



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

BZA APPLICATION FORM

Plan No: BZA-011418-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Shire - C/O c/o Kirstin Brown, Northstar PRES

PETITIONER'S ADDRESS : 1050 Massachusetts Avenue Cambridge, MA 02138

LOCATION OF PROPERTY : 650 East Kendall St Cambridge, MA 02142

TYPE OF OCCUPANCY : 4.34 ZONING DISTRICT : Office 3A Zone/PUD 3

REASON FOR PETITION :

Sign

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner proposes a single sign to be located on the 6th floor balcony reading "Shire". Petitioner is requesting a variance to permit the sign to exceed the 60 square foot maximum and to permit the sign to be located greater than 20 feet above grade. The total aggregate area of signage is less than the total permitted by right.

SECTIONS OF ZONING ORDINANCE CITED :

Article 7.000 Section 7.16.22.C (Signs).

Article 10.000 Section 10.31 (Variance).

Original Signature(s) :

KBrown

(Petitioner(s) / Owner)

Kirstin V. Brown, AS Agent
 (Print Name)

Address : Northstar Pres

1050 MASS AVE., Cambridge

Tel. No. : 617.413.8394

E-Mail Address : kirstin.brown@northstar-

Date : 16/17/2016

PICS.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.

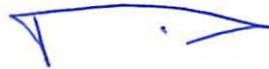
I/We BMR-650 E Kendall B LLC, a Delaware limited liability company
(OWNER)

Address: 17190 Bernardo Center Drive, San Diego, CA 92128

State that I/We own the property located at 650 East Kendall Street, which is the subject of this zoning application.

The record title of this property is in the name of BMR-650 E Kendall B LLC

*Pursuant to a deed of duly recorded in the date 4/4/2007, Middlesex South County Registry of Deeds at Book 49242, Page 295; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.



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

William Kane, Senior VP East Coast Leasing

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

Commonwealth of Massachusetts, County of Middlesex

The above-name William Kane personally appeared before me, this 2 of September, 2016, and made oath that the above statement is true.



Notary

My commission expires June 17, 2022 (Notary Seal).



ALICIA LYNN MOESSO
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 17, 2022

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

ALICIA LYNN MOSSO
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 17, 2025



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:
 - a. Sign located in conformance with the Ordinance at a height of 20 feet or less and no larger than 60 square feet, would not be visible from 3rd Street. A sign at a compliant height would be obscured by surrounding buildings, and elements of the existing streetscape including the ornamental trees, street lights and street signs. Even if located above 20 feet high, a sign that is 60 square feet would not be large enough to be easily readable from 3rd Street, the main access route located over 500 feet away, and would not assist with identifying Shire's location for visitors or wayfinding and will be detrimental to Shire.

- 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:
 - a. The hardship is due to the location of the building on the property and its relationship to the surrounding buildings in the area. The view of the building is obscured by two tall buildings located nearer to 3rd Street to the west and northwest and a third building to the southwest. The unique location of the building, located over 500 feet from its primary access route, combined with the location of the surrounding buildings and street furniture, obscure the view of the building such that the additional height and signage area are necessary to allow the signage to be useful for wayfinding purposes.

- C. DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER
 - 1) Substantial detriment to public good for the following reasons:
 - a. The proposed sign is generally consistent with the Ordinance's requirements and will be located well below the lowest point of the roof. The sign shall be located above the 6th floor balcony of the west face of 650 E. Kendall St. The 6th floor balcony is partially covered by a projecting roof line. The sign shall be 65 square feet and will be justified to the far right (south) end of the balcony facing west to allow for optimal visibility from the 3rd St. and Athenaeum intersection. The sign will be set back from the glass curtain wall for structural and maintenance considerations. The sign will be elevated in order to appear perched on top of the glass façade so that it is visible from the perspective of a pedestrian walking east on Athenaeum from 3rd St. The top of the glass curtain wall is 81'5" above the exterior grade. The sign will not be illuminated beyond the existing recessed, can-lighting in the roof. There are 22 can lights total on the balcony. The building owner, not Shire, controls these lights. Shire will not request more or greater illumination for their sign. The sign will be brushed aluminum and does not include ornate lettering or incorporate elements of Shire's corporate logo and will not create distractions or contribute to visual clutter. The proposed sign will assist pedestrians and vehicular traffic by allowing them to more easily identify Shire's location thereby reducing the

confusion and congestion in the area resulting in a positive impact on the public good.

- 2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons
 - a. The sign is consistent with existing signs for the commercial uses and buildings that generally surround the property. The sign is proposed for wayfinding purposes and does not include ornate lettering or incorporate branding elements of Shire's logo. However, the sign will allow visitors to easily identify the location of the business that occupies 72% of the premises.



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

2016 OCT 18 AM 11:44

BZA APPLICATION FORM

Plan No: BZA-011418-2016
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Shire - C/O c/o Kirstin Brown, Northstar PRES

PETITIONER'S ADDRESS : 1050 Massachusetts Avenue Cambridge, MA 02138

LOCATION OF PROPERTY : 650 East Kendall St Cambridge, MA 02142

TYPE OF OCCUPANCY : 4.34 ZONING DISTRICT : Office 3A Zone/PUD 3

REASON FOR PETITION :
Sign

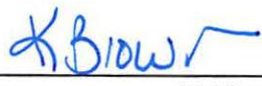
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Petitioner proposes a single sign to be located on the 6th floor balcony reading "Shire". Petitioner is requesting a variance to permit the sign to exceed the 60 square foot maximum and to permit the sign to be located greater than 20 feet above grade. The total aggregate area of signage is less than the total permitted by right.

SECTIONS OF ZONING ORDINANCE CITED :

Article 7.000 Section 7.16.22.C (Signs).

Article 10.000 Section 10.31 (Variance).

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

Kirstin V. Brown, AS Agent
 (Print Name)

Address : Northstar Pres
1050 MASS AVE., Cambridge

Tel. No. : 617.413.8394

E-Mail Address : kirstin.brown@northstar-

Date : 10/17/2016

Pres.com

BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: 650 East Kendall DATE: _____

PETITIONER OR REPRESENTATIVE: Shire

ADDRESS & PHONE: c/o Northstar PRES, 1050 Mass Ave., Cambridge 617.413.8394

BLOCK: 14 LOT: 45

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.

<u>DOCUMENTS</u>	<u>REQUIRED</u>	<u>ENCLOSED</u>
Application Form	_____	<u>X</u>
3 Forms with Original Signatures	_____	_____
Supporting Statements - Scanned & 1 set to Zoning	_____	<u>X</u>
Application Fee (You will receive invoice online)	_____	_____
Assessor's GIS "Block Map" (Available on line or At Engineering Dept. - 147 Hampshire Street)	_____	<u>X</u>
Dimensional Form - Refer to Cambridge Zoning Ordinance - Scanned & 1 set to Zoning (Subject to further review by Zoning Specialist)	_____	<u>X</u>
Ownership Certificate, Notarized - Scanned & 1 set to Zoning	_____	<u>X</u>
Floor Plans - Scanned & 1 set to Zoning	_____	<u>pic</u>
Elevations - Scanned & 1 set to Zoning	_____	<u>X</u>
Certified Plot Plan - Scanned & 1 set to Zoning (By Registered Land Surveyor)	_____	<u>X</u>
Photographs of Property - Scanned & 1 set to Zoning	_____	<u>X</u>
Parking Plan (if relevant to your application) Scanned & 1 set to Zoning	_____	_____
<u>FOR SUBDIVISION ALSO INCLUDE:</u> Scanned & 1 set to Zoning	_____	_____
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.

** 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: Shire

PETITIONER'S ADDRESS: c/o Northstar PRES, 1050 Mass Ave., Cambridge MA 02138

LOCATION OF PROPERTY: 650 East Kendall Square

TYPE OF OCCUPANCY: Office ZONING DISTRICT: Office 3A - PUD 3

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:

Petitioner proposes a single sign to be located on the 6th floor balcony reading "Shire". Petitioner is requesting a variance to permit the sign to exceed the 60 square foot maximum and to permit the sign to be located greater than 20 feet above grade. The total aggregate area of signage is less than the total permitted by right.

SECTIONS OF ZONING ORDINANCE CITED:

Article 7 Section 16.22C

Article 10 Section 31

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):

Kirstin Brown
(Petitioner(s)/Owner)

Kirstin V. Brown, as Agent
(Print Name)

Address:

Northstar PRES

1050 Mass Ave., Cambridge, MA 02138

Tel. No.:

617.413.8394

E-Mail Address:

kirstin.brown@northstar-pres.com

Date: 9.14.14

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:

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

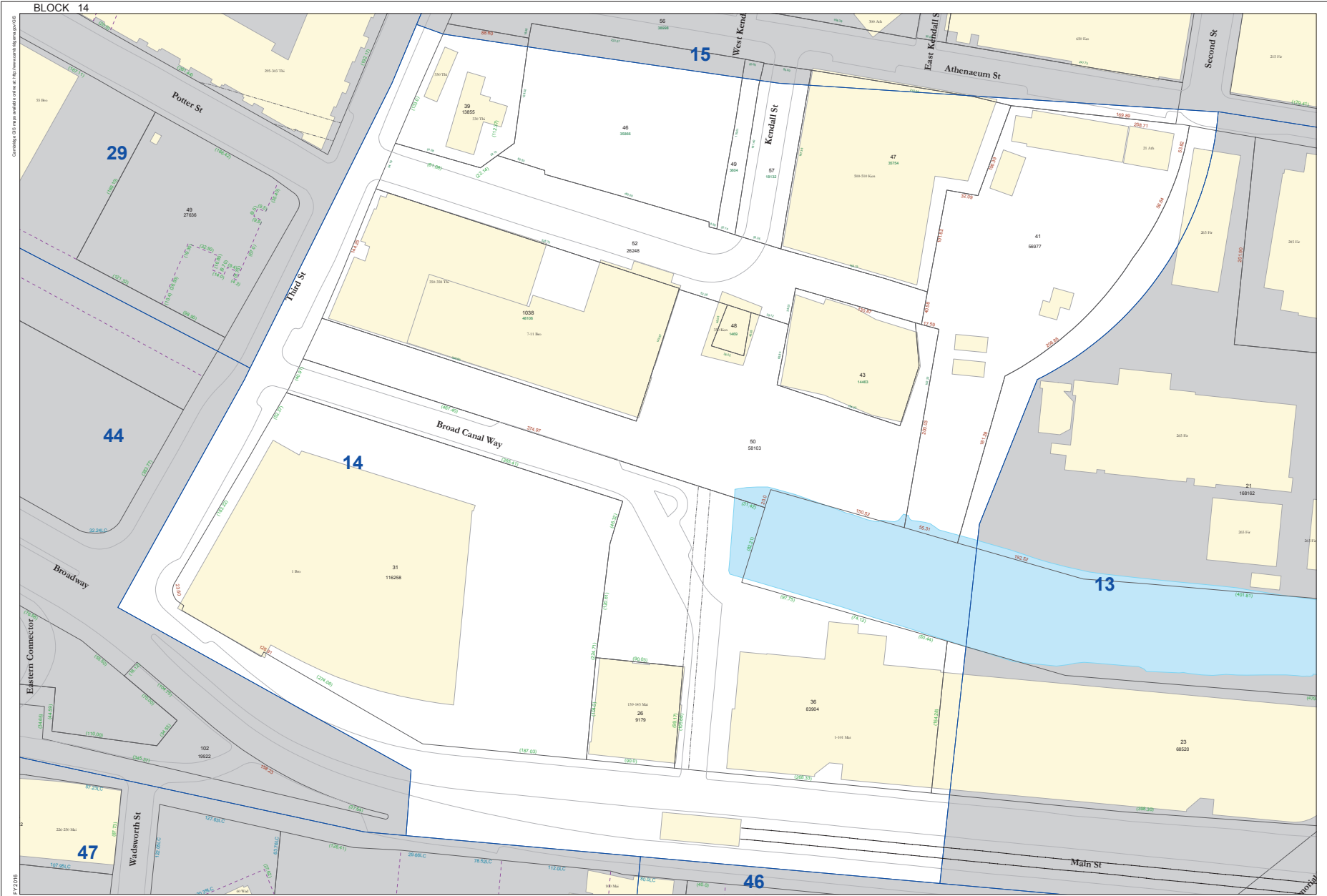
- 1)** Substantial detriment to the public good for the following reasons:

The proposed sign is generally consistent with the Ordinance's requirements and will be located well below the lowest point of the roof. The sign does not include ornate lettering or incorporate elements of Shire's corporate logo and will not create distractions or contribute to visual clutter. The proposed sign will assist pedestrians and vehicular traffic by allowing them to more easily identify Shire's location thereby reducing the confusion and congestion in the area resulting in a positive impact on the public good.

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



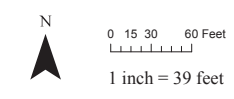
City of Cambridge
Assessing Department
 795 Massachusetts Ave.
 Cambridge, MA 02139

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

10 Lot Number
 14 Block Number
 10 Cam Street Number
 (125.0) Deed Dimension

100 Parcel size in Sq. Ft.
 44.0LC Land Court Dimension
 65.0 Survey Dimensions

DISCLAIMER:
 All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1992 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 air or satellite imagery for assessing purposes only.
 The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map
14

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Shire PRESENT USE/OCCUPANCY: Office

LOCATION: 650 East Kendall ZONE: Office 3A - PUD 3

PHONE: 617.413.8394 REQUESTED USE/OCCUPANCY: No Change

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	204,831 +12,567	No Change	n/a (max.)
LOT AREA:	49,470		5,000 (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	3.0	No Change	3.0+bonus (max.)
LOT AREA FOR EACH DWELLING UNIT:	n/a	No Change	n/a (min.)
SIZE OF LOT:			
WIDTH	199.8'		50 (min.)
DEPTH	247.5'		
Setbacks in Feet:			
FRONT	per PB# 141	No Change	0 (min.)
REAR	0	No Change	0 (min.)
LEFT SIDE	0	No Change	0 (min.)
RIGHT SIDE	0	No Change	0 (min.)
SIZE OF BLDG.:			
HEIGHT	130'	No Change	230 (max.)
LENGTH	247.5'		
WIDTH	199.8'		
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³)		No Change	15% (min.)
NO. OF DWELLING UNITS:	n/a	No Change	n/a (max.)
NO. OF PARKING SPACES:	555	No Change	1/1,000 (min./max)
NO. OF LOADING AREAS:	2	No Change	2 (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		No Change	n/a (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'.

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 BMR-650 E Kendall B LLC, a Delaware limited liability company
(OWNER)

Address: 17190 Bernardo Center Drive, San Diego, CA 92128

State that I/We own the property located at 650 East Kendall Street, which is the subject of this zoning application.

The record title of this property is in the name of BMR-650 E Kendall B LLC

*Pursuant to a deed of duly recorded in the date 4/4/2007, Middlesex South County Registry of Deeds at Book 49242, Page 295; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.



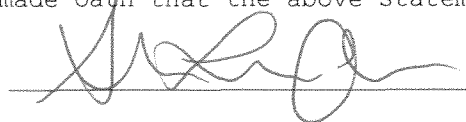
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

William Kane, Senior VP East Coast Leasing


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

Commonwealth of Massachusetts, County of Middlesex

The above-name William Kane personally appeared before me, this 2 of September, 2016, and made oath that the above statement is true.

 Notary

My commission expires June 17, 2022 (Notary Seal).

 ALICIA LYNN MOESSO
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 17, 2022

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



1 FRONT ELEVATION
Scale: 1/16"=1'-0"

60 Arsenal Street
Westtown, MA 02472
617-924-0292
fax 617-924-0279



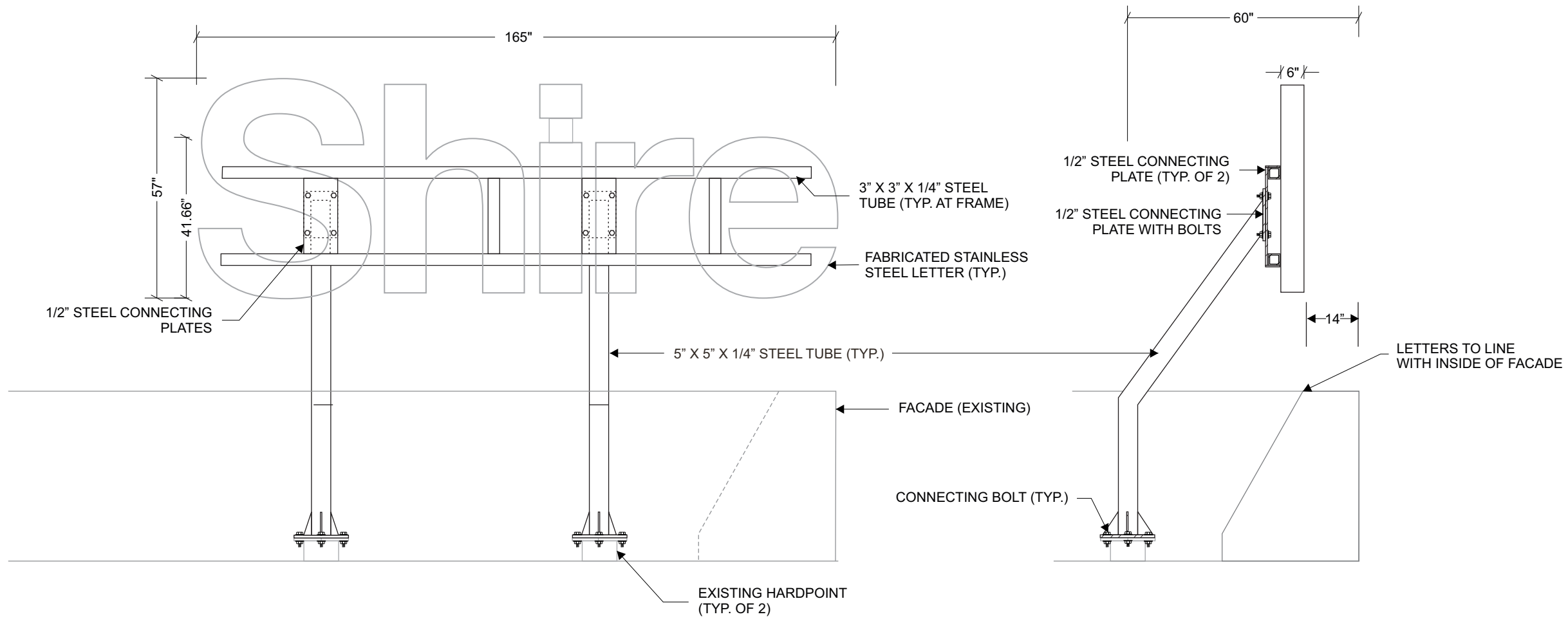
project: SHIRE
location: 650 WEST KENDALL STREET
CAMBRIDGE, MA
description: FABRICATED LETTERS

revisions:
file: SHIRE SHOP
date:

date: 09/12/16
chg:

1.0

This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from this company. All common law and copyright laws are hereby specifically reserved.



2 FRONT VIEW
Scale: 3/8"=1'-0"

3 SIDE VIEW
Scale: 3/8"=1'-0"

date: 09/12/16

dwg:

1.1

revisions:	date:
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file: SHIRE SHOP

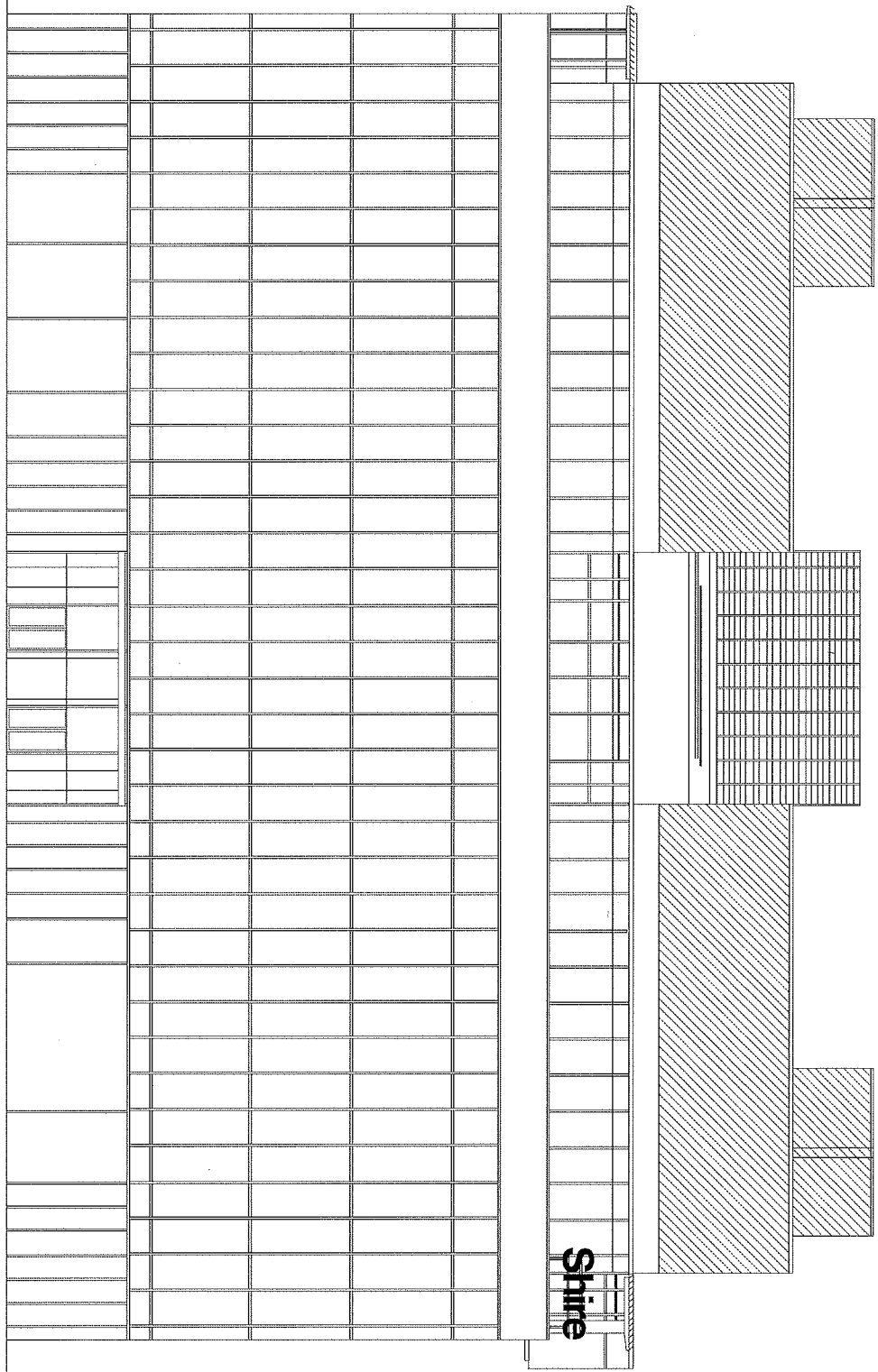
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project:	SHIRE
location:	650 WEST KENDALL STREET CAMBRIDGE, MA
description:	FABRICATED LETTERS




60 Arsenal Street
Watertown, MA 02472
617-924-0292
fax 617-924-0279

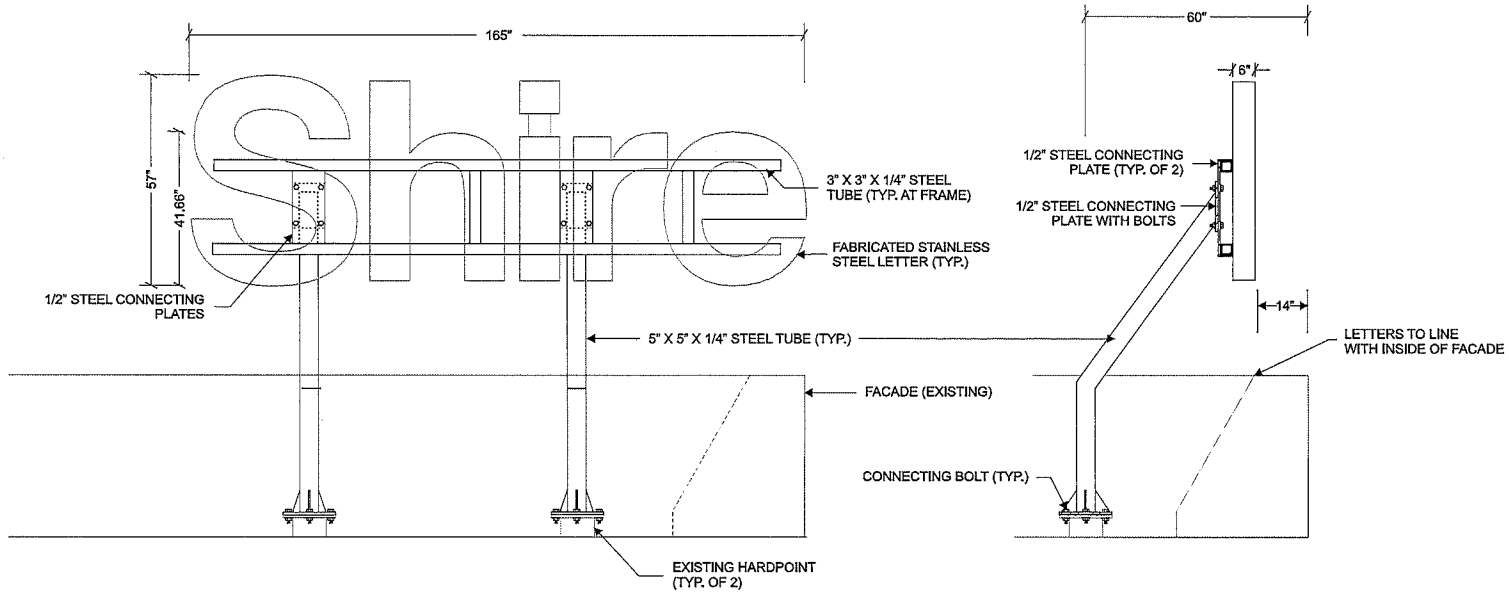
1 FRONT ELEVATION
Scale: 1/8"=1'-0"



Shire

60 Arsenal Street Watertown, MA, 02472 617-924-0292 fax 617-924-0279 	project: SHIRE	date: 08/29/16	
	location: CAMBRIDGE, MA	revisions:	date:
	description: FABRICATED LETTERS	file: SHIRE SHOP	dwg: 1.0

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Scale: 3/8"=1'-0"

3 SIDE VIEW
Scale: 3/8"=1'-0"

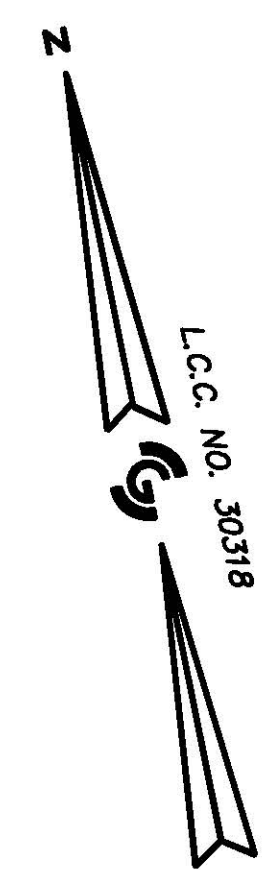
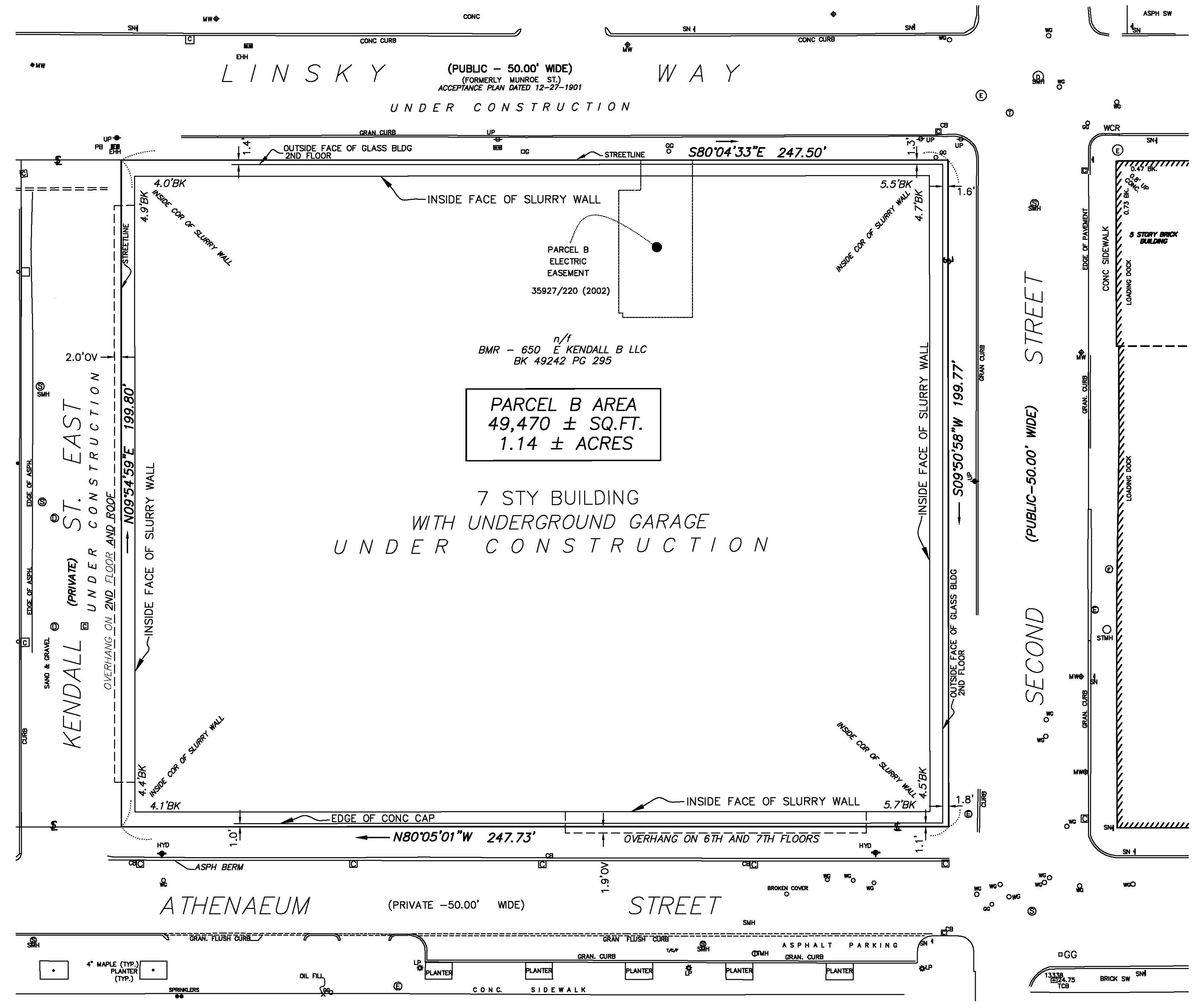
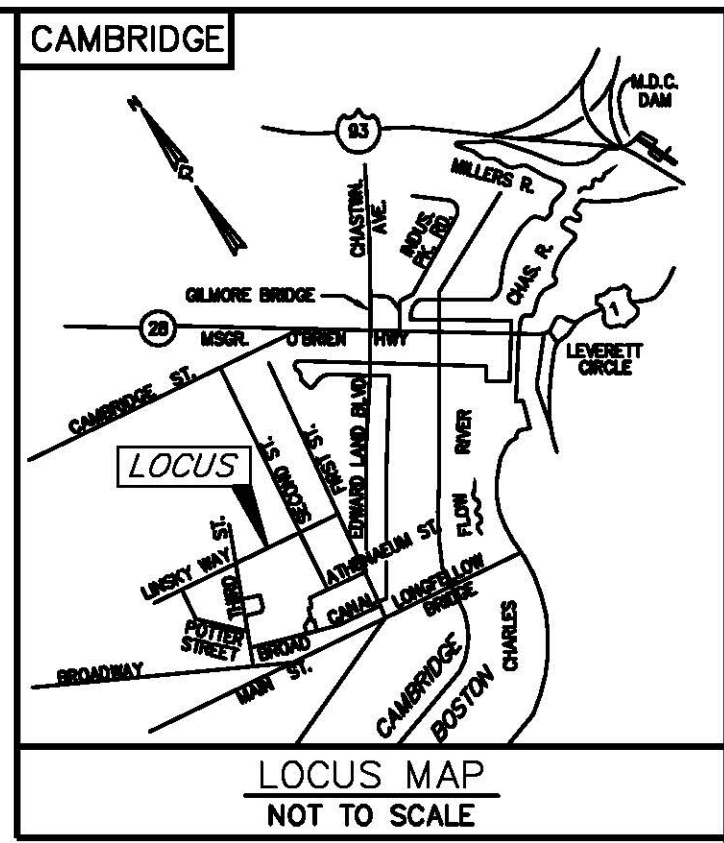
date: 08/29/16
dwg: 1.1

revisions:	date:
file: SHIRE SHOP	

project: SHIRE	location: CAMBRIDGE, MA	description: FABRICATED LETTERS
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60 Arsenal Street
Watertown, MA 02472
517-924-0292
fax: 617-924-0279

SWG
SignWorks Group



LEGEND

ASPH.	ASPHALT	PBL	PULL BOX
BLDG	BUILDING	PL	PROPERTY LINE
BK	BACK	(r)	RECORD
C/CB	CATCH BASIN	(s)	SURVEY
CATV	CABLE TELEVISION	S, (S)	SEWER/SEWER MANHOLE
CLF	CHAIN LINK FENCE	SL	SLEEVE
CONC.	CONCRETE	SL	STEAM MANHOLE
D, (D)	DRAIN, DRAIN MANHOLE	ST	STEAM
E, (E)	ELECTRIC/ELECTRIC MANHOLE	STMH	STEAM MANHOLE
FD.	FOUND.	T, (T)	TELEPHONE/TELEPHONE MANHOLE
FL.	FLOOR	TC	TOP OF CURB
FND.	FOUNDATION	TCB	TRAFFIC CONTROL BOX
G, (G)	GAS/GAS GATE	T/C/F	TELEPHONE, CABLE, FIRE
GRAN.	GRANITE	T.H	TOP OF HOOD
HH	HAND HOLE	U/C	UNDER CONSTRUCTION
HYD	HYDRANT	UBX	UTILITY BOX
JB	JERSEY BARRIER	UMH	UNKNOWN MANHOLE
L, (L)	LIGHT POLE	UP	UTILITY POLE
M, MH	MISC. MANHOLE	UEA	UTILITY EASEMENT AREA
MET.	METAL	WG, (W)	WATER/WATER GATE
MW	MONITORING WELL	WCR	WHEELCHAIR RAMP
OH	OVERHANG	WSN	SIGN
OV	OVER		

REFERENCE

GUNTHER ENGINEERING, INC.:
 DWG. NO. 79.81M "SUBDIVISION PLAN OF LAND" SCALE 1" = 50', DATED MAY, 2002.
 RECORDED MIDDLESEX REGISTRY OF DEEDS SOUTHWEST DISTRICT
 PLAN NO. 759 OF 2002 BK 35927 PG 209

NOTES

FIELD SURVEY PERFORMED JULY 16, 2008.

THE CAD FILE THAT THIS PLAN IS BASED UPON MAY CONSIST OF INFORMATION DERIVED FROM MANY SOURCES INCLUDING SCANNING, DIGITIZING, MANUALLY ENTERING FIELD MEASUREMENTS, AND ELECTRONIC TOTAL STATION MEASUREMENTS. THE ACCURACY OF CERTAIN FEATURES SHOWN MAY VARY DEPENDING ON THEIR SOURCE. IF PRECISE COORDINATE VALUES ARE REQUIRED, PLEASE CALL GUNTHER ENGINEERING AT (617) 464-5300.

DATE _____ PROFESSIONAL LAND SURVEYOR _____

KENDALL SQUARE - PARCEL B

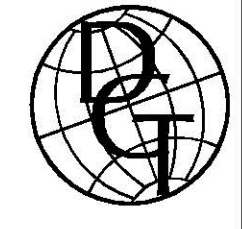
FOUNDATION AS-BUILT

IN
 CAMBRIDGE, MASSACHUSETTS

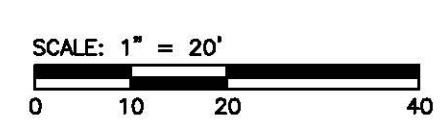
MIDDLESEX COUNTY

16 JULY, 2008

GUNTHER ENGINEERING
 A DIVISION OF DIGITAL GEOGRAPHIC TECHNOLOGIES, INC.
 803 SUMMER STREET, BOSTON, MA 02127
 PHONE: (617) 464-5300; FAX: (617) 464-2442



RESEARCH:	N/A
FIELD:	A. RUSH
CALCULATION:	B. TALEB
DRAFTING:	I. MITRE
CHECK:	B. T.
PROJ. MANAGER:	B. TALEB
PROJECT NO.	G-3109.65
DRAWING NO.	560.63M

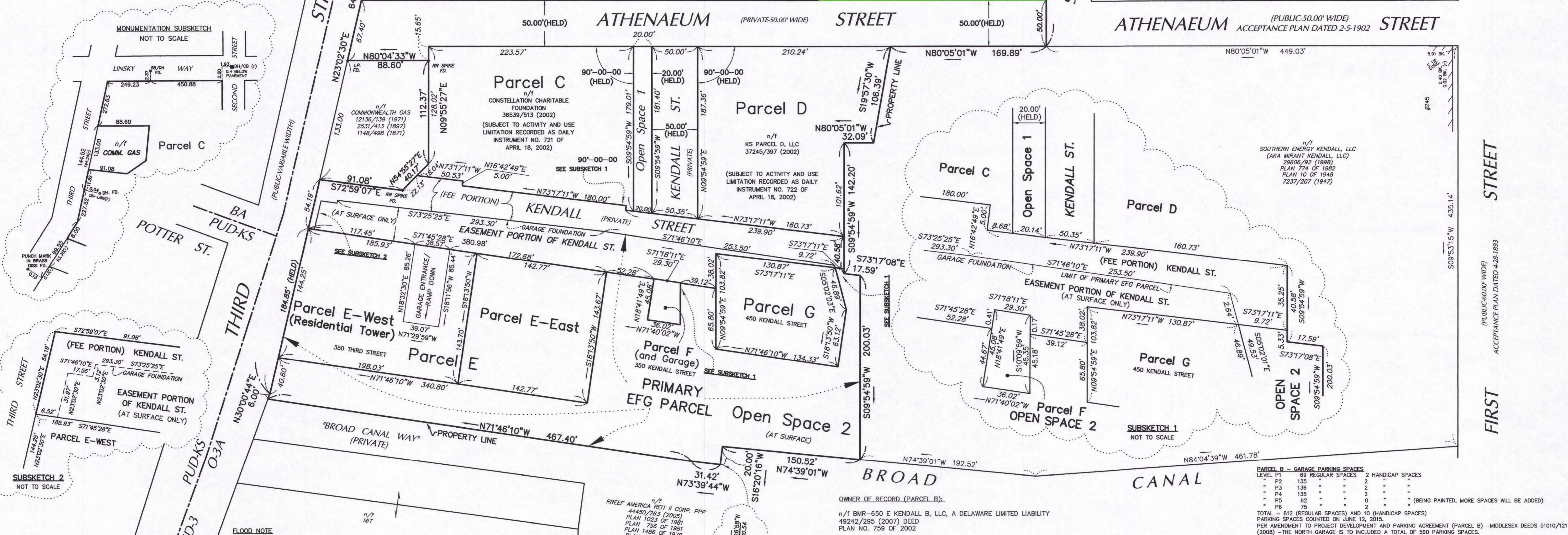


AREA

Parcel A	49,470 ± sq.ft. or 1.136 ± ac.
Parcel B	49,470 ± sq.ft. or 1.136 ± ac.
Parcel C	35,866 ± sq.ft. or 0.823 ± ac.
Parcel D	35,754 ± sq.ft. or 0.821 ± ac.
* Primary EFG	140,274 ± sq.ft. or 3.220 ± ac.
Parcel E-East	20,514 ± sq.ft. or 0.471 ± ac.
Parcel E-West	27,592 ± sq.ft. or 0.633 ± ac.
Parcel F (at surface)	1,469 ± sq.ft. or 0.034 ± ac.
Parcel G	14,463 ± sq.ft. or 0.332 ± ac.
Open Space 1	3,604 ± sq.ft. or 0.083 ± ac.
Open Space 2	58,103 ± sq.ft. or 1.334 ± ac.
Open Space 3	33,646 ± sq.ft. or 0.772 ± ac.
KENDALL ST. (FEE)	26,248 ± sq.ft. or 0.603 ± ac.
KENDALL ST. (EASEMENT)	18,132 ± sq.ft. or 0.416 ± ac.
KENDALL ST. WEST	5,995 ± sq.ft. or 0.138 ± ac.
KENDALL ST. EAST	5,994 ± sq.ft. or 0.138 ± ac.
Athenaeum St.	38,998 ± sq.ft. or 0.895 ± ac.
Total	425,319 ± sq.ft. or 9.764 ± ac.

* The total area excludes the Primary EFG Parcel area and the Residential Parcel area.

SEE SHEET 7 OF 7 FOR PARCEL DESCRIPTION OF PARCELS



- PLAN REFERENCES**
- GUNTHOR ENGINEERING/DGT SURVEY GROUP:
 - DRAWING NO. S-1092.0111 THRU S-1092.01117 "ALTA/ACSM LAND TITLE SURVEY IN CAMBRIDGE, MA" DATED 15 JANUARY 2015.
 - DRAWING NO. 560.101M THRU 560.107M "ALTA/ACSM LAND TITLE SURVEY IN CAMBRIDGE, MA" DATED 21 DECEMBER 2011.
 - DRAWING NO. 560.02M THROUGH 560.09M "ALTA/ACSM LAND TITLE SURVEY IN CAMBRIDGE, MA" DATED 13 NOVEMBER 2003, LAST REVISED APRIL 6, 2005.
 - DRAWING NO. 560.38M "TOPOGRAPHIC PLAN OF LAND IN CAMBRIDGE, MA" SCALE 1"=20', DATE XX AUGUST 2007.
 - DRAWING NO. 560.101M THRU 560.107M "ALTA/ACSM LAND TITLE SURVEY IN CAMBRIDGE, MA" DATED DEC. 21, 2011.
 - DRAWING NO. 79.01M, "PARKING LOT PLAN IN CAMBRIDGE, MA" DATED 9 JULY 1985.
 - DRAWING NO. 79.08M, "TOPOGRAPHIC PLAN OF LAND IN CAMBRIDGE, MA" DATED 30 JANUARY 1998.
 - DRAWING NO. 79.09M, "ALTA/ACSM LAND TITLE SURVEY IN CAMBRIDGE, MA" DATED 30 JANUARY 1998.
 - DRAWING NO. 79.10M, "SUBDIVISION PLAN OF LAND IN CAMBRIDGE, MA" DATED 30 JANUARY 1998.
 - DRAWING NO. 79.48M, "PARCEL WORKSHEET NO. 7 IN CAMBRIDGE, MA" DATED 15 NOVEMBER 2000, REVISED 31 OCTOBER 2001.
 - DRAWING NO. 79.63M, "ACTIVITY USE LIMITATION PLAN OF LAND IN CAMBRIDGE, MA" DATED 22 OCTOBER 2001.
 - DRAWING NO. 79.79M, "FOUNDATION AS-BUILT IN CAMBRIDGE MASSACHUSETTS" SCALE 1"=20', DATE NOV. 12, 2001.
 - DRAWING NO. 3.01M, "PLAN OF LAND IN CAMBRIDGE, MA" DATED 23 MAY 1983.
 - DRAWING NO. 3.03M, "BROAD CANAL IN CAMBRIDGE, MA" DATED 23 MAY 1983.
 - DAYLOR CONSULTING GROUP INC.
 - DRAWING TITLE: "INFRASTRUCTURE EXHIBIT 4," DATED APRIL 8, 2002 SCALE 1"=20'

ATHENAEUM STREET (PUBLIC-50.00' WIDE) ACCEPTANCE PLAN DATED 2-5-1902

SOUTHERN ENERGY KENDALL, LLC (AKA MIRANT KENDALL, LLC) 29606/92 (1998) PLAN 774 OF 1982 PLAN 10 OF 1948 7237/207 (1947)

PARCEL B - GARAGE PARKING SPACES

LEVEL P1	69 REGULAR SPACES	2 HANDICAP SPACES
P2	136	2
P3	136	2
P4	135	2
P5	62	0
P6	75	0

TOTAL = 612 (REGULAR SPACES) AND 10 (HANDICAP SPACES)
 PARKING SPACES COUNTED ON JUNE 12, 2015.
 PER AMENDMENT TO PROJECT DEVELOPMENT AND PARKING AGREEMENT (PARCEL B) - MIDDLESEX DEEDS 51010/21 (2008) - THE NORTH GARAGE IS TO INCLUDE A TOTAL OF 560 PARKING SPACES.

PARCEL B - ZONING

ZONING REQUIREMENTS SHOWN HEREON ARE COMPILED FROM "ZONING AND SITE REQUIREMENTS SUMMARY" DATED 7/9/2015, PREPARED BY PZR FOR 650 EAST KENDALL STREET.

EXISTING ZONING DESIGNATION: "PUD-3/0-3A" PLANNED DEVELOPMENT 3 AND OFFICE 3A.

	MINIMUM SETBACK			MAX. HEIGHT	MAX. FAR	PARKING SPACES
	FRONT	SIDE	REAR			
REQUIRED	NONE	NONE	NONE	120'	3.0	212
EXISTING	N/A	N/A	N/A	97.6'	5.7**	612

- NOTES**
- SURVEY BY ELECTRONIC TOTAL STATION.
 - SELECT DETAIL SHOWN ONLY.
 - FIELD SURVEY AND UPDATE: 1985 TO JUNE 12, 2015.
 - SEE SHEET 4 OF 7 FOR REFERENCES.
 - SEE SHEET 7 OF 7 FOR LIST OF OBSERVATIONS.
 - SEE SHEETS 2 AND 4 OF 7 FOR LIST OF EXCEPTIONS.
 - FOR PLAN LEGEND SEE SHEET 7 OF 7.
 - ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS ("REAS") HAVE BEEN DENOTED ON THE SURVEY. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS ARE ALSO SHOWN ON THE SURVEY. THE LIMITS OF ANY REAS OF OFFSITE APPURTENANT AND BENEFICIAL EASEMENTS TO THE SURVEYED PROPERTY ARE REPORTED, INCLUDING LOCATION OF ALL BUILDINGS AND OTHER IMPROVEMENTS THEREON.
 - THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED.

- REFERENCES**
- REFER TO STEWART TITLE GUARANTY COMPANY, SCHEDULE B - SECTION 2, EXCEPTIONS, COMMITMENT NUMBER: 1500030163, EFFECTIVE DATE: JUNE 8, 2015.
 - LICENSE NO. 9020, INSTRUMENT NO. 1158 OF FEBRUARY 1, 2002, AFFECTS ENTIRETY OF LOCUS.
 - LOCUS IS AFFECTED BY INSTRUMENT NO. 983 OF JULY 19, 2002.
 - PRIMARY EFG PARCEL IS AFFECTED BY INSTRUMENT NO. 1028 OF JULY 8,

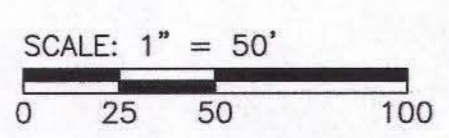
OWNER OF RECORD (PARCEL B):
 n/f BMR-650 E KENDALL B, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 49242/295 (2007) DEED
 PLAN NO. 759 OF 2002

I HEREBY CERTIFY TO:
 BIOMED REALTY TRUST, INC.;
 BMR-650 E KENDALL B, LLC;
 STEWART TITLE GUARANTY COMPANY;
 WELLS FARGO BANK, NATIONAL ASSOCIATION

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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS), AND INCLUDES ITEMS 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9 (SURFACE PARKING ONLY), 10(a), 11(a), 13, 16 (NO EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION OBSERVED AT TIME OF SURVEY), 18 (THE SITE IS SITUATED IN AN AREA OF HISTORIC FILLED TIDELANDS), 19 (AS TO WETLANDS ON LOCUS, NONE OBSERVED AT TIME OF SURVEY; IT IS NOTED THAT LOCUS IS IN PROXIMITY TO THE BROAD CANAL, AN OPEN WATERWAY), 20(a), AND 21 (PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1m TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM, CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.) OF TABLE A THEREOF. THE FIELD INSPECTION UPDATE WAS COMPLETED ON JUNE 12, 2015.



Michael A. Clifford
 PROFESSIONAL LAND SURVEYOR
 17-JUL-2015
 DATE



V.V.	REVISION	6/12/15	1
BY:	DESCRIPTION:	DATE:	REV: 0
DRAWING NO.:		S-1092_03TH1.DWG	

**650 EAST KENDALL STREET
 PARCEL B AT KENDALL SQUARE**

**ALTA/ACSM LAND TITLE SURVEY
 IN
 CAMBRIDGE, MASSACHUSETTS
 MIDDLESEX COUNTY**

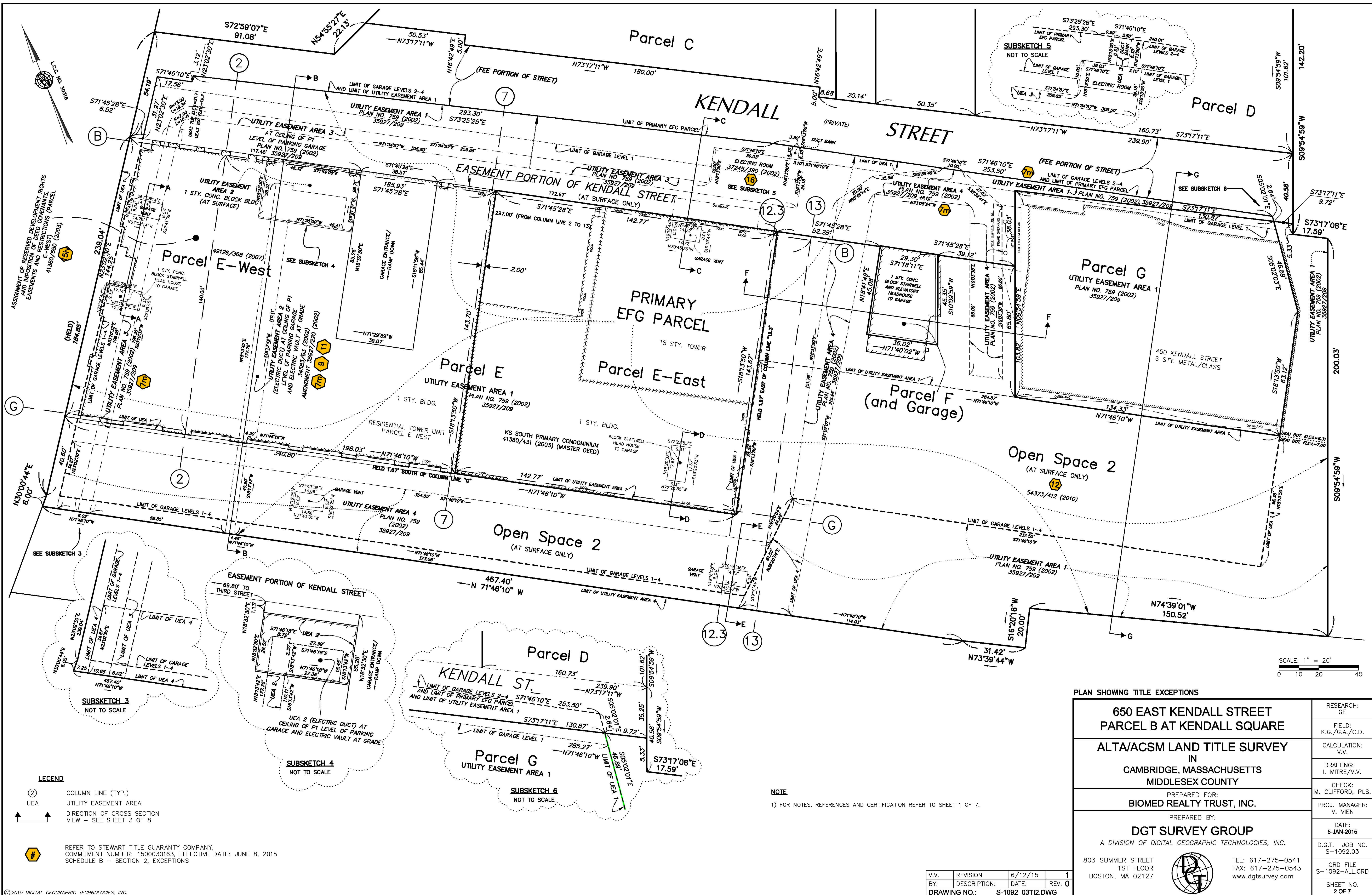
RESEARCH: GE
 FIELD: K.G./G.A./C.D.
 CALCULATION: V.V.
 DRAFTING: I. MITRE/V.V.
 CHECK: M. CLIFFORD, PLS.
 PROJ. MANAGER: V. VIEN
 DATE: 5-JAN-2015
 D.G.T. JOB NO. S-1092.03
 CRD FILE S-1092-ALLCRD
 SHEET NO. 1 OF 7

PREPARED FOR:
BIOMED REALTY TRUST, INC.

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

803 SUMMER STREET
 1ST FLOOR
 BOSTON, MA 02127

TEL: 617-275-0541
 FAX: 617-275-0543
 www.dgtsurvey.com



ASSIGNMENT OF RESERVED DEVELOPMENT RIGHTS AND IMPOSITION OF DEED COVENANTS, EASEMENTS AND RESTRICTIONS (PARCEL 41380/431 (2003))

LEGEND

- ② COLUMN LINE (TYP.)
- UEA UTILITY EASEMENT AREA
- ↑ DIRECTION OF CROSS SECTION VIEW - SEE SHEET 3 OF 8

REFER TO STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER: 1500030163, EFFECTIVE DATE: JUNE 8, 2015 SCHEDULE B - SECTION 2, EXCEPTIONS

SCALE: 1" = 20'
0 10 20 40

NOTE
1) FOR NOTES, REFERENCES AND CERTIFICATION REFER TO SHEET 1 OF 7.

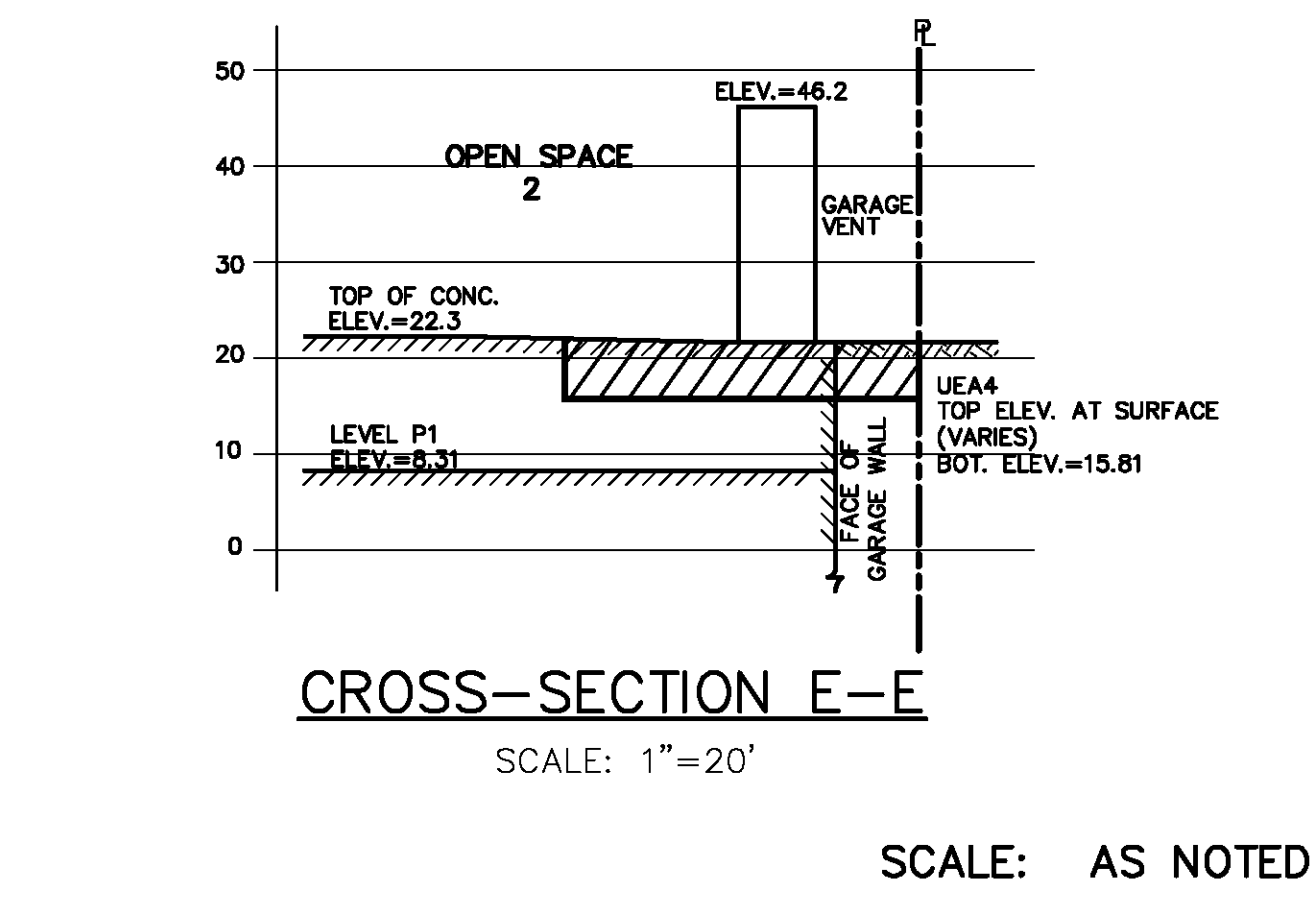
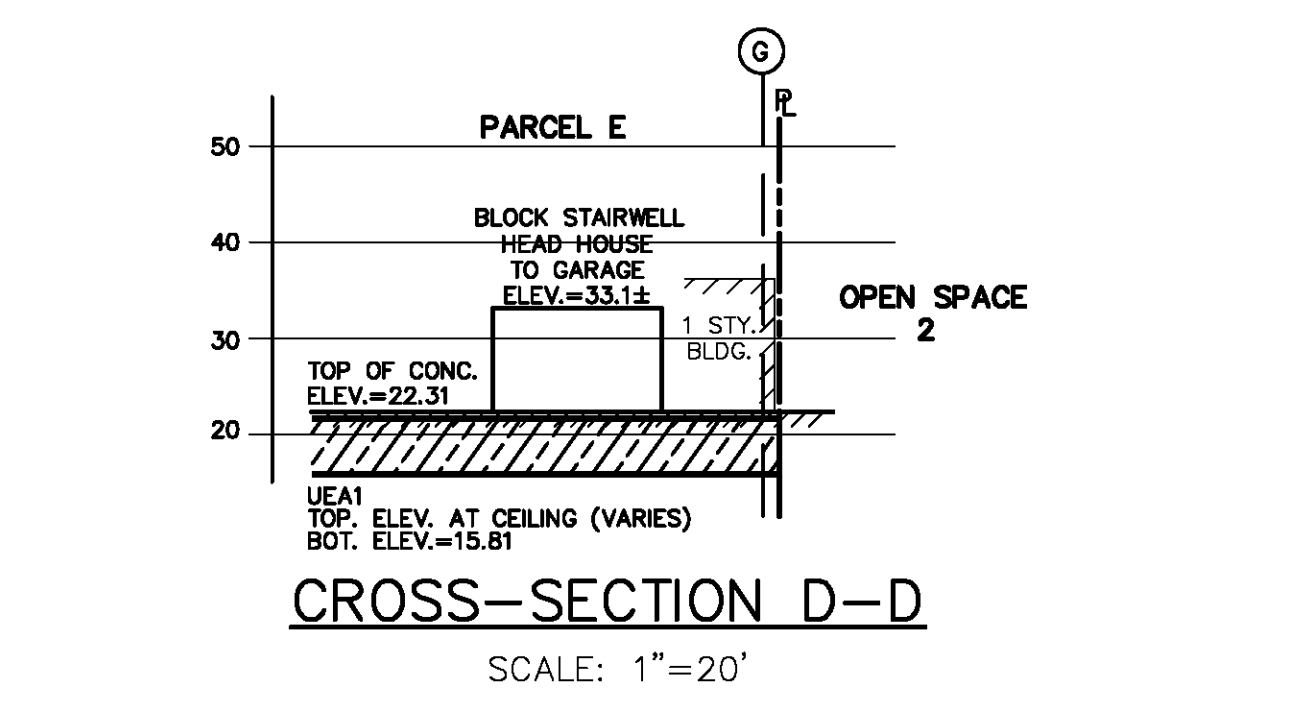
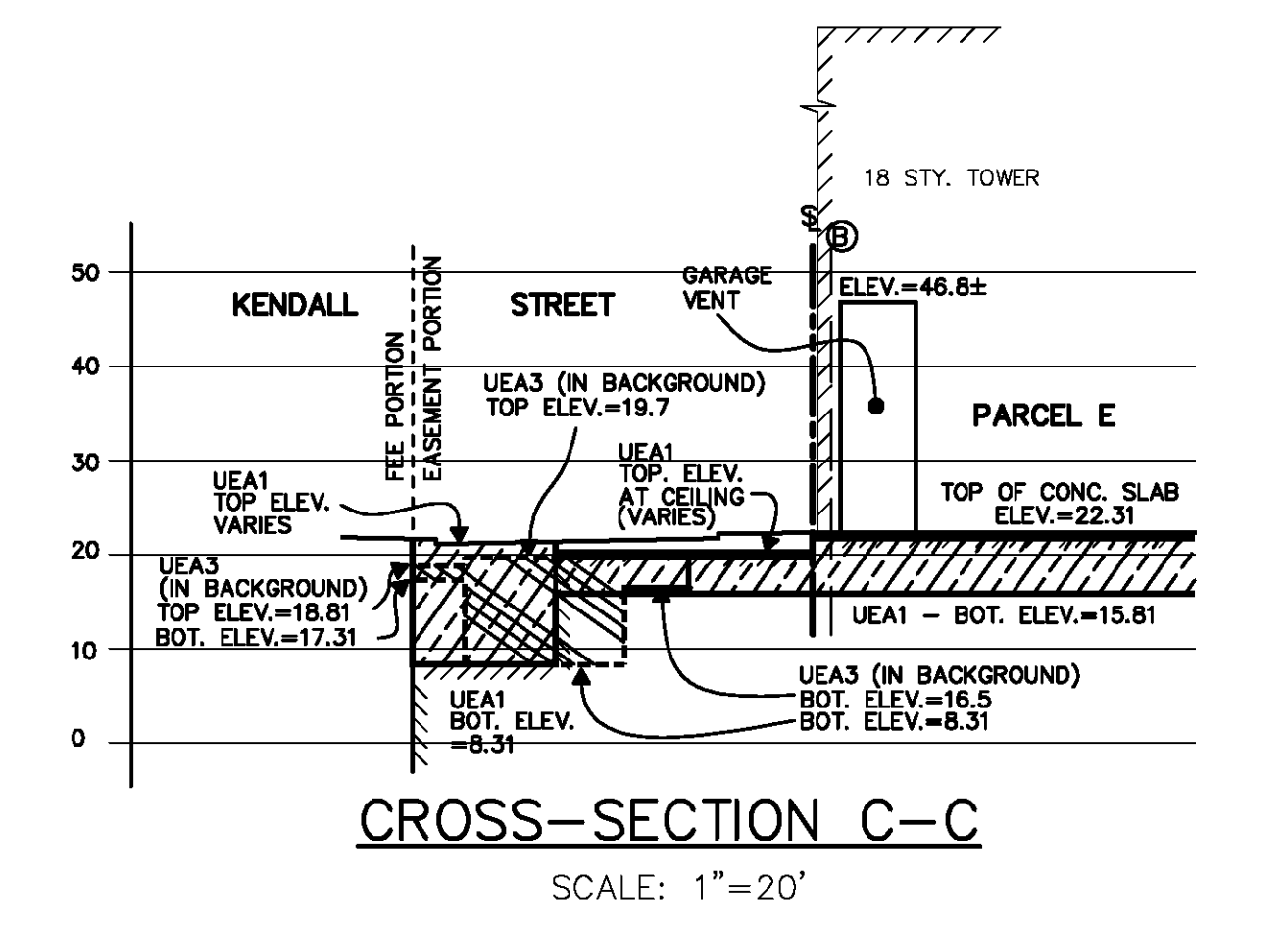
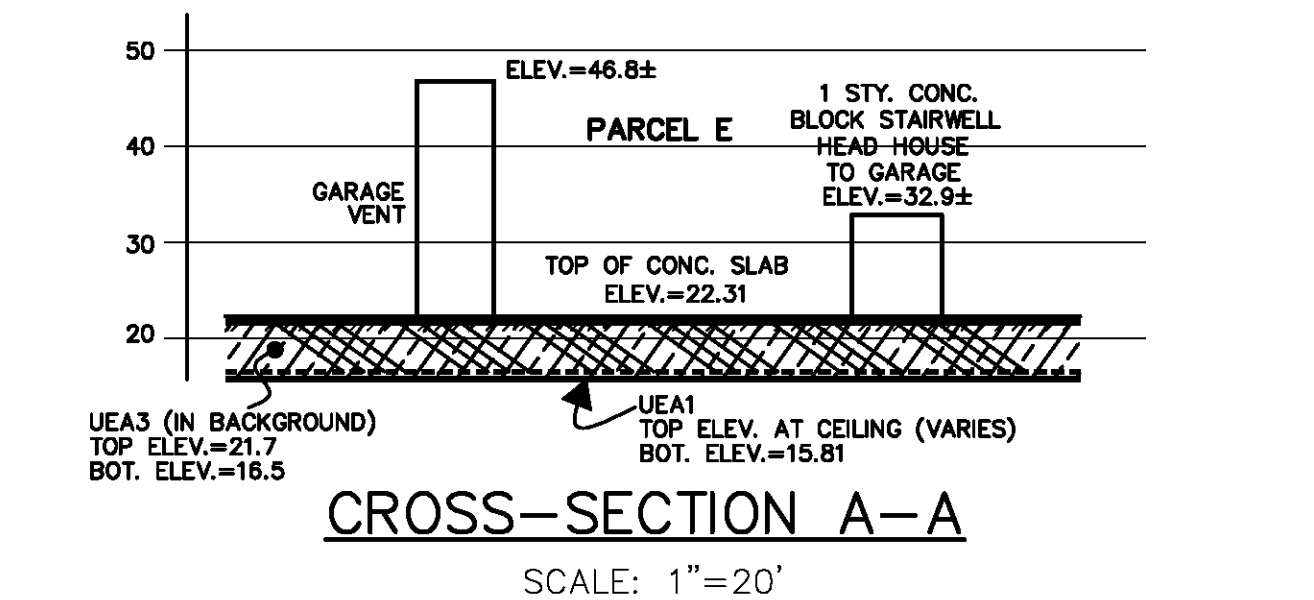
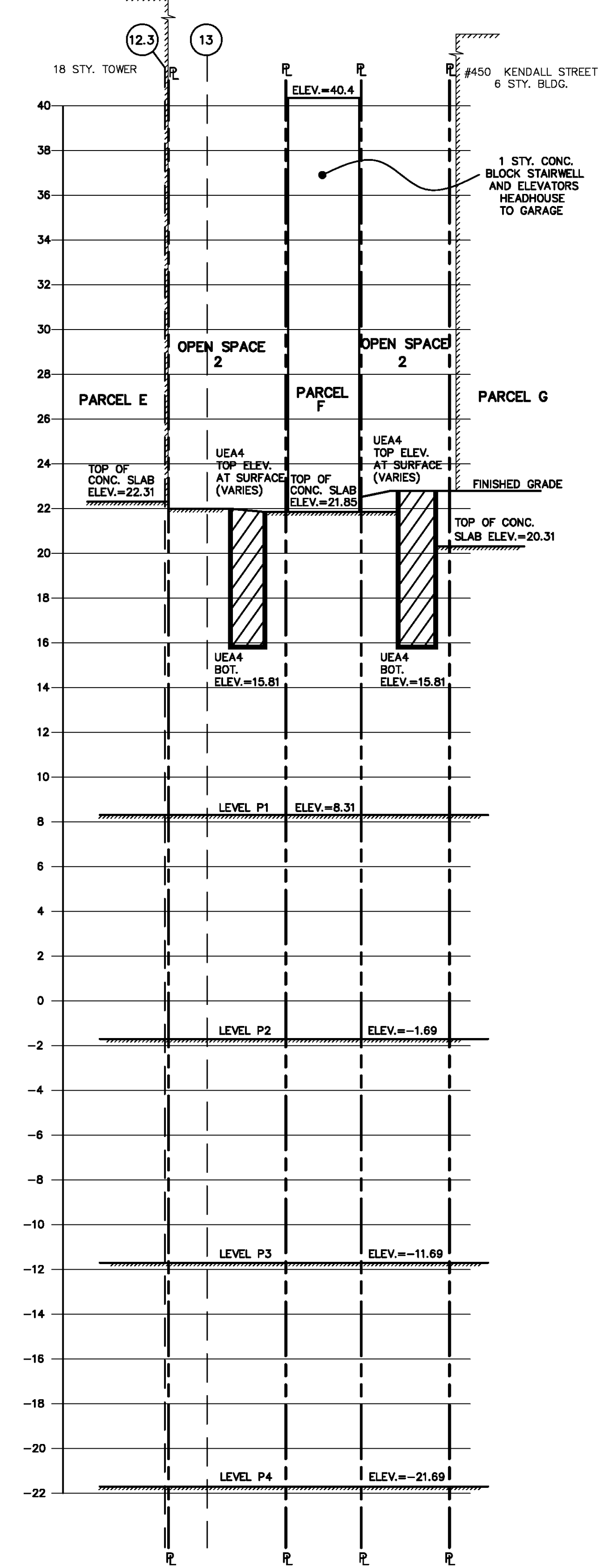
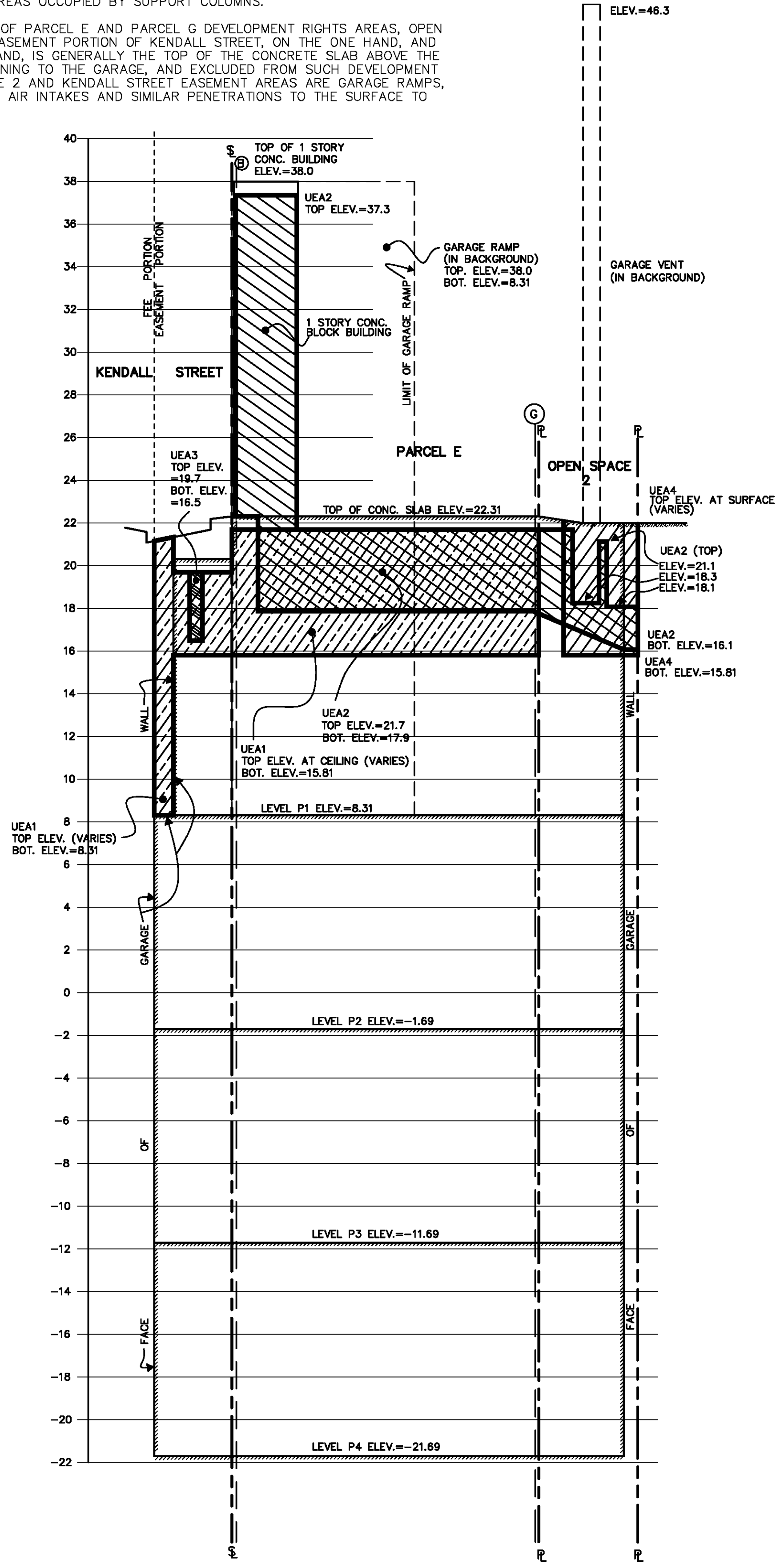
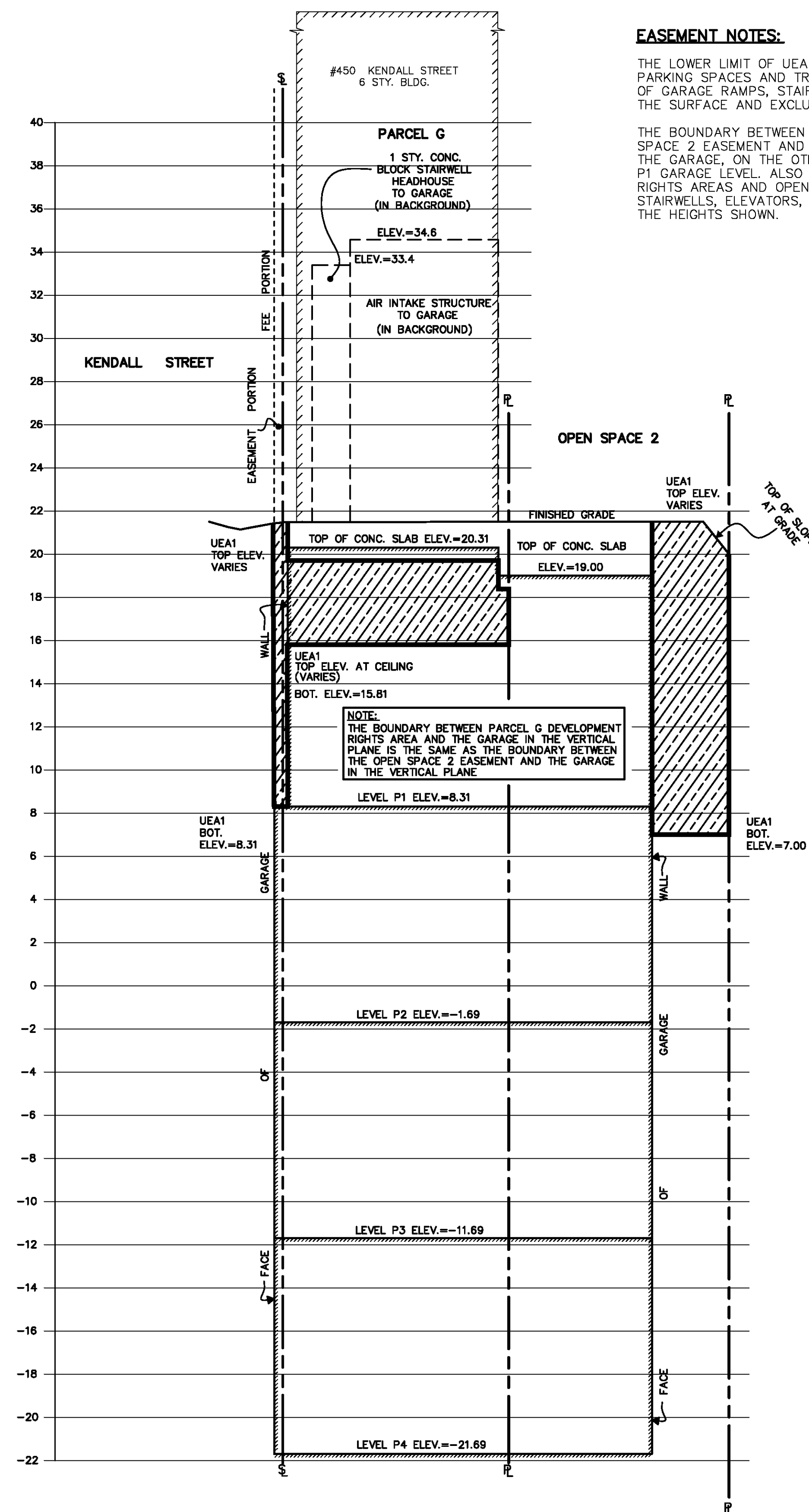
PLAN SHOWING TITLE EXCEPTIONS	
650 EAST KENDALL STREET PARCEL B AT KENDALL SQUARE	RESEARCH: GE
ALTA/ACSM LAND TITLE SURVEY IN CAMBRIDGE, MASSACHUSETTS MIDDLESEX COUNTY	FIELD: K.G./G.A./C.D.
PREPARED FOR: BIOMED REALTY TRUST, INC.	CALCULATION: V.V.
PREPARED BY: DGT SURVEY GROUP A DIVISION OF DIGITAL GEOGRAPHIC TECHNOLOGIES, INC.	DRAFTING: I. MITRE/V.V.
803 SUMMER STREET 1ST FLOOR BOSTON, MA 02127	CHECK: M. CLIFFORD, PLS.
TEL: 617-275-0541 FAX: 617-275-0543 www.dgtsurvey.com	PROJ. MANAGER: V. VIEN
	DATE: 5-JAN-2015
	D.G.T. JOB NO. S-1092.03
	CRD FILE S-1092-ALL.CRD
	SHEET NO. 2 OF 7

V.V.	REVISION	DATE	NO.
		6/12/15	1
BY:	DESCRIPTION:	DATE:	REV: 0
DRAWING NO.:	S-1092_03T12.DWG		

EASEMENT NOTES:

THE LOWER LIMIT OF UEA1 IN THE P1 LEVEL IS 15.81 FEET EXCEPT IN THE AREAS OF HANDICAPPED PARKING SPACES AND TRAVEL LANES WHERE IT IS LIMITED TO 16.6 FEET. UEA1 EXCLUDES AREAS OF GARAGE RAMPS, STAIRWELLS, ELEVATORS, VENTS, AIR INTAKES AND SIMILAR PENETRATIONS TO THE SURFACE AND EXCLUDES AREAS OCCUPIED BY SUPPORT COLUMNS.

THE BOUNDARY BETWEEN EACH OF PARCEL E AND PARCEL G DEVELOPMENT RIGHTS AREAS, OPEN SPACE 2 EASEMENT AND THE EASEMENT PORTION OF KENDALL STREET, ON THE ONE HAND, AND THE GARAGE, ON THE OTHER HAND, IS GENERALLY THE TOP OF THE CONCRETE SLAB ABOVE THE P1 GARAGE LEVEL, ALSO PERTAINING TO THE GARAGE, AND EXCLUDED FROM SUCH DEVELOPMENT RIGHTS AREAS AND OPEN SPACE 2 AND KENDALL STREET EASEMENT AREAS ARE GARAGE RAMPS, STAIRWELLS, ELEVATORS, VENTS, AIR INTAKES AND SIMILAR PENETRATIONS TO THE SURFACE TO THE HEIGHTS SHOWN.



- LEGEND**
- UTILITY EASEMENT AREA 1 (UEA1)
 - UTILITY EASEMENT AREA 2 (UEA2)
 - UTILITY EASEMENT AREA 3 (UEA3)
 - UTILITY EASEMENT AREA 4 (UEA4)

NOTE
 1) FOR NOTES, REFERENCES AND CERTIFICATION REFER TO SHEET 1 OF 7.

V.V.	REVISION	6/12/15	1
BY:	DESCRIPTION:	DATE:	REV: 0
DRAWING NO.:		S-1092_03T13.DWG	

PLAN SHOWING CROSS SECTION VIEWS OF DECLARATION EASEMENTS

**650 EAST KENDALL STREET
 PARCEL B AT KENDALL SQUARE**

**ALTA/ACSM LAND TITLE SURVEY
 IN
 CAMBRIDGE, MASSACHUSETTS
 MIDDLESEX COUNTY**

PREPARED FOR:
BIOMED REALTY TRUST, INC.

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

783 SUMMER STREET
 1ST FLOOR
 BOSTON, MA 02127

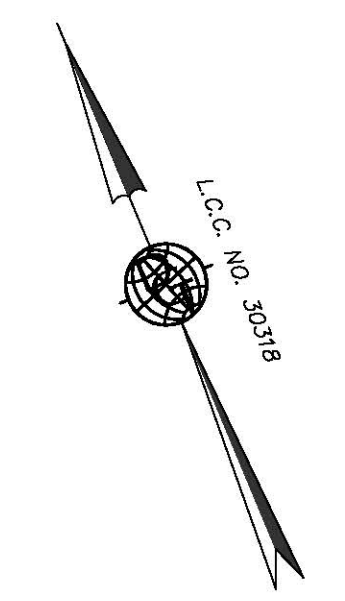
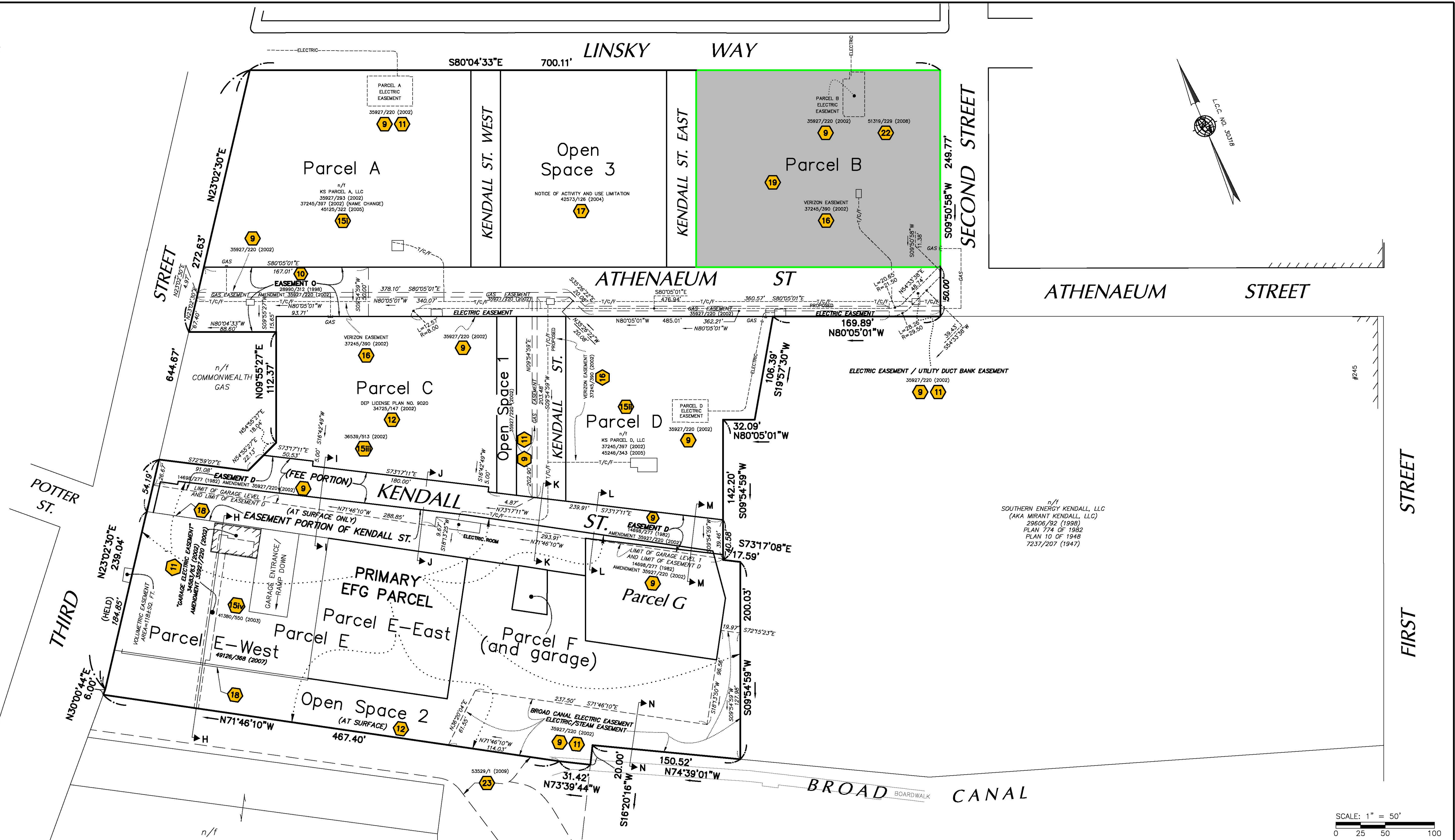
TEL: 617-275-0541
 FAX: 617-275-0543
 www.dgtsurvey.com

RESEARCH: GE
 FIELD: K.G./G.A./C.D.
 CALCULATION: V.V.
 DRAFTING: I. MITRE/V.V.
 CHECK: M. CLIFFORD, PLS.
 PROJ. MANAGER: V. VIEN
 DATE: 5-JAN-2015
 D.G.T. JOB NO. S-1092.03
 CRD FILE S-1092-ALL.CRD
 SHEET NO. 3 OF 7

SCHEDULE B - SECTION 2 - EXCEPTIONS

REFER TO STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER: 1500030163, EFFECTIVE DATE: JUNE 8, 2015.

- 1) Not appear at time of survey.
- 2) Plotted/See sheet 7 of 7.
- 3) Plotted/See sheet 7 of 7.
- 4) Not appear at time of survey.
- 5) Plotted/See sheet 7 of 7.
- 6) Plotted/See sheet 7 of 7.
- 7) Plotted/See sheet 7 of 7.
- 8) Not appear at time of survey.
- 9) Sub-Surface utilities not shown on survey.
- 10) Plotted/See sheet 7 of 7.
- 11) Plotted/See sheet 2 of 7.
- 12) Not appear at time of survey.
- 13) Plotted/See sheet 7 of 7.
- 14) Plotted/See sheet 7 of 7.
- 15) Not appear at time of survey.
- 16) Blanket in Nature/Not Plotted.
- 17) Plotted/See sheet 2 and 4 of 7.
- 18) Plotted/See sheet 4 of 7.
- 19) Plotted/See sheet 2 and 4 of 7.
- 20) Plotted/See sheets 2 and 4 of 7.
- 21) Blanket in Nature/Not Plotted.
- 22) Plotted/See sheet 4 of 7.
- 23) Not appear at time of survey.
- 24) Plotted/See sheet 4 of 7.
- 25) Plotted/See sheet 4 of 7.
- 26) Plotted/See sheet 2 and 4 of 7.
- 27) Plotted/See sheet 2 and 4 of 7.
- 28) Plotted/See sheet 4 of 7.
- 29) Plotted/See sheet 4 of 7.
- 30) Plotted/See sheet 4 of 7.
- 31) Plotted/See sheet 4 of 7.
- 32) Plotted/See sheet 4 of 7.



n/f
SOUTHERN ENERGY KENDALL, LLC
(AKA MIRANT KENDALL, LLC)
29606/92 (1998)
PLAN 774 OF 1982
PLAN 10 OF 1948
7237/207 (1947)

SCALE: 1" = 50'
0 25 50 100

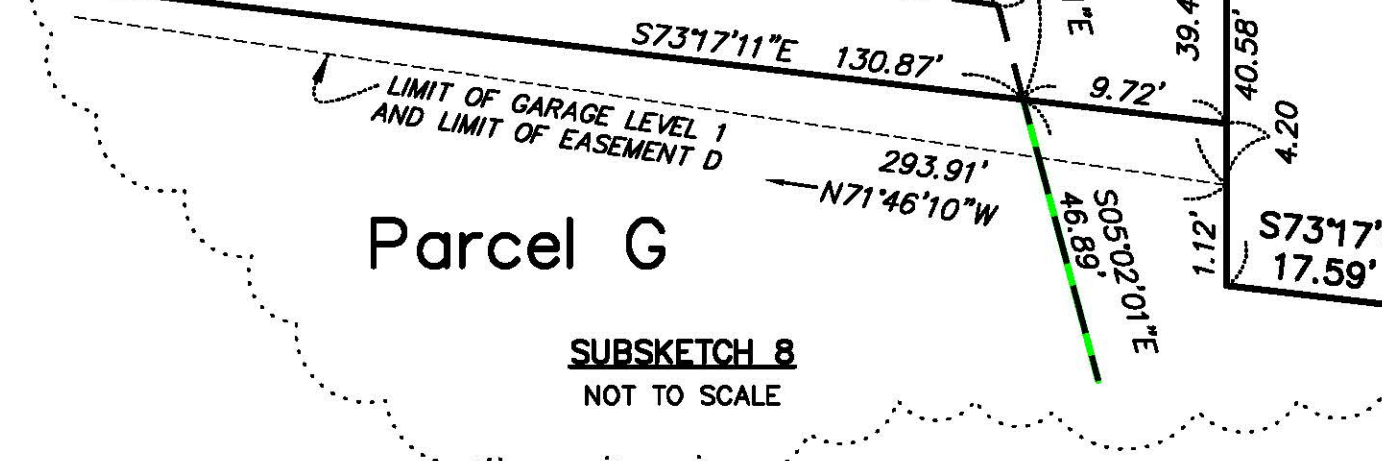
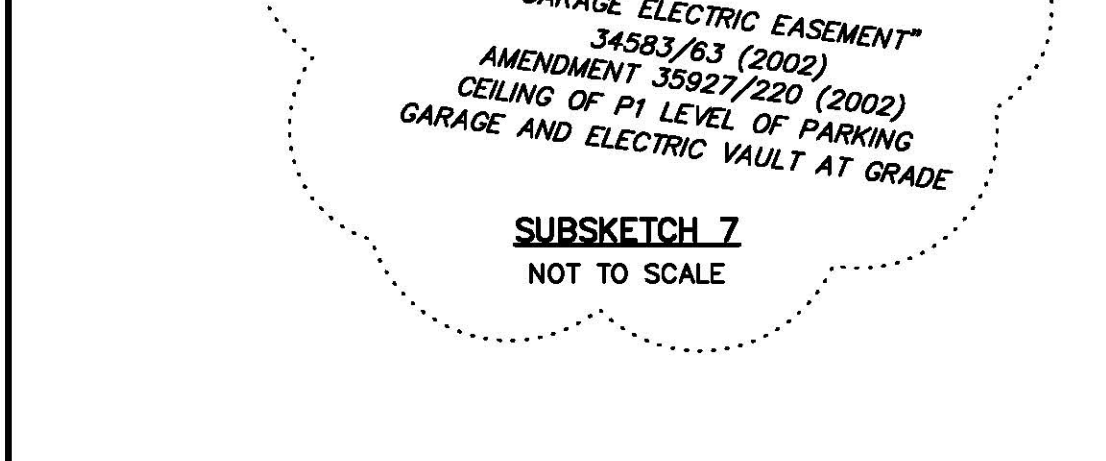
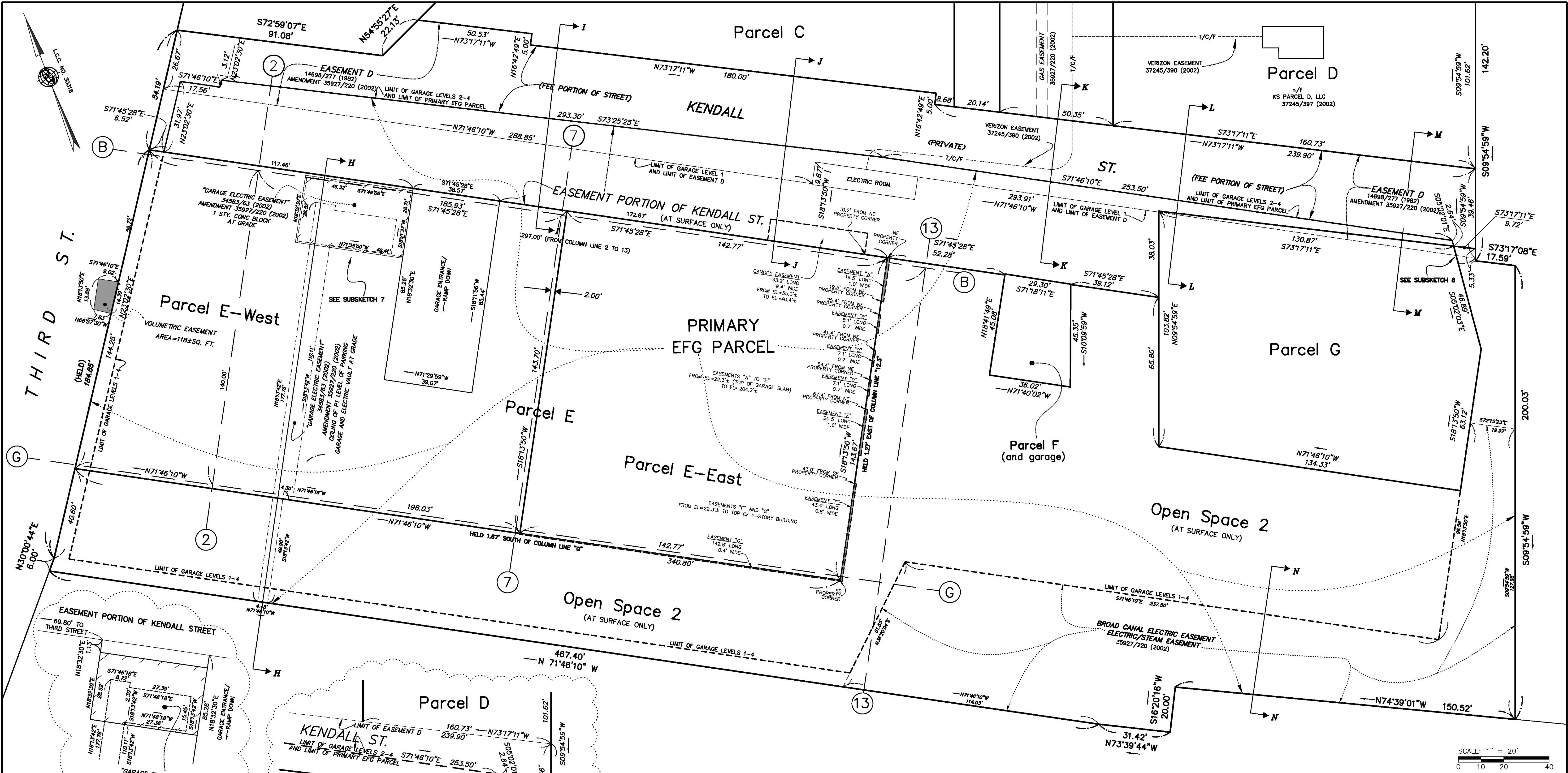
NOTES

- 1) FOR NOTES, REFERENCES AND CERTIFICATION REFER TO SHEET 1 OF 7.
- 2) ALL UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL "D" PER ASCE STANDARD 38-02 DESIGNATION. UNLESS NOTED, THEY ARE APPROXIMATE ONLY AND WERE COMPILED ACCORDING TO AVAILABLE RECORDS FROM THE VARIOUS COMPANIES AND PUBLIC AGENCIES. 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 370, ACTS OF 1963, MASSACHUSETTS. CALL "DIG SAFE" 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.

PLAN SHOWING TITLE EXCEPTIONS AND THIRD PARTY EASEMENTS

<p>650 EAST KENDALL STREET PARCEL B AT KENDALL SQUARE</p>	<p>RESEARCH: GE</p>
<p>ALTA/ACSM LAND TITLE SURVEY IN CAMBRIDGE, MASSACHUSETTS MIDDLESEX COUNTY</p>	<p>FIELD: K.G./G.A./C.D.</p>
<p>PREPARED FOR: BIOMED REALTY TRUST, INC.</p>	<p>CALCULATION: V. VIEN</p>
<p>PREPARED BY: DGT SURVEY GROUP <small>A DIVISION OF DIGITAL GEOGRAPHIC TECHNOLOGIES, INC.</small></p>	<p>DRAFTING: I. MITRE/V.V.</p>
<p>803 SUMMER STREET 1ST FLOOR BOSTON, MA 02127</p>	<p>CHECK: M. CLIFFORD, PLS.</p>
<p>TEL: 617-275-0541 FAX: 617-275-0543 www.dgtsurvey.com</p>	<p>PROJ. MANAGER: V. VIEN</p>
	<p>DATE: 5-JAN-2015</p>
	<p>D.G.T. JOB NO. S-1092.03</p>
	<p>CRD FILE S-1092-ALL.CRD</p>
	<p>SHEET NO. 4 OF 7</p>

V.V.	REVISION	6/12/15	1
BY:	DESCRIPTION:	DATE:	REV: 0
DRAWING NO.:		S-1092_03T14.DWG	



LEGEND

② COLUMN LINE (TYP.)

UEA UTILITY EASEMENT AREA

↑ DIRECTION OF CROSS SECTION VIEW - SEE SHEET 3 OF 7

SCALE: 1" = 20'

0 10 20 40

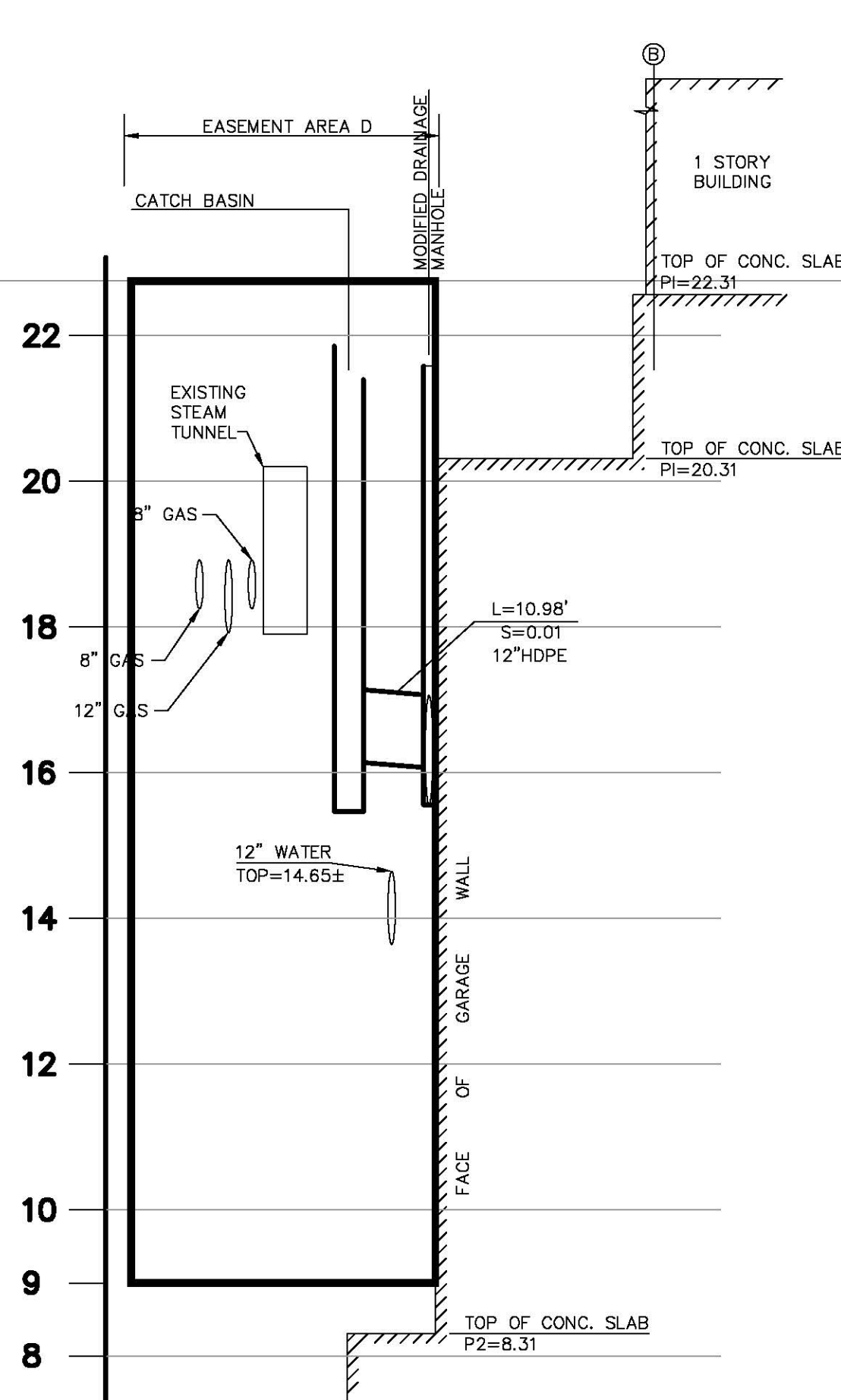
NOTES

1) FOR NOTES, REFERENCES AND CERTIFICATION REFER TO SHEET 1 OF 7.

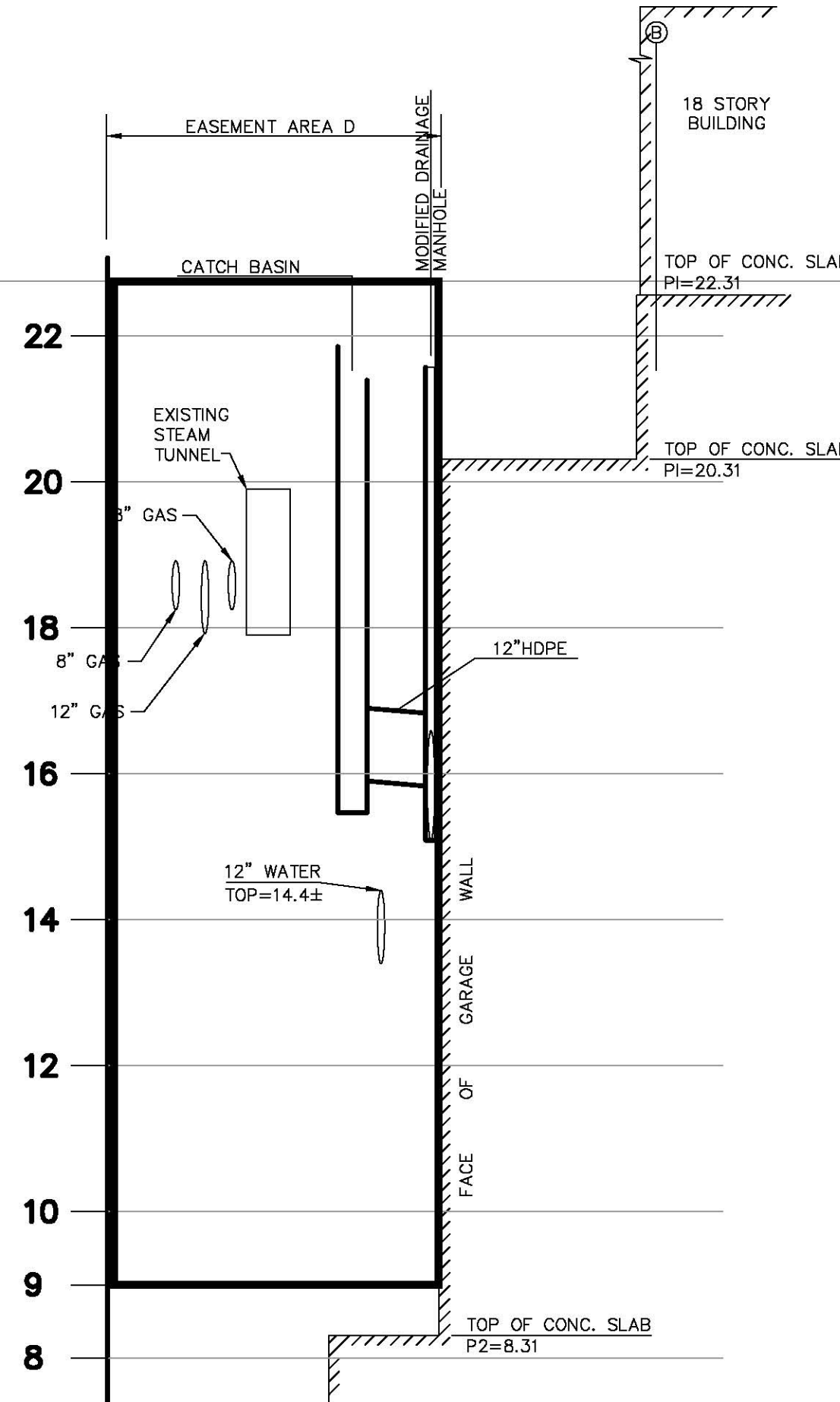
2) ALL UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL "D" PER ASCE STANDARD 38-02 DESIGNATION. UNLESS NOTED, THEY ARE APPROXIMATE ONLY AND WERE COMPILED ACCORDING TO AVAILABLE RECORDS FROM THE VARIOUS COMPANIES AND PUBLIC AGENCIES. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE DESIGNING, EXCAVATING, 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 370, ACTS OF 1963, MASSACHUSETTS. CALL "DIG SAFE" 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.

650 EAST KENDALL STREET PARCEL B AT KENDALL SQUARE		RESEARCH: GE
ALTA/ACSM LAND TITLE SURVEY IN CAMBRIDGE, MASSACHUSETTS MIDDLESEX COUNTY		FIELD: K.C./G.A./C.D.
PREPARED FOR: BIOMED REALTY TRUST, INC.		CALCULATION: V. VIEN
PREPARED BY: DGT SURVEY GROUP		DRAFTING: I. MITRE/V.V.
<small>A DIVISION OF DIGITAL GEOGRAPHIC TECHNOLOGIES, INC.</small>		CHECK: M. CLIFFORD, PLS.
803 SUMMER STREET 1ST FLOOR BOSTON, MA 02127		PROJ. MANAGER: V. VIEN
TEL: 617-275-0541 FAX: 617-275-0543 www.dgtsurvey.com		DATE: 5-JAN-2015
		D.G.T. JOB NO. S-1092.03
CRD FILE S-1092-ALL.CRD		SHEET NO. 5 OF 7

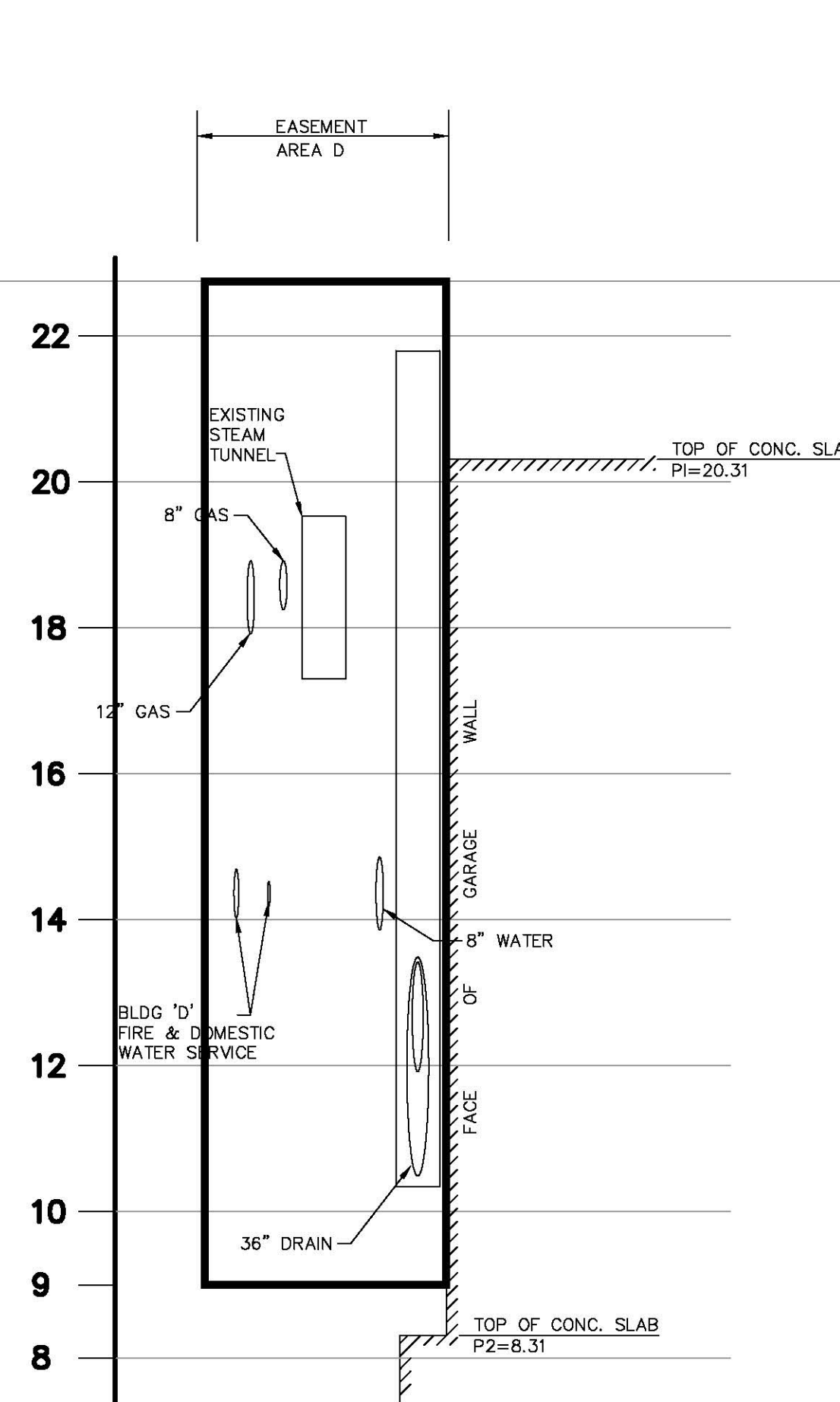
V.V.	REVISION	6/12/15	1
BY:	DESCRIPTION:	DATE:	REV: 0
DRAWING NO.:		S-1092_03T15.DWG	



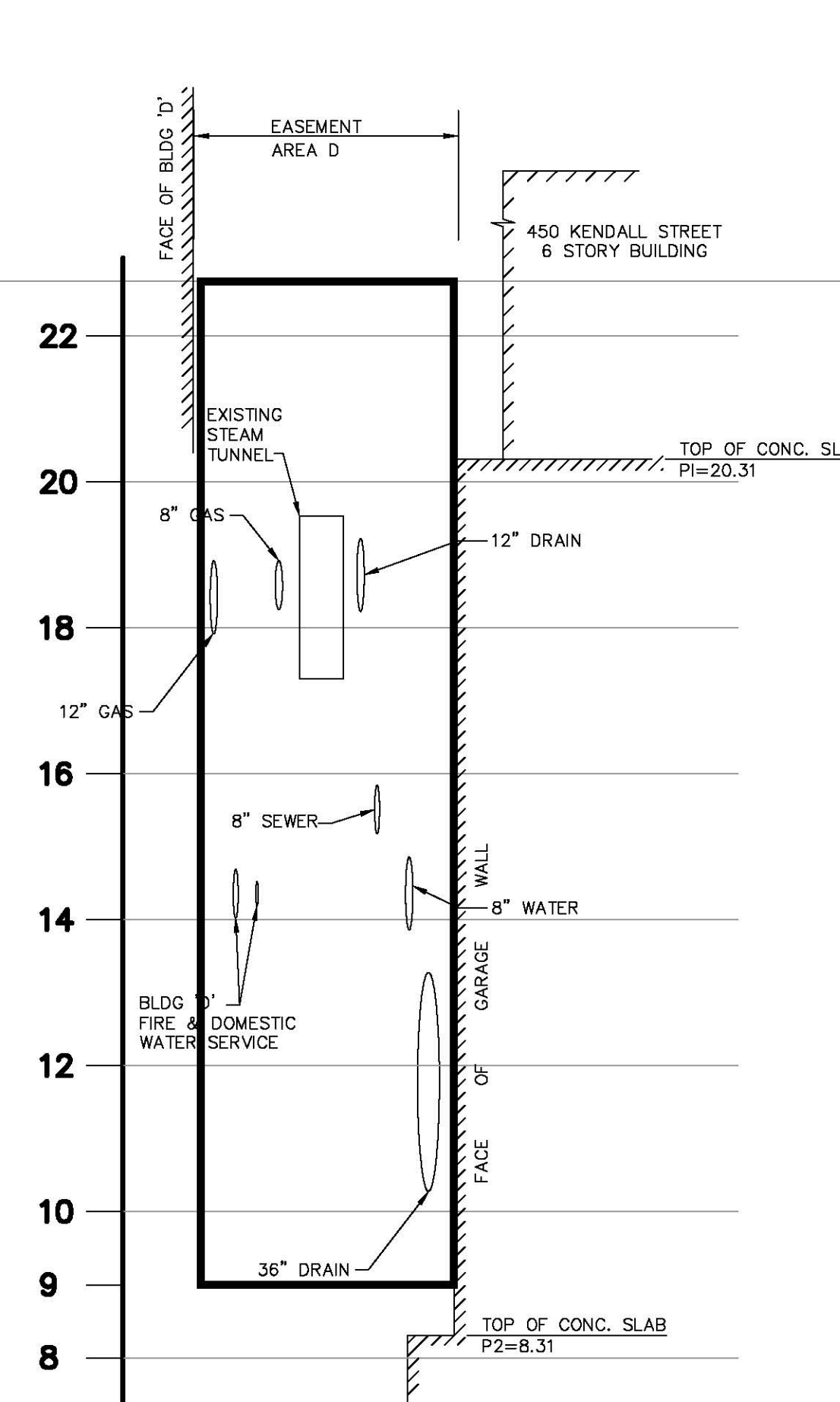
CROSS-SECTION I-I
 HOR. SCALE: 1"=20'
 VERT. SCALE: 1"=2'



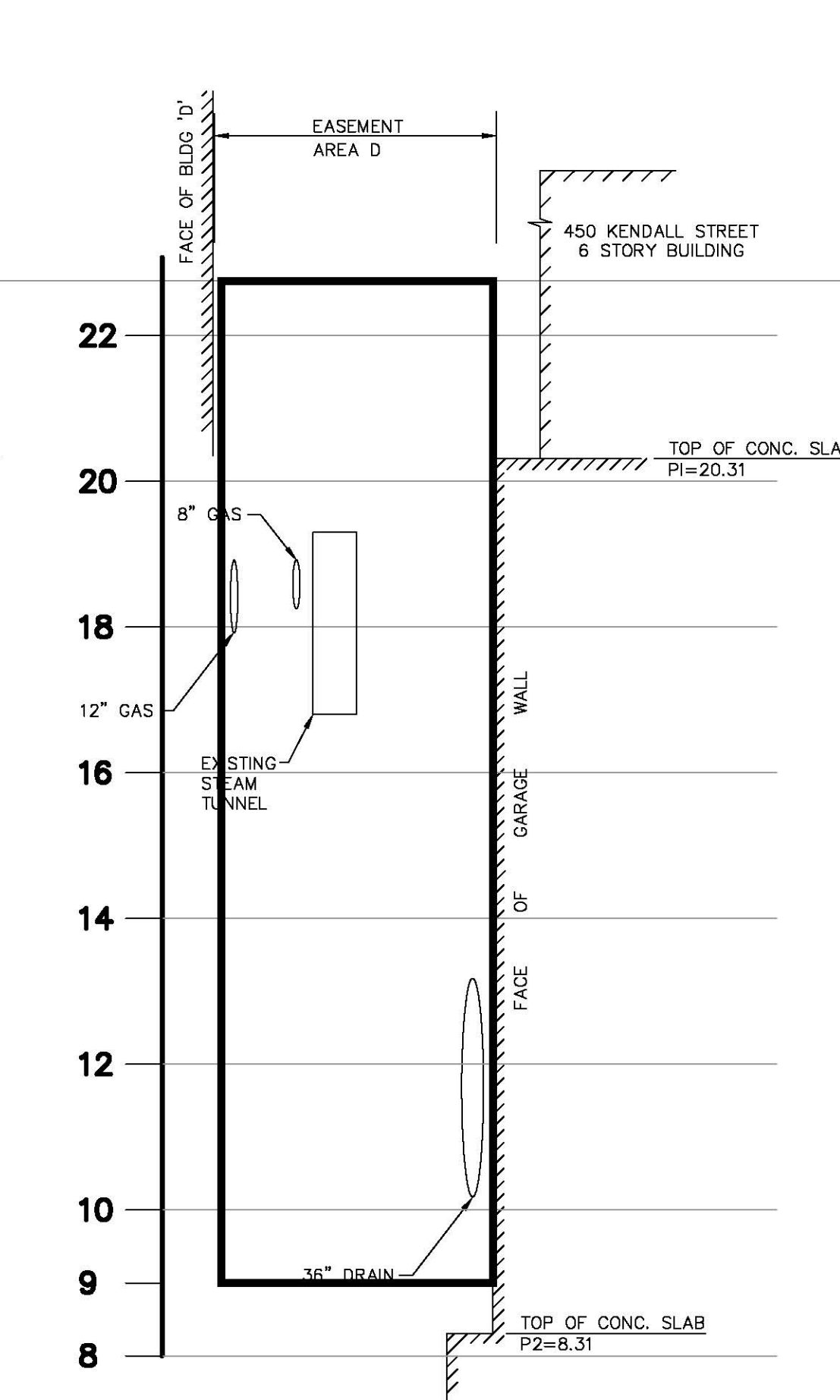
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 VERT. SCALE: 1"=2'



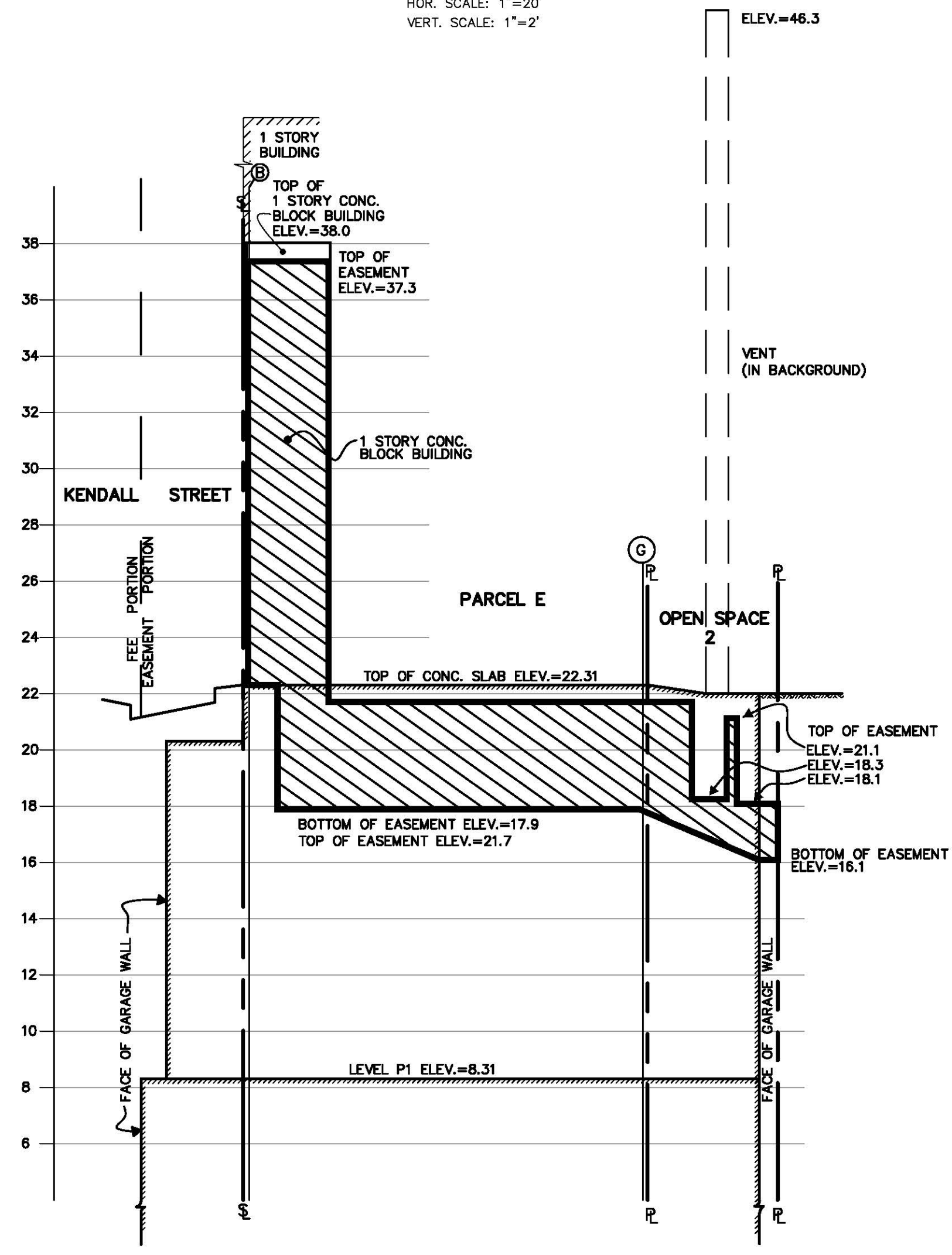
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 HOR. SCALE: 1"=20'
 VERT. SCALE: 1"=2'



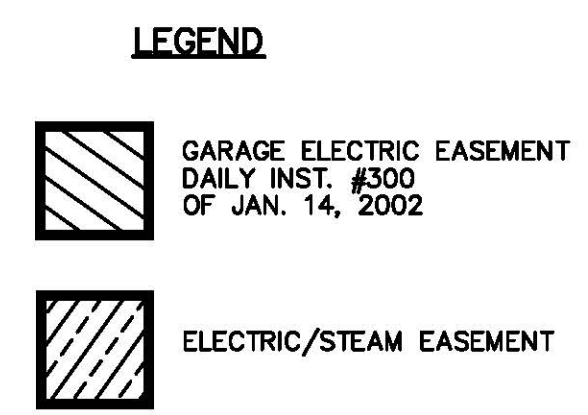
CROSS-SECTION L-L
 HOR. SCALE: 1"=20'
 VERT. SCALE: 1"=2'



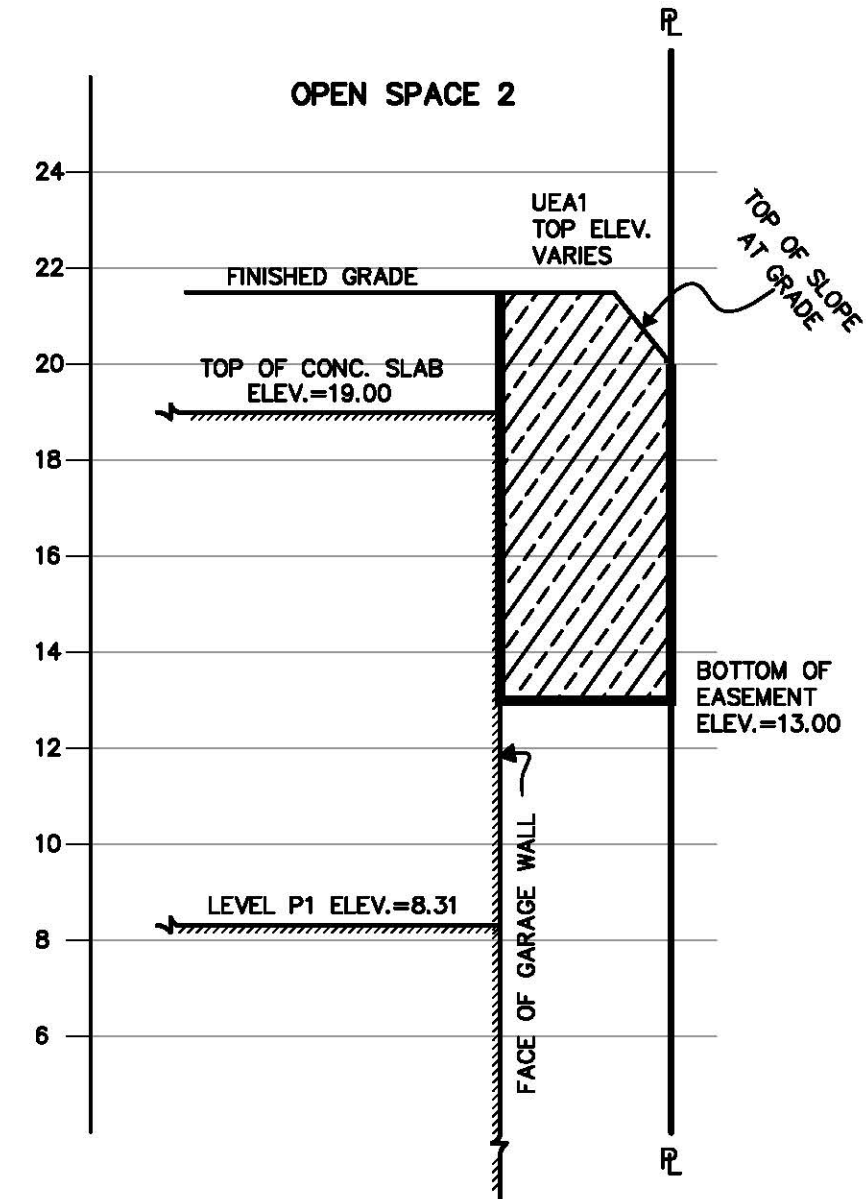
CROSS-SECTION M-M
 HOR. SCALE: 1"=20'
 VERT. SCALE: 1"=2'



CROSS-SECTION H-H
 HOR. SCALE: 1"=40'
 VERT. SCALE: 1"=4'



NOTE
 1) FOR NOTES, REFERENCES AND CERTIFICATION REFER TO SHEET 1 OF 7.



CROSS-SECTION N-N
 HOR. SCALE: 1"=40'
 VERT. SCALE: 1"=4'


EASEMENT NOTES

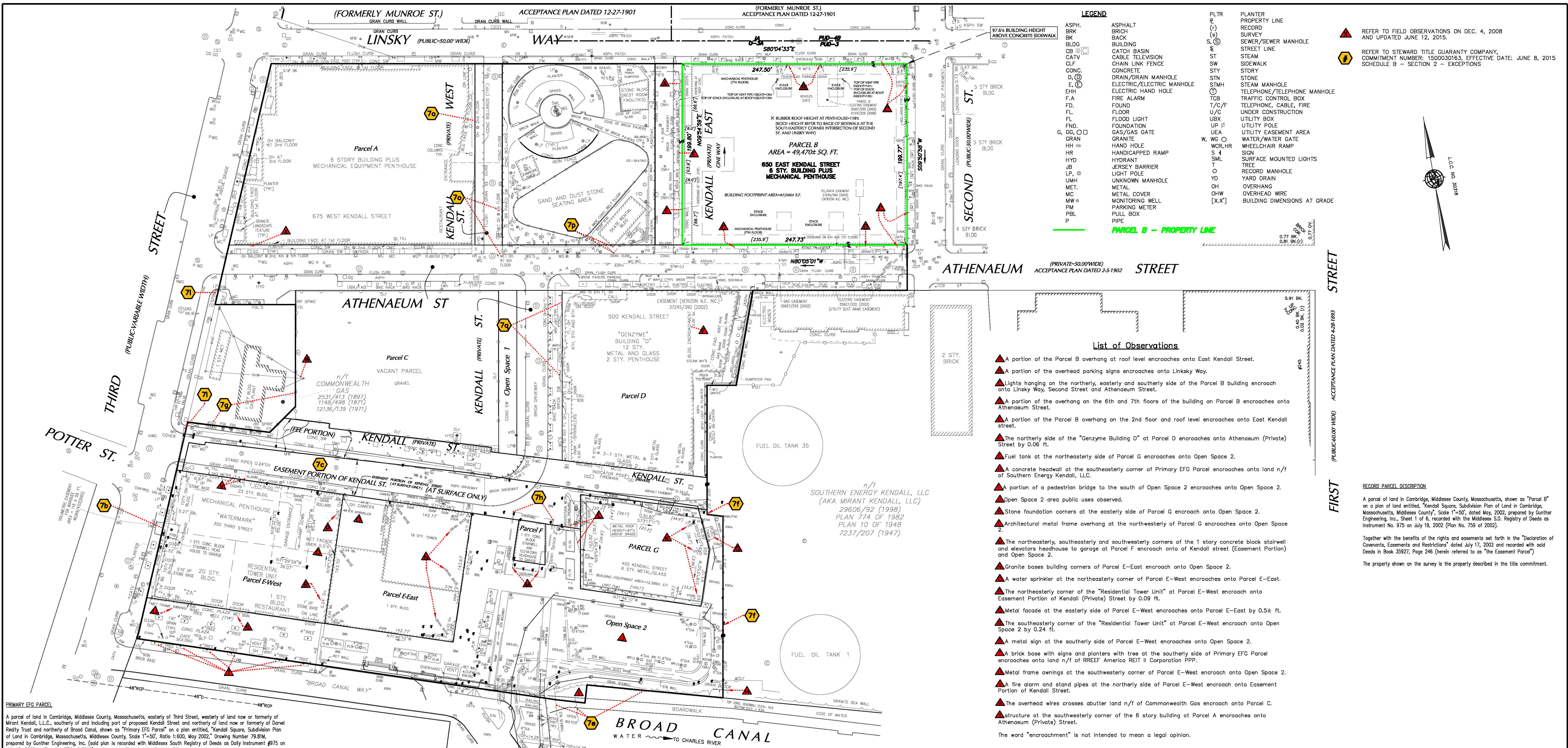
THE BOUNDARY BETWEEN EACH OF PARCEL E AND PARCEL G DEVELOPMENT RIGHTS AREAS, OPEN SPACE 2 EASEMENT AND THE EASEMENT PORTION OF KENDALL STREET, ON THE ONE HAND, AND THE GARAGE, ON THE OTHER HAND, IS GENERALLY THE TOP OF THE CONCRETE SLAB ABOVE THE P1 GARAGE LEVEL. ALSO PERTAINING TO THE GARAGE, AND EXCLUDED FROM SUCH DEVELOPMENT RIGHTS AREAS AND OPEN SPACE 2 AND KENDALL STREET EASEMENT AREAS ARE GARAGE RAMP, STAIRWELLS, ELEVATORS, VENTS, AIR INTAKES AND SIMILAR PENETRATIONS TO THE SURFACE TO THE HEIGHTS SHOWN.

EASEMENT AREA D IS A NON EXCLUSIVE EASEMENT TO NSTAR COMPRISED OF EXISTING GAS AND STEAM LINES.

SCALE: AS NOTED

PLAN SHOWING CROSS SECTION VIEWS OF THIRD PARTY EASEMENTS

650 EAST KENDALL STREET PARCEL B AT KENDALL SQUARE		RESEARCH: GE																
ALTA/ACSM LAND TITLE SURVEY IN CAMBRIDGE, MASSACHUSETTS MIDDLESEX COUNTY		FIELD: K.G./G.A./C.D.																
PREPARED FOR: BIOMED REALTY TRUST, INC.		CALCULATION: V.V.																
PREPARED BY: DGT SURVEY GROUP A DIVISION OF DIGITAL GEOGRAPHIC TECHNOLOGIES, INC.		DRAFTING: I. MITRE/V.V.																
803 SUMMER STREET 1ST FLOOR BOSTON, MA 02127		CHECK: M. CLIFFORD, PLS.																
TEL: 617-275-0541 FAX: 617-275-0543 www.dgtsurvey.com		PROJ. MANAGER: V. VIEN																
		DATE: 5-JAN-2015																
<table border="1"> <tr> <th>V.V.</th> <th>REVISION</th> <th>DATE</th> <th>REV</th> </tr> <tr> <td></td> <td></td> <td>6/12/15</td> <td>1</td> </tr> <tr> <td>BY:</td> <td>DESCRIPTION:</td> <td>DATE:</td> <td>REV: 0</td> </tr> <tr> <td colspan="4">DRAWING NO.: S-1092_03T16.DWG</td> </tr> </table>		V.V.	REVISION	DATE	REV			6/12/15	1	BY:	DESCRIPTION:	DATE:	REV: 0	DRAWING NO.: S-1092_03T16.DWG				CRD FILE S-1092-ALL.CRD
V.V.	REVISION	DATE	REV															
		6/12/15	1															
BY:	DESCRIPTION:	DATE:	REV: 0															
DRAWING NO.: S-1092_03T16.DWG																		
		SHEET NO. 6 OF 7																



LEGEND

ASPH.	ASPHALT	PLTR	PLANTER
BRK	BRICK	(7)	PROPERTY LINE
BLDG	BUILDING	(S)	RECORD
CB	CATCH BASIN	(S)	SEWER/SEWER MANHOLE
CATV	CABLE TELEVISION	ST	STREET LINE
CLF	CHAIN LINK FENCE	SW	SIDEWALK
CONC.	CONCRETE	STY	STORY
D, (D)	DRAIN/DRAIN MANHOLE	STN	STONE
E, (E)	ELECTRIC/ELECTRIC MANHOLE	STMH	STEAM MANHOLE
EHH	ELECTRIC HAND HOLE	(T)	TELEPHONE/TELEPHONE MANHOLE
F.A.	FIRE ALARM	T/CB	TRAFFIC CONTROL BOX
FD.	FOUND	T/C/F	TELEPHONE, CABLE, FIRE
FL	FLOOR	U/C	UNDER CONSTRUCTION
FL	FLOOD LIGHT	UBX	UTILITY BOX
FND.	FOUNDATION	UP	UTILITY POLE
G, GS, O, □	GAS/GAS GATE	UEA	UTILITY EASEMENT AREA
GRAN	GRANITE	W, WC, O	WATER/WATER GATE
HH	HAND HOLE	WCR, HR	WHEELCHAIR RAMP
HR	HANDICAPPED RAMP	S, 4	SIGN
HYD	HYDRANT	SML	SURFACE MOUNTED LIGHTS
JB	JERSEY BARRIER	T	TREE
LP, □	UNKNOWN MANHOLE	YD	YARD DRAIN
UMH	UNKNOWN MANHOLE	OH	OVERHANG
MET.	METAL	OHW	OVERHEAD WIRE
MC	METAL COVER	[X.X']	BUILDING DIMENSIONS AT GRADE
MW	MONITORING WELL		
P.M.	PARKING METER		
PBL	PULL BOX		
P	PIPE		

List of Observations

- ▲ A portion of the Parcel B overhang at roof level encroaches onto East Kendall Street.
- ▲ A portion of the overhead parking signs encroaches onto Linsky Way.
- ▲ Lights hanging on the northerly, easterly and southerly side of the Parcel B building encroach onto Linsky Way, Second Street and Athenaeum Street.
- ▲ A portion of the overhang on the 6th and 7th floors of the building on Parcel B encroaches onto Athenaeum Street.
- ▲ A portion of the Parcel B overhang on the 2nd floor and roof level encroaches onto East Kendall Street.
- ▲ The northerly side of the "Genzyme Building D" at Parcel D encroaches onto Athenaeum (Private) Street by 0.06 ft.
- ▲ Fuel tank at the northeasterly side of Parcel G encroaches onto Open Space 2.
- ▲ A concrete headwall at the southeasterly corner of Primary EFG Parcel encroaches onto land n/f of Southern Energy Kendall, LLC.
- ▲ A portion of a pedestrian bridge to the south of Open Space 2 encroaches onto Open Space 2.
- ▲ Open Space 2 area public uses observed.
- ▲ Stone foundation corners at the easterly side of Parcel G encroach onto Open Space 2.
- ▲ Architectural metal frame overhang at the northwesterly of Parcel G encroaches onto Open Space 2.
- ▲ The northeasterly, southeasterly and southwesterly corners of the 1 story concrete block stairwell and elevators headhouse to garage at Parcel F encroach onto Kendall Street (Easement Portion) and Open Space 2.
- ▲ Granite bases building corners of Parcel E-East encroach onto Open Space 2.
- ▲ A water sprinkler at the northeasterly corner of Parcel E-West encroaches onto Parcel E-East.
- ▲ The northeasterly corner of the "Residential Tower Unit" at Parcel E-West encroach onto Easement Portion of Kendall (Private) Street by 0.09 ft.
- ▲ Metal facade at the easterly side of Parcel E-West encroaches onto Parcel E-East by 0.5± ft.
- ▲ The southeasterly corner of the "Residential Tower Unit" at Parcel E-West encroach onto Open Space 2 by 0.24 ft.
- ▲ A metal sign at the southerly side of Parcel E-West encroaches onto Open Space 2.
- ▲ A brick base with signs and planters with tree at the southerly side of Primary EFG Parcel encroaches onto land n/f of RREEF America REIT II Corporation PPP.
- ▲ Metal frame awnings at the southwesterly corner of Parcel E-West encroach onto Open Space 2.
- ▲ A fire alarm and stand pipes at the northerly side of Parcel E-West encroach onto Easement Portion of Kendall Street.
- ▲ The overhead wires crosses abutter land n/f of Commonwealth Gas encroach onto Parcel C.
- ▲ structure at the southwesterly corner of the 6 story building at Parcel A encroaches onto Athenaeum (Private) Street.

The word "encroachment" is not intended to mean a legal opinion.

- ▲ REFER TO FIELD OBSERVATIONS ON DEC. 4, 2008 AND UPDATED JUNE 12, 2015.
- Ⓜ REFER TO STEWARD TITLE GUARANTY COMPANY, COMMITMENT NUMBER: 1500030163, EFFECTIVE DATE: JUNE 8, 2015 SCHEDULE B - SECTION 2 - EXCEPTIONS

ACCEPTANCE PLAN DATED 4-28-1983

ACCEPTANCE PLAN DATED 2-5-1902

ACCEPTANCE PLAN DATED 12-27-1901

ACCEPTANCE PLAN DATED 12-27-1901

PRIMARY EFG PARCEL
A parcel of land in Cambridge, Middlesex County, Massachusetts, easterly of Third Street, westerly of land now or formerly of Mirant Kendall, L.L.C., southerly of and including part of proposed Kendall Street and northerly of land now or formerly of Darval Realty Trust and northerly of Broad Canal, shown as "Primary EFG Parcel" on a plan entitled, "Kendall Square, Subdivision Plan of Land in Cambridge, Massachusetts, Middlesex County, Scale 1"=50', May 2002," Drawing Number 79.81M, prepared by Gunther Engineering, Inc. (said plan is recorded with Middlesex South Registry of Deeds as Duly Instrument #975 on July 19, 2002 as Plan No. 759 of 2002) and more particularly described as follows:

Beginning at the southeasterly corner of Third Street and Linsky Way, thence running
 S 23-02-30 W 459.82 feet along the easterly side of Third Street to the true point of beginning; thence
 S 71-45-28 E 6.52 feet by a southerly sideline of Kendall Street; thence
 N 23-02-30 E 31.97 feet thence
 S 71-46-10 E 17.56 feet thence
 N 23-02-30 E 3.12 feet thence
 S 73-25-25 E 293.30 feet thence
 S 71-46-10 E 253.50 feet thence
 S 05-02-01 E 2.64 feet to a southerly sideline of Kendall Street, the last six courses being by the northerly face of the garage foundation, said courses also being by lines through Kendall Street; thence
 S 73-17-11 E 9.72 feet by a southerly sideline of Kendall Street; thence
 S 09-54-59 W 5.33 feet thence
 S 73-17-08 E 17.59 feet thence
 S 09-54-59 W 200.03 feet to the northerly side of Broad Canal, the last three courses being by land now or formerly of Mirant Kendall, L.L.C.; thence
 N 74-39-01 W 150.52 feet by the northerly side of Broad Canal; thence
 S 16-20-16 W 20.00 feet by the westerly end of Broad Canal to land now or formerly of Darval Realty Trust; thence
 N 73-39-44 W 31.42 feet thence
 N 71-46-10 W 467.40 feet to the easterly side of Third Street, the last two courses being by the northerly boundary of land now or formerly of Darval Realty Trust; thence
 N 30-00-44 E 6.00 feet thence
 N 23-02-30 E 184.85 feet to the true point of beginning, the last two courses being by the easterly side of Third Street. Containing 140,274 square feet, more or less, or 3,220 acres, more or less.

ROADWAY AND OPEN SPACE AREAS

An area of land in Cambridge, Middlesex County, Massachusetts, easterly of Third Street and southerly of Linsky Way, shown as "Open Space 1, Open Space 3, Athenaeum Street, Kendall Street East and Kendall Street," on a plan entitled, "RAD Area for the Roadway and Open Space Areas, Cambridge, Massachusetts, Middlesex County, Scale 1"=100', 17 October 2003," Drawing Number 79.1087, prepared by Gunther Engineering, Inc. and more particularly described as follows:
 Beginning at the northwesterly corner of said parcel, said corner being at the intersection of the easterly side of Third Street with the northerly side of Athenaeum Street as shown on said plan and being the point of beginning; thence:
 S 80-05-01 E 270.84 feet by the northerly side of Athenaeum Street to the westerly side of Kendall Street West; thence
 N 09-54-59 E 199.83 feet by the westerly side of Kendall Street West to the southerly side of Linsky Way; thence
 S 80-04-33 E 228.38 feet by the southerly side of Linsky Way to the easterly side of Kendall Street East; thence
 S 09-54-59 W 198.80 feet by the easterly side of Kendall Street East to the northerly side of Athenaeum Street; thence
 S 80-05-01 E 247.73 feet by the northerly side of Athenaeum Street to the westerly side of Second Street; thence
 S 09-50-58 W 50.00 feet by the westerly side of Second Street to the southerly side of Athenaeum Street; thence
 N 80-05-01 W 169.89 feet by the southerly side of Athenaeum Street to the northeasterly corner of Parcel D; thence
 N 80-05-01 W 210.24 feet by the southerly side of Athenaeum Street to the easterly side of Kendall Street; thence
 S 09-54-59 W 187.36 feet by the easterly side of Kendall Street to the southwesterly corner of Parcel D; thence
 S 73-17-11 E 160.73 feet by the northerly side of Kendall Street to the westerly side of land now or formerly of Mirant Kendall, LLC; thence
 S 09-54-59 W 35.25 feet by the westerly side of land now or formerly of Mirant Kendall, LLC to the southerly side of Kendall Street; thence
 N 73-17-11 W 140.59 feet thence
 S 09-54-59 W 38.03 feet the last two courses by the southerly side of the of Kendall Street and by Parcel G; thence

N 71-45-28 W 38.12 feet thence
 N 10-09-59 E 0.17 feet thence
 N 71-18-11 W 29.30 feet thence
 S 18-41-49 W 0.41 feet thence
 N 71-45-28 W 380.98 feet to the easterly side of Third Street, the last five courses by the southerly side of the of Kendall Street; thence
 N 23-02-30 E 54.19 feet by the easterly side of Third Street to the southwesterly corner of land now or formerly of Commonwealth Gas; thence
 S 72-59-07 E 91.08 feet thence
 N 54-55-27 E 22.13 feet to a point, the last two courses by land now or formerly of Commonwealth Gas and the northerly side of Kendall Street; thence
 S 73-17-11 E 50.53 feet thence
 S 16-42-49 W 5.00 feet thence
 S 73-17-11 E 180.00 feet thence
 S 16-42-49 W 5.00 feet thence
 S 73-17-11 E 8.68 feet to the westerly side of Open Space 1, the last five courses in part by Parcel C and the northerly side of Kendall Street; thence
 N 09-54-59 E 179.01 feet by the westerly side of Open Space 1 to the southerly side of Athenaeum Street; thence
 N 80-05-01 W 223.57 feet by the southerly side of Athenaeum Street; thence
 S 09-55-27 W 15.65 feet by the easterly side of Athenaeum Street; thence
 N 80-04-33 W 88.60 feet by the southerly side of Athenaeum Street and by the northerly side of land now or formerly of Commonwealth Gas; thence
 N 23-02-30 E 67.40 feet by the easterly side of Third Street to the point of beginning.
 Containing 132,618± square feet, more or less.

NOTE
 1) FOR NOTES, REFERENCES AND CERTIFICATION REFER TO SHEET 1 OF 7.

SCALE: 1" = 50'
 0 25 50 100

PLAN SHOWING EXISTING STRUCTURES AND DETAIL

650 KENDALL STREET EAST PARCEL B AT KENDALL SQUARE		RESEARCH: N/A
ALTA/ACSM LAND TITLE SURVEY IN CAMBRIDGE, MASSACHUSETTS MIDDLESEX COUNTY		FIELD: K.G./G.A./C.D.
PREPARED FOR: BIOMED REALTY TRUST, INC.		CALCULATION: V.V.
PREPARED BY: DGT SURVEY GROUP A DIVISION OF DIGITAL GEOGRAPHIC TECHNOLOGIES, INC.		DRAFTING: I. MITRE/V.V.
803 SUMMER STREET 1ST FLOOR BOSTON, MA 02127		CHECK: M. CLIFFORD, PLS.
TEL: 617-275-0541 FAX: 617-275-0543 www.dgtsurvey.com		PROJ. MANAGER: V. VIEN
DATE: 5-JAN-2015		CRD FILE S-1092-ALL.CRD
DRAWING NO.: S-1092_03T17.DWG		SHEET NO. 7 OF 7



SIGN CERTIFICATION FORM

COMMUNITY DEVELOPMENT DEPARTMENT

Sign Text: Shife

Applicant (name and address) 90 Northstar Project & Real Estate
1050 MASS AVE., Cambridge, MA 02138 AHW:

Signature Kirstin Brown, As Agent

Telephone: 617 413 8394 FAX: _____

Location of Premises: 650 E. Kendall

Zoning District: Office 3A Overlay District: Pud 3

Date Application Submitted: 9/8/16

Sketch of Sign Enclosed: Yes No

PLEASE NOTE: All signs must receive a permit from the Inspectional Services Department (ISD) before installation. Community Development Department (CDD) action does NOT constitute issuance of a permit or certification that all other code requirements have been met. Do not contract for the fabrication of a sign until all permits have been issued including approval from the City Council, if necessary (see below)!

Copies: ISD City Clerk* CDD Applicant Historical Com.

*Any sign or portion of a sign extending more than **six (6) inches** into the public sidewalk, must receive approval from the Cambridge City Council; a bond must be posted with the City Clerk. Forms for that approval are obtained at the Office of the City Clerk.

NOTE: PLEASE PROVIDE ALL REQUESTED INFORMATION FOR EACH SIGN PROPOSED. FAILURE TO DO SO WILL ONLY DELAY CERTIFICATION.



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Shary Page Berg, Robert G. Crocker, Chandra Harrington,

Jo M. Solet, *Members*; Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 650 East Kendall Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date September 19, 2016

Received by Uploaded to Energov

Date September 19, 2016

Relationship to project BZA 11418-2016

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

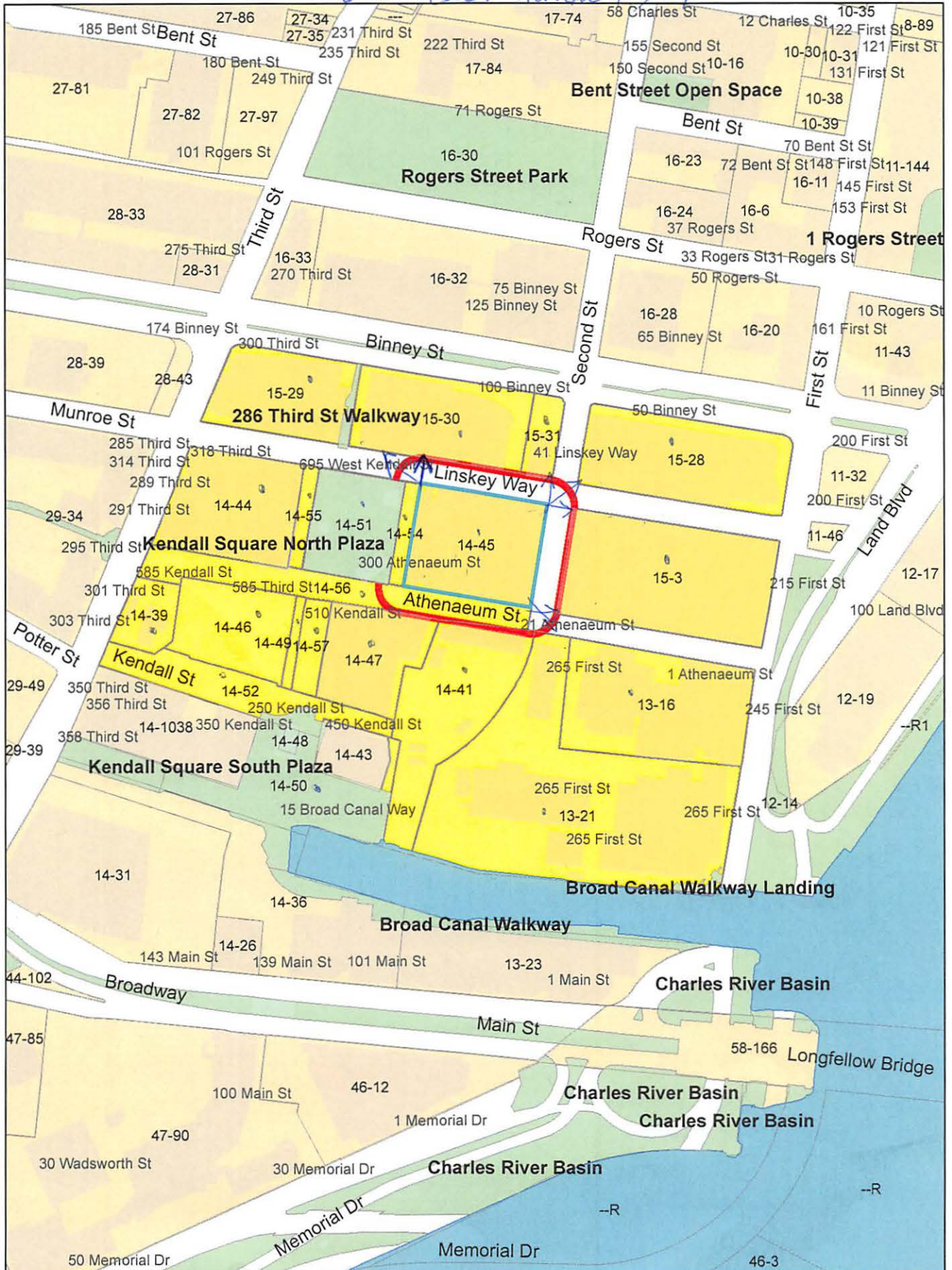
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

650 East Kendall Sq



650 E. Kendall St -

Petitioner

14-39
COMMONWEALTH GAS CO.
C/O NSTAR GAS CO
PROPERTY TAX DEPT
P.O. BOX 270
HARTFORD, CT 06141

14-41/13-21
SOUTHERN ENERGY KENDALL
C/O BRIAN KRAMSCHUSTER
13155 NOEL RD., SUITE 100
DALLAS, TX 75240

NORTHSTAR PRES
C/O KIRSTIN V. BROWN
1050 MASS AVENUE
CAMBRIDGE, MA 02138

15-29
MIT 300 THIRD LLC
C/O ARE MA REGION #28, LLC
P.O. BOX 847
CARLSBAD, CA 92018

14-46
CONSTELLATION CHARITABLE FOUNDATION
43 THORNDIKE STREET
CAMBRIDGE, MA 02141

14-49-50-51-52-54-55-56
BMR KENDALL DEVELOPMENT LLC,
C/O BIOMED REALTY TRUST, INC. ATTN: AP
17190 BERNARDO CENTER DR.
SAN DIEGO, CA 92128

15-28
ARE-MA REGION NO. 40 LLC,
C/O THOMSON REUTERS PTS
PO BOX 847
CARLSBAD, CA 92108

14-44-47-45
BMR-675 WEST KENDALL STREET LLC,
C/O PARADIGM TAX GROUP
5694 MISSION CENTER RD. - SUITE 602-800
SAN DIEGO, CA 92108

15-30
ARE-MA REGION NO. 42, LLC,
PO BOX 847
CARLSBAD, CA 92108

15-3
ARE-MA REGION NO. 38 LLC,
PO BOX 847
CARLSBAD, CA 92018

15-31
ARE-MA REGION NO.47, LLC
C/O THOMSON REUTERS (PROPERTY TAX SERV)
P.O. BOX #847
CARLSBAD, CA 92018

14-57
BMR KENDALL DEVELOPMENT LLC
C/O BIOMED REALTY LLP
17140 BERNARDO CENTER DR. - SUITE #222
SAN DIEGO, CA 92128

13-16
JAMESTOWN PREMIER 245 FIRST LLC
245 FIRST ST
CAMBRIDGE, MA 02142