permit Decision as well as a Host Community Agreement between Northbridge and the Town of Littleton Select Board.

During the preparation of the Approval Not Required ("ANR") plan to convey the land, the project team's attorneys noted that the conveyance of the 58 Acres of land would put the development in non-compliance as it would exceed the maximum impervious area regulation within both the Aquifer Protection district as well as the Water Resource Protection District. This application is seeking relief for the percentage of impervious surfaces proposed on the property following the division and conveyance of land to the LWD. The division of land will result in two parcels with Lot "A" containing the proposed Last Mile Delivery development and Lot "B" being conveyed to the LWD. The Approval Not Required ("ANR") plan which divided the property was drafted in a manner to provide as much land as possible to the Water Department as discussed during the entitlement process, while allowing the existing and proposed development to comply with all other rules and regulations set forth in the Zoning Bylaw. The ANR Plan was approved by the Littleton Planning Board at the Town's July 1st Planning Board meeting. This plan has not yet been recorded and the subsequent conveyance will not commence until a Variance is issued by the Zoning Board of Appeals.

In their respective locations, the 151 & 153 Taylor Street parcels are both located within both the Aquifer Protection and Water Resource Protection Overlay Districts and are subject to the rules and regulations of each overlay district. According to *Section 173-61 Use Regulations* of the Town of Littleton Zoning Bylaw, a development that renders an impervious area of more than 15%, or 2,500 square feet, but less than 30% of any lot or parcel requires a special permit in the Aquifer Protection District, but is Not Applicable within the Water Resource Protection District. Furthermore, a development that renders an impervious area of more than 20% but less than 50% on any lot or parcel is Not Applicable within the Aquifer Protection district, but requires a Special Permit in the Water Resource Protection district. As this project is proposed to render an impervious area roughly of 700k s.f., or 54%, of Lot "A" when complete, with Lot "B" being conveyed to the LWD.

Attached to this letter, please find the following materials in support of this application for a dimensional variance:

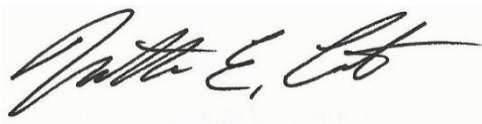
- Board of Appeals Application for a Variance
- 151 & 153 Taylor Street Property Plan Sketch
- 151 & 153 Taylor Street ANR Plan of Land
- 151 Taylor Street ALTA/NSPS Land Title Survey
- 153 Taylor Street ALTA/NSPS Land Title Survey
- 151 Taylor Street Deed (Book 72547, Page 175)
- 153 Taylor Street Deed (Book 76740, Page 508)
- Check in the amount of \$555.00 for the Variance Application filing fee

The sole purpose of this variance request is to convey land to the Littleton Water Department so that the land may be protected in perpetuity. The land being conveyed lies within the Beaver Brook aquifer and it includes large areas of wetland resources that serve to protect the quality of the water resources and also, the wetlands facilitate recharge to maintain and protect the quantity of ground water and ultimately the Town's water supply.

We appreciate your consideration of this Application for a Dimensional Variance and look forward to discussing the application and supporting materials with the Board of Appeals. If you have any questions or request any additional information, please do not hesitate to contact our office directly at 617-242-1120.

Sincerely,

Beals Associates, Inc.



Matthew E. Costa
Project Manager / Engineer



Bryan Sutherlin

File: C-1127
CC: Brian Orr, Northbridge Partners, LLC.
Owen Hall, Northbridge Partners, LLC.
Lawrence M. Beals, Beals Associates, Inc.
Todd P. Morey, Beals Associates, Inc.
Corey Godfrey, Littleton Water Department

Memorandum in Support of Application for Variance

151/153 Taylor Street, Littleton, MA

NBPll Littleton LLC

The subject property consists of approximately 87.8 acres of land lying between Route 495 and the Beaver Brook in the vicinity of the intersection of Routes 495 and 2. Approximately 29.4 acres (the “Developed Area”) are improved with a distribution facility and associated parking. The remaining 58.4 acres (the “Undeveloped Area”) comprise a distinctly if not uniquely large area of unimproved land supporting the Beaver Brook aquifer and the drinking water supply of the Town of Littleton.

The purpose of the proposed variance from the maximum impervious coverage limits in the Aquifer Protection District and the Water Resource District is to allow the applicant to make a gift of the Undeveloped Area to the Littleton Water Department, as contemplated by the Host Community Agreement between the Town and the applicant. A condition of that agreement is that the Developed Area meet all applicable legal requirements, including zoning, without the benefit of the Undeveloped Area. The requested variance is essential to the continued legal compliance of the Developed Area.

Per Section 173-6(B)(2) of the Town of Littleton Zoning Code, a variance may be granted so long as:

- (a) the literal enforcement of the provisions of this chapter would involve a substantial hardship, financial or otherwise, to the applicant or appellant;
- (b) the hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located; and
- (c) desirable relief may be granted:
 - (1) without substantial detriment to the public good; or
 - (2) without nullifying or substantially derogating from the intent or purpose of this chapter.

Under the current circumstances, which are unusual if not unique, the foregoing variance standards are met, to wit:

- (a) the literal enforcement of the limits on the impermeable coverage of the Developed Area (30% in the Aquifer Protection District and 50% in the Water Resource District) would involve a substantial hardship to the applicant in that it would prevent the applicant from completing the full set of enhancements brought to the Town by the project on the Developed Area, such enhancements including job opportunities, tax revenues, a \$40,000 voluntary contribution to the Town’s Brown Woods Gift Fund, a \$1.2 million voluntary contribution toward essential Town needs (anticipated to include the Town’s initiatives regarding Complete Streets, the Cross-Town Connect Transportation Management Association, Public Safety communications improvements, and replacement of a water main in Taylor Street), all of which can be accomplished without any sort of zoning relief, and the gift of the Undeveloped Area, which does require zoning relief.

(b) the hardship is owing to the fact that once the Undeveloped Area was conveyed to the Littleton Water Department, the limits on impermeable coverage would apply to the Developed Area alone, without taking into account the stewardship of the Undeveloped Area by the Littleton Water Department and the symbiotic manner in which the combined parcels would continue to achieve the objectives of the Aquifer Protection District and the Water Resource District. Thus the hardship arises because the soil conditions and topography of the Undeveloped Area, and the fact that they would be under the stewardship of the Littleton Water Department, would not be taken into account (and only the soil conditions and topography of the Developer Area would be considered) in evaluating whether the purposes of the Aquifer Protection District and the Water Resource District are being respected after the conveyance. Further, the soil conditions and topography of the Undeveloped Land, its proximity to the Beaver Brook, and its availability for gift to the Littleton Water Department, do not generally affect other parcels in the Industrial A district.

(c)(1) desirable relief may be granted without substantial detriment to the public good for two reasons: (i) the public good is enhanced by the Town gaining title to and control over a large area that contributes to the aquifer of the Beaver Brook and the drinking water supply of the Town of Littleton, and (ii) there is no detriment to the public good, substantial or otherwise, because the recharge of stormwater to the aquifer will be unaffected by the zoning relief and conveyance of the Undeveloped Area because the combined parcels will continue to function as designed and permitted.

(c)(2) desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this chapter because the purposes of the Aquifer Protection District and the Water Resource District will continue to be satisfied by a combination of (i) the Developed Area having been improved in a manner that is fully consistent with the limitations and requirements of those Districts and (ii) the Undeveloped Area, which would otherwise have continued to be owned by the applicant and perform the recharge function that underlies the purposes of the Aquifer Protection District and the Water Resource District, will instead be owned by the Littleton Water Department, under whose stewardship it will continue to perform the recharge function that underlies the purposes of the Aquifer Protection District and the Water Resource District.

Your consideration of the applicant's variance request is very much appreciated.

END

General Information

What authority does the Board of Appeals have?
The Board of Appeals obtains its authority under the Massachusetts General Laws Chapter 40A §14 and the Town of Littleton's Zoning By-law 173-6 to hear and decide *appeals*, to hear and decide applications for *Chapter 40A special permits*, and to hear and decide petitions for *variances*. The Board of Appeals also hears and decides applications for *special permits for low and moderate income housing* under *Massachusetts General Laws Chapter 40B Sections 20, 21, 22, and 23*.

What is an Appeal?
Pursuant to Massachusetts General Laws Chapter 40A §8 and Littleton Zoning By-law 173-6 B(3) and 173-6 B(5) the Board of Appeals hears and decides appeals by any person aggrieved by any written order or decision of the Zoning Enforcement Officer or other administrative official in violation of any provision of Massachusetts General Laws Chapter 40A or the Littleton Zoning By-laws. Building permits withheld by the Building Commissioner acting under MGL C. 41, §81Y as a means of enforcing the Subdivision Control Law may also be issued by the Board of Appeals. Action taken by the Building Commissioner acting under the Code of Littleton Chapter 152 will also be heard by the Board of Appeals. *If the Zoning Enforcement Officer or other administrative official does not issue a written order or decision, the Board of Appeals will not hear the appeal.* Appeals from the written decisions of the Zoning Enforcement Officer or other administrative official must be filed with the Office of the Town Clerk pursuant to Massachusetts General Laws Chapter 40A Section 15 within thirty (30) days from the date of the written order or decision which is being appealed. **Failure to file a timely appeal is fatal.**

What is a Chapter 40A Special Permit?
Certain uses of property are permitted as a matter of right. However, the Littleton Zoning By-laws provide that other uses are not allowed in certain zoning districts, and that specific types of uses shall only be permitted in specified zoning districts upon the issuance of a Special Permit from the Board of Appeals pursuant to Massachusetts General Laws Chapter 40A § 9, 9A, and 9B. Special Permits may be issued only for uses which are in harmony with the general purpose and intent of the By-law, and may be subject to general or specific provisions set forth therein, and such permits may also impose conditions, safeguards and limitations on time or use. A Special Permit, unlike a Variance, may be conditioned by limiting its duration to the term of ownership or use by the Applicant. When a Special Permit application is accompanied by plans or specifications detailing the work to be undertaken, the plans and specifications become conditions of the issuance of the permit. Therefore, once a Special Permit is granted, modification of the plans or specifications require as a prerequisite, modification of the Special Permit through the filing of a successive Special Permit application. No building permit may be issued by the Building Commissioner for a use or structure that requires a Special Permit until 1) a Special Permit has been granted by the Board of Appeals, 2) the expiration of the twenty (20) day appeal period pursuant to Massachusetts General Laws Chapter 40A Section 11, and 3) the Special Permit has been recorded at the Middlesex South District Registry of Deeds. The Building Commissioner shall require proof of recording at the Registry of Deeds from the Town Clerk prior to issuance of a building permit. No party is entitled "as a matter of right" to a Special Permit. The Board of Appeals, in the proper exercise of its discretion, is free to deny a Special Permit even if the facts show that such a permit could be lawfully granted. **Special Permits 40A shall lapse 24 months following the granting unless substantial use or construction has commenced.**


What is a Chapter 40B Special Permit?
Chapter 40B is a state statute, which enables local Boards of Appeals to approve affordable housing developments under flexible rules if at least 25% of the units have long-term affordability restrictions. Also known as the Comprehensive Permit Law, Chapter 40B was enacted in 1969 to help address the shortage of affordable housing statewide by reducing unnecessary barriers created by local approval processes, local zoning, and other restrictions. Its goal is to encourage the production of affordable housing in all communities throughout the Commonwealth. **Special Permits 40B shall lapse 3 years from the date the permit becomes final unless construction authorized by a comprehensive permit has begun, or unless specifically noted otherwise in the permit by the Board of Appeals.**

What is a Variance?
A Variance is a waiver of the zoning rules adopted by the Citizens of Littleton at Town Meeting. A Variance may be granted pursuant to the Littleton Zoning By-laws and Massachusetts General Laws Chapter 40A Section 10. Accordingly, it is only in rare instances and under exceptional circumstances that relaxation of the general restrictions established by the Zoning By-laws are permitted. A Variance is distinguished from a Special Permit. The Variance is used to authorize an otherwise prohibited use or to lessen dimensional requirements otherwise applicable to a structure. No person has a right to a Variance. *A Variance of "use" is almost never granted by the Board of Appeals. Variance of "dimensional" requirements is granted in rare occasions.* **The Board of Appeals has no discretion to grant a Variance unless the petitioner provides evidence, and that the Board of Appeals determines that, owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.** Even if the Board of Appeals find that such hardship exists, it may exercise its discretion and not grant a Variance. No building permit may be issued by the Building Commissioner for a use or structure that requires a Variance until 1) a Variance has been granted by the Board of Appeals, 2) the expiration of the twenty (20) day appeal period pursuant to Massachusetts General Laws Chapter 40A Section 11, and 3) the Variance has been recorded at the Middlesex South District Registry of Deeds. The Building Commissioner shall require proof of recording at the Registry of Deeds from the Town Clerk prior to issuance of a building permit. **Rights authorized by a Variance must be exercised within 1 year of granting, or said variance shall lapse.**

TOWN OF LITTLETON

BOARD OF APPEALS

37 Shattuck Street
P.O. Box 1305
Littleton, MA 01460
Tel: 978-540-2420



APPLICATION FOR PUBLIC HEARING

Pursuant to MGL Chapter 40A, 40B and 41 and the Littleton Zoning Bylaws

TOWN USE ONLY

Received by the Town Clerk Office

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 555.00 Check # 16143

Pursuant to the provisions of Chapter 40, §57 of the Massachusetts General Laws as adopted by Town Meeting 2003, this document must be signed by the Tax Collector verifying payment of taxes.

Signature of Tax Collector

The undersigned hereby submits this petition for the following action (check all that apply):

- ☐ Appeal of Decision of Building Inspector or other administrative official (see page 2)
- ☐ Special Permit (40A) (see page 2)
- ☒ Variance (see page 3)
- ☐ Comprehensive Permit (40B) Complete additional application (see page 2)

Decided by: Dean Atkins

1179CE3461B410...

PETITIONER: Signature X Date: 7/7/2021

NBP II Littleton, LLC

Print Name

401 Edgewater Place, Suite 107

Address

Wakefield, MA 01880

Town, State, Zip

617-702-1604

Phone #

brian.orr@northbridgecre.com

Email Address

72547

175

Deed Reference: Bk 76740 Page 508

PROPERTY OWNER: Signature of Owner for Petitioner to represent Owner, if unsigned

Decided by: Dean Atkins

1179CE3461B410...

X Date: 7/7/2021

Signature

617-702-1604

Phone #

brian.orr@northbridgecre.com

Email

Address (if different from petitioner)

ASSESSOR MAP & PARCEL NUMBER Map R10, Parcels 14-0 and 14-1

ZONING DISTRICT: R VC B 1A IB (Circle all that apply)

Check box if applicable ☒ AQUIFER DISTRICT ☒ WATER RESOURCE DISTRICT

Appeal

Under MGL c. 40A §. 8

The undersigned hereby appeals a written order or decision of the Building Commissioner / Zoning Officer or other administrative official alleged to be in violation of the provisions of MGL c. 40A or the Zoning By-laws to the Board of Appeals for the Town of Littleton.

1. From what Town Official or Board is the appeal being sought?

Mandatory: Attach copies of written order or decision under appeal

Administrative Official _____ Date of order / decision _____

2. Which statute or Zoning Bylaw do you rely for your appeal?

MGL c.40A §. _____ Zoning Bylaw §. _____ Code of Littleton §. _____
You may also consider whether you qualify for relief under any other authority of the Board to grant a Special Permit or Variance.

3. I hereby certify that I have read the Board of Appeals Instructions for Appellants and that the statements within my appeal and attachments are true and accurate to the best of my knowledge and belief.

Signature _____ Print name _____

Special Permit 40A

Under MGL c. 40A §. 9

The undersigned hereby petitions the Board of Appeals for the Town of Littleton to grant a Special Permit for the reasons hereinafter set forth and in accordance with the applicable provisions of the Zoning By-law.

1. Special Permits are expressly permitted in the Zoning Bylaws. Which Zoning Bylaw section do you rely for your appeal?

Zoning Bylaw §. _____

2. Why are you applying for a Special Permit? Attach a written statement that specifically describes existing conditions and your objectives, along with necessary exhibits as listed in the filing instructions. You may also consider whether you qualify for relief under any other authority of the Board to grant a variance.

3. I hereby certify that I have read the Board of Appeals Instructions for petitioners and that the statements within my petition and attachments are true and accurate to the best of my knowledge and belief.

Signature _____ Print Name _____

See supplemental instructions: Littleton Zoning Board of Appeals Rules for the Issuance of a Comprehensive Permit under

Special Permit 40B

Under MGL c. 40B

Variance

Under MGL c. 40A §. 10

The undersigned hereby petitions the Board of Appeals for the Town of Littleton to vary, in the manner and for the reasons hereinafter set forth, the applicable provisions of the Zoning By-law.

1. Specifically, from what Zoning bylaw section are you seeking relief? Section 173-61 Use Regulations

2. Why are you seeking relief from a literal enforcement of this Zoning Bylaw?

Attach a written statement that specifically describes existing conditions and your objectives, along with plans, specifications, certified plot plan and any documentation necessary to support your request.

3. Show evidence that you meet the minimum requirements of a variance under section 173-6 B (2) of the Littleton Zoning Bylaws.

Attach a written statement which specifically includes why, owing to conditions (soil, shape, or topography) especially affecting the premises, but not affecting generally the zoning district in which it is located, a literal enforcement of the Zoning By-law would result in a substantial hardship to you. Applicant must clearly demonstrate the lack of alternative remedies.

4. I hereby certify that I have read the Board of Appeals Instructions for petitioners and that the statements within my petition and attachments are true and accurate to the best of my knowledge and belief.

Downloaded by X Dean Atkins Signature _____ Dean Atkins _____
Print name

Filing Instructions

1. IMPORTANT: SEE THE BUILDING-COMMISSIONER/ZONING ENFORCEMENT OFFICER BEFORE YOU FILL OUT THIS APPLICATION. He will assist you with the proper zoning sections and application request(s). His review may save time by preventing delays in the hearing process.

2. Bring the completed application packet to the Administrative Assistant to the Building Commissioner who will assist you in filing with the Town Clerk.

Necessary Exhibits— provide 3 copies and an electronic copy of the following with the completed application:

1. A copy of the most recently recorded plan of land or where no such plan exists, a copy of a plot plan endorsed by a registered engineer or land surveyor. The plan should show;

- A) metes and bounds of the subject land
- B) adjacent streets and other names and readily identifiable landmarks and fixed objects
- C) dimensional layout of all buildings
- D) distances and setbacks from the various boundaries
- E) exact dimensions, setbacks and specifications of any new construction, alterations, additions or installations
- F) direction of North
- G) the name of each abutting property owner

2. Copy of the latest recorded deed

3. A written statement which details the basis for your petition

4. Pictures, plans, maps, drawings and models are always helpful in explaining the problem

5. In cases pertaining to signs, a scale print of the sign lettering and colors

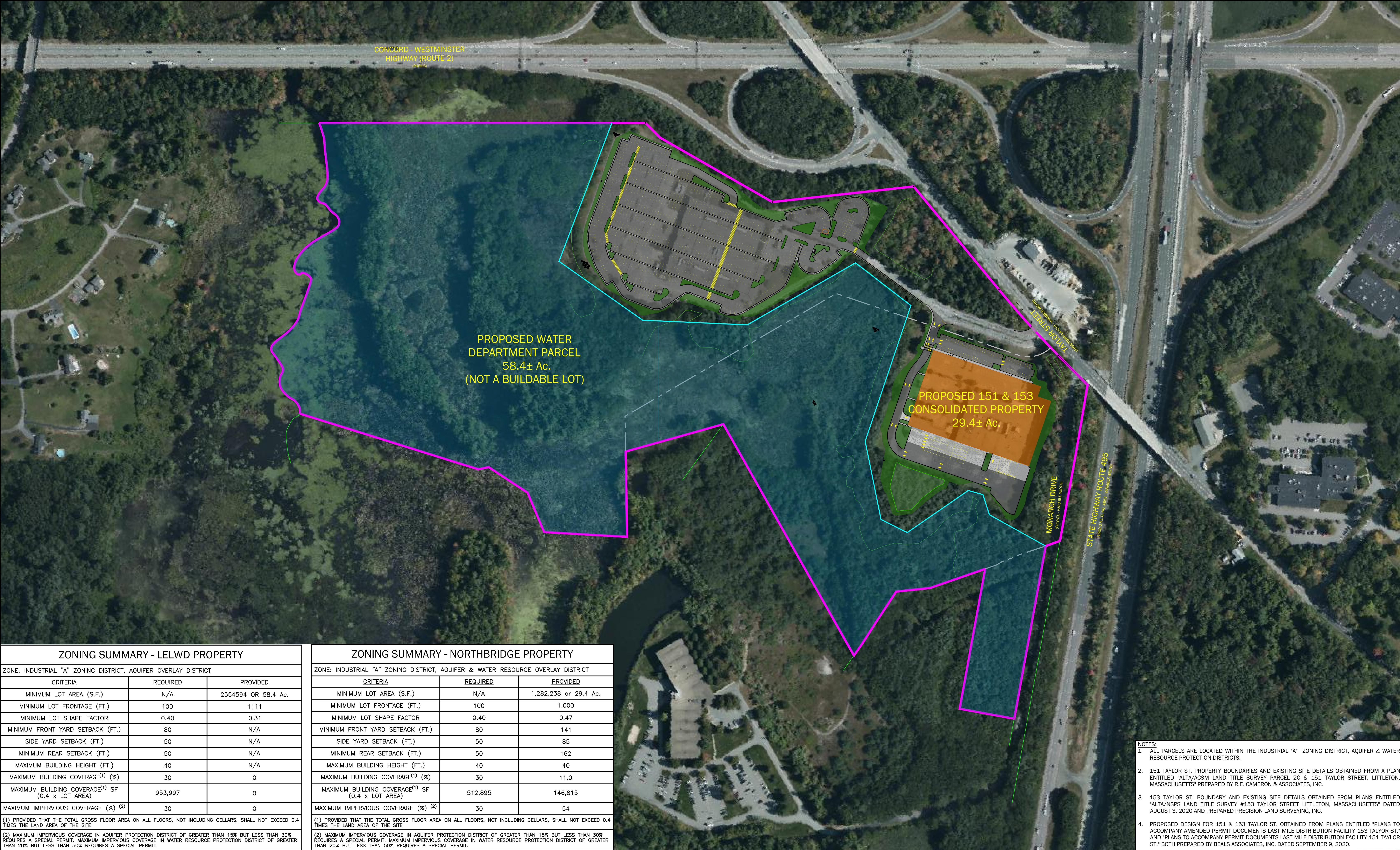
6. In cases pertaining to subdivisions of land, prints should show the proposed subdivision endorsed by a registered engineer or land surveyor

7. In cases pertaining to Accessory dwellings evidence that the Board of Health has approved the septic system

8. The date of the building construction and the history of ownership are useful in finding facts about the case

Completed applications filed with the Town Clerk by the third Thursday of the month will be considered at the next regularly scheduled Zoning Board of Appeals meeting, held on the third Thursday of the following month.

The Board in its discretion may dismiss an application or petition for failure to comply with any of the foregoing rules



ZONING SUMMARY - LELWD PROPERTY		
ZONE: INDUSTRIAL "A" ZONING DISTRICT, AQUIFER OVERLAY DISTRICT		
CRITERIA	REQUIRED	PROVIDED
MINIMUM LOT AREA (S.F.)	N/A	2554594 OR 58.4 Ac.
MINIMUM LOT FRONTAGE (FT.)	100	1111
MINIMUM LOT SHAPE FACTOR	0.40	0.31
MINIMUM FRONT YARD SETBACK (FT.)	80	N/A
SIDE YARD SETBACK (FT.)	50	N/A
MINIMUM REAR SETBACK (FT.)	50	N/A
MAXIMUM BUILDING HEIGHT (FT.)	40	N/A
MAXIMUM BUILDING COVERAGE ⁽¹⁾ (%)	30	0
MAXIMUM BUILDING COVERAGE ⁽¹⁾ SF (0.4 x LOT AREA)	953,997	0
MAXIMUM IMPERVIOUS COVERAGE (%) ⁽²⁾	30	0
(1) PROVIDED THAT THE TOTAL GROSS FLOOR AREA ON ALL FLOORS, NOT INCLUDING CELLARS, SHALL NOT EXCEED 0.4 TIMES THE LAND AREA OF THE SITE		
(2) MAXIMUM IMPERVIOUS COVERAGE IN AQUIFER PROTECTION DISTRICT OF GREATER THAN 15% BUT LESS THAN 30% REQUIRES A SPECIAL PERMIT. MAXIMUM IMPERVIOUS COVERAGE IN WATER RESOURCE PROTECTION DISTRICT OF GREATER THAN 20% BUT LESS THAN 50% REQUIRES A SPECIAL PERMIT.		

ZONING SUMMARY - NORTHBRIDGE PROPERTY		
ZONE: INDUSTRIAL "A" ZONING DISTRICT, AQUIFER & WATER RESOURCE OVERLAY DISTRICT		
CRITERIA	REQUIRED	PROVIDED
MINIMUM LOT AREA (S.F.)	N/A	1,282,238 or 29.4 Ac.
MINIMUM LOT FRONTAGE (FT.)	100	1,000
MINIMUM LOT SHAPE FACTOR	0.40	0.47
MINIMUM FRONT YARD SETBACK (FT.)	80	141
SIDE YARD SETBACK (FT.)	50	85
MINIMUM REAR SETBACK (FT.)	50	162
MAXIMUM BUILDING HEIGHT (FT.)	40	40
MAXIMUM BUILDING COVERAGE ⁽¹⁾ (%)	30	11.0
MAXIMUM BUILDING COVERAGE ⁽¹⁾ SF (0.4 x LOT AREA)	512,895	146,815
MAXIMUM IMPERVIOUS COVERAGE (%) ⁽²⁾	30	54
(1) PROVIDED THAT THE TOTAL GROSS FLOOR AREA ON ALL FLOORS, NOT INCLUDING CELLARS, SHALL NOT EXCEED 0.4 TIMES THE LAND AREA OF THE SITE		
(2) MAXIMUM IMPERVIOUS COVERAGE IN AQUIFER PROTECTION DISTRICT OF GREATER THAN 15% BUT LESS THAN 30% REQUIRES A SPECIAL PERMIT. MAXIMUM IMPERVIOUS COVERAGE IN WATER RESOURCE PROTECTION DISTRICT OF GREATER THAN 20% BUT LESS THAN 50% REQUIRES A SPECIAL PERMIT.		

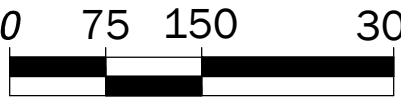
- NOTES:
- ALL PARCELS ARE LOCATED WITHIN THE INDUSTRIAL "A" ZONING DISTRICT, AQUIFER & WATER RESOURCE PROTECTION DISTRICTS.
 - 151 TAYLOR ST. PROPERTY BOUNDARIES AND EXISTING SITE DETAILS OBTAINED FROM A PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY PARCEL 20 & 151 TAYLOR STREET, LITTLETON, MASSACHUSETTS" PREPARED BY R.E. CAMERON & ASSOCIATES, INC.
 - 153 TAYLOR ST. BOUNDARY AND EXISTING SITE DETAILS OBTAINED FROM PLANS ENTITLED "ALTA/NSPS LAND TITLE SURVEY #153 TAYLOR STREET LITTLETON, MASSACHUSETTS" DATED AUGUST 3, 2020 AND PREPARED PRECISION LAND SURVEYING, INC.
 - PROPOSED DESIGN FOR 151 & 153 TAYLOR ST. OBTAINED FROM PLANS ENTITLED "PLANS TO ACCOMPANY AMENDED PERMIT DOCUMENTS LAST MILE DISTRIBUTION FACILITY 153 TAYLOR ST." AND "PLANS TO ACCOMPANY PERMIT DOCUMENTS LAST MILE DISTRIBUTION FACILITY 151 TAYLOR ST." BOTH PREPARED BY BEALS ASSOCIATES, INC. DATED SEPTEMBER 9, 2020.

151 & 153 Taylor St.
Littleton, Massachusetts

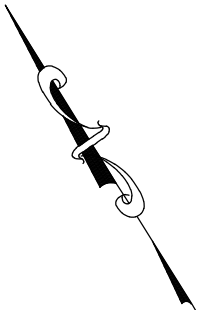


BEALS ASSOCIATES INC.

2 PARK PLAZA SUITE 200 BOSTON, MA 02116
PHONE: 617-242-1120
•PLANNING •ENGINEERING •PERMITTING •MANAGEMENT



SCALE: 1"=150'



Property Plan Sketch
June 24, 2021

NOTES

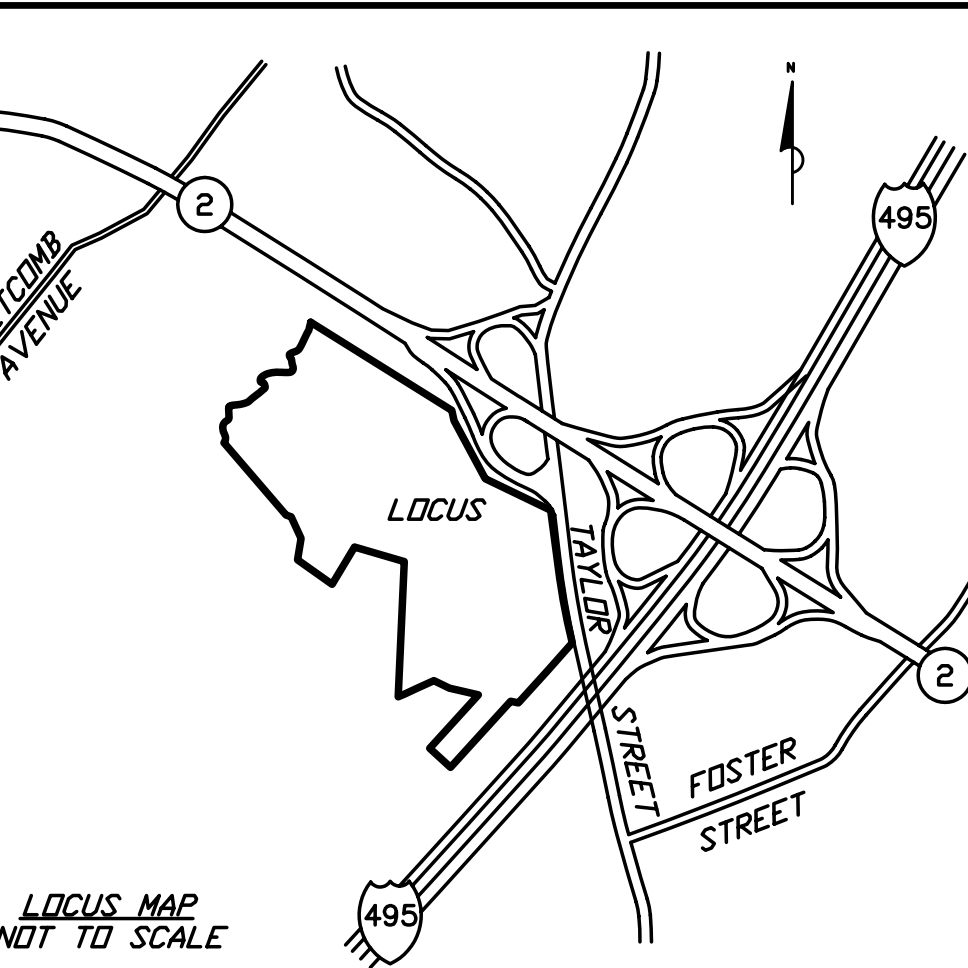
1) LOT B IS NOT TO BE CONSIDERED A BUILDING LOT BUT IS TO BE CONVEYED TO THE LITTLETON WATER DEPARTMENT.

2) THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE SUBJECT TO THE FINDINGS SUCH A REPORT MAY DISCLOSE.



BROOK
BEAVER

N/F
TOWN OF
LITTLETON
24291/365



LOCUS MAP
NOT TO SCALE

CONCORD - WESTMINSTER HIGHWAY
(ROUTE 2)
(PUBLIC - STATE HIGHWAY)
no access
1111'±

1238.56' (tie)
1238'±

S 58°02'27" E

no access

SB-BROKEN
(found)

S 12°48'29" E
78.30'

127.34'

N 52°53'46" E
562.20'

PARCEL R-3 & R-4
20' RIGHT OF WAY
7653/166 7739/377

1950 STATE HIGHWAY
ALTERATION No. 3785
no access
491.36'

S 28°13'35" E

SB/DH
(found)

1950 STATE HIGHWAY
ALTERATION No. 3785
no access
539.83'

S 64°17'43" E

CB/DH
(found)

S 07°37'04" E

TAYLOR STREET
PUBLIC - VARIABLE WIDTH
1950 & 1959 TOWN LAYOUT
no access
507.90'

CB/DH
(found)

R=3854.72' L=334.99'

CB/DH
(found)

S 12°35'49" E
159.06'

SIGN
EASEMENT

INTERSTATE ROUTE 495
no access
315.99' S 42°17'42" W

R=11800.00' L=284.51'
L=122.53'
100' DRIVEWAY &
UTILITY EASEMENT

N 41°36'15" E 284.50' (chord)

no access

S 42°17'42" W

N 28°57'29" W
244.48'

S 42°17'42" W

24' EMERGENCY ACCESS EASEMENT

30' UTILITY EASEMENT

N/F
CDK-MEL, LLC
63843/100

N/F
CDK-MEL, LLC
63843/98

539.25'

MATCHLINE

L12

L11

L10

L9

L8

L7

L6

L5

L4

L3

L2

L1

1008.10'

N 02°31'22" E

N 47°42'18" W

210.00'

539.25'

665.60'

S 42°17'42" W

MONARCH DRIVE

MATCHLINE

539.25'

N 47°42'18" W

210.00'

S 42°17'42" W

665.60'

MONARCH DRIVE

MATCHLINE

539.25'

N 47°42'18" W

210.00'

S 42°17'42" W

665.60'

MONARCH DRIVE

MATCHLINE

539.25'

N 47°42'18" W

210.00'

S 42°17'42" W

665.60'

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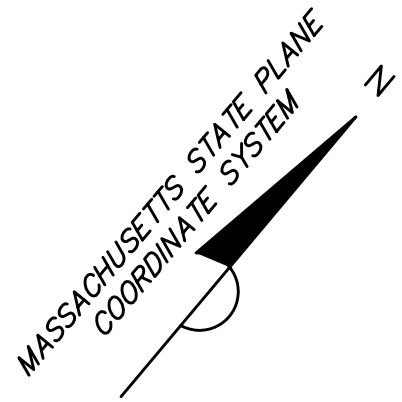
MATCHLINE

539.25'

N 47°42'18" W

210.00'

S 42°17'42" W



Schedule B, Part II, Exceptions, of First American Title Insurance Company's Commitment for Title Insurance, File No. NCS-1016872-BOS1, Effective Date June 17, 2020

- [8] Commonwealth of Massachusetts Department of Public Works Layout and Order of Taking recorded in Book 7653, Page 166. PLOTTED AND SHOWN HEREON.
- [9] Commonwealth of Massachusetts Department of Public Works Layout and Order of Taking recorded in Book 7739, Page 377. PLOTTED AND SHOWN HEREON.
- [10] Commonwealth of Massachusetts Department of Public Works Layout and Order of Taking recorded in Book 9418, Page 379. PLOTTED AND SHOWN HEREON.
- [11] This item has been intentionally deleted.
- [12] Town of Littleton Planning Board Decision for Special Permit recorded in Book 16701, Page 555, as affected by Modification to Special Permits of Aquifer Protection District recorded in Book 50913, Page 419. NOT A SURVEY RELATED ITEM.
- [13] Terms and conditions set forth in deed of Digital Equipment Corporation dated September 24, 1987 and recorded in Book 18565 Page 342, as amended by Amendment to Easement dated June 3, 2004, recorded in Book 43657, Page 369. See Plan No. 1049 of 2004. PLOTTED AND SHOWN HEREON.
- [14] Town of Littleton Planning Board Decision for Special Permit for Change of Proprietorship of Property in Aquifer Protection District recorded in Book 45063, Page 436, as affected by Modification to Special Permits of Aquifer Protection District recorded in Book 45063, Pages 444. NOT A SURVEY RELATED ITEM.
- [15] Rights and Easements set forth in deed recorded in Book 12927, Page 528. PLOTTED AND SHOWN HEREON.
- [16] This item has been intentionally deleted.
- [17] Town of Littleton Conservation Commission Order of Conditions (DEP File No. 204-41) recorded in Book 14463, Page 312, as affected by Certificate of Compliance recorded in Book 20526, Page 460. NOT A SURVEY RELATED ITEM.
- [18] This item has been intentionally deleted.
- [19] This item has been intentionally deleted.
- [20] This item has been intentionally deleted.

ZONING TABLE	
ZONE DISTRICT	= I-A INDUSTRIAL A*
FRONT SETBACK	= 80 FEET
SID/REAR SETBACK	= 50 FEET
MAXIMUM BUILDING HEIGHT	= 40 FEET
MAXIMUM LOT COVERAGE	= 30%
MAXIMUM LOT IMPERVIOUS AREA	= 80%

PARKING SPACE FORMULA: 1 space per 1.25 employees on the largest shift is required for dwellings used for Industrial / Wholesale purposes and, for office uses, 1 space per 250 Square Feet of Gross Floor Area, or, if the Planning Board determines that the occupancy can adequately be predicted and controlled, 1 space per 1.25 employees on the largest shift.

*Within the Aquifer and Water Resource Overlay District.

Schedule A Description of First American Title Insurance Company's Commitment for Title Insurance, File No. NCS-1016872-BOS1, Effective Date June 17, 2020

The Land is described as follows: Real property in the Town of Littleton, County of Middlesex, Commonwealth of Massachusetts, described as follows:

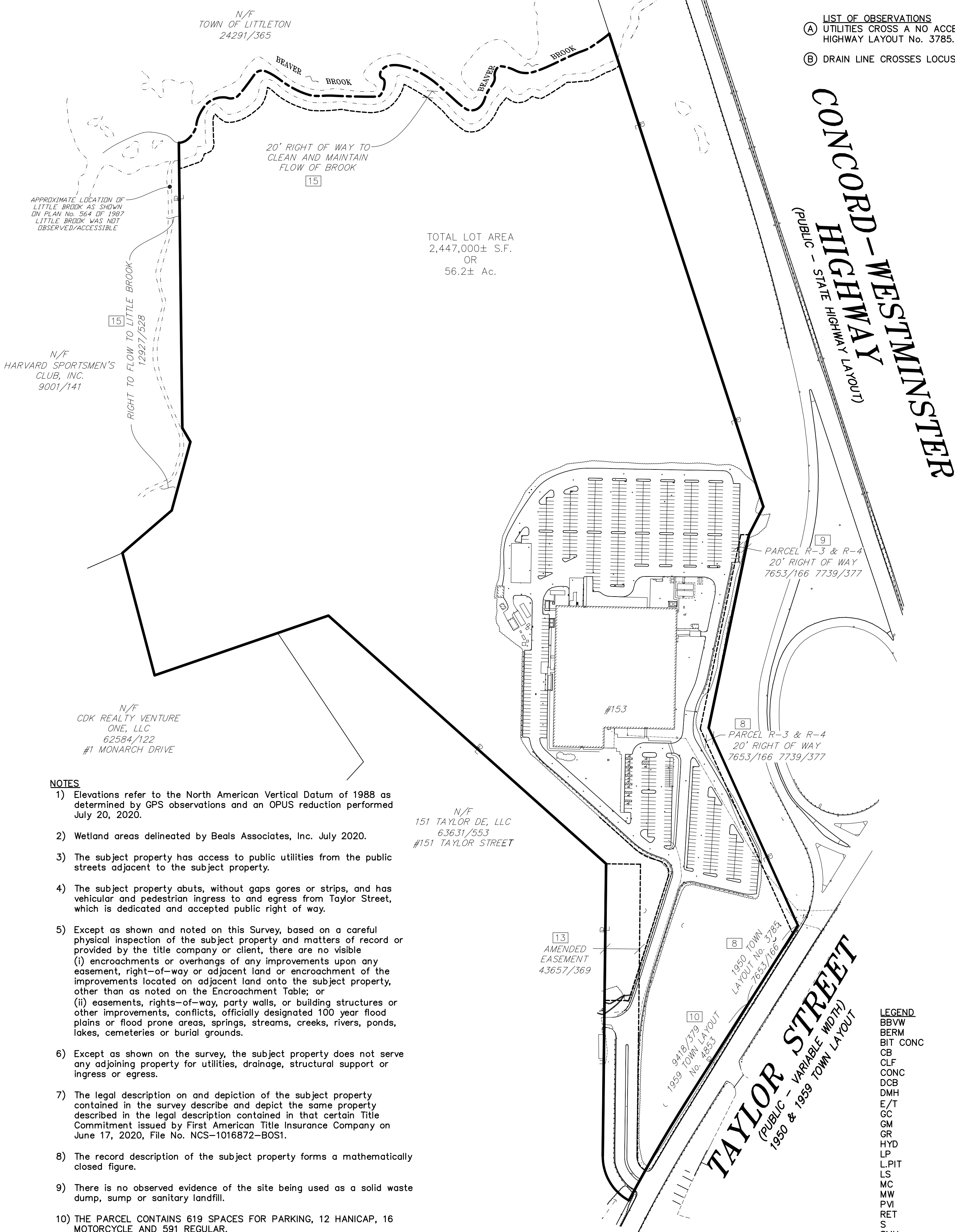
That certain parcel of land situated at 153 Taylor Street, Littleton, Middlesex County, Massachusetts, shown as "Lot 2" on a plan entitled "Plan of Land in Littleton, Mass. (Middlesex County)," scale 1 in= 100 ft., dated April 3, 1987, prepared by BSC Engineering, recorded with Middlesex South District Registry of Deeds as Plan No. 564 of 1987, as more particularly described in a certain Quitclaim Deed from Digital Equipment Corporation to John L. Sims and Edward B. Reiss, predecessor Trustees of Taylor Street Realty Trust under a Declaration of Trust dated September 14, 1987 and recorded with the Middlesex South District Registry of Deeds at Book 18565, Page 338, which Quitclaim Deed is dated September 14, 1987, and is recorded with said Deeds at Book 18565, Page 342.

FLOOD NOTE:

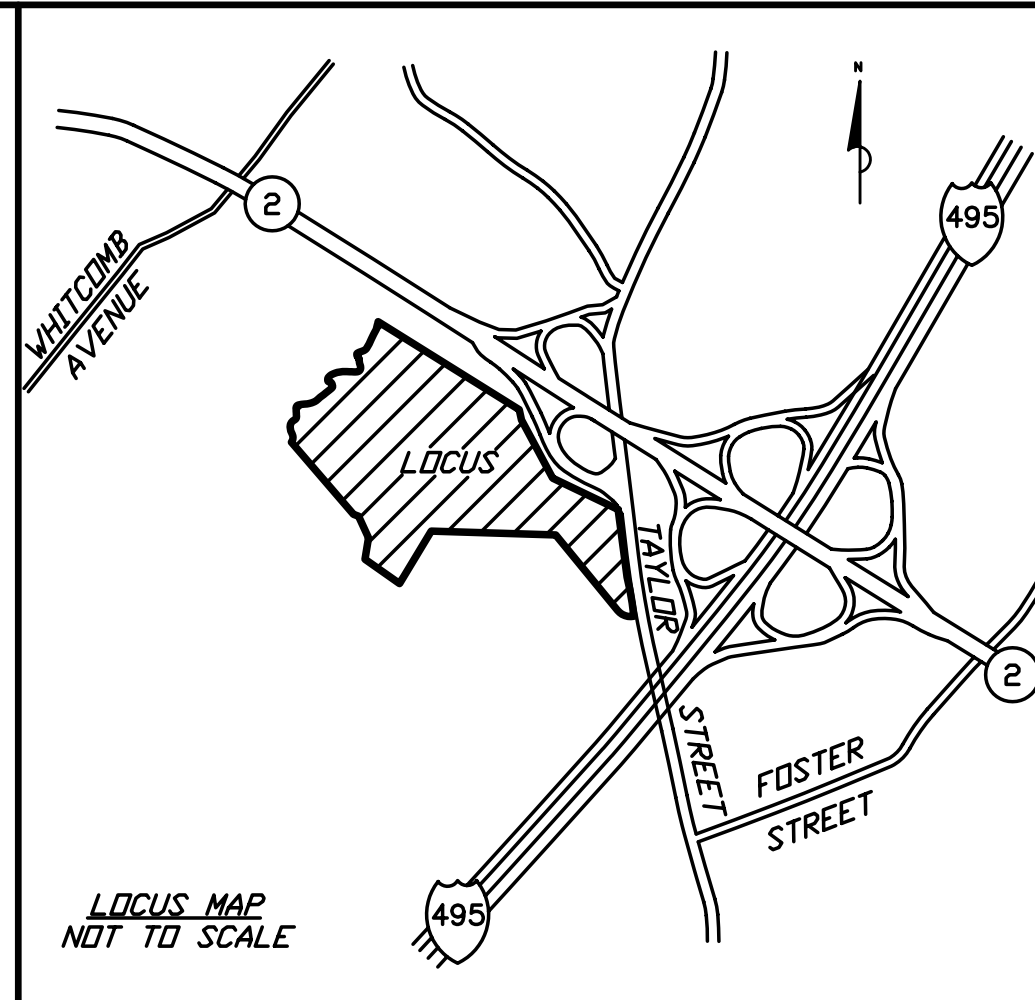
BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON IS LOCATED IN ZONES X (SHADED), X (NON-SHADED) AND AE AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 25017C0219F, EFFECTIVE DATE JULY 7, 2014 AND IS WITHIN A SPECIAL FLOOD HAZARD.



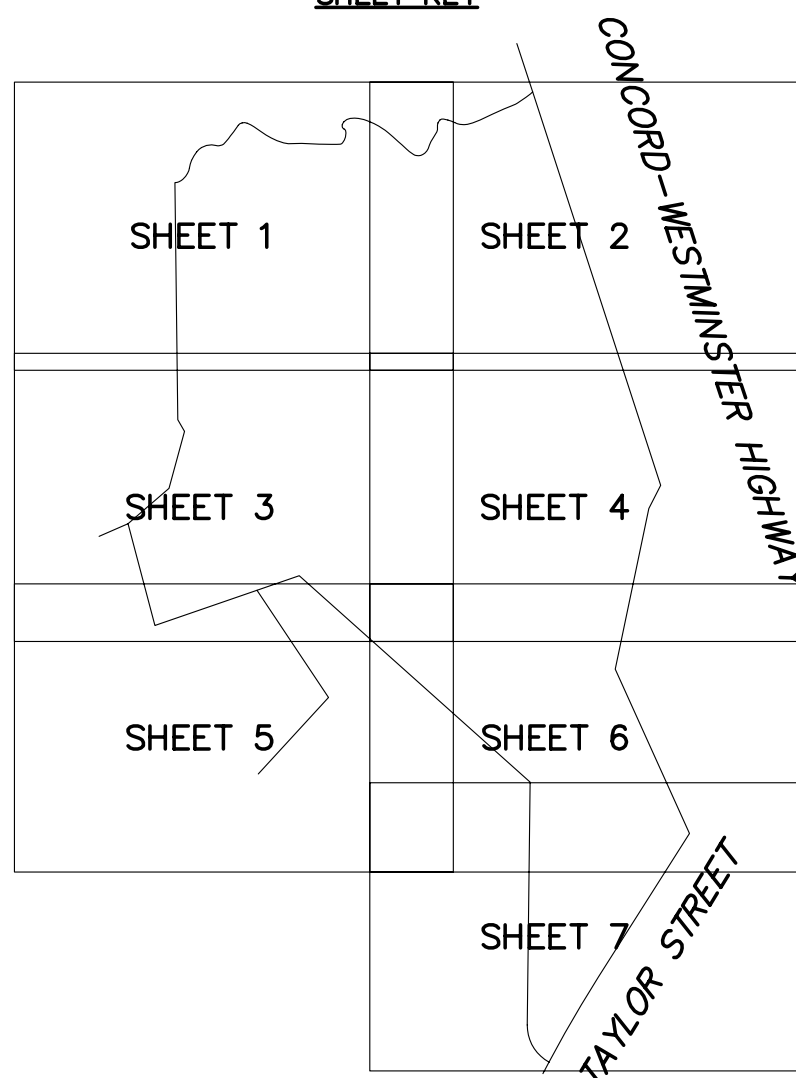
UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.



- LIST OF OBSERVATIONS
- A UTILITIES CROSS A NO ACCESS AREA OF THE 1950 STATE HIGHWAY LAYOUT No. 3785.
- B DRAIN LINE CROSSES LOCUS BOUNDARY.



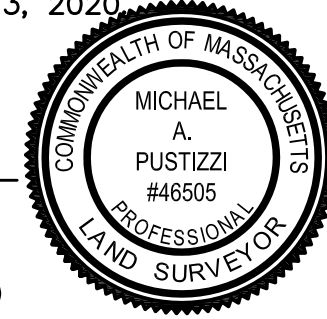
SHEET KEY



To: Amazon.com Services, Inc., Amazon.com, Inc., and their respective affiliates, successors and assigns, DXC Technology Services LLC, NBPII Taylor LLC, its affiliates, successors and/or assigns, First American Title Insurance Company, and Lerner & Holmes PC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on August 3, 2020.

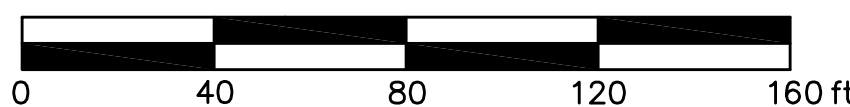
Michael Pustizzi, PLS
Registration No. 46505
Date of Survey: August 3, 2020
Date of Last Revision: August 24, 2020



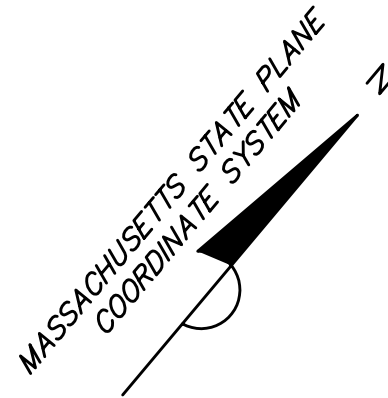
#153 TAYLOR STREET

ALTA/NSPS LAND TITLE SURVEY
IN
LITTLETON, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 40' DATE: AUGUST 3, 2020

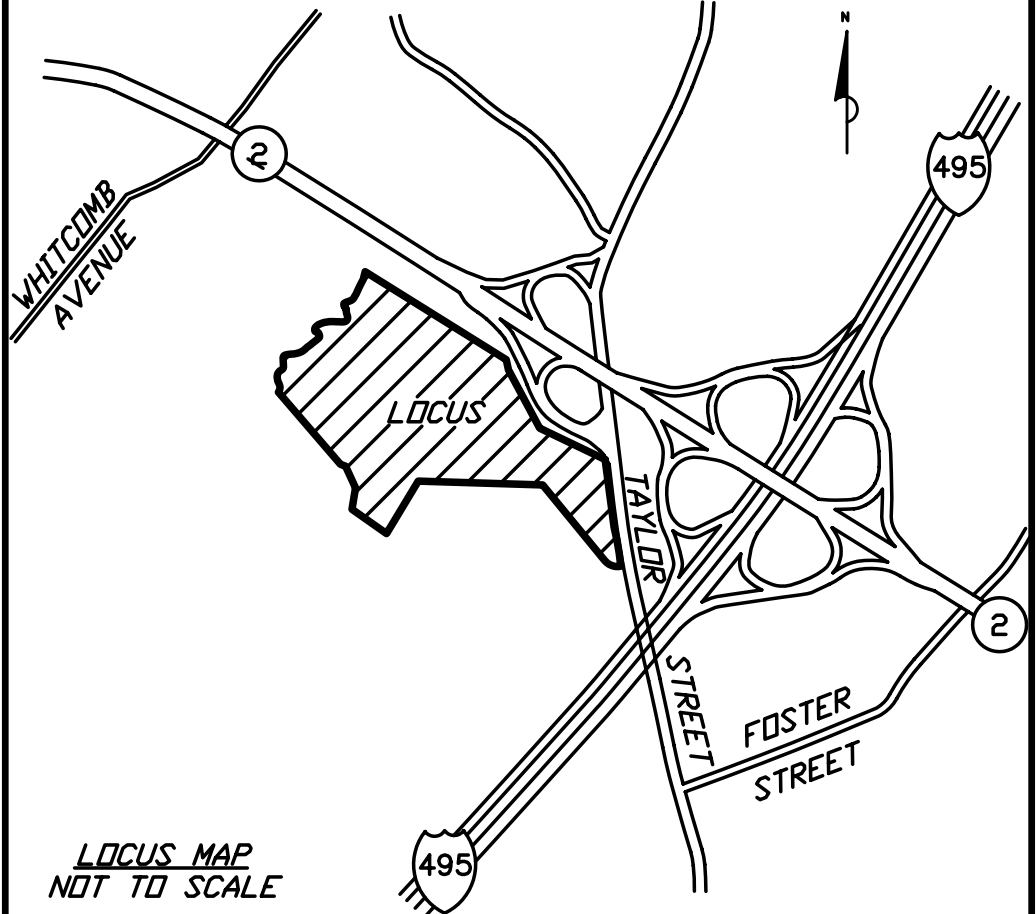


Precision Land Surveying, Inc.
32 Tumpike Road
Southborough, Massachusetts 01772
TELE NO.: (508) 460-1789 FAX NO.: (508) 970-0096
OVERALL 4836TP1.DWG



N/F
TOWN OF LITTLETON
24291/365

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN
HEREON IS LOCATED IN ZONES X (SHADED), X
(NON-SHADED) AND AE AS SHOWN ON FLOOD
INSURANCE RATE MAP No. 25017C0219F,
EFFECTIVE DATE JULY 7, 2014 AND IS WITHIN A
SPECIAL FLOOD HAZARD.



LUCUS MAP
NOT TO SCALE

20' RIGHT OF WAY TO
CLEAN AND MAINTAIN
FLOW OF BROOK
15

20' RIGHT OF WAY TO
CLEAN AND MAINTAIN
FLOW OF BROOK
15

FLOOD ZONE X
(NON-SHADED)

FLOOD ZONE AE

TOTAL LOT AREA
2,447,000± S.F.
OR
56.2± Ac.

APPROXIMATE LOCATION OF
LITTLE BROOK AS SHOWN
ON PLAN No. 564 OF 1987
LITTLE BROOK WAS NOT
OBSERVED/ACCESSIBLE

- LEGEND**
- | | |
|----------|---|
| BBVW | BOUNDARY OF BORDERING VEGETATED WETLAND |
| BERM | BITUMINOUS CONCRETE BERM |
| BIT CONC | BITUMINOUS CONCRETE |
| CB | CATCH BASIN |
| CLF | CHAIN LINK FENCE |
| CONC | CONCRETE |
| DCB | DOUBLE CATCH BASIN |
| DMH | DRAIN MANHOLE |
| E/T | ELECTRIC/TELECOM LINES |
| CC | GRANITE CURB |
| GM | GAS METER |
| GR | GUARD RAIL |
| HYD | HYDRANT |
| LP | LIGHT POLE |
| L.PIT | LEACHING PIT |
| LS | LANDSCAPED |
| MC | METAL COVER |
| NW | MONITORING WELL |
| PVI | POST VALVE INDICATOR |
| RET | RETAINING |
| S | SIGN |
| SMH | SEWER MANHOLE |
| TMH | TELEPHONE MANHOLE |
| TRANS | TRANSFORMER |
| WG | WATER GATE |
| 10" T | 10" TREE |
| | OVERHEAD WIRE |
| ~~~~~ | LANDSCAPE/LAWN LINE |
| ⊕ | HANDICAP PARKING |

N/F
HARVARD SPORTSMEN'S
CLUB, INC.
9001/141

710.00' (tie)
710±
RIGHT TO FLOW TO LITTLE BROOK
12927/328
15
N 40°42'12" W

SETBACK LINE (typical)

FLOOD ZONE X
(NON-SHADED)

FLOOD ZONE AE

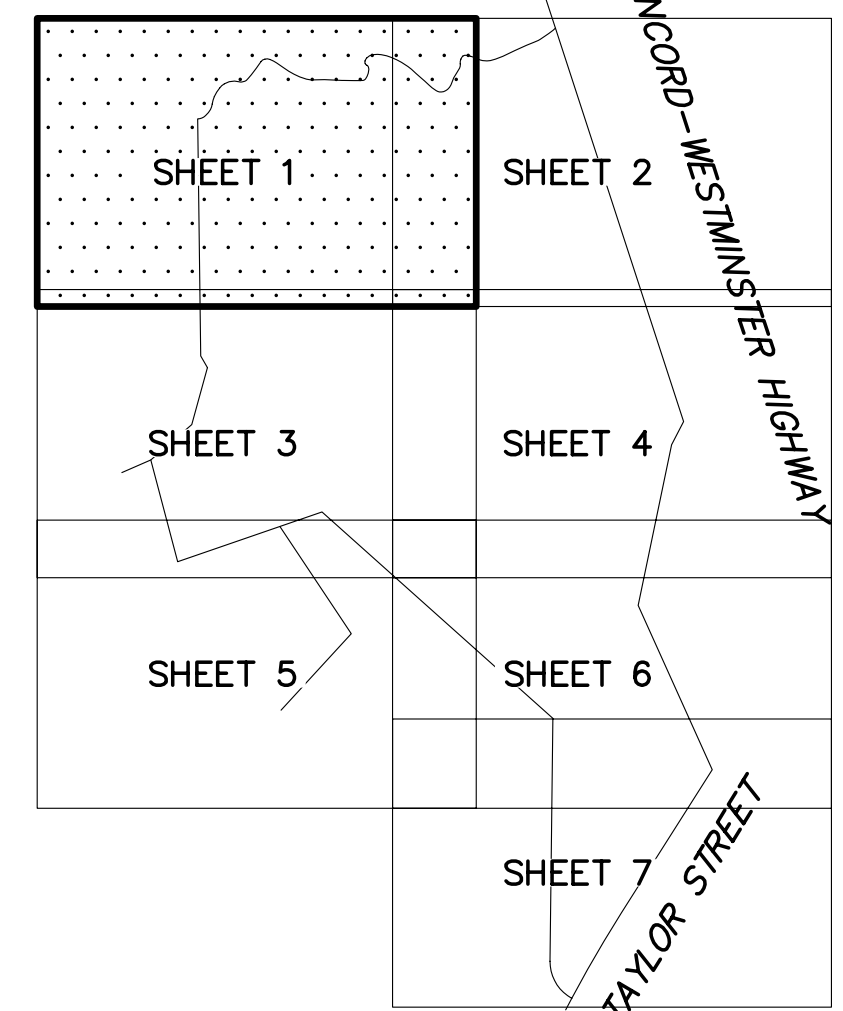
FLOOD ZONE AE

FLOOD ZONE X
(NON-SHADED)

MATCHLINE A

MATCHLINE A

SHEET KEY



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respective affiliates, successors and assigns, DXC Technology
Services LLC, NBPII Taylor LLC, its affiliates, successors
and/or assigns, First American Title Insurance Company, and
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Title Surveys, jointly established and adopted by ALTA and
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11, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field
work was completed on August 3, 2020.

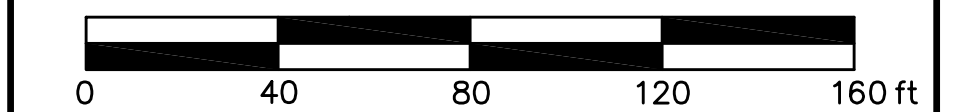
Michael Pustizzi, PLS
Registration No. 46505
Date of Survey: August 3, 2020
Date of Last Revision: August 24, 2020



#153 TAYLOR STREET

ALTA/NSPS LAND TITLE SURVEY
IN
LITTLETON, MA
(MIDDLESEX COUNTY)

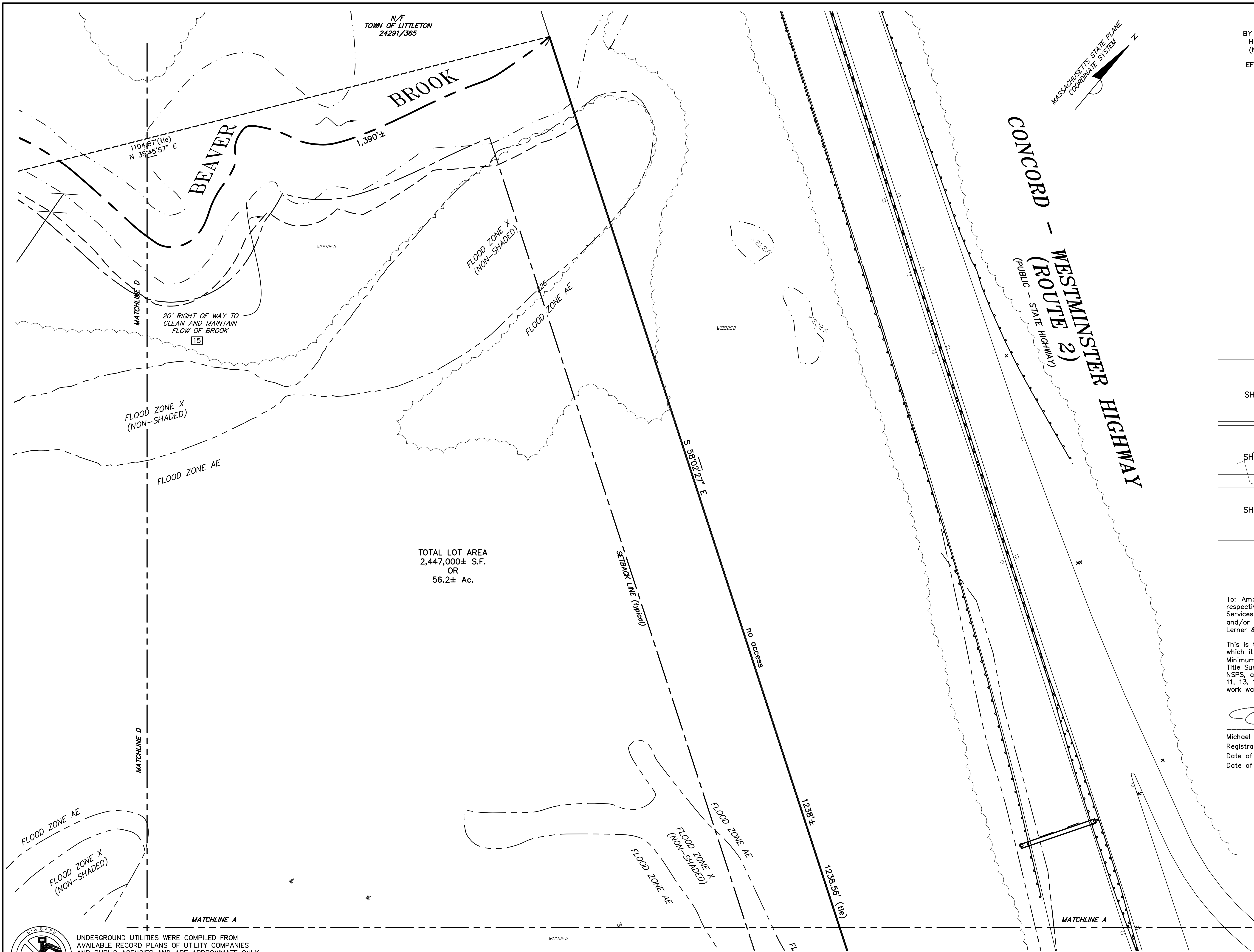
SCALE: 1"= 40' DATE: AUGUST 3, 2020



Precision Land Surveying, Inc.
32 Turnpike Road
Southborough, Massachusetts 01772
TELE NO.: (508) 460-1789 FAX NO.: (508) 970-0096
SHEET 1 OF 7 4836TP1.DWG

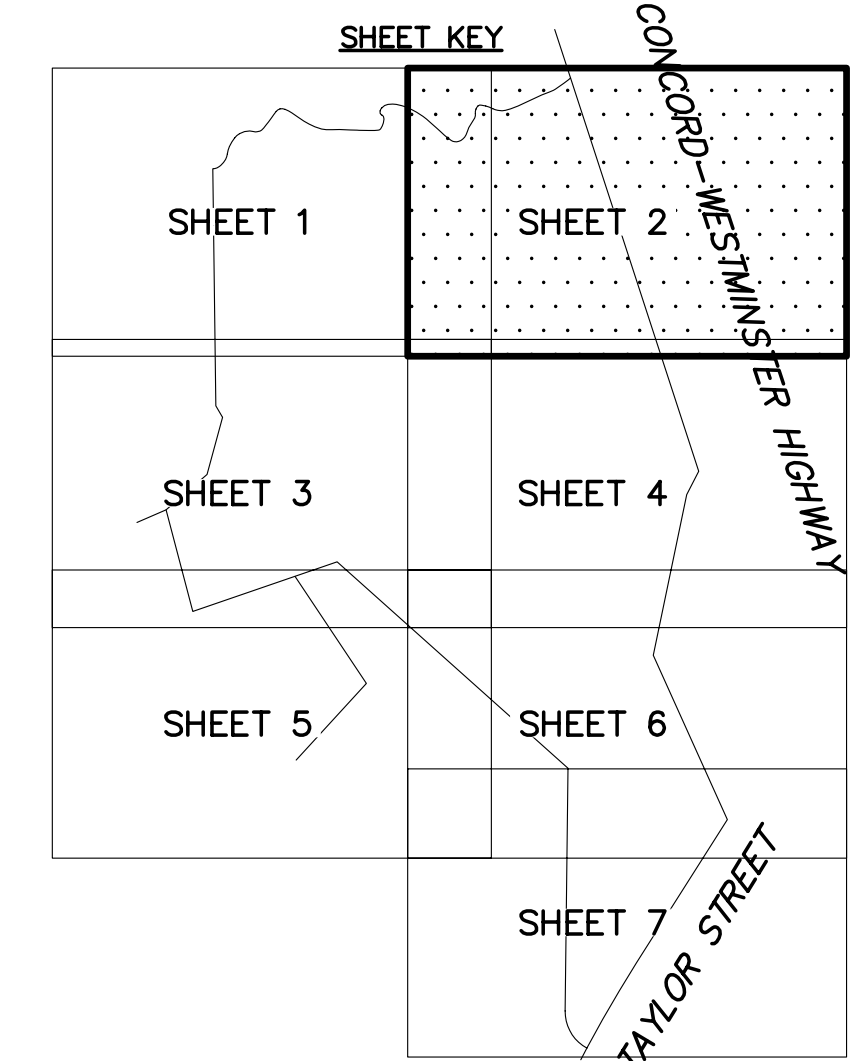


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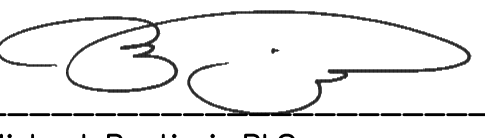
FLOOD NOTE:
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HEREON IS LOCATED IN ZONES X (SHADED), X
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INSURANCE RATE MAP No. 25017C0219F,
EFFECTIVE DATE JULY 7, 2014 AND IS WITHIN A
SPECIAL FLOOD HAZARD.

LEGEND	
BBW	BOUNDARY OF BORDERING VEG
BERM	BITUMINOUS CONCRETE BERM
BIT CONC	BITUMINOUS CONCRETE
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
E/T	ELECTRIC/TELECOM LINES
GC	GRANITE CURB
GM	GAS METER
GR	GUARD RAIL
HYD	HYDRANT
LP	LIGHT POLE
L.PIT	LEACHING PIT
LS	LANDSCAPED
MC	METAL COVER
MW	MONITORING WELL
PVI	POST VALVE INDICATOR
RET	RETAINING
S	SIGN
SMH	SEWER MANHOLE
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER
WG	WATER GATE
10" T	10" TREE
.....	OVERHEAD WIRE
~~~~~	LANDSCAPE/LAWN LINE
+	LANDMARK MARKER




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work was completed on August 3, 2020.



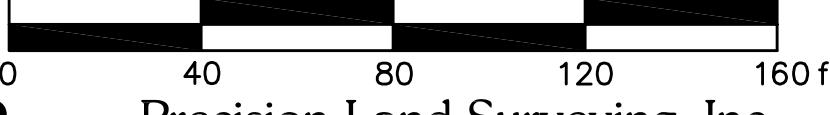
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ALTA/NSPS LAND TITLE SURVEY  
IN  
**LITTLETON, MA**  
(MIDDLESEX COUNTY)

SCALE: 1"= 40' DATE: AUGUST 3, 2020

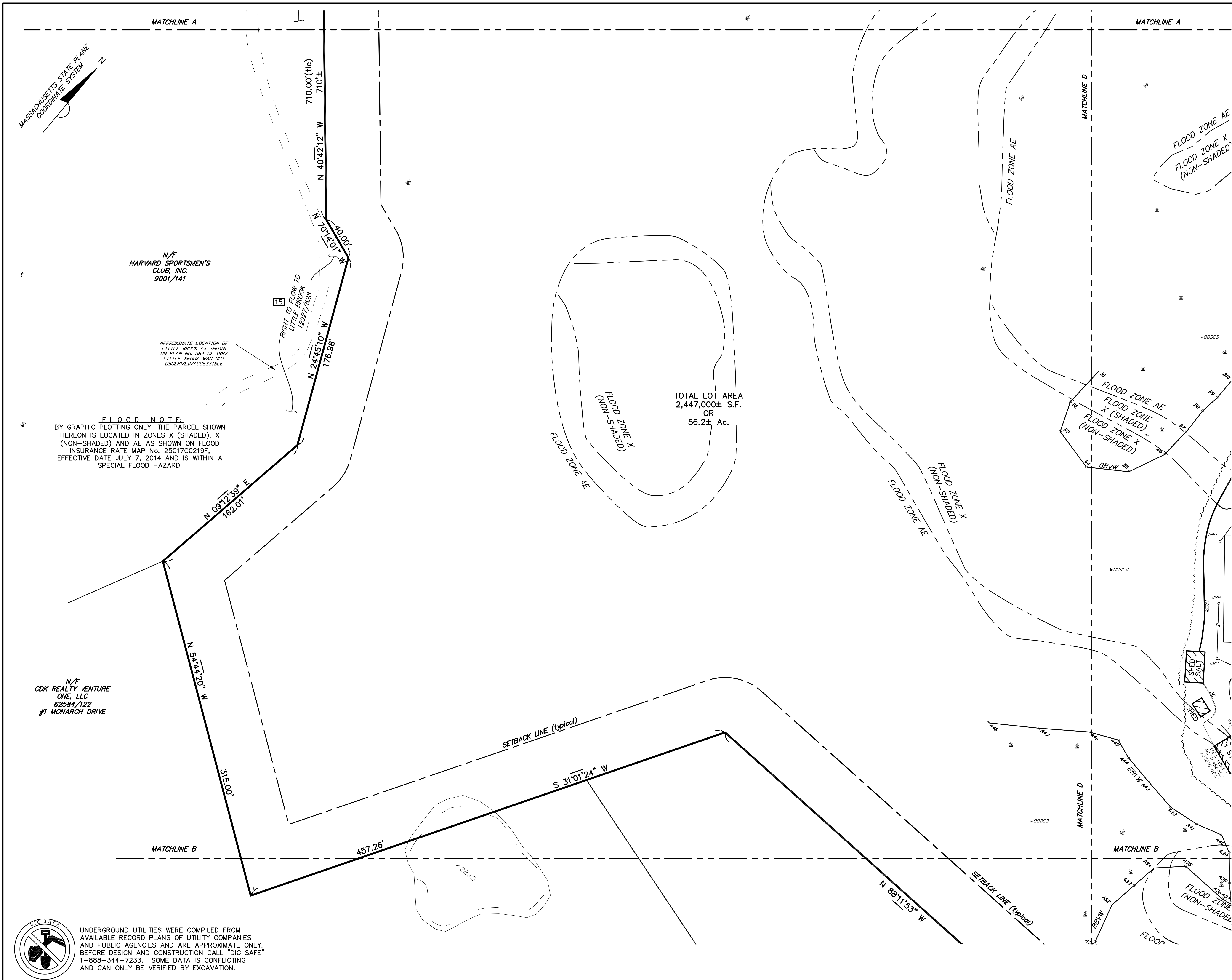


Precision Land Surveying, Inc.  
32 Turnpike Road  
Southborough, Massachusetts 01772  
TELE NO.: (508) 460-1789 FAX NO.: (508) 970-0096  
SHEET 2 OF 7 4836TP1.DWG

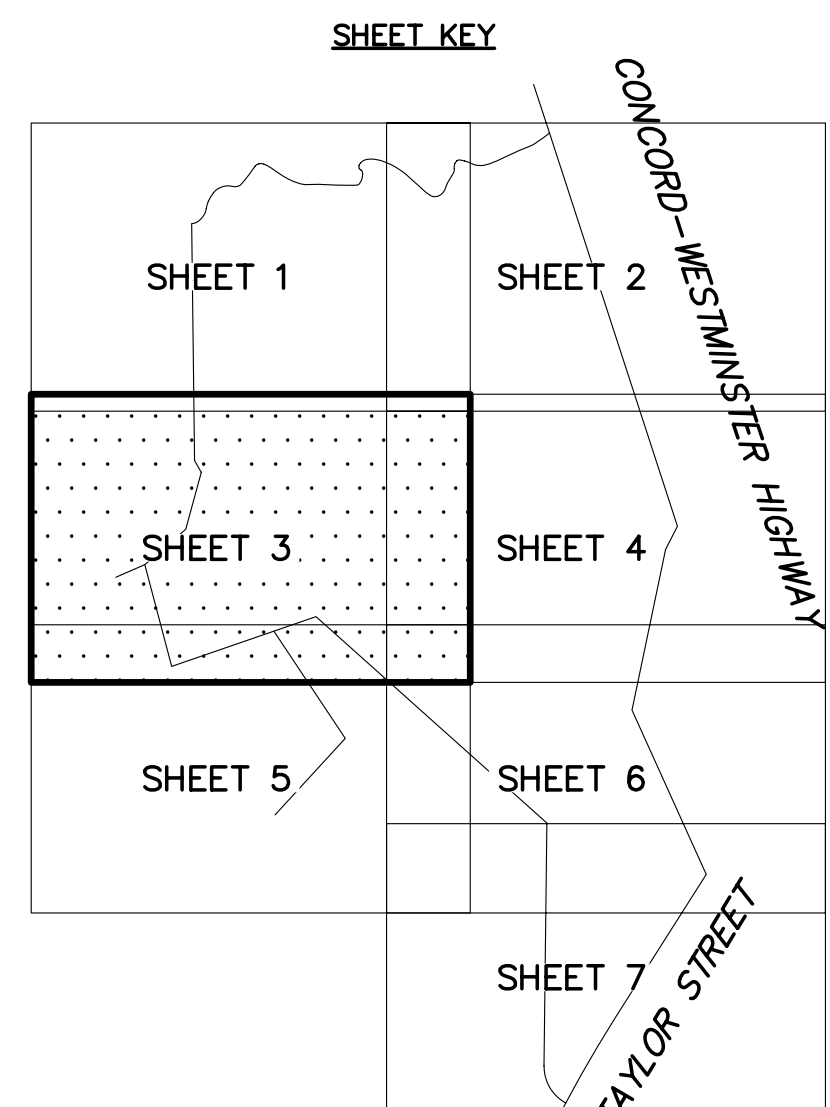


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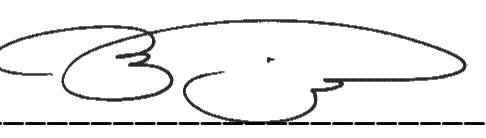


LEGEND	
BBW	BOUNDARY OF BORDERING VEGETATED WETLAND
BERM	BITUMINOUS CONCRETE BERM
BIT CONC	BITUMINOUS CONCRETE
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DCB	DOUBLE CATCH BASIN
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SMH	SEWER MANHOLE
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER
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10\"T	10\" TREE
.....	OVERHEAD WIRE
~~~~~	LANDSCAPE/LAWN LINE
⦿	HANDICAP PARKING




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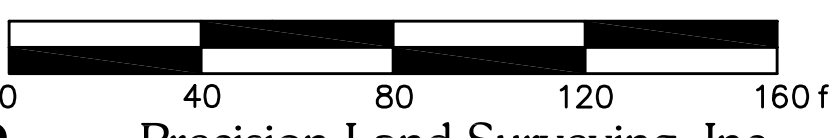
Michael Pustizzi, PLS
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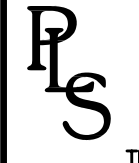
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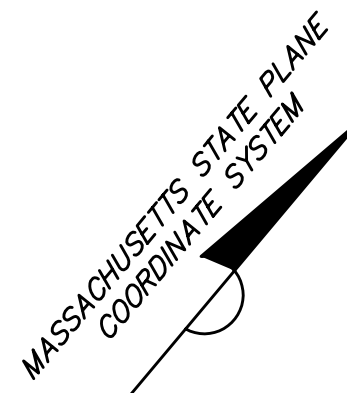
0 40 80 120 160 ft



Precision Land Surveying, Inc.
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Southborough, Massachusetts 01772
TELE NO.: (508) 460-1789 FAX NO.: (508) 970-0096
SHEET 3 OF 7 4836TP1.DWG



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MATCHLINE A

MATCHLINE D

FLOOD ZONE AE
FLOOD ZONE X
(NON-SHADED)

TOTAL LOT AREA
2,447,000± S.F.
OR
56.2± Ac.

FLOOD ZONE AE
(NON-SHADED)

FLOOD ZONE AE
(NON-SHADED)

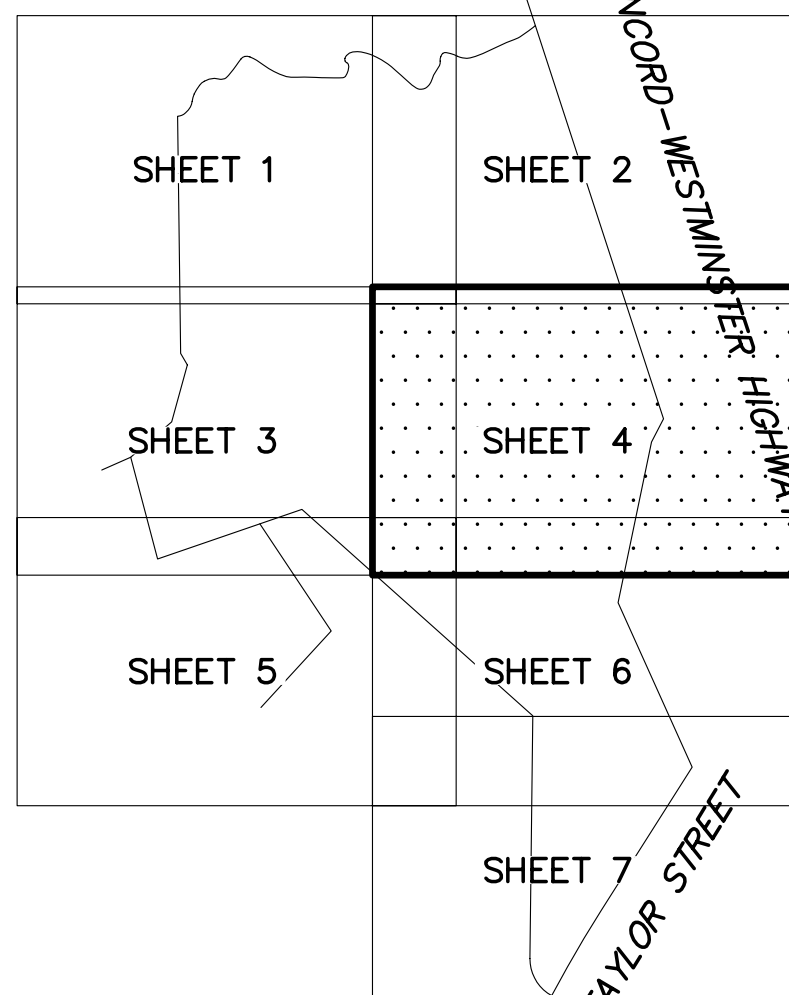
MATCHLINE A

CONCORD-WESTMINSTER HIGHWAY
(PUBLIC - STATE HIGHWAY)
(ROUTE 2)

LEGEND	BOUNDARY OF BORDERING VEGETATED WETLAND
BBWM	BITUMINOUS CONCRETE BERM
BERM	BITUMINOUS CONCRETE
BIT CONC	CATCH BASIN
CB	CHAIN LINK FENCE
CLF	CONCRETE
CONC	DOUBLE CATCH BASIN
DCB	DRAIN MANHOLE
DMH	ELECTRIC/TELECOM LINES
E/T	GRANITE CURB
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HYD	LIGHT POLE
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L.PIT	LANDSCAPED
LS	METAL COVER
MC	MONITORING WELL
MW	POST VALVE INDICATOR
PVI	RETAINING
RET	SEWER MANHOLE
S	TELEPHONE MANHOLE
SMH	TRANSFORMER
TMH	WATER GATE
TRANS	10" TREE
WG	OVERHEAD WIRE
10" T	LANDSCAPE/LAWN LINE
.....	HANDICAP PARKING

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN
HEREON IS LOCATED IN ZONES X (SHADED), X
(NON-SHADED) AND AE AS SHOWN ON FLOOD
INSURANCE RATE MAP No. 25017/00219F,
EFFECTIVE DATE JULY 7, 2014 AND IS WITHIN A
SPECIAL FLOOD HAZARD.

SHEET KEY



To: Amazon.com Services, Inc., Amazon.com, Inc., and their
respective affiliates, successors and assigns, DXC Technology
Services LLC, NBPii Taylor LLC, its affiliates, successors
and/or assigns, First American Title Insurance Company, and
Lerner & Holmes PC.

This is to certify that this map or plat and the survey on
which it is based were made in accordance with the 2016
Minimum Standard Detail Requirements for ALTA/NSPS Land
Title Surveys, jointly established and adopted by ALTA and
NSPS, and includes Items 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9,
11, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field
work was completed on August 3, 2020.

Michael Pustizzi, PLS

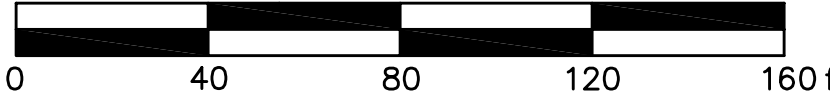
Registration No. 46505
Date of Survey: August 3, 2020
Date of Last Revision: August 24, 2020



#153 TAYLOR STREET

ALTA/NSPS LAND TITLE SURVEY
IN
LITTLETON, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 40' DATE: AUGUST 3, 2020



Precision Land Surveying, Inc.
32 Turnpike Road
Southborough, Massachusetts 01772
TELE NO.: (508) 460-1789 FAX NO.: (508) 970-0096
SHEET 4 OF 7 4836TP1.DWG



UNDERGROUND UTILITIES WERE COMPILED FROM
AVAILABLE RECORD PLANS OF UTILITY COMPANIES
AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY.
BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE"
1-888-344-7233. SOME DATA IS CONFLICTING
AND CAN ONLY BE VERIFIED BY EXCAVATION.

BUILDING FOOTPRINT AREA = 97,400± S.F.

2 STORY METAL SIDED

FLOOD ZONE AE
(NON-SHADED)

FLOOD ZONE X
(NON-SHADED)

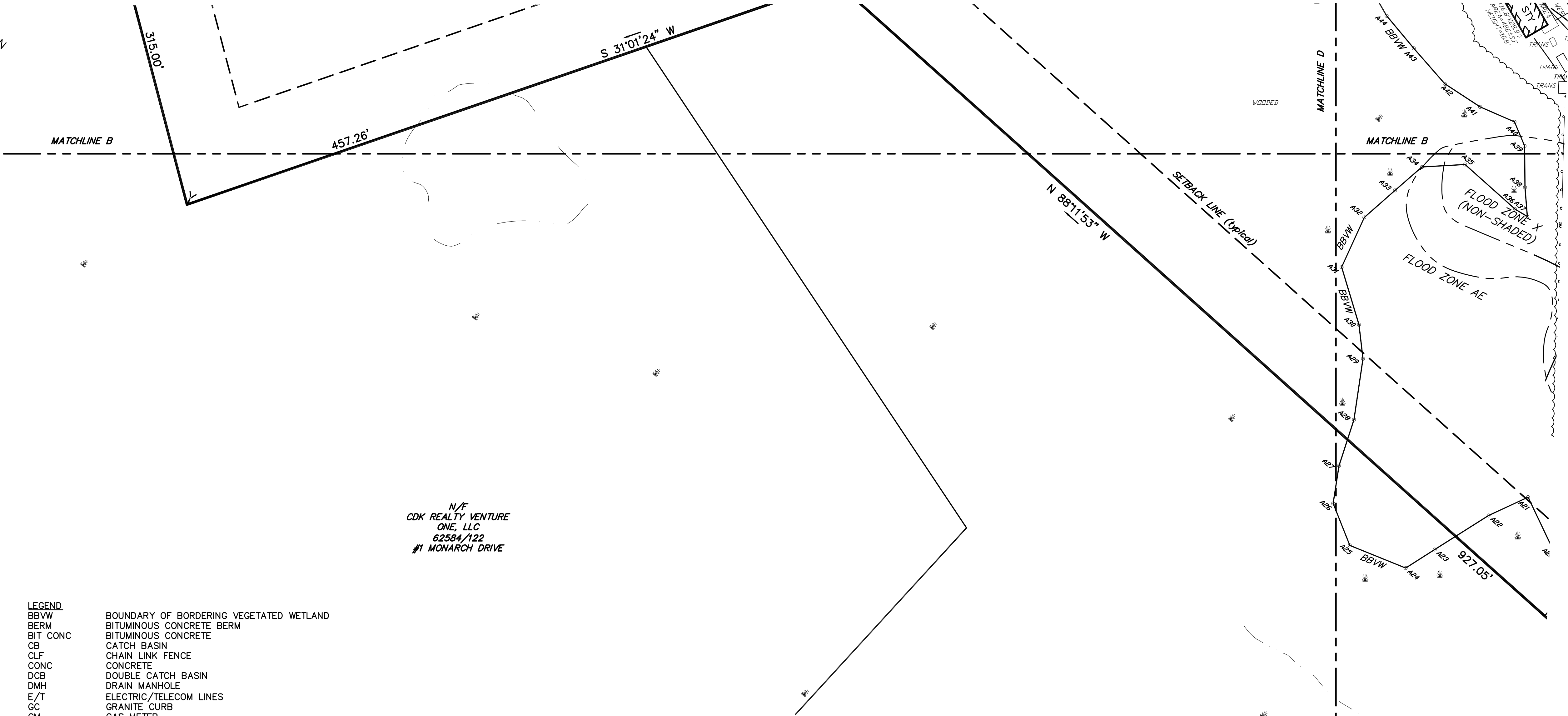
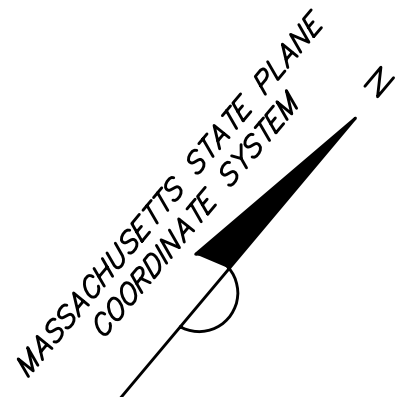
491.36'
no access
1960 STATE HIGHWAY
ALLOCATION NO. 3785

PARCEL R-3 & R-4
20' RIGHT OF WAY
7653/166 7739/377

RAMP FROM ROUTE 2

RAMP TO ROUTE 2

MATCHLINE B



N/F
CDK REALTY VENTURE
ONE, LLC
62584/122
#1 MONARCH DRIVE

LEGEND	
BBVW	BOUNDARY OF BORDERING VEGETATED WETLAND
BERM	BITUMINOUS CONCRETE BERM
BIT CONC	BITUMINOUS CONCRETE
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
E/T	ELECTRIC/TELECOM LINES
GC	GRANITE CURB
GM	GAS METER
GR	GUARD RAIL
HYD	HYDRANT
LP	LIGHT POLE
L.PIT	LEACHING PIT
LS	LANDSCAPED
MC	METAL COVER
MW	MONITORING WELL
PVI	POST VALVE INDICATOR
RET	RETAINING
S	SIGN
SMH	SEWER MANHOLE
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER
WG	WATER GATE
10" T	10" TREE
.....	OVERHEAD WIRE
~~~~~	LANDSCAPE/LAWN LINE
⚓	HANDICAP PARKING

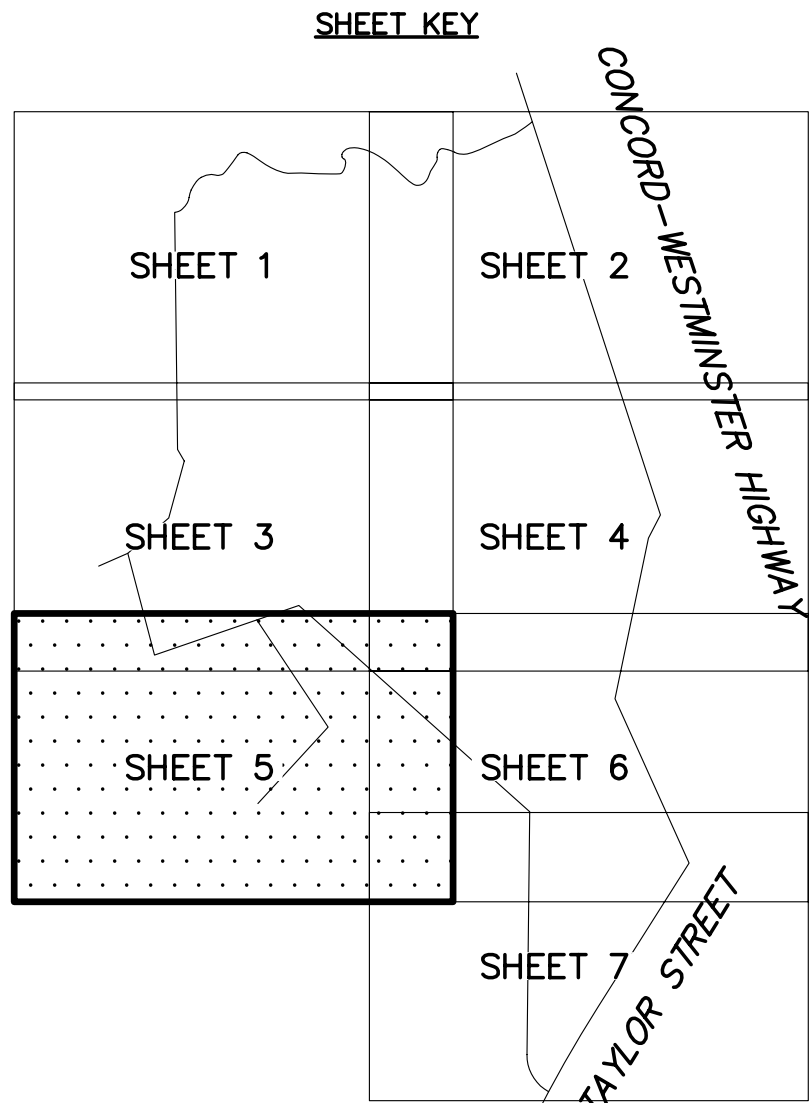
**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN  
HEREON IS LOCATED IN ZONES X (SHADED), X  
(NON-SHADED) AND AE AS SHOWN ON FLOOD  
INSURANCE RATE MAP No. 25017C0219F,  
EFFECTIVE DATE JULY 7, 2014 AND IS WITHIN A  
SPECIAL FLOOD HAZARD.

**NOTES**

- 1) Elevations refer to the North American Vertical Datum of 1988 as determined by GPS observations and an OPUS reduction performed July 20, 2020.
- 2) Wetland areas delineated by Beals Associates, Inc. July 2020.
- 3) The subject property has access to public utilities from the public streets adjacent to the subject property.
- 4) The subject property abuts, without gaps or strips, and has vehicular and pedestrian ingress to and egress from Taylor Street, which is dedicated and accepted public right of way.
- 5) Except as shown and noted on this Survey, based on a careful physical inspection of the subject property and matters of record or provided by the title company or client, there are no visible (i) encroachments or overhangs of any improvements upon any easement, right-of-way or adjacent land or encroachment of the improvements located on adjacent land onto the subject property, other than as noted on the Encroachment Table; or (ii) easements, rights-of-way, party walls, or building structures or other improvements, conflicts, officially designated 100 year flood plains or flood prone areas, springs, streams, creeks, rivers, ponds, lakes, cemeteries or burial grounds.
- 6) Except as shown on the survey, the subject property does not serve any adjoining property for utilities, drainage, structural support or ingress or egress.
- 7) The legal description on and depiction of the subject property contained in the survey describe and depict the same property described in the legal description contained in that certain Title Commitment issued by First American Title Insurance Company on June 17, 2020, File No. NCS-1016872-BOS1.
- 8) The record description of the subject property forms a mathematically closed figure.
- 9) There is no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.
- 10) THE PARCEL CONTAINS 619 SPACES FOR PARKING, 12 HANICAP, 16 MOTORCYCLE AND 591 REGULAR.
- 11) Parcel described in Deed Book 14428, Page 327 is contained within the limits of that land described in Deed Book 13698, Page 221.

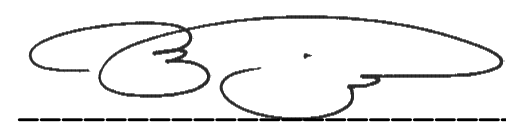
12) OWNER: DXC TECHNOLOGY SERVICES LLC  
DEED BOOK 70622 PAGE 1  
#153 TAYLOR STREET, LITTLETON, MA  
ASSESSOR'S PARCEL No. R10 14 1

N/F  
151 TAYLOR DE, LLC  
63631/553  
#151 TAYLOR STREET



To: Amazon.com Services, Inc., Amazon.com, Inc., and their respective affiliates, successors and assigns, DXC Technology Services LLC, NBPII Taylor LLC, its affiliates, successors and/or assigns, First American Title Insurance Company, and Lerner & Holmes PC.


This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on August 3, 2020.

  
MICHAEL  
A  
PUSTIZZI  
#46505  
PROFESSIONAL  
LAND SURVEYOR  
COMMONWEALTH OF MASSACHUSETTS  
Michael Pustizzi, PLS  
Registration No. 46505  
Date of Survey: August 3, 2020  
Date of Last Revision: August 24, 2020

#153 TAYLOR STREET

ALTA/NSPS LAND TITLE SURVEY  
IN  
**LITTLETON, MA**  
(MIDDLESEX COUNTY)

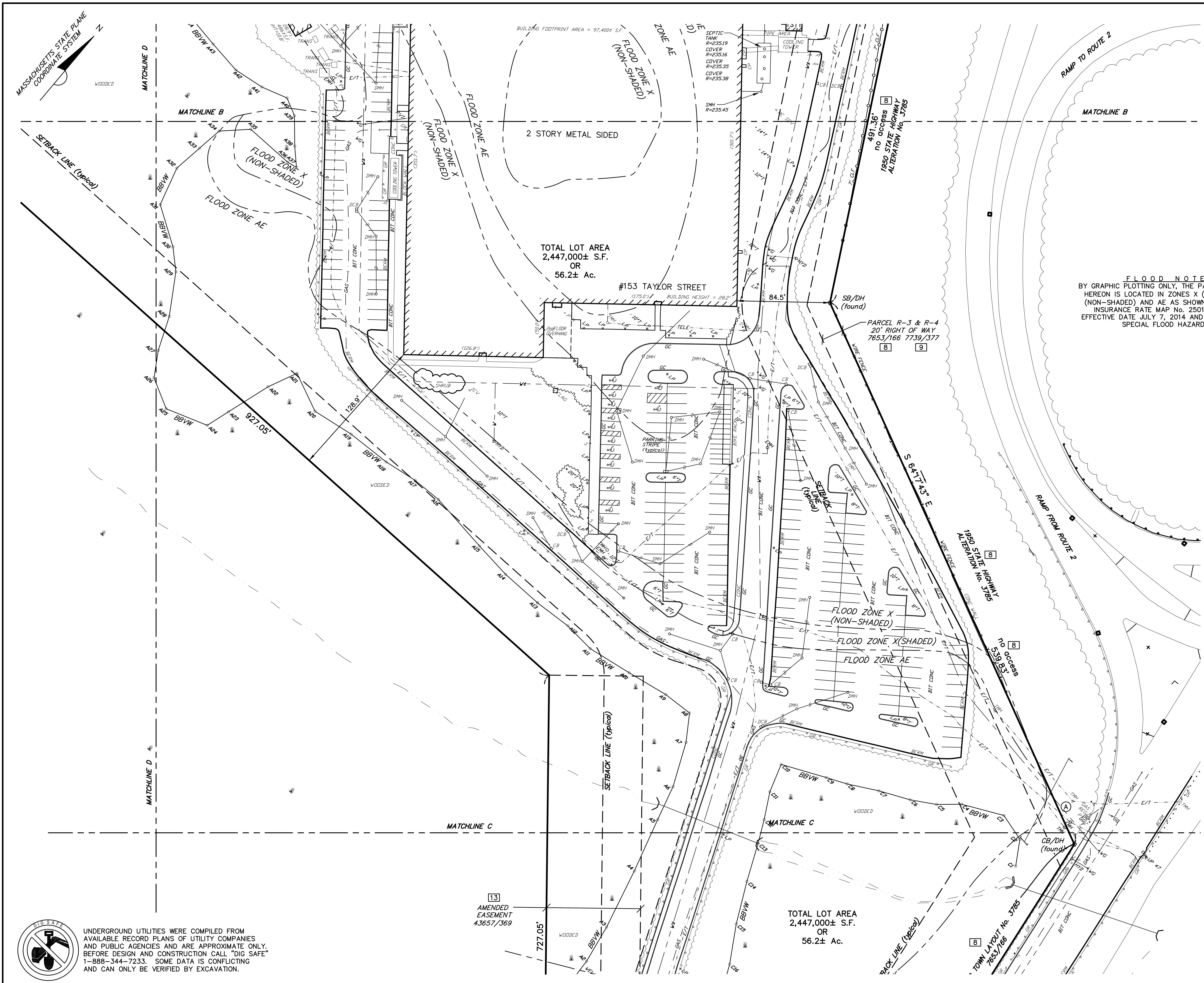
SCALE: 1"= 40' DATE: AUGUST 3, 2020

  
Precision Land Surveying, Inc.  
32 Turnpike Road  
Southborough, Massachusetts 01772  
TELE NO.: (508) 460-1789 FAX NO.: (508) 970-0096  
SHEET 5 OF 7 4836TP1.DWG



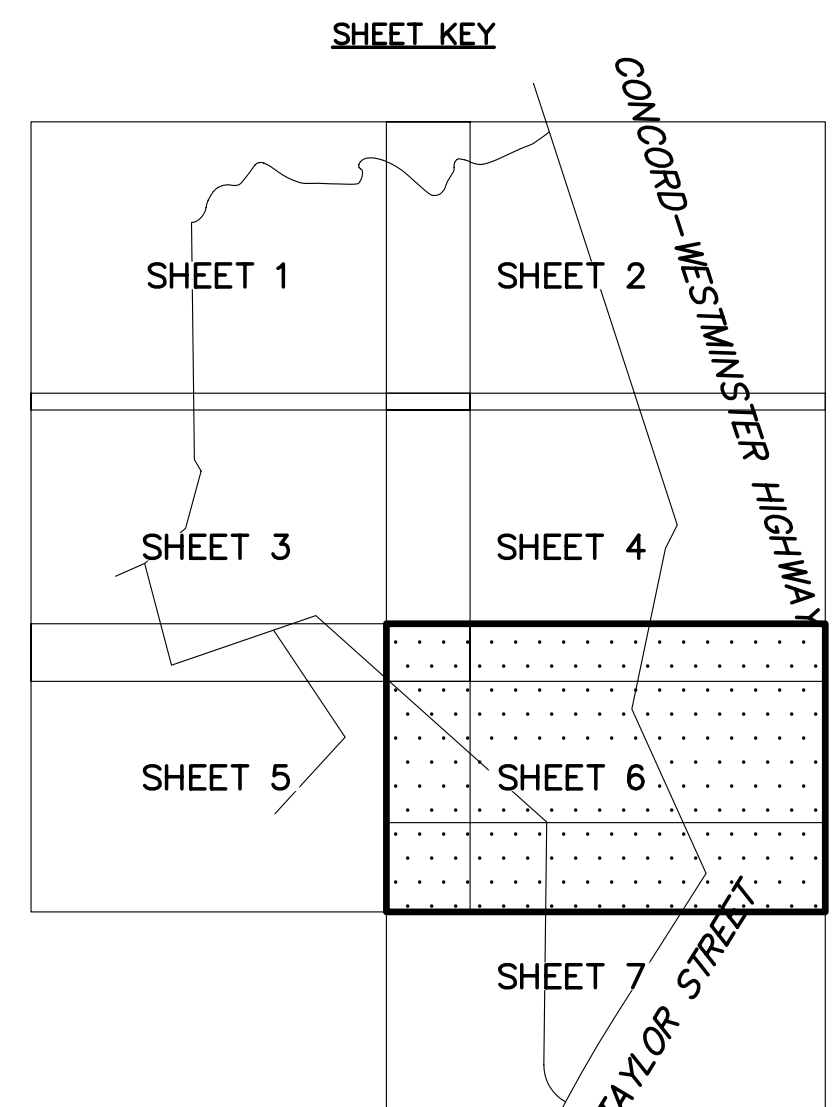
UNDERGROUND UTILITIES WERE COMPILED FROM  
AVAILABLE RECORD PLANS OF UTILITY COMPANIES  
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BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE"  
1-888-344-7233. SOME DATA IS CONFLICTING  
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LEGEND	
BBVW	BOUNDARY OF BORDERING VEGETATED WETLAND
BERM	BITUMINOUS CONCRETE BERM
BIT CONC	BITUMINOUS CONCRETE
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
E/T	ELECTRIC/TELECOM LINES
GC	GRANITE CURB
GM	GAS METER
GR	GUARD RAIL
HYD	HYDRANT
LP	LIGHT POLE
L.PIT	LEACHING PIT
LS	LANDSCAPED
MC	METAL COVER
MW	MONITORING WELL
PVI	POST VALVE INDICATOR
RET	RETAINING
S	SIGN
SMH	SEWER MANHOLE
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER
WG	WATER GATE
10" T	10" TREE
.....	OVERHEAD WIRE
~~~~~	LANDSCAPE/LAWN LINE
⊞	HANDICAP PARKING

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON IS LOCATED IN ZONES X (SHADED), X (NON-SHADED) AND AE AS SHOWN ON FLOOD INSURANCE RATE MAP No. 25017C0219F, EFFECTIVE DATE JULY 7, 2014 AND IS WITHIN A SPECIAL FLOOD HAZARD.



To: Amazon.com Services, Inc., Amazon.com, Inc., and their respective affiliates, successors and assigns, DXC Technology Services LLC, NBP II Taylor LLC, its affiliates, successors and/or assigns, First American Title Insurance Company, and Lerner & Holmes PC.

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Michael Pustizzi, PLS
Registration No. 46505
Date of Survey: August 3, 2020
Date of Last Revision: August 24, 2020

#153 TAYLOR STREET

ALTA/NSPS LAND TITLE SURVEY
IN
LITTLETON, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 40' DATE: AUGUST 3, 2020

Precision Land Surveying, Inc.
32 Turnpike Road
Southborough, Massachusetts 01772
TEL NO.: (508) 460-1789 FAX NO.: (508) 970-0096
SHEET 6 OF 7 4836TP1.DWG

UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.

LEGEND

BBVW	BOUNDARY OF BORDERING VEGETATED WETLAND
BERM	BITUMINOUS CONCRETE BERM
BIT CONC	BITUMINOUS CONCRETE
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WG	WATER GATE
10" T	10" TREE
.....	OVERHEAD WIRE
~~~~~	LANDSCAPE/LAWN LINE
⊕	HANDICAP PARKING

**Schedule B, Part II, Exceptions, of First American Title Insurance Company's Commitment for Title Insurance, File No. NCS-1016872-BOS1, Effective Date June 17, 2020**

- 8 Commonwealth of Massachusetts Department of Public Works Layout and Order of Taking recorded in Book 7653, Page 166. PLOTTED AND SHOWN HEREON.
- 9 Commonwealth of Massachusetts Department of Public Works Layout and Order of Taking recorded in Book 7739, Page 377. PLOTTED AND SHOWN HEREON.
- 10 Commonwealth of Massachusetts Department of Public Works Layout and Order of Taking recorded in Book 9418, Page 379. PLOTTED AND SHOWN HEREON.
- 11 This item has been intentionally deleted.
- 12 Town of Littleton Planning Board Decision for Special Permit recorded in Book 16701, Page 555, as affected by Modification to Special Permits of Aquifer Protection District recorded in Book 50913, Page 419. NOT A SURVEY RELATED ITEM.
- 13 Terms and conditions set forth in deed of Digital Equipment Corporation dated September 24, 1987 and recorded in Book 18565 Page 342, as amended by Amendment to Easement dated June 3, 2004, recorded in Book 43657, Page 369. See Plan No. 1049 of 2004. PLOTTED AND SHOWN HEREON.
- 14 Town of Littleton Planning Board Decision for Special Permit for Change of Proprietorship of Property in Aquifer Protection District recorded in Book 45063, Page 436, as affected by Modification to Special Permits of Aquifer Protection District recorded in Book 45063, Pages 444. NOT A SURVEY RELATED ITEM.
- 15 Rights and Easements set forth in deed recorded in Book 12927, Page 528. PLOTTED AND SHOWN HEREON.
- 16 This item has been intentionally deleted.
- 17 Town of Littleton Conservation Commission Order of Conditions (DEP File No. 204-41) recorded in Book 14463, Page 312, as affected by Certificate of Compliance recorded in Book 20526, Page 460. NOT A SURVEY RELATED ITEM.
- 18 This item has been intentionally deleted.
- 19 This item has been intentionally deleted.
- 20 This item has been intentionally deleted.

**ZONING TABLE**

ZONE DISTRICT	= I-A INDUSTRIAL A*
FRONT SETBACK	= 80 FEET
SID/REAR SETBACK	= 50 FEET
MAXIMUM BUILDING HEIGHT	= 40 FEET
MAXIMUM LOT COVERAGE	= 30%
MAXIMUM LOT IMPERVIOUS AREA	= 80%

PARKING SPACE FORMULA: 1 space per 1.25 employees on the largest shift is required for dwellings used for Industrial / Wholesale purposes and, for office uses, 1 space per 250 Square Feet of Gross Floor Area, or, if the Planning Board determines that the occupancy can adequately be predicted and controlled, 1 space per 1.25 employees on the largest shift.

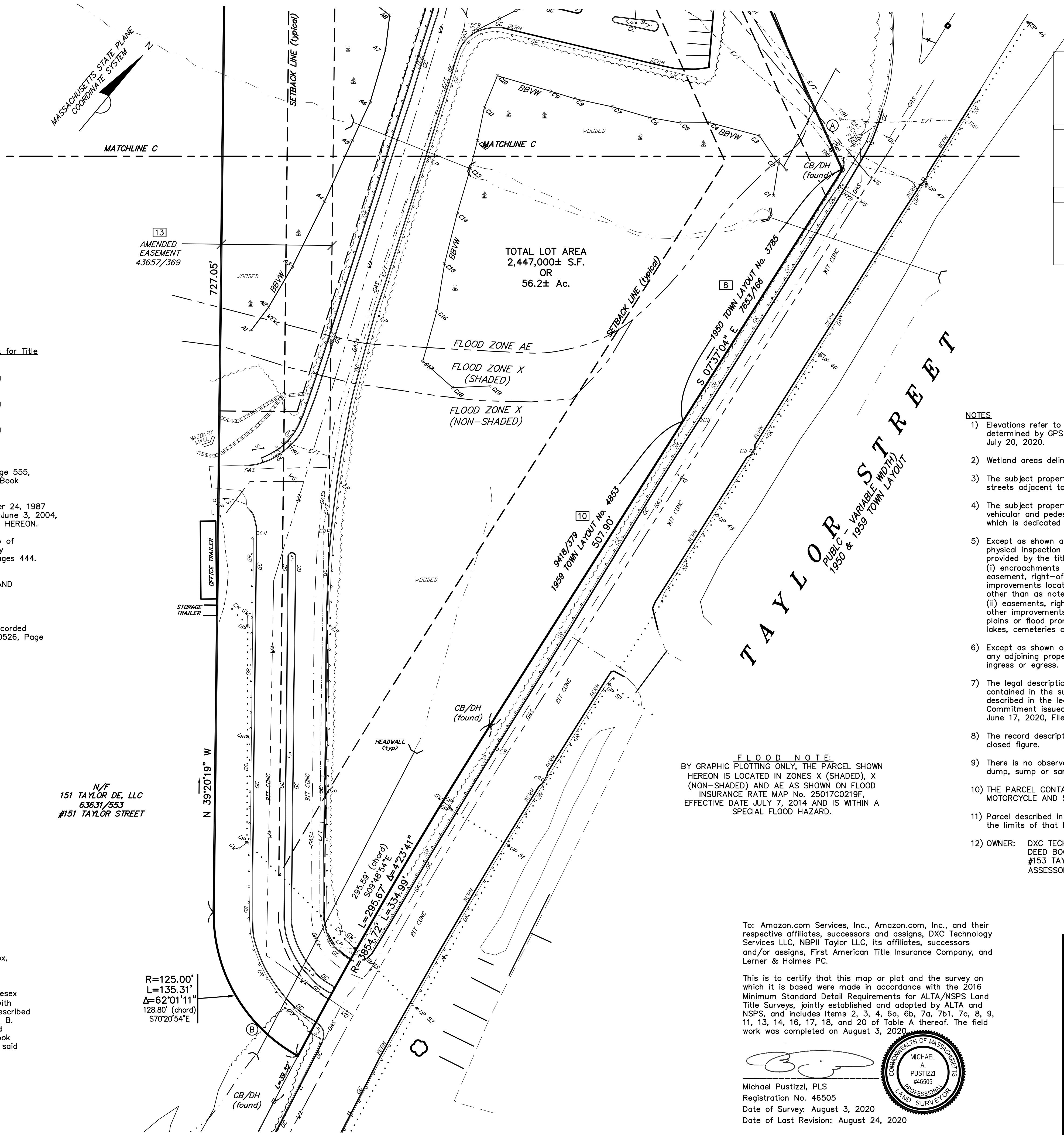
*Within the Aquifer and Water Resource Overlay District.

**Schedule A Description of First American Title Insurance Company's Commitment for Title Insurance, File No. NCS-1016872-BOS1, Effective Date June 17, 2020**

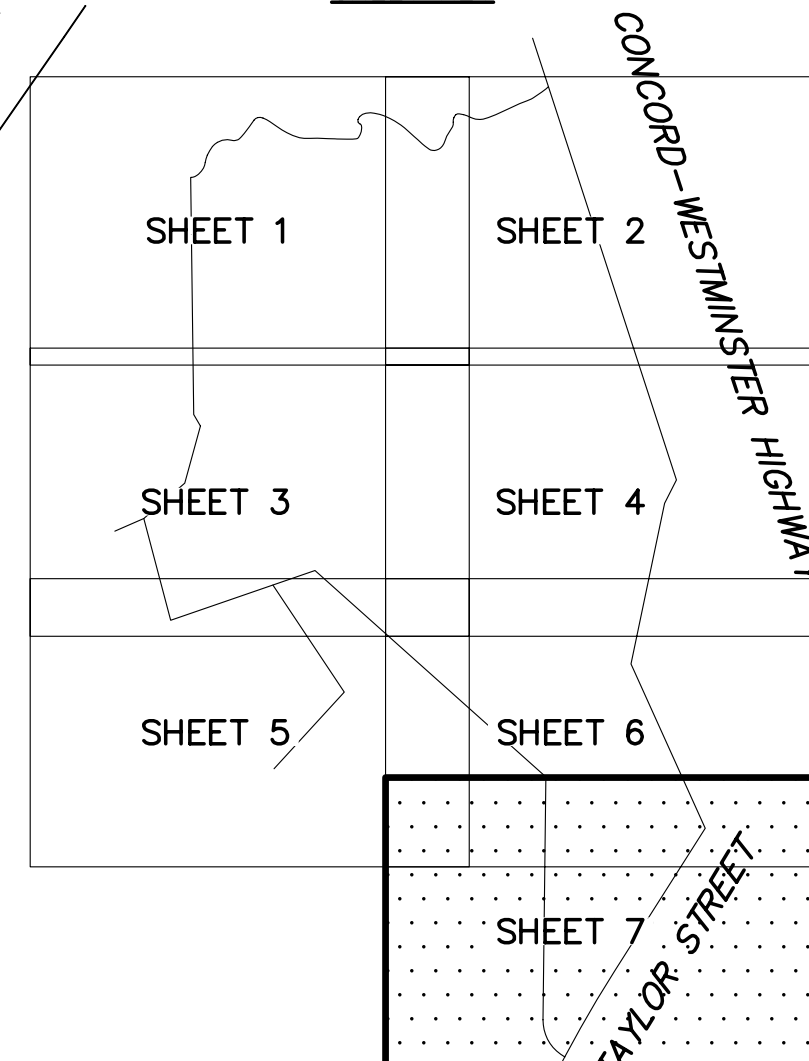
The Land is described as follows: Real property in the Town of Littleton, County of Middlesex, Commonwealth of Massachusetts, described as follows:

That certain parcel of land situated at 153 Taylor Street, Littleton, Middlesex County, Massachusetts, shown as "Lot 2" on a plan entitled "Plan of Land in Littleton, Mass. (Middlesex County)," scale 1 in= 100 ft., dated April 3, 1987, prepared by BSC Engineering, recorded with Middlesex South District Registry of Deeds as Plan No. 564 of 1987, as more particularly described in a certain Quitclaim Deed from Digital Equipment Corporation to John L. Sims and Edward B. Reis, predecessor Trustees of Taylor Street Realty Trust under a Declaration of Trust dated September 14, 1987 and recorded with the Middlesex South District Registry of Deeds at Book 18565, Page 338, which Quitclaim Deed is dated September 14, 1987, and is recorded with said Deeds at Book 18565, Page 342.

UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.



**SHEET KEY**



**NOTES**

- 1) Elevations refer to the North American Vertical Datum of 1988 as determined by GPS observations and an OPUS reduction performed July 20, 2020.
- 2) Wetland areas delineated by Beals Associates, Inc. July 2020.
- 3) The subject property has access to public utilities from the public streets adjacent to the subject property.
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- 5) Except as shown and noted on this Survey, based on a careful physical inspection of the subject property and matters of record or provided by the title company or client, there are no visible (i) encroachments or overhangs of any improvements upon any easement, right-of-way or adjacent land or encroachment of the improvements located on adjacent land onto the subject property, other than as noted on the Encroachment Table; or (ii) easements, rights-of-way, party walls, or building structures or other improvements, conflicts, officially designated 100 year flood plains or flood prone areas, springs, streams, creeks, rivers, ponds, lakes, cemeteries or burial grounds.
- 6) Except as shown on the survey, the subject property does not serve any adjoining property for utilities, drainage, structural support or ingress or egress.
- 7) The legal description on and depiction of the subject property contained in the survey describe and depict the same property described in the legal description contained in that certain Title Commitment issued by First American Title Insurance Company on June 17, 2020, File No. NCS-1016872-BOS1.
- 8) The record description of the subject property forms a mathematically closed figure.
- 9) There is no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.
- 10) THE PARCEL CONTAINS 619 SPACES FOR PARKING, 12 HANICAP, 16 MOTORCYCLE AND 591 REGULAR.
- 11) Parcel described in Deed Book 14428, Page 327 is contained within the limits of that land described in Deed Book 13698, Page 221.
- 12) OWNER: DXC TECHNOLOGY SERVICES LLC  
DEED BOOK 70622 PAGE 1  
#153 TAYLOR STREET, LITTLETON, MA  
ASSESSOR'S PARCEL No. R10 14 1

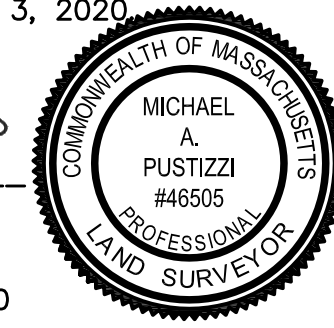
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Michael Pustizzi, PLS  
Registration No. 46505  
Date of Survey: August 3, 2020  
Date of Last Revision: August 24, 2020



**#153 TAYLOR STREET**

ALTA/NSPS LAND TITLE SURVEY  
IN  
**LITTLETON, MA**  
(MIDDLESEX COUNTY)

SCALE: 1"= 40' DATE: AUGUST 3, 2020

0 40 80 120 160 ft  
Precision Land Surveying, Inc.  
32 Tumpike Road  
Southborough, Massachusetts 01772  
TELE NO.: (508) 460-1789 FAX NO.: (508) 970-0096  
SHEET 7 OF 7 4836TP1.DWG

## Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 7/7/2021 5:40:03 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
56490	DEED		72547/175	05/02/2019	2750000.00
<b>Property-Street Address and/or Description</b>					
151 TAYLOR ST					
<b>Grantors</b>					
151 TAYLOR DE LLC					
<b>Grantees</b>					
NBPII LITTLETON LLC					
<b>References-Book/Pg Description Recorded Year</b>					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					



84

Please Return To:

Seyfarth Shaw LLP  
 Seaport East  
 Two Seaport Lane, Suite 300  
 Boston, Massachusetts 02210  
 Attn: Michael Dowley, Esquire



2019 00056490  
 Bk: 72547 Pg: 175 Doc: DEED  
 Page: 1 of 4 05/02/2019 01:32 PM

## QUITCLAIM DEED

151 Taylor DE, LLC, a Delaware limited liability company ("Grantor"), the address of which is 116 Huntington Avenue, Suite 600, Boston, Massachusetts 02116, for consideration of Two Million Seven Hundred Fifty Thousand and no/100 Dollars (\$2,750,000.00), grants to NBPII Littleton LLC, a Delaware limited liability company, the address of which is 401 Edgewater Place, Suite 107, Wakefield, Massachusetts 01880, with QUITCLAIM COVENANTS, that certain parcel of land, together with all buildings and other improvements thereon and all appurtenances thereto, such real property being known as 151 Taylor Street, Littleton, Massachusetts, and being bounded and more particularly described on Exhibit A which is attached hereto and made a part hereof. Such property is conveyed with the benefit of all easements and appurtenances of record now benefitting such property, and is conveyed subject to all encumbrances and matters appearing of public record as of the date hereof, to the extent the same are in force and applicable.

For reference to Grantor's title, see Quitclaim Deed recorded with the Middlesex South Registry of Deeds in Book 63631, Page 553, as affected by a Confirmatory Deed recorded with the Middlesex South Registry of Deeds in Book 71990, Page 315.

Grantor is not taxed as a corporation for federal income tax purposes.

[Signature Page Follows]

MASSACHUSETTS EXCISE TAX  
 Southern Middlesex District ROD # 001  
 Date: 05/02/2019 01:32 PM  
 Ctrl# 299302 22444 Doc# 00056490  
 Fee: \$12,540.00 Cons: \$2,750,000.00

Property Address: 151 Taylor Street, Littleton, Middlesex County, Massachusetts

PLEASE RETURN TO:  
 LAWYERS TITLE/Commonwealth Land Title  
 COMMERCIAL SERVICES OFFICE  
 265 FRANKLIN STREET, 8TH FLOOR  
 BOSTON, MA 02110  
 ATTN: MR FILE NO. ALL-26202

In witness whereof, this Quitclaim Deed has been executed as a sealed instrument to be effective as of the 1 day of May, 2019.

151 TAYLOR DE, LLC, a Delaware limited liability company

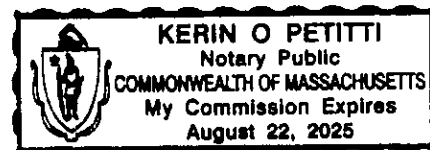
By: [Signature]  
Name: Eric D. Schlager  
Title: President

COMMONWEALTH OF MASSACHUSETTS

Sutwik, ss.

On this 1st day of May, 2019, before me, the undersigned notary public, personally appeared Eric D. Schlager, as President of 151 Taylor DE, LLC, proved to me through satisfactory evidence of identification, which were personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public [Signature]  
My Commission Expires [Signature]



[Signature Page to Quitclaim Deed]



**Exhibit A**

**Legal Description**

**Parcel 1:**

The land with the buildings thereon situated in the Town of Littleton, Middlesex County, Commonwealth of Massachusetts being shown as Lot 1 on a plan entitled "Plan of Land in Littleton, Mass. (Middlesex County)", dated April 3, 1987, prepared by B.S.C. Engineering and recorded as Plan No. 564 of 1987.

Together with the reserved rights and easements set forth in deed of Digital Equipment Corporation dated September 24, 1987 and recorded in Book 18565, Page 342, as amended by Amendment to Easement, dated June 3, 2004, recorded with said Deeds, Book 43657, Page 369.

**Parcel 2:**

The land, together with any improvements and appurtenances thereon, in Littleton, Middlesex County, Massachusetts, shown as Parcel 2C as depicted and shown on a plan of land entitled "Plan of Land in Littleton, Mass.", prepared by Hayes Engineering, Inc., Civil Engineering & Land Surveyors, dated March 26, 2008, last revised April 18, 2008 and recorded with the Middlesex County (Southern District) Registry of Deeds as Plan No. 618 of 2009.

Being the same property also described as:

**Parcel 1:**

The land with the buildings thereon situated in the Town of Littleton, Middlesex County, Commonwealth of Massachusetts being shown as Lot 1 on a plan entitled "Plan of Land in Littleton, Mass. (Middlesex County)", dated April 3, 1987, prepared by B.S.C. Engineering and recorded as Plan No. 564 of 1987.

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Together with the reserved rights and easements set forth in that Easement Agreement dated December 23, 2008, by and between FPK Realty LLC and TBCI, LLC as Trustee, recorded in Book 53640, Page 447.

**Parcel 2**

The land, together with any improvements and appurtenances thereon, in Littleton, Middlesex County, Massachusetts, shown as Parcel 2C as depicted and shown on a plan of land entitled

"Plan of Land in Littleton, Mass.", prepared by Hayes Engineering, Inc., Civil Engineering & Land Surveyors, dated March 26, 2008, last revised April 18, 2008 and recorded with the Middlesex County (Southern District) Registry of Deeds as Plan No. 618 of 2009.

## Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 7/7/2021 5:40:04 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
13603	DEED		76740/508	01/20/2021	3600000.00
<b>Property-Street Address and/or Description</b>					
153 TAYLOR ST					
<b>Grantors</b>					
DXC TECHNOLOGY SERVICES LLC					
<b>Grantees</b>					
NBPII LITTLETON LLC					
<b>References-Book/Pg Description Recorded Year</b>					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					

# Middlesex South Registry of Deeds

## Electronically Recorded Document

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### Recording Information

Document Number	: 13603
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Receipt Number	: 2591882
Recording Fee (including excise)	: \$16,571.00

*****  
MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 01/20/2021 03:44 PM  
Ctrl# 332112 28527 Doc# 00013603  
Fee: \$16,416.00 Cons: \$3,600,000.00  
*****

**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
208 Cambridge Street  
Cambridge, MA 02141  
617-679-6300  
[www.middlesexsouthregistry.com](http://www.middlesexsouthregistry.com)

**QUITCLAIM DEED**

DXC TECHNOLOGY SERVICES LLC, a Delaware limited liability company with a current mailing address of 1775 Tysons Boulevard, Tysons Corner, Virginia 22102 (“Grantor”),

in consideration of Three Million Six Hundred Thousand and 00/100 Dollars (\$3,600,000.00) and other valuable consideration paid,

grants to NBPII LITTLETON LLC, a Delaware limited liability company, with a current mailing address of c/o Northbridge Partners, LLC, 401 Edgewater Place, Suite 265, Wakefield, MA 01880,

with QUITCLAIM COVENANTS, the real property with improvements located thereon in the Town of Littleton, County of Middlesex, Commonwealth of Massachusetts, described in Exhibit A, attached hereto (the “Property”).

Said property is conveyed subject to and with the benefit of, as the case may be, all restrictions, conditions, easements and appurtenant rights of record, insofar as the same are in force and effect.

This conveyance is not a sale of all or substantially all of the Grantor’s assets located within the Commonwealth of Massachusetts.

For Grantor’s title, see deed from Enterprises Services LLC, a Delaware limited liability company (f/k/a HP Enterprise Services, LLC), to the Grantor, dated January 1, 2018, and recorded in the Middlesex South District Registry of Deeds at Book 70622, Page 1.

[SIGNATURE PAGE FOLLOWS]

EXECUTED as an instrument under seal this 19th day of January, 2021.

DXC TECHNOLOGY SERVICES LLC,  
a Delaware limited liability company

By: Computer Sciences Corporation, a  
Nevada Corporation  
Its: Manager

By: [Signature]  
Name: Zafar A. Hasan  
Title: Vice President and Secretary

COMMONWEALTH OF VIRGINIA )

COUNTY OF Fairfax ) SS:

On this 19th day of January, 2021, before me, a Notary Public, the undersigned officer, personally appeared Zafar A. Hasan, who acknowledged himself be the Vice President and Secretary of Computer Sciences Corporation, a Nevada corporation, the Manager of DXC Technology Services LLC, a Delaware limited liability company, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his/her name on behalf of said limited liability company by himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature: Donna J. Wyatt]  
Notary Public  
My Commission Expires: 8/31/2023



EXHIBIT A

LEGAL DESCRIPTION

Real property in the Town of Littleton, County of Middlesex, Commonwealth of Massachusetts, described as follows:

That certain parcel of land situated at 153 Taylor Street, Littleton, Middlesex County, Massachusetts, shown as "Lot 2" on a plan entitled "Plan of Land in Littleton, Mass. (Middlesex County)," scale 1 in= 100 ft., dated April 3, 1987, prepared by BSC Engineering, recorded with Middlesex South District Registry of Deeds as Plan No. 564 of 1987, as more particularly described in a certain Quitclaim Deed from Digital Equipment Corporation to John L. Sims and Edward B. Reiss, predecessor Trustees of Taylor Street Realty Trust under a Declaration of Trust dated September 14, 1987 and recorded with the Middlesex South District Registry of Deeds at Book 18565, Page 338, which Quitclaim Deed is dated September 14, 1987, and is recorded with said Deeds at Book 18565, Page 342.

# BEALS • ASSOCIATES INC.

2 PARK PLAZA, SUITE 200, BOSTON, MA 02116

PHONE: 617-242-1120

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## TRANSMITTAL

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To: Town of Littleton  
Board of Appeals  
37 Shattuck Street  
P.O. Box 1305  
Littleton, MA 01460

Date: 7/7/21  
Project: C-1127  
Location: 151 & 153 Taylor Street  
Littleton, MA

Via: *Hand Delivery*

*We are sending you the following items:*

**Attached**

*The following items:*

**One (1) check made payable to the Town of Littleton in the amount of \$555.00 for Board of Appeals Application for Variance filing fee.**

*Comments:*

**Please feel free to contact our office at (617) 242-1120 should you have any questions.**

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Transmitted by: Bryan Sutherlin

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**Beals Associates, Inc.**2 Park Plaza, Suite 200  
Boston, MA 02116  
617-242-1120RBS CITIZENS, NA  
BOSTON, MA  
5-7017/2110

16143

7/7/2021

PAY TO THE  
ORDER OF Town of Littleton

\$ **555.00

Five Hundred Fifty-Five and 00/100*****

DOLLARS

A PROTECTED AGAINST FRAUD

Town of Littleton  
37 Shattuck Street  
2nd Floor, Room 206  
Littleton, MA 01460

MEMO

Beals Associates Inc.

Town of Littleton

Date Type Reference  
6/30/2021 BillOriginal Amt.  
555.00Balance Due  
555.00

7/7/2021

Discount

Check Amount

Payment  
555.00  
555.00

16143

Citizens Bank Checkin

555.00