

A.L.T.A / N.S.P.S.

ALTA Survey:

- **Boundary Analysis:** Detailed, surveyed boundary lines that conform to legal descriptions.
- **Improvements:** Physical features such as buildings, parking structures, and fences are mapped.
- **Easements & Encumbrances:** Identification of all recorded rights-of-way, easements, and utility locations.
- **Encroachments:** Documentation of any improvements that cross property lines.
- **Access:** Evidence of access to public roads.
- **Zoning:** Optional identification of zoning classifications, flood zones, and topographic features (per Table A).

When and Why It Is Needed

- **Commercial Transactions:** Crucial for purchasing, refinancing, or developing commercial properties.
- **Lender Requirements:** Required to obtain comprehensive title insurance by providing a reliable, updated view of the property.
- **Risk Management:** Identifies potential issues, such as unexpected boundary disputes or structural encroachments.
- **Accuracy:** It provides a much higher level of detail and accuracy compared to standard boundary surveys.

An ALTA survey is conducted by a licensed surveyor who researches public records, performs field surveys, and creates a final, certified map or plat for closing.

PERIMETER DESCRIPTION:

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED ON THE EASTERLY SIDE OF MAIN STREET (ROUTE 28) AND WESTERLY SIDE OF SPENCER STREET IN THE TOWN OF STONEHAM, COUNTY OF MIDDLESEX, AND COMMONWEALTH OF MASSACHUSETTS BOUNDED AND DESCRIBED AS FOLLOWS:

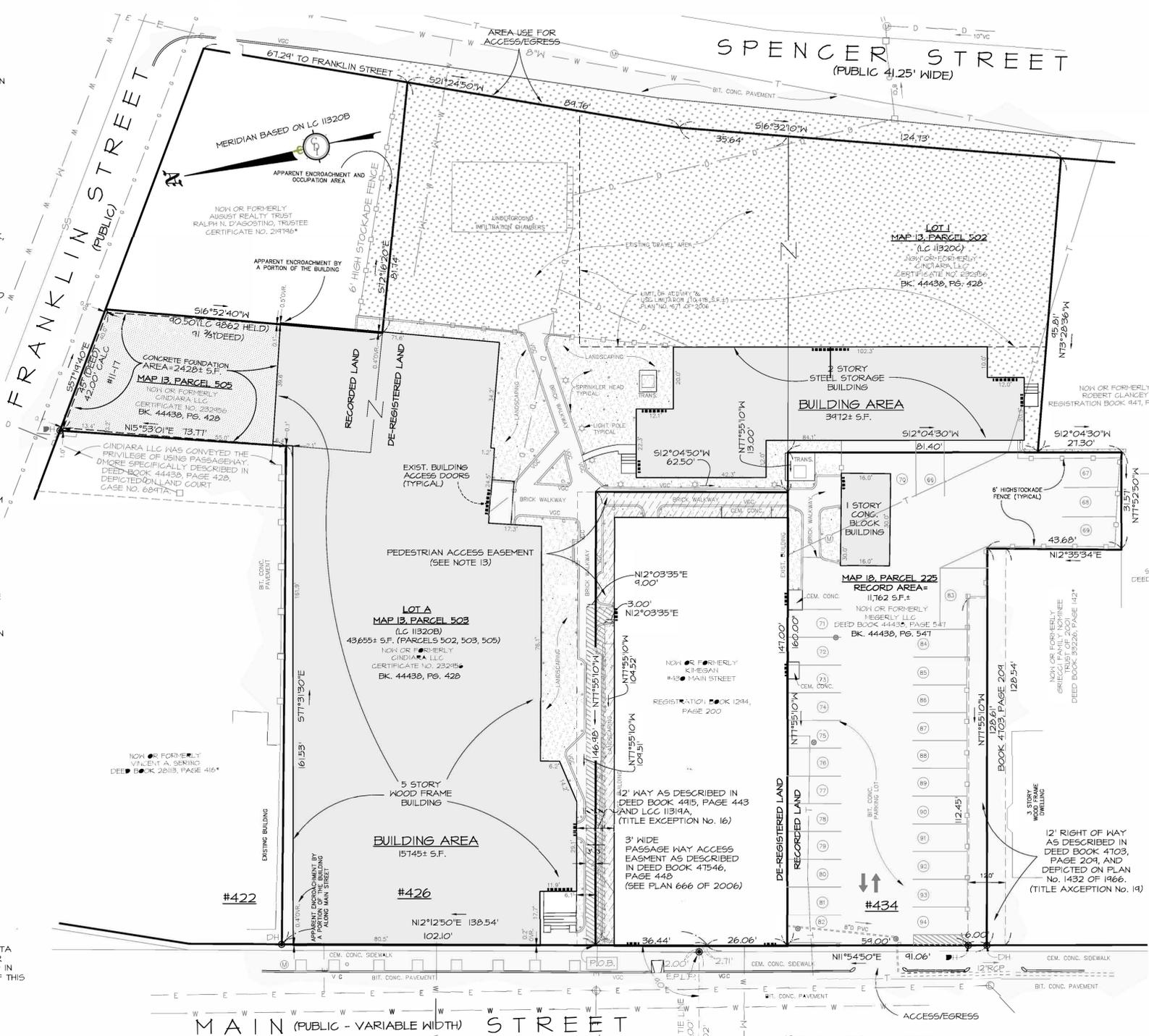
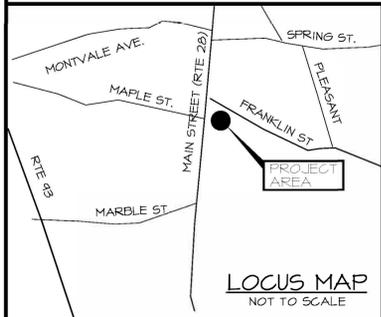
COMMENCING AT A POINT ON THE EASTERLY SIDE LINE OF MAIN STREET, AT LAND NOW OR FORMERLY KIMEGAN, LLC; THENCE

- N12°12'50"E A DISTANCE OF ONE HUNDRED TWO AND ONE TENTH (102.10') FEET BY SAID WESTERLY SIDELINE OF MAIN STREET TO A DRILL HOLE IN SIDEWALK AT LAND NOW OR FORMERLY VINCENT A. SERINO; THENCE
- S77°31'30"E A DISTANCE OF ONE HUNDRED AND SIXTY ONE AND FIFTY THREE HUNDREDTHS (161.53) FEET BY SAID LAND OF VINCENT A. SERINO TO A POINT; THENCE
- N15°53'01"E A DISTANCE OF SEVENTY THREE AND SEVENTY SEVEN HUNDREDTH (73.77) FEET BY SAID LAND OF VINCENT A. SERINO TO A DRILL HOLE IN SIDE WALK, AT THE SIDELINE OF FRANKLIN STREET; THENCE
- S57°14'40"E A DISTANCE OF FORTY TWO AND NO HUNDRETHS (42.00') FEET BY SAID FRANKLIN STREET TO A POINT AT LAND NOW OR FORMERLY AUGUST REALTY TRUST; THENCE
- S16°52'40"W A DISTANCE OF NINETY AND FIFTY HUNDREDTHS (90.50) FEET BY SAID LAND OF AUGUST REALTY TRUST TO A POINT; THENCE
- S12°16'20"E A DISTANCE OF EIGHTY ONE AND SEVENTY FOUR HUNDREDTHS (81.74) FEET BY SAID LAND OF AUGUST REALTY TRUST TO A POINT ON WESTERLY SIDELINE OF SPENCER STREET; THENCE
- S21°24'50"W A DISTANCE OF EIGHTY NINE AND SEVENTY SIX HUNDREDTHS (89.76) FEET BY WESTERLY SIDE LINE OF SAID SPENCER STREET TO ANGLE POINT; THENCE
- S16°32'10"W A DISTANCE OF ONE HUNDRED TWENTY FOUR AND SEVENTY THREE HUNDREDTHS (124.73) FEET BY WESTERLY SIDELINE OF SAID SPENCER STREET TO A POINT AT LAND NOW OR FORMERLY ROBERT GLANCEY; THENCE
- N73°28'36"W A DISTANCE OF NINETY FIVE AND EIGHTY ONE HUNDREDTHS (95.81) FEET BY SAID LAND OF ROBERT GLANCEY TO A POINT; THENCE
- S12°04'30"W A DISTANCE OF TWENTY SEVEN AND THIRTY HUNDREDTHS (27.30) FEET BY SAID LAND OF ROBERT GLANCEY TO A POINT; THENCE
- N71°52'50"W A DISTANCE OF THIRTY ONE AND FIFTY SEVEN HUNDREDTHS (31.57) FEET BY SAID LAND OF ROBERT GLANCEY AND LAND NOW OR FORMERLY STONEHAM RETAIL LLC TO A POINT LAND AT NOW OR FORMERLY GRIECCI FAMILY NOMINEE TRUST OF 2001; THENCE
- N12°35'34"E A DISTANCE OF FORTY THREE AND SIXTY EIGHT HUNDREDTHS (43.68) FEET BY SAID LAND OF GRIECCI FAMILY NOMINEE TRUST OF 2001 TO A POINT; THENCE
- N71°55'10"W A DISTANCE OF ONE HUNDRED TWENTY EIGHT AND SIXTY ONE HUNDREDTHS (128.61) FEET BY SAID OF GRIECCI FAMILY NOMINEE TRUST OF 2001 TO DRILL HOLE IN SIDEWALK ON EASTERLY SIDE LINE OF MAIN STREET; THENCE
- N11°54'50"E A DISTANCE OF SIXTY FIVE AND NO HUNDREDTHS (65.00) FEET BY SAID EASTERLY SIDE LINE OF MAIN STREET TO POINT AT LAND OF SAID KIMEGAN LLC; THENCE
- S71°55'10"E A DISTANCE OF ONE HUNDRED FORTY SEVEN AND NO HUNDREDTHS (147.00) FEET BY SAID LAND OF KIMEGAN LLC TO A POINT; THENCE
- N12°04'50"E A DISTANCE OF SIXTY TWO AND FIFTY HUNDREDTHS (62.50) FEET BY SAID LAND OF KIMEGAN LLC TO A POINT; THENCE
- N71°55'10"W A DISTANCE OF ONE HUNDRED FORTY SIX AND NINETY EIGHT HUNDREDTHS (146.98) FEET BY SAID LAND OF KIMEGAN LLC TO EASTERLY SIDELINE OF MAIN STREET AT THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 43,655 MORE OR LESS SQUARE FEET.

OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPT BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS STATEMENT, UNDERSIGNED FURTHER DECLARES THAT IN MY PROFESSIONAL OPINION AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

5.22.07
DATE



LEGEND

- EXISTING ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING SEWER SERVICE
- EXISTING GAS LINE
- EXISTING FENCE
- EXISTING TELEPHONE LINE
- PIN IN LEAD PLUG
- BOUND WITH LEAD PLUG
- EXISTING LIGHT POST
- EXISTING SPRINKLER HEAD

GRAPHIC SCALE



ABBREVIATED ZONING SCHEDULE:

- ZONE - CENTRAL BUSINESS
- REQUIRED LOT AREA= NONE
- REQUIRED LOT FRONTAGE= NONE
- REQUIRED LOT WIDTH= NONE
- REQUIRED SETBACKS
FRONT= NONE, SIDE= NONE, REAR= NONE
- MAX. BUILDING HEIGHT= 45'
- ACTUAL BUILDING HEIGHT= 53' 4"
- MIN. LOT COVERAGE= NONE
- REQUIRED 82 PARKING SPACES BY SPECIAL PERMIT, PROVIDED 24 DESIGNATED SPACES

ASSESSORS:

MAP 13, LOTS 502, 503, 505
MAP 1A

* REQUIRES SPECIAL PERMIT FROM STONEHAM PLANNING BOARD

NOTES:

1. THE SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN ON THE GROUND FIELD SURVEY CONDUCTED IN APRIL 2007.
2. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON VISUAL OBSERVATIONS, PLANS OBTAINED AT THE STONEHAM ENGINEERING DEPARTMENT, CYPRUS DESIGN, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED.
3. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND.
4. THE SURVEYED PREMISES IS LOCATED IN ZONE C, AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP FOR THE CITY OF STONEHAM, COMMUNITY PANEL NUMBER 250215 0003B EFFECTIVE DATE JULY 3, 1986.
5. REFERENCE IS MADE TO MASTER DEED OF THE RESIDENCE AT STONEHAM SQUARE CONDOMINIUM RECORD IN DEED BOOK 41546, PAGE 455
6. SUBJECT TO DECISION GRANTED BY STONEHAM ZONING BOARD OF APPEALS MORE SPECIFICALLY DESCRIBED IN RECORD DEED BOOK 48796, PAGE 550
7. SUBJECT TO DECISION GRANTED BY STONEHAM ZONING BOARD FOR A SPECIAL PERMIT MORE SPECIFICALLY DESCRIBED IN DEED BOOK 48796, PAGE 554
8. A PORTION OF THE SURVEYED PREMISES IS SUBJECT TO NOTICE OF ACTIVITY AND USE LIMITATION MORE SPECIFICALLY DESCRIBED IN DEED BOOK 47553, PAGE 302, PLOTTED HEREON. (TITLE COMMITMENT EXCEPTION NO. 15)
9. THE SURVEYED PREMISES IS SUBJECT TO THE EASEMENTS SET FORTH IN DEED BOOK 47546, PAGE 448 PLOTTED HEREON. (TITLE COMMITMENT EXCEPTION NO. 12)
10. THE SURVEYED PREMISES IS SUBJECT TO RIGHTS AS SET FORTH IN DEED BOOK 4415, PAGE 443 PLOTTED HEREON. (TITLE COMMITMENT EXCEPTION NO. 16 & 20)
11. THE SURVEYED PREMISES IS SUBJECT TO RIGHTS AS SET FORTH IN DEED BOOK 4703, PAGE 209 AS DEPICTED ON PLAN NUMBER 1432 OF 1966, PLOTTED HEREON. (TITLE COMMITMENT EXCEPTION NO. 19 & 22)
12. THE SURVEYED PREMISES IS SUBJECT TO ALTERING AND TAKING BY COMMONWEALTH OF MASSACHUSETTS, DEPARTMENT OF PUBLIC WORKS FOR LAYING OUT MAIN STREET DATED OCTOBER 2, 1959 FILED AS LANDCOURT DOCUMENT NUMBER 642591. (TITLE COMMITMENT EXCEPTION NO. 21 DOES NOT AFFECT SUBJECT PROPERTY)
13. SUBJECT TO THE PROPOSED ACCESS AGREEMENT BETWEEN KIMEGAN, LLC AND GINDIARA, LLC, AS SET FORTH IN A DOCUMENT TO BE RECORDED.

REFERENCES:

- DEED BOOK 44438, PAGE 428
 - DEED BOOK 1244, PAGE 200
 - CERTIFICATE #213184
 - L.C. CASE #11320
 - L.C. CASE #11319
 - L.C. CASE #6897
 - 1943 COUNTY LAYOUT OF MAIN STREET
 - PLAN 1432 OF 1966
 - CERTIFICATE NO. 232456
- * DENOTED DOCUMENTS ON RECORD AT MIDDLESEX SOUTH REGISTRY OF DEEDS.

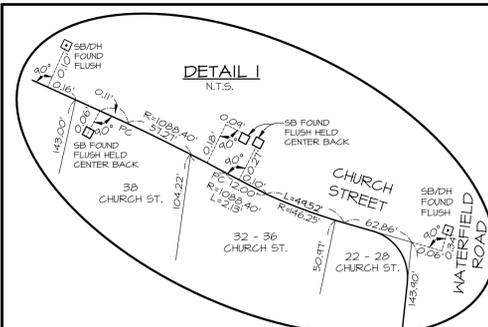
ALTA / ACSM LAND TITLE SURVEY

400 MAIN STREET
STONEHAM, MASSACHUSETTS

PREPARED FOR:
GINDIARA, LLC

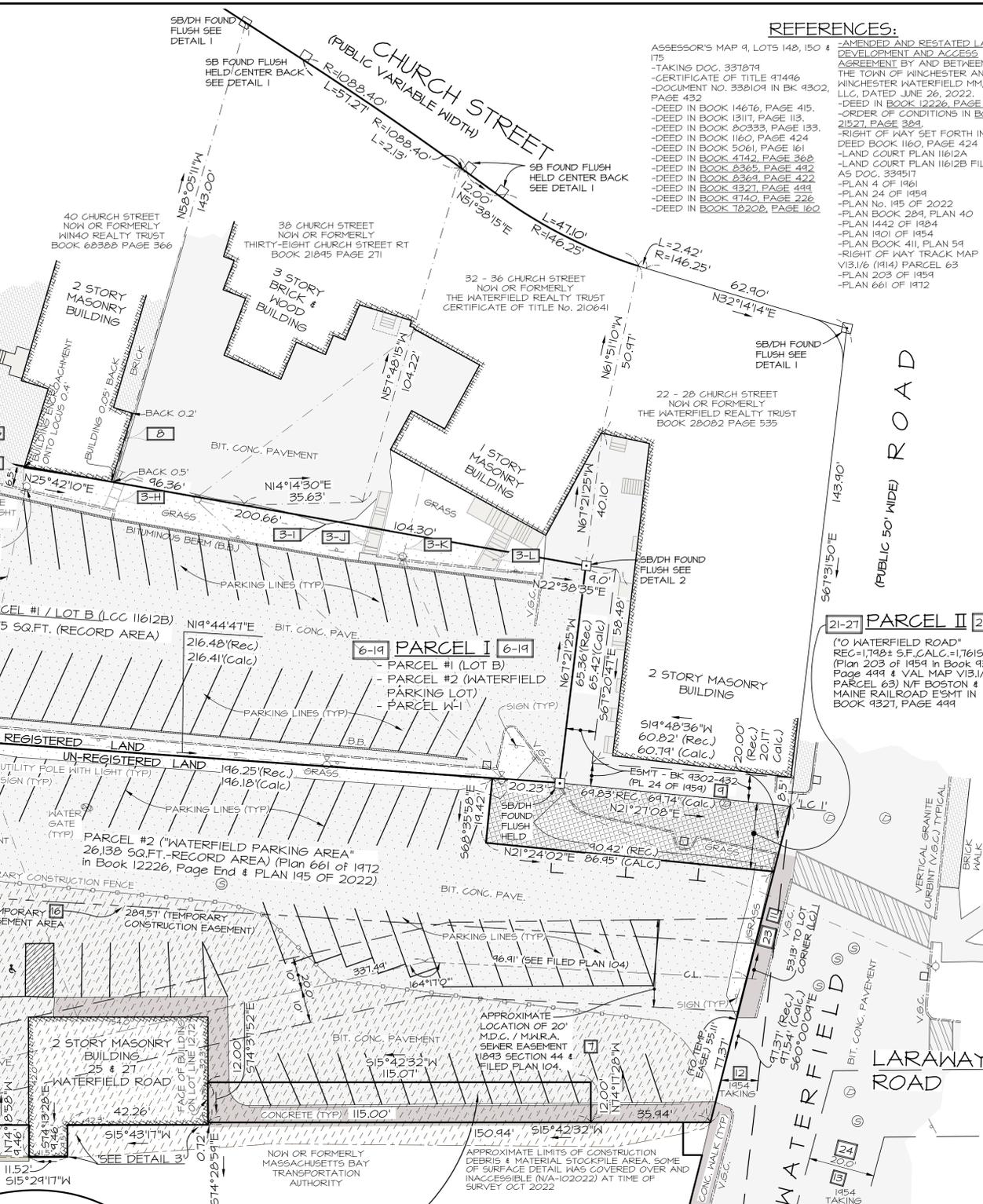
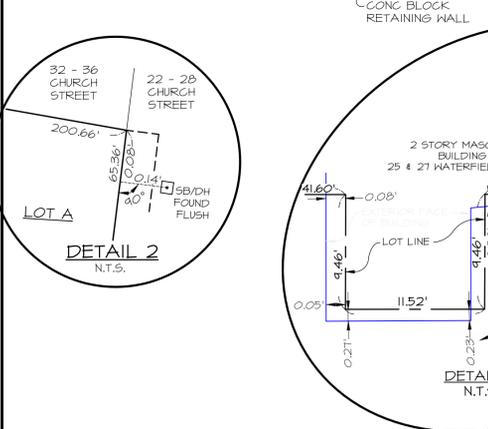
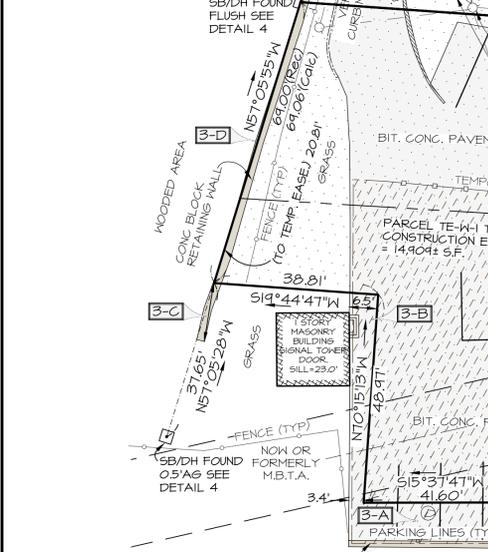
PREPARED BY:
CYPRUS DESIGN INC.

LAND SURVEYING • CIVIL ENGINEERING
8011 Main Street, Suite 24, Stoneham, MA, 01818
Tel: 978-640-1019 Fax: 978-640-1022
Web Page: CyprusDesignInc.com



NOTES:

- TOTAL LAND AREA PARCEL I, PARCEL #1 / LOT B IS 15,875 SQ.FT. (RECORD AREA), PARCEL #2 "WATERFIELD PARKING AREA" 26,130 SQ.FT. (RECORD AREA), PARCEL W-1 1,380 S.F. TOTAL COMBINED AREA = 42,383 S.F.
- ALL SUBJECT PROPERTIES DEPICTED ARE LOCATED ENTIRELY IN ZONE X (AREAS OF 2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 25010C409E, PANEL 409E, SUFFIX E, DATED JUNE 4, 2010.
- SEE COMMITMENT FOR TITLE INSURANCE FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT DATE: MARCH 7, 2023 REVISED 3-8-23 COMMITMENT OFFICE FILE NUMBER: 21-0084TN-FN, SV NO. 34 264 473.
- THE LAND ON THE SURVEY IS ONE AND THE SAME AS THE LAND SHOWN ON THE COMMITMENT 21-0084TN-FN, SV NO. 34 264 473.
- THE LAND HAS 2 EXISTING DIRECT INGRESS / EGRESS AREAS LOCATIONS (SEE PLAN FOR LOCATION). THERE ARE NO SAFETY STRIPS OR GORES BETWEEN PARCELS AND THE BOUNDARY LINES OF THE PARCELS ARE CONTIGUOUS.



REFERENCES:

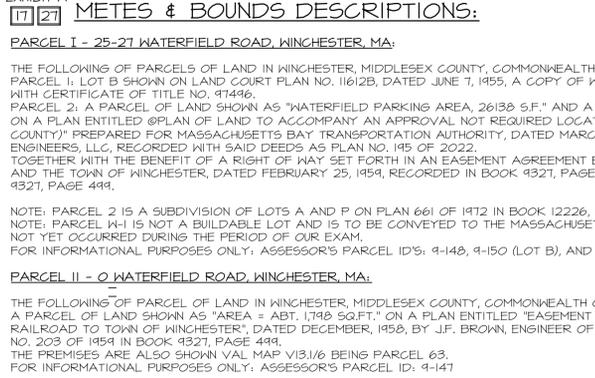
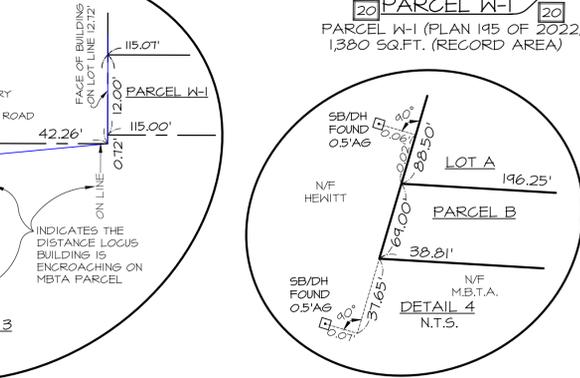
ASSESSOR'S MAP 9, LOTS 148, 150 & 175
 -TAKING DOC. 331819
 -CERTIFICATE OF TITLE 47446
 -DOCUMENT NO. 338104 IN BK 4302, PAGE 432
 -DEED IN BOOK 14676, PAGE 415
 -DEED IN BOOK 1311, PAGE 113
 -DEED IN BOOK 80333, PAGE 133
 -DEED IN BOOK 1160, PAGE 424
 -DEED IN BOOK 5061, PAGE 161
 -DEED IN BOOK 4742, PAGE 368
 -DEED IN BOOK 8365, PAGE 442
 -DEED IN BOOK 8363, PAGE 422
 -DEED IN BOOK 4327, PAGE 444
 -DEED IN BOOK 4740, PAGE 226
 -DEED IN BOOK 18208, PAGE 160

SURVEY EXCEPTIONS

SCHEDULE B PART 2

- NOT A SURVEY MATTER.
- NOT A SURVEY MATTER.
- LINE OVERLAP OR ENCROACHMENT (INCLUDING AN ENCROACHMENT OF AN IMPROVEMENT ACROSS THE BOUNDARY LINES OF THE LAND) THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND TITLE SURVEY OF THE LAND WHICH IS LOCATED ON LOCUS PROPERTY PLOTTED HEREON AND DESCRIBED BELOW:
 - 3-A LOCUS PAVED PARKING SPACES OVER THE LOT LINE BY 4.5' @ MOST NEGLIGENT POINT
 - 3-B LOCUS PAVEMENT OVER THE LOT LINE AS DEPICTED
 - 3-C LOCUS CONCRETE BLOCK RETAINING WALL OVER THE LOT LINE BY 13.8'
 - 3-D LOCUS CONCRETE BLOCK RETAINING WALL MEANDERS OVER THE LOT LINE (0.5' @ MOST NEGLIGENT POINT)
 - 3-E LOCUS CHAIN LINK FENCE OVER THE LOT LINE BY 1.0' @ MOST NEGLIGENT POINT
- 3-F BUILDINGS ON 40 CHURCH STREET PARCEL ENCROACHES ONTO LOCUS PROPERTY AS SHOWN
- 3-G BRICK DRIVEWAY ON 40 CHURCH STREET PARCEL ENCROACHES ONTO LOCUS PROPERTY AS SHOWN
- 3-H ACCESS STAIRWAY ENCROACHES ONTO LOCUS PROPERTY BY 8'
- 3-I PAVEMENT ENCROACHES BY 13' ONTO LOCUS PROPERTY
- 3-J ACCESS STAIRWAY ENCROACHES ONTO LOCUS PROPERTY BY 8'
- 3-K OVERHEAD WIRES CONNECTED TO BUILDING ON 32-36 PARCEL ENCROACHES ONTO LOCUS PROPERTY BY 6'
- 3-L ACCESS STAIRWAY ENCROACHES ONTO LOCUS PROPERTY BY 6'
- NOT A SURVEY MATTER.
- NOT A SURVEY MATTER.
- EXCEPTIONS 6-19 AFFECT PARCEL I.
- RIGHT OF WAY SET FORTH IN A DEED DATED MAY 16, 1871, RECORDED IN BOOK 1160, PAGE 424, SO FAR AS THE SAME IS STILL IN FORCE AND EFFECT. UNABLE TO PLOT LOCATION FROM DESCRIPTION PROVIDED IN BOOK 1160, PAGE 424.
- ORDER OF TAKING BY THE METROPOLITAN SEWERAGE COMMISSION, DATED JULY 14, 1893, RECORDED IN BOOK 2210, PAGE 162 AND SHOWN ON FILED PLAN 104 WHICH IS LOCATED ON LOCUS PROPERTY AND PLOTTED HEREON.
- AGREEMENT BY AND BETWEEN LYDIA B. WEBSTER AND ARTHUR T. NELSON, TRUSTEE OF INVESTMENT REALTY COMPANY, DATED DECEMBER 30, 1926, RECORDED IN BOOK 5061, PAGE 161 WHICH IS NOT LOCATED ON LOCUS PROPERTY AND PLOTTED HEREON.
- RIGHTS, EASEMENTS AND OTHER MATTERS CONTAINED IN THE RELEASE DEED DATED DECEMBER 31, 1958, FILED AS DOCUMENT NO. 338104 AND RECORDED IN BOOK 4302, PAGE 432 WHICH IS NOT LOCATED ON LOCUS PROPERTY AND PLOTTED HEREON.
- ORDER OF APPROVAL OF LAND COURT PLAN NO. 11612B, FILED AS DOCUMENT NO. 338104 WHICH IS LOCUS LOT B AND IS PLOTTED HEREON.
- ORDER FOR SIDEWALK CONSTRUCTION BY THE TOWN OF WINCHESTER, DATED JUNE 9, 1924, RECORDED IN BOOK 4742, PAGE 368 WHICH IS NOT ON LOCUS PROPERTY AND IS PLOTTED HEREON.
- ORDER OF TAKING BY THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS FOR HIGHWAY PURPOSES, DATED NOVEMBER 16, 1954, RECORDED IN BOOK 8365, PAGE 442 AND SHOWN ON PLAN 1901 OF 1954 IN BOOK 8365, PAGE 442 WHICH IS NOT ON LOCUS PROPERTY AND IS PLOTTED HEREON.
- ORDER OF TAKING BY THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS, DATED NOVEMBER 16, 1954, RECORDED IN BOOK 8363, PAGE 422 AND SHOWN ON PLAN 1951 OF 1954 IN BOOK 8363, PAGE 422 WHICH IS NOT ON LOCUS PROPERTY AND IS PLOTTED HEREON.
- RESERVATIONS SET FORTH IN AN EASEMENT AGREEMENT BY AND BETWEEN THE BOSTON AND MAINE RAILROAD AND THE TOWN OF WINCHESTER, DATED FEBRUARY 25, 1954, RECORDED IN BOOK 4327, PAGE 444 AND SHOWN ON PLAN 203 OF 1954 IN BOOK 4327, PAGE 444 WHICH IS LOCATED ON LOCUS PROPERTY AND IS PLOTTED HEREON.
- RESERVATIONS, RESTRICTIONS AND OTHER MATTERS SET FORTH IN A DEED DATED DECEMBER 28, 1960, RECORDED IN BOOK 4740, PAGE 226 AND SHOWN ON PLAN 4 OF 1961 IN BOOK 4740, PAGE 226 WHICH IS ON LOCUS PROPERTY AND IS PLOTTED HEREON.
- TEMPORARY EASEMENT AGREEMENT BY AND BETWEEN THE TOWN OF WINCHESTER AND THE MASSACHUSETTS BAY TRANSPORTATION AUTHORITY, DATED JUNE 14, 2021, RECORDED IN BOOK 18208, PAGE 160 AND SHOWN ON THE SKETCHES ATTACHED TO SAID DOCUMENT. THE TEMPORARY EASEMENT EXPIRES ON MARCH 1, 2024 AND REMAINS IN FORCE AND EFFECT. THIS DOCUMENT GIVES CERTAIN REFERENCES TO PARCELS OWNED BY THE TOWN OF WINCHESTER; HOWEVER, LOCUS IS NOT REFERENCED BUT IT IS CLEARLY SHOWN AND DESCRIBED AS PARCEL TE-W1 WHICH IS ON LOCUS PROPERTY AND IS PLOTTED HEREON.
- MATTERS CONTAINED IN AN UNRECORDED AMENDED AND RESTATED LAND DEVELOPMENT AND ACCESS AGREEMENT BY AND BETWEEN THE TOWN OF WINCHESTER AND WINCHESTER WATERFIELD MM, LLC, DATED JUNE 26, 2022, LOCUS PROPERTY(S) METES AND BOUNDS DESCRIPTIONS IS SHOWN ABOVE.
- EXISTING LOCATION OF THE METROPOLITAN SEWER EASEMENT 1893, SECTION 44 AS SHOWN ON PLAN 661 OF 1972 IN BOOK 12226, PAGE END AND PLAN 195 OF 2022 WHICH IS ON LOCUS PROPERTY AND IS PLOTTED HEREON.
- EXISTING ACCESS EASEMENT AND MDC SEWER EASEMENT ON THE PRELIMINARY SCHEME SURVEY SUPPLIED TO US BY YOUR OFFICE. CYPRUS DESIGN INC DOES NOT HAVE A COPY OF REFERENCED PLAN.
- PARCEL W-1 IS NOT A BUILDABLE LOT AND IS TO BE CONVEYED TO THE MASSACHUSETTS BAY TRANSPORTATION AUTHORITY PER PLAN NO. 195 OF 2022 WHICH IS ON LOCUS PROPERTY AND IS PLOTTED HEREON.
- EXCEPTIONS 21-27 AFFECT PARCEL II.
- ORDER OF CONDITIONS BY THE WINCHESTER CONSERVATION COMMISSION, RECORDED IN BOOK 21527, PAGE 389 NOT A SURVEY MATTER.
- RIGHT OF WAY SET FORTH IN A DEED DATED MAY 16, 1871, RECORDED IN BOOK 1160, PAGE 424, SO FAR AS THE SAME IS STILL IN FORCE AND EFFECT. UNABLE TO PLOT LOCATION FROM DESCRIPTION PROVIDED IN BOOK 1160, PAGE 424.
- ORDER FOR SIDEWALK CONSTRUCTION BY THE TOWN OF WINCHESTER, DATED JUNE 9, 1924, RECORDED IN BOOK 4742, PAGE 368 WHICH IS NOT LOCATED ON LOCUS AND IS PLOTTED HEREON.
- ORDER OF TAKING BY THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS, DATED NOVEMBER 16, 1954, RECORDED IN BOOK 8363, PAGE 422 AND SHOWN ON PLAN 1951 OF 1954 IN BOOK 8363, PAGE 422.
- RESERVATIONS SET FORTH IN AN EASEMENT AGREEMENT BY AND BETWEEN THE BOSTON AND MAINE RAILROAD AND THE TOWN OF WINCHESTER, DATED FEBRUARY 25, 1954, RECORDED IN BOOK 4327, PAGE 444 AND SHOWN ON PLAN 203 OF 1954 IN BOOK 4327, PAGE 444 WHICH IS LOCATED ON LOCUS PROPERTY AND IS PLOTTED HEREON.
- RESERVATIONS, RESTRICTIONS AND OTHER MATTERS SET FORTH IN A DEED DATED DECEMBER 28, 1960, RECORDED IN BOOK 4740, PAGE 226 AND SHOWN ON PLAN 4 OF 1961 IN BOOK 4740, PAGE 226 WHICH IS ON LOCUS PROPERTY AND IS PLOTTED HEREON.
- MATTERS CONTAINED IN AN UNRECORDED AMENDED AND RESTATED LAND DEVELOPMENT AND ACCESS AGREEMENT BY AND BETWEEN THE TOWN OF WINCHESTER AND WINCHESTER WATERFIELD MM, LLC, DATED JUNE 26, 2022. WE HAVE INCLUDED LOCUS PROPERTY(S) METES AND BOUNDS DESCRIPTION AS SHOWN ABOVE.

TO FIDELITY NATIONAL TITLE INSURANCE COMPANY & WATERFIELD WINCHESTER MM LLC. COMMITMENT DATE JULY 25, 2022 COMMITMENT OFFICE FILE NUMBER 21-0084TN-FN, SV NO. 34 264 473 SCHEDULE B PART 2. THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP, AND INCLUDES ITEMS 2-4, 6-13, 16, 17, 18, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN OCTOBER 2022. DATE OF PLAT OR MAP: MARCH 31, 2023



LEGEND

- EXISTING SIGN
- EXISTING TELEPHONE MANHOLE
- EXISTING WATER GATE
- EXISTING UTILITY POLE
- EXISTING 60V WIRE
- 8" D.I.
- 21-27
- SURVEY EXCEPTIONS
- PARCEL I
- PARCEL II
- EXISTING BITUMINOUS CONCRETE PAVEMENT
- APPROXIMATE LIMITS OF CONSTRUCTION DEBRIS & MATERIAL STOCKPILE AREA. SOME OF SURFACE DETAIL WAS COVERED OVER AND INACCESSIBLE (N/A-10/2022) AT TIME OF SURVEY OCT 2022

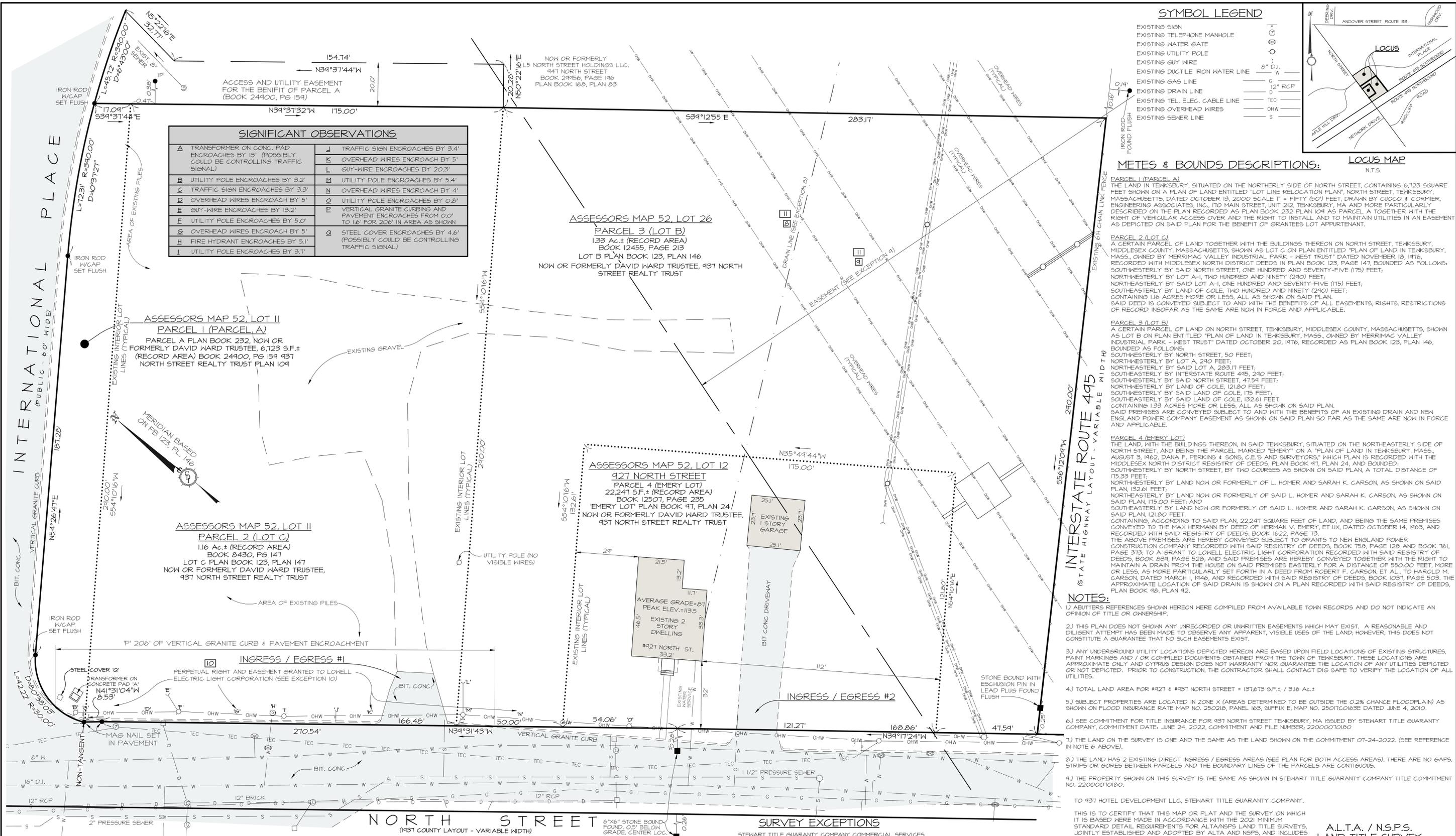
A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

PARCEL I & PARCEL II

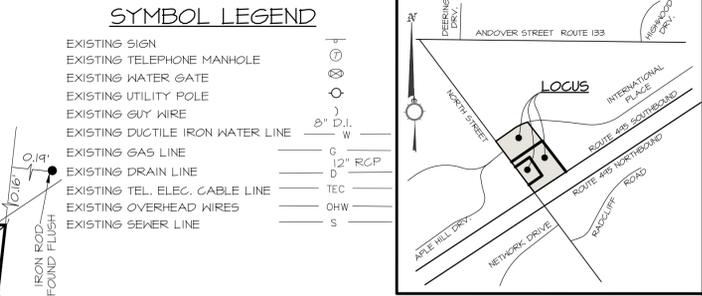
MIDDLESEX COUNTY
 PREPARED FOR

PREPARED BY
Cyprus Design Inc.
 Land Surveying & Civil Engineering Services
 1501 Main Street Unit 24 Taunton, MA 01976
 Tel: 478.640.0191 Fax: 478.640.0220
 Web: CDISurvey.com
 Email: info@CDISurvey.com

SCALE: 1"=20', SHEET 1 OF 1, DATE: 03-31-23



SIGNIFICANT OBSERVATIONS			
A	TRANSFORMER ON CONC. PAD ENCR OACHES BY 13' (POSSIBLY COULD BE CONTROLLING TRAFFIC SIGNAL)	J	TRAFFIC SIGN ENCR OACHES BY 3.4'
B	UTILITY POLE ENCR OACHES BY 3.2'	K	OVERHEAD WIRES ENCR OACH BY 5'
C	TRAFFIC SIGN ENCR OACHES BY 3.3'	L	GUY-WIRE ENCR OACHES BY 20.3'
D	OVERHEAD WIRES ENCR OACH BY 5'	M	UTILITY POLE ENCR OACHES BY 5.4'
E	GUY-WIRE ENCR OACHES BY 13.2'	N	OVERHEAD WIRES ENCR OACH BY 4'
F	UTILITY POLE ENCR OACHES BY 5.0'	O	UTILITY POLE ENCR OACHES BY 0.8'
G	OVERHEAD WIRES ENCR OACH BY 5'	P	VERTICAL GRANITE CURBING AND PAVEMENT ENCR OACHES FROM 0.0' TO 1.6' FOR 206' IN AREA AS SHOWN
H	FIRE HYDRANT ENCR OACHES BY 5.1'	Q	STEEL COVER ENCR OACHES BY 4.6' (POSSIBLY COULD BE CONTROLLING TRAFFIC SIGNAL)
I	UTILITY POLE ENCR OACHES BY 3.7'		



METES & BOUNDS DESCRIPTIONS:

PARCEL 1 (PARCEL A)
 THE LAND IN TENKSBURY, SITUATED ON THE NORTHERLY SIDE OF NORTH STREET, CONTAINING 6,723 SQUARE FEET SHOWN ON A PLAN OF LAND ENTITLED "LOT LINE RELOCATION PLAN", NORTH STREET, TENKSBURY, MASS., DATED OCTOBER 13, 2000 SCALE 1" = FIFTY (50') FEET, DRAWN BY CUOCO & CORNER, ENGINEERING ASSOCIATES, INC., 170 MAIN STREET, UNIT 212, TENKSBURY, MA AND MORE PARTICULARLY DESCRIBED ON THE PLAN RECORDED AS PLAN BOOK 123, PLAN 104 AS PARCEL A TOGETHER WITH THE RIGHT OF VEHICULAR ACCESS OVER AND THE RIGHT TO INSTALL AND TO MAINTAIN UTILITIES IN AN EASEMENT AS DEPICTED ON SAID PLAN FOR THE BENEFIT OF GRANTEE'S LOT APPURTENANT.

PARCEL 2 (LOT C)
 A CERTAIN PARCEL OF LAND TOGETHER WITH THE BUILDINGS THEREON ON NORTH STREET, TENKSBURY, MIDDLESEX COUNTY, MASSACHUSETTS, SHOWN AS LOT C ON PLAN ENTITLED "PLAN OF LAND IN TENKSBURY, MASS., OWNED BY MERRIMAC VALLEY INDUSTRIAL PARK - WEST TRUST" DATED NOVEMBER 18, 1976, RECORDED WITH MIDDLESEX NORTH DISTRICT DEEDS IN PLAN BOOK 123, PAGE 147, BOUNDED AS FOLLOWS: SOUTHWESTERLY BY SAID NORTH STREET, ONE HUNDRED AND SEVENTY-FIVE (175) FEET; NORTHWESTERLY BY LOT A-1, TWO HUNDRED AND NINETY (290) FEET; NORTHEASTERLY BY SAID LOT A-1, ONE HUNDRED AND SEVENTY-FIVE (175) FEET; SOUTHEASTERLY BY LAND OF COLE, TWO HUNDRED AND NINETY (290) FEET; CONTAINING 1.16 ACRES MORE OR LESS, ALL AS SHOWN ON SAID PLAN. SAID LAND IS CONVEYED SUBJECT TO AND WITH THE BENEFITS OF ALL EASEMENTS, RIGHTS, RESTRICTIONS OF RECORD INSOFAR AS THE SAME ARE NOW IN FORCE AND APPLICABLE.

PARCEL 3 (LOT B)
 A CERTAIN PARCEL OF LAND ON NORTH STREET, TENKSBURY, MIDDLESEX COUNTY, MASSACHUSETTS, SHOWN AS LOT B ON PLAN ENTITLED "PLAN OF LAND IN TENKSBURY, MASS., OWNED BY MERRIMAC VALLEY INDUSTRIAL PARK - WEST TRUST" DATED OCTOBER 20, 1976, RECORDED AS PLAN BOOK 123, PLAN 146, BOUNDED AS FOLLOWS: SOUTHWESTERLY BY NORTH STREET, 50 FEET; NORTHWESTERLY BY SAID LOT A, 289.91 FEET; SOUTHEASTERLY BY INTERSTATE ROUTE 495, 290 FEET; SOUTHWESTERLY BY SAID NORTH STREET, 47.54 FEET; NORTHWESTERLY BY LAND OF COLE, 121.80 FEET; SOUTHWESTERLY BY SAID LAND OF COLE, 175 FEET; SOUTHEASTERLY BY SAID LAND OF COLE, 132.81 FEET; CONTAINING 1.33 ACRES MORE OR LESS, ALL AS SHOWN ON SAID PLAN. SAID PREMISES ARE CONVEYED SUBJECT TO AND WITH THE BENEFITS OF AN EXISTING DRAIN AND NEW ENGLAND POWER COMPANY EASEMENT AS SHOWN ON SAID PLAN SO FAR AS THE SAME ARE NOW IN FORCE AND APPLICABLE.

PARCEL 4 (EMERY LOT)
 THE LAND, WITH THE BUILDINGS THEREON, IN SAID TENKSBURY, SITUATED ON THE NORTHEASTERLY SIDE OF NORTH STREET, AND BEING THE PARCEL MARKED "EMERY" ON A "PLAN OF LAND IN TENKSBURY, MASS., AUGUST 3, 1962, DANA F. PERKINS & SONS, C.E.'S AND SURVEYORS" WHICH PLAN IS RECORDED WITH THE MIDDLESEX NORTH DISTRICT REGISTRY OF DEEDS, PLAN BOOK 41, PAGE 24, AND BOUNDED AS FOLLOWS: SOUTHWESTERLY BY NORTH STREET, BY TWO COURSES AS SHOWN ON SAID PLAN, A TOTAL DISTANCE OF 175.33 FEET; NORTHWESTERLY BY LAND NOW OR FORMERLY OF L. HOMER AND SARAH K. CARSON, AS SHOWN ON SAID PLAN, 132.61 FEET; NORTHWESTERLY BY SAID LOT A, 289.91 FEET; SOUTHWESTERLY BY LAND NOW OR FORMERLY OF SAID L. HOMER AND SARAH K. CARSON, AS SHOWN ON SAID PLAN, 175.00 FEET; AND SOUTHEASTERLY BY LAND NOW OR FORMERLY OF SAID L. HOMER AND SARAH K. CARSON, AS SHOWN ON SAID PLAN, 121.80 FEET. CONTAINING, ACCORDING TO SAID PLAN, 22,241 SQUARE FEET OF LAND, AND BEING THE SAME PREMISES CONVEYED TO THE MAX HERMANN BY DEED OF HERMAN V. EMERY, ET UX, DATED OCTOBER 14, 1963, AND RECORDED WITH SAID REGISTRY OF DEEDS, BOOK 1622, PAGE 73. THE ABOVE PREMISES ARE HEREBY CONVEYED SUBJECT TO NEW ENGLAND POWER CONSTRUCTION COMPANY RECORDED WITH SAID REGISTRY OF DEEDS, BOOK 758, PAGE 128 AND BOOK 761, PAGE 373; TO A GRANT LONNELL ELECTRIC LIGHT CORPORATION RECORDED WITH SAID REGISTRY OF DEEDS, BOOK 834, PAGE 528; AND SAID PREMISES ARE HEREBY CONVEYED TOGETHER WITH THE RIGHT TO MAINTAIN A DRAIN FROM THE HOUSE ON SAID PREMISES EASTERLY FOR A DISTANCE OF 550.00 FEET, MORE OR LESS, AS MORE PARTICULARLY SET FORTH IN A DEED FROM ROBERT F. CARSON, ET AL., TO HAROLD M. CARSON, DATED MARCH 1, 1946, AND RECORDED WITH SAID REGISTRY OF DEEDS, BOOK 1031, PAGE 503. THE APPROXIMATE LOCATION OF SAID DRAIN IS SHOWN ON A PLAN RECORDED WITH SAID REGISTRY OF DEEDS, PLAN BOOK 48, PLAN 42.

- NOTES:**
- 1) ABUTTERS REFERENCES SHOWN HEREON WERE COMPILED FROM AVAILABLE TOWN RECORDS AND DO NOT INDICATE AN OPINION OF TITLE OR OWNERSHIP.
 - 2) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 - 3) ANY UNDERGROUND UTILITY LOCATIONS DEPICTED HEREON ARE BASED UPON FIELD LOCATIONS OF EXISTING STRUCTURES, PAINT MARKINGS AND / OR COMPILED DOCUMENTS OBTAINED FROM THE TOWN OF TENKSBURY. THESE LOCATIONS ARE APPROXIMATE ONLY, AND CYPRUS DESIGN INC. DOES NOT WARRANT THE LOCATION OF ANY UTILITIES DESCRIBED OR NOT DEPICTED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT DIG SAFE TO VERIFY THE LOCATION OF ALL UTILITIES.
 - 4) TOTAL LAND AREA FOR #427 & #431 NORTH STREET = 131,673 S.F.± / 3.16 Ac.±
 - 5) SUBJECT PROPERTIES ARE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 25021B, PANEL 163, SUFFIX E, MAP NO. 2501063E DATED JUNE 4, 2010.
 - 6) SEE COMMITMENT FOR TITLE INSURANCE FOR 431 NORTH STREET TENKSBURY, MA ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT DATE: JUNE 24, 2022, COMMITMENT AND FILE NUMBER: 22000070180
 - 7) THE LAND ON THE SURVEY IS ONE AND THE SAME AS THE LAND SHOWN ON THE COMMITMENT 07-24-2022. (SEE REFERENCE IN NOTE 6 ABOVE).
 - 8) THE LAND HAS 2 EXISTING DIRECT INGRESS / EGRESS AREAS (SEE PLAN FOR BOTH ACCESS AREAS). THERE ARE NO GAPS, STRIPS OR GORES BETWEEN PARCELS AND THE BOUNDARY LINES OF THE PARCELS ARE CONTIGUOUS.
 - 9) THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME AS SHOWN IN STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT NO. 22000070180.

REFERENCES:

- ASSESSOR'S MAP 52, LOTS 11, 12, 26
- DEED IN BOOK 805, PAGE 322.
- DEED IN BOOK 1037, PAGE 503.
- DEED IN BOOK 8430 PAGE 142 & 147.
- DEED IN BOOK 12455 PAGE 213.
- DEED IN BOOK 12507, PAGE 235.
- DEED IN BOOK 24900 PAGE 154.
- PLAN BOOK 58, PLAN 24.
- PLAN BOOK 97, PLAN 24.
- PLAN BOOK 48, PLAN 42.
- PLAN BOOK 123, PLAN 146 & 147.
- PLAN BOOK 168, PLAN 83.
- PLAN BOOK 232, PLAN 104.
- PLAN M-236 1931 COUNTY LAYOUT NORTH STREET

RECORD OWNERS:

DAVID WARD, TRUSTEE
 431 REALTY TRUST
 124 FOND STREET
 WILMINGTON, MA 01887

TKACHUK EXCAVATING
 124 FOND STREET
 WILMINGTON, MA 01887

APPLICANT:

SAHYER REALTY HOLDINGS
 1215 CHESTNUT STREET
 NEWTON, MA 02464

DIMENSIONAL REQUIREMENTS

UNDERLYING ZONING DISTRICT: OFFICE RESEARCH (O.R.)
 FRONT, SIDE, REAR MIN. SETBACK 50'
 HEIGHT 2.5 STORIES OR 35'
 MAX. BUILDING COVERAGE 35%

431 NORTH STREET; ASSESSOR'S MAP 52, LOT 26
 ZONING: OVERLAY DISTRICTS: COMMUNITY VILLAGE 4 | WIRELESS COMMUNICATIONS FACILITIES
 - FRONT: 20'
 - SIDE: COMBINED - 10'
 - REAR: 15'
 - HEIGHT: 2.5 STORIES OR 35'

427 NORTH STREET; ASSESSOR'S MAP 52, LOT 12
 ZONING: OVERLAY DISTRICT: COMMUNITY VILLAGE 4 | WIRELESS COMMUNICATIONS FACILITIES
 - FRONT: 20'
 - SIDE: COMBINED - 10'
 - REAR: 15'
 - HEIGHT: 2.5 STORIES OR 35'

- SURVEY EXCEPTIONS**
- 1) NOT A SURVEY MATTER.
 - 2) SUBJECT TO THE RESERVATION TO MAINTAIN A DRAIN CONTAINED IN THE DEED RECORDED AS BOOK 1031 PAGE 503. THE APPROXIMATE LOCATION OF SAID DRAIN IS SHOWN ON A PLAN RECORDED WITH SAID REGISTRY OF DEEDS, PLAN BOOK 48, PLAN 42, WHICH IS LOCATED ON LOCUS PROPERTY (PLOTTED HEREON).
 - 3) SUBJECT TO GRANTS TO NEW ENGLAND POWER CONSTRUCTION COMPANY RECORDED WITH SAID REGISTRY OF DEEDS, BOOK 758, PAGE 128 AND BOOK 761, PAGE 373 WHICH IS LOCATED ON LOCUS PROPERTY (PLOTTED HEREON).
 - 4) SUBJECT TO A GRANT TO LONNELL ELECTRIC LIGHT CORPORATION RECORDED WITH SAID REGISTRY OF DEEDS, BOOK 834, PAGE 528 THE PERPETUAL RIGHT AND EASEMENT TO CONSTRUCT, REPAIR, MAINTAIN, OPERATE & PATROL FOR THE TRANSMISSION OF HIGH AND LOW VOLTAGE ELECTRIC CURRENT FOR TELEPHONE USE A LINE OF ONE (1) POLE WITH WIRES AND CABLES WHICH IS LOCATED ON LOCUS PROPERTY (PLOTTED HEREON).
 - 5) SUBJECT TO THE PROVISIONS INCLUDED UPON THE PLAN RECORDED AS PLAN BOOK 97 PLAN 24, PLAN BOOK 123 PLAN 146 AND 147, PLAN BOOK 151 PLAN 116, PLAN BOOK 161 PLAN 141, PLAN BOOK 168 PLAN 83, PLAN BOOK 169 PLAN 37, PLAN BOOK 188 PLAN 34, AND PLAN BOOK 248 PLAN 110, LOCATED ON LOCUS PROPERTY (PLOTTED HEREON).
 - 6) SUBJECT TO THE TERMS OF THE EASEMENT, CONSTRUCTION AND MAINTENANCE AGREEMENT DATED MAY 9, 1984, AND RECORDED AS BOOK 4886, PAGE 206 AND AS BOOK 4891 PAGE 120 (NOT ON LOCUS PROPERTY).
 - 7) SUBJECT TO THE TERMS OF THE ASSENT AGREEMENT BETWEEN NEW ENGLAND POWER COMPANY AND DAVID WARD, TRUSTEE OF THE 431 NORTH STREET REALTY TRUST DATED FEBRUARY 12, 1981, AND RECORDED AS BOOK 8430 PAGE 142 SAID AGREEMENT DATED JANUARY 9, 014, AND RECORDED AS BOOK 2831 PAGE 164 (UNABLE TO PLOT).

PROGRESS PLAN 09-09-22

STEWART TITLE GUARANTY COMPANY COMMERCIAL SERVICES
 ONE WASHINGTON MALL, SUITE 1400 BOSTON, MA 02108
 COMMITMENT DATE: JUNE 24, 2022 COMMITMENT FILE NUMBER: 22000070180, SCHEDULE B, PART 2

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6, 7, 8, 9, 11, 14, 16, 17, 18, 19, 21 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JULY 27, 2022.
 DATE OF PLAN OR MAP: AUGUST 26, 2022

ASSASSOR'S MAP 52, LOTS 11, 12, 26
 PREPARED FOR

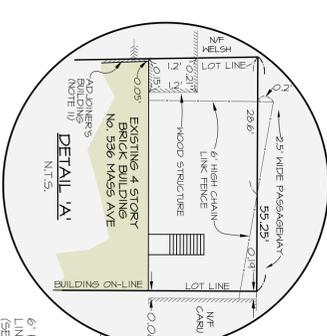
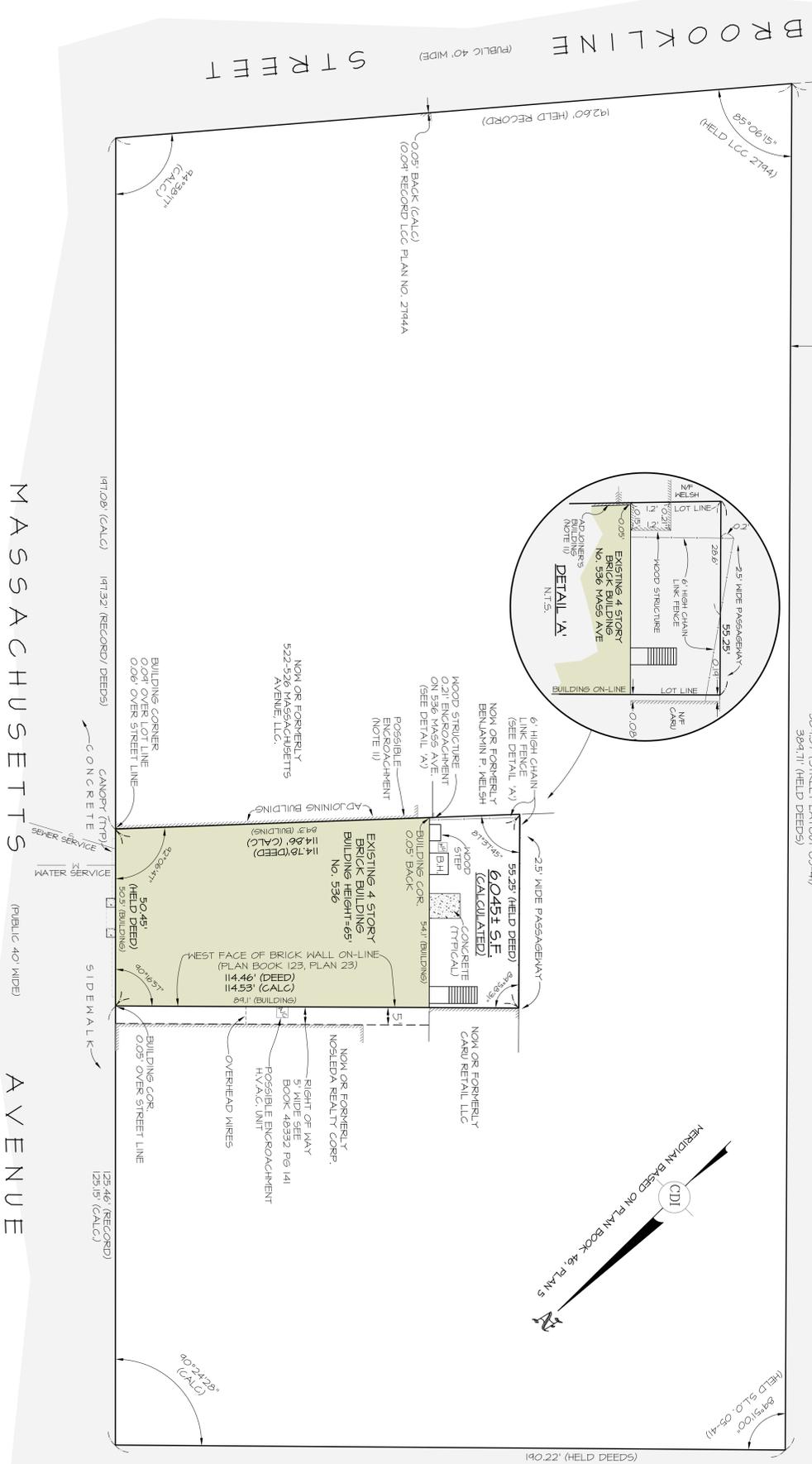
Cyprus Design Inc.
 Land Surveying & Civil Engineering Services
 1501 Main Street Unit 24 Tenksbury, MA 01876
 Tel: 478.640.0104, Fax: 478.640.0202
 Web: cdi@cyprus.com
 Email: info@cyprusdesign.com

KEVIN E. DANAHY, CYPRUS DESIGN INC. DATE: 08-26-22
 REGISTRATION # 34683

SCALE: 1"=20', SHEET 1 OF 1, DATE: 8-26-22

GREEN STREET

MASSACHUSETTS AVENUE



NOTES:

1. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS, WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
2. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND OR UTILITIES RECORDS. THE LOCATION OF ANY UTILITIES DEPICTED OR NOT DEPICTED, THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE.
3. PROPERTY IS DEPICTED AS PARCEL 75, ON THE CITY OF CAMBRIDGE ASSESSORS MAP 43.
4. OFFSET DIMENSIONS TO PROPERTY LINES HAVE BEEN CALCULATED FROM THE BRICK CORNERS OF THE EXISTING BUILDINGS.
5. THE ADDRESS OF THE SUBJECT PROPERTY, BASED ON ASSESSORS INFORMATION ON FILE AT THE CAMBRIDGE CITY HALL, IS 536 MASSACHUSETTS AVE, IN THE CITY OF CAMBRIDGE, MIDDLESEX COUNTY, IN THE COMMONWEALTH OF MASSACHUSETTS.
6. THE STATEMENTS CONTAINED IN THIS DRAWING ARE BASED ON FIELD SURVEY OF SURFACE CONDITIONS CONDUCTED ON MARCH 25 & 27 2014 OF THE SUBJECT PROPERTY. THE SURVEY EXCLUDED ANY INVESTIGATION OF BUILDING USE, SUBSURFACE CONDITIONS OR TESTING.
7. APPURTENANT RIGHT OF WAY TO PASS ON FOOT OR WITH TEAMS CONTAINED IN DEED BOOK 18163, PAGE 657.
8. PRESERVATION RESTRICTION - HISTORICAL, RECORDED IN DEED BOOK 28253, PAGE 194.
9. THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON THE FEMA/FIA NATIONAL FLOOD INSURANCE MAP NO. 2507C0576E DATED JUNE 4, 2010.
10. SEE COMMITMENT #14F-HR-3017 MARCH 11, 2014 FOR TITLE INSURANCE POLICY FROM FIRST AMERICAN TITLE INSURANCE COMPANY FOR SCHEDULE B - SECTION 2 FOR EXCEPTIONS FROM COVERAGE.
11. THE ADJACENT BUILDING AT 532-536 MASSACHUSETTS AVENUE ADJOINING THE LOCUS BUILDING AT 536 MASSACHUSETTS AVENUE, RESULTING IN AN APPARENT ENCROACHMENT; HOWEVER, THIS CAN ONLY BE DETERMINED BY A ROOFTOP SURVEY WHICH WAS NOT PERFORMED BY CYPRIUS DESIGN, INC.



GRAPHIC SCALE
SCALE: 1"=20'

REFERENCES:

1. LOCUS DEED, 48323, PAGE 194
2. PRESERVATION RESTRICTION, 28253, PAGE 194
3. RIGHT OF WAY FOOT ACCESSION, 19125, PAGE 657
4. DEED, 47946, PAGE 199
5. DEED, 21091, PAGE 249
6. DEED, 3162, PAGE 482
7. PLAN BOOK 123, PLAN 23
8. PLAN NO. 76, PG. 2010
9. PLAN 1009, AT CAMBRIDGE ENGINEERING OFFICE
10. PLAN STR-05-41, AT CAMBRIDGE ENGINEERING OFFICE
11. LOC PLAN 2714A
12. LOC PLAN 81422A
13. LOC PLAN 81422A
14. SET SURVEY MARKERS DETAIL PLAN, AT 21 BROOKLINE STREET, CAMBRIDGE, MASSACHUSETTS, REPERE ASSOCIATES INC FILED AT CAMBRIDGE ENGINEERING OFFICE

RECORD LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED ON THE SOUTHWESTERLY SIDE OF MASSACHUSETTS AVENUE, FORMERLY MAIN STREET, IN SAID CAMBRIDGE, BOUNDED AND DESCRIBED AS FOLLOWS, VIZ: BEGINNING ON THE NORTHWESTERLY CORNER OF LAND CONVEYED AT A POINT IN THE PROPOSED LINE SHOWN ON A PLAN IN THE CITY ENGINEERS OFFICE (CAMBRIDGE) DATED 1864 AND FROM THENCE RUNNING SOUTHWESTERLY ON LAND OF BR. CLARK, 28.45 FEET, AND THEN CONTINUING THE SAME COURSE ON OTHER LAND NOW OR LATE OF DR. CHAMBERLIN, CARL E. ALLEN AND JOHN W. ALLEN, 10.00 FEET, AND THEN SOUTHWESTERLY TWO AND A HALF FEET WIDE, THENCE RUNNING SOUTHWESTERLY ON SAID PASSAGEWAY ON A LINE PARALLEL WITH SAID PASSAGEWAY, 176.25 FEET DISTANT FROM GREEN STREET, 50.45 FEET TO LAND OF HERIS OF HOVER; THENCE NORTHWESTERLY ON SAID HERIS' LAND, 114.12 FEET TO SAID PROPOSED LINE, THENCE RUNNING NORTHWESTERLY ON SAID PROPOSED LINE, 50.45 FEET TO A POINT BEGUN AT.

ALSO ANOTHER PARCEL OF LAND ADJOINING THE ABOVE BOUNDED AS FOLLOWS: BEGINNING AT A STONE BOUND GAT IN THE LINE OF SAID MASSACHUSETTS AVENUE, FORMERLY MAIN STREET, THENCE RUNNING SOUTHWESTERLY 1105 FEET ON LAND OF CLARK TO POINT IN SAID PROPOSED LINE FIRST ABOVE-DESCRIBED; THENCE SOUTHWESTERLY ON SAID LINE, 50.45 FEET THENCE NORTHWESTERLY ON LAND OF HERIS OF HOVER, 1042 FEET TO POINT IN THE PROPOSED LINE, THENCE RUNNING TO A STONE BOUND, THENCE NORTHWESTERLY BY MASSACHUSETTS AVENUE, FORMERLY MAIN STREET, 50.00 FEET TO POINT BEGUN AT.

- SOUTHWESTERLY BY THE ABOVE DESCRIBED PARCELS OF LAND, 100.00 FEET;
- SOUTHWESTERLY BY LAND OF PERSONS UNKNOWN, 5.00 FEET;
- NORTHWESTERLY BY A LINE PARALLEL WITH FIRST BOUNDARY LINE OF SAID RIGHT TO PASS AND REPASS HEREIN GIVEN AND 5.00 FEET DISTANT THEREFROM, 100.00 FEET; AND
- NORTHEASTERLY BY MASSACHUSETTS AVENUE, FORMERLY MAIN STREET, 5.00 FEET, THE TWO ENDS OF SAID FIRST BOUNDARY LINE ARE SHOWN BY STONE BOUNDS ONE BEING THE SOUTHWESTERLY CORNER OF PARCELS ON LAND OF BENJAMIN P. CLARK, SAID RIGHT OF WAY TO BE APPURTENANT ONLY TO THE FIRST ABOVE DESCRIBED PARCELS OF LAND AND TO THE LAND SHOWN THEREON, AND SAID LAND AND 15 TO PASS AS APPURTENANT TO SAID FIRST ABOVE-DESCRIBED PARCELS OF LAND IN ANY CONVEYANCE THEREOF BY THE GRANTEE IN THIS DEED. THE ENJOYMENT OF SAID RIGHT OF WAY SHALL AT ANY TIME BE ALLOWED TO BUILD OVER OR UPON SAID LOT OF LAND, AND THE GRANTEE MAY AT ANY TIME AT ITS OWN EXPENSE TEAR DOWN THE SMALL WOODEN STRUCTURE NOW ON A PART OF SAID LAND, AND THE GRANTEE SHALL CONVEY TO FRIENDSHIP HALL ASSOCIATES BY BENJAMIN P. CLARK BY DEED DATED OCTOBER 22, 1893, RECORDED WITH MIDDLESEX SOUTH DISTRICT DEEDS, BOOK 1641, PAGE 313.

SAID PREMISES ARE PRESENTLY KNOWN AS AND NUMBERED 534-538 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS

ABBREVIATED SCHEDULE OF DIMENSIONAL REQUIREMENTS
BUSINESS B (B-1B)

DESCRIPTION	REQUIRED
LOT AREA (MIN. FEET/20)	300
FRONTAGE	N/A
FRONT SETBACK	NO MIN.
SIDE SETBACK	NO MIN.
REAR SETBACK	NO MIN.
MAX. FLOOR AREA RATIO	2.15/3.00
MAX. LOT COVERAGE	N/A
MINIMUM OPEN SPACE	N/A
MAX. BUILDING HEIGHT	80'

RECORD OWNER:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/MASCM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDE ITEMS 1, 2, 3, 6, 7a, 7b(1), 7b, 8, 9, 10, 11, 16, & 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 27, 2014

DATE OF PLAT OR MAP: FEBRUARY 28, 2014

P.L.S. N/A 34306

ALTA/MASCM LAND TITLE SURVEY
MASSACHUSETTS

PREPARED BY
Cyprus Design, Inc.

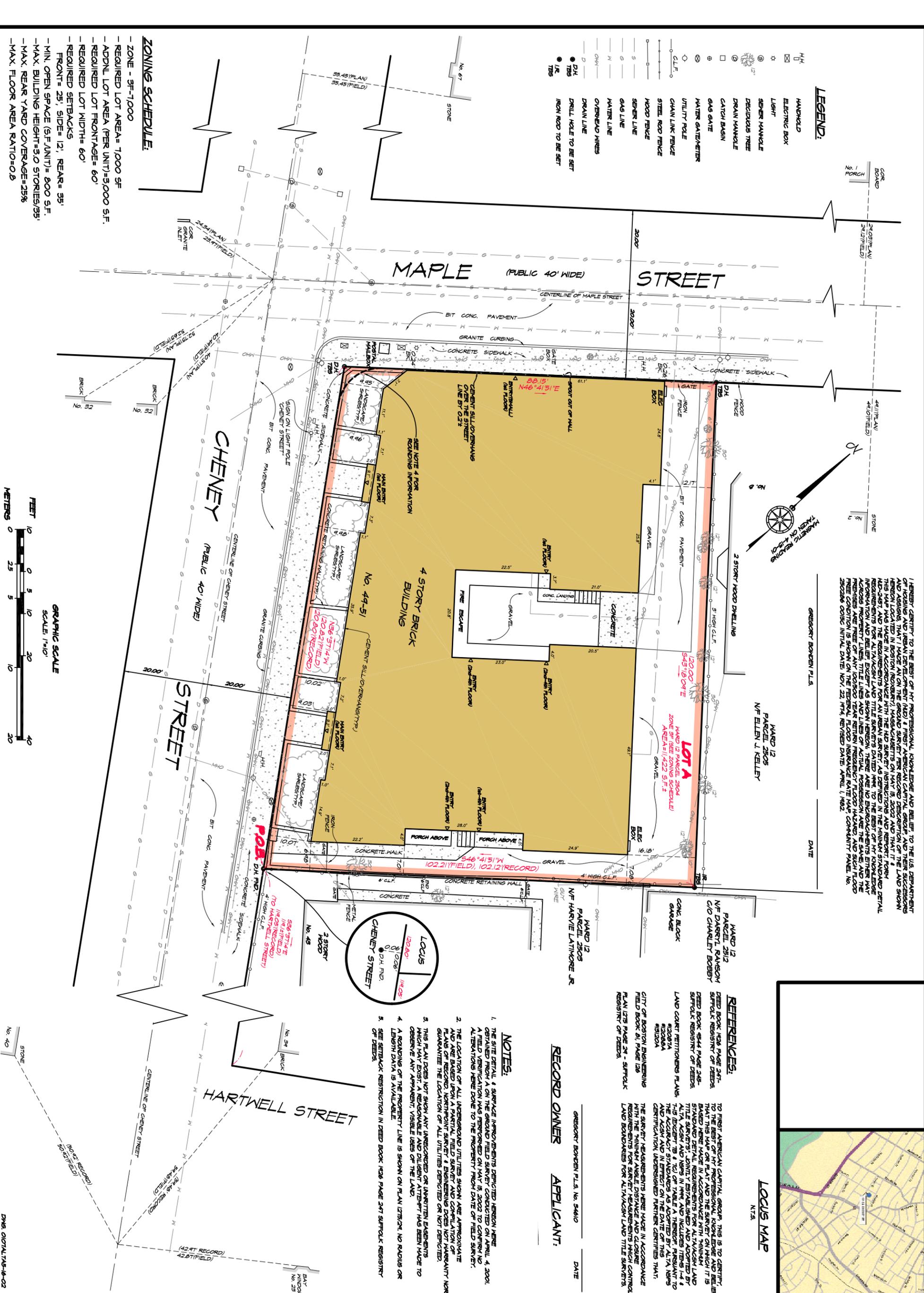
Land Survey & Civil Engineering Services
1507 Main Street, Suite 24, Needham, MA 02461
Tel: 781-451-1111
Web Page: cyprusdesigninc.com

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) & FIRST AMERICAN CAPITAL GROUP AND THEIR SUCCESSORS AND ASSIGNS THAT I MADE A/N ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN BOSTON (RECORD) THIS SURVEY IS FOR THE YEAR 2002 AND THAT THE SURVEY IS BASED UPON THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THE REQUIREMENTS FOR AN URBAN SURVEY AS DEFINED IN THE MINIMUM STANDARD DETAIL REQUIREMENTS AND BELIEF EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, TITLE LINES AND LINES OF ACTUAL POSSESSION AS THE SAME, AND THE FRONTIER LINE IS SHOWN AS 100% EARLY RECORD RECONSTRUCTION RECORD AND SUCH TITLE, 2002 RECORD DATE NOV. 22, 1974, REVISED DATE APRIL 1, 1982.

LEGEND:

- HH HANDHOLD
- EB ELECTRIC BOX
- L LIGHT
- SM SERVER MANHOLE
- DT DECIDUOUS TREE
- DM DRAIN MANHOLE
- CB CATCH BASIN
- WG WATER GATEWAY
- UL UTILITY POLE
- CLP CHAIN LINK FENCE
- SR STEEL ROD FENCE
- MF MOOD FENCE
- GL GAS LINE
- WL WATER LINE
- OW OVERHEAD WIRES
- DL DRAIN LINE
- DH DRILL HOLE TO BE SET
- TR TIE
- IR IRON ROD TO BE SET

- ZONING SCHEDULE:**
- ZONE - 3F-1000
 - REQUIRED LOT AREA= 1000 SF
 - ADDNL LOT AREA (PER UNIT)=3000 S.F.
 - REQUIRED LOT FRONTAGE= 60'
 - REQUIRED LOT WIDTH= 60'
 - REQUIRED SETBACKS
 - FRONT= 35', SIDE= 12', REAR= 35'
 - MIN. OPEN SPACE (S.F./UNIT)= 800 S.F.
 - MAX. BUILDING HEIGHT=3.0 STORIES/35'
 - MAX. REAR YARD COVERAGE=25%
 - MAX. FLOOR AREA RATIO=0.8



GREGORY BOWEN P.L.S. DATE

WARD 12 PARCEL 2505 N/F ELLEN J. KELLEY

WARD 12 PARCEL 2502 N/F HARVIE LATIMORE JR

WARD 12 PARCEL 2503 N/F DARREL RAINSON C/O CHARLEY BOBBY

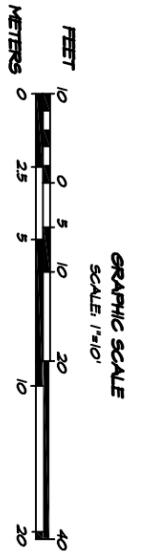
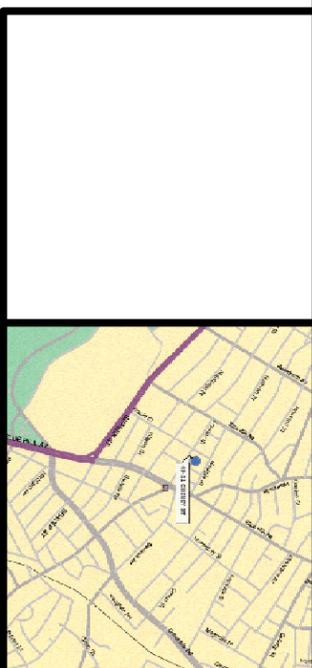
REFERENCES:

DEED BOOK 1936 PAGE 247-248
 DEED BOOK 1944 PAGE 248-249
 DEED BOOK 1954 PAGE 248-249
 DEED BOOK 1964 PAGE 248-249
 DEED BOOK 1974 PAGE 248-249
 DEED BOOK 1984 PAGE 248-249
 DEED BOOK 1994 PAGE 248-249
 DEED BOOK 2004 PAGE 248-249

NOTES:

1. THE SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A ON THE GROUND FIELD SURVEY CONDUCTED ON APRIL 4, 2001. A FIELD VERIFICATION WAS PERFORMED ON MAY 15, 2002 TO CONFIRM NO ALTERATIONS WERE DONE TO THE PROPERTY FROM DATE OF FIELD SURVEY.
2. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND CORRELATION OF PLANS OF RECORD. WORKPOINT SURVEY & ENGINEERING DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED.
3. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPOINTMENT VISIBLE USES OF THE LAND.
4. A ROUNDING OF THE PROPERTY LINE IS SHOWN ON PLAN 175/24. NO RADUS OR LENGTH DATA IS AVAILABLE.
5. SEE SETBACK RESTRICTION IN DEED BOOK 1936 PAGE 247 SUFFOLK REGISTRY OF DEEDS.

RECORD OWNER GREGORY BOWEN P.L.S. NO. 38410
APPLICANT: DATE



ALTA/ACSM LAND TITLE SURVEY

LOCATED AT _____

PREPARED FOR: _____

DATE: 5-16-02

SCALE: 1" = 10'

SHEET 1 OF 1

CYPRUS SURVEYING AND ENGINEERING

5 Greenmeadow Drive, Billerica MA. 01862

Telephone 978-663-9650

REVISIONS	
DATE	DESCRIPTION

DESIGN: KPF/TDB/GLB DRAFT: KPF CHECK: GLB