

AS-PROVIDED LEGAL DESCRIPTION

TRACT 1:

PARCEL ONE:

THE LAND BEING SHOWN AS LOT A ON A PLAN ENTITLED, "PLAN OF LAND IN SOMERVILLE, MASS." DATED OCTOBER 27, 1939, PREPARED BY EVERETT M. BROOKS, CIVIL ENGINEER, AND RECORDED WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN PLAN NO. 1790 OF 1948, BOOK 7376, PAGE 551, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE

PARCEL TWO:

THE LAND BEING SHOWN AS A LOT ON A PLAN ENTITLED, "PLAN OF LAND IN SOMERVILLE" DATED AUGUST 13, 1935, PREPARED BY SUMNER SCHEIN, CHIEF ENGINEER, AS MODIFIED AND APPROVED BY THE COURT, FILED IN LAND REGISTRATION OFFICE AS LAND COURT PLAN NO. 15910A, A COPY OF A PORTION OF WHICH IS FILED WITH THE MIDDLESEX SOUTHERN REGISTRY DISTRICT OF THE LAND COURT WITH CERTIFICATE OF TITLE NO. 128557, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TRACT 2:

THE LAND BEING SHOWN AS LOT 1 ON A PLAN ENTITLED, "SUBDIVISION PLAN OF LAND IN SOMERVILLE" DATED NOVEMBER 22, 1967, PREPARED BY DANIEL S. HORGAN, CHIEF ENGINEER, AS MODIFIED AND APPROVED BY THE COURT, FILED IN LAND REGISTRATION OFFICE AS LAND COURT PLAN NO. 28922B, A COPY OF A PORTION OF WHICH IS FILED WITH THE MIDDLESEX SOUTHERN REGISTRY DISTRICT OF THE LAND COURT WITH CERTIFICATE OF TITLE NO. 128557, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SURVEYED LEGAL DESCRIPTION

BEGINNING AT A POINT, SAID POINT BEING AT THE INTERSECTION OF THE WESTERLY LINE MIDDLESEX AVENUE AND THE NORTH STREET LINE KENSINGTON AVENUE, THENCE;

S 44°58'55" W BY SAID NORTHERLY LINE OF KENSINGTON AVENUE A DISTANCE OF 162.39 FEET TO A POINT, THENCE;

N 45°16'44" W BY SAID NORTHERLY LINE OF KENSINGTON AVENUE A DISTANCE OF 0.10

FEET TO A POINT, THENCE;

NORTHWESTERLY ON A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.29 FEET

AND A RADIUS OF 20.00 FEET, TO A POINT, THENCE;

N 31°19'08" W A DISTANCE OF 118.30 FEET TO A POINT, THENCE;

ON A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 19.71 FEET NORTHERLY

AND A RADIUS OF 1052.00 FEET TO A POINT, THENCE;

NORTHERLY ON A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 13.52 FEET AND A RADIUS OF 18.00 FEET, HAVING A CHORD BEARING OF N 10°52'01" W, AND A CHORD LENGTH OF 13.21 FEET TO A POINT ON THE

SOUTHERLY LINE OF McGRATH HIGHWAY, THENCE; BY SAID SOUTHERLY LINE OF McGRATH HIGHWAY, A DISTANCE OF 216.01 N 44°58'56" E

FEET TO A POINT, THENCE;

AGAIN BY SAID SOUTHERLY LINE OF McGRATH HIGHWAY, A DISTANCE OF S 72°53'05" E 34.97 FEET TO A POINT ON SAID WESTERLY LINE OF MIDDLESEX AVENUE,

S 11°59'05" E BY SAID WESTERLY LINE OF MIDDLESEX AVENUE A DISTANCE OF 165.77 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 37,075 SQUARE FEET.

UTILITY NOTE:

LOCATION OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED.

<u> SCHEDULE B — SECTION 2 EXCEPTIONS</u>

- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN IN THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS. (SEE LIST OF POSSIBLE ENCROACHMENTS)
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY ITEM)
- 4 REAL ESTATE TAXES AND MUNICIPAL CHARGES WHICH MAY CONSTITUTE LIENS. (NOT A SURVEY ITEM)
- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED. ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
- TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF THE LAND LYING WITHIN THE BOUNDS OF ADJACENT STREETS, ROADS, AND WAYS.
- 7 THE ACREAGE OR SQUARE FOOTAGE BEING OTHER THAN AS STATED IN SCHEDULE A OR THE PLAN(S) THEREIN REFERRED TO. (SEE AREA ON PLAN)

AFFECTS TRACT 1:

DECISION GRANTING A SPECIAL PERMIT ISSUED BY THE CITY OF SOMERVILLE PLANNING BOARD DATED JANUARY 2, 2003, RECORDED IN BOOK 37882, PAGE 184, FILED AS DOCUMENT NO. 1251731. (AFFECTS OR AFFECTED THE SUBJECT PROPERTY, NOT A SURVEY ITEM)

AFFECTS TRACT 2:

- EASEMENT FROM UNIVERSITY OVERLAND EXPRESS, INC. TO BOSTON EDISON COMPANY DATED SEPTEMBER 29, 1947, RECORDED IN BOOK 7212, PAGE 557. (EXTENTS NOT DEFINED, SHOWN ON PLAN AS ITEM 9)
- DECISION GRANTING A SPECIAL PERMIT ISSUED BY THE CITY OF SOMERVILLE PLANNING BOARD DATED APRIL 5, 2018, FILED AS DOCUMENT NO. 1787280. (AFFECTS OR AFFECTED THE SUBJECT PROPERTY, NOT A PLOTABLE ITEM)
- 11 DECISION GRANTING A SPECIAL PERMIT WITH SITE PLAN REVIEW ISSUED BY THE CITY OF SOMERVILLE PLANNING BOARD DATED MAY 15, 2018, FILED AS DOCUMENT NO. 1790381. (AFFECTS OR AFFECTED THE SUBJECT PROPERTY, NOT A PLOTABLE ITEM)

LIST OF POTENTIAL ENCROACHMENTS:

THE FOLLOWING LIST OF POTENTIAL ENCROACHMENTS IS ONLY THE OPINION OF THIS SURVEYOR:

- A -BUILDING INTO MIDDLESEX AVENUE
- (B) -AWNINGS, LIGHTS & BUILDING MOUNTED SIGNED INTO MIDDLESEX AVENUE
- (C) -BUILDING INTO MIDDLESEX AVENUE
- D CHAIN LINK FENCE

LOCUS TITLE INFORMATION

74-76 MIDDLESEX AVENUE

OWNER: MCGRATH MIDDLESEX LLC DEED REFERENCE: CERT. NO. 268554

PLAN REFERENCE: LAND COURT PLAN 15910A

PLAN NO. 1790 OF 1948, BK. 7376 PG. 551

FIELD:

CALCS:

___LG

___CS

CHECKED: <u>JFS</u>

APPROVED: <u>JFS</u>

ASSESSORS: MAP 87, BLOCK B, LOTS 1 & 2

845 McGRATH HIGHWAY

OWNER: 845 RIVERVIEW LLC DEED REFERENCE: CERT. NO. 264781 PLAN REFERENCE: LAND COURT PLAN 28922B ASSESSORS: MAP 87, BLOCK B, LOT 3

<u>SURVEYOR'S NOTES</u>

THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF MASSACHUSETTS.

THE BASIS OF BEARING FOR THIS SURVEY IS MERIDIAN OF THE MASSACHUSETTS COORDINATE SYSTEM.

THE PROPERTY SHOWN HEREON IS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO: NCS-969576-BOS1 WITH A COMMITMENT DATE OF APRIL 27, 2021.

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 25017C0439E, WITH A DATE OF IDENTIFICATION OF JUNE 4, 2010, FOR COMMUNITY NO. 250214, IN MIDDLESEX COUNTY, STATE OF MASSACHUSETTS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

NO ZONING REPORT PROVIDED BY THE CLIENT. THE SURVEYED PARCEL HAS DIRECT ACCESS TO MIDDLESEX AVENUE, McGRATH HIGHWAY AND KENSINGTON AVENUE DEDICATED PUBLIC STREETS IN THE CITY OF SOMERVILLE.

THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS NINETEEN (19) WITH ONE (1) OF THOSE BEING DESIGNATED AS ACCESSIBLE.

BASED ON A VISUAL INSPECTION ON JUNE 24, 2021 BY DESIGN CONSULTANTS, INC. THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. IT WAS ALSO NOTED THAT THERE WAS NO OBSERVED EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

DESIGN CONSULTANTS, INC IS NOT AWARE OF ANY CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. ADDITIONALLY THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

BASED ON A VISUAL INSPECTION ON JUNE 24, 2021 BY DESIGN CONSULTANTS, INC. THERE WAS NO OBSERVED EVIDENCE OF A SOLID WASTE DUMP, SUBSTANTIAL AREAS OF REFUSE, SUMP OR SANITARY LANDFILL.

UTILITY NOTE: OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH E (iv) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH SHE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NO APPARENT WETLANDS ARE LOCATED ON THE SUBJECT PROPERTY ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY LOCATED AT WWW.FWS.GOV/WETLANDS.

THE SQUARE FOOTAGE OF EACH PARCEL DELINEATED ON THE SURVEY IS AS SET FORTH THEREON, ALL SUCH PARCELS ARE CONTIGUOUS WITHOUT ANY STRIPS, GAPS OR GORES EXISTING BETWEEN ANY OF SAID PARCELS, AND SAID PARCELS, WHEN COMBINED, FORM AND CREATE ONE COMPLETE AND UNINTERRUPTED PARCEL WITHOUT ANY STRIPS, GAPS

THE BUILDING HEIGHT, SHOWN HEREON, WAS MEASURED BETWEEN THE HIGHEST POINT OF THE BUILDING AND THE FINISHED FLOOR ELEVATION IN THE APPROXIMATE LOCATION AS DEPICTED ON THE DRAWING.

THIS PLAN IS BASED AN ON THE GROUND SURVEY BY DESIGN CONSULTANTS, INC. (DCI) BETWEEN JUNE 1, 2018 AND JULY 25, 2019.

VISIBLE EVIDENCE ON TRACT 2 OF MAKESHIFT, TEMPORARY SHELTER. OCCUPANCY AND/OR DURATION OF EXISTENCE OF SHELTER IS UNKOWN.

THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HER BEST KNOWLEDGE, INFORMATION AND BELIEF, FORMULATED IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH APPLICABLE STANDARDS OF PRACTICE, AND AS SUCH IT CONSTITUTES NEITHER A GUARANTEE NOR WARRANTY, EITHER EXPRESS OR IMPLIED. THE CERTIFICATIONS SHOWN ARE NOT CERTIFICATIONS TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN.

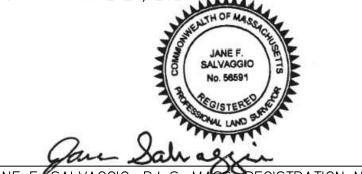
SURVEYOR'S CERTIFICATE

TO: GREYSTAR DEVELOPMENT EAST, LLC, ITS ASSIGNEES AND NOMINEES FIRST AMERICAN TITLE INSURANCE COMPANY, ITS ASSIGNEES AND NOMINEES CPPIB RE MULTIFAMILY CANADA INC,; AND 74M PROPERTY OWNER LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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 2,3,4,7(a),7(b)1,7(c),8,9,13,14,16,17 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JUNE 24, 2021

DATE OF PLAT OR MAP: JUNE 24, 2021



SALVAGGIO, P.L.S. MASS. REGISTRATION NO. 56591

07/01/21

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120 MIDDLESEX AVENUE SOMERVILLE, MA 02145 617-776-3350

SCALE: HORIZ: 1" = 20'VERT: _____ NO. | DATE | BY **REVISIONS**

ALTA/NSPS LAND TITLE SURVEY

845 MCGRATH HIGHWAY &

74-76 MIDDLESEX AVENUE

PLAN OF LAND IN SOMERVILLE, MASSACHUSETTS SURVEYED FOR GREYSTAR DEVELOPMENT EAST, LLC

P:\2021 Projects\2021-049 74-76 Middlesex Ave Somerville\Dwg_SURVEYING\21-049ti.dwg PROJECT NO. 2021-049

SHEET NO.

2 OF 2

DATE: JUNE 24, 202