NORTHPOINT

Somerville, Massachusetts

Application for Design Review – EF/G Open Space



Presented by:

DW NP Property, LLC c/o DivcoWest Real Estate Investments 200 State Street, 12th Floor Boston, MA 02109



Prepared by:

Beals and Thomas, Inc. Reservoir Corporate Center 144 Turnpike Road Southborough, MA 01772

In collaboration with:
Michael Van Valkenburgh Associates, Inc.
Galluccio & Watson, LLP
Goulston & Storrs, PC

Submitted in Compliance with the City of Somerville Zoning Ordinance and M.G.L. c.40A

December 6, 2017

208402PT030



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December 6, 2017

Mr. Kevin Prior, Chair Somerville Planning Board City Hall 93 Highland Avenue Somerville, MA 02143

Via: Hand Delivery

Reference: NorthPoint EF/G Open Space Design and Site Plan Review

Somerville, Massachusetts B+T Project No. 2084.02

Dear Chairman Prior and Members of the Board:

On behalf of the Applicant, DW NP Property, LLC (an affiliate of DivcoWest), Beals and Thomas, Inc. respectfully submits this Design and Site Plan Review (DSP) Application for EF/G Open Space (the Site) adjacent to Parcel EF, which is part of the larger NorthPoint development partially located in Somerville, Boston, and Cambridge, Massachusetts. The proposed development is the construction of a 14,750 square foot plaza. This filing is intended to replace the previous filing, having been submitted to the City on October 5, 2017.

As shown on the master plan for NorthPoint, the Site is bounded by Dawes Street to the south, Parcel EF to the west, the NorthPoint site boundary to the north, and Parcel G to the east. The Application herein is submitted in accordance with Section 5.4 of the City of Somerville Zoning Ordinance (SZO).

As part of the DSP Application, we have submitted the following materials for review by the Somerville Planning Board:

- Completed Application for Design and Site Plan Submission;
- Legal Description of the Property;
- Property Title Report;
- Property Deed;
- Locus Map;
- Project Description;
- Design Review Package, including renderings, elevations, materials palette, and other required information;

- Site Plans;
- Landscaping Plans;
- Construction Plan; and
- Required filing fees.

CONTACT INFORMATION OF THE DEVELOPMENT TEAM

Owner/Applicant:
DW NP Property, LLC c/o DivcoWest
200 State Street, 12th Floor
Boston, MA 02109
Tom Sullivan, President, Development
Division
617-720-7400
tsullivan@divcowest.com

Landscape Architect:
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231 Concord Avenue
Cambridge, MA 02138
Chris Matthews, Associate Principal
(617) 864-2076
cmatthews@mvvainc.com

Civil Engineer:
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Southborough, MA 01772
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Legal Counsel:
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Darren M. Baird
(617) 574-6572
dbaird@goulstonstorrs.com

Legal Counsel:
Galluccio & Watson, LLP
1498 Cambridge Street
Cambridge, MA 02139
Anthony D. Galluccio, Partner and Founder
(617) 945-2577
anthonygalluccio@comcast.net



LEGAL DESCRIPTION OF PROPERTY

Three certain parcels of land in the Commonwealth of Massachusetts, County of Middlesex, City of Somerville, situated on the southeasterly boundary of the City of Somerville common with the City of Cambridge and shown in part on a plan recorded at the Middlesex County Registry of Deeds as plan 937 of 2012. More particularly bounded and described as follows:

First Parcel

Beginning at a point at the most northeasterly corner of the parcel herein described, thence running;

Westerly 1026 feet more or less by the city boundary between the City of

Somerville and City of Cambridge, said course being by the centerline of the former Millers River channel, to a point, thence turning and

running;

S 81° 14′ 38" E 488 feet more or less to a point, thence turning and running;

S 77° 22' 25" E 264 feet more or less to the point of beginning, said last two courses

being by land now or formerly of MBTA.

Containing 3.46 acres, more or less.

Second Parcel

Beginning at a point at the most northeasterly corner of the parcel herein described, said point being N 81° 14′ 38" W 327 feet more or less from the most westerly corner of the first parcel, thence running:

Westerly 579 feet more or less by the city boundary between the City of

Somerville and City of Cambridge, said course being by the centerline of the former Millers River channel, to a point, thence turning and

running;

S 81° 14′ 38" E 521 feet more or less to the point of beginning, said last course being by

land now or formerly of MBTA.

Containing 0.87 acres, more or less.

Third Parcel

Beginning at a point at the most northeasterly corner of the parcel herein described, said point being N 81° 14′ 38″ W 258 feet more or less from the most westerly corner of the second parcel, thence running:

Westerly	317 feet more or less by the city boundary between the City of Somerville and City of Cambridge, said course being by the centerline of the former Millers River channel, to a point, thence turning and running;
N 02° 23' 37" W	28 feet more or less to a point, thence turning and running;
S 67° 40' 27" E	42.82 feet to a point, thence turning and running;
S 81° 14′ 38" E	203 feet more or less to the point of beginning, said last three courses being by land now or formerly of MBTA.

Containing 0.37 acres, more or less.

PROJECT DESCRIPTION

The Site is currently undeveloped vacant former railroad land. It is one of twenty (20) building parcels in the NorthPoint mixed-use development. To date, condominium buildings on Lot S and Lot T, a rental residential building on Lot N, The Common (formerly known as Northpoint Common), Child Street Open Space and related infrastructure and other public amenities (including the Brian P. Murphy Memorial Staircase) have been constructed in NorthPoint. The surrounding roadway network is currently undergoing construction. The Site is located in the North Point Special District (NPSD).

The new open space is an approximately 14,750 square foot plaza to be available for public use. The Site is located in the middle of NorthPoint and will eventually be surrounded on three sides with other commercial and residential uses in the larger mixed-use development. Because of the master planned nature of NorthPoint, the Applicant has a vested interest in ensuring high quality development on all sides of the Site and can control the overall condition in NorthPoint over multiple parcels to create the desired urban streetscape.

There are no legal judgments, action, covenants, conditions, or restrictions that control the proposed development.

DESIGN INTENT

The EF/G open space, north of Dawes Street, between Parcels EF and G is integrated with the block structure in this part of NorthPoint and is designed to accommodate events and activities. The central space of the plaza is a synthetic surface hardscape that can be used for a wide range of activities, and will be designed to be durable, given the high levels of use expected in the space. The open center of the plaza is framed by large plant beds with trees, shrubs and groundcover, edged with comfortable, shaded seating looking onto the center. In keeping with the overall approach to the landscape at NorthPoint there are no fences or barriers impeding movement into the space or obscuring visibility from adjacent buildings or streets, and the perimeter of the plaza is integrated with the landscapes of buildings EF and G, and the Dawes Streetscape.



The plaza has a variety of seating types, including seat walls made from reclaimed granite blocks excavated from the NorthPoint site benches with and without backs and moveable furniture. Lighting includes smaller fixtures at the pedestrian scale and larger fixtures for events, both in a contemporary style to match the surrounding buildings and landscape design. Directional and educational signage will be developed as part of an overall strategy for the NorthPoint neighborhood.

ZONING CONFORMANCE

The Site is located within the NPSD. The stated purpose of the NPSD is to "establish regulations supporting the development of a comprehensively planned neighborhood of mixed-use, moderate-to high-density development within easy walking distance to transit..." The proposed development provides a publicly available open space within easy walking distance to transit within a comprehensively planned neighborhood. As such, the development proposed for the open space conforms with the purpose of the NPSD.

The proposed open space is classified as a plaza, per the SZO.

The design of the open space and layout of the Site conforms to all requirements of the SZO as detailed in the attached application.

CONSTRUCTION

The construction schedule and construction management plan will be simultaneous with Parcel EF. The plaza will be delivered and open in conjunction with Parcel EF. The plaza will constructed by the contractor responsible for the construction of the building on Parcel EF.



We understand that the Planning Director will provide the requisite notice to Parties in Interest advertising the public hearing associated with this request.

We had previously included a check made out to the City of Somerville in the amount of \$3,250.00 (14,750 sf x \$0.20/sf + base fee) as required for the filing fees associated with Design and Site Plan Review, for the filing on October 5, 2017. Also included in that filing was the \$350.00 Advertising and Notice Fee and \$25.00 Abutters List Fee.

We look forward to meeting with the Planning Board to review and discuss the proposed project. Thank you for your consideration of this application.

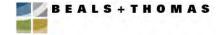
Very truly yours,

BEALS AND THOMAS, INC.

John P. Gelcich, AICP Senior Planner

Enclosures

JPG/mac/208402PT030





CITY OF SOMERVILLE

MASSACHUSETTS

Joseph A. Curtatone, Mayor

Office of Strategic Planning and Community Development (OSPCD) City Hall 3rd Floor, 93 Highland Avenue, Somerville, MA 02143 (617) 625-6600 ext. 2500

DESIGN AND SITE PLAN (DSP) SUBMITTAL • COVER PAGE

In accordance with Article 5 of the Somerville Zoning Ordinance, the undersigned hereby submits the attached design and site plan for review according to applicable procedures and provisions of the Somerville Zoning Ordinance. Submittal materials required by this form are included as part of this submittal package.

ProjectNorthPoint Open Space			
Agent Name Mark Johnson		Phone 617-914-8600	Emailmjohnson@divcowest.com
OWNER Name DW NP Property, LLC c/o DivcoWes	t Real Estate Services		APPLICANT c/o DivcoWest Real Estate Services
Address 200 State Street, 12th Floor		Address 200 State Street, 12t	
Boston, MA 02109		Boston, MA 02109	
Phone 617-720-7400 Email mo	carp@divcowest.com	Phone 617-720-7400	Email mcarp@divcowest.com
As Owner, I make the following representations: 1. I hereby certify that I am the owner of the property identified on this applica? 2. I hereby certify that the applicant named on this application form has been or use the property listed above for the purposes indicated in this applicants. I hereby certify that the agent, engineer and/or architect listed on this application before the Planning Staff, the Planning Board, and I will permit Planning Staff to conduct site visits on my property. 5. Should the ownership of this parcel change before the board(s) have acted information and new copies of this signature page. DW NP Property, LLC by Signature Executive Vice President of its general par	authorized by me to apply to develop and/ on intention in the provided to develop and/ or the Zoning Board of Appeals. on this application, I will provide updated	nonconforming use is legal. 1. Ivill make no changes to the approved project p. Ivill make no changes to the approved project p. If the proposed project is subject to linkage (SZO SPGA governing the amount and the method of p. Ivill pay the fees associated with this application and mailing notices to abutters. 7. I hereby certify that the agent, engineer and/or a to represent me before the Planning Staff, the Pidevelopment and/or use of this property. DW NP Property, LLC by Signature	cation form is accurate to the best of my knowledge, ming use, I will furnish proof to the setisfaction of the SPGA that the collans without the prior approval of the SPGA. O Article 15), I will sign all documents required by the Planning Staff/payment of the linkage fee. ment. on, including but not limited to: advertising the case in the newspaper earchitect listed on this application form have been authorized by me lanning Board and/or the Zoning Board of Appeals as it relates to the corporate officer, trustee, legal representation
CITY OF SOMERVILLE USE ONLY			
CASE NUMBER ZONING DISTRICT(S)			
WAIVER(S)/SPECIAL PERMIT(S) REQUIRED? VARIANCE REQUIRED? FILING FEE PLANNING MEETING DATE	YES () () YES () () ADD FEE		
HEARING DATE		CITY CLERK STAMP	

Design and Site Plan Fee Schedule

	BASE FEE	ADDITIONAL FEE	MAX. FEE	AD FEE	ABUTTERS FEE
Review/Final Submittal	\$300	\$5.00 per linear foot of thoroughfare \$0.20 per square foot of civic or recreation space \$0.20 per gross square foot of non-commercial floor space \$100/dwelling unit	\$8,500	\$350	\$25
Revision, Major Amendment	\$225	\$5.00 per linear foot of thoroughfare \$0.20 per square foot of civic or recreation space \$0.20 per gross square foot of non-commercial floor space \$100/dwelling unit	\$8,500	\$350	\$25
Revision, Minor Amendment	\$150	n/a	n/a	n/a	n/a
Subdivision	\$400	\$100/lot	\$6,500	\$250	\$25
Lot Split, Lot Merger, or Lot Line Adjustment	\$400/action	n/a	\$400/action	n/a	n/a

OFFICE OF STRATEGIC PLANNING AND COMMUNITY DEVELOPMENT

City Hall 3rd Floor . 93 Highland Avenue . Somerville, MA 02143 617-625-6600 ext. 2500 M-W 8:30 AM - 4:30 PM, Th 8:30 AM - 7:30 PM, F 8:30 AM - 12:30 PM

DESIGN AND SITE PLAN (DSP) SUBMITTAL REQUIREMENTS

Applicants shall meet with the Office of Strategic Planning and Community Development and the Engineering Department prior to the submission of any design and site plan to ascertain applicable submittal requirements. A completed copy of this form shall be included with any design and site plan submittal package. All plans shall be prepared by a registered architect, landscape architect, land surveyor, or professional engineer, as applicable.

GENERAL DOCUMENT AND GRAPHIC STANDARDS

1. All required materials shall be submitted as follows:

	REVIEW SUBMITTAL	FINAL SUBMITTAL	FORMAT	DOCUMENT SIZE	PLAN SHEET SIZE
Physical Copies:	3	8	printed bound booklet	8.5x11	foldable 11"x 17" (plans not to scale)
Electronic Copies:	1	1	.pdf	8.5x11	24"x 36" min.
	1	1	.dwg	n/a	24"x 36" min.

- 2. Review copies of design and site plans shall be submitted to the City Clerk's office per §5.4.4.A of the Somerville Zoning Ordinance. Final copies shall be submitted to the Planning Division for distribution to the Planning Board no less than 20 days prior to the scheduled Public Hearing.
- 3. All plan drawings shall include a title block with the project name, plan issue date, sheet number, sheet title, registrant stamp, registrant contact information, scale, revision number and date, assessor's map-block-lot number(s), and 2"x 2" City Clerk stamp block.
- 4. All thoroughfares and other civic and recreation spaces shall be clearly labeled.
- 5. A north arrow and scale shall be provided on each map or plan.

REQUIRED FOR ALL DESIGN & SITE PLAN SUBMITTALS (in addition to Cover Page)

NE	ZUIN	ED FOR ALL DESIGN & SITE FLAN SODINITIALS (III addition to cover rage)				
Wri	tten/	Graphic Information	Required	Supplied	Received	
1.	the development team, including legal representation and all project consultants					
2.	Lega	al description of property, including meets and bounds	V.			
3.	Prop	perty title report including current ownership and purchase options of all parcels in the development site	W,			
4.	Prop	perty deed	M			
5.	lden	tification of any existing legal judgments, actions, covenants, conditions, and/or restrictions that may control development, if applicable	N,			
6.	A lo	cus map	V			
RE	QUIR	ED FOR THE SUBDIVISION OF LAND, LOT SPLITS, LOT MERGERS, OR LOT LINE ADJUSTMENTS				
Plai	n Dra	wings	Required	Supplied	Received	
1.		A forty (1" to 40') scale or larger subdivision plan prepared in accordance with the Deed Indexing Standards of the Commonwealth of Massachusetts, latest edition, including but not limited to the following:				
	a.	Municipal boundaries				
	b.	Lot lines				
	C.	Abutting properties including legal address, ownership information, and deed book number/page, plan, and map references				
	d.	Existing buildings, fences, and retaining walls				
RE	QUIR	ED FOR THOROUGHFARE DESIGN & SITE PLAN SUBMITTALS				
Wri	tten/	Graphic Information	Required	Supplied	Received	
1.	Writ	tten narrative describing the project, including but not limited to the following:				
	a.	Zoning conformance review, including satisfaction of the purpose and provisions for the specific district(s) where the thoroughfare is located				
	b.	Identification of any requested waivers or variances, as required				
	C.	Conformance review of city policy and/or other plans deemed appropriate by the Planning Board, as applicable				
	d.	A development plan, setting forth the anticipated timing of construction and opening of the thoroughfare				
	e.	A construction management program including, but not limited to, plans for construction vehicle access routes, on-site construction worker parking, designation of material storage methods and locations, and designation of construction hours				

Plan Drawings Supplied Supplied						
1.	. Key plan, as necessary					
2.	Plan legend					
3.	Vehicular lane and sidewalk width cross sections					
4.	Twenty (1" to 20') scale or larger drawings including, but not limited to, the following:					
	a. General plan					
	b. Profile plan					
	c. Utility & drainage plan					
	d. Layout plan					
	e. Grading plan					
	f. Landscape/planting plan					
	g. Traffic & street lighting plan					
5.	Construction drawings including, but not limited to, the following:					
	a. Pavement section detail					
	b. Sidewalk detail					
	c. Curb detail					
	d. Wheel chair ramp detail					
	e. Driveway/alley crossing detail					
	f. Crosswalk detail					
	g. Gutter inlet detail					
	h. Water/sewer					
	i. Trench detail	ппп				
	ii. Catch basin detail					
	iii. Connection & tie-in detail					
	iv. Manhole detail					
	v. Hydrant detail					
	i. Public furniture					
	i. Bench detail					
	ii. Trash receptacle detail					
	iii. Light pole(s) detail					
	iv. Light pole foundation detail					
	v. Bike rack detail					
	vi. Retaining wall/seat wall detail					
	vii. Bollard detail					
	j. Landscape i. Street tree detail					
	ii. Planting bed detail iii. Shrub detail					
		= = =				
C	v. Fence detail					
6.	Traffic Management					
	a. Signal plan					
	b. Sign summary sheet					
	c. Loop detector detail					
7	d. Lighting wire diagram					
7.	Utility and slope cross sections					

REQUIRED FOR CIVIC SPACE DESIGN & SITE PLAN SUBMITTALS

Writ	tten/	Graphic Information	Required Supplied Received
1.	Writ	ten narrative describing the project, including but not limited to the following:	
	a.	Identification of the proposed space by type	
	b.	Description of the intended built character guiding the design of the space	\square \square
	C.	Zoning conformance review, including satisfaction of the purpose and provisions for the specific district(s) where the civic or recreation space is located	\square
	d.	Identification of any requested special permits or variance, as required	
	e.	Conformance review of city policy and/or other plans deemed appropriate by the Planning Board, as applicable	
	f.	A development plan, setting forth the anticipated timing of construction and opening of the proposed space	$\square \backslash \square \backslash \square$
	g.	A construction management program including, but not limited to, plans for construction vehicle access routes, on-site construction worker parking, designation of material storage methods and location, and designation of construction hours	\square
2.		adow study illustrating shadows cast by surrounding buildings according to the City of Somerville's Illustrating Building Shadows irements.	
Plan	Drav	<u>wings</u>	Required Supplied Received
1.	Neig	phorhood civic space plan, if applicable, identifying the subject space within the plan	
2.	Twe	nty (1" to 20') scale or larger plan drawings including, but not limited to, the following:	
	a.	Existing conditions	\square
	b.	Site preparation/demolition plan	\square
	C.	Materials plan	\square
	d.	Layout plan	网 回口
	e.	Paving plan	\square
	f.	Grading/drainage plan	
	g.	Utilities plan	\square \square
	h.	Landscape/planting plan	$\square \square \square \square$
	i.	Electrical & lighting plan	\square \square
	j.	Irrigation plan	\square
3.	Cons	struction drawings including, but not limited to, the following:	
	a.	Paving surfaces detail	\square
	b.	Curb and edges detail	\square \square \square
	C.	Walls and fencing detail	\square \square \square
	d.	Public furniture	
		i. Seating detail	\square
		ii. Trash receptacle detail	
		iii. Light pole(s) detail	
		iv. Light pole foundation detail	$\square \!\!/ \square \!\!\!/ \square$
		v. Bike rack detail	$\square \backslash \square / \square$
		vi. Bollard detail	\square \square
	e.	Landscape	
		i. Tree planting detail	\square
		ii. Planting bed detail	\square
		iii. Shrub detail	
		iv. Ground cover detail	\square
4.	Illus	trated plant list	\square \square

REQUIRED FOR LOT/BUILDING DESIGN & SITE PLAN SUBMITTALS

Wri	tten/	'Graphic Information	Required	Supplied	Receive
1.	Proj	ect description including, but not limited to, the following:			
	a.	Identification of the proposed building(s) by type, as applicable			
	b.	Description of design intent guiding the character of the lot or building			
	C.	Zoning conformance review, including satisfaction of the purpose and provisions for the specific district(s) where the lot or building is located			
	d.	Zoning conformance statistical summary, including the following:			
		i. Facade build out			
		ii. Floorplate of each floor (sq. ft.)			
		iii. Building height (stories and feet)			
		iv. Ground floor occupation			
		v. First floor fenestration percentage			
		vi. Total floor area by use category			
		vii. Total dwelling unit count			
		viii. Total dwelling unit count by number of bedrooms			
		ix. Number of parking and loading spaces by type			
	e.	Identification of any requested special permits or variances, as required			
	f.	Conformance review of city policy and/or other plans deemed appropriate by the Planning Board, as applicable			
	g.	A development plan, setting forth the anticipated timing of construction and occupancy of the proposed development			
	h.	A construction management program including, but not limited to, plans for construction vehicle access routes, on-site construction worker parking, designation of material storage methods and locations, and designation of construction hours			
2.	Pedestrian level perspective renderings or illustrations depicting the interface between the proposed building(s) frontage and the public realm (one per front lot line; pedestrians not included).				
3.		cription of how the design of the building's base (generally) and first floor (specifically) creates a positive interface between the proposed ding(s) frontage and the public realm.			
4.	Ren	derings or illustrations depicting the proposed building(s) in context with surrounding structures (existing and proposed).			
5.	Buil	ding material identification, including color and texture			
		d Building Design			
Plar		<u>wings</u>	Required	Supplied	Received
1.	Twe	enty (1" to 20') scale or larger plan drawings including, but not limited to, the following:			
	a.	Existing site plan, illustrating:			
		i. Topography (2 ft. contour lines)			
		ii. Lot lines			
		iii. Existing buildings and structures, as applicable, including area, stories, principal use, and actual setbacks			
		iv. Location, caliper, and species of individual trees of 6-inch caliper or more, if applicable			
		v. Natural features and significant geologic formations			
	b.	Proposed site plan, illustrating:			
		i. Lot lines, setback lines, and built-to lines			
		ii. Building footprint, including floor plate size			
		iii. Continuous facade widths			
		iv. Facade build out calculation			
		v. Actual facade setback distances, at all differing points			
		vi. Individual tenant spaces and lobbies, color differentiated by use			
		vii. Frontage widths for tenant spaces and lobbies			
		viii. Primary pedestrian entrances/exits for individual tenant spaces and lobbies			
		ix. Outdoor amenity areas, including size			
	C.	Floor plans, illustrating:			
		i. Total floor plate size for each floor			

	۔	ii. Individual uses/spaces, color differentiated by use, for each floor (residential units should be color differentiated by be iii. Indoor and outdoor amenity areas, including size	edroom count)	_	
	d.	Ground level landscape plan, including: i. Plant schedule ii. Illustrated plant list iii. Electrical and lighting plan			
2.		uilding sections (one per front lot line), illustrating:	_		
3.	a. b. Faca	Individual floors, color differentiated by use Height measurements, including the height of each story and building height in total cade/elevation renderings (all sides), illustrating:			
	a. b. c.	Vertical and horizontal articulation of each facade (in full) Fenestration pattern of each facade (in full), including solid to void analysis for each floor Close-up of the building's base (one per front lot line)			
4.	a. b. c. d. e.	Sidewalk detail Curb detail Wheel chair ramp detail Driveway/alley crossing detail			
		 i. Bench detail ii. Trash receptacle detail iii. Light pole(s) and light pole foundation detail(s) iv. Bike rack detail v. Retaining wall/seat wall detail vi. Bollard detail 			
	g.	i. Street tree detail ii. Planting bed detail iii. Shrub detail iv. Ground cover detail v. Fence Detail			

Transportation Analysis

Wri	tten/	<u>Grap</u>	hic Information	Required	Supplied	Received
1.	Sum	mary	of the proposed development program for the lot or building			
2.	lden	tifica	tion of existing conditions:			
	a.	Site	specific (including adjacent thoroughfares and building facades across the street from the site):			
		i.	Site access (pedestrian entrances to individual ground floor spaces and lobbies)			
		ii.	Primary pedestrian routes			
		iii.	Bicycling routes/lanes/paths, including all existing ground level bicycle parking			
		iv.	Pavement markings including parking and loading areas, driveways, and circulation			
		V.	On-street motor vehicle parking inventory, by type (metered, handicapped, no-parking, etc.)			
	b.	Wit	hin a quarter (1/4) mile study area:			
		i.	Public transportation including location, types, and service and ridership statistics for study area stations/stops			
		ii.	Bicycling routes/lanes/paths			
		iii.	Car and bicycle sharing locations			
		iv.	Off-street motor vehicle parking inventory, by type (surface lot, above ground structure, underground structure)			
3.	Prop	osed	future conditions:			
	a.	Site	specific (including adjacent thoroughfares and building facades across the street from the site):			
		i.	Pedestrian, bicycle, and roadway infrastructure improvements			
		ii.	Site access (pedestrian entrances to individual ground floor spaces and lobbies)			
		iii.	Proposed curb cut or sidewalk changes, if applicable			
		iv.	Short and long term bicycle parking/storage			
		V.	Vehicular circulation, maneuvering, and access to the site/building(s)			
		vi.	Off-street motor vehicle parking inventory, including layout, access, count, and size			
		vii.	Car and bicycle sharing locations			
		viii.	On-street motor vehicle parking inventory, by type (metered, handicapped, no-parking, etc.)			
		ix.	Loading docks			
	b.	Wit	hin a quarter (1/4) mile study area			
		i.	Pedestrian, bicycle, and roadway infrastructure improvements			
4.	Capa tran base sour	acity sport ed on	nodal transportation demand analysis of existing and proposed future conditions following procedures outlined in the 2010 Highway Manual. Analysis shall include study of demand, capacity, trip distribution, and circulation for sidewalks, bike facilities, public ation, travel lanes, and intersections for appropriate modes. AM, PM, and daily trip generation rates and modal splits shall be regional comparables of similar principal uses provided by the Office of Strategic Planning and Community Development or other eemed appropriate by the Planning Board. In the absence of applicable comparables, ITE Trip Generation (latest edition) data may be ed.			
5.			rtation demand management plan describing measures taken to encourage the reduction of single-occupancy vehicular trips but not limited to, the following:			
	a.	Ride	e-sharing incentives and information dissemination			
	b.	Set-	asides for high-occupancy-vehicles, including number and location			
	C.	Ma	ss transit information dissemination			
	d.	d. MBTA pass sales and subsidies				
	e.	e. Direct station links or pedestrian connections				
	f.	Enc	puragement of flexible work hours			
	g.	Res	trictions on service and good deliveries			
6.	6. A transportation demand monitoring plan					

Infrastructure Analysis

Wri	tten/G	Fraphic Information	Required	Supplied	Received
1.	Estim	ated water and electricity consumption, sewage generation, and energy requirements for the building(s)			
2. Analysis of the capacity and adequacy of existing water, storm water drainage, and sewer, energy (including gas), and electrical communications (including telephone, fire alarm, computer, cable, etc) utility systems, and identification of required system upgrades or connections to accommodate the proposed development. Impacts due to any required system upgrades or connections requiring a significant public or utility investment, creating a significant disruption in vehicular or pedestrian circulation, or affecting any civic or recreation space or streetscape improvements shall be described.					
Plan	Draw	<u>rings</u>	Required	Supplied	Received
1.		ty (1" to 20') scale or larger utility plan drawing identifying all existing and proposed utilities including but not limited to water, sanitary r, storm drainage, electrical, telephone, data, CATV, and natural gas utilities.			
2.	Const	truction drawings including, but not limited to, the following:			
	a.	Water/sewer			
		i. Trench detail			
		ii. Catch basin detail			
		iii. Connection & tie-in detail			
		iv. Manhole detail			
		v. Hydrant detail			
		vi. Detention basin and outlet detail			
		vii. Infiltration device detail			
Env	ironm	nental Analysis			
Wri	tten/G	iraphic Information	Required	Supplied	Received
1.		ification of existing M.G.L. Chapter 21E reports and/or other environmental assessments, analysis, clean-up studies, enforcement actions, ated documentation related to the site			
2.		ow analysis illustrating both existing and net new shadows according to the City of Somerville's Illustrating Building Shadows rements			
3.	Some	analysis documenting potential pedestrian level winds (PLW's) adjacent to and in the vicinity of the project site according to the City of erville's Measuring Pedestrian Level Wind Impacts and identification of proposed mitigation for any uncomfortable winds generated at our pedestrian areas			
4.	l. Solar glare analysis ensuring that no visual impairment or discomfort is caused on nearby thoroughfares, civic and recreation spaces, or pedestrian areas and that no solar heat buildup is caused in any nearby buildings due to reflective spot glare				
5.	5. Air quality analysis verifying that emissions from any parking facility and/or building heating and mechanical systems will not violate state or federal ambient air quality standards				
6.	Const	truction impact analysis and management program including, but not limited to, the following:			
	a.	A study of and mitigation plan for impacts on public safety from noise, dust, pollutant emissions, waste generation and disposal, and			
		plans for construction vehicle access routes, on-site construction worker parking, designation of material storage methods and locations, and designation of construction hours			
		A plan for solid and hazardous waste removal identifying any known toxic or hazardous wastes on or buried in the development site, pursuant to the requirements of M.G.L. Chapter 21E			
		Analysis of sub-soil conditions, the potential for ground movement and settlement during construction, and the impact on adjacent buildings and utility lines and a description of foudation construction methodology			
	e.	Analysis of the impact of construction on groundwater levels and resulting effects on surrounding structures and building foundations	П	П	



COMMITMENT FOR TITLE INSURANCE SCHEDULE A

This commitment is subject to underwriting/rate approval if the proposed transaction exceeds \$50,000,000.00

Connection Number: 19263221

Amount: \$291,040,268.46

Case Number: C21292

(Revised April 10, 2015)

(Revised April 13, 2015) (Revised May 1, 2015)

(Revised June 29, 2015)

(Revised July 20, 2015)

(Revised July 23, 2015)

(Revised August 5, 2015)

(Revised August 7, 2015)

(Revised August 12, 2015)

(Revised August 18, 2015)

1. Effective Date: August 18, 2015

2. Policy or Policies to be issued:

(a) ALTA Owner's Policy - (6/17/06)

PROPOSED INSURED: DW NP Property, LLC, a Delaware limited liability company

(b) ALTA Loan Policy – (6/17/06) Amount: **\$ NA**

PROPOSED INSURED: NA

3. Title to the fee simple estate or interest in the land described or referred to in this commitment is at the effective date hereof vested in:

CJUF III Northpoint LLC, by virtue of:

- (a) Deed from Boston and Maine Corporation, dated as of August 19, 2010 and recorded in the Suffolk County Registry of Deeds in <u>Book 46807, Page 256</u>, and in the Middlesex South County Registry of Deeds in <u>Book 55212, Page 330</u> (PARCEL ONE)
- (b) Deed from Boston and Maine Corporation dated June 11, 2014, and recorded in Middlesex South County Registry of Deeds in <u>Book 63899, Page 200</u> (PARCEL TWO)
- (c) Quitclaim Deed from Boston and Maine Corporation, dated October 31, 2014 and recorded in the Suffolk County Registry of Deeds in Book 53735, Page 196, and recorded in the Middlesex South Registry of Deeds in Book 64544, Page 596. (PARCEL THREE)
- 4. The land referred to in this Commitment is described as follows:

All that certain parcel of land located in the cities of Cambridge, Somerville and Boston, Counties of Middlesex and Suffolk, Commonwealth of Massachusetts, all more particularly described in Exhibit "A" attached hereto and made a part hereof

NOTE: As hereinafter used, "recorded with Middlesex" shall mean "recorded with the Middlesex County Registry of Deeds (Southern District)" and "recorded with "Suffolk" shall mean "recorded with the Suffolk County Registry of Deeds".

Countersigned at Boston, Massachusetts	
g	Schedule A – Part I
	Commonwealth Title Insurance Company 265 Franklin Street, 8 th Floor Boston, MA 02110-3113 (800) 621-0051
Philip M. Saba Vice President	(555) 521 5351

NOTE: This Commitment is an offer to issue one or more title insurance policies. It is not a title insurance policy or an abstract of title, a report on the condition of title, legal opinion, opinion of title or similar representation of title. The Company shall have no liability other than that set forth in this Commitment. Any title search or examination that has been conducted for the preparation of this Commitment (i) has been conducted solely for the Company's determination of insurability under the terms of this Commitment and (ii) has not been conducted for any other person, including a Proposed Insured. Only a Proposed Insured, designated on Schedule A, may rely on this Commitment, and then only to acquire a title insurance policy from the Company in accordance with the terms and provisions of this Commitment. If the Company has not completed the Proposed Policy Amount on Schedule A, the offer of the Commitment is to issue a title insurance policy limited to an Amount of Insurance of no more than \$100,000.

EXHIBIT "A"

All those certain parcels of land located in the Cities of Cambridge and Somerville, Middlesex County and Boston, Suffolk County, Commonwealth of Massachusetts, and more particularly described as follows:

PARCEL ONE:

Parcel 1 on a plan entitled "North Point – "Central Park" Parcel Subdivision Plan of Land in Boston, Cambridge and Somerville, Massachusetts, Suffolk and Middlesex Counties", dated August 16, 2010, prepared by Gunther Engineering, a division of Digital Geographic Technologies, Inc., and recorded as <u>Plan</u> 597 of 2010 (Middlesex) and Plan Book 2010 Pages 270 and 271.(Suffolk).

Together with all right, title and interest in and to the private street known as Water Street as more particularly shown on the Plan, to the midline thereof and adjoining Parcel 1 described above, excepting therefrom so much of Water Street as may be owned in fee by the MBTA by virtue of the documents recorded with Middlesex at Book 13117, Page 113 and at Book 13156, Page 34.

Together with the right to use the "private" portion of Water Street as shown on the Plan.

Less and except the following described premises:

- (1) Parcel N set forth in a deed from CJUF III Northpoint LLC to NP Parcel N Owner LLC, dated December 12, 2012 and recorded with Middlesex in Book 60764, Page 223 and shown on Plan 937 of 2012; and
- (2) That certain parcel of land described in a deed from CJUF III Northpoint LLC to Massachusetts Bay Transportation Authority, dated as of November 20, 2013 and recorded with Middlesex in <u>Book 62977</u>, <u>Page 343</u>

PARCEL TWO (Central Park Parcel and Lot FP):

Parcel 1:

A certain parcel of land situated in the Commonwealth of Massachusetts, County of Middlesex, City of Cambridge, located on the northerly side of North Point Boulevard and being shown as "CENTRAL PARK' PARCEL" on a plan entitled "North Point – "Central Park Parcel", Subdivision Plan of Land in Boston, Cambridge and Somerville, Massachusetts, Suffolk and Middlesex Counties", dated August 16, 2010, prepared by Gunther Engineering, recorded in Middlesex County Registry of Deeds as <u>Plan 597 of 2010</u>. Being more particularly bounded and described as follows:

Beginning at a point at the most southeasterly corner of the parcel, said point being on the northerly line of North Point Boulevard, thence running:

N 75° 22' 38" W 134.49 feet to a point, thence turning and running;

NORTHWESTERLY by a curve to the right having a radius of 1979.00 feet a length of 48.78 feet to

a point, thence turning and running;

N 73° 57' 53" W 632.12 feet to a point, thence turning and running;

NORTHWESTERLY by a curve to the right having a radius of 224.00 feet and a length of 22.75

feet to a point, thence turning and running;

N 68° 08' 47" W 37.98 feet to a point, thence turning and running;

NORTHWESTERLY by a curve to the right having a radius of 425.00 feet and a length of 94.54

feet to a point, said last six courses being by the northerly line of North Point

Boulevard, thence turning and running;

N 57° 16' 47" W N 11° 15' 41" E	256.98 feet to a point, thence turning and running; 91.06 feet to a point, thence turning and running;
S 81° 14' 36" E	200.13 feet to a point, thence turning and running;
S 73° 25' 09" E	14.60 feet to a point, thence turning and running;
S 81° 06' 44" E	67.29 feet to a point, thence turning and running;
S 74° 39' 04" E	33.61 feet to a point, thence turning and running;
S 81° 14' 36" E	178.52 feet to a point, thence turning and running;
S 85° 07' 47" E	40.27 feet to a point, thence turning and running;
NORTHEASTERLY	by a curve to the right having a radius of 319.00 feet and a length of 105.10 feet to a point, thence turning and running;
S 58° 22' 52" E	128.90 feet to a point, thence turning and running;
S 51° 45′ 29" E	30.35 feet to a point, thence turning and running;
S 58° 22' 52" E	137.29 feet to a point, thence turning and running;
S 64° 25' 22" E	33.25 feet to a point, thence turning and running;
S 58° 22' 52" E	273.25 feet to a point, thence turning and running;
SOUTHEASTERLY	by a curve to the right having a radius of 30.08 feet and a length of 47.17 feet to a point, thence turning and running;
S 31° 28' 09" W	35.15 feet to a point, thence turning and running;
SOUTHWESTERLY	by a curve to the right having a radius of 4.00 feet and a length of 5.11 feet to the point of beginning. All of said courses being by Parcel 1.

Parcel 2:

A certain parcel of land situated in the City of Cambridge, County of Middlesex, Commonwealth of Massachusetts, being more particularly shown as "Lot FP" on a plan entitled "Condominium Site Plan of Sierra & Tango Condominium in Cambridge, Massachusetts, Middlesex County, Scale 1" = 30', 10 January 2008, Gunther Engineering", recorded with the Middlesex S. D. Registry of Deeds as Plan No. 449 of 2008.

Together with the benefit of the following which are appurtenant to PARCEL ONE AND PARCEL TWO:

a.	Easements granted in Agreement of Covenants, Easements and Restrictions by and between
	CJUF III Northpoint LLC, Sierra Plus Tango LLC, as Trustee of Sierra , Tango Condominium
	Trust and Boston and Maine Corporation, dated April 1, 2011 and recorded with Middlesex in
	Book 56683, Page 375, and recorded with Suffolk in Book 47761, Page 232, as amended by First
	Amendment dated December 12, 2012 and recorded with Middlesex in Book 60764, Page 220, as
	affected by Assignment and Assumption of Northpoint Agreement of Covenants, Easements and
	Restrictions by and between CJUF III Northpoint LLC and DW NP Property, LLC dated as of
	August, 2015 and recorded with Middlesex in Book, Page and with Suffolk in
	Book, Page

PARCEL THREE:

A certain parcel of land situated partly in the City of Cambridge and partly in the City of Boston, Commonwealth of Massachusetts, Counties of Middlesex and Suffolk, located on Charlestown Avenue and

being shown as **Parcel 2** on a plan entitled "North Point – "Central Park" Parcel, Subdivision Plan of Land in Boston, Cambridge and Somerville, Massachusetts, Suffolk and Middlesex Counties", dated August 16, 2010, prepared by Gunther Engineering, recorded in Middlesex County Registry of Deeds as <u>Plan 597 of 2010</u> and recorded in Suffolk County Registry of Deeds in <u>Plan Book 2010 Pages 270</u> and <u>271</u>.

Together with the benefit of the following, as appurtenant to PARCEL ONE, PARCEL TWO and PARCEL THREE:

- A. Easements reserved by Grantor in paragraph 2 of that that certain Release Deed and Grant of Easement from The Boston and Maine Corporation to Massachusetts Bay Transportation Authority, dated July 1, 1992, and recorded with the Suffolk County Registry of Deeds in <u>Book 17577, Page 179</u> and with Middlesex in <u>Book 22186, Page 479</u>, as affected by Confirmatory Release Deed and Grant of Easement dated July 20, 1993 and recorded with Suffolk in <u>Book 19013, Page 1</u> and with Middlesex in <u>Book 24467, Page 562</u>, which easement rights are in the property shown as "B&M Access Easement" on a plan recorded with the Suffolk County Registry of Deeds as Plan 17577, Page 179 and Middlesex County Southern District Registry of Deeds as Plan 546 of 1992.
- B. Easements to use and access the "Developer Crossover Easement Area", granted in the Northpoint Parking Easement Agreement between CJUFIII, Northpoint LLC and Massachusetts Bay Transportation Authority, dated February 23, 2015, and recorded in Middlesex in Book 65048, Page 251.
- C. Easements set forth in that certain Easement Agreement by and between North Point Apartments Limited Partnership, Archstone North Point II LLC, AVB Maple Leaf Apartments Limited Partnership and CJUF III Northpoint LLC, dated July 31, 2015, and recorded in Suffolk in Book 54872, Page 23, and in Middlesex in Book 65856, Page 233.
- D. Easements set forth in Agreement of Covenants, Easements and Restrictions by and between CJUF III Northpoint LLC, NP Parcel N Owner LLC and the Boston and Maine Corporation, dated April 12, 2013 and recorded with Middlesex in Book 61625, Page 397 and recorded with Suffolk in Book 51306, Page 54, as affected by Northpoint Parcel N Deed Covenants by and between CJUF III Northpoint LLC and NP Parcel N Owner LLC dated April 11, 2013 and recorded with Middlesex in Book 61625, Page 496, affected by First Amendment to Northpoint Agreement of Covenants, Easements and Restrictions dated August 21, 2014, recorded with Suffolk in Book 53465 Page 37 and with Middlesex in Book 64210 Page 280, as affected by Second Amendment to Northpoint Agreement of Covenants, Easements and Restrictions dated June 12, 2015, recorded with Suffolk in Book 54628, Page 334, and recorded with Middlesex in Book 65567, Page 343, as affected by Assignment and Assumption of Northpoint Agreement of Covenants, Easements and Restrictions by and between CJUF III Northpoint LLC and DW NP Property, LLC dated as of August _____, 2015 and recorded with Middlesex in Book ______, Page _____ and with Suffolk in Book _______, Page ______ and with Suffolk in Book _______, Page

NOTE: Acreage is not insured.



COMMITMENT FOR TITLE INSURANCE SCHEDULE B - SECTION 1

REQUIREMENTS

Case Number: C21292

The following are the requirements to be complied with:

- 1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
- Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record to-wit:
 - (a) Duly authorized and executed deed from the party identified in Schedule A, Item 3, vesting fee title in the proposed insured owner; and

Note: Section 6 of Notices of Acitivity and Use Limitations referenced in Schedule B, Section 2 below should be reviewed when drafting any conveyance documents.

- 3. Intentionally omitted.
- 4. If Survey coverage is requested, prior to closing the company must be in receipt of a satisfactory survey and surveyor's report. The Survey exceptions set forth in Schedule B, Section 2, standard exception 2 will be eliminated or amended in accordance with the facts disclosed thereby.
- 5. Receipt of properly executed Parties in Possession and Mechanic's Lien Affidavit in order to delete or modify exceptions set forth in Schedule B, Section 2, Standard Exceptions 1 and 3.
- 6. If the insured premises have undergone construction or repair in the past 93 days, satisfactory evidence should be provided at or prior to closing that said improvements and/or repairs or alterations are complete and; that the contractor, subcontractors, labor and material men are all paid in full.
- 7. In the event that the Company will be responsible for recording the closing documents,
 - (a) at least 24 hours before closing, provide this office with a copy of the form of deed, mortgage, and all other documents to be recorded; and
 - (b) along with the original documents for recording, provide this office with two copy sets of all documents to be recorded.
- 8. Issuance of a final title insurance policy is conditioned upon payment of all title premium(s) due in connection with said policy(ies) at the present applicable rates as well as all examination and counsel fees and recording costs and charges incurred by the Company relative to this transaction.

(Continued)

Schedule B – Section 1 Page 1 9. If the title to be vested in, or documents are to be executed by a **LIMITED PARTNERSHIP**, a current Certificate of limited partnership naming the General Partners ("Long Legal with General Partners") from the Secretary of State's of the Commonwealth of Massachusetts must be recorded/filed.

Case No: C21292

- 10. If title to be vested in or documents to be executed by a **LIMITED LIABILITY COMPANY**, provide a current Certificate of Good Standing for the LLC from the Massachusetts Secretary of State identifying:
 - (a) the managers of the limited liability company, if any;
 - (b) those persons who are authorized to act with respect to real estate instruments; and
 - In the event that nobody is so authorized to execute real estate documents, obtain and record/file a certificate executed by the manager of the limited liability company stating that the persons executing the deed/mortgage in the name of the limited liability company are the incumbent members or managers and that such persons are empowered by the Operating Agreement to convey/mortgage the insured premises.
 - (d) There may be circumstances in which an LLC does not have managers and the identity of persons authorized to execute real estate documents is not disclosed in the Secretary of State filing. In those circumstances, the statute provides that a good faith third party purchaser may rely upon a certificate executed by a person identified at the Secretary of State's Office as a manager or as a person authorized to execute documents to be filed with the Secretary of State certifying as to (i) the incumbency of any manager or member and (ii) the authority of any persons to act on behalf of the LLC whether or not such person is identified in the Secretary of State filing. M.G.L. c. 156C, s. 67. Such a certificate shall be binding upon the LLC in favor of a person relying in good faith thereon notwithstanding inconsistent provisions in the operating agreement. M.G.L. c. 156C, s. 67. The protection afforded by the statute applies equally to domestic LLC's and foreign LLC's, which have registered with the Secretary of State.
- 11. With respect to **CJUF III Northpoint LLC (Seller)**, provide a current original Certificate of Good Standing for the LLC from the Massachusetts Secretary of State identifying:
 - (a) the managers of the limited liability company, if any;
 - (b) those persons who are authorized to act with respect to real estate instruments; and
 - (c) In the event that nobody is so authorized to execute real estate documents, obtain and record/file a certificate executed by the manager of the limited liability company stating that the persons executing the deed/mortgage in the name of the limited liability company are the incumbent members or managers and that such persons are empowered by the Operating Agreement to convey/mortgage the insured premises.
 - (d) There may be circumstances in which an LLC does not have managers and the identity of persons authorized to execute real estate documents is not disclosed in the Secretary of State filing. In those circumstances, the statute provides that a good faith third party purchaser may rely upon a certificate executed by a person identified at the Secretary of State's Office as a manager or as a person authorized to execute documents to be filed with the Secretary of State certifying as to (i) the incumbency of any manager or member and (ii) the authority of any persons to act on behalf of the LLC whether or not such person is identified in the Secretary of State filing. M.G.L. c. 156C, s. 67. Such a certificate shall be binding upon the LLC in favor of a person relying in good faith thereon notwithstanding inconsistent provisions in the operating agreement. M.G.L. c. 156C, s. 67. The protection afforded by the statute applies equally to domestic LLC's and foreign LLC's, which have registered with the Secretary of State.

Note: In the event the Seller is classified for the taxable year as a corporation for federal income tax purposes, the Company must be in receipt of a Commonwealth of Massachusetts, Department of Revenue, Waivers of Excise Tax Lien if the parcel described in Schedule A constitutes all or substantially all of the assets of the seller. If

the seller will NOT be conveying all or substantially all of their assets in Massachusetts, the Deed should contain statement to that effect. If the seller is not classified for the taxable year as a corporation for federal income tax purposes, then the Deed should contain a statement to that effect. (Mass. St. 2008, c. 173, s. 27, amending M.G.L. c. 62C, s. 51).

- 12. Upon full disclosure to the Company of the nature and scope of this transaction and our review and approval of the closing documents, including updated certifications of title, the Company reserves the right to raise such other and further exceptions and requirements as it deems appropriate.
- 13. Duly authorized and executed Discharge/Termination of the following items: **NONE**



COMMITMENT FOR TITLE INSURANCE SCHEDULE B - SECTION 2

EXCEPTIONS FROM COVERAGE

Case Number: C21292

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

- 1. Rights of the following parties as tenants or licensees only, with no right or option to purchase any portion of the land (schedule of tenants to be provided to Company).
- 2. Intentionally omitted.
- 3. Intentionally omitted.
- 4. Intentionally omitted.
- 5. Liens for taxes and municipal charges which become due and payable subsequent to the date of said policy.
- 6. Right of others legally entitled thereto to use the "private" portion of Water Street as shown on the Plan referred to in Exhibit A above (affects the portion of PARCEL ONE within Water Street as shown on the ALTA Survey (defined below).
- Electric Utility Easement from Ogden Realty Limited Partnership to Cambridge Electric Light Company dated June 22, 1989 and recorded with Middlesex in <u>Book 19905</u>, <u>Page 539</u>. (Affects PARCEL ONE and Parcel 1 of PARCEL TWO only)
 - This Policy insures that this Easement is located as shown on the ALTA Survey and affects only East Street and a portion of the property adjacent thereto, as shown on the Exhibit A sketch attached to the easement set forth above.
- 8. Report and Findings of the Superior Court Commission on the Abolition of Grade Crossing recorded August 4, 1900 with Suffolk in <u>Book 2700, Page 243</u>, affecting the location of Austin Street and the draw bridge over the Millers River at the Prison Point Bridge and Report and Findings of the Special Commission on the Alterations of the Grade Crossing of Prison Point Street in Cambridge dated March 29, 1899 and recorded May 2, 1900 with Middlesex in <u>Book 2815</u>, <u>Page 145</u>, establishing the layout of Prison Point Street in Cambridge to Austin Street in Boston over a viaduct 50 feet wide.
 - This Policy insures that the documents referred to in this Item affect only the land located under the "Prison Point Bridge" a/k/a Gilmore Bridge as shown on the ALTA Survey.
- 9. Prison Point Bridge Taking dated September 25, 1972 by the Commonwealth of Massachusetts, Metropolitan District Commission, and recorded with Suffolk in Book 8540, Page 651 and recorded with Middlesex in Book 12222, Page 250.
 - This Policy insures that this Taking affects only the land located under the "Prison Point Bridge" a/k/a Gilmore Bridge and a strip of land adjacent thereto, as shown on the ALTA Survey.

- Agreement regarding drainage set forth in Paragraph 6 of the Release Deed and Grant of Easement between the Boston and Maine Corporation and the Massachusetts Bay Transportation Authority dated July 1, 1992 and recorded with Suffolk in <u>Book 17577, Page 179</u> and with Middlesex in <u>Book 22186, Page 479</u>, as affected by Confirmatory Release Deed and Grant of Easement dated July 20, 1993 and recorded with Suffolk in <u>Book 19013, Page 1</u> and with Middlesex in <u>Book 24467, Page 562</u>
- 11. Easements for access set forth in Deed from the Boston and Maine Railroad to Keith Fulton & Sons, Inc. dated September 14, 1961 and recorded with Middlesex in <u>Book 9891, Page 128</u>, as affected by the City of Cambridge Taking for public parking and transportation dated November 10, 1980 and recorded with Middlesex in <u>Book 14151</u>, Page 141.
 - This Policy insures that the rights and easements referred to in this Item affect East Street and the 40' wide Access Drive as shown on the ALTA Survey. This policy further insures that the rights to use East Street do not extend into any portion of the Central Park Parcel.
- 12. Easement set forth in Deed from the Boston and Maine Railroad to Leo Pistorino dated December 24, 1964 and recorded with Middlesex in Book 10721, Page 201, conveying the area shown on the plan recorded with Middlesex in Book 10699, Page End, as is affected by rights granted by Leo M. Pistorino, et al, Trustees to P.W. Rounsevell, Inc. by deed dated August 22, 1966 and recorded with Middlesex in Book 11193, Page 436, as further affected by rights granted by Leo M. Pistorino et al, Trustees to Pappas industrial Properties, Inc. by deed dated October 13, 1977 and recorded with Middlesex in Book 13309, Page 047, as further affected by rights granted by Leo M. Pistorino, et al, Trustees to Bornstein & Fisher, Inc. by deed dated January 16, 1978 and recorded with Middlesex in Book 13375, Page 339.
 - This Policy insures that the rights and easements in No. 12 above affect only that portion of East Street shown on the ALTA Survey.
- 13. Taking of Utility Easement by the Commonwealth of Massachusetts by its Division of Capital Planning and Operations dated March 27, 1987 and recorded with Middlesex in <u>Book 17987, Page 054</u>, as affected by Assignment dated March 27, 1987 to Cambridge Electric Light Company recorded with Middlesex in <u>Book 17987, Page 057</u>, which utility easements are located as shown on the ALTA Survey.
- 14. Terms and provisions of M.G.L. Chapter 40, Section 54A.
- 15. Ownership of Prison Point (Gilmore) Bridge by the Commonwealth of Massachusetts, which is located as shown on the ALTA Survey.
- Easement for utility purposes from Boston and Maine Corporation et al to Verizon New England Inc. dated December 29, 2006 and recorded with Middlesex in <u>Book 49883</u>, <u>Page 423</u>, as affected by Consent and Joinder recorded with Middlesex in <u>Book 49883</u>, <u>Page 433</u>, and as further affected by First Amendment to Easement, dated July 17, 2015, and recorded in Suffolk in Book 54808, Page 257, and in Middlesex in Book 65780, Page 442, located as shown on the ALTA Survey.
- 17. Easement for utility purposes from Boston and Maine Corporation et al to NStar Gas Company dated December 29, 2006 and recorded with Middlesex in <u>Book 49883, Page 437</u>, as affected by Consent and Joinder recorded in <u>Book 49883, Page 445</u>, located as shown on the ALTA Survey and affects only the private ways shown on the ALTA Survey.
- 18. Easement for utility purposes from Boston and Maine Corporation et al to Comcast of Massachusetts I, LLC dated December 29, 2006 and recorded with Middlesex in <u>Book 49883</u>, <u>Page 447</u>, as affected by Consent and Joinder recorded with Middlesex in <u>Book 49883</u>, <u>Page 454</u>, located as shown on the ALTA Survey and affects only the private ways as shown on the ALTA Survey.
- 19. Easement for utility purposes from Boston and Maine Corporation et al to Cambridge Electric Light Company dated December 29, 2006 and recorded with Middlesex in <u>Book 49883, Page 474</u>, as affected by Consent and Joinder recorded in <u>Book 49883, Page 485</u>, located as shown on the ALTA Survey and affects only the private ways as shown on the ALTA Survey as shown on the Survey.

- 20. Intentionally omitted.
- 21. Rights of Clear Channel Outdoor Inc., pursuant to a license dated May 1, 2012 relative to the Billboard located on PARCEL ONE, as shown on the ALTA Survey, and any and all claims arising thereunder.
- 22. Intentionally omitted.
- 23. Intentionally omitted.
- 24. Intentionally omitted.
- 25. Easements, covenants, conditions and restrictions, including but not limited to common area assessments and charges set forth in Agreement of Covenants, Easements and Restrictions by and between CJUF III Northpoint LLC, Sierra Plus Tango LLC, as Trustee of Sierra + Tango Condominium Trust, and Boston and Maine Corporation, dated April 1, 2011 and recorded in Book 56683, Page 375 (Middlesex) and Book 47761, Page 232 (Suffolk), as affected by First Amendment dated December 12, 2012 and recorded with Middlesex in Book 60764, Page 220.
- 26. Easements, covenants, conditions and restrictions, including but not limited to common area assessments and charges set forth in Agreement of Covenants, Easements and Restrictions by and between CJUF III Northpoint LLC, NP Parcel N Owner LLC and the Boston and Maine Corporation, dated April 12, 2013 and recorded with Middlesex in Book 61625, Page 397 and recorded with Suffolk in Book 51306, Page 54, as affected by Northpoint Parcel N Deed Covenants by and between CJUF III Northpoint LLC and NP Parcel N Owner LLC dated April 11, 2013 and recorded with Middlesex in Book 61625, Page 496, affected by First Amendment To Northpoint Agreement of Covenants, Easements and Restrictions recorded In Suffolk Book 53465 Page 37 and in Middlesex in Book 64210 Page 280, as affected by Second Amendment to Northpoint Agreement of Covenants, Easements and Restrictions, recorded with Suffolk in Book 54628, Page 334, and recorded in Middlesex in Book 65567, Page 343.
- 27. Notice of Activity and Use Limitation by Boston and Maine Corporation dated June 13, 2013 and recorded in <u>Book 62072</u>, <u>Page 281</u> (affects Parcel 2 of PARCEL TWO), as shown on the ALTA Survey.
- 28. Notice of Activity and Use Limitation by Boston and Maine Corporation dated June 13, 2013 and recorded with Middlesex in <u>Book 62072, Page 314</u> (affects Parcel 1 of PARCEL TWO), as shown on the ALTA Survey.
- 29. Rights of others to use a private way delineated as the "50' Wide Access Drive (formerly East Street) on the Subdivision Plan of Land recorded as <u>Plan 597 of 2010</u>) for all purposes for which streets or ways are used in the City of Cambridge, however, said rights of others do not extend to any portion of the land located within the bounds of Central Park Parcel, as shown on the ALTA Survey.
- 30. Easement for Electric Service by and between NP Parcel Owner LLC, CJUF III Northpoint LLC and Boston and Maine Corporation to NStar Electric Company, dated December 11, 2013 and recorded in Book 63310, Page 347 (affects Parcel One), which easement is located as shown on the ALTA Survey, as affected by First Amended to Easement for Electric Service, dated June 16, 2015, and recorded in Middlesex in Book 65660, Page 84.
- 31. Sewer and Drainage Taking for sewer and drainage easements dated July 10, 1975 by the Commonwealth of Massachusetts, Metropolitan District Commission, and recorded with Suffolk in Book 8801, Page 515 and recorded with Middlesex in Book 12828, Page 392, which easements are located as shown on the ALTA Survey (Affects Parcel Three only).
- 32. Intentionally omitted.

- 33. Development Regulatory Agreement between Boston Redevelopment Authority and CJUF III
 Northpoint LLC dated July 29, 2014 and recorded with Suffolk in <u>Book 53319</u>, <u>Page 90 (Affects Parcel One and Parcel Three only)</u>.
- 34. Terms and provisions of a Lease by and CJUF III Northpoint LLC (Landlord) and Sierra Plus Tango LLC (Tenant) dated April 1, 2012, a Notice of which is recorded with Middlesex in Book 60222, Page 132.
- 35. Intentionally omitted.
- 36. Planning Board Decision issued by the City of Somerville October 16, 2014, and recorded in Middlesex in Book 64661, Page 25.
- 37. Notice of Activity and Use Limitation recorded with Middlesex in <u>Book 62072, Page 351</u>.(Affects a portion of PARCEL ONE as shown on the ALTA Survey)
- 38. Intentionally omitted.

NOTE: Although specifically excluded from the coverage of this policy, the following matters a and b, which are recorded with the Middlesex South District Registry of Deeds, are provided for informational purposes only:

- Order of Conditions dated June 29, 1992 issued by the Somerville Conservation Commission in favor of Massachusetts Bay Transportation Authority and Boston and Maine Railroad and recorded November 4, 1992 in Book 22580, Page 215.
- b. MA DEP Permit for Sewer System Extension recorded with Middlesex in Book 58497, Page 1.
- 39. Intentionally omitted.
- 40. Intentionally omitted.
- 41. Intentionally omitted.
- 42. Intentionally omitted.
- 43. Intentionally omitted.
- 44. Intentionally omitted.
- 45. Intentionally omitted.
- 46. Zoning Decision, City of Cambridge Planning Board Case No. 179, Notice of which is recorded with Middlesex in Book 44824, Page 370, as affected by Minor Amendment No. 1, recorded in Book 62918, Page 289, as further affected by Minor Amendment No. 2, recorded in Book 62918, Page 306, as further affected by Amendment No. 3 (Major), recorded in Book 62918, Page 308, as affected by City of Cambridge Planning Board Notice of Decision, dated February 13, 2015 and recorded in the Suffolk County Registry of Deeds in Book 54166, Page 121, and in the Middlesex South County Registry of Deeds in Book 65040, Page 490, as affected by Decision by the City of Cambridge Planning Board, dated recorded in Book 65040, Page 490.
- 47. Intentionally omitted.
- 48. Intentionally omitted.
- 49. Survey entitled "ALTA/ACSM Land Title Survey, Northpoint in Cambridge and Somerville, MA (Middlesex County), and Boston, MA (Suffolk County), dated April 10, 2015, last revised August --, 2015, prepared by Beals and Thomas, Inc, (the "ALTA Survey") discloses the following matters:
 - a. There is an underground oil pipe crossing the property line;

- b. There are various drain lines crossing the property line;
- c. There are overhead wires crossing the property line;
- d. There is a guardrail crossing the property line;
- e. There is a fence encroaching onto land now or formerly of MBTA;
- f. There are concrete blocks encroaching onto land now or formerly of MBTA;
- g. There are various water lines crossing the property line;
- h. Intentionally omitted;
- i. There is a fence and gate crossing the property line;
- j. Intentionally omitted;
- k. There are gravel roadways crossing the property line;
- I. The BIT. Conc. Drive is located outside of the access easement;
- m. There are three (3) 48" steel pipes that enter the premises;
- n. Intentionally omitted;
- There is a concrete footing below grade that extends over the property line approximately 0.7 feet;
- p. Intentionally omitted;
- q. There is a jersey barrier wall encroaching onto land now or formerly of AVB Maple Leaf Apartments L.P. by approx. 0.2';
- r. There is a utility pole located on land now or formerly of MBTA and overhead wires crossing the property line:
- s. There is an edge of pavement and parking stripes encroaching onto the premises from land now or formerly of MBTA;
- t. There is a sewer line crossing onto land now or formerly of MBTA;
- u. There is an electric line crossing onto land now or formerly of MBTA;
- v. There is access and parking stripes crossing the property line between land now or formerly of MBTA and CJUF III Northpoint LLC;
- w. Intentionally omitted;
- x. Intentionally omitted;
- There is a wood and metal pile straddling the property line between land now or formerly CJUF III Northpoint LLC and MBTA;
- z. There is debris located on the premises and crossing the property line between land now or formerly of CJUF III Northpoint LLC and MBTA;
- aa. Intentionally omitted;

- bb. The concrete wall with cap extends over the property line by 0.02';
- cc. The concrete wall with cap extends over the property line by 0.10'; and
- dd. The building façade extends over the property line by 0.07'.
- 50. Intentionally omitted.
- 51. Northpoint Parking Easement Agreement, dated February 23, 2015, by and between CJUF III Northpoint LLC and the Massachusetts Bay Transportation Authority, recorded with the Middlesex South County Registry of Deeds in Book 65048, Page 251.
- 52. Easement Agreement (Drainage Infrastructure) by and between CJUF III Northpoint LLC and the Massachusetts Bay Transportation Authority, dated May 12, 2015, and recorded in Middlesex in Book 65383 Page 1 and recorded in Suffolk in Book 54469, Page 275
- 53. Notice of Activity and Use Limitation, dated July 20, 2015, and recorded in Middlesex in Book 65752, Page 408.
- 54. Easement Agreement by and between North Point Apartments Limited Partnership, Archstone North Point II LLC, AVB Maple Leaf Apartments Limited Partnership and CJUF III Northpoint LLC, dated July 31, 2015 and recorded in Suffolk in Book 54872, Page 23, and in Middlesex in Book 65856, Page 233.

- NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.
- NOTE: This commitment omits any covenant, condition or restriction referred to above which is based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.

Effective Date: 5/1/2008

Fidelity National Financial, Inc. Privacy Statement

Fidelity National Financial, Inc. and its subsidiaries ("FNF") respect the privacy and security of your non-public personal information ("Personal Information") and protecting your Personal Information is one of our top priorities. This Privacy Statement explains FNF's privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. FNF follows the privacy practices described in this Privacy Statement and, depending on the business performed, FNF companies may share information as described herein.

Personal Information Collected

We may collect Personal Information about you from the following sources:

- Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;
- Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites;
- Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

Disclosure of Personal Information

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To insurance agents, brokers, representatives, support organizations, or others to provide you
 with services you have requested, and to enable us to detect or prevent criminal activity, fraud,
 material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;
- To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;
- To companies that perform marketing services on our behalf or to other financial institutions with which we have joint marketing agreements and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an
 interest in title whose claim or interest must be determined, settled, paid or released prior to a
 title or escrow closing.

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

Effective Date: 5/1/2008

<u>Disclosure to Affiliated Companies</u> – We are permitted by law to share your name, address and facts about your transaction with other FNF companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

<u>Disclosure to Nonaffiliated Third Parties</u> – We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

Confidentiality and Security of Personal Information

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.

Access to Personal Information/

Requests for Correction, Amendment, or Deletion of Personal Information

As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out to whom your Personal Information has been disclosed, and request correction or deletion of your Personal Information. However, <u>FNF's current policy is to maintain customers' Personal Information for no less than your state's required record retention requirements for the purpose of handling future coverage claims.</u>

For your protection, all requests made under this section must be in writing and must include your notarized signature to establish your identity. Where permitted by law, we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

Chief Privacy Officer
Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, FL 32204

Changes to this Privacy Statement

This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.

COMMITMENT FOR TITLE INSURANCE

Issued by Commonwealth Land Title Insurance Company



COMMONWEALTH LAND TITLE INSURANCE COMPANY, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate Six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, the Company has caused this Commitment to be signed with the facsimile signatures of its President and Secretary and sealed as required by its By-Laws.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Attest:

Secretary



By:

(8m) Main 1_ President

CONDITIONS

- 1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
- 2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
- 3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
- 4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

ALTA Commitment - 2006 Cover Page Form 1004-319

ORIGINAL

FOR	n (2006)	Land Title	. Company		2-5023	
COMMITMENT FOR TITLE INSURANCE	American Land Title Association (2006)	Commonwealth Land Title Insurance Company	Commonwealth Land Title Insurance Company	Commonwealth	P.O. Box 45023 Jacksonville, Florida 32232-5023	

Charlestown Avenue, North Point Boulevard, East Street and Water Street, and Dawes ST Property: Land in Cambridge, Somerville and Boston, Massachusetts located on

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Bk: 65949 Pg: 156 Doo: DEED Page: 1 of 9 08/21/2015 10:59 AM

DEED

CJUF III NORTHPOINT LLC, Delaware limited liability company, with an address of 2000 Avenue of the Stars, 11th Floor, Los Angeles, California 90067 ("Grantor"), for consideration paid and full consideration of Two Hundred Ninety One Million Forty Thousand Two Hundred Sixty Eight and 46/100 Dollars (\$291,040,268.46), and other good and adequate consideration, the receipt and adequacy of which are acknowledged, hereby grants DW NP PROPERTY, LLC, a Delaware limited liability company, with an address c/o DivcoWest Real Estate Services, LLC, 575 Market Street, 35th Floor, San Francisco, CA 94105 ("Grantee"), with QUITCLAIM COVENANTS, the land, together with any improvements thereon, located in the Cities of Cambridge and Somerville, Middlesex County, Massachusetts, and the City of Boston, Suffolk County, Massachusetts, as more particularly described in EXHIBIT A attached hereto and made a part hereof (the "Real Property").

The conveyance is made together with and subject to all recorded easements, conditions, restrictions and agreements and all other matters of record that lawfully apply to the property hereby conveyed.

The Real Property is subject to Notices of Activity and Use Limitation dated June 13, 2013 and recorded with the Middlesex County, Southern District Registry of Deeds (the "Middlesex Registry") in Book 62072, Page 351, in Book 62072, Page 281, and in Book 62072, Page 314, and the Notice of Activity and Use Limitation dated July 20, 2015 and recorded with the Middlesex Registry in Book 65752, Page 408.

Grantor has not elected to be treated as a corporation for Federal Income Tax purposes.

For Grantor's title, see (i) Deed of Boston and Maine Corporation dated as of August 19, 2010, recorded in the Suffolk County Registry of Deeds (the "Suffolk Registry") at Book 46807, Page 256 and in the Middlesex Registry in Book 55212, Page 330, (ii) Deed of Boston and Maine Corporation, dated June 11, 2014 and recorded in the Middlesex Registry in Book 63899, Page 200, and (iii) Deed of Boston and Maine Corporation dated October 31, 2014, recorded in the Suffolk Registry in Book 53735, Page 196, and recorded in the Middlesex Registry in Book 64544, Page 596.

Commonwealth Land Title insurance Company 265 Franklin Street, 8th Floor Boston, MA 02110 Attn: Phil Saba

Bk: 65949 Pg: 157

This Deed is for the conveyance of the Real Property, which is located in both Middlesex County and Suffolk County, Massachusetts. Deed Excise Stamps based upon the total consideration in the amount of \$291,000,000 have been affixed to the duplicate original of this deed recorded this day in Suffolk County.

[Balance of page intentionally left blank]

Witness our hand and seal CJUF III NORTH	
a Delaware limited	<i>n</i> ·
By:	
Name: Title:	Jonathan M. Kaplan Authorized Signatory
/	линописа эцианту

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA	∷ss:	
COUNTY OF LOS Angeles	_	
7		
On 8/14/2015 before m	ne, Rachel E Benitez	, a Notary
,	(insert name and title of the officer)	
personally appeared	Kapko	
-	, -	
who moved to me on the beside of a	sinform - widows a book(-)	(-\@

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

nature C. Deter

(Seal)

RACHEL E. BENITEZ
Commission # 2037323
Notary Public - California
Los Angeles County
My Comm. Expires Aug 17, 2017

EXHIBIT A

PARCEL ONE:

Parcel 1 on a plan entitled "North Point – 'Central Park' Parcel Subdivision Plan of Land in Boston, Cambridge and Somerville, Massachusetts, Suffolk and Middlesex Counties", dated August 16, 2010, prepared by Gunther Engineering, a division of Digital Geographic Technologies, Inc., and recorded as Plan 597 of 2010 (Middlesex) and Plan Book 2010 Pages 270 and 271 (Suffolk).

Together with all right, title and interest in and to the private street known as Water Street as more particularly shown on the Plan, to the midline thereof and adjoining Parcel 1 described above, excepting therefrom so much of Water Street as may be owned in fee by the MBTA by virtue of the documents recorded in Middlesex South District Registry of Deeds at Book 13117, Page 113 and at Book 13156, Page 34.

Together with the right to use the "private" portion of Water Street as shown on the Plan.

Less and except the following described premises:

- (1) Parcel N set forth in a deed from CJUF III Northpoint LLC to NP Parcel N Owner LLC, dated December 12, 2012 and recorded with Middlesex South District Registry of Deeds in Book 60764, Page 223 and shown on Plan 937 of 2012; and
- (2) That certain parcel of land described in a deed from CJUF III Northpoint LLC to Massachusetts Bay Transportation Authority, dated as of November 20, 2013 and recorded with Middlesex South District Registry of Deeds in Book 62977, Page 343.

PARCEL TWO (Central Park Parcel and Lot FP):

Parcel 1:

A certain parcel of land situated in the Commonwealth of Massachusetts, County of Middlesex, City of Cambridge, located on the northerly side of North Point Boulevard and being shown as "CENTRAL PARK PARCEL" on a plan entitled "North Point – 'Central Park Parcel', Subdivision Plan of Land in Boston, Cambridge and Somerville, Massachusetts, Suffolk and Middlesex Counties" dated August 16, 2010, prepared by Gunther Engineering, recorded in Middlesex County Registry of Deeds as Plan 597 of 2010. Being more particularly bounded and described as follows:

Beginning at a point at the most southeasterly corner of the parcel, said point being on the northerly line of North Point Boulevard, thence running;

N 75° 22' 38" W 134.49 feet to a point, thence turning and running;

NORTHWESTERLY by a curve to the right having a radius of 1979.00 feet a length of

A-1

EAST\102389252.8

	48.78 feet to a point, thence turning and running;
N 73° 57' 53" W	632.12 feet to a point, thence turning and running;
NORTHWESTERLY	by a curve to the right having a radius of 224.00 feet and a length of 22.75 feet to a point, thence turning and running;
N 68° 08' 47" W	37.98 feet to a point, thence turning and running;
NORTHWESTERLY	by a curve to the right having a radius of 425.00 feet and a length of 94.54 feet to a point, said last six courses being by the northerly line of North Point Boulevard, thence turning and running;
N 57° 16' 47" W	256.98 feet to a point, thence turning and running;
N 11° 15' 41" E	91.06 feet to a point, thence turning and running;
S 81° 14' 36" E	200.13 feet to a point, thence turning and running;
S 73° 25' 09" E	14.60 feet to a point, thence turning and running;
S 81° 06' 44" E	67.29 feet to a point, thence turning and running;
S 74° 39' 04" E	33.61 feet to a point, thence turning and running;
S 81° 14' 36" E	178.52 feet to a point, thence turning and running;
S 85° 07' 47" E	40.27 feet to a point, thence turning and running;
NORTHEASTERLY	by a curve to the right having a radius of 319.00 feet and a length of 105.10 feet to a point, thence turning and running;
S 58° 22' 52" E	128.90 feet to a point, thence turning and running;
S 51° 45' 29" E	30.35 feet to a point, thence turning and running;
S 58° 22' 52" E	137.29 feet to a point, thence turning and running;
S 64° 25' 22" E	33.25 feet to a point, thence turning and running;
S 58° 22' 52" E	273.25 feet to a point, thence turning and running;
SOUTHEASTERLY	by a curve to the right having a radius of 30.08 feet and a length of 47.17 feet to a point, thence turning and running;
S 31° 28' 09" W	35.15 feet to a point, thence turning and running;

SOUTHWESTERLY

by a curve to the right having a radius of 4.00 feet and a length of 5.11 feet to the point of beginning. All of said courses being by Parcel 1.

Parcel 2:

A certain parcel of land situated in the City of Cambridge, County of Middlesex, Commonwealth of Massachusetts, being more particularly shown as "Lot FP" on a plan entitled "Condominium Site Plan of Sierra & Tango Condominium in Cambridge, Massachusetts, Middlesex County, Scale 1" = 30', 10 January 2008, Gunther Engineering", recorded with the Middlesex S. D. Registry of Deeds as Plan No. 449 of 2008.

PARCEL THREE:

A certain parcel of land situated partly in the City of Cambridge and partly in the City of Boston Commonwealth of Massachusetts, Counties of Middlesex and Suffolk, located on Charlestown Avenue and being shown as Parcel 2 on a plan entitled "North Point – 'Central Park' Parcel, Subdivision Plan of Land in Boston, Cambridge and Somerville, Massachusetts, Suffolk and Middlesex Counties" dated August 16, 2010, prepared by Gunther Engineering, recorded in Middlesex County Registry of Deeds as Plan 597 of 2010 and recorded in Suffolk County Registry of Deeds in Plan Book 2010 Pages 270 and 271.

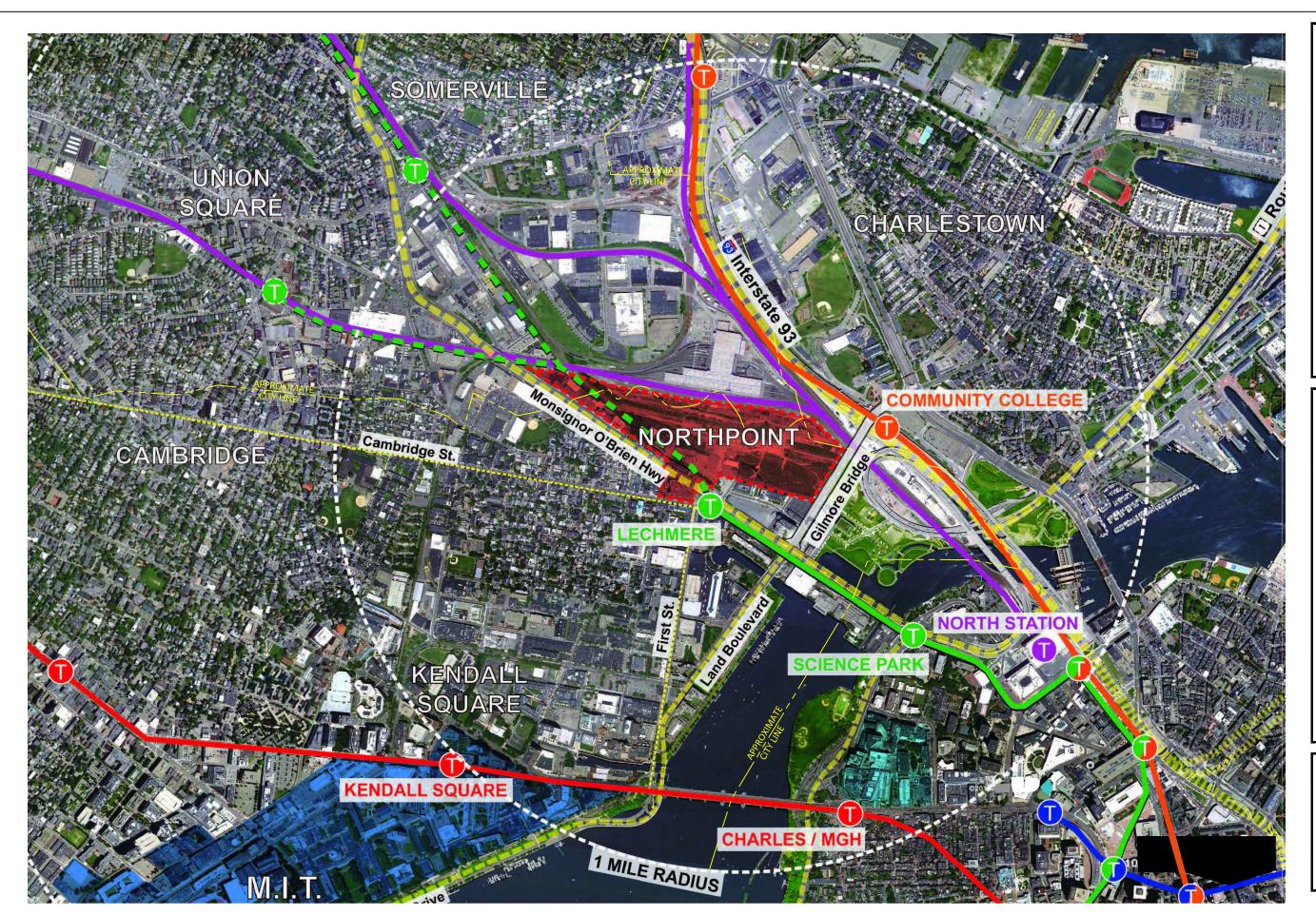
The foregoing parcels are conveyed together with the benefit (subject to the terms and provisions of the documents referenced below) of the following:

- A. Easement rights that are appurtenant to the above-described PARCEL THREE and that were reserved by Boston and Maine Corporation in paragraph 2 of that that certain Release Deed and Grant of Easement from Boston and Maine Corporation to Massachusetts Bay Transportation Authority, dated July 1, 1992, and recorded with the Suffolk County Registry of Deeds in Book 17577, Page 179 and with Middlesex South District Registry of Deeds in Book 22186, Page 479, as affected by Confirmatory Release Deed and Grant of Easement dated July 20, 1993 and recorded with Suffolk Registry of Deeds in Book 19013, Page 1 and with Middlesex South District Registry of Deeds in Book 24467, Page 562, which easement rights are in the property shown as "B&M Access Easement" on a plan recorded with the Suffolk County Registry of Deeds as Plan 17577, Page 179 and Middlesex County Southern District Registry of Deeds as Plan 546 of 1992.
- B. Easements to use and access the "Developer Crossover Easement Area", granted in and subject to the terms and provisions of that certain Northpoint Parking Easement Agreement by and between CJUF III Northpoint LLC and the Massachusetts Bay Transportation Authority, dated as of February 23, 2015, and recorded in Middlesex South District Registry of Deeds in Book 65048, Page 251.

C. Easements set forth in that certain Easement Agreement by and between North Point Apartments Limited Partnership, Archstone North Point II LLC, AVB Maple Leaf Apartments Limited Partnership, and CJUF III Northpoint LLC, dated as of July 31, 2015, and recorded in Suffolk in Book 54872, Page 23, and in Middlesex South District Registry of Deeds in Book 65856, Page 233.

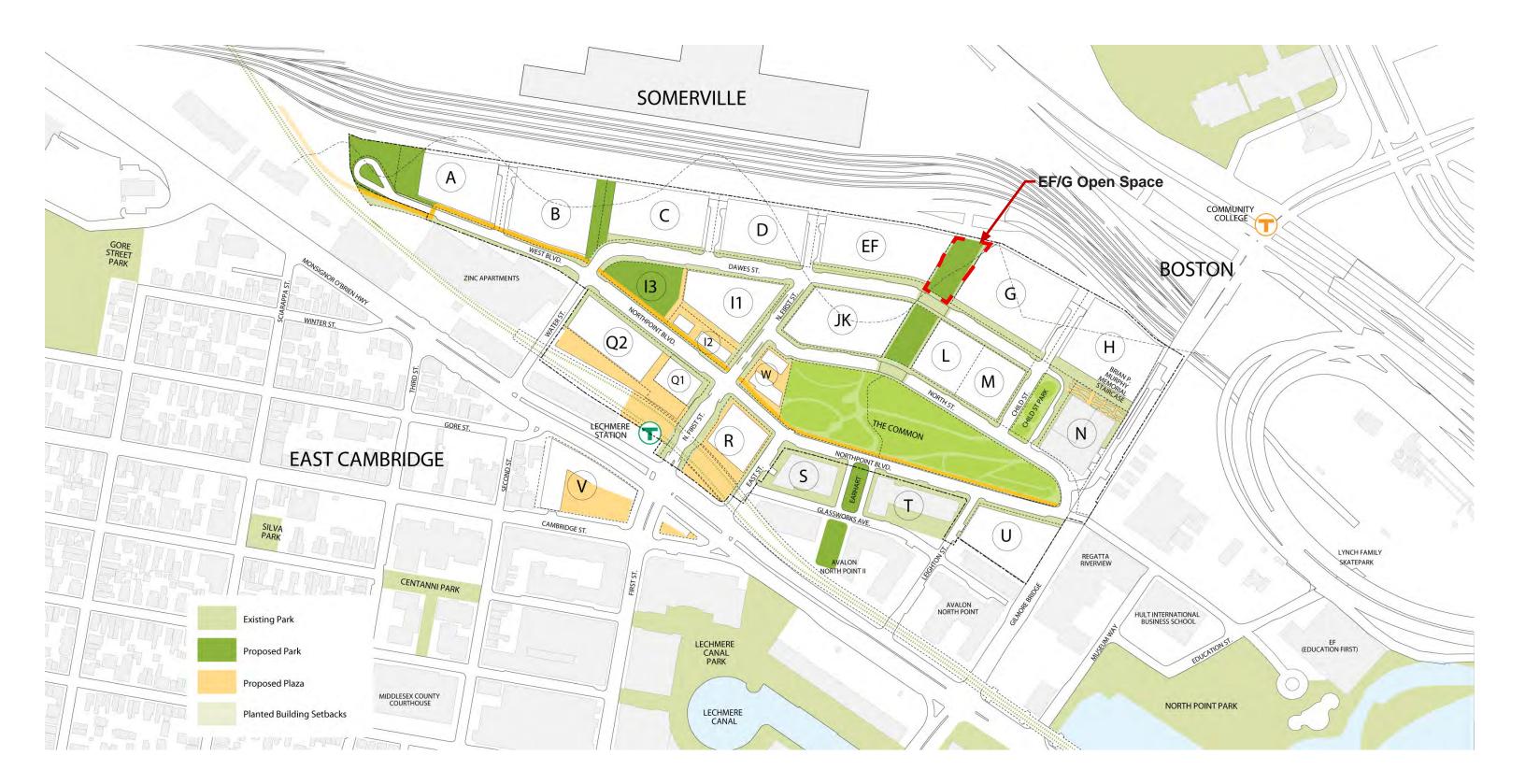
- D. Easements covenants, conditions and restrictions set forth in that certain Northpoint Agreement of Covenants, Easements and Restrictions by and between CJUF III Northpoint LLC, NP Parcel N Owner LLC, and the Boston and Maine Corporation, dated April 12, 2013 and recorded with Middlesex South District Registry of Deeds in Book 61625, Page 397 and recorded with Suffolk County Registry of Deeds in Book 51306, Page 54, as affected by that certain Northpoint Parcel N Deed Covenants by and between CJUF III Northpoint LLC and NP Parcel N Owner LLC dated as of April 12, 2013 and recorded with Middlesex South District Registry of Deeds in Book 61625, Page 496, as affected by that certain First Amendment to Northpoint Agreement of Covenants, Easements and Restrictions dated as of August 21, 2014, recorded in Suffolk County Registry of Deeds in Book 64210 Page 280, as affected by that certain Second Amendment to Northpoint Agreement of Covenants, Easements and Restrictions dated as of June 12, 2015, recorded with Suffolk County Registry of Deeds in Book 54628, Page 334, and recorded in Middlesex South District Registry of Deeds in Book 65567, Page 343.
- E. Easements covenants, conditions and restrictions set forth in that certain Agreement of Covenants, Easements and Restrictions by and between CJUF III Northpoint LLC, Sierra Plus Tango LLC, as Trustee of Sierra + Tango Condominium Trust, and Boston and Maine Corporation, dated as of April 1, 2011 and recorded with Middlesex South District Registry of Deeds in Book 56683, Page 375 and with Suffolk County Registry of Deeds in Book 47761, Page 232, as amended by First Amendment dated as of December 12, 2012 and recorded with Middlesex South District Registry of Deeds in Book 60764, Page 220.

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DW NP PROPERTY

BEALS+THOMAS





























VIEW TOWARDS EF/G OPEN SPACE FROM DAWES STREET SIDEWALK







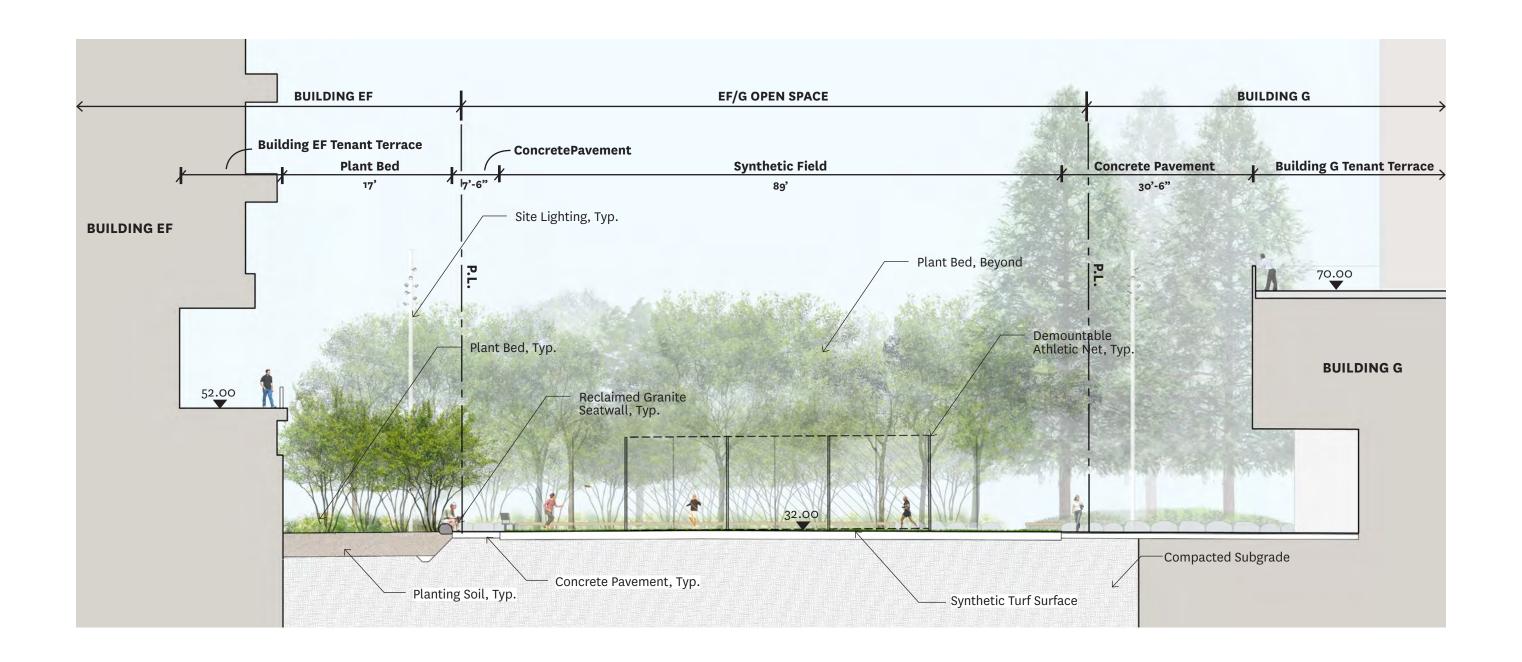
VIEW TOWARDS BUILDING G LOBBY



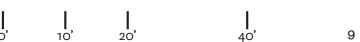


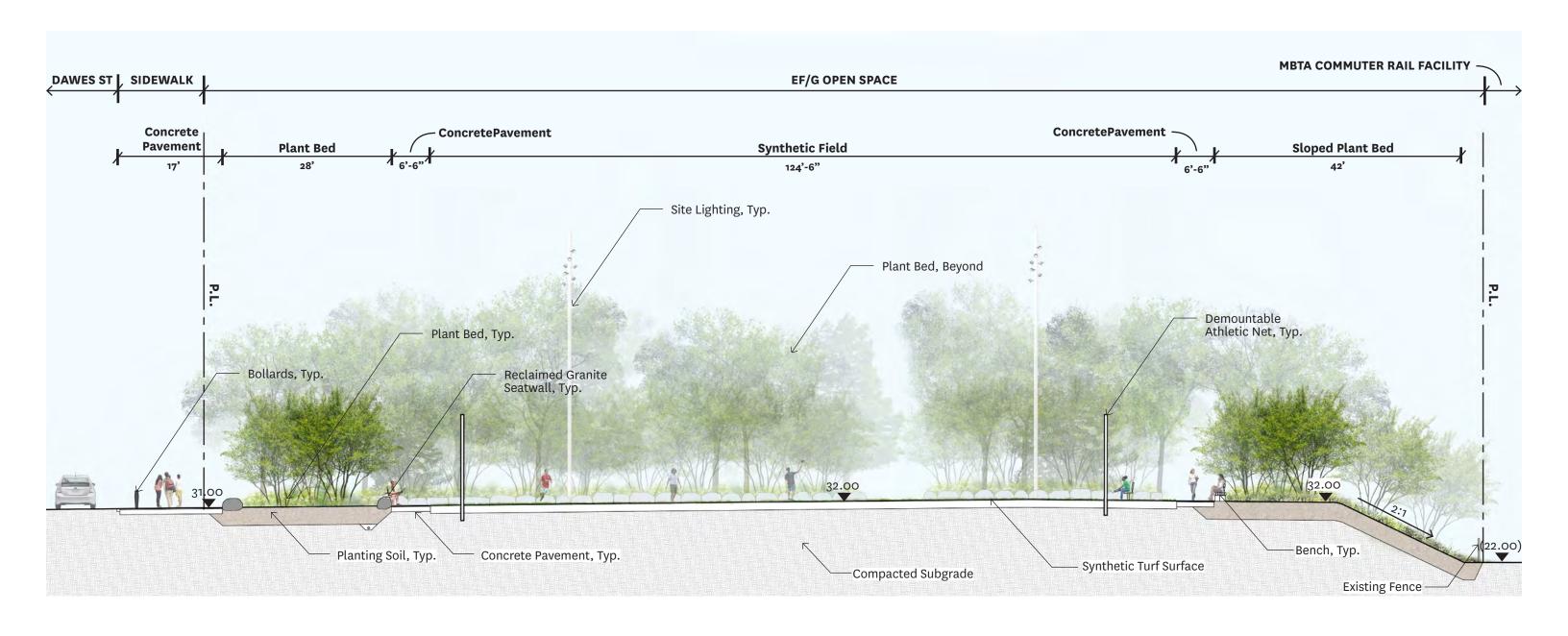
VIEW TOWARDS BUILDING EF





SECTION A - A'





SECTION B - B'

] | | 10' 20'

| o'

10





Acer rubrum Red Maple



*Liriodendron tulipifera*Tulip Tree



Metasequoia glyptostroboides Dawn Redwood



Pinus strobus
Eastern White Pine



Pinus strobus 'Fastigiata' Eastern White Pine



Thuja plicata 'Atrovirens' Atrovirens Arborvitae



Parrotia persica Persian Ironwood



Aesculus pavia Red Buckeye



Aronia arbutifolia Chokeberry



Calycanthus floridus Carolina Allspice



Comptonia peregrina Sweet Fern



Itea virginica 'Little Henry' Little Henry Sweetspire



Kalmia latifolia Mountain Laurel



Lindera benzoin Spicebush



Rhus aromatica 'Gro-Low' **Gro-Low Fragrant Sumac**



Symphoricarpos x chenaultii 'Hancock' Carex pensylvanica Coralberry



Pennsylvania Sedge



Helleborus niger 'Josef Lemper' Josef Lemper Christmas Rose



Helleborus orientalis Lenten Rose



Hemerocallis fulva Tiger Dayllily



Hosta 'Royal Standard' Royal Standard Plantain Lily



Matteuccia struthiopteris Ostrich Fern



Polystichum acrostichoides Christmas Fern



13



Exposed Aggregate Concrete Pavement



Synthetic Turf Play Surface



Concrete Pavement



Reclaimed Granite Block Seatwalls



Movable Tables and Chairs



Bench



Backless Bench



Movable Athletic Bench



Trash Receptacle



Bike Rack



Planter, Clustered



Planter, Linear



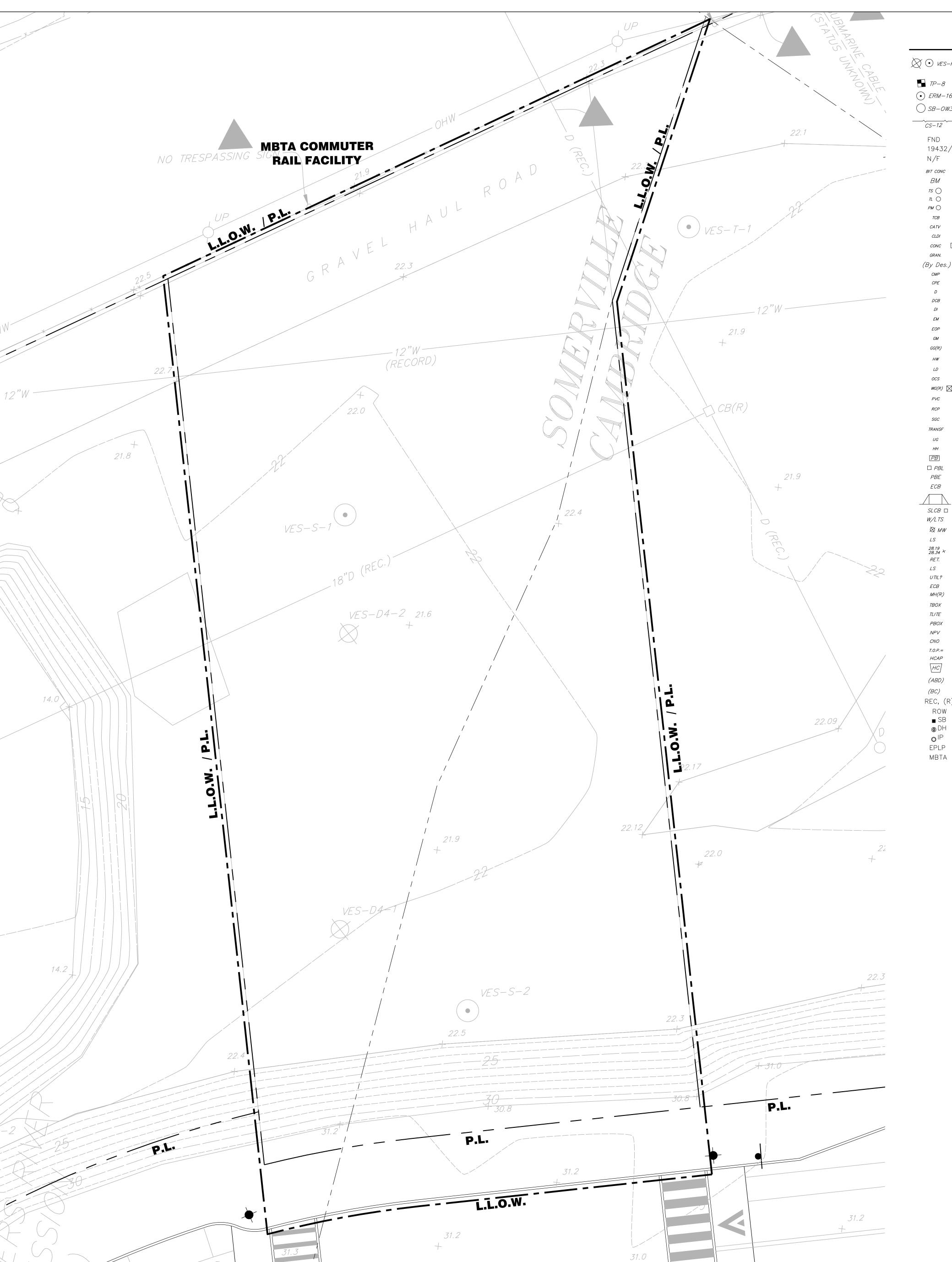
14

MICHAEL VAN VALKENBURGH ASSOCIATES INC

Somerville Zoning Ordinance 6.6 NorthPOint Special District 6.6.6 Civic and Recreation Spaces					Not
Section	Subsection	Zoning Ordinance	Compliance	Applicable	Applicable
A. General	1. Sun Exposure	Civic Spaces should be oriented to maximize exposure to the sun.	Open Space is bordered by adjacent buildings on its east and west, and it is open to the south, which allows for maximized sun exposure.	√	
B. Amenities and Public Furniture	1. Required Seating	a. Linear feet of setting may be provided through movable chars, fixed individual seats, fixed benches with or without backs, seat walls, planter and fountain ledges, and/or seating steps.	Open Space will provide a variety of seating types such as seatwalls, benches with backs and movable chairs with tables.	√	
		b. Seatwalls, planter and fountain ledges, and/or seating steps shall not, in aggregate represent more than 15% of the linear feet of required seating.	In Open Space, planter seatwalls make up 14.5% of all seating.	√	
		c. All seating shall have a mimimum seat depth of eoghteen (18) inches and a seat height between sixtenn (16) and thirty (30) inches above grade (adjacent walking surfaces)	All proposed seating conforms to these dimensions.	√	
		d. Seating thirty (30) inches or more in depth count as double the linear feet, provided there is access to both sides	This does not apply to Open Space. There are no seatwalls that follow these parameters in this design.		√
		e. Planter or fountain ledges provided as seating shall have a minimum depth of twenty-two (22) inches.	All planter walls provided as seating have a depth more than 22" in the design of Open Space.	✓	
		f. Seat backs shall be a minimum of fourteen (14) inches high and either contoured in form for comfort or reclined ten (10) to fiften (15) degrees from vertical. Walls located adjacent to a seating surface shall not count as seat backs.	All seat backs for the backed benches and movable chairs will conform to these dimensions.	√	
		g. Movable chairs shall not be chained, fixed, or otherwise secured while a civic space is open to the public, however, may be removed during the hours of 9:00PM to 7:00AM.	DivcoWest agrees to this condition	√	
		h. Steps provided for pedestrian circulation and the seating of open-air café areas shall not count toward seating requirements.	This does not apply to Open Space. There are no steps or open air café areas in this design.		\checkmark
		i. Steps provided for pedestrian circulation shall have a height (rise) between four (4) to six (6) inches and a minimum tread (run) of seventeen (17) inches, except that steps with a height (rise) of five (5) inches may have a minimum tread (run) of fifteen (15) inches.	This does not apply to Open Space. There are no steps in this design.		✓
		j. Deterrents to seating, such as spikes, rails, or deliberately uncomfortable materials or shapes, placed on surfaces that would otherwise be suitable for seating are prohibited.	This does not apply to Open Space. There are no seating deterrents in this design.		√

	2. Litter Receptacles	k. Deterrents to skateboards, rollerblades and other wheeled devices are permitted on seating surfaces if they do not inhibit seating, maintain a minimum distance of five (5) feet between deterrents, and are integrated into the seating surface at the time of manufacture or construction. a. Litter receptacles shall be thirty (30) to fifty (50) gallon containers with an opening no more than thirty-six (36) inches above grade and designed in such a manner that users do not have to touch the receptacle or push open a door in order to dispose of litter. Litter receptacles shall be constructed of durable materials that are graffiti, fire, rust and stain resistant and function to permit emptying from the top. Litter receptacles should be located near entrances to Civic spaces and within reasonable proximity to seating areas.	This does not apply to Open Space. There are no wheeled devices deterrents in this design. The Open Space Litter Receptacles will conform to these requirements.	
	3. Site Lighting and Irrigation	All public Lighting and irrigation infrastructure, as required, shall be designed and installed according to all criteria established by City departments deemed to be appropriate by the Planning Board.	The Open Space Lighting and Irrigation will conform to these requirements.	✓
F. Plaza	Somerville ZO definition	A civic space type designed for civic purposes and commercial activities, integrated as part of a block/lot or located internal to a block/lot, with landscape consisting primarily of pavement.	a. Size: 14,750 SF (.3 Acre) (portion in Somerville) b. Seating: 492 LF of seating (1 lf/30SF) c. Ratio of Plantbed/Landscape vs. Hardscape/Pavement: 36.5% vs 63.5%	✓
F.1. Design Guidelines		a. A plaza should contain a substantial areas of hardscape complemented by planting beds or formal arrangements of trees with open canopies. Paved surfaces should include a variety of patterns and colors.	Open space is bordered by plant beds of canopy trees, defining the central open area hard surfacing consisting of exposed aggregate pavement with a range of aggregates for patterning and green synthetic surfacing.	✓
		b. A plaza should offer an abundance an variety of seating types and seating locations, including places to sit in the sun, in the shade, out of the wind, in groups, alone, close to activity, and in relative seclusion to every extent possible.	There are a variety of fixed seating types at the plant beds along the edges of the central area that provide all location types. Movable seating also allows for flexibility to be able to respond to micro-climate shifts or plaza activities as needed and desired by plaza users.	✓
		C. Benches and seating ledges or walls should be designed for the convenience and comfort of visitors, located in support of gathering spaces and along pedestrian paths, but should be out of the flow of pedestrian traffic.		✓
		d. A plaza should incorporate lighting that promotes safety while adding visual ambiance and character to the space at night. Lighting fixtures should be smaller scale, frequently placed, and scaled to pedestrians. Fixture components (base, pole, luminaires) should have stylistic compatibility, while varying in form according to functional requirements. The indiscriminate use of bright lighting should be limited.	Lighting includes smaller fixtures at the pedestrian scale and larger fixtures for events, both in a contemporary style to match the surrounding buildings and landscape design.	

	e. Directional, educational, informational, and geographic signage should be placed in conjunction with other civic space amenities or places where paths cross.	Directional and educational signage will be developed as part of an overall strategy for the NorthPoint neighborhood.	✓
	f. The perimeter of a plaza should be well-integrated into its surroundings and free from fences, hedges and other barriers that would impede movement into the space and obscure visibility from adjacent street or building frontage.	The design of the Open Space plaza has been developed along with the adjacent landscapes for perimeter Buildings EF and G. These building landscapes function as an extension of the plaza and support the character and program for the plaza. All doors to these buildings are clearly defined both visually and physically.	
F2. Development Standards	a. The depth of any plaza shall not be less than one-third (1/3) of the width.	The depth of this plaza is approximately 200'.	✓
	b. Each Plaza should provide at least two (2) types of seating.	This plaza provides 4 different types of seating.	✓
	c. Movable Chairs shall be counted as two (2) feet of linear seating per chair	This formula has been used in the overall calcuation of seeting for the plaza.	✓
	d. A minimum of one (1) linear foot of required seating for every two (2) liner feet of plaza street frontage shall be located within fifteen (15) feet of the adjacent sidewalk.	The design conforms to these requirements.	✓
	e. A minimum of fifty percent (50%) of any fixed seating shall have seat backs fourteen (14) inches high and either contoured in form for comfort or reclined between ten (10) - fifteen (15) degrees from vertical. Walls located adjacent to a seating surface shall not count as seat backs.	218 L.F. of Benches Provided. 98 L.F. (45%) Backless Bench, 120 L.F. (55%) Benches with Back	✓
	f. Plazas shall provide direct access free from obstructions from any adjoining sidewalk for at least fifty (50%) of the total length of street frontage.	From property line to property line along the frontage, there are 56 LF of plaza pavement and 44 LF of Plant bed.	✓
	g. The surface of the plaza shall not be lower than the average elevation of the adjoining sidewalk nor more than two (2) feet above the average elevation of any adjoining sidewalk at any point. Plazas that front onto an adjoining sidewalk with a slope greater than 2.5 percent along the frontage of the plaza shall not be any lower than one foot below the average elevation or adjoining street at any point.	The plaza elevation and adjacent sidewalk are contiguous.	
	h. One litter receptacle shall be provided for every one thousand five hundred (1,500) square feet of plaza area up to six thousand (6,000) square feet. Plazas greater than six thousand (6,000) square feet in area must provide an additional litter receptacle for every additional two thousand (2,000) square feet of plaza area over six thousand (6.000) square feet. Plazas that contain open air cafes or kiosks providing food service shall provide one (1) additional litter receptacle for each one thousand five hundred (1.500) square feet of plaza area occupied by such outdoor eating area.		



IRON PIPE

ESCUTCHEON PIN, LEAD PLUG

MASSACHUSETTS BAY TRANSIT AUTHORITY

\sim	VERTEX ENVIRONMENTAL SERVICES	CSCMH CSD	COMBINATION SEWER DRAIN/MANHOLE
• VES-R-4	SUBSURFACE BORING LOCATION	S	SEWER LINE/MANHOLE
TP-8	ERM TEST PIT LOCATION	——ν——————————————————————————————————	DRAIN LINE/MANHOLE CATCH BASIN
) <i>ERM-16</i>	ERM MONITORING WELL LOCATION	CB(R) □	CATCH BASIN, RECORD
) <i>SB-0W3</i>	ERM SOIL BORING LOCATION	/NV. /=	INVERT ELEVATION
QC 12	ERM CONTAMINATED SOILS EXTENTS	ТОН ТОW	TOP OF HOOD TOP OF WATER
CS-12	WITH LABELED DEPTH	AD □	AREA DRAIN
FND 19432/134	FOUND DEED BOOK AND PAGE REFERENCE:	o ^{co}	CLEANOUT GRASS SWALE WITH FLOW DIRECTION
N/F	NOW OR FORMERLY	R=	RIM ELEVATION
BIT CONC	BITUMINOUS CONCRETE	DS DCB □□	DOWN SPOUT Double catch basin
BM	BENCHMARK	RD °	ROOF DRAIN
7S O	TRAFFIC SIGNAL		MANHOLE, AERIAL LOCATION
TL () PM ()	TRAFFIC LIGHT PARKING METER	—— G —————————————————————————————————	GAS LINE/GATE WATER LINE/GATE
TCB	TRAFFIC CONTROL BOX	HYD	HYDRANT
CATV	CABLE TELEVISION	PIV 0 TMH	POST INDICATOR VALVE
CLDI CONC [C]	CEMENT LINED DUCTILE IRON CONCRETE	T O TEL MBTA	TELEPHONE LINE/MANHOLE MASS. BAY TRANS. LINE
CONC [C] GRAN.	GRANITE	E <u>EMH</u>	ELECTRIC LINE/MANHOLE
(By Des.)	BY DESIGN	ОНW	OVERHEAD WIRE
CMP	CORRUGATED METAL PIPE	Y P	LIGHT POLE/LIGHT POLE BASE
CPE D	CORRUGATED POLYETHYLENE Door	ø ew ø—	UTILITY POLE GUY WIRE
DCB	DOUBLE CATCH BASIN	`` MLP	METAL LIGHT POLE
DI	DROP INLET	CP	CONCRETE PAD
EM EOP	ELECTRIC METER EDGE OF PAVEMENT	$\stackrel{AC}{\sqsubseteq}$	AIR CONDITIONER
GM	GAS METER	°S °S S	SIGN
GG(R)	GAS GATE RECORD	⊚ O΄ ∘ B O	POST BOLLARD POST
HW	HEAD WALL	□ HH	HAND HOLE
LD	LOADING DOCK	COL 🗆	COLUMN
ocs WG(R) ⊠	OUTLET CONTROL STRUCTURE WATER GATE RECORD	PL STMH	PLANTER
PVC	POLYVINYL CHLORIDE	ST—OSTMH—STEAM————————————————————————————————————	STEAM LINE/MANHOLE CHAIN LINK FENCE
RCP	REINFORCED CONCRETE PIPE	· · · · · · · · · · · · · · · ·	GUARDRAIL/GUIDERAIL
SGC	SLOPED GRANITE CURB	CC	CONCRETE CURB
TRANSF	ELECTRIC TRANSFORMER	GRAN CURB GC	GRANITE CURB
UG HH	UNDERGROUND HAND HOLE	OH	BITUMINOUS CONCRETE BERM
<i>PB</i>	PULL BOX	T TREE	BUILDING OVERHANG TREE
□ <i>PBL</i>	PULL BOX LIGHT		TREE LINE
PBE	PULL BOX ELECTRIC	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	SHRUB/BRUSH LINE
ECB	EMERGENCY CALL BOX	LS	LANDSCAPED AREA
			STONE WALL
SLCB □ W/LTS	STREET LIGHT CONTROL BOX W/LIGHTS	<i></i>	DOUBLE WHITE LINE
₩ MW	MONITOR WELL	SYL	SOLID YELLOW LINE
LS	LANDSCAPED AREA	SWL	SOLID WHITE LINE
28.19 28.34 ×	TOP & BOTTOM CURB ELEVATION	X	RAILROAD SIGNAL
RET. LS	RETAINING LANDSCAPED AREA	124	MINOR CONTOUR MAJOR CONTOUR
UTIL?	UNKNOWN UTILITY	730 x125.4	SPOT ELEVATION
ECB	ELECTRIC CONTROL BOX	FF ELEV=	FIRST FLOOR ELEVATION
MH(R)	MANHOLE RECORD	7//////	
TBOX TLITE	TELEPHONE BOX TRAFFIC LIGHT		BUILDING
PBOX	PULL BOX	О.Н.	OVERHANG
NPV	NO PIPE VISIBLE		
CNO T.O.P.=	COULD NOT OPEN TOP OF PIPE		
HCAP	HANDICAPPED		
HC	HANDICAPPED RAMP		
(ABD)	ABANDONED		
(BC)	UTILITY BY CONTRACTOR		
REC, (R)	RECORD LOCATIONS		
ROW ■ SB	RIGHT-OF-WAY		
● DH	STONE BOUND DRILL HOLE		
© IP	IRON PIPF		

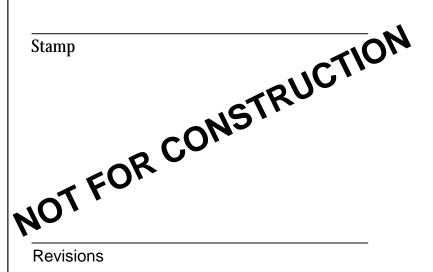
■ DIVCOWEST... 200 State Street 12th Floor Boston, MA, 02109 Phone: 617.720.7400

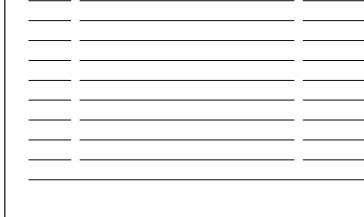
NorthPoint Open Space

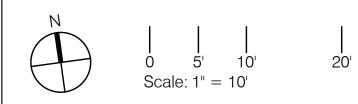
Dawes St. Somerville, MA, 02141 Design & Site Plan Submission

VALKENBURGH ASSOCIATES INC

Landscape Architect
231 Concord Ave
Cambridge, MA, 02138
Phone: 617.864.2076

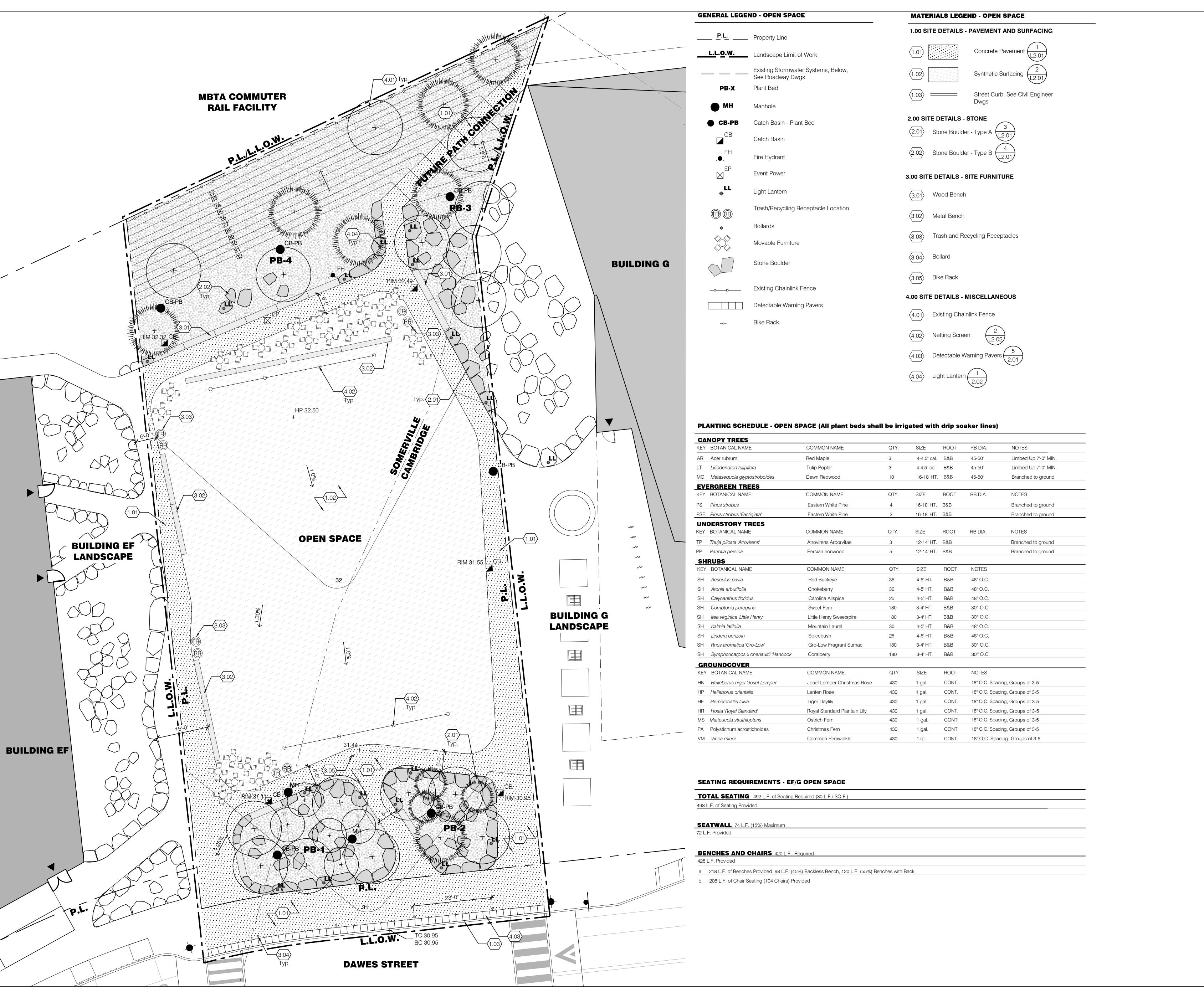






Existing Conditions Plan

Job Number 15039.04 Drawing No. Drawn by MVVA
Checked MVVA
Date 30 November 2017
Scale



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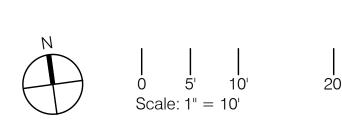
Dawes St. Somerville, MA, 02141 Design & Site Plan Submission

MICHAEL VALKENBURGH ASSOCIATES INC

Landscape Architect 231 Concord Ave Cambridge, MA, 02138 Phone: 617.864.2076

Revisions

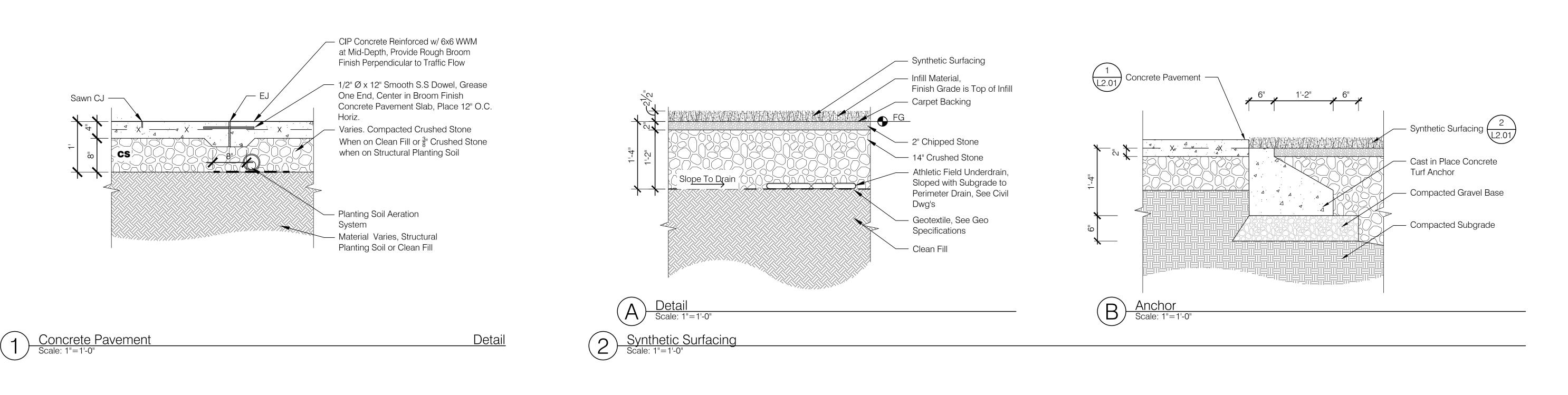
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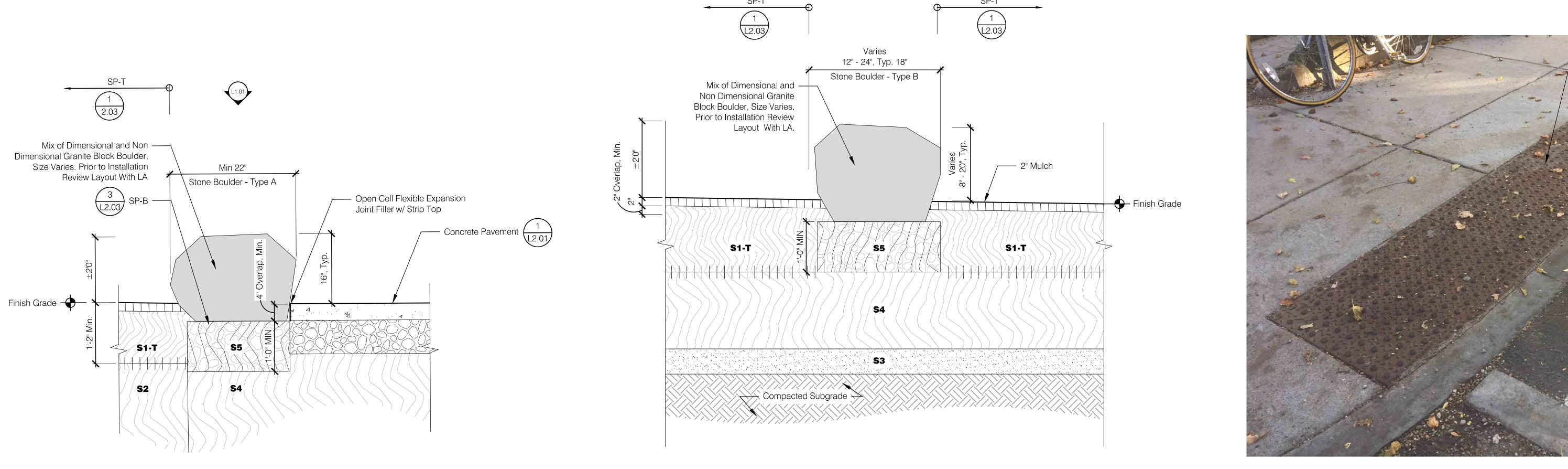


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Layout Materials and Grading Plan

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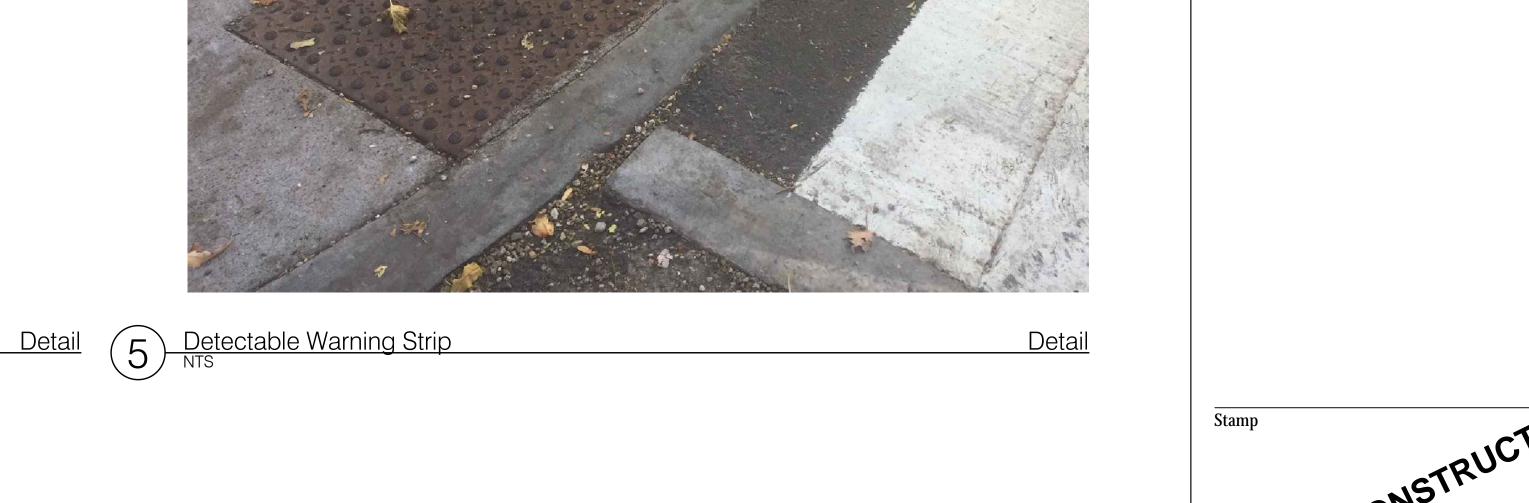




Detail

A Stone Boulder - Type B

Scale: 1" = 1'-0"



- Cast Iron

Detectable

Warning Plates

Revisions
No. Description Date

Scale: As Noted

Drawing Title

Site Details - Pavement,
Surfacing and Stone

Job Number 15039.04
Drawn by MVVA Drawing No.
Drawn by MVVA Drawing No.

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MICHAEL VAN

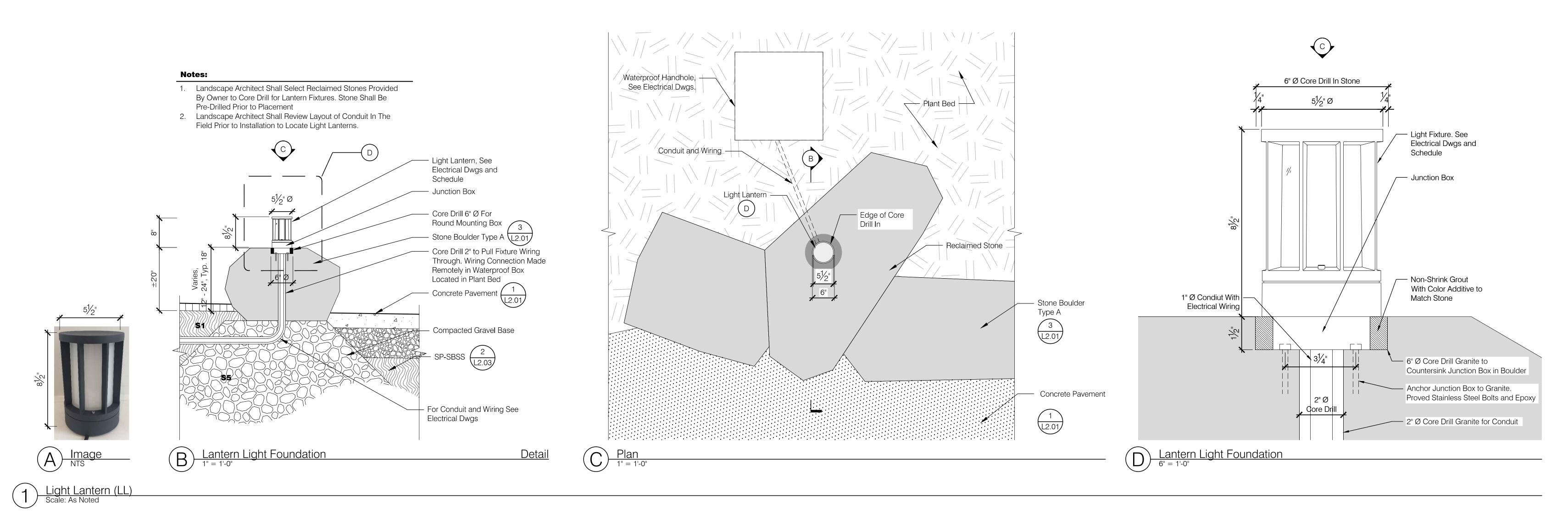
VALKENBURGH

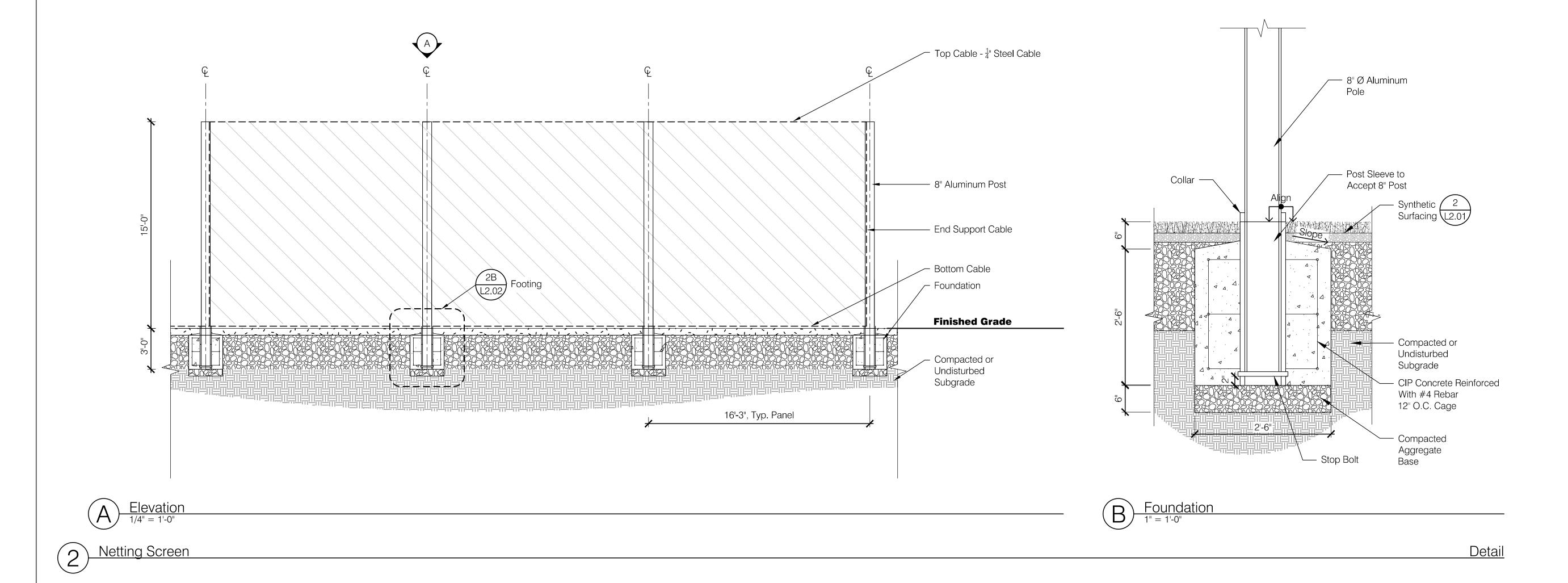
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INC

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Checked MVVA
Date 30 November 2017
Scale

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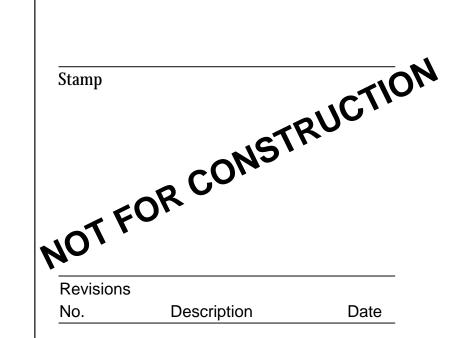
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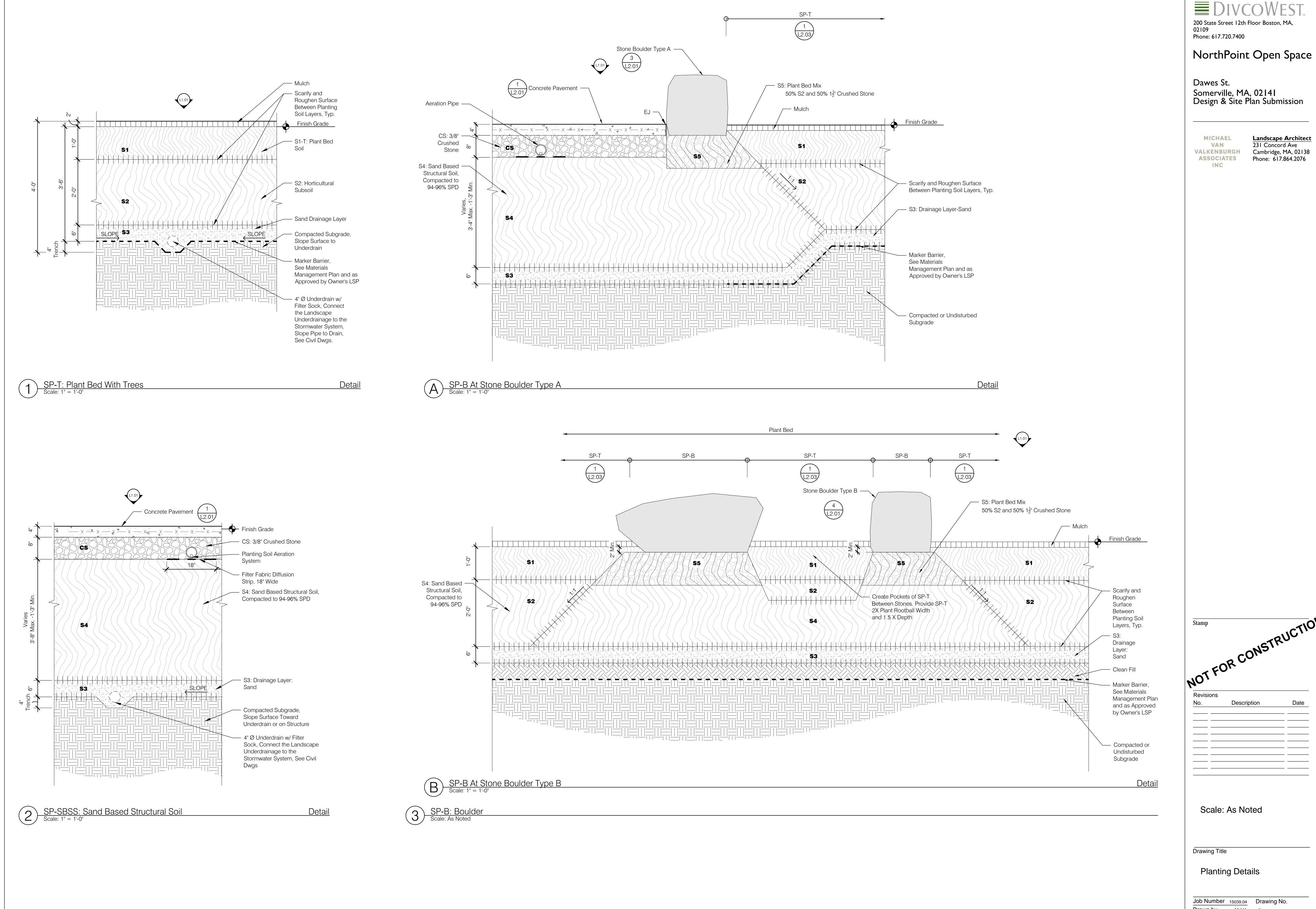
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Site Details

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Date 30 November 2017 Scale

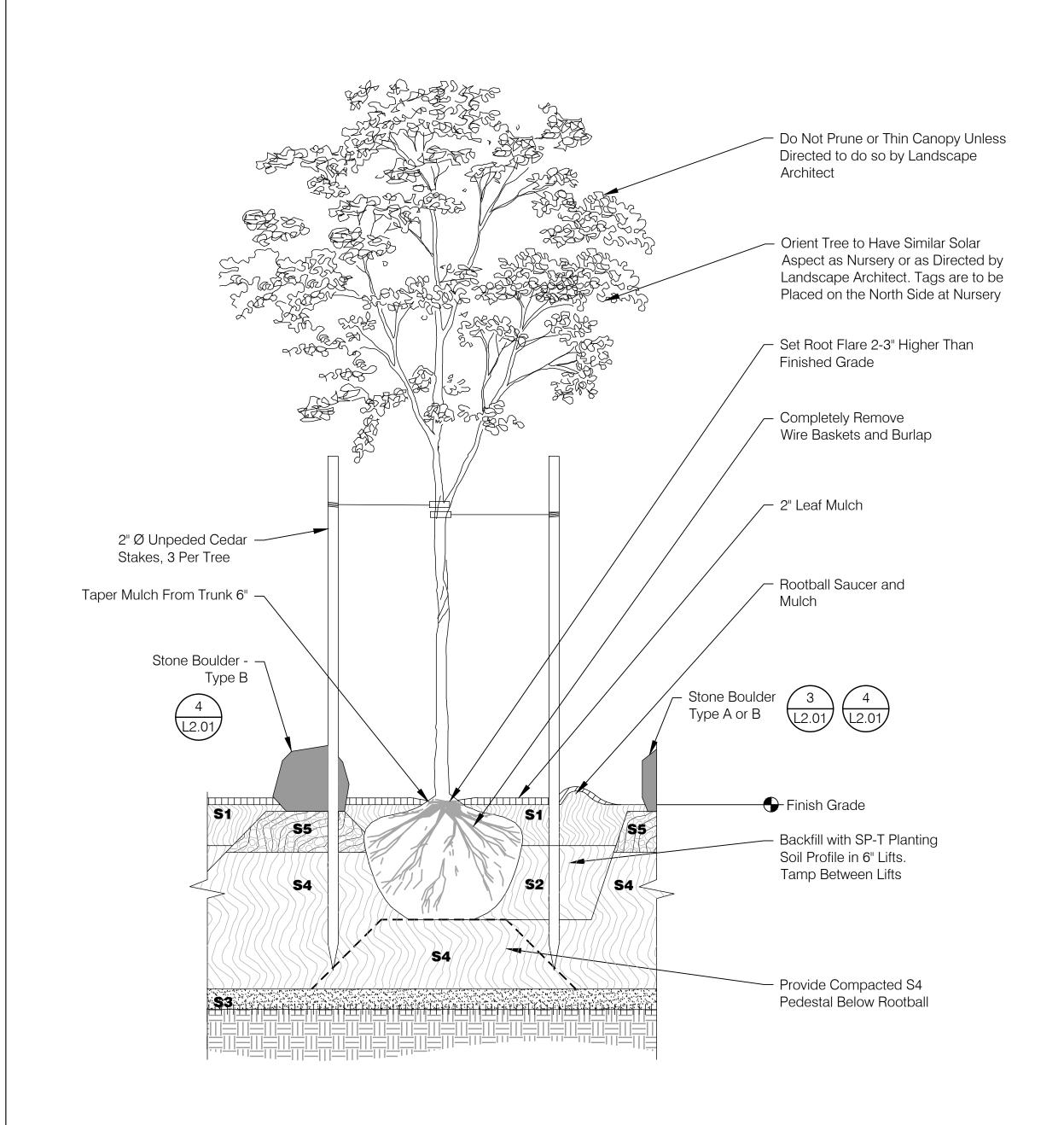


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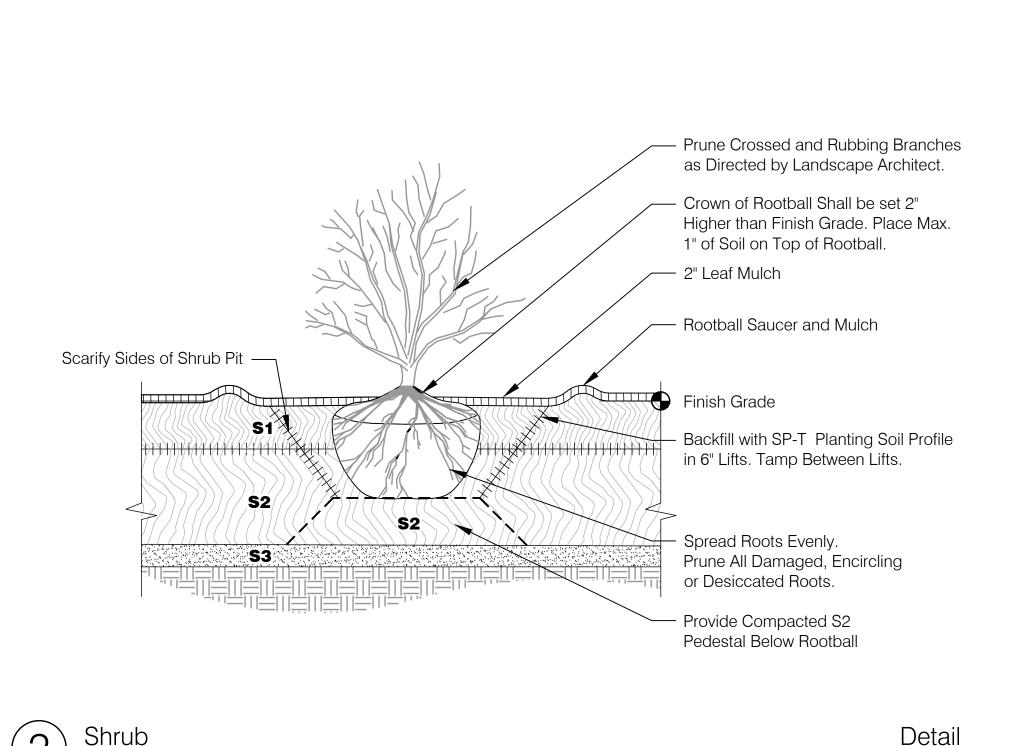
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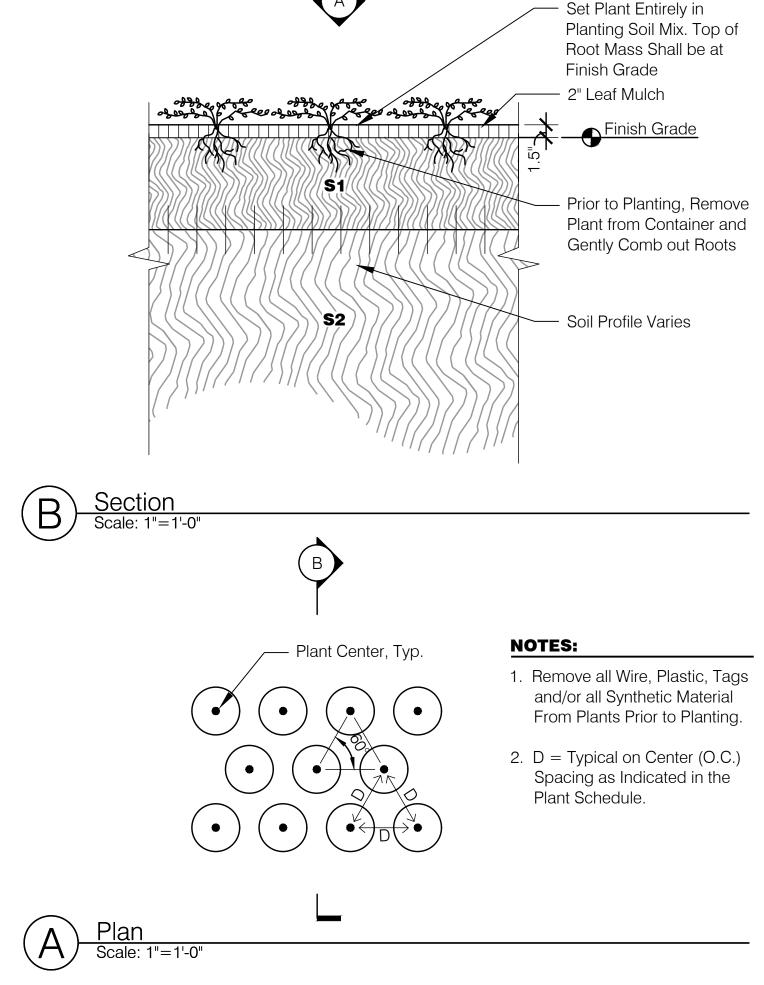


Scale: 1/2"=1'-0"

Single Stem Tree - In Plant Bed
Scale: 1/2"=1'-0"

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- Set Plant Entirely in

Revisions Description

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Dawes St.

MICHAEL

VAN

VALKENBURGH

ASSOCIATES INC

Scale: As Noted

Drawing Title

Planting Details

Job Number 15039.04 Drawing No. Drawn by Checked Date 30 November 2017 Scale



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Checked

Date 30 November 2017 Scale

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GENERAL NOTES

THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AS REQUIRED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.

LIMIT OF WORK SHALL BE EROSION CONTROL BARRIERS, LIMIT OF GRADING AND SITE PROPERTY LINES AND/OR AS INDICATED ON DRAWINGS.

PORTIONS OF THE ROADWAY, SIDEWALK AND ROADSIDE AREA DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THEIR CONDITIONS PRIOR TO DISTURBANCE.

CONTRACTOR TO VERIFY UTILITY STUB LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.

ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.

FOR DRAWING LEGIBILITY, ALL EXISTING TOPOGRAPHIC FEATURES, EXISTING UTILITIES, PROPERTY BOUNDARIES, EASEMENTS, ETC. MAY NOT BE SHOWN ON ALL DRAWINGS. REFER TO ALL REFERENCED DRAWINGS AND OTHER DRAWINGS IN THIS SET FOR ADDITIONAL INFORMATION.

ALL EXCAVATORS OR CONTRACTORS MUST REFER TO 520 CMR 14.00 TO OBTAIN A TRENCH PERMIT PRIOR TO ANY CONSTRUCTION RELATED TRENCHES ON SITE. TRUCK IDLING IS PROHIBITED. TRUCK ENGINES SHOULD BE TURNED OFF WHEN A DRIVER LEAVES THE VEHICLE AND THERE SHALL BE NO IDLING FOR MORE THAN 5 MINUTES.

EROSION CONTROL AND SEDIMENTATION NOTES

AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS INDICATED IN THE PLAN PRIOR TO THE COMMENCEMENT OF DEMOLITION OR CONSTRUCTION OPERATIONS. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES DURING ENTIRE CONSTRUCTION PERIOD ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY.

ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.

ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF

PROVIDE CRIBBING AS NECESSARY TO PROTECT EXISTING UTILITY LINES DURING CONSTRUCTION.

SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR DURATION OF PROJECT. ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.

ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.

ALL AREAS IDENTIFIED AS CRITICAL AREA SEEDING SHALL BE STABILIZED DURING CONSTRUCTION BY SEEDING WITH ANNUAL RYE GRASS AT THE RATE OF FORTY (40) LBS/ACRE.

TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANNERTS AND ANY DENUDED SURFACE WHICH MILL BE EXPOSED FOR A PERIOD OF ONE MONTH OR NORE SHALL BE CONSIDERED CRITICAL VECTATION AFEAS. THESE AREAS SHALL BE MULCHEN WITH STRAW, MULCH SHALL BE SPREAD UNIFORMLY IN A CONTINUOUS BLANKET OF SUFFICIENT THICKNESS TO COMPLETELY HIDE THE SOIL FROM VECTO.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION TO INSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION CONTROL BARRIERS ARE INTACT.

DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE. SILT SAKS SHALL BE INSTALLED IN ALL EXISTING DOWNSTREAM DRAIN INLETS PRIOR TO CONSTRUCTION ACTIVITIES AND PRIOR TO PERMANENT PAVEMENT TO CONTROL SILTATION. ADDITIONAL STRAW BALES SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE.

CLEAN AND MAINTAIN EROSION CONTROL BARRIER AS REQUIRED DURING CONSTRUCTION OPERATIONS TO ENSURE ITS CONTINUED FUNCTIONALITY.

CITY EROSION AND SEDIMENT CONTROL NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY LAND DISTURBANCE AND STORMWATER CONTROL PERMIT.

FROR TO MY LAND DISTURBANCE ACTUITES COMMENCING ON THE STE. THE ENSUIPER'S SHALL PHYSICALLY MARK LIMITS OF NO LAND DISTURBANCE ON THE STE WITH TAPE, SIGN, OR CONSTRUCTION FENCE, SO THAT WORKERS CAN SEE THE AREAS TO BE PROTECTED, MARKERS SHALL REMAIN IN PLACE UNTIL A CERTIFICATION OF COMPLETION HAS BEEN ISSUED.

APPROPRIATE EROSON AND SEDMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SOIL DISTURBANCE. MEASURES SHALL BE TAKEN TO CONTROL EROSON WITHIN THE PROJECT AFEA. SEDMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA. WETLAND AREAS AND SURFACE WATERS SHALL BE PROTECTED FROM SEDMENT.

MINIMIZE TOTAL AREA OF DISTURBANCE AND PROTECT NATURAL FEATURES AND SOIL.

THE CONTRACTOR SHALL SEQUENCE ALL ACTIVITIES TO MINIMIZE SIMULTANEOUS AREAS OF DISTURBANCE. MASS CLEARINGS AND GRADING OF THE ENTIRE SITE SHALL BE AVOIDED.

MINIMIZE SOIL EROSION AND SEDIMENTATION DURING CONSTRUCTION. DIVERT UNCONTAMINATED WATER AROUND DISTURBED AREAS.

PROTECT AND MANAGE ON AND OFF-SITE MATERIAL STORAGE AREAS (OVERBURDEN AND STOCKPILES OF DIRT, BORROW AREAS, OR OTHER AREAS USED SOLELY BY THE PERMITTED PROJECT ARE CONSIDERED A PART OF THE PROJECT.

CITY EROSION AND SEDIMENT CONTROL NOTES (CONT.)

COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS INCLUDING WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS, AND AIR QUALITY REQUIREMENTS, INCLUDING LIST CONTROL

SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES % TO % THE HEIGHT OF THE EROSION CONTROL DEVICE. SEDIMENT SHALL BE REMOVED FROM THE SILT FERICE PRIOR TO REACHING THE LOAD—BEATRING CAPACITY OF THE SILT FENCE WHICH MAY BE LOWER THAN % TO % THE HEIGHT. SEDIMENT FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS SHALL BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT.

BUPS TO BE USED FOR INFLITATION AFTER CONSTRUCTION SHALL NOT BE USED AS BUPS DURING CONSTRUCTION, MANY INFLITATION TECHNALOGIES ARE NOT DESCRIED TO HANDLE THE HIGH CONCENTRATIONS OF SEDMENTS PRICALLY FORD IN CONSTRUCTION RUMOFF AND MUST BE PROTECTED FROM CONSTRUCTION RUMOFF AND MUST BE PROTECTED.

SOIL STOCKPILES MUST BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY, STOCKPILE SIDE SLOPES SHALL NOT BE GREATER THAN 2:1. ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT CONTROL S.

FOR ACTIVE CONSTRUCTION AREAS SUCH AS BORROW OR STOCKPILE AREAS, ROADWAY IMPROVEMENTS AND AREAS WITHIN 50 FEET OF A BUILDING UNDER CONSTRUCTION, A PERIMETER SEDIMENT CONTROL SYSTEM SHALL BE INSTALLED AND MAINTAINED TO CONTAIN SOIL.

A TRACKING PAD OR OTHER APPROVED STABILIZATION METHOD SHALL BE CONSTRUCTED AT ALL ENTRANCE/ EXIST POINTS OF THE SITE TO REDUCE THE AMOUNT OF SOIL CARRIED ONTO ROADWAYS AND OFF THE SITE.

ALL SOFTES STEEPER THAN 3: (N.Y. 33.75), AS MELLAS PERMETTE DIESE, SEIMENT BASINS OR TRIPES, AND SUBANMENTES MOST FUNDS COMMETTED, RE MINISTRY STRAUBLES WITH SOO, SED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES, AREAS OUTSIDE OF THE PREMIETER SEDMENT CONTROL SYSTEM MUST NOT BE DISTURBED.

TEMPORARY SEDIMENT TRAPPING DEVICES MUST NOT BE REMOVED UNTIL PERMANENT STABILIZATION IS ESTABLISHED IN ALL CONTRIBUTORY DRAINAGE AREAS.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. DISTURBED SOIL AREAS RESULTION FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.

PROPERLY MANAGE ON-SITE CONSTRUCTION AND WASTE MATERIALS

PREVENT OFF-SITE VEHICLE TRACKING OF SEDIMENT.

DUST SHALL BE CONTROLLED AT THE SITE.

ALL PREVIOUSLY DISTURBED LAND SHALL BE STABILIZED BY APPROVED METHODS AFTER 7 DAYS IF LEFT UNDISTURBED. THIS INCLUDES STOCKPILES, CONSTRUCTION ENTRANCES, GRADED AREAS AND OTHER CONSTRUCTION ACTIVITY RELATED CLEARING.

IF WORK IS HALTED OVER WINTER MONTHS THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZING THE AREA THROUGH GROUNDCOVER PRACTICES.

GRADING, DRAINAGE AND UTILITY NOTES

UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES, ARE PROPROMATE AND SSSUMED. BEFORE COMMENCING SITE WORK IN ANY AREA. CONTACT TOIS SAFE" AT 1-888-344-7233 TO ACCURATELY LOCAST UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE ODOE UNIT UTILITY COMPANIES AND PROPERTY ONTRIBED IN AUTOMITIED.

ALL SITE WORK SHALL MEET OR EXCEED THE SITE WORK SPECIFICATIONS PREPARED FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERFINING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN ENSINE OR OF OTHER PROPOSED IMPROVEMENTS. IF ANY COMPLICITS ARE DISCOVERED, THE CONTRACTOR SHALL NOTHY THE OWNER AND THE DINDRED PROPORT ON THE ALLIANTON OF ANY POTRON OF THE SITE WORK WHICH VALUE BE AFFECTED.

ALL WORK PERFORMED AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENTS OR SPECIFICATIONS OF THE CITY DPW AND WATER DEPARTMENT. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT. SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS ANDE ARTHUNGS KNOOTHLY THO EXISTING BY WARCHING LINES, GRADES AND JOINTS PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.

THE CONTRACTOR SHALL VERIFF EXISTING GRADES IN THE FIELD AND REPORT MAY DISCREPANCES ALTERNATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND AND OTHER PROVIDE UNITED SHAPE AND AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PROVIDE UNITED SHAPE AND ANY OTHER PROVIDED WHOM, HE DESTRICT WHEN THE PROPRIED WHOM THE ASSESSMENT OF THE PROPRIED WHOM THE ASSESSMENT OF THE ASSESSMENT OF THE WHOM THE AND THE ASSESSMENT OF THE WHOM THE AND THE WHOM THE WHOM

ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND SANITARY SEWER MANIFOLDS OF PROPROVINGES.

INSTALL ALL UTILITIES (INCLUDING CONCRETE PADS) PER UTILITY COMPANY AND DPW STANDARDS.

CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION. ALL WHER WORKS SHALL COMPONE TO CAMERIDGE WATER GEPARTHENT SPECIFICATIONS. DETAILS, RULES AND REGULATIONS AND HAME THE (5) FEET OF WANHAIM COWER. GAS, ELECTRIC, TILESHONE AND DETAILS, RULES ALARM CONNECTION LOCATIONS AND ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY APPROPRIATE UTILITY COMPANIES AND FIRE DEPARTMENT.

ALL WATER UTILITY IMPROVEMENTS SHALL COMPLY WITH THE AMERICAN WATERWORKS ASSOCIATION STANDARDS AND THE CITY WATER DEPARTMENT SPECIFICATIONS.

EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND, CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURIN CONSTRUCTION PEPERATIONS AT NO COST TO THE OWNER.

THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHES SUBGRADE LEXATIONS TO DRAIN PROCESSEY WHICH PRODUCES STEEDINGLY, ALLOW WATER TO ESCAPE WHERE REPROPSED CURB MAY RETAIN RUNGEF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAYING, PROVIDE TEMPORARY POSTINE DRAINAGE AS REQUIRED.

LEGEND AND ABBREVIATIONS SEWER LINE AMANHOLE DRAIN LINE/MANHOLE CATCH BASIN GAS LINE/GATE WATER LINE/GATE \oplus HYDRANT TELE/DATA LINE/MANHOLE ELECTRIC LINE/MANHOLE UTILITY LINE STUB LIGHT POLE ● AD ● CB-PB AREA DRAIN HANDHOLE \boxtimes SIGN BOLLARD POST VERTICAL GRANITE CURB BITUMINOUS CONCRETE BERM BUILDING MINOR CONTOUR SPOT ELEVATION AREA DRAIN BITUMINOUS CONCRETE (NIC) NOT IN CONTRACT

- 1. LIMIT OF LANDSCAPE CONTRACT DENOTES LIMIT OF WORK FOR THIS CONTRACT.
- 1. LIMIT OF LANDSCAPE CONTRACT DEADLES LIMIT OF WORK FOR THE ZOUTHACL.

 2. ALL EXISTING UILITIES NOT SHOWN FOR REWOAL ARE TO BE PROTECTED. IF ANY UTILITIES NEED
 TO BE DISRUPTED TO CONDUCT ANY PORTION OF WORK, CONTRACTOR IS TO NOTIFY OWNER OF
 PROPOSED UILITY DISRUPTIONS A MINIMUM OF SEEVEN (7) DAYS IN ADVANCE, ALL UTILITIES ARE
 TO BE RESTORED TO THEIR PREVIOUS CONDITION AS SOON AS POSSIBLE, BUT NO LATER THAN
 THE END OF WORK COMPLETION.

WATER QUALITY INLET

- 3.ALL EXISTING VERTICAL GRANITE CURBING NOT SHOWN FOR REMOVAL IS TO BE PROTECTED. IF ANY PORTION OF VERTICAL GRANITE CURBING IS REMOVED OR DAMAGED, IT IS THE CONTRACTOR'S RESPONSIBILITY OT REPLACE BOACT OF DISTING CONDITION PRIOR TO CONTRACT COMPLETION.
- 4. ALL TREES NOT SHOWN FOR REMOVAL ARE TO BE PROTECTED IN PLACE, INCLUDING PROTECTION OF TREE DRIP-LINE AREAS FROM DAMAGE.

DRAWING LIST

NOTES, REFERENCES AND LEGEND C1.0 TP-1 TOPOGRAPHIC PLAN DRAINAGE AND UTILITIES PLAN C2.0

■DIVCOWEST 200 State Street 12th Floor Boston, MA,

02109 Phone: 617.720.7400

Northpoint Open Space

Dawes St. Somerville, MA, 02141 Design & Site Plan Submission



BEALS+THOMAS

Civil and Survey Reservoir Corporate Center 144 Turnpike Road Southborough, MA 01772 Phone: 508.366.0560

NOT FOR CONSTRUCTION

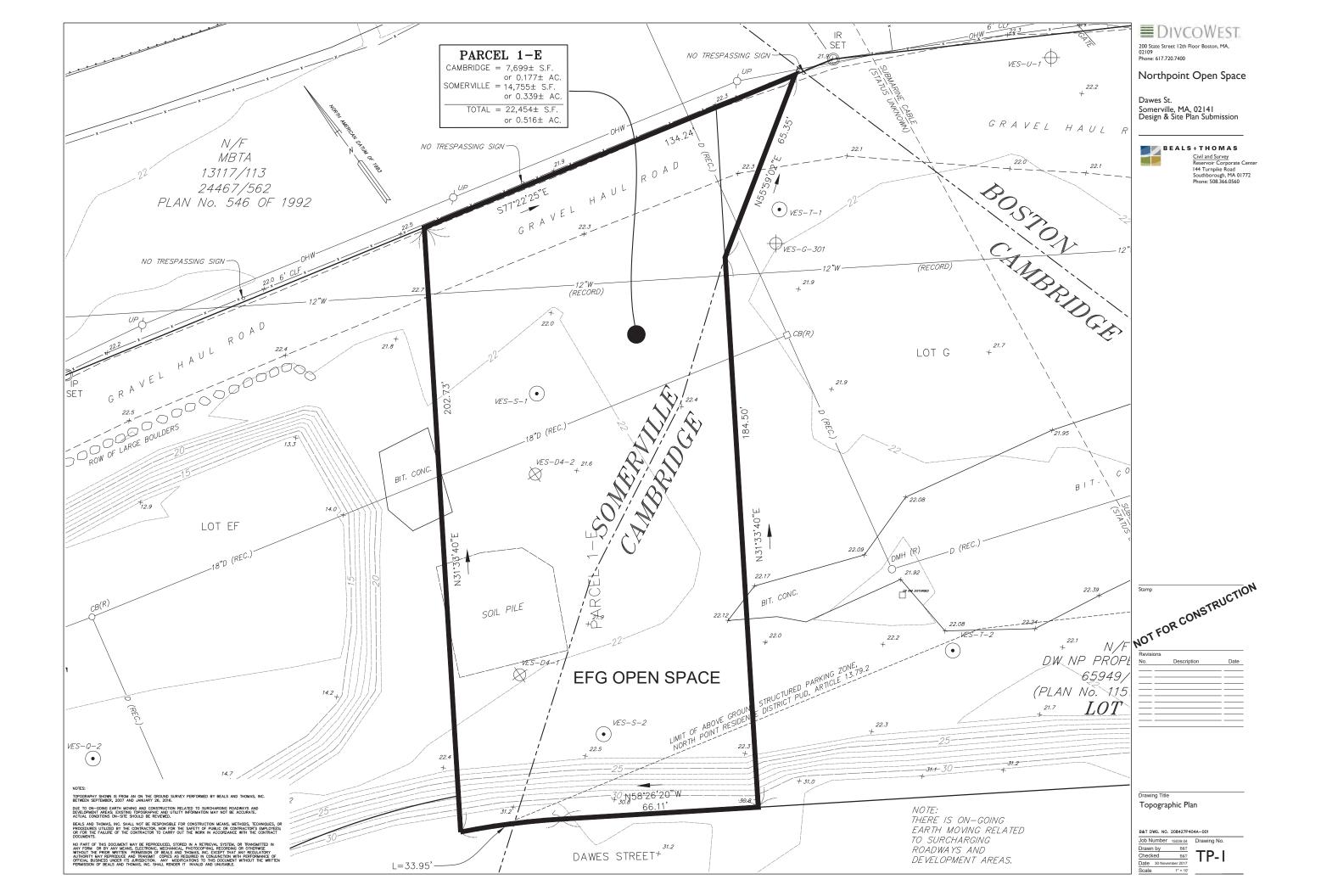
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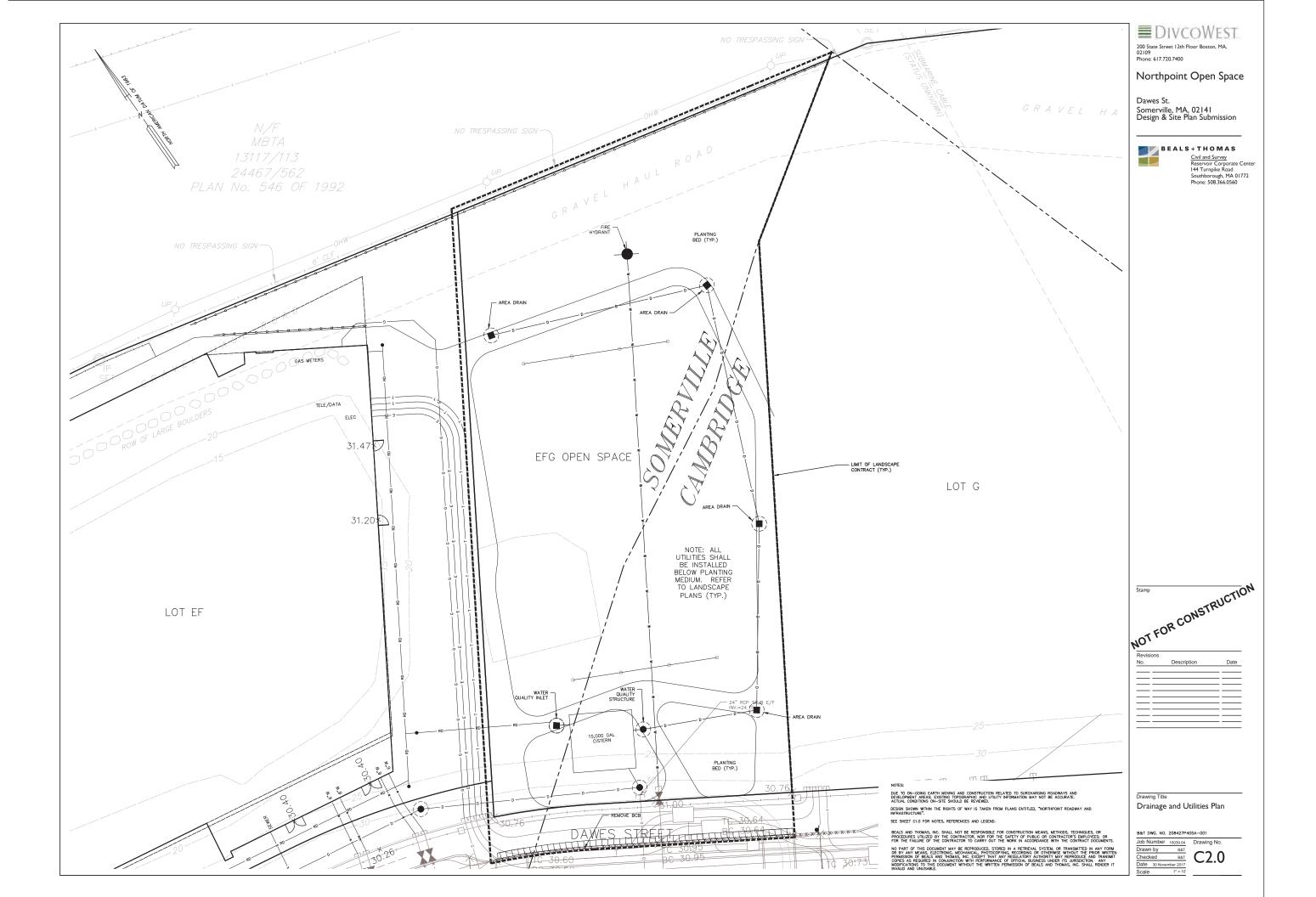
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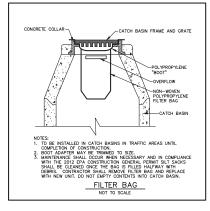
BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

TOPOGRAPHY SHOWN IS FROM AN ON THE GROUND SURVEY PERFORMED BY BEALS AND THOMAS, INC. BETWEEN SEPTEMBER, 2007 AND JANUARY 26, 2016.

DUE TO ON-GOING EARTH MOVING AND CONSTRUCTION RELATED TO SURCHARGING ROADWAYS AND DEVELOPMENT AREAS, EXISTING TOPOGRAPHIC AND UTILITY INFORMATION MAY NOT BE ACCURATE. ACTUAL CONDITIONS ON-SITE SHOULD BE REVEWED.







PROFILE VIEW

MP.

PLAN VIEW

CONTRACTOR TO POST SIGNS ON EXISTING ROAD.
PROVIDE DRAINGE AWAY FROM STABILIZED CONSTRUCTION ENTRANCE TO AN ACCEPTABLE ON-SITE SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

LAMANAN SANDA/MANANSAKA SAKASAMAN/AJAKA SAKASAK

NON-WOVEN GEOTEXTILE FABRIC (TYPICAL)

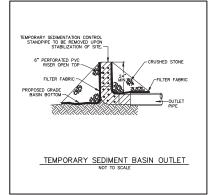
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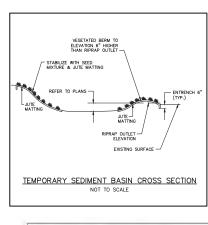
EXISTING URBAN SOILS (TYPICAL)

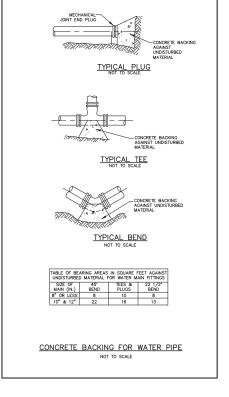
CRUSHED STONE -

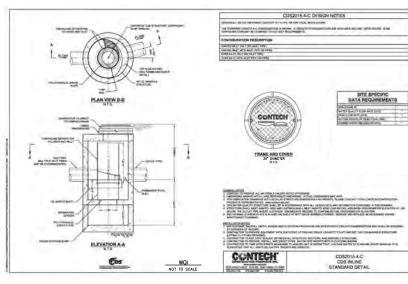
BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND ROAD

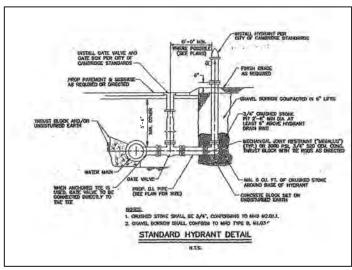
EXISTING ROAD

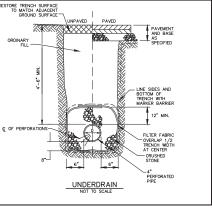


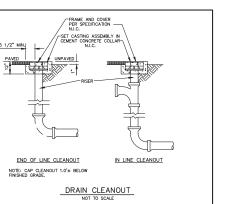


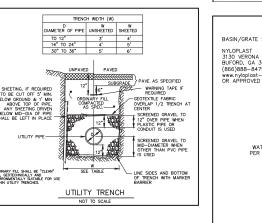


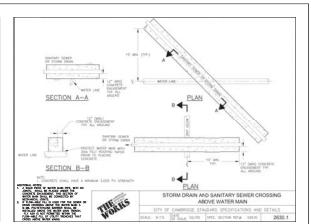


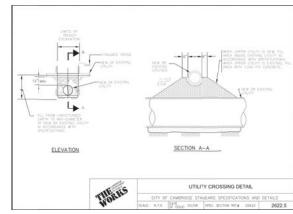


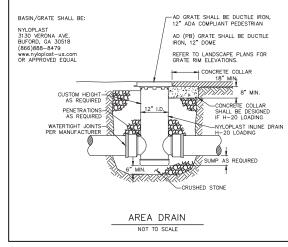














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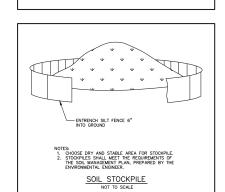
Dawes St.

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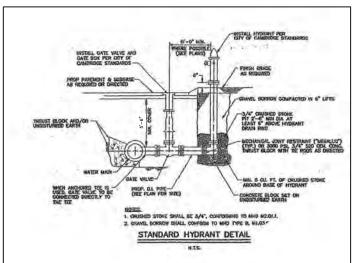
Drawing Title Site Details

B&T DWG, NO. 208427P403A-002 Job Number 15039.04 Drawing No Drawn by B&T
Checked B&T
Date 30 November 2017

Can be a so November 2017



TYPICAL MARKER BARRIER UNDER LANDSCAPED AREAS



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Geo-location of Computer Generated Model





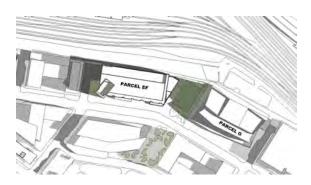
Existing and Net New Shadows - Parcels EF and G

Vernal Equinox - MARCH 21

9:00 AM



Summer Solstice - JUNE 21



Autumnal Equinox - SEPTEMBER 21



Winter Solstice - DECEMBER 21









3:00 PM







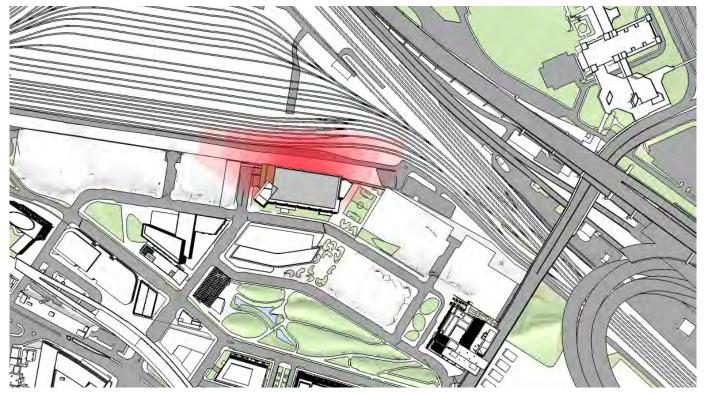
6:00PM





Cumulative New Shadows

Vernal Equinox - MARCH 21



Summer Solstice - JUNE 21



Autumnal Equinox - SEPTEMBER 21



Winter Solstice - DECEMBER 21



