

General Notes

NAIL FOUND/SET

BOUND FOUND/SET

SOIL EVALUATION CATCH BASIN

DOUBLE CATCH BASIN

FLARED END SECTION

UTILITY/POWER POLE

DRAINAGE MANHOLE

BOLLARD

GUY POLE

LIGHTPOST

CLEANOUT

HYDRANT

SEWER VALVE

WATER VALVE

GAS VALVE

WETLAND FLAG

BENCH MARK

IRRIGATION VALVE

MONITORING WELL

UNKNOWN MANHOLE

DRILL HOLE FOUND/SET

IRON ROD/PIPE FOUND/SET

- 1. THE PARCEL ID FOR THE LOT IS 0501196000 IN THE CITY OF BOSTON, SUFFOLK COUNTY, MASSACHUSETTS.
- 2. THE OWNER PER DEED BOOK 40511, PAGE 143 IS 7-9 NEWBURY, LLC .
- 3. BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 25025C0077J, DATED MARCH 16, 2016. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- 4. THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 25025C0077G, DATED SEPTEMBER 9, 2009.
- 5. THE PARCEL IS ZONED B-3-65 PER ZONING CERTIFICATE PROVIDED BY ZONING SOLUTIONS, INC. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- 4. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- 5. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON FEBRUARY 15, 2017. THIS PLAN REFLECTS
- 6. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY OBSERVATIONS ONLY. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED, NOT OBSERVED AT THE TIME OF THE SURVEY. (PLEASE CONTACT DIGSAFE 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 1-888-344-7233).

Plan References

- PLAN OF LAND, BOSTON, MASS. PLAN BY HARRY R. FELDMAD, INC. DATED JULY 22, 1980. UNRECORDED.
- 2. STREET PLAN BOSTON PROPER, CITY OF BOSTON'S SURVEYOR'S OFFICE L-374
- CITY OF BOSTON'S PUBLIC ALLEY NO. 437 SURVEYOR'S OFFICE L-3054.
- CITY OF BOSTON'S PUBLIC ALLEY NO. 437 SURVEYOR'S OFFICE L-10584.
- 5. "PLAN OF LAND IN WARD 8 BOSTON" DATED JUNE 23, 1919, BY ASPINWALL & LINCOLN, RECORDED WITH SUFFOLK DISTRICT REGISTRY OF DEEDS IN BOOK 4151, PAGE 130.

ALTA/NSPS Land Title Survey Notes

1. THE ADDRESS OF PARCEL IS 7 & 9 NEWBURY STREET.

ON THE GROUND CONDITIONS AS OF THAT DATE.

- THERE WERE 0 SPACES OBSERVED AT THE TIME OF THE FIELD SURVEY.
- 3. THE PARCEL HAS DIRECT ACCESS TO NEWBURY STREET, A PUBLIC RIGHT OF WAY.
- 4. THERE ARE DIVIDING/PARTY WALLS LOCATED ALONG BOUNDARY OF THE PARCEL.
- 5. THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION AT THE TIME OF THE FIELD SURVEY.
- 6. THERE WAS NO OBVIOUS EVIDENCE OBSERVED OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON SITE AT THE TIME OF THE FIELD SURVEY. DIPRETE ENGINEERING IS NOT ACTING AS A EXPERT IN ENVIRONMENTAL MATTERS IN REGARDS TO THIS SURVEY AND IS NOT RESPONSIBLE FOR WHAT A PHASE ONE ENVIRONMENTAL ASSESSMENTS OF THE SUBJECT SITE WOULD REVEAL.
- 7. RIGHT OF WAY LINES ADJACENT TO SUBJECT PARCEL ARE AS SHOWN.
- THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THE FIELD SURVEY.
- NO WETLAND FLAGS OBSERVED AT THE TIME OF THE FIELD SURVEY.

Exhibit "A"

COMMONWEALTH LAND TITLE INSURANCE COMPANY CASE NUMBER C24059, EFFECTIVE DATE: JANUARY 30, 2017 AT 4:00PM

THE LAND AND BUILDINGS NOW NUMBERED 7 AND 9 ON NEWBURY STREET, BOSTON, SUFFOLK COUNTY, AND BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHERLY: BY SAID NEWBURY STREET, THIRTY-FOUR FEET, FOUR INCHES;

WESTERLY: BY LAND NOW OR FORMERLY OF BAYLINES, ONE HUNDRED TWELVE FEET;

NORTHERLY: BY A PASSAGEWAY SIXTEEN FEET WIDE, THIRTY-FOUR FEET, FOUR INCHES; AND

EASTERLY: BY LAND NOW OR FORMERLY OF GASTON, ONE HUNDRED TWELVE FEET.

ALSO THE FEE AND SOIL OF SO MUCH OF SAID PASSAGEWAY AS LIES SOUTHERLY OF ITS MIDDLE LINE BETWEEN THE EASTERLY AND WESTERLY BOUNDARY LINES OF THE ABOVE-DESCRIBED PARCEL EXTENDED. BEING THE PREMISES SHOWN AS PARCELS NUMBERED 7 AND 9 ON PLAN ENTITLED "PLAN OF LAND IN WARD 8 - BOSTON" DATED JUNE 23, 1919, BY ASPINWALL & LINCOLN, RECORDED WITH SUFFOLK DISTRICT REGISTRY OF DEEDS IN BOOK 4151, PAGE 130.

Notes Corresponding to Schedule B Exceptions: SEE GENERAL NOTE 8 FOR TITLE COMMITMENT INFORMATION.

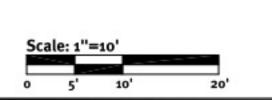
- 6 COMMON LAW PARTY WALLS AND RIGHTS OF OTHERS THEREIN.
 RESPONSE: PARTY WALLS SHOWN ON SURVEY, AFFECTS SUBJECT PARCEL.
- TERMS AND PROVISIONS OF A PARTY WALL AGREEMENT BY AND BETWEEN GEORGE WYNER, EDWARD N. WYNER AND JOHN S. SLATER, TRUSTEES OF THE RITZ-ARLINGTON TRUST AND E. SCHIER WELCH, ET AL, DATED DECEMBER 27, 1926 AND RECORDED IN BOOK 4866, PAGE 6. RESPONSE: PARTY WALL SHOWN ON SURVEY, AFFECTS SUBJECT PARCEL.

Surveyor's Certificate

TO: UMNV 7-9 NEWBURY LLC, BACK BAY RETAIL INVESTORS, LP AND COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 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, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14 & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 15, 2017. DATE OF PLAT OR MAP: FEBRUARY 23, 2017.

I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE RULES AND REGULATIONS AS STATED IN CMR 250 SECTION 6.00.

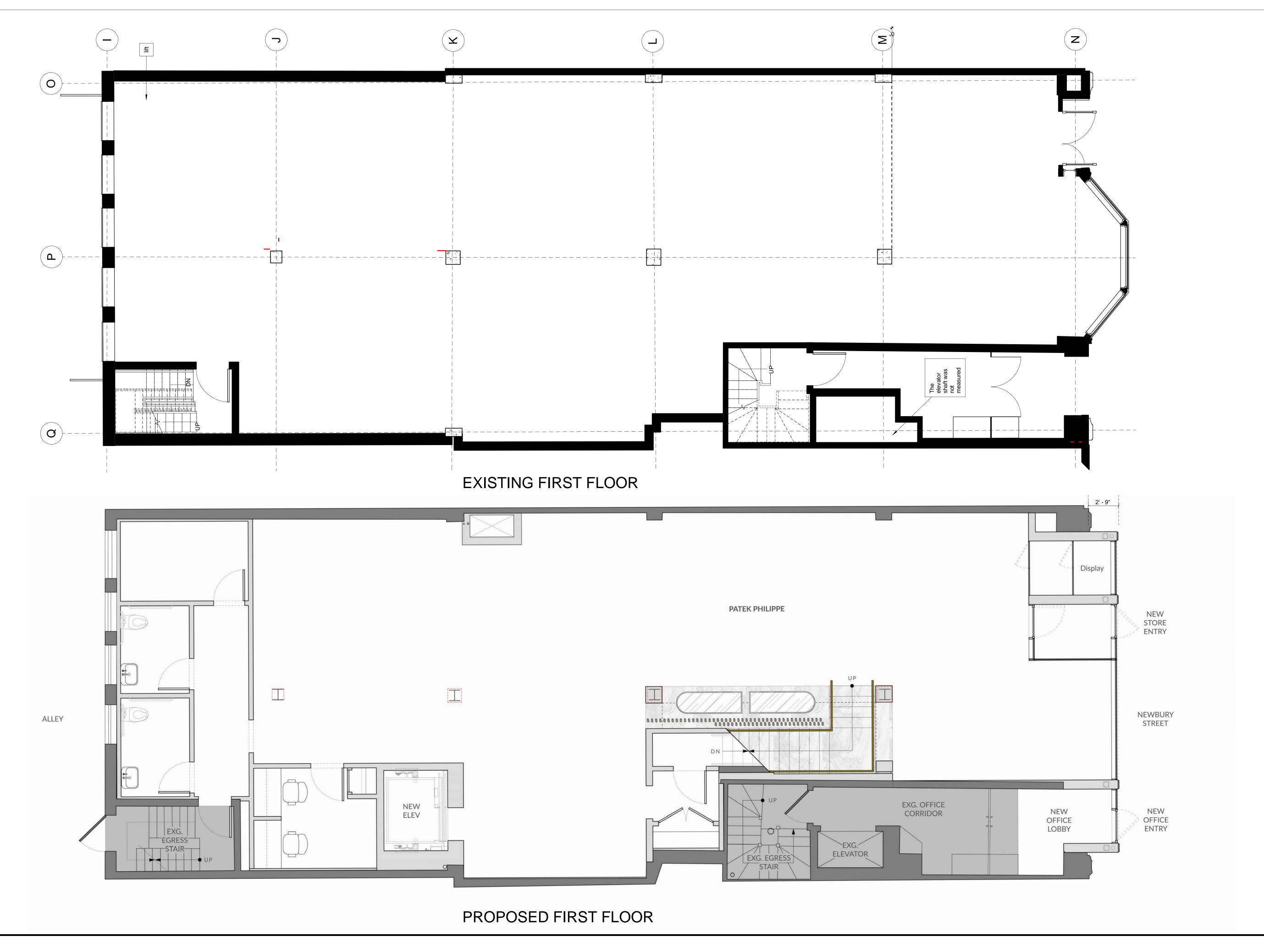


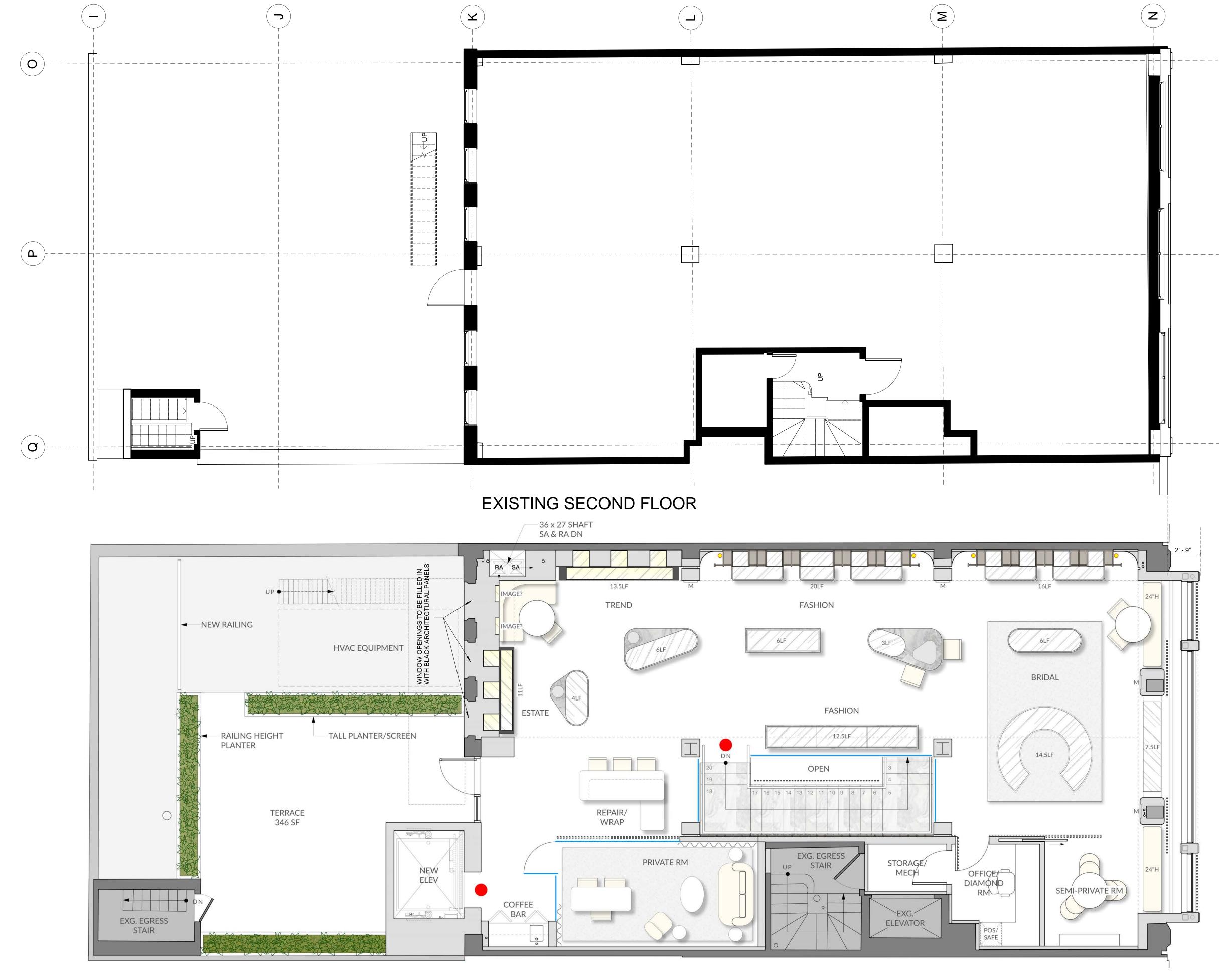
NO.49233

ROBERT G. BABCOCK, PLS #49233

2/24/17 DATE

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PROPOSED SECOND FLOOR



