



VICINITY MAP  
NOT TO SCALE

### GENERAL NOTES

- North arrow and bearings based upon a plan recorded in the Middlesex County South Registry of Deeds as Plan No. 607 of 1967.
- Field survey was completed by Chas. H. Sells, Inc. on April 22, 2008.
- Property is located in flood zone C (area of minimal flooding) as depicted on F.U.M.A. Map number 200214-0001-6, effective date, July 17, 1986.
- No observable evidence of earth moving work, building construction or building additions within recent months.
- This land is the same land as described in the First American Title Insurance Commitment No. 340853-46.

### COMMITMENT LEGAL DESCRIPTION

Real Property in the City of Somerville, County of Middlesex, State of Massachusetts, Described As Follows:  
The Real Property And Improvements Situated Thereon, Located in Somerville, Middlesex County, Massachusetts, Now Known As And Numbered 393 Highland Avenue, Bounded And Described As Follows:  
Southwesterly By Highland Avenue 106.8 Feet;  
Northerly By Land Now Or Formerly Of The City Of Somerville By A Line (Distance 60.31 Feet) Easterly From The Easterly Line Of Grove Street Measured Along The Line Of Highland Avenue 158.14 Feet;  
Northerly By The Location Of Land Now Or Formerly Of The Boston And Maine Railroad 117.37 Feet; And  
Southwesterly By Land Now Or Formerly Of Samuel Kidder 182.89 Feet;  
Sold Premises Contain 18,914 Square Feet Of Land, More Or Less And Is Shown On A Plan By Robert B. Bellamy, C.E., Dated September 18, 1944, And Recorded in Book 6802, Page 146.

### SURVEYORS LEGAL DESCRIPTION

Real Property in the City of Somerville, County of Middlesex, State of Massachusetts, Situated On The Northern Side Of Highland Avenue, Easterly Of Grove Street, Being Further Bounded And Described As Follows:  
Beginning At A Point On The Northern Side Of Highland Avenue And The Southeasterly Corner Of Land Now Or Formerly Of The City Of Somerville, Situated S 59° 47' 04" E A Distance Of 60.31 Feet From The Easterly Side Of Grove Street, Being The Southeasterly Corner Of The Lot To Be Conveyed;  
Thence: N 24° 01' 56" E And Parallel To The Easterly Line Of Grove Street And Land Now Or Formerly Of The City Of Somerville, A Distance Of 158.14 Feet To Land Now Or Formerly Of The Boston And Maine Railroad, Now The Massachusetts Bay Transportation Authority (MBTA);  
Thence: S 71° 48' 24" E By Solid MBTA A Distance Of 117.37 Feet To Land Now Or Formerly Of Sullivan;  
Thence: S 27° 20' 58" W By Solid Sullivan, The End Of Ellington Road, Other Land Of Sullivan, And Land Now Or Formerly Of The Family Center, Inc. A Distance Of 182.89 Feet To The Northern Side Of Highland Avenue;  
Thence: N 59° 47' 04" W Along The Northern Side Of Highland Avenue A Distance Of 106.80 Feet To The Point Of Beginning.  
Sold Premises Contain 18,914 Square Feet Of Land, More Or Less And Is Shown On A Plan By Robert B. Bellamy, C.E., Dated September 18, 1944, And Recorded in Book 6802, Page 146.  
Meaning And Intending To Be The Same Property Described In A Deed Dated July 09, 2003 And Recorded With The Middlesex County South Registry Of Deeds in Book 39857, Page 568. Also Being The Same Property As Described In The First American Title Insurance Commitment No. 340853-46.

LEGEND	
● CATCH BASIN	● IRON ROD FOUND
● ROUND CATCH BASIN	● DRILL HOLE FOUND
● GRAN MANHOLE	● STONE BOUND FOUND
● SEWER MANHOLE	● DECIDUOUS TREE
● NO LABEL MANHOLE	○ SOIL
● HYDRANT	○ QUT POLE
● WATER GATE	● HANDICAPPED PARKING
● WATER GATE	● BOLLARD
● SEWER MANHOLE	● ELECTRICAL METER
● LIGHT POLE	● PARKING YIELD
● PARKING METER	● EXCEPTION NO.
● UTILITY POLE	● POST INDICATOR
SPR STANPIPE	VALVE
WCR WHEEL CHAIR RAMP	▼ FLOOD LIGHT
— WOOD FENCE	
— CHAIN LINK	
— FENCE METAL	
— HANDRAIL	
— RETAINING WALL	
— PROPERTY LINE	
— RIGHT OF WAY	
— ADJUTERS LINE	
— OLD LOT LINE	
— OVERHEAD WIRE	
— SETBACK LINE	
— EASEMENT LINE	

### TITLE COMMITMENT INFORMATION

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
6	Book 13710, Page 561	Order of Taking by Massachusetts Bay Transportation Authority for permanent sub-surface easement recorded with said Deeds in Book 13710, Page 561.	PLOTTED
7	Book 38464, Page 194	Memorandum of Lease, dated August 1, 2002, by and between P.J.C. Realty Co., Inc., as Lessor and West Group, Inc., as Tenant, recorded with said Deeds, Book 38464, Page 194.	NOT PLOTTED

REFERENCE: FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 340853-46, DATED: MARCH 20, 2008.

### BULK AREA REQUIREMENTS

LOCATION: 393 HIGHLAND AVENUE, SOMERVILLE, MA		
ZONE: CBD - CENTRAL BUSINESS DISTRICT		
ITEM	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	N/A	18,045± SQ. FT.
MINIMUM FRONTAGE	N/A	106.8'±
MINIMUM FRONT SETBACK	N/A	0±
MINIMUM SIDE SETBACK	N/A	0±
MINIMUM REAR SETBACK	10'	0±
MAXIMUM BUILDING HEIGHT	4 STORIES / 50'	16.3'±
PARKING REQUIREMENTS	1 SPACE PER 500 SQ. FT. OF Gross/Floor AREA=18,946± SQ. FT. 38 SPACES	NO ON SITE PARKING AVAILABLE

PARKING AVAILABLE IN PUBLIC LOTS ADJUTING ON THE NORTH AND WEST OF THE PREMISES, AS WELL AS THE STREET.

### ENCROACHMENTS

- Loading dock and ramp, security camera, stand pipe and three flood lights encroaching into the M.B.T.A. parking lot.
- Two flood lights encroaching into the City parking lot.
- Two overhead signs and three flood lights encroaching into the Highland Avenue right of way.
- One flood light encroaching into land now or formerly of The Family Center, Inc.
- One flood light encroaching into land now or formerly of Sullivan.

### SURVEY CERTIFICATION

This survey is made for the benefit of: Fortem Corp., its successors and assigns, ACV SKYLINE RADAR, LLC, Rite Aid Corporation, and First American Title Insurance Company.

- I, Andrew Browne, a Professional Land Surveyor in the State of Massachusetts, do hereby certify to the aforesaid parties, their successors and assigns, as of the date on which above, that I have made a careful survey of a tract of land (the "Premises") specifically described in First American Title Insurance Company Title Commitment No. 340853-46, dated March 20, 2008 (the "Commitment") and:  
1. This survey was actually made upon the ground and was prepared by me or under my supervision in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005 and includes Items 2 through 4, 6, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 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971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- The survey and the information, courses and distances shown thereon are correct. The description of the Premises in the Commitment, the land delineated on the survey, and the boundary lines and lines of actual possession are the same. The record description of the Premises does NOT form a substantially correct figure.
- The survey correctly shows the size, location and type of all buildings, structures and other improvements (including signs, dumpsters, canopies, awnings, sidewalks, curbs, parking areas and spaces, and fences) situated on the Premises, and all are within the boundary lines of the Premises except as shown. There is no visible evidence of any encumbrances or boundary grounds observed on this property at the time the field survey was conducted. The names of all adjacent property owners are shown on the survey.
- The property and the buildings, structures, and improvements located thereon, are serviced by those public utilities that are visible from a field inspection except as shown, there are no visible encumbrances, encroachments, easements or rights of way (visible, recorded, existing and proposed, including those that may be shown or recorded upon reference to the Premises, and all are within the boundary lines of the Premises except as shown. There is no visible evidence of any encumbrances or boundary grounds observed on this property at the time the field survey was conducted. The names of all adjacent property owners are shown on the survey.
- There are no party walls or encroachments onto adjoining premises, streets, alleys, easements or rights of way by any buildings, structures or other visible improvements, and no encroachments onto Premises by buildings, structures or other visible improvements situated on adjoining premises streets or alleys, except as shown.
- This survey shows the location and of visible stream drainage structures. Any visible discharge into streams, rivers, or other conveyance system is shown on this survey.
- Said described property is located within an area having a Zone Designation C (area of minimal flooding) for the Community of Housing and Urban Development, on Flood Insurance Rate Map No. 0001-L, with a date of identification of July 17, 1986, for the Community Number 250214, in Middlesex County, State of Massachusetts. The Flood Insurance Rate Map is the primary source of information for the determination of flood hazard.
- The zoning classification and the data shown in the Bulk Area Requirements Table herein are referenced by the undersigned from the source(s) indicated in the table and, except as identified herein, there are no violations of zoning setbacks with relation to the location of said buildings relating to height, just as to setbacks.
- Except as shown on this survey, all roads, streets, and highways shown thereon are completed and dedicated and accepted public ways. The property has direct physical access to Hyde Park Avenue, being a public street or highway and Jackson Avenue and Factory Street, being paved, private rights of way, being public streets or highways, and all such are shown on the survey.
- There are no on site parking spaces located on the subject property; public parking available in public lots abutting on the north and west of the premises, as well as the street.
- All at back, side yard, rear yard lines and the distance between the buildings and the Premises lines shown on the recorded plat or set forth in the applicable zoning ordinance are accurately shown on the survey.

Chas. H. Sells, Inc.  
Andrew Browne, P.L.S. No. 33081

Date:

Revisions:

No.

Drawn:

Checked:

Approved:

Scale:

Project No.:

Date:

Field Book:

CAD File:

Sheet No.:

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