

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF SOMERVILLE & CAMBRIDGE, MIDDLESEX COUNTY, MAP #114 & #35, RESPECTIVELY.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 577 OF 656," MAP NUMBER 25017C0577E, MAP EFFECTIVE DATE: JUNE 4, 2010.
3. MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY, TWIN CITY PLAZA AT MCGRATH HIGHWAY IN CAMBRIDGE AND SOMERVILLE, MA, PREPARED FOR CHARTER REALTY & DEVELOPMENT CORPORATION," PREPARED BY DAYLOR CONSULTING GROUP, INC., DATED MARCH 4, 2005. LAST REVISED DECEMBER 6, 2005. TWO SHEETS.
4. MAP ENTITLED "EASEMENTS PLAN, LAND IN CAMBRIDGE AND SOMERVILLE, MA, PREPARED FOR CHARTER REALTY & DEVELOPMENT CORPORATION," PREPARED BY DAYLOR CONSULTING GROUP, INC., DATED JANUARY 12, 2001. TWO SHEETS. RECORDED WITH THE MIDDLESEX REGISTRY OF DEEDS AS PLAN 340 OF 2005.
5. UNDERGROUND GAS FACILITY MAPPING PROVIDED BY EVERSOURCE GAS.
6. UNDERGROUND ELECTRIC FACILITY MAPPING PROVIDED BY EVERSOURCE ELECTRIC.
7. UNDERGROUND TELECOMMUNICATIONS FACILITY MAPPING PROVIDED BY COMCAST.

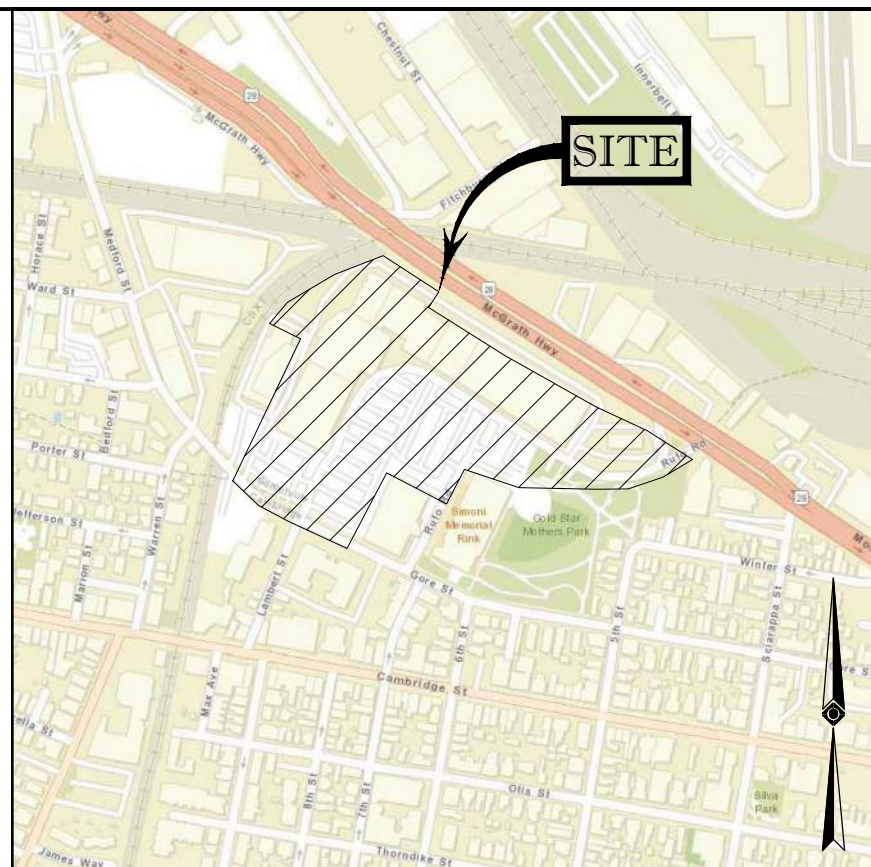
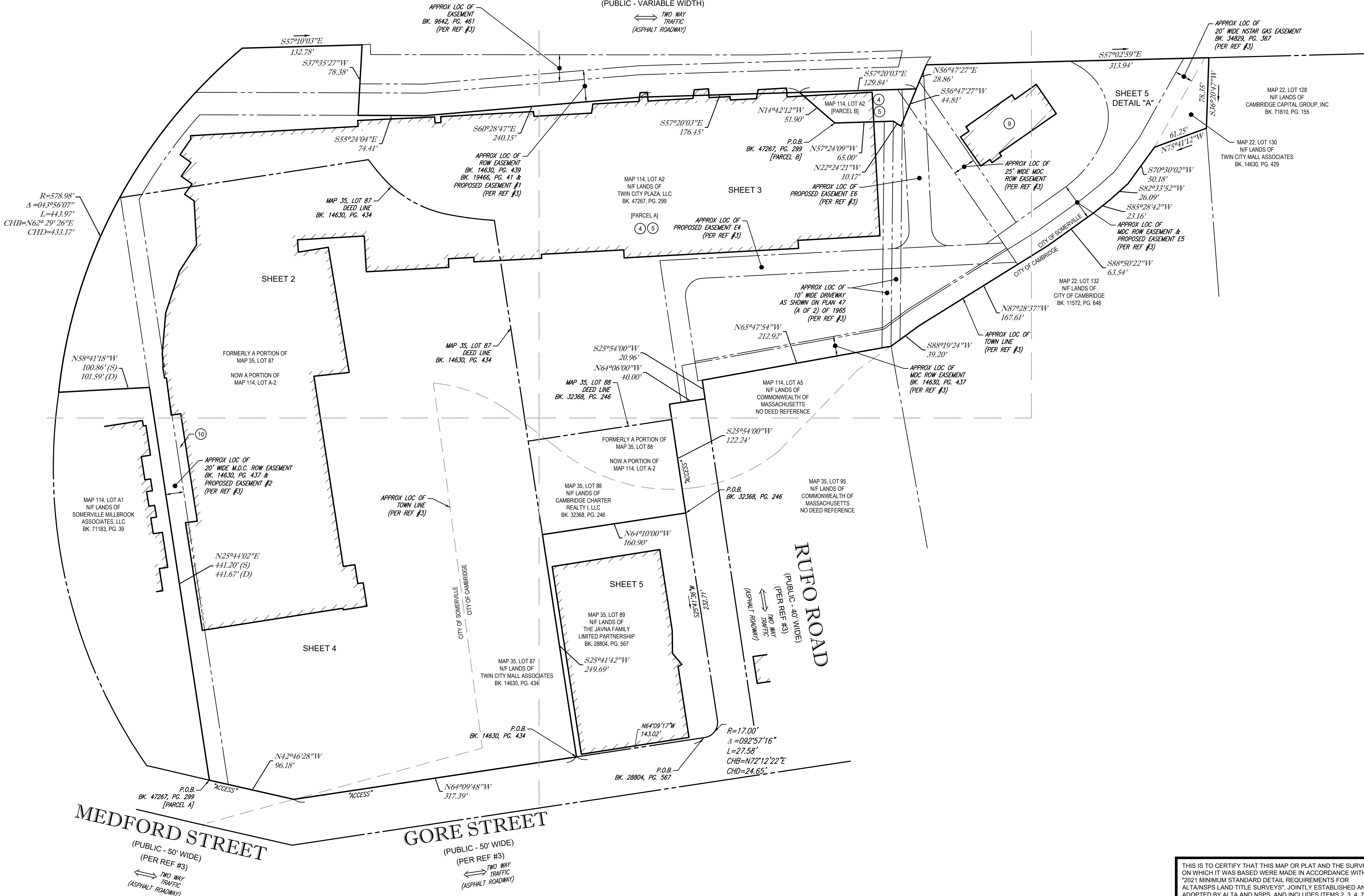
LEGEND

- (S) SURVEY DIMENSION  
(D) DEED DIMENSION  
⑤ TITLE REPORT EXCEPTION

McGRATH HIGHWAY

(PUBLIC - VARIABLE WIDTH)

← TWO WAY TRAFFIC (ASPHALT ROADWAY) →



LOCUS MAP  
NOT TO SCALE

NOTES:

1. PROPERTY KNOWN AS LOT A2 AS SHOWN ON THE CITY OF SOMERVILLE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 114; AND LOTS 130, 87 & 88 AS SHOWN ON THE CITY OF CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 114, 22 & 35, RESPECTIVELY.
2. AREA: MAP 114, LOT A2 = 498,790 SQUARE FEET OR 11.451 ACRES  
MAP 22, LOT 130 = 2,447 SQUARE FEET OR 0.056 ACRES  
MAP 35, LOT 87 = 43,211 SQUARE FEET OR 0.992 ACRES  
MAP 35, LOT 88 = 9,561 SQUARE FEET OR 0.219 ACRES  
TOTAL = 542,013 SQUARE FEET OR 12.443 ACRES
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:

QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.

QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.

QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.

QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE UPDATE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, HAVING AN ORDER NO. 34842791, WITH AN EFFECTIVE DATE OF JUNE 10, 2021, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2:

GENERAL EXCEPTIONS 1 THROUGH 3, 6 THROUGH 8 & 11 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.

- ④ QUITCLAIM DEED DATED APRIL 11, 2006 BY AND BETWEEN CHARTER TWIN CITY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTOR, AND TWIN CITY PLAZA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED ON APRIL 12, 2006 IN DEED BOOK 47267, PAGE 299 - PARCELS A & B SHOWN HEREON.
- ⑤ ASSUMPTION OF LIABILITY AND MODIFICATION AGREEMENT DATED APRIL 11, 2006, BY AND BETWEEN CHARTER TWIN CITY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TWIN CITY PLAZA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND LASALLE BANK N.A., AS CUSTODIAN FOR WELLS FARGO BANK, N.A., THE TRUSTEE FOR THE REGISTERED HOLDERS OF GS MORTGAGE SECURITIES CORPORATION II, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-G/64, RECORDED ON APRIL 12, 2006 IN DEED BOOK 47267, PAGE 304 - PARCELS A & B SHOWN HEREON.
- ⑨ ZBA DECISION, BY AND BETWEEN APPLICANT MCDONALD'S USA, LLC AND OWNER TWIN CITY PLAZA, LLC, RECORDED ON FEBRUARY 9, 2011 IN DEED BOOK 56442, PAGE 311 - APPROVAL TO MODIFY EXISTING FAST FOOD RESTAURANT; MCDONALD'S RESTAURANT SHOWN HEREON.
- ⑩ ZBA DECISION, BY AND BETWEEN TWIN CITY PLAZA, LLC C/O ROGER TYLER, RECORDED ON SEPTEMBER 9, 2014 IN DEED BOOK 64202, PAGE 514 - APPROVAL TO MODIFY LOADING DOCK; LOADING DOCK SHOWN HEREON.

6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
9. PROPERTY HAS DIRECT ACCESS TO GORE STREET, MEDFORD STREET, AND RUFO ROAD.
10. THE LAND AS DESCRIBED IN THIS SURVEY CONSTITUTES MORE THAN ONE PARCEL OR LOT, AND THERE ARE NO GAPS, GORES OR STRIPS.
11. PARKING COUNT: REGULAR = 644 SPACES  
RESERVED = 14 SPACES  
TOTAL = 658 SPACES

SEE SHEETS 2-5 OF 5 FOR SITE FEATURES, TOPOGRAPHY & UTILITIES

1	REVISED PER CLIENT COMMENTS	J.P.M.	G.L.H.	10-13-2023
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED

FIELD DATE 11-8-2021	ALTA/NSPS LAND TITLE SURVEY TWIN CITY PLAZA	165 GORE STREET
FIELD BOOK NO 21-11 MA	22 MCGRATH HIGHWAY	MAP 22, LOT 130
FIELD BOOK PG 7	MAP 114, LOT A2	MAP 35, LOT 87, 88 & 89
FIELD CREW J.D.O.	CITY OF SOMERVILLE	CITY OF CAMBRIDGE
DRAWN R.J.K.	MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS	

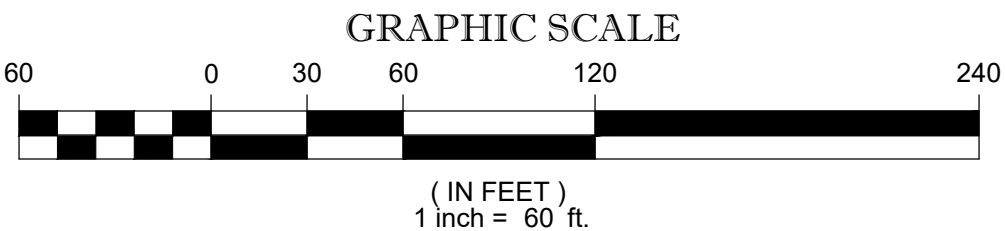
CONTROL POINT ASSOCIATES, INC.	ALBANY, NY 518-217-5010
332 TURNPIKE ROAD	CHALFONT, PA 215-712-9800
SOUTH BOKROUGH, MA 01772	HAUTPAQUE, NY 631-880-2645
508.948.3000 - 508.948.3003 FAX	MANHATTAN, NY 646-780-0411
	MT LAUREL, NJ 609-857-3999
	WARREN, NJ 908-668-0099

REVIEWED: G.L.H.	APPROVED: G.L.H.	DATE 11-15-2021	SCALE 1"=60'	FILE NO 03-210190-00	DWG. NO. 1 OF 5
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THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS 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 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 10, 2021.

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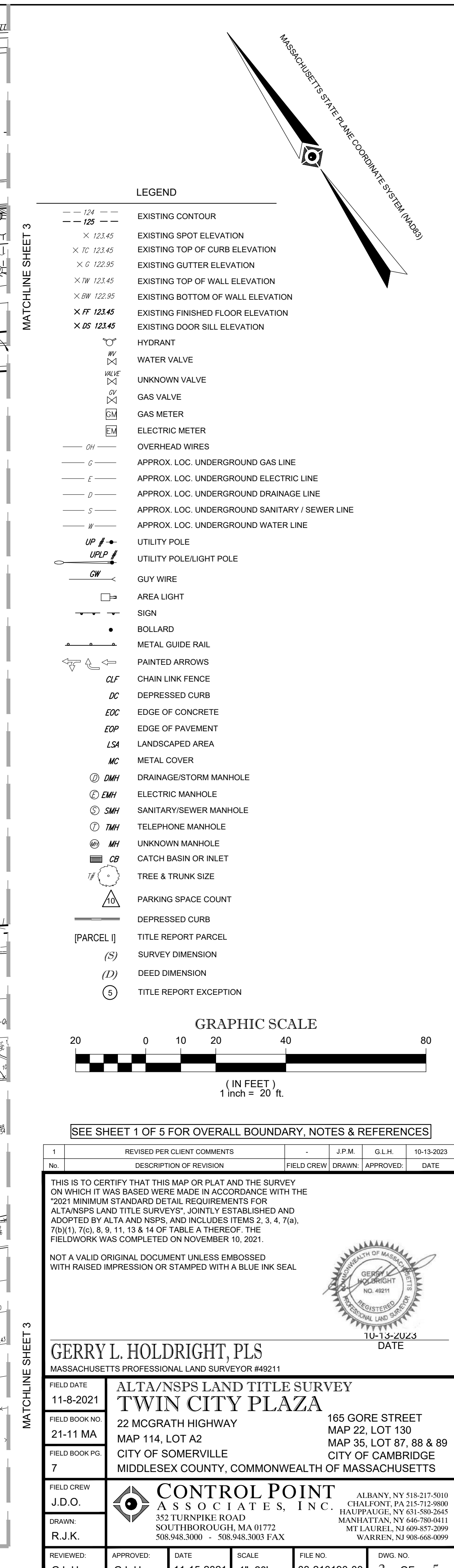
GERRY L. HOLDRIGHT, PLS  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211



THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

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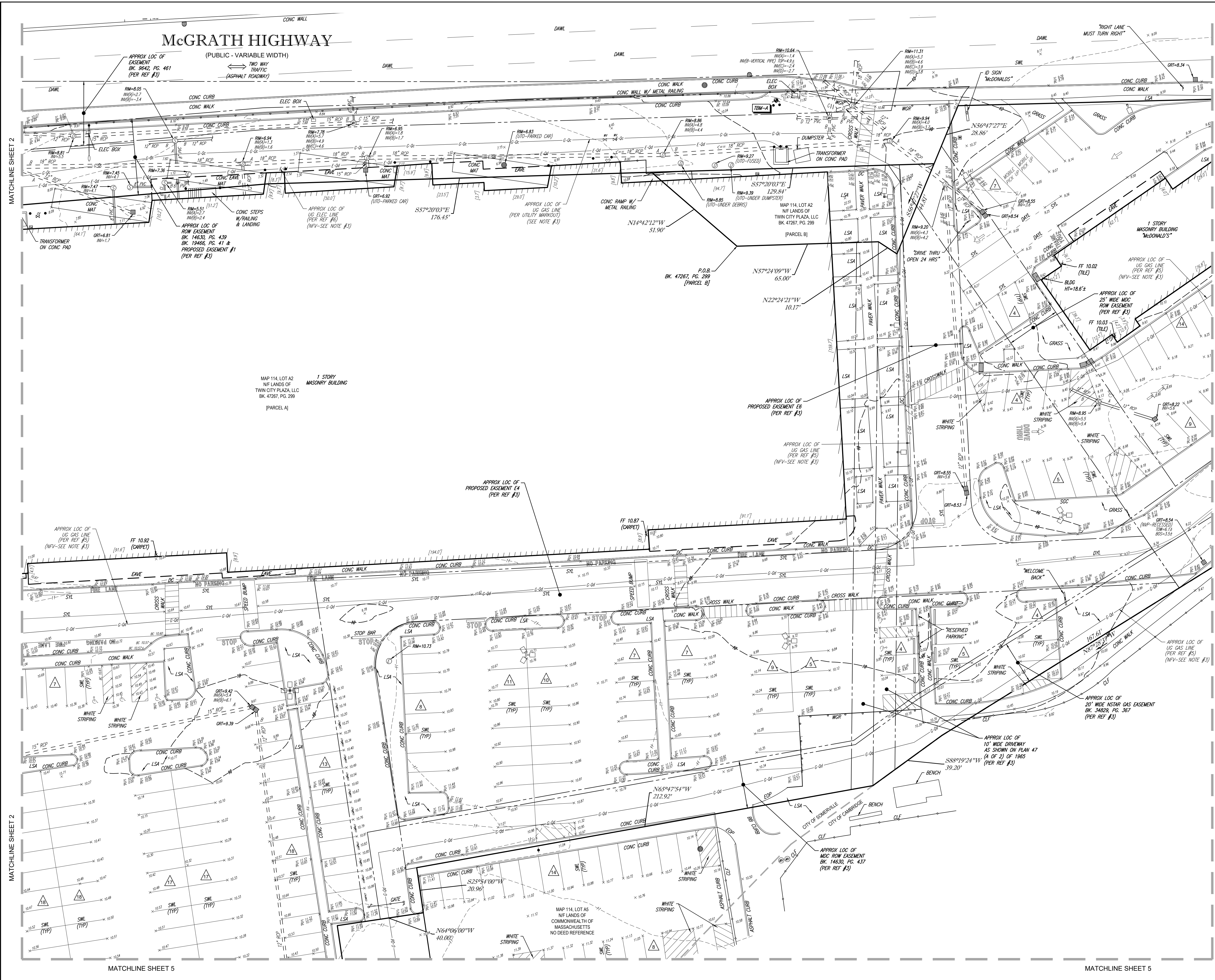




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MATCHLINE SHEET 2  
MATCHLINE SHEET 5 - DETAIL "A"

**LEGEND**

- 124 --- EXISTING CONTOUR
- 125 --- EXISTING SPOT ELEVATION
- X 123.45 --- EXISTING TOP OF CURB ELEVATION
- X G 122.95 --- EXISTING GUTTER ELEVATION
- X TW 123.45 --- EXISTING TOP OF WALL ELEVATION
- X BW 122.95 --- EXISTING BOTTOM OF WALL ELEVATION
- X FF 123.45 --- EXISTING FINISHED FLOOR ELEVATION
- X DS 123.45 --- EXISTING DRAIN SILL ELEVATION
- HYDRANT
- WV --- WATER VALVE
- VALVE --- VALVE
- GV --- GAS VALVE
- GM --- GAS METER
- EM --- ELECTRIC METER
- OH --- OVERHEAD WIRES
- G --- APPROX. LOC. UNDERGROUND GAS LINE
- E --- APPROX. LOC. UNDERGROUND ELECTRIC LINE
- D --- APPROX. LOC. UNDERGROUND DRAINAGE LINE
- S --- APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
- W --- APPROX. LOC. UNDERGROUND WATER LINE
- UP --- UTILITY POLE
- UPLP --- UTILITY POLE/LIGHT POLE
- GW --- GUY WIRE
- AREA LIGHT
- SIGN
- BOLLARD
- METAL GUIDE RAIL
- PAINTED ARROWS
- CHAIN LINK FENCE
- DC --- DEPRESSIONED CURB
- EOC --- EDGE OF CONCRETE
- EOP --- EDGE OF PAVEMENT
- LSA --- LANDSCAPED AREA
- MC --- METAL COVER
- DMH --- DRAINAGE/STORM MANHOLE
- EMH --- ELECTRIC MANHOLE
- SMH --- SANITARY/SEWER MANHOLE
- TMH --- TELEPHONE MANHOLE
- UMH --- UNKNOWN MANHOLE
- CB --- CATCH BASIN OR INLET
- TS --- TREE & TRUNK SIZE
- PARKING SPACE COUNT
- DEPRESSIONED CURB
- [PARCEL I] --- TITLE REPORT PARCEL
- (S) --- SURVEY DIMENSION
- (D) --- DEED DIMENSION
- (S) --- TITLE REPORT EXCEPTION

**GRAPHIC SCALE**

20 0 10 20 40 80

(IN FEET)  
1 inch = 20 ft.

**SEE SHEET 1 OF 5 FOR OVERALL BOUNDARY, NOTES & REFERENCES**

NO.	REVISED PER CLIENT COMMENTS	J.P.M.	G.L.H.	10-13-2023	
1	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS 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 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 10, 2021.

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**GERRY L. HOLDRIGHT, PLS**  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

**ALTA/NSPS LAND TITLE SURVEY**  
**TWIN CITY PLAZA**

165 GORE STREET  
MAP 22, LOT 130  
MAP 35, LOT 88 & 89  
CITY OF SOMERVILLE  
CITY OF CAMBRIDGE  
MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS

**CONTROL POINT ASSOCIATES, INC.**  
ALBANY, NY 518-217-5010  
CHALFONT, PA 215-712-9800  
HAUPPAUGE, NY 631-880-2845  
MANHATTAN, NY 646-780-0411  
SOUTH BOKROUGH, MA 01772  
508.948.3000 - 508.948.3003 FAX  
WARRREN, NJ 908-686-0099

**FIELD DATE** 11-8-2021  
**FIELD BOOK NO** 21-11 MA  
**FIELD BOOK PG** 7  
**FIELD CREW** J.D.O.  
**DRAWN** R.J.K.  
**REVIEWED** G.L.H.  
**DATE** 11-15-2021  
**SCALE** 1"=20'  
**FILE NO** 03-210190-00  
**DWG. NO.** 3 OF 5



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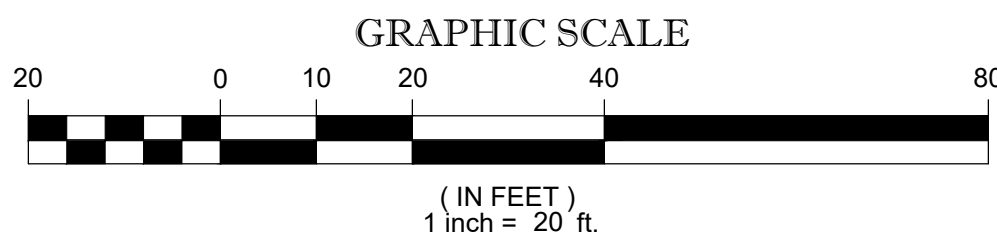
MAP 114, LOT A1  
NF LANDS OF  
SOMERVILLE MILLBROOK ASSOCIATES, LLC  
BK 71183, PG. 39  
MULTI STORY  
MASONRY BUILDING

MATCHLINE SHEET 5 - DETAIL "B"

EV spaces under separate permit. Survey to be  
updated after completion

MATCHLINE SHEET 5 - DETAIL "B"

- LEGEND
- 124 EXISTING CONTOUR
  - 125 EXISTING SPOT ELEVATION
  - 123.45 EXISTING TOP OF CURB ELEVATION
  - 122.95 EXISTING GUTTER ELEVATION
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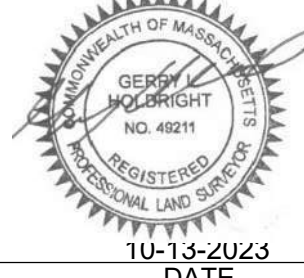


SEE SHEET 1 OF 5 FOR OVERALL BOUNDARY, NOTES & REFERENCES

1	REVISED PER CLIENT COMMENTS	J.P.M.	G.L.H.	10-13-2023
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED

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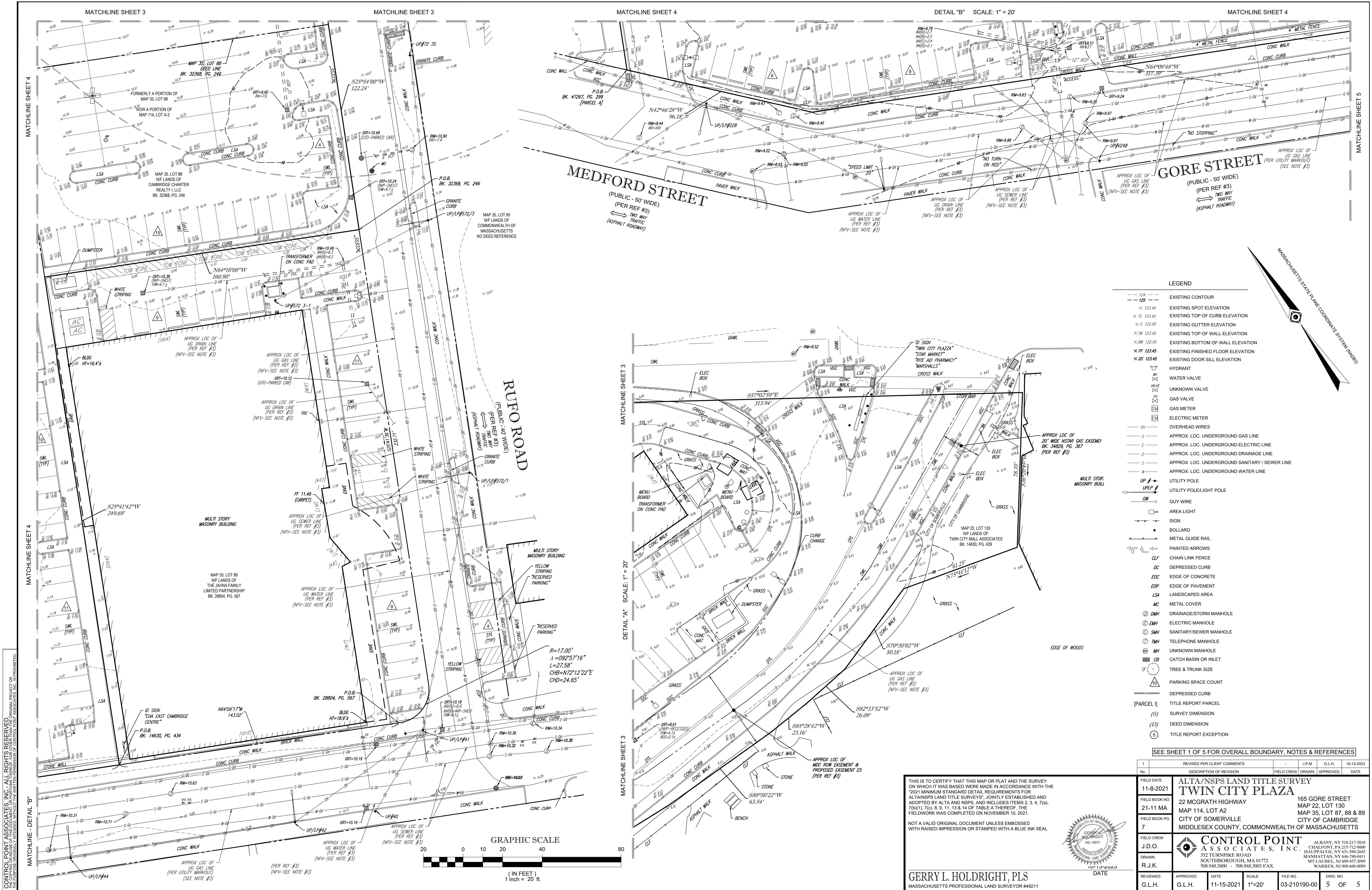
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GERRY L. HOLDRIGHT, PLS MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211	
FIELD DATE 11-8-2021	ALTA/NSPS LAND TITLE SURVEY TWIN CITY PLAZA
FIELD BOOK NO. 21-11 MA	22 MCGRATH HIGHWAY MAP 114, LOT A2 CITY OF SOMERVILLE MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS
FIELD BOOK PG. 7	165 GORE STREET MAP 22, LOT 130 MAP 35, LOT 87, 88 & 89 CITY OF CAMBRIDGE MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS

FIELD CREW J.D.O.	CONTROL POINT ASSOCIATES, INC.	ALBANY, NY 518-217-5010 HAUPPAUGE, NY 631-880-2845 MANHATTAN, NY 646-780-0411 MT LAUREL, NJ 609-857-3999 WARREN, NJ 908-668-0099
DRAWN R.J.K.	332 TURNPIKE ROAD SOUTH BOKROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX	
REVIEWED G.L.H.	APPROVED DATE 11-15-2021	SCALE 1"=20'
	FILE NO. 03-210190-00	DWG. NO. 4 OF 5





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MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

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1	REVISED PER CLIENT COMMENTS	J.P.M.	G.L.H.	10-13-2023
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1	11-8-2021	ALTA/NSPS LAND TITLE SURVEY		
2	21-11-MA	TWIN CITY PLAZA		
3	7	22 MCGRATH HIGHWAY MAP 114, LOT A2 CITY OF SOMERVILLE MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS	165 GORE STREET MAP 22, LOT 130 MAP 35, LOT 87, 88 & 89 CITY OF CAMBRIDGE	
4	10-13-2023	CONTROL POINT ASSOCIATES, INC.		
5	J.D.O.	ALBANY, NY 518-217-5010 CHAFFONT, PA 215-712-9800 HAUTPAQUE, NY 615-880-2545 MANHATTAN, NY 646-780-0411 MILWAUKEE, WI 414-780-0411 NORFOLK, MA 01923-3999 WARREN, NJ 908-668-0099		
6	R.J.K.	332 TURNPIKE ROAD SOUTH BOKROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX		
7	APPROVED:	DATE	SCALE	FILE NO.
8	G.L.H.	11-15-2021	1"=20'	03-210190-00
9				DWG. NO.
10				5 OF 5