



# SCOTT AG

**\*\*Expanded Explanation of Petitioner's Proposal:**

On behalf of DivcoWest (Owner) ScottAG (the Applicant) proposes to add project identity signage (ID2&3) and Parking Directional Blade Sign (P1) to the One Kendall Square project located at Hampshire St. off of Binney St.. in Cambridge. The proposed signage has been designed in conjunction with a much broader upgrade to the plaza on Hampshire St. which includes the primary office entrances to 3 buildings and several of the projects restaurants. The signage included in this application is part of a comprehensive signage upgrade that includes all retail and office signage.

The broader project improvements include ADA upgrades, the addition of an elevator, new paving surfaces, landscaping, restaurant dining areas and lighting. The signage enhances the project update and helps define the space as One Kendall Square. The plaza on Hampshire at One Kendall Square and the projects relationship to the parking facility and Cinema off of Binney St. to the north create the need for a clear identity and directional signage to the parking facility.

SCOTTAG, LLC

1275 NORTH DUTTON AVENUE SANTA ROSA CALIFORNIA 95401-4685  
TELEPHONE: 707.545.4519 FACSIMILE: 707.571.7802 WEB SITE: SCOTTAG.COM

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

*To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.*


I/We DWF IV One Kendall, LLC  
(OWNER)

Address: One Kendall Square, Suite 6103, Cambridge, MA 02139

State that I/We own the property located at One Kendall Square,  
which is the subject of this zoning application.

The record title of this property is in the name of DWF IV One Kendall, LLC

\*Pursuant to a deed of duly recorded in the date 1/16/14, Middlesex South  
County Registry of Deeds at Book 47261, Page 163; or  
Middlesex Registry District of Land Court, Certificate No. 236486  
Book \_\_\_\_\_ Page \_\_\_\_\_.

  
\_\_\_\_\_  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

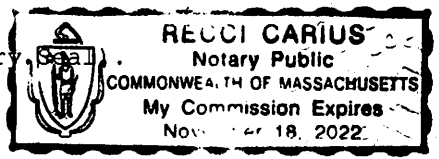
*\*Written evidence of Agent's standing to represent petitioner may be requested.*

-----  
Commonwealth of Massachusetts, County of suffolk

The above-name Mark Milone personally appeared before me,  
this 1<sup>st</sup> of April, 2016, and made oath that the above statement is true.

Rebecca Carrius  
Notary

My commission expires 11/18/22 (Notary Seal)



- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

THE UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D. C. 20535

MEMORANDUM FOR THE DIRECTOR  
SUBJECT: [Illegible]

1. [Illegible]

2. [Illegible]

3. [Illegible]

RECEIVED  
FEDERAL BUREAU OF INVESTIGATION  
U. S. DEPARTMENT OF JUSTICE  
MAY 15 1964

[Handwritten signature]

**BZA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:**

- A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The petitioner would suffer substantial hardship based on the literal enforcement of the provisions of the ordinance due to the lack of identity and lack of awareness of the location as well as the number, nature and identity of the commercial and retail tenants in the project. The plaza at Hampshire is 140' deep and tenants and building entries are not oriented to the street. Adding a project identification sign and directional signage to the parking facility allows tenants and the Owner to improve awareness of the project's offering, increase business and maintain rents.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

One Kendall Square is a unique mixed-use project in Cambridge with 12 restaurants, a cinema, dozens of office tenants and a remote parking facility. The urban core characteristics of the site: intense pedestrian and bicycle traffic, limited parking and limited street front exposure for tenants requires a strong common identity and directional signage for key elements such as parking. The use of the tower as an iconic location for project identity signage supports a common identity which allows for a lower key standard for retail tenant identity. The parking directional blade sign improves traffic circulation and provides an essential message to visitors that parking is available.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Substantial detriment to the public good for the following reasons:

Approval of the proposed designs will not have a negative visual impact on the neighborhood. The proposed signage is only a modest increase from the Ordinance. The scale of the project and the intensity of use supports the design of the proposed signage.

- 2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The intent of the Ordinance is to support commerce while maintaining the appearance and quality of life in Cambridge. One Kendall Square is a commercial and lifestyle resource in Cambridge. The continued vitality of the project, the quality of tenants and the ongoing upgrades to project facilities promote that goal. The signage design included in this proposal helps to maintain the viability and commercial impact of the project on the City of Cambridge.

- \* If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

BZA APPLICATION FORM  
DIMENSIONAL INFORMATION

APPLICANT: Scott AG, LLC PRESENT USE/OCCUPANCY: Gen-Office-Retail

LOCATION: One Kendall Square ZONE: IB

PHONE: 707-545-4519 REQUESTED USE/OCCUPANCY: Gen-Office-Retail

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>
TOTAL GROSS FLOOR AREA:	<u>29,770 sq ft</u>	_____	_____ (max.)
LOT AREA:	<u>2.47 acres</u>	_____	_____ (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	<u>34%</u>	_____	_____ (max.)
LOT AREA FOR EACH DWELLING UNIT:	_____	_____	_____ (min.)
SIZE OF LOT:			
WIDTH	<u>2.028 acres</u>	_____	_____ (min.)
DEPTH	_____	_____	_____
Setbacks in Feet:			
FRONT	<u>0</u>	_____	_____ (min.)
REAR	_____	_____	_____ (min.)
LEFT SIDE	_____	_____	_____ (min.)
RIGHT SIDE	_____	_____	_____ (min.)
SIZE OF BLDG.:			
HEIGHT	<u>3 story</u>	_____	_____ (max.)
LENGTH	_____	_____	_____
WIDTH	_____	_____	_____
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup>	_____	_____	_____ (min.)
NO. OF DWELLING UNITS:	_____	_____	_____ (max.)
NO. OF PARKING SPACES:	_____	_____	_____ (min./max)
NO. OF LOADING AREAS:	_____	_____	_____ (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	_____	_____	_____ (min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

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1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



1 Kendall Square, Cambridge, MA 02139

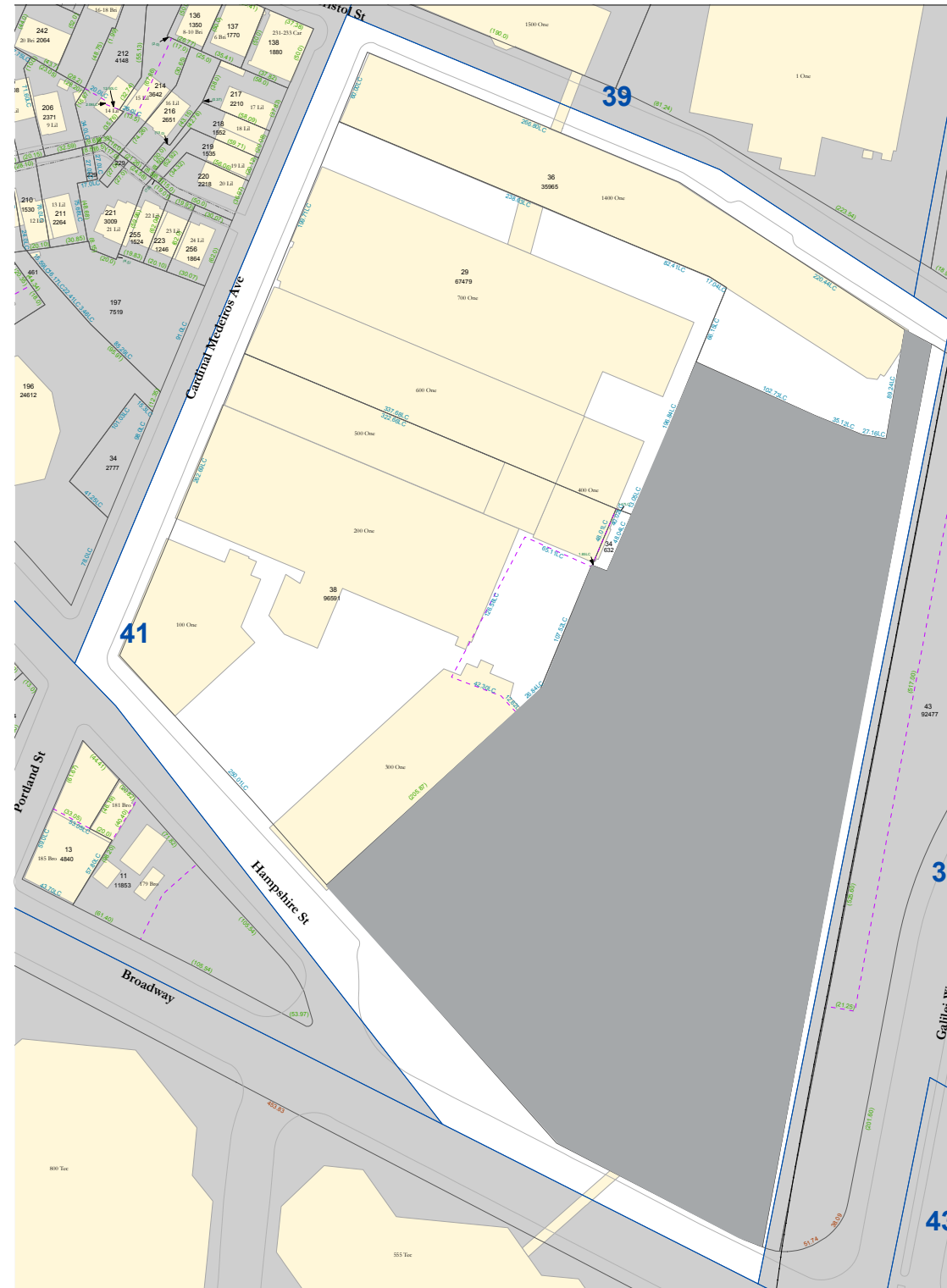
BZA SUBMITTAL  
April 5, 2016



AREA MAP



VICINITY MAP



PARCEL BLOCK MAP

OWNER

**DIVCO WEST**

575 MARKET ST  
SAN FRANCISCO, CA 94105  
TEL (415) 284-5738

SIGNAGE CONTRACTOR

**SCOTT | AG**

**SCOTT AG, LLC  
ENVIRONMENTAL GRAPHICS**

1275 NORTH DUTTON AVE  
SANTA ROSA, CA 95401  
TEL 707.545.4519  
FAX 707.571.7802

**Contractors License #972537**

ENGINEER

**YJ INC.**

25379 WAYNE MILLS PLACE #272  
VALENCIA, CA 91355  
TEL (877) 600-9444  
TEL (661) 259-0700  
FAX (661) 259-0900

## Project Signage

SHEET	SIGN TYPE & DESCRIPTION	ILLUMINATED	QTY	SQUARE FOOTAGE	WITHIN 100' OF HAMPSHIRE ST
1.0	ID2 OKS ID Sign	Halo-illuminated with LEDs	1	32 sf	✓
1.0	ID3 OKS ID Sign	Halo-illuminated with LEDs	1	32 sf	✓
2.0	P1 Parking Garage Directional Blade	Halo-illuminated with LEDs	1	36 sf	✓



Existing Parking Blade  
20 sq ft

Existing Tenant Banner  
25 sq ft

**100 BUILDING**  
SOUTHWEST CORNER  
NTS

### OWNER

#### **DIVCO WEST**

575 MARKET ST  
SAN FRANCISCO, CA 94105  
TEL (415) 284-5738

### SIGNAGE CONTRACTOR

## SCOTT | AG

#### **SCOTT AG, LLC ENVIRONMENTAL GRAPHICS**

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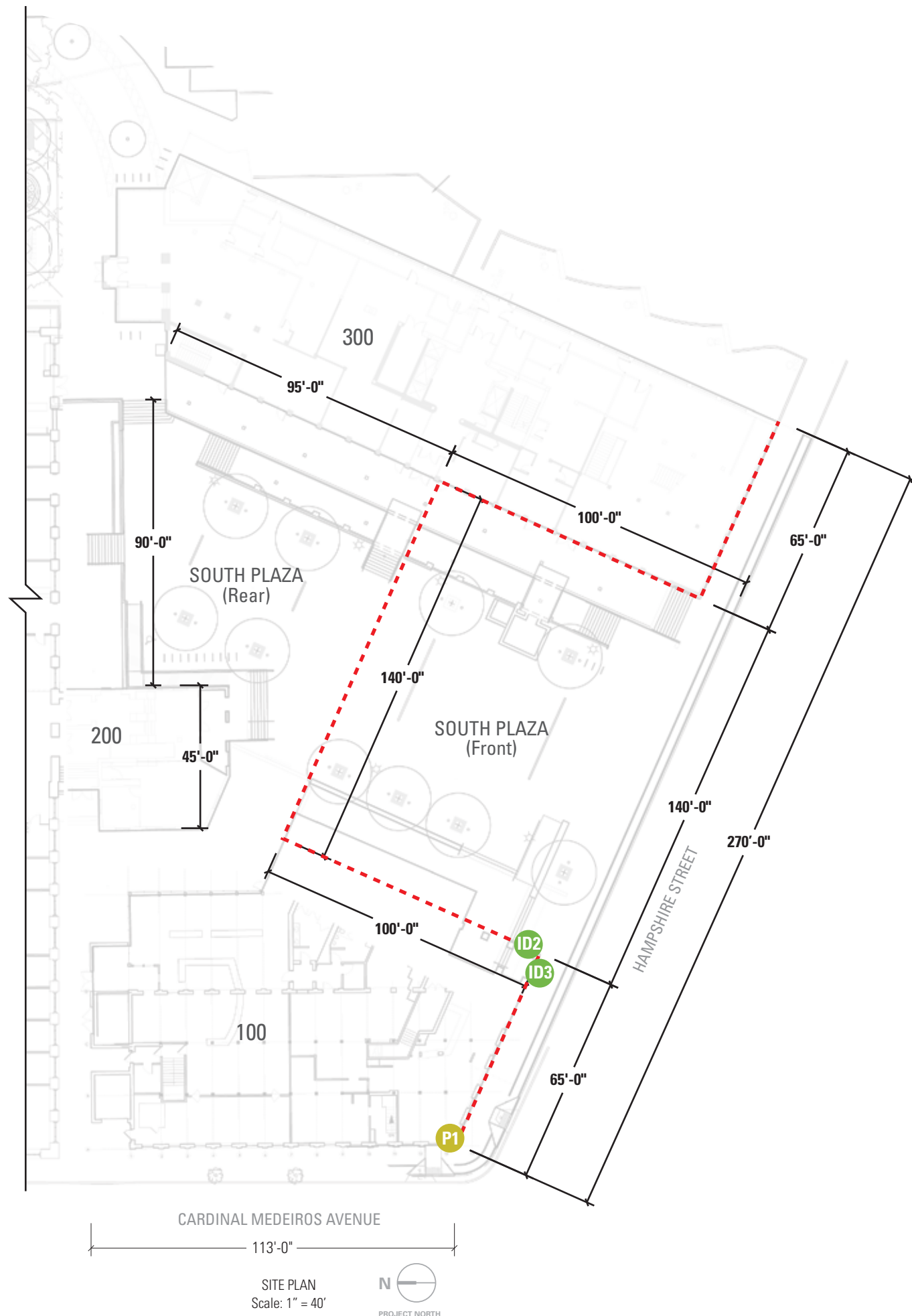
**Contractors License #972537**

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FRONTAGE	LINEAR FRONTAGE
Building 300 @ Hampshire	65'
Building 300 @ Plaza*	100'
Plaza*	140'
Building 100 @ Plaza*	100'
Building 100 @ Hampshire	65'
* Per City of Cambridge Code	<b>470 Linear Feet TOTAL</b>

INDEX		
PAGE	SIGN TYPE	DESCRIPTION
1.0	ID	OKS ID Sign
2.0	P	Parking Garage Directional Blade

PROJECT

**1 KENDALL SQUARE**  
1 KENDALL SQUARE  
CAMBRIDGE, MA 02139

PROJECT #5173-200

OWNER



**DIVCOWEST**  
575 MARKET STREET  
SAN FRANCISCO, CA 94105  
T 415.284.5738

SIGNAGE CONTRACTOR



**SCOTT AG, LLC**  
**ENVIRONMENTAL GRAPHICS**  
1275 NORTH DUTTON AVE  
SANTA ROSA, CA 95401  
TEL 707.545.4519  
FAX 707.571.7802  
**Contractors License #972537**

X

ENGINEER

**YJ INC.**  
25379 WAYNE MILLS PLACE #272  
VALENCIA, CA 91355  
TEL (877) 600-9444  
TEL (661) 259-0700  
FAX (661) 259-0900

TITLE

**Locations**

Site Plan

- ID OKS ID Sign
- P Parking Garage Directional Blade

ISSUE/REVISION

4/5/2016 CN Permit Submittal

SHEET

**PLAN 1.0**



**OKS PLAZA**  
NTS

**PROJECT**

**1 KENDALL SQUARE**  
1 KENDALL SQUARE  
CAMBRIDGE, MA 02139

PROJECT #5173-200

**OWNER**

**DIVCOWEST**

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575 MARKET STREET  
SAN FRANCISCO, CA 94105  
T 415.284.5738

**SIGNAGE CONTRACTOR**

**SCOTT | AG**

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**ENVIRONMENTAL GRAPHICS**  
1275 NORTH DUTTON AVE  
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**Contractors License #972537**

X

**ENGINEER**

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25379 WAYNE MILLS PLACE #272  
VALENCIA, CA 91355  
TEL (877) 600-9444  
TEL (661) 259-0700  
FAX (661) 259-0900

**TITLE**

**Locations**

Site Plan

ID OKS ID Sign

**ISSUE/REVISION**

4/5/2016 CN Permit Submittal

**SHEET**

**PLAN 2.0**

PROJECT

**1 KENDALL SQUARE**  
1 KENDALL SQUARE  
CAMBRIDGE, MA 02139

PROJECT #5173-200

OWNER



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575 MARKET STREET  
SAN FRANCISCO, CA 94105  
T 415.284.5738

SIGNAGE CONTRACTOR



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**Contractors License #972537**

X

ENGINEER

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TEL (877) 600-9444  
TEL (661) 259-0700  
FAX (661) 259-0900

TITLE

ID2 ID3

OKS ID Sign

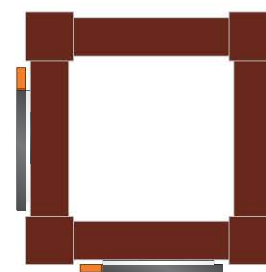
Specifications

ISSUE/REVISION

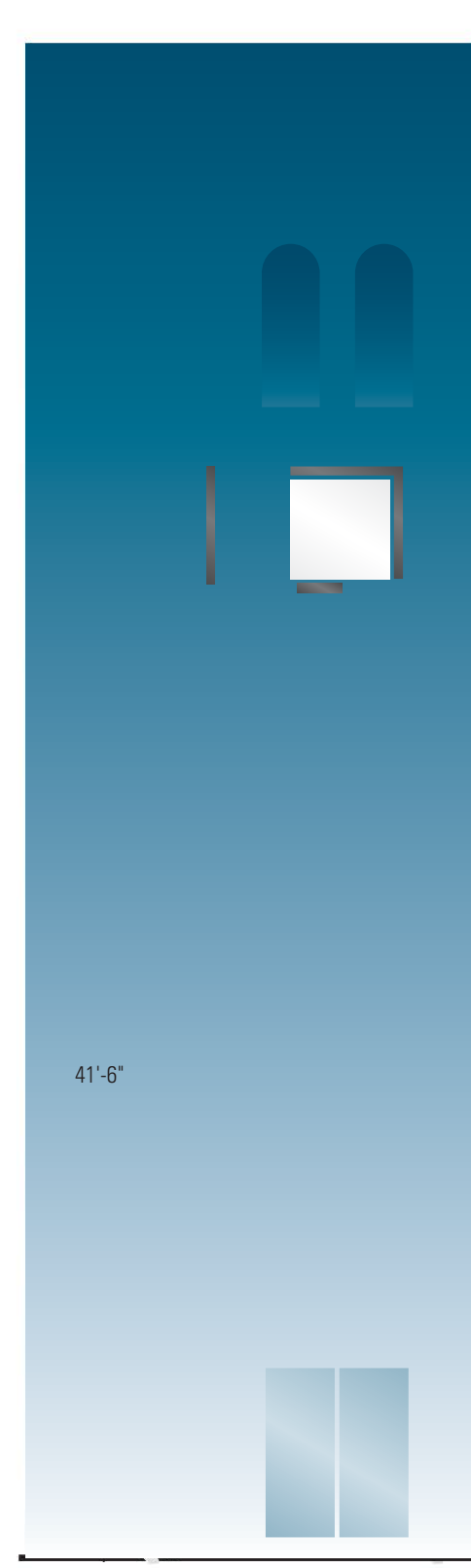
4/5/2016 CN Permit Submittal

SHEET

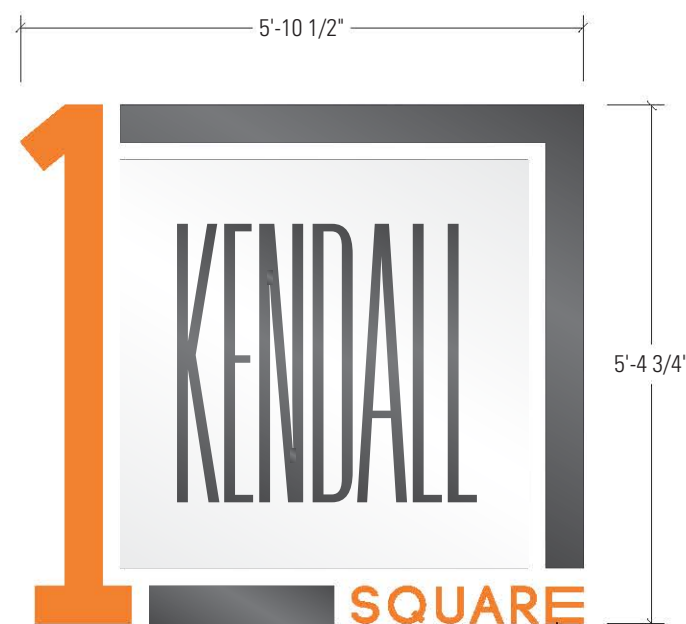
1.0



**100 BUILDING**  
PLAN (TYP SECTION)  
Scale: 1/8" = 1'-0"

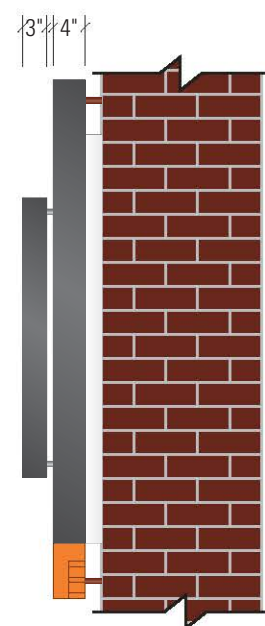


**100 BUILDING**  
EAST ELEVATION  
Scale: 1/8" = 1'-0"

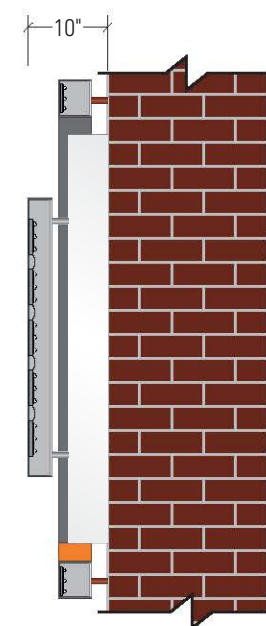


FRONT VIEW  
Scale: 1/2" = 1'-0"

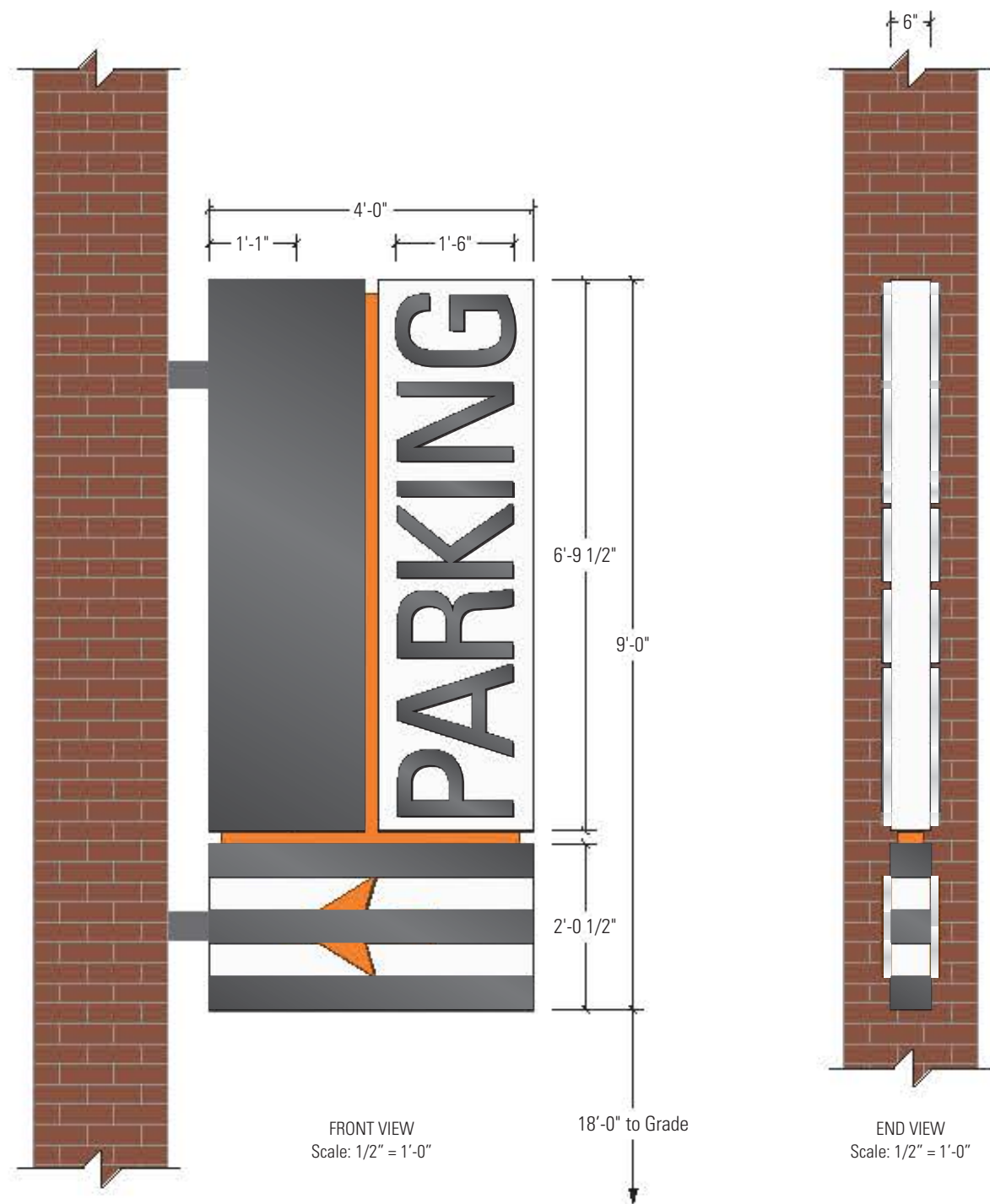
Halo-Illuminated



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



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



**100 BUILDING**  
SOUTH EAST CORNER  
NTS

PROJECT

**1 KENDALL SQUARE**  
1 KENDALL SQUARE  
CAMBRIDGE, MA 02139

PROJECT #5173-200

OWNER



**DIVCOWEST**  
575 MARKET STREET  
SAN FRANCISCO, CA 94105  
T 415.284.5738

SIGNAGE CONTRACTOR



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TEL 707.545.4519  
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**Contractors License #972537**

X

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TEL (661) 259-0700  
FAX (661) 259-0900

TITLE

**P**  
**Parking Garage**  
**Directional Blade**  
Specifications

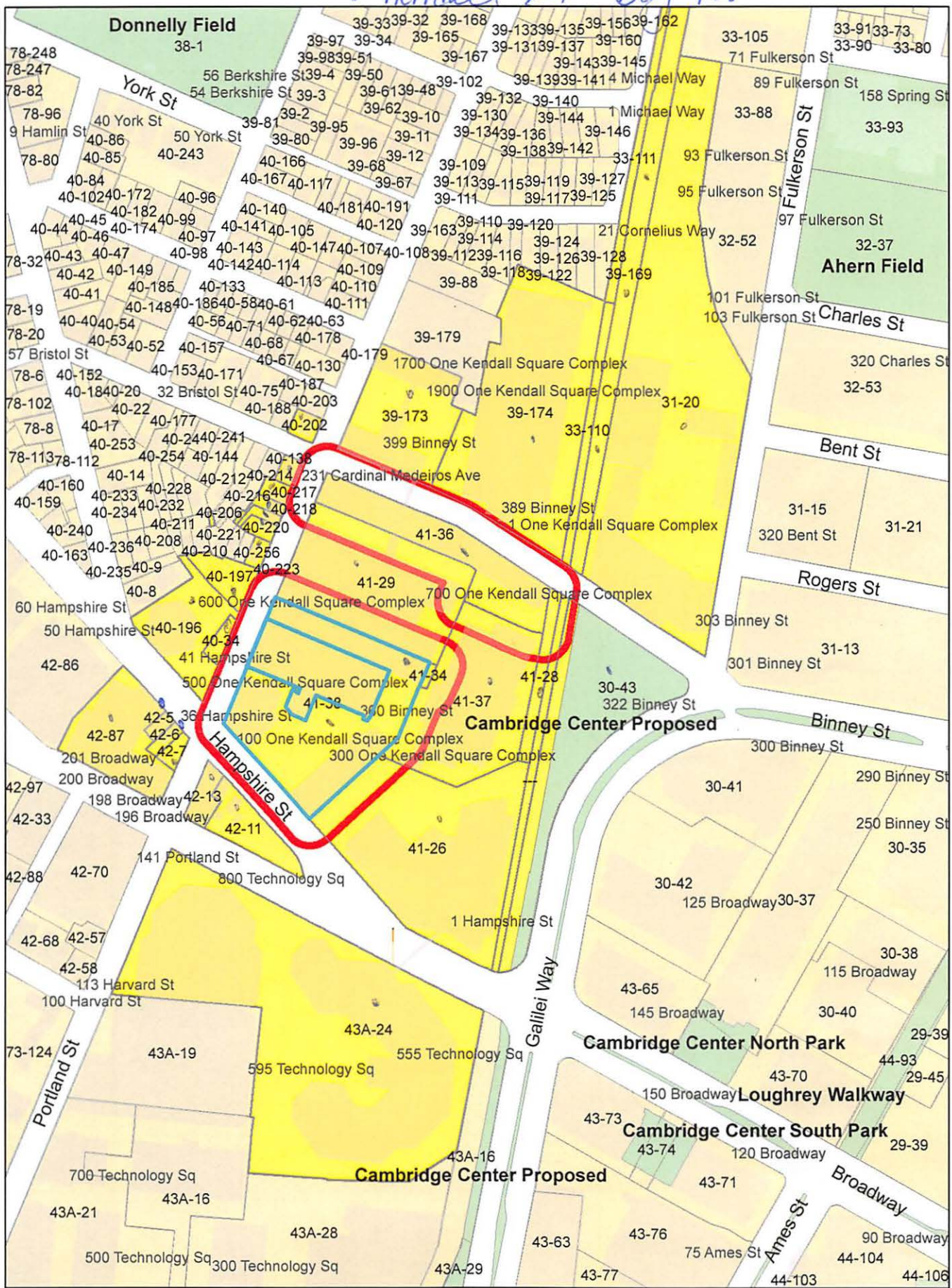
ISSUE/REVISION

4/5/2016 CN Permit Submittal

SHEET

**2.0**

1 Kendall Sq - Bdg 100



Donnelly Field

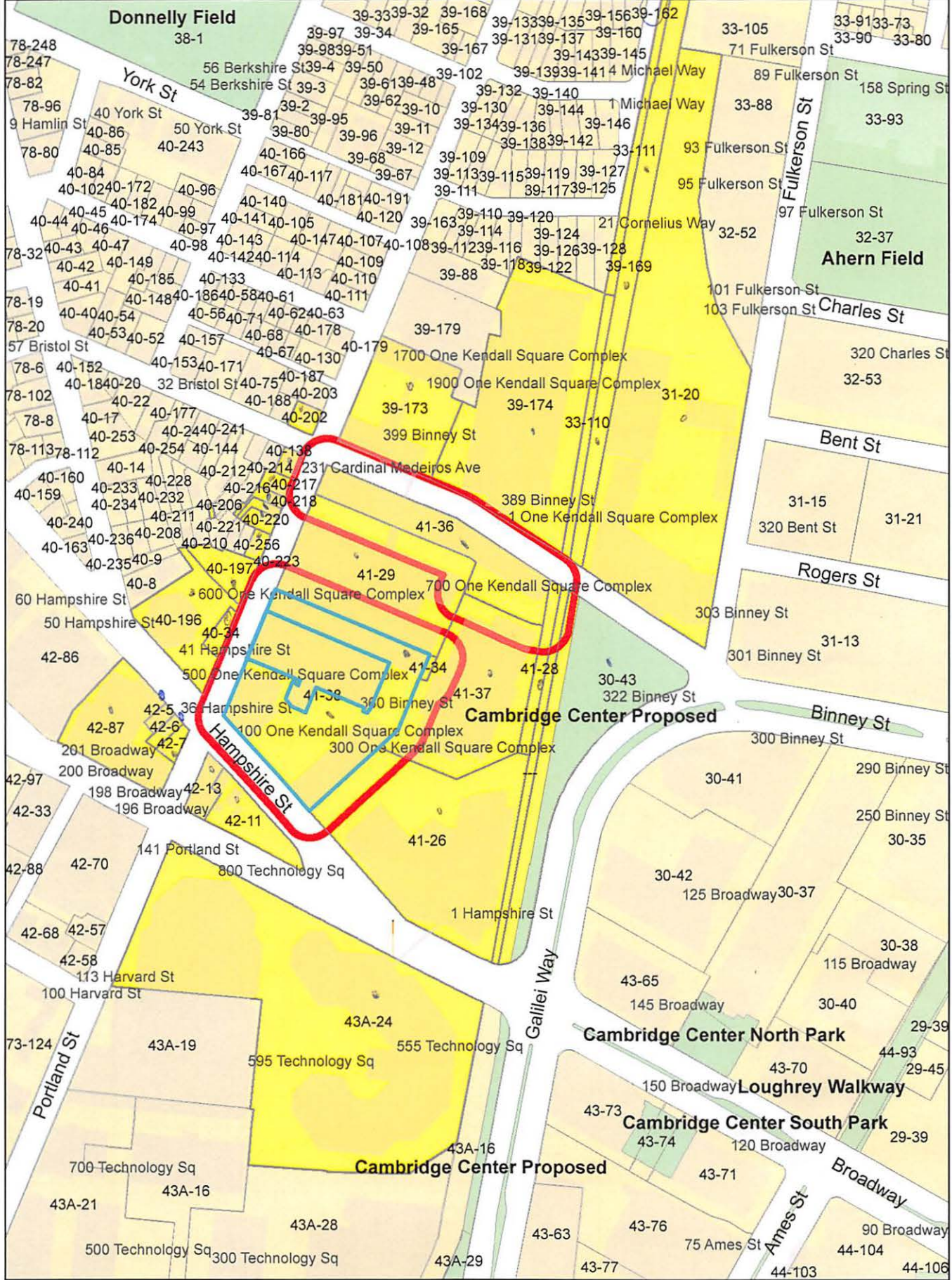
Ahern Field

Cambridge Center Proposed

Cambridge Center North Park

Cambridge Center South Park

Cambridge Center Proposed



1 Kendall Sq. Bldg. 100

Petitioner

40-196-197-34  
DANTE ALIGHIERI SOCIETY OF MASS., INC.  
41 HAMPSHIRE STREET  
CAMBRIDGE, MA 02139

41-28-37  
AMGEN CAMBRIDGE REAL ESTATE  
HOLDINGS, INC.  
P.O. BOX 19027  
NEWBURY PARK, CA 91319

SCOTT AG, LLC  
C/O MICHAEL J. BURCH  
1275 N. DUTTON AVENUE  
SANTA ROSA, CA 95401

42-7  
GRIFFIN, CHRISTOPHER J.  
2267 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140

31-20  
BROWN, ALBERT W., AUSTIN C. BROWN &  
CHARLES S. ADAMS,  
TRS OF THE CANAL REALTY TRUST  
303 BINNEY ST.  
CAMBRIDGE, MA 02142

40-138  
LU, VICTORIA & LOU LU  
C/O OXFORD STREET REALTY INC  
PO BOX 400354  
CAMBRIDGE, MA 02138

42-11-13  
CAMBRIDGE ELECTRIC LIGHT CO  
C/O NSTAR ELECTRIC LIGHT CO.  
PROPERTY TAX DEPT. P.O. BOX 270  
HARTFORD, CT 06141

40-138  
SERGEEVA, MARIA & ANDREI SERGEEV  
C/O OXFORD REALTY INC.  
1644 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02143

42-87  
BROADWAY/HAMPSHIRE ASSOCIATES  
LIMITED PARTNERSHIP  
ONE APPLETON ST.  
BOSTON, MA 02116

30-43  
CAMBRIDGE REDEVELOPMENT AUTHORITY  
4 CAMBRIDGE CENTER 2ND FLR  
CAMBRIDGE, MA 02142

41-26 / 43A-24  
CHARLES, STARK DRAPER LABORATORY INC.,  
ATTN: ELIZABETH MORA - MS #05  
555 TECHNOLOGY SQ  
CAMBRIDGE, MA 02139

40-138  
BELLOWS, DAVID,  
TRUSTEE THE BELLOWS REALTY TRUST  
233 CARDINAL MEDEIROS AVE., # 4  
CAMBRIDGE, MA 02141

39-173-174 / 33-110-111 / 41-29-34-38-36  
DWF IV ONE KENDALL GARAGE, LLC  
C/O NXS#300372-F40NEK  
P.O. BOX 7703  
MERRIFIELD, VA 22116

40-138  
MAROTTA FAMILY HOLDINGS, LLC  
2150 NORTH OCEAN BLVD., #2N  
BOCA RATON, FL 33432

40-219  
BLANC, ELODIE & NIVEN WINCHESTER  
19 LILAC CT.  
CAMBRIDGE, MA 02141

42-6  
GRIFFIN, PAUL D & CHRISTOPHER J. GRIFFIN TR.  
OF 36 HAMPSHIRE ST NOMINEE TRUST  
36 HAMPSHIRE ST  
CAMBRIDGE, MA 02139

42-5  
EMMAAT40 LLC  
2307 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

40-256  
RUSSO, GILBERTO  
24 LILAC CT  
CAMBRIDGE, MA 02141

40-218  
NICKLAUS, JAMES J.  
18 LILAC COURT  
CAMBRIDGE, MA 02141

41-26  
SCHLUMBERGER TECHNOLOGY CORPORATION  
C/O DUFF & PHELPS #809  
P.O BX 260888  
PLANO, TX 75026

39-169  
CONSOLIDATED RAILROAD PROPERTY TAX DEPT  
P.O. BOX 8499  
PHILADELPHIA , PA 19101

40-220  
ROBINSON, CHARLOTTE MARIE  
20 LILAC CT  
CAMBRIDGE, MA 02141

40-217  
MCRINER, ANDREW JOHN  
4 PLYMOUTH ROAD  
WINCHESTER, MA 01890

40-202  
ZONDERVAN, QUINTON Y. & RADHIKA NAGPAL  
TRUST OF RADHIKA NAGPAL LIVING TR.  
519 SOMERVILLE AVE. PMB 214  
SOMERVILLE, MA 02143

40-138  
DELEZAETA, MONICA  
233 CARDINAL MEDEIROS AVE - UNIT #1  
CAMBRIDGE, MA 02141

Building 100 - 3.0 Wall Sign

2 signs 63.4 total

Proposed WALL Sign (70.5) (64.75)  
Area in Square feet: 31.7 Dimensions: 5' 10.5" X 5' 9 3/4"

Illumination: Natural \_\_\_ Internal \_\_\_ External  Halo

Height (from ground to the top of the sign): 41' 6"

1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE

Length in feet of store front facing street: (a) \_\_\_\_\_. Area of signs allowed accessory to store: outside (1 x a) \_\_\_\_\_, behind windows (0.5 x a) \_\_\_\_\_. Area of all existing signs on the store front to remain (including any freestanding sign): \_\_\_\_\_. Area of additional signs permitted: \_\_\_\_\_.

2. COMPLETE FOR ANY OTHER SIGN

Length in feet of building facade facing street: (a) \_\_\_\_\_. Area of signs allowed accessory to the building facade: outside (1 x a) \_\_\_\_\_, behind windows (0.5 x a) \_\_\_\_\_. Area of all existing signs on the building facade to remain (including any freestanding sign): \_\_\_\_\_. Area of additional signs permitted: \_\_\_\_\_.

**SUMMARY OF LIMITATIONS FOR WALL SIGNS (see reverse side for more general summary of the sign regulations; review Article 7.000 of the Zoning Ordinance for all zoning requirements.)**  
**AREA: 60 square feet maximum. HEIGHT ABOVE THE GROUND: 20 feet but below the sills of second floor windows. ILLUMINATION: Natural or external, or internal illumination with significant limitations. NUMBER: No limit.**

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

Sign conforms to requirements of Article 7.000: YES \_\_\_ NO

Sign requires a variance from the Board of Zoning Appeal: YES

Relevant sections: 3 7.16.22.C Wall Sign

COMMENTS: exceeds 20 ft height limit

Date: 3/31/16 CDD Representative: [Signature]

**Proposed PROJECTING Sign (including signs on awnings)**

Area in Square feet: 36 sq ft Dimensions: 4' X 9'

Illumination: Natural  Internal  External

Height (from ground to the top of the sign): 27 ft

**1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE**

Length in feet of store front facing street: (a) \_\_\_\_\_ . Area of signs allowed accessory to store: outside (1 x a) \_\_\_\_\_ , behind windows (0.5 x a) \_\_\_\_\_ . Area of all existing signs on the store front to remain (including any freestanding sign): \_\_\_\_\_ . Area of additional signs permitted: \_\_\_\_\_ .

**2. COMPLETE FOR ANY OTHER SIGN**

Length in feet of building facade facing street: (a) \_\_\_\_\_ . Area of signs allowed accessory to the building facade: outside (1 x a) \_\_\_\_\_ , behind windows (0.5 x a) \_\_\_\_\_ . Area of all existing signs on the building facade to remain (including any freestanding sign): \_\_\_\_\_ . Area of additional signs permitted: \_\_\_\_\_ .

**SUMMARY OF LIMITATIONS FOR PROJECTING SIGNS (see reverse side for more general summary of the sign regulations; review Article 7.000 of the Zoning Ordinance for all zoning requirements.)**

**AREA: 13 square feet maximum. HEIGHT ABOVE THE GROUND: 20 feet but below the sills of second floor windows. ILLUMINATION: Natural or external only. NUMBER: one per store plus one per entry to the remainder of the building.**

**COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION**

Sign conforms to requirements of Article 7.000: YES \_\_\_\_\_ NO

Sign requires a variance from the Board of Zoning Appeal: YES

Relevant sections: 7.16.22.B Projecting Sign

COMMENTS: exceeds 13 sq ft size limit

exceeds 20 ft height limit

(uses branding colors 7.14.C)

Date: 3/31/16 CDD Representative Egert M. Peden





# SCOTT AG

## **\*\*Expanded Explanation of Petitioner's Proposal:**

On behalf of DivcoWest (Owner) ScottAG (the Applicant) proposes to add project identity signage (ID2&3) and Parking Directional Blade Sign (P1) to the One Kendall Square project located at Hampshire St. off of Binney St.. in Cambridge. The proposed signage has been designed in conjunction with a much broader upgrade to the plaza on Hampshire St. which includes the primary office entrances to 3 buildings and several of the projects restaurants. The signage included in this application is part of a comprehensive signage upgrade that includes all retail and office signage.

The broader project improvements include ADA upgrades, the addition of an elevator, new paving surfaces, landscaping, restaurant dining areas and lighting. The signage enhances the project update and helps define the space as One Kendall Square. The plaza on Hampshire at One Kendall Square and the projects relationship to the parking facility and Cinema off of Binney St. to the north create the need for a clear identity and directional signage to the parking facility.

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TELEPHONE: 707.545.4519 FACSIMILE: 707.571.7802 WEB SITE: SCOTTAG.COM



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

4 Bds

## BZA

### POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Shannon Chauvet Date: 4/08/15  
(Print)

Address: 7 Kendall Sq - Bldg. 100 Case No. BZA-009842-2016

Hearing Date: 4/28/16

Thank you,  
Bza Members

**BZA APPLICATION FORM**

**CHECK LIST**

PROPERTY LOCATION: One Kendall Square DATE: 4/6/2016

PETITIONER OR REPRESENTATIVE: Scott AG, LLC

ADDRESS & PHONE: 1275 N. Dutton Ave. Santa Rosa CA 95401 707-545-4519

BLOCK: 41-38 LOT: 35

PLEASE CHECK THAT YOU HAVE INCLUDED THE FOLLOWING WITH YOUR APPLICATION. APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING & SCHEDULING UNLESS ALL REQUIRED DOCUMENTS ARE PROVIDED.

*PLEASE INCLUDE THIS CHECKLIST WITH YOUR APPLICATION.  
ALL DOCUMENTS ARE TO BE TYPED OR WRITTEN LEGIBLY.*

**DOCUMENTS**

**REQUIRED**

**ENCLOSED**

Application Form	<u>X</u>	<u>X</u>
<b>3 Forms with Original Signatures</b>		
Supporting Statements - 2 Copies	<u>X</u>	<u>X</u>
Application Fee (\$ ) (SEE ATTACHED FEE SCHEDULE)	<u>X</u>	pending invoice
Assessor's Plat (Available at Engineering Dept. - 147 Hampshire Street)	<u>X</u>	<u>X</u>
Dimensional Form - Refer to Cambridge Zoning Ordinance - 2 Copies (Subject to further review by Zoning Specialist)	<u>X</u>	<u>X</u>
Ownership Certificate, Notarized - 2 Copies	<u>X</u>	<u>X</u>
Floor Plans - 2 Sets		
Elevations - 2 Sets *	<u>X</u>	in package submittal
Certified Plot Plan - 2 Copies (By Registered Land Surveyor)	<u>X</u>	<u>X</u>
Photographs of Property - 2 Copies	<u>X</u>	in package submittal
Parking Plan (if relevant to your application) 2 Copies		

**FOR SUBDIVISION ALSO INCLUDE:\*\***

Proposed Deeds	_____	_____
Evidence of Separate Utilities ***	_____	_____
Proposed Subdivision Plan	_____	_____

Petitioners are advised to refer to Attachment A (Procedures for applying to the Board of Zoning Appeal) & consult zoning staff for review.

**It is advisable for the Petitioner to discuss the petition with the abutters as listed in the Zoning BZA Case file.**

\* For Special Permits under Art. 4.32.G.1 (Communication Towers and Antennas), include a photo simulation.

\*\* See attachment G.

\*\*\* Can be submitted after subdivision has been approved.

BZA APPLICATION FORM

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: \_\_\_\_\_ Variance:  X  Appeal: \_\_\_\_\_

PETITIONER:  Scott AG, LLC

PETITIONER'S ADDRESS:  1275 N. Dutton Ave. Santa Rosa CA 95401

LOCATION OF PROPERTY:  One Kendall Square

TYPE OF OCCUPANCY:  Gen-Office-Retail  ZONING DISTRICT:  IB

REASON FOR PETITION:

- |   |  |
|---|--|
| <input type="checkbox"/> Additions                            | <input type="checkbox"/> New Structure   |
| <input type="checkbox"/> Change in Use/Occupancy              | <input type="checkbox"/> Parking         |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input checked="" type="checkbox"/> Sign |
| <input type="checkbox"/> Dormer                               | <input type="checkbox"/> Subdivision     |
| <input type="checkbox"/> Other: _____                         |  |

DESCRIPTION OF PETITIONER'S PROPOSAL: **\*\*see attached expanded explanation**

We are proposing a Variance for three (3) signs at One Kendall Square, Bldg. 100:

Qty: 2 Wall Signs, Sign Types ID2 & ID3 (proposed sign mounting is higher than the Ordinance allows)

Qty: 1 Projecting Sign, Sign Type P1 (proposed sign area is greater than the Ordinance allows)

Enclosed submittal package for all sign dimensions, elevations, and photo-simulation.


SECTIONS OF ZONING ORDINANCE CITED:

Article  7  Section  16.22.C Wall Sign

Article  7  Section  16.22.B Projecting Sign

Article \_\_\_\_\_ Section \_\_\_\_\_

Applicants for a Variance must complete Pages 1-5  
Applicants for a Special Permit must complete Pages 1-4 and 6  
Applicants for an Appeal to the BZA of a Zoning determination by the  
Inspectional Services Department must attach a statement concerning the reasons  
for the appeal

Original Signature(s):     
(Petitioner(s)/Owner)

Michael J. Burch   
(Print Name)

Address:  1275 N. Dutton Ave.

Santa Rosa CA 95401

Tel. No.:  707-545-4519

E-Mail Address:  mburch@scottag.com

Date:  4/6/2016

BZA APPLICATION FORM  
DIMENSIONAL INFORMATION

APPLICANT: Scott AG, LLC PRESENT USE/OCCUPANCY: Gen-Office-Retail

LOCATION: One Kendall Square ZONE: IB

PHONE: 707-545-4519 REQUESTED USE/OCCUPANCY: Gen-Office-Retail

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS<sup>1</sup></u>
TOTAL GROSS FLOOR AREA:	<u>29,770 sq ft</u>	_____	_____ (max.)
LOT AREA:	<u>2.47 acres</u>	_____	_____ (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	<u>34%</u>	_____	_____ (max.)
LOT AREA FOR EACH DWELLING UNIT:	_____	_____	_____ (min.)
SIZE OF LOT:			
WIDTH	<u>2.028 acres</u>	_____	_____ (min.)
DEPTH	_____	_____	_____
Setbacks in Feet:			
FRONT	<u>0</u>	_____	_____ (min.)
REAR	_____	_____	_____ (min.)
LEFT SIDE	_____	_____	_____ (min.)
RIGHT SIDE	_____	_____	_____ (min.)
SIZE OF BLDG.:			
HEIGHT	<u>3 story</u>	_____	_____ (max.)
LENGTH	_____	_____	_____
WIDTH	_____	_____	_____
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup>	_____	_____	_____ (min.)
NO. OF DWELLING UNITS:	_____	_____	_____ (max.)
NO. OF PARKING SPACES:	_____	_____	_____ (min./max)
NO. OF LOADING AREAS:	_____	_____	_____ (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	_____	_____	_____ (min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

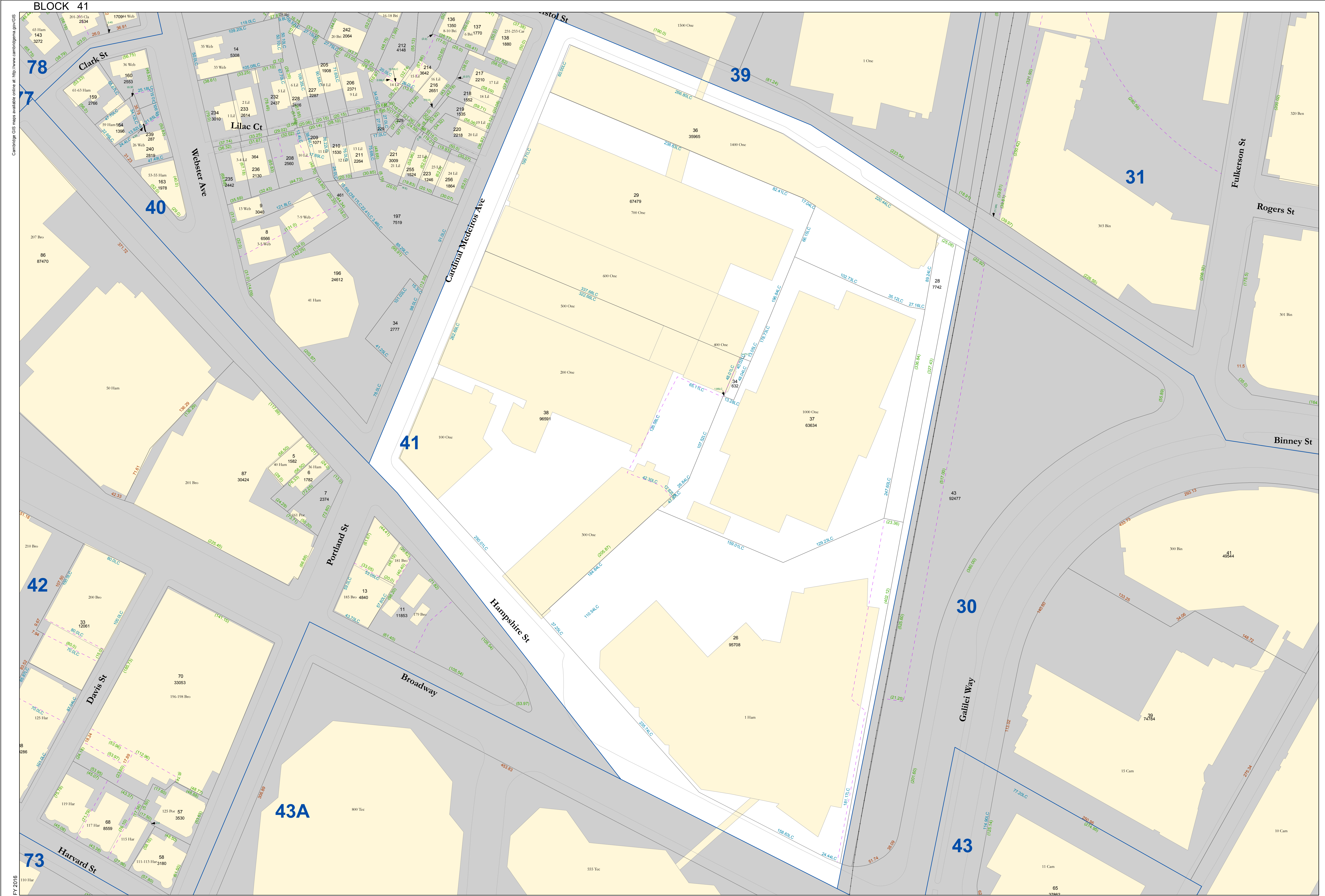
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



Cambridge GIS maps available online at <http://www.cambridge.gov/gis>

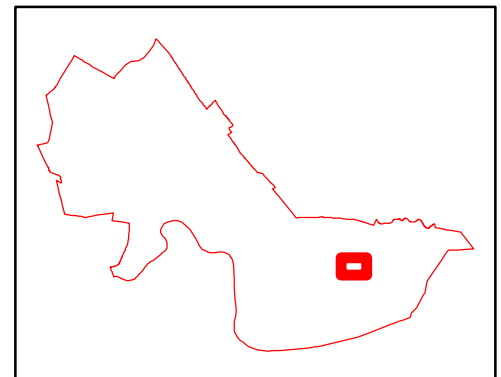
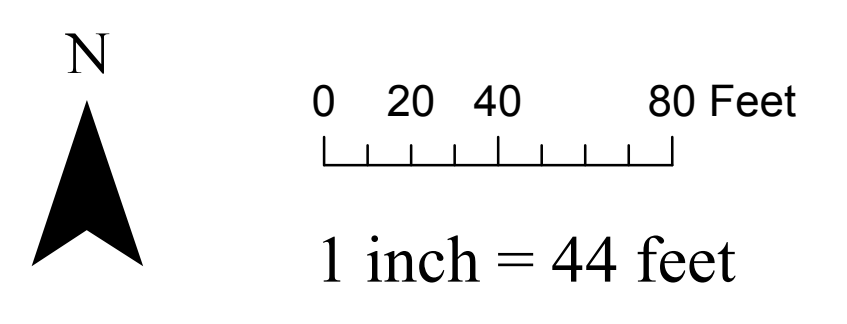
FY2016



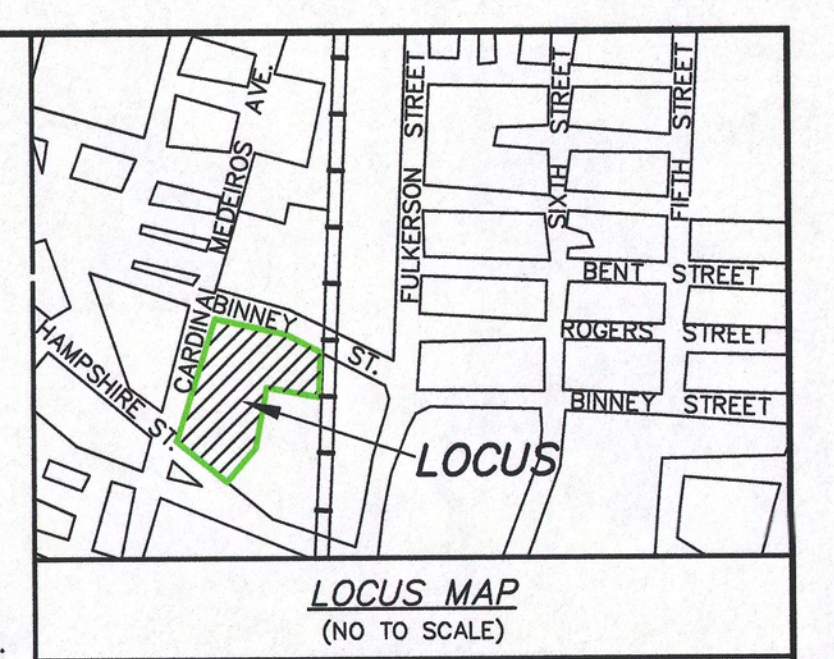
**City of Cambridge  
Assessing Department**  
  
795 Massachusetts Ave.  
Cambridge, MA 02139

- |               |                 |                        |                             |
|---------------|-----------------|------------------------|-----------------------------|
| Buildings     | Water           | 10 Lot Number          | 100 Parcel size in Sq. Ft.  |
| Lot Line      | Sub-Parcel Line | 41 Block Number        | 44.0LC Land Court Dimension |
| Block Line    | Easement        | 10 Cam Street Number   | 65.0 Survey Dimensions      |
| City Boundary | Railway         | (125.0) Deed Dimension |                             |

DISCLAIMER:  
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2015 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.  
The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map  
**41**



**LOT AREAS**

BUILDINGS 100, 200, 300, 400 AND 500	AREA	FOOTPRINT	AC.
BLDG 100	68,327±	2,028±	0.188±
BLDG 200	4,173±	0.002±	0.000±
BLDG 300	422±	0.002±	0.000±
BLDG 400	92±	0.001±	0.000±
<b>TOTAL AREA</b>	<b>73,822±</b>	<b>2,032±</b>	<b>0.188±</b>

BUILDINGS 600, 650 AND 700	AREA	FOOTPRINT	AC.
BLDG 600	19,032±	1,549±	0.138±
BLDG 650	10,475±	826±	0.073±
BLDG 700	13,828±	1,072±	0.121±
<b>TOTAL AREA</b>	<b>43,335±</b>	<b>3,447±</b>	<b>0.292±</b>

BUILDING 1400	AREA	FOOTPRINT	AC.
BLDG 1400	26,773±	2,122±	0.185±
<b>TOTAL LOT AREA</b>	<b>200,678±</b>	<b>16,572±</b>	<b>1.467±</b>

- GENERAL NOTES**
- REFER TO SHEET 2 OF 2 FOR RECORD PARCELS DESCRIPTIONS, LIST OF EXCEPTIONS AND LIST OF OBSERVATIONS.
  - THE LAND DESCRIBED IN RECORD PARCELS DESCRIPTIONS ON SHEET 2 OF THIS SURVEY IS THE SAME LAND AS THAT DELINEATED ON SHEET 1 OF THIS SURVEY.
  - ZONING REQUIREMENTS SHOWN HEREON ARE COMPILED FROM "ZONING AND SITE REQUIREMENTS SUMMARY" LAST REVISED 12/20/2013 PREPARED BY P2R FOR DIVCO WEST REAL ESTATE SERVICES, BROWN RUDNICK LLP AND GERMAN AMERICAN CAPITAL CORPORATION, AND SUCCESSORS AND ASSIGNS, LAST REVISED 12/20/2013, PREPARED BY P2R NATIONAL PLANNING & ZONING CONSULTING SERVICE.
  - LOCUS DOES NOT FALL WITHIN JURISDICTION OF MGL CHAPTER 91.

**LOCUS HAS ACCESS TO THE FOLLOWING PUBLIC WAYS:**  
 CARDINAL MEDEIROS AVENUE  
 BINNEY STREET  
 HAMPSHIRE STREET

**ZONING:**  
 AS DEFINED IN THE ZONING ORDINANCE OF THE CITY OF CAMBRIDGE, UPDATED UP TO ORDINANCE #135, APPROVED ON SEPTEMBER 27, 2010.

THE SUBJECT PREMISES SHOWN ON SHEET 1 OF 2 OF THIS SURVEY ARE CLASSIFIED AS ZONE "B" (INDUSTRY B) PER MAP ENTITLED "ZONING DISTRICTS, CITY OF CAMBRIDGE, MASSACHUSETTS", AS ADOPTED FEBRUARY 13, 1981 AND MODIFIED BY SUBSEQUENT AMENDMENTS UP TO AND INCLUDING ORDINANCE #157 OF JUNE 22, 2009 (MAP PREPARED JULY 16, 2009).

A PORTION OF THESE PREMISES, TO THE EAST OF A LINE PARALLEL AND 150 FEET DISTANT FROM THE EASTERLY SIDE LINE OF CARDINAL MEDEIROS AVENUE, ALSO LIES IN A "TRD" DISTRICT (EASTERN CAMBRIDGE DEVELOPMENT RIGHTS TRANSFER RECEIVING DISTRICT) AS DEFINED IN ARTICLE 61.0 "TRANSFER OF DEVELOPMENT RIGHTS REGULATIONS" OF THE ZONING ORDINANCE OF THE CITY OF CAMBRIDGE.

**ZONING REQUIREMENTS:**  
 PER ZONING AND SITE REQUIREMENTS SUMMARY REPORT, PREPARED FOR DIVCO WEST REAL ESTATE SERVICES, BROWN RUDNICK LLP, AND GERMAN AMERICAN CAPITAL CORPORATION, AND SUCCESSORS AND ASSIGNS, LAST REVISED 12/20/2013, PREPARED BY P2R NATIONAL PLANNING & ZONING CONSULTING SERVICE:

	MINIMUM SETBACK	MAX. FRONT	MAX. REAR	MAX. SIDE	PARKING SPACES
IB (INDUSTRY B)	NONE	NONE	NONE	120'	2.75, 666, 1,393

**REFERENCES:**  
 OWNER OF RECORD: N/F RB KENDALL FEE, LLC  
 LOCUS DEED: 47261/163 (2006)  
 DOCUMENT NO.: 1407469  
 256466  
 D.O.T.: MAP-LOT: 41-29, 41-34, 41-36, 41-38  
 TOTAL LOCUS AREA = 206,878± SQ. FT. OR 4.607± AC.

**PLANS AND DEEDS REFERENCES:**  
 MASSACHUSETTS LAND COURT  
 PLAN L.C.C. 10378J THROUGH 10378K  
 PLAN L.C.C. 1991A, 1991B  
 CERT. NO. 1147 OF 1984  
 DOCUMENT NO. 657256  
 DOCUMENT NO. 654750

**SOUTH MIDDLESEX REGISTRY OF DEEDS**  
 DEED BK 24079 PG 83 DEED BK 32199 PG 509  
 PLAN NO. 1425 OF 1985  
 PLAN NO. 1747 OF 1987  
 PLAN NO. 503 OF 1989  
 PLAN NO. 1147 OF 1984  
 PLAN NO. 699 OF 1986

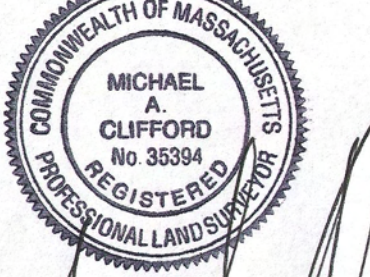
**CULLINAN ENGINEERING COMPANY, INC./DGT ARCHIVES**  
 PLAN NO. 20120031-20-010-C5-10 BUILDINGS 100, 200, 300, 400, 500, 600, 650, 700 & 1400  
 CARDINAL MEDEIROS AVENUE AND BINNEY STREET, ALTA/ACSM LAND TITLE SURVEY IN CAMBRIDGE, MASS., SCALE 1"=20', DATED OCTOBER 8, 2010.

**SURVEY NOTES:**

- FIELD SURVEY PERFORMED: DECEMBER 2005, UPDATED OCTOBER, 2010 BY CULLINAN ENGINEERING AND FIELD INSPECTION UPDATED OCTOBER 17-22 AND NOVEMBER 12, 2010 BY DGT SURVEY GROUP.
- LOCUS IS SITUATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN OF THE FLOOD INSURANCE RATE MAP, AS DETERMINED BY GRAPHIC SCALING OF MAP NUMBER 2501700577E, PANEL 577 OF 656, EFFECTIVE DATE JUNE 4, 2010.
- ALL UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL "D" PER ASCE STANDARD 38-02 DESIGNATION. UNLESS NOTED, THEY ARE APPROXIMATE ONLY AND HERE COMPILED FROM THE ABOVE REFERENCED PLAN BY CULLINAN ENGINEERING COMPANY, INC. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, REPAIRING OR OTHER CONSTRUCTION, ALL UTILITY COMPANIES MUST BE NOTIFIED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 192C, ACTS OF 1983, MASSACHUSETTS. CALL THE SHIRT AT 1-888-344-7233 OR DIAL 811. THE DGT SURVEY GROUP ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE FUTURE CONNECTIONS, THE APPROPRIATE UTILITY ENGINEERING DEPARTMENTS MUST BE CONSULTED.
- CHICAGO TITLE INSURANCE COMPANY, SCHEDULE B, SECTION II - EXCEPTIONS, CASE NUMBER: C20363, CONNECTION NUMBER: 17882314, EFFECTIVE DATE: JANUARY 15, 2014 AT 10:30 A.M. (REGISTERED LAND) AND 10:30 A.M. (REGISTERED LAND)

I HEREBY CERTIFY TO:  
 DIVCO WEST ACQUISITIONS, LLC  
 TO GERMAN AMERICAN CAPITAL CORPORATION, A MARYLAND CORPORATION AND ITS SUCCESSORS AND ASSIGNS,  
 THE PLANNING & ZONING RESOURCE CORPORATION  
 CHICAGO TITLE INSURANCE COMPANY

THAT TO THE BEST OF MY PROFESSIONAL INFORMATION, KNOWLEDGE AND BELIEF THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 (EXISTING MONUMENTS ONLY), 2, 3, 4, 6(a), 6(b), 7(c), 7(d), 7(e), 7(f), 7(g) PER PREVIOUS SURVEY BY CULLINAN ENGINEERING COMPANY, INC. (11, 11(a), 11(b), 11(c), 11(d), 11(e), 11(f), 11(g), 11(h), 11(i), 11(j), 11(k), 11(l), 11(m), 11(n), 11(o), 11(p), 11(q), 11(r), 11(s), 11(t), 11(u), 11(v), 11(w), 11(x), 11(y), 11(z), 12, 13, 14, 15, 16 (EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS NOT OBSERVED AT TIME OF SURVEY), 17 (AS TO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NONE ARE KNOWN TO US), 18 (EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL NOT OBSERVED AT TIME OF SURVEY), 19, 20(a), 20(b) (EXISTING MONUMENTS ONLY) AND 21 (PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 12, 2013.



15 JAN 2014  
 DATE  
 MICHAEL CLIFFORD  
 PROFESSIONAL LAND SURVEYOR

**ONE KENDALL SQUARE SOUTH BLOCK**

**ALTA/ACSM LAND TITLE SURVEY**

IN  
**CAMBRIDGE, MASSACHUSETTS**  
**MIDDLESEX COUNTY**

PREPARED FOR:  
**DIVCO WEST LLC**

PREPARED BY:  
**DGT SURVEY GROUP**  
 A DIVISION OF DIGITAL GEOGRAPHIC TECHNOLOGIES, INC.

803 SUMMER STREET  
 1ST FLOOR  
 BOSTON, MA 02127

TEL: 617-275-0541  
 info@dgtsurvey.com  
 www.dgtsurvey.com

RESEARCH: CEC  
 FIELD: P. DUPUY  
 CALCULATION: CEC  
 DRAFTING: CEC, V.V.  
 CHECK: M. CLIFFORD, PLS.  
 PROJ. MANAGER: V. VIGIER  
 DATE: 12-NOV-2013  
 JOB NO. S-1009.01  
 CRD FILE S-1009-ALL.CRD  
 SHEET NO. 1 OF 2

**AIRPORT CONICAL ZONE**

THE ENTIRE PROPERTY LIES WITHIN THE AIRPORT CONICAL ZONE OF LOGAN INTERNATIONAL AIRPORT AS SHOWN ON THE BOSTON-LOGAN COMPOSITE OF CRITICAL AIRSPACE SURFACES DATED DECEMBER 2011. THE PROPERTY LIES APPROXIMATELY 3.5 MILES FROM THE AIRPORT AND THE RESTRICTED AREA IS APPROXIMATELY 400 FEET ABOVE THE ROOF OF THE BUILDING. NOTE THAT THE COMPOSITE MAP DOES NOT REPLACE THE FAA'S 7460 REVISION PROCESS AND CONSISTENCY WITH THIS SEPARATION DISTANCE DOES NOT ENSURE THAT THE PROPOSAL WILL BE ACCEPTABLE TO THE FAA AND AIR CARRIERS.



**SCHEDULE B, SECTION II – EXCEPTIONS**

- 1. REFER TO CHICAGO TITLE INSURANCE COMPANY, SCHEDULE B, SECTION II – EXCEPTIONS, CASE NUMBER: C20363, CONNECTION NUMBER: 1782314, EFFECTIVE DATE: JANUARY 15, 2014 AT 10:30 A.M. (REGISTERED LAND) AND 10:30 A.M. (RECORDED LAND)
  - 2. GRANT OF ACCESS UNDER EASEMENT DEED FRONTED TO CAMBRIDGE ELECTRIC LIGHT COMPANY STARK DRAPER LABORATORY, INC. DATED AUGUST 31, 1983 AND FILED AS DOCUMENT NO. 647939. (AS SHOWN ON SHEET 1)
  - 3. RIGHTS AND EASEMENTS SET FORTH IN THAT CERTAIN GRANT OF EASEMENT FROM CHARLES STARK DRAPER LABORATORY, INC. DATED AUGUST 31, 1983 AND FILED AS DOCUMENT NO. 647939. (AS SHOWN ON SHEET 1)
  - 4. RIGHTS AND EASEMENTS SET FORTH IN A GRANT OF EASEMENT DATED AUGUST 30, 1983 AND FILED AS DOCUMENT NO. 654750. (AS SHOWN ON SHEET 1)
  - 5. TERMS AND PROVISIONS OF EASEMENTS AGREEMENT BETWEEN ROBERT A. JONES, GEORGE NAJARIAN AND DAVID E. CLEM, TRUSTEES OF OLD KENDALL REALTY TRUST DATED DECEMBER 17, 1984 AND FILED AS DOCUMENT NO. 673502, AS AFFECTED BY AMENDMENT TO EASEMENTS AGREEMENT, DATED APRIL 7, 2006 AND FILED AS DOCUMENT NO. 1416496. (AS SHOWN ON SHEET 1)
  - 6. PARKING ACCESS EASEMENT AGREEMENT DATED APRIL 11, 1995 AND FILED AS DOCUMENT NO. 77196, AS AFFECTED BY RELEASE OF PARKING RIGHTS BY ROBERT A. JONES AND GEORGE NAJARIAN, TRUSTEES OF OLD BINNEY REALTY TRUST DATED JANUARY 11, 1995, RECORDED IN BOOK 25122, PAGE 84 AND FILED AS DOCUMENT NO. 96485, RELEASE OF PARKING RIGHTS BY ROBERT A. JONES, MANAGING TRUSTEE OF OLD CAMBRIDGE REALTY TRUST DATED JANUARY 11, 1995, RECORDED IN BOOK 25122, PAGE 88 AND FILED AS DOCUMENT NO. 96486, RELEASE OF PARKING RIGHTS BY ROBERT A. JONES, MANAGING TRUSTEE OF OLD KENDALL REALTY TRUST DATED JANUARY 11, 1995, RECORDED IN BOOK 25122, PAGE 102 AND FILED AS DOCUMENT NO. 96487, RELEASE OF PARKING RIGHTS BY STATE STREET BANK AND TRUST COMPANY, TRUSTEES OF KENDALL ONE REALTY TRUST DATED JANUARY 5, 1995, RECORDED IN BOOK 25122, PAGE 106 AND FILED AS DOCUMENT NO. 96488, AND RELEASE OF PARKING RIGHTS DATED JANUARY 10, 1995, RECORDED IN BOOK 25153, PAGE 385 AND AS FILED AS DOCUMENT NO. 967459. (AS SHOWN ON SHEET 1)
  - 7. THIS POLICY INSURES AGAINST LOSS OR DAMAGE BY REASON OF ENFORCED REMOVAL OR ALTERATION OF AN EXISTING BUILDING AND IMPROVEMENTS ON THE LAND, AS A RESULT OF THE EXERCISE OF THE RIGHT OF USE OR MAINTENANCE OF THE ABOVE EASEMENT FOR THE PURPOSE FOR WHICH IT WAS GRANTED OR RESERVED.
  - 8. RIGHTS OF ACCESS GRANTED BY OLD CAMBRIDGE TRUSTEES TO CAMBRIDGE ELECTRIC LIGHT COMPANY IN EASEMENT DEED DATED JANUARY 4, 1984 AND FILED AS DOCUMENT NO. 654571. (AS SHOWN ON SHEET 1)
  - 9. PARKING AGREEMENT BY AND BETWEEN ONE KENDALL LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND FORRESTER RESEARCH, INC. DATED AS OF MAY 6, 1999, RECORDED ON MAY 7, 1999 IN BOOK 30147, PAGE 53 AND FILED ON MAY 17, 1999 AS DOCUMENT NO. 1109786. (NOT PLOTTABLE)
- THE ABOVE EXCEPTION IS LISTED IN THIS POLICY, BECAUSE THE LEASE REFERENCED THEREIN APPEARS ON THE PRESENT OWNER'S CERTIFICATE OF TITLE. HOWEVER, THIS POLICY INSURES AGAINST LOSS OR DAMAGE THAT THE INSURED MAY SUSTAIN BY REASON OF THE ENFORCEMENT, OR THE ATTEMPTED ENFORCEMENT OF ANY OF THE OBLIGATIONS UNDER SAID LEASE. THE COMPANY AGREES TO ISSUE AN ENDORSEMENT TO THE POLICY REMOVING SAID EXCEPTION UPON THE ALLOWANCE OF A SUPPLEMENTAL ("S") FEEITION BY THE LAND COURT REMOVING A REFERENCE TO SAID LEASE FROM THE CERTIFICATE OF TITLE.
- 10. GRANT OF EASEMENT FROM THE CITY OF CAMBRIDGE, DATED JANUARY 29, 2009 AND RECORDED IN BOOK 52168 PAGE 362. (AS SHOWN ON SHEET 1)
  - 11. TERMS AND PROVISIONS OF CROSS EASEMENT AGREEMENT BY AND AMONG DAVID E. CLEM, ROBERT A. JONES AND K. GEORGE NAJARIAN, TRUSTEES OF OLD KENDALL REALTY TRUST DATED AS OF AUGUST 9, 1985 AND FILED AS DOCUMENT NO. 682270, AS AFFECTED BY RELEASE OF PARKING RIGHTS BY ROBERT A. JONES AND GEORGE NAJARIAN, TRUSTEES OF OLD BINNEY REALTY TRUST, DATED JANUARY 11, 1995, RECORDED IN BOOK 25122, PAGE 84 AND FILED AS DOCUMENT NO. 96485, RELEASE OF PARKING RIGHTS BY ROBERT A. JONES, MANAGING TRUSTEE OF OLD CAMBRIDGE REALTY TRUST DATED JANUARY 11, 1995, RECORDED IN BOOK 25122, PAGE 88 AND FILED AS DOCUMENT NO. 96486, RELEASE OF PARKING RIGHTS BY STATE STREET BANK AND TRUST COMPANY, TRUSTEES OF KENDALL ONE REALTY TRUST DATED JANUARY 5, 1995, RECORDED IN BOOK 25122, PAGE 102 AND FILED AS DOCUMENT NO. 96487, AND RELEASE OF PARKING RIGHTS BY STATE STREET BANK AND TRUST COMPANY, TRUSTEES OF KENDALL ONE REALTY TRUST DATED JANUARY 5, 1995, RECORDED IN BOOK 25122, PAGE 106 AND FILED AS DOCUMENT NO. 96488. (AS SHOWN ON SHEET 1)
  - 12. PEDESTRIAN BRIDGE OVER BINNEY STREET BETWEEN BUILDINGS 1400 AND 1500 AND RIGHTS OF THE GENERAL PUBLIC AND OTHERS ENTITLED THERETO. (AS SHOWN ON SHEET 1)

**RECORD PARCELS DESCRIPTIONS**

REAL PROPERTY IN THE COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:  
**BUILDINGS 100, 200, 300, 400 AND 500.**

FOUR REGISTERED PARCELS OF LAND LOCATED IN THE CITY OF CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

**LOT 35 – I.C. PLAN 10378G**

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF HAMPSHIRE STREET WITH THE SOUTHEASTERLY LINE OF CARDINAL MEDEROS AVENUE;

THENCE RUNNING N 36°06'30" E ALONG SAID SOUTHEASTERLY LINE OF CARDINAL MEDEROS AVENUE, A DISTANCE OF 262.69 FEET, TO A POINT;

THENCE RUNNING S 63°46'58" E, BY LAND NOW OR FORMERLY OF TRUSTEES OF OLD KENDALL REALTY TRUST, A DISTANCE OF 322.66 FEET, TO A POINT;

THENCE RUNNING S 36°16'40" W, BY LOT 42 SHOWN ON LAND COURT PLAN 10378A, A DISTANCE OF 48.01 FEET, TO A POINT;

THENCE RUNNING BY LOT 36, SHOWN ON LAND COURT PLAN 10378G, ON THE FOLLOWING FOUR (4) COURSES:

N 53°40'39" W, A DISTANCE OF 65.11 FEET, TO A POINT;

S 36°04'50" W, A DISTANCE OF 126.58 FEET, TO A POINT;

S 53°32'32" E, A DISTANCE OF 42.30 FEET, TO A POINT; AND

S 28°34'58" E, A DISTANCE OF 12.62 FEET, TO A POINT AT LAND, NOW OR FORMERLY OF TRUSTEES OF KENDALL THREE REALTY TRUST;

THENCE RUNNING S 60°21'50" W, IN PART BY LAND OF SAID TRUSTEES AND IN PART BY LAND, NOW OR FORMERLY OF CHARLES STARK DRAPER LABORATORY, INC. A DISTANCE OF 205.87 FEET, TO A POINT ON THE AFORESAID NORTHEASTERLY LINE OF HAMPSHIRE STREET;

THENCE RUNNING N 28°34'58" W, ALONG SAID NORTHEASTERLY LINE OF HAMPSHIRE STREET, A DISTANCE OF 250.01 FEET, TO THE POINT OF BEGINNING.

**LOT 36 – I.C. PLAN 10378G**

COMMENCING AT A POINT ON THE EASTERLY LINE OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING S 36°16'40" W AND A DISTANCE OF 48.01 FEET FROM THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL;

THENCE RUNNING S 36°16'40" W, BY LAND OF THE TRUSTEES OF KENDALL THREE REALTY TRUST, A DISTANCE OF 107.52 FEET, TO A POINT;

THENCE RUNNING S 60°21'50" W, BY LAND OF SAID TRUSTEES, A DISTANCE OF 26.84 FEET, TO A POINT;

THENCE RUNNING BY LOT 35, SHOWN ON LAND COURT PLAN 10378G, ON THE FOLLOWING FOUR (4) COURSES:

N 28°34'58" W, A DISTANCE OF 12.62 FEET, TO A POINT;

N 53°32'32" W, A DISTANCE OF 42.30 FEET, TO A POINT;

N 36°04'50" E, A DISTANCE OF 126.58 FEET, TO A POINT; AND

S 53°40'39" E, A DISTANCE OF 65.11 FEET, TO THE POINT OF BEGINNING.

**LOT 42 – I.C. PLAN 10378J**

COMMENCING AT THE NORTHEAST CORNER OF LOT 35, HEREBYFORE DESCRIBED;

THENCE RUNNING BY LAND, NOW OR FORMERLY OF TRUSTEES OF KENDALL THREE REALTY TRUST, ON THE FOLLOWING THREE (3) COURSES:

S 53°46'58" E, A DISTANCE OF 1.97 FEET, TO A POINT;

S 36°25'25" W, A DISTANCE OF 48.02 FEET, TO A POINT; AND

N 53°40'39" W, A DISTANCE OF 1.85 FEET, TO A POINT;

THENCE RUNNING N 36°16'40" E, BY LOT 35, A DISTANCE OF 48.01 FEET, TO THE POINT OF BEGINNING.

**LOT 43 – I.C. PLAN 10378J**

A CERTAIN PARCEL OF LAND SITUATE IN CAMBRIDGE IN THE COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS

NORTHEASTERLY BY LOT 39 AS SHOWN ON PLAN HERENAFTER MENTIONED, THIRTEEN AND 05/100 FEET;

SOUTHEASTERLY FORTY-EIGHT AND 04/100 FEET; AND

SOUTHWESTERLY THIRTEEN AND 28/100 FEET BY LOT 41 ON SAID PLAN; AND

NORTHWESTERLY BY LOT 42 ON SAID PLAN, FORTY-EIGHT AND 02/100 FEET.

SAID PARCEL IS SHOWN AS LOT 43 ON PLAN NO. 10378J.

ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON A SUBDIVISION PLAN, AS APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE, A COPY OF WHICH IS FILED IN THE REGISTRY OF DEEDS IN REGISTRATION BOOK 1050, PAGE 90, WITH CERTIFICATE 184040.

TOGETHER WITH THE RIGHTS AND EASEMENTS SET FORTH IN THAT CERTAIN GRANT OF EASEMENT FROM CHARLES STARK DRAPER LABORATORY, INC. DATED AUGUST 31, 1983, FILED WITH THE MIDDLESEX COUNTY REGISTRY DISTRICT OF THE LAND COURT (THE "DISTRICT") AS DOCUMENT NO. 657256.

TOGETHER WITH THE RIGHTS AND EASEMENTS SET FORTH IN THAT CERTAIN EASEMENTS AGREEMENT DATED DECEMBER 17, 1984 AND FILED AS DOCUMENT NO. 673502, AS AFFECTED BY AMENDMENT TO EASEMENTS AGREEMENT, DATED APRIL 7, 2006 AND FILED AS DOCUMENT NO. 1416496.

TOGETHER WITH THE RIGHTS AND EASEMENTS SET FORTH IN A GRANT OF EASEMENT DATED AUGUST 30, 1983 AND FILED AS DOCUMENT NO. 654750.

TOGETHER WITH THE RIGHTS AND EASEMENTS SET FORTH IN A GRANT OF EASEMENT FROM THE CITY OF CAMBRIDGE, DATED JANUARY 29, 2009 AND RECORDED IN BOOK 52168, PAGE 362.

THE FOREGOING PARCELS COLLECTIVELY ARE ALSO DESCRIBED AS FOLLOWS:

THOSE CERTAIN PARCELS OF REGISTERED LAND LOCATED IN CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS, SHOWN AS LOTS 35 AND 36 ON LAND COURT PLAN 10378G AND LOTS 42 AND 43 SHOWN ON LAND COURT PLAN 10378J, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT ON THE NORTHEASTERLY SIDELINE OF HAMPSHIRE STREET 250.01 FEET DISTANCE SOUTHEASTERLY FROM INTERSECTION OF EASTERLY SIDELINE OF CARDINAL MEDEROS AVENUE AND NORTHEASTERLY SIDE LINE OF HAMPSHIRE STREET THENCE BOUNDED:

SOUTHWESTERLY BY THE NORTHEASTERLY LINE OF HAMPSHIRE STREET, TWO HUNDRED FIFTY AND 01/100 (250.01) FEET;

NORTHWESTERLY BY THE SOUTHEASTERLY LINE OF CARDINAL MEDEROS AVENUE, TWO HUNDRED SIXTY TWO AND 89/100 (262.69) FEET;

NORTHEASTERLY BY LAND NOW OR FORMERLY OF CAMBRIDGE ATHENAEUM LLC, THREE HUNDRED THIRTY SEVEN AND 68/100 (337.68) FEET;

SOUTHEASTERLY BY LAND NOW OR FORMERLY OF AMGEN CAMBRIDGE REAL ESTATE HOLDINGS INC., FORTY-EIGHT AND 04/100 (48.04) FEET;

SOUTHWESTERLY BY LAND OF SAID AMGEN CAMBRIDGE REAL ESTATE HOLDINGS INC., FIFTEEN AND 13/100 (15.13) FEET;

SOUTHEASTERLY BY SAID LAND NOW OR FORMERLY OF AMGEN CAMBRIDGE REAL ESTATE HOLDINGS INC., ONE HUNDRED SEVEN AND 52/100 (107.52) FEET; AND

SOUTHEASTERLY BY LAND NOW OR FORMERLY OF AMGEN CAMBRIDGE REAL ESTATE HOLDINGS INC. AND CHARLES STARK DRAPER LABORATORY, INC., TWO HUNDRED THIRTY TWO AND 71/100 (232.71) FEET.

**BUILDINGS 600, 650 AND 700.**

**LOT 39 – I.C. PLAN 10378H**

THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

FOUR REGISTERED PARCELS OF LAND LOCATED IN THE CITY OF CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS, COMMENCING AT A POINT ON THE EASTERLY SIDE OF CARDINAL MEDEROS AVENUE, SAID POINT BEING SIXTY FEET FROM THE INTERSECTION OF SAID EASTERLY SIDE OF CARDINAL MEDEROS AVENUE AND THE SOUTHERLY LINE OF BINNEY STREET;

NORTHERLY, BY LOT 40 SHOWN IN LAND COURT PLAN 10378, TWO HUNDRED THIRTY-EIGHT AND SIXTY-THREE HUNDREDS (238.63) FEET, EIGHTY-TWO AND FORTY-ONE HUNDREDS (82.41) FEET AND SEVENTEEN AND FOUR HUNDREDS (17.04) FEET;

EASTERLY, BY LOTS 40 AND 41 SHOWN ON LAND COURT PLAN 10378, ONE HUNDRED NINETY-SIX AND EIGHTY-FOUR HUNDREDS (196.84) FEET;

SOUTHERLY BY LOTS 43 AND 42 SHOWN ON LAND COURT PLAN 10378J AND LOT 35 SHOWN ON LAND COURT PLAN 10378G THREE HUNDRED THIRTY-SEVEN AND SIXTY-EIGHT HUNDREDS (337.68) FEET;

WESTERLY, ON AFORESAID CARDINAL MEDEROS AVENUE, ONE HUNDRED NINETY-NINE AND SEVENTY-ONE HUNDREDS (199.71) FEET;

THE PARCEL OF LAND DESCRIBED ABOVE IS SHOWN AS LOT 39 ON LAND COURT PLAN 10378H.

**LOT 40 (BUILDING 1400).**

THE LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SHOWN AS LOT 40 ON LAND COURT PLAN 10378, SITUATED ON BINNEY STREET IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX, MASSACHUSETTS, ALSO SHOWN ON A PLAN ENTITLED "TOPOGRAPHIC PLAN FOR OLD BINNEY REALTY TRUST, CARDINAL MEDEROS AVENUE, BINNEY STREET, CAMBRIDGE, MASSACHUSETTS," DATED JUNE 29, 1987, AS REVISED JULY 10, 1987, APRIL 13, 1988, AUGUST 12, 1988, SEPTEMBER 6, 1988, AND SEPTEMBER 26, 1988, PREPARED BY COLLINAN ENGINEERING CO., INC., BEING BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHEASTERLY BY THE SOUTHWESTERLY LINE OF BINNEY STREET, TWO HUNDRED SIXTY-SIX AND 80/100 (266.80) FEET AND TWO HUNDRED TWENTY AND 44/100 (220.44) FEET;

EASTERLY BY LAND NOW OR FORMERLY OF CONSOLIDATED REAL CORPORATION, EIGHTY-NINE AND 24/100 (89.24) FEET;

SOUTHWESTERLY BY LOT 41 ON LAND COURT PLAN 10378, TWENTY SEVEN AND 16/100 (27.16) FEET;

SOUTHWESTERLY BY SAID LOT 41, THIRTY-FIVE AND 12/100 (35.12) FEET AND ONE HUNDRED TWO AND 73/100 (102.73) FEET;

NORTHWESTERLY BY LOT 39 ON LAND COURT PLAN 10378H, SIXTY-SIX AND 15/100 (66.15) FEET;

SOUTHWESTERLY BY SAID LOT 39, SEVENTEEN AND 04/100 (17.04) FEET;

SOUTHWESTERLY BY SAID LOT 39, EIGHTY-TWO AND 41/100 (82.41) FEET;

SOUTHWESTERLY BY SAID LOT 39, TWO HUNDRED THIRTY-EIGHT AND 63/100 (238.63) FEET;

NORTHWESTERLY BY CARDINAL MEDEROS AVENUE (FORMERLY KNOWN AS PORTLAND STREET), SIXTY AND 00/100 (60) FEET.

TOGETHER WITH THE RIGHTS SET FORTH IN EASEMENTS AGREEMENT DATED DECEMBER 17, 1984, BETWEEN OLD CAMBRIDGE REALTY TRUST AND THE OLD KENDALL TRUSTEES, FILED AS DOCUMENT NO. 673502, AS AFFECTED BY AMENDMENT TO EASEMENTS AGREEMENT, DATED APRIL 7, 2006 AND FILED AS DOCUMENT NO. 1416496.

TOGETHER WITH THE RIGHTS SET FORTH IN PARKING ACCESS EASEMENT AGREEMENT FILED AS DOCUMENT NO. 77196, AS AFFECTED BY RELEASE OF PARKING RIGHTS BY ROBERT A. JONES AND GEORGE NAJARIAN, TRUSTEES OF OLD BINNEY REALTY TRUST, DATED JANUARY 11, 1995, RECORDED IN BOOK 25122, PAGE 84 AND FILED AS DOCUMENT NO. 96485, RELEASE OF PARKING RIGHTS BY ROBERT A. JONES, MANAGING TRUSTEE OF OLD CAMBRIDGE REALTY TRUST DATED JANUARY 11, 1995, RECORDED IN BOOK 25122, PAGE 88 AND FILED AS DOCUMENT NO. 96486, RELEASE OF PARKING RIGHTS BY ROBERT A. JONES, MANAGING TRUSTEE OF OLD KENDALL REALTY TRUST DATED JANUARY 11, 1995, RECORDED IN BOOK 25122, PAGE 102 AND FILED AS DOCUMENT NO. 96487, RELEASE OF PARKING RIGHTS BY STATE STREET BANK AND TRUST COMPANY, TRUSTEES OF KENDALL ONE REALTY TRUST DATED JANUARY 5, 1995, RECORDED IN BOOK 25122, PAGE 106 AND FILED AS DOCUMENT NO. 96488, AND RELEASE OF PARKING RIGHTS DATED JANUARY 10, 1995, RECORDED IN BOOK 25153, PAGE 386 AND AS FILED AS DOCUMENT NO. 967459.

TOGETHER WITH THE RIGHTS SET FORTH IN THAT CERTAIN PARKING AND ACCESS EASEMENT AGREEMENT, BY AND BETWEEN DWF IV ONE KENDALL LLC AND \_\_\_\_\_ DATED AS OF JANUARY \_\_\_\_\_ 2014 AND RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ AND FILED AS DOCUMENT NO. \_\_\_\_\_

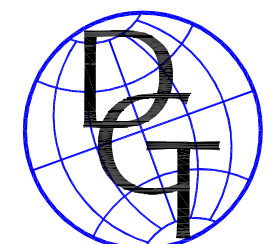
**LIST OF OBSERVATIONS**

- ▼ TWO SIGNS ALONG THE SOUTHERLY BOUNDARY OF LOT 35 ENCRoACH BY 3.4' AND 2.5' ONTO HAMPSHIRE STREET. (AS SHOWN ON SHEET 1)
- ▼ THE SIX AWNINGS ALONG THE SOUTHERLY SIDE OF BUILDING 100 ENCRoACH BY 1.5' TO 1.6' ONTO HAMPSHIRE STREET. (AS SHOWN ON SHEET 1)
- ▼ THREE FLAGPOLES ALONG THE SOUTHERLY SIDE OF BUILDING 100 ENCRoACH BY 4.8' ONTO HAMPSHIRE STREET. (AS SHOWN ON SHEET 1)
- ▼ TWO AWNINGS ON THE WESTERLY SIDE OF BUILDING 100 ENCRoACH 1.4' AND 1.5' ONTO CARDINAL MEDEROS AVENUE. (AS SHOWN ON SHEET 1)
- ▼ THE RIDGE DRAINS AND FLOODLIGHTS ALONG THE WESTERN AND NORTHERN SIDES OF BUILDING 1400 ENCRoACH BY 0.4' TO 0.5' ONTO CARDINAL MEDEROS AVENUE AND BINNEY STREET. (AS SHOWN ON SHEET 1)
- ▼ THE FOURTH FLOOR ORNAMENTAL OVERHANG AT THE NORTHEAST CORNER OF BUILDING 300 ENCRoACHES BY 2.8' ONTO LAND NOW OR FORMERLY OF THE CHARLES STARK DRAPER LABORATORY, INC. (AS SHOWN ON SHEET 1)
- ▼ THE LOADING PLATFORM AND DOCK ALONG THE EASTERLY SIDE OF BUILDING 300 ENCRoACH 4.5' AND 9.5' RESPECTIVELY ONTO THE ADJACENT PROPERTIES OWNED BY NOW OR FORMERLY OF THE CHARLES STARK DRAPER LABORATORY, INC. AND AMGEN REAL ESTATE HOLDINGS, INC. (AS SHOWN ON SHEET 1)
- ▼ A SIGN ALONG THE EASTERLY BOUNDARY OF LOT 35 ENCRoACHES ONTO LAND NOW OR FORMERLY OF THE CHARLES STARK DRAPER LABORATORY, INC. BY 1.4'. (AS SHOWN ON SHEET 1)
- ▼ TWO METAL VENT PIPES ALONG THE EASTERLY BOUNDARY OF LOT 35 ENCRoACH ONTO LAND NOW OR FORMERLY OF THE CHARLES STARK DRAPER LABORATORY, INC. BY 1.3'. (AS SHOWN ON SHEET 1)

**NOTE**

THE PARCEL CONTAINING BUILDINGS 100, 200, 300, 400, AND 500, THE PARCEL CONTAINING BUILDINGS 600, 650, AND 700, AND THE PARCEL CONTAINING BUILDING 1400, DESCRIBED IN THE FORESET DESCRIPTION SHEET ARE CONTIGUOUS TO ONE ANOTHER ALONG THEIR RESPECTIVE COMMON BOUNDARY LINES AND THERE EXIST NO STRIPS, GAPS OR GIBBS BETWEEN ANY OF SUCH PARCELS OR TRACTS OF LAND.

V.V.	TITLE COMMITMENT	1/15/2014	1
BY:	DESCRIPTION:	DATE:	REV: 0
DRAWING NO.: S-1009_01T11_R1-20F2.DWG			

<b>ONE KENDALL SQUARE SOUTH BLOCK</b>		RESEARCH: CEC
<b>ALTA/ACSM LAND TITLE SURVEY IN CAMBRIDGE, MASSACHUSETTS MIDDLESEX COUNTY</b>		FIELD: P. DUPUY
PREPARED FOR: <b>DIVCO WEST LLC</b>		CALCULATION: CEC
PREPARED BY: <b>DGT SURVEY GROUP</b> <small>A DIVISION OF DIGITAL GEOGRAPHIC TECHNOLOGIES, INC.</small>		DRAFTING: CEC, V.V.
803 SUMMER STREET 1ST FLOOR BOSTON, MA 02127		CHECK: M. CLIFFORD, PLS.
		PROJ. MANAGER: V. VIEN
TEL: 617-275-0541 info@dgturvey.com www.dgturvey.com		DATE: 12-NOV-2013
		JOB NO. S-1009.01
		CRD FILE S-1009-ALL.CRD
		SHEET NO. 2 OF 2



**\*\*Expanded Explanation of Petitioner's Proposal:**

On behalf of DivcoWest (Owner) ScottAG (the Applicant) proposes to add project identity signage (ID2&3) and Parking Directional Blade Sign (P1) to the One Kendall Square project located at Hampshire St. off of Binney St.. in Cambridge. The proposed signage has been designed in conjunction with a much broader upgrade to the plaza on Hampshire St. which includes the primary office entrances to 3 buildings and several of the projects restaurants. The signage included in this application is part of a comprehensive signage upgrade that includes all retail and office signage.

The broader project improvements include ADA upgrades, the addition of an elevator, new paving surfaces, landscaping, restaurant dining areas and lighting. The signage enhances the project update and helps define the space as One Kendall Square. The plaza on Hampshire at One Kendall Square and the projects relationship to the parking facility and Cinema off of Binney St. to the north create the need for a clear identity and directional signage to the parking facility.

SCOTTAG, LLC

1275 NORTH DUTTON AVENUE SANTA ROSA CALIFORNIA 95401-4685  
TELEPHONE: 707.545.4519 FACSIMILE: 707.571.7802 WEB SITE: SCOTTAG.COM

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:**

- A) A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The petitioner would suffer substantial hardship based on the literal enforcement of the provisions of the ordinance due to the lack of identity and lack of awareness of the location as well as the number, nature and identity of the commercial and retail tenants in the project. The plaza at Hampshire is 140' deep and tenants and building entries are not oriented to the street. Adding a project identification sign and directional signage to the parking facility allows tenants and the Owner to improve awareness of the project's offering, increase business and maintain rents.

- B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

One Kendall Square is a unique mixed-use project in Cambridge with 12 restaurants, a cinema, dozens of office tenants and a remote parking facility. The urban core characteristics of the site: intense pedestrian and bicycle traffic, limited parking and limited street front exposure for tenants requires a strong common identity and directional signage for key elements such as parking. The use of the tower as an iconic location for project identity signage supports a common identity which allows for a lower key standard for retail tenant identity. The parking directional blade sign improves traffic circulation and provides an essential message to visitors that parking is available.

- C) **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1) Substantial detriment to the public good for the following reasons:

Approval of the proposed designs will not have a negative visual impact on the neighborhood. The proposed signage is only a modest increase from the Ordinance. The scale of the project and the intensity of use supports the design of the proposed signage.

- 2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The intent of the Ordinance is to support commerce while maintaining the appearance and quality of life in Cambridge. One Kendall Square is a commercial and lifestyle resource in Cambridge. The continued vitality of the project, the quality of tenants and the ongoing upgrades to project facilities promote that goal. The signage design included in this proposal helps to maintain the viability and commercial impact of the project on the City of Cambridge.

- \* If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We DWF IV One Kendall, LLC  
(OWNER)

Address: One Kendall Square, Suite 6103, Cambridge, MA 02139

State that I/We own the property located at One Kendall Square, which is the subject of this zoning application.

The record title of this property is in the name of DWF IV One Kendall, LLC

\*Pursuant to a deed of duly recorded in the date 1/16/14, Middlesex South County Registry of Deeds at Book 47261, Page 163; or Middlesex Registry District of Land Court, Certificate No. 236486  
Book \_\_\_\_\_ Page \_\_\_\_\_.

[Signature]  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

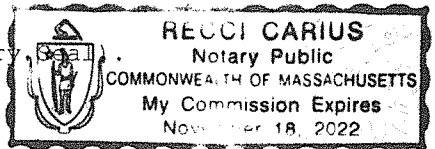
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of suffolk

The above-name Mark Milone personally appeared before me, this 1st of April, 2016, and made oath that the above statement is true.

[Signature] Notary

My commission expires 11/18/22 (Notary Seal)



• If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.