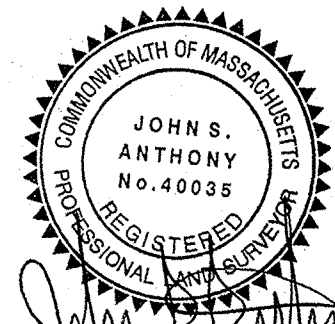


SURVEYORS CERTIFICATE
TO: CAMBRIDGE CHARTER REALTY I LLC
GREENWICH CAPITAL FINANCIAL PRODUCTS, INC.
CHARTER TWIN CITY, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY,
AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

JOHN S. ANTHONY, A REGISTERED LAND SURVEYOR, LICENSE NO. 40035, IN AND FOR THE COMMONWEALTH OF MASSACHUSETTS AND LEGALLY DOING BUSINESS IN MIDDLESEX COUNTY, DOES HEREBY CERTIFY TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF, TO CAMBRIDGE CHARTER REALTY I LLC, GREENWICH CAPITAL FINANCIAL PRODUCTS, INC., CHARTER TWIN CITY, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

- (1) THE ACCOMPANYING SURVEY ("SURVEY") REPRESENTS AN ACCURATE SURVEY MADE UNDER MY DIRECT SUPERVISION ON OR BETWEEN FEBRUARY 9, 2005 AND FEBRUARY 15, 2005 OF THE LAND THEREIN PARTICULARLY DESCRIBED;
- (2) THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN ALTA COMMITMENT NO. NCS-137432-BOSI WITH AN EFFECTIVE DATE OF JANUARY 10, 2005 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- (3) ALL PUBLIC RECORD OR KNOWN UTILITIES NECESSARY OR CONVENIENT TO THE USE AND ENJOYMENT OF THE PROPERTY ARE LOCATED IN THE PUBLIC RIGHT-OF-WAY ABUTTING THE PROPERTY, AND ALL SUCH UTILITIES ARE CONNECTED SO AS TO SERVE THE PROPERTY WITHOUT PASSING OVER OTHER PROPERTY ABSENT A VALID EASEMENT. THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY RECORD OR KNOWN UTILITIES THAT PASS THROUGH OR ARE LOCATED ON ADJOINING LAND;
- (4) KNOWN OR VISIBLE DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY;
- (5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "C" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 250214 0002B, WITH A DATE OF IDENTIFICATION OF JULY 17, 1986, FOR SOMERVILLE, AND FLOOD INSURANCE RATE MAP NO. 250186 0003B, WITH A DATE OF IDENTIFICATION OF JULY 5, 1982, FOR CAMBRIDGE, LOCATED IN MIDDLESEX COUNTY, STATE OF MASSACHUSETTS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED;
- (6) THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
- (7) EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;
- (8) THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING ACCURATE.
- (9) THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, AND WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999 AND INCLUDES ITEMS 2, 3, 4, 6, 7(A)(B), (C), 8, 9, 10, 11(A), 13, AND 14 IN TABLE A CONTAINED THEREIN, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS".



JOHN S. ANTHONY, PLS

REGISTRATION NO.

DATE:

ZONING REVIEW:

Zoned: BUSINESS (BA) SOMERVILLE -- LOTS 2,3,4,&7
RESIDENCE (C-2B) CAMBRIDGE -- LOT #87
OPEN SPACE (OS) CAMBRIDGE -- LOT #130

Item	SOMERVILLE REQUIRED	CAMBRIDGE C-2B REQUIRED	CAMBRIDGE OS REQUIRED	EXISTING
Minimum Lot Area	N/A	5,000 s.f.	43,560 s.f.	554,345 S.F.
Minimum Lot Frontage	N/A	N/A	N/A	1,216.85 ft.
Minimum Lot Area (Per D.U.)(1-9 Units)	875 s.f.	N/A	N/A	N/A
Minimum Lot Area for Each D.U.	N/A	600 s.f.	N/A	N/A
Minimum Lot Width	None	50 ft.	150 ft.	406.5 ft.
Minimum Lot Area (Per D.U.)(10 or More Units)	1000 s.f.	N/A	N/A	N/A
Maximum Ground Cover	80%	N/A	N/A	91.3%
Minimum Ratio of Usable Open Space to Lot Area	N/A	15%	60%	N/A
Minimum Landscape Area	10%	N/A	N/A	8.7%
Maximum Floor Area Ratio	2.0	1.75	0.25	0.35
Maximum Height (3)	50 ft. (20) (21)	45 ft.	35 ft.	2 Stories / 35 ft.
Maximum Height (Stories)	4	N/A	N/A	2 Stories / 35 ft.
Minimum Front Yard	N/A	$\frac{H+L}{4}(p/k)$	25 Feet	2.0 ft.
Minimum Side Yard	N/A (12)	$\frac{H+L}{4}(p/k)$	25 Feet	17 ft.
Minimum Rear Yard	10 ft. (Plus 2 feet for each story above the ground floor)	$\frac{H+L}{5}(p/k)$	15 Feet	95 ft.
PARKING:	12,300 S.F. Expansion x 1/425 S.F. Retail = 29 Stalls 610+29 = 639	12,300 S.F. Expansion x 1/700 S.F. Retail = 18 Stalls 610+18 = 628	N/A	639 Spaces Incl. 13 designated handicap spaces.

* NOTES:

"H" is the height of the building.
"L" is the length of the wall measured parallel to the corresponding lot or street line.
Footnotes noted in each line item should be reviewed.
Footnotes for Somerville zoning are located at section 8 of the City Zoning Ordinance.
Footnotes for Cambridge zoning are located at section 5 of the City Zoning Ordinance.

RECOMMENDED DEED DESCRIPTION

DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE CITIES OF CAMBRIDGE AND SOMERVILLE, COUNTY OF MIDDLESEX, STATE OF MASSACHUSETTS, AS SHOWN ON THE PLAN ENTITLED "EASEMENTS PLAN" PREPARED BY DAYLOR CONSULTING GROUP INC., DATED JANUARY 12, 2001, REVISED OCTOBER 26, 2001, LAST REVISED MARCH 7, 2005, AND RECORDED IN THE MIDDLESEX COUNTY (SOUTH) REGISTRY OF DEEDS AS PLAN NUMBER _____ OF 2005 (THE "EASEMENTS PLAN").

SAID PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

PARCEL A

BEGINNING AT A POINT, SAID POINT BEING THE NORTHERLY SIDELINE OF MEDFORD STREET AND THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE, N 25° 50' 10" E FOR A DISTANCE OF 441.67 FEET TO A POINT;

THENCE, N 58° 35' 10" W FOR A DISTANCE OF 101.59 FEET TO A POINT;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 578.98 FEET, THE LONG CHORD OF WHICH BEARS N 62° 42' 42" E FOR A DISTANCE OF 433.18 FEET FOR AN ARC LENGTH OF 443.97 FEET TO A POINT;

THENCE, S 57° 03' 55" E FOR A DISTANCE OF 132.78 FEET TO A POINT;

THENCE, S 37° 41' 35" W FOR A DISTANCE OF 78.38 FEET TO A POINT;

THENCE, S 55° 17' 56" E FOR A DISTANCE OF 74.41 FEET TO A POINT;

THENCE, S 60° 22' 39" E FOR A DISTANCE OF 240.15 FEET TO A POINT;

THENCE, S 57° 13' 55" E FOR A DISTANCE OF 176.45 FEET TO A POINT;

THENCE, S 14° 36' 04" E FOR A DISTANCE OF 51.90 FEET TO A POINT;

THENCE, S 57° 18' 01" E FOR A DISTANCE OF 65.00 FEET TO A POINT;

THENCE, S 22° 18' 13" E FOR A DISTANCE OF 10.17 FEET TO A POINT;

THENCE, N 56° 53' 35" E FOR A DISTANCE OF 44.81 FEET TO A POINT;

THENCE, N 56° 53' 35" E FOR A DISTANCE OF 28.86 FEET TO A POINT;

THENCE, S 56° 56' 51" E FOR A DISTANCE OF 313.94 FEET TO A POINT;

THENCE, S 36° 26' 55" W FOR A DISTANCE OF 78.35 FEET TO A POINT;

THENCE, N 75° 35' 04" W FOR A DISTANCE OF 61.25 FEET TO A POINT;

THENCE, S 70° 36' 10" W FOR A DISTANCE OF 50.18 FEET TO A POINT;

THENCE, S 82° 40' 00" W FOR A DISTANCE OF 26.09 FEET TO A POINT;

THENCE, S 85° 34' 50" W FOR A DISTANCE OF 23.16 FEET TO A POINT;

THENCE, S 88° 56' 30" W FOR A DISTANCE OF 63.54 FEET TO A POINT;

THENCE, N 87° 22' 29" W FOR A DISTANCE OF 167.61 FEET TO A POINT;

THENCE, S 88° 25' 32" W FOR A DISTANCE OF 39.20 FEET TO A POINT;

THENCE, N 65° 41' 46" W FOR A DISTANCE OF 212.92 FEET TO A POINT;

THENCE, S 26° 00' 08" W FOR A DISTANCE OF 20.96 FEET TO A POINT;

THENCE, N 63° 59' 52" W FOR A DISTANCE OF 40.00 FEET TO A POINT;

THENCE, S 26° 00' 08" W FOR A DISTANCE OF 122.24 FEET TO A POINT;

THENCE, N 64° 03' 52" W FOR A DISTANCE OF 160.90 FEET TO A POINT;

THENCE, S 25° 47' 50" W FOR A DISTANCE OF 249.69 FEET TO A POINT;

THENCE, N 64° 03' 40" W FOR A DISTANCE OF 317.39 FEET TO A POINT;

THENCE, N 42° 40' 20" W FOR A DISTANCE OF 96.18 FEET TO THE POINT OF BEGINNING.

PARCEL B (SHOWN AS PARCEL 3 ON THE EASEMENTS PLAN)

THAT CERTAIN PARCEL OF LAND SITUATED IN SOMERVILLE, MIDDLESEX COUNTY, MASSACHUSETTS, SHOWN AS "PARCEL 3" ON A PLAN OF LAND BY FULLER DESIGN DATED APRIL 7, 1982 AND RECORDED ON JUNE 8, 1982 AS PLAN NUMBER 528 OF 1982 AT THE MIDDLESEX REGISTRY OF DEEDS.

BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT MARKED "POB" ON THE NORTHWESTERLY SIDELINE OF PARCEL 3 AS SHOWN ON THE EASEMENTS PLAN; THENCE

N 14° 36' 04" W FIFTY-ONE AND NINETY HUNDREDTHS (51.90) FEET TO A POINT; THENCE

S 57° 13' 55" E ONE HUNDRED AND TWENTY-NINE AND EIGHTY-FOUR HUNDREDTHS (129.84) FEET TO A POINT; THENCE

S 56° 53' 35" W FORTY-FOUR AND EIGHTY-ONE HUNDREDTHS (44.81) FEET TO A POINT; THENCE

N 22° 18' 13" W TEN AND SEVENTEEN HUNDREDTHS (10.17) FEET TO A POINT; THENCE

N 57° 18' 01" W SIXTY-FIVE AND ZERO HUNDREDTHS (65.00) FEET TO THE POINT OF BEGINNING.

SAID LOT HAVING AN AREA OF 0.08 ACRES (3.644 SQUARE FEET).

PARCEL A AND PARCEL B TOGETHER CONTAINING: 554,345 SQUARE FEET OR 12.73 ACRES OF LAND, MORE OR LESS.

RECORD ENCUMBRANCES

(NUMBERING CORRESPONDS TO TITLE COMMITMENT)

PARCEL A:

7. TITLE TO AND RIGHTS OF THE COMMONWEALTH OF MASSACHUSETTS ON BEHALF OF THE PUBLIC TO SUBMERGED LAND LYING WITHIN FORMER MILLER'S CREEK (RIVER), PURSUANT TO M.G.L. c. 91 §2. (CREEK PLOTTED)
8. RIGHTS, EASEMENTS, AND RIGHT OF WAY GRANTED BY TWIN CITY MALL ASSOCIATES TO COMMONWEALTH OF MASSACHUSETTS ACTING BY AND THROUGH ITS METROPOLITAN DISTRICT COMMISSION DATED FEBRUARY 4, 1982 AND RECORDED WITH SAID DEEDS IN BOOK 14630, PAGE 437, AS AFFECTED BY RELEASE OF CERTAIN EASEMENTS CONTAINED IN THE GRANT OF EASEMENTS FROM CAMBRIDGE CHARTER REALTY I LLC TO THE COMMONWEALTH OF MASSACHUSETTS, ACTING BY AND THROUGH ITS DIVISION OF CAPITAL ASSET MANAGEMENT DATED _____, 2005 AND RECORDED IN BOOK _____, PAGE _____
16. RIGHTS, EASEMENTS, TERMS AND PROVISIONS AS SET FORTH IN EASEMENT AGREEMENT BY AND BETWEEN MEDFORD FREEZER REALTY, INC., MILLBROOK COLD STORAGE, INC. AND TWIN CITY MALL ASSOCIATES, DATED DECEMBER 18, 1986 AND RECORDED WITH SAID DEEDS IN BOOK 17820, PAGE 137. (PLOTTED)
21. EASEMENT AGREEMENT BY TWIN CITY MALL ASSOCIATES AND NSTAR GAS COMPANY, DATED FEBRUARY 8, 2002, RECORDED WITH SAID DEEDS, BOOK 34829, PAGE 367. (PLOTTED)
19. THE FOLLOWING MATTERS DISCLOSED BY A PLAN OF SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY AT TWIN CITY PLAZA IN CAMBRIDGE AND SOMERVILLE, MA", DATED JUNE 28, 2002, LAST REVISED MARCH 4, 2005 BY DAYLOR CONSULTING GROUP, INC., JOB NO. 1-1844:
- A) GUARDRAIL CROSSES SOUTHEASTERLY PROPERTY LINE INTO LOT 132.
- B) GAS TRENCH CROSSES SOUTHERLY PROPERTY LINE INTO RUFO ROAD.
- C) OVERHEAD WIRES CROSS SOUTHERLY PROPERTY LINE INTO RUFO ROAD.
- D) 4" WATER LINE CROSSES SOUTHWESTERLY PROPERTY LINE INTO LOT 89.
- E) 6" BOARD FENCE CROSSES SOUTHERLY PROPERTY LINE INTO LOT 89.
- F) 18" DRAIN LINE CROSSES WESTERLY PROPERTY LINE INTO GORE STREET.
- G) IMPROVEMENTS INCLUDING CONCRETE PAD CROSS INTO M.D.C. RIGHT OF WAY AREA (NEAR RYDER/DUNKIN DONUTS).
- H) DRAIN LINE CROSSES EASTERLY PROPERTY LINE.
- I) CURBS CROSS PROPERTY LINES IN VARIOUS LOCATIONS.
- J) CHAIN LINE FENCE INSIDE AND OUTSIDE OF WESTERLY AND EASTERN BOUNDARY LINES.

31. TERMS AND CONDITIONS OF THE EASEMENTS GRANTED IN THE GRANT OF EASEMENTS FROM CAMBRIDGE CHARTER REALTY I LLC TO THE COMMONWEALTH OF MASSACHUSETTS ACTING BY AND THROUGH ITS DIVISION OF CAPITAL ASSET MANAGEMENT DATED _____, 2005 AND RECORDED IN BOOK _____, PAGE _____

PARCEL B:

32. RESERVATIONS OF RIGHTS AS SET FORTH IN A TAKING, DATED DECEMBER 5, 1957, RECORDED WITH SAID DEEDS, BOOK 9082, PAGE 496. (PLOTTED)
33. EASEMENT TO SWIFT AND COMAPNY, DATED JUNE 3, 1959, RECORDED WITH SAID DEEDS, BOOK 9642, PAGE 461. (PLOTTED)
35. RELEASE OF EASEMENT, DATED FEBRUARY 4, 1982, RECORDED WITH SAID DEEDS, BOOK 14630, PAGE 435. (PLOTTED)
36. TITLE TO AND RIGHTS OF OTHERS TO USE IN COMMON WITH THE INSURED THE EASEMENTS GRANTED IN THE QUITCLAIM DEED AND GRANT OF EASEMENTS FROM COMMONWEALTH OF MASSACHUSETTS, ACTING BY AND THROUGH ITS DIVISION OF CAPITAL ASSET MANAGEMENT TO CAMBRIDGE CHARTER REALTY I LLC DATED _____, 2005 AND RECORDED IN BOOK _____, PAGE _____

PLAN REFERENCES:

1. PLAN OF LAND IN CAMBRIDGE & SOMERVILLE MASS. OWNED BY SWIFT & COMPANY, DATED SEPT. 30, 1963, SCALE 1"=40', PREPARED BY DANA F. PERKINS & SONS, INC. RECORDED IN BOOK 10734, PAGE 296.
2. SUBDIVISION OF LAND IN CAMBRIDGE & SOMERVILLE MASS. OWNED BY JOHN M. RUFO ASSOCIATES, INC. PREPARED BY RUFO M. RUFO ASSOCIATES, INC., DATED DEC. 2, 1964, SCALE 1"=40', RECORDED IN BOOK 10734, PAGE 306.
3. TITLE INSURANCE SURVEY FOR TWIN CITY MALL IN SOMERVILLE & CAMBRIDGE, MA, PREPARED BY SOMERVILLE ENGINEERING, INC., DATED AUGUST 24, 1983, SCALE 1"=40'.
4. PLAN OF LAND IN SOMERVILLE, MASS. OWNED BY SWIFT & COMPANY, PREPARED BY DANA F. PERKINS & SONS, INC. DATED DEC. 20, 1961, SCALE 1"=20' RECORDED IN BOOK 9962, PAGE 408
5. TWIN CITY MALL PROPOSED EASEMENT PLAN, PREPARED BY FULLER DESIGN, DATED JAN. 4, 1982, SCALE 1"=40'.
6. PLAN OF LAND FOR M.D.C. SKATING RINK CAMBRIDGE, MASS PREPARED BY FRED R. JOYCE, SURVEYOR, DATED NOV. 24, 1969, SCALE 1"=40'.
7. STREET ACCEPTANCE PLAN RUFO ROAD CAMBRIDGE, MASS PREPARED BY HOWE SURVEYING ASSOCIATES, INC., SCALE 1"=20'.
8. PLAN OF LAND IN CAMBRIDGE & SOMERVILLE, MASS. PREPARED FOR LARSON ASSOCIATES, PREPARED BY THE MALCOLM N. JOHNSTON CO., INC., DATED FEB 16, 1989, SCALE 1"=20'.

UTILITIES STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. BEFORE DESIGN AND CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.

Revisions

AUG. 1, 2005 -- FIELD UPDATE
DEC. 6, 2005 -- PARKING/STRIPING UPDATE.

Project Title

**TWIN CITY
PLAZA
AT
McGRATH
HIGHWAY
IN
CAMBRIDGE
AND
SOMERVILLE
MA**

Prepared For

**CHARTER REALTY &
DEVELOPMENT CORPORATION
411 W. PUTNAM AVE.
SUITE 111
GREENWICH, CT 06830**

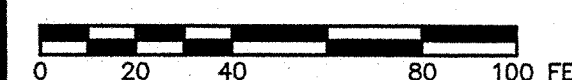
**Daylor
Consulting
Group
Inc.**

Ten Forbes Road
Brahmton, MA 02184
781-849-7070
FAX 781-849-0096

Drawing Title

**ALTA/ACSM
LAND TITLE
SURVEY**

Scale: 1"=40'



Date MARCH 4, 2005	Drawing No.
Proj. Mgr. J.S.A.	
Design PMM	
Check	
Drawn PMM	
Job No. 1-1844	
Last Rev. DEC 6, 2005	of 2

2

1844 TITLE 02-05.090