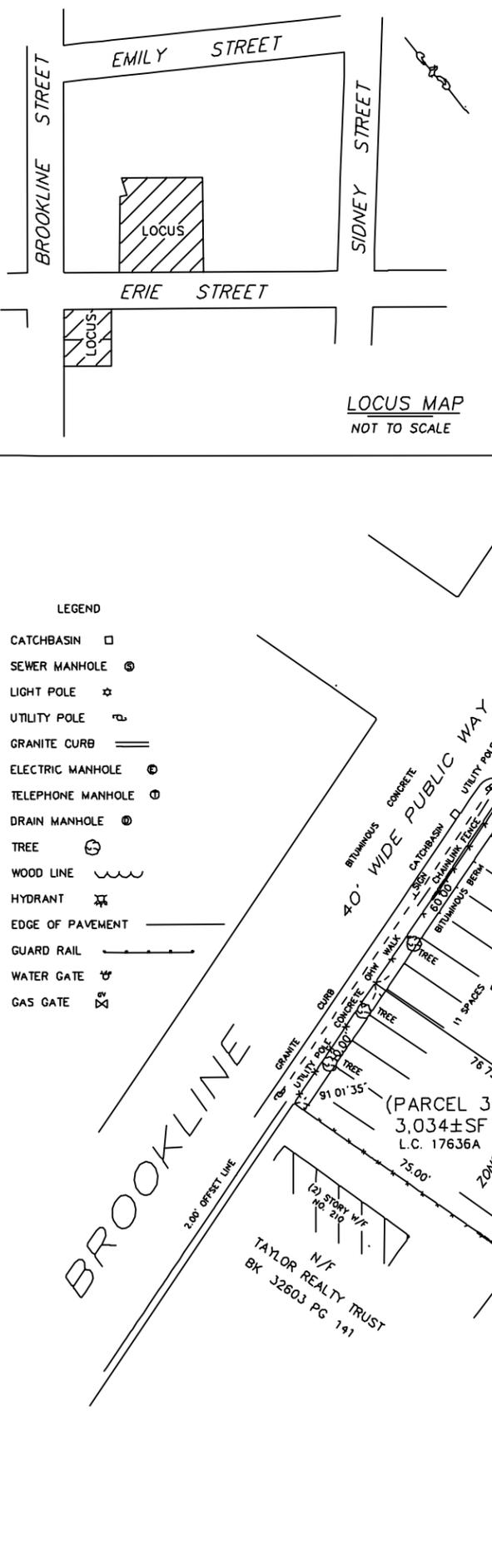


- LEGEND**
- CATCHBASIN □
 - SEWER MANHOLE ⊙
 - LIGHT POLE *
 - UTILITY POLE ⚡
 - GRANITE CURB █
 - ELECTRIC MANHOLE ⊕
 - TELEPHONE MANHOLE ⊖
 - DRAIN MANHOLE ⊕
 - TREE ⊕
 - WOOD LINE ~~~~~
 - HYDRANT ⚡
 - EDGE OF PAVEMENT ———
 - GUARD RAIL ———
 - WATER GATE ⊕
 - GAS GATE ⊕



TO ARE-MA REGION NO 33 LLC, ITS SUCCESSORS AND ASSIGNS AND CHICAGO TITLE INSURANCE COMPANY. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE ON THE DATE SHOWN BELOW OF THE PREMISES DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT DATED AS OF AUG 27, 2006, ISSUED UNDER ORDER NO 2651-25204 IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005, AS DEFINED THEREIN AND INCLUDES ITEMS 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS FOR ALTA/ACSM LAND TITLE SURVEYS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MASSACHUSETTS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN THIS SURVEY WAS ALSO MADE IN ACCORDANCE WITH THE STATE OF MASSACHUSETTS MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS THE SUBJECT PROPERTY CONTAINS (PARCEL 1) 37,819± SQUARE FEET OR 0.87 ACRES, (PARCEL 2) 4,672±SQUARE FEET OR 11 ACRES AND (PARCEL 3) 3,034±SQUARE FEET OR 07 ACRES, IS LOCATED IN A ZONING DISTRICT CLASSIFICATION OF SPECIAL DISTRICT 10, AND CONTAINS 15 REGULAR PARKING SPACES AND NO HANDICAPPED PARKING SPACES. THE SURVEY CORRECTLY SHOWS THE ZONE DESIGNATION OF ANY AREA SHOWN AS BEING WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO 250186B, ZONE C, DATED 7/5/82. THE SUBJECT PROPERTY HAS INGRESS AND EGRESS TO AND FROM ERIE STREET WHICH IS A PAVED PUBLIC RIGHT OF WAY. THE STREET ADDRESS OF THE SUBJECT PROPERTY IS 99 ERIE STREET, 202 BROOKLINE STREET AND 206-208 BROOKLINE STREET

BY  DATE: 9/06/06 REGISTRATION NO 31312 DATE OF SURVEY 9/01/08 DATE OF LAST REVISION



DATE: 9/06/08 REG. LAND SURVEYOR

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REFERENCE

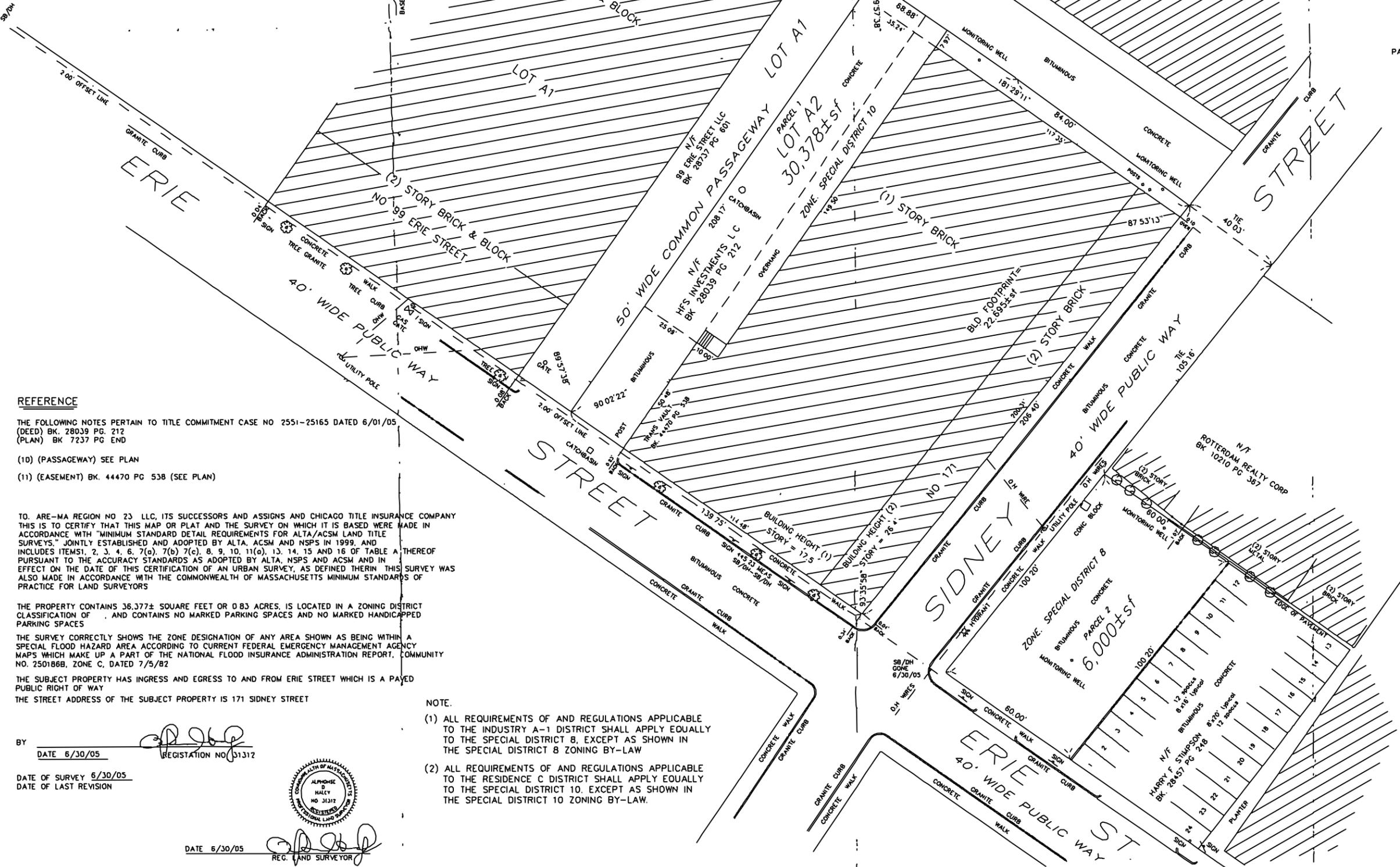
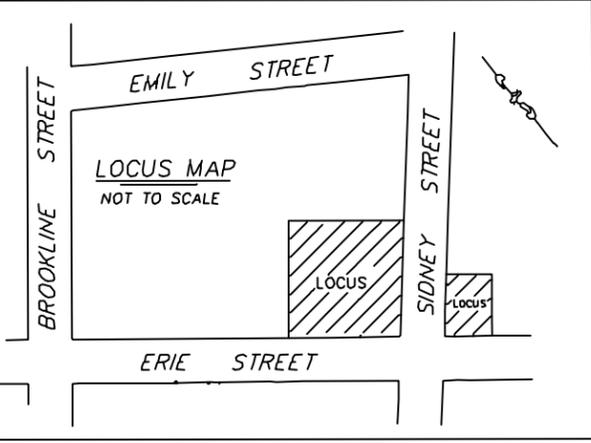
THE FOLLOWING NOTES PERTAIN TO TITLE COMMITMENT CASE NO. 2651-25204 DATED 9/15/06
 (DEED) BK. 28737 PG. 601
 (PLAN) BK. 7237 PG. END AND LC 17636A

(9) (50' PASSAGEWAY) SEE PLAN
 (13) (RECIPROCAL EASEMENT) BK. 46323 PG. 233 (SEE PLAN)

ALTA/ACSM
 PLAN OF LAND
 IN
 CAMBRIDGE, MASS
 99 ERIE STREET
 COMMITMENT CASE NO 2651-25204
 MIDDLESEX SURVEY INC LAND SURVEYORS
 131 PARK STREET NORTH READING, MA 01864
 PHONE (978) 884-5451 FAX (978) 884-3880
 SCALE: 1" = 20' DATE SEPT. 5, 2006
 GRAPHIC SCALE



ORIGINAL SURVEY DONE 11/13/97 & UPDATED 9/01/06



**ZONE SPECIAL DISTRICT 10
DEED DESCRIPTION**

PARCEL 1 171 SIDNEY STREET, CAMBRIDGE, MASSACHUSETTS

SOUTHEASTERLY BY SIDNEY STREET, 206.40 FEET
 SOUTHWESTERLY BY ERIE STREET, 139.75 FEET
 NORTHWESTERLY BY THE MIDDLE LINE OF A COMMON PASSAGEWAY BETWEEN THE GRANTED PARCEL AND LOT A1 AS SHOWN ON THE PLAN HEREINAFTER MENTIONED 208.17 FEET
 NORTHEASTERLY BY LOT MARKED "B2" AS SHOWN ON THE PLAN HEREINAFTER MENTIONED BY TWO COURES, 68.88 FEET AND 84.00 FEET, RESPECTIVELY.

BEING SHOWN AS LOT A2 ON "PLAN OF LAND IN CAMBRIDGE, MASS. SURVEYED FOR STIMPSON INVESTMENT CORP" BY W.A. MASON & SON CO. SURVEYORS DATED DECEMBER 30, 1947 AND RECORDED WITH THE MIDDLESEX COUNTY SOUTHERN DISTRICT REGISTRY OF DEEDS AT THE END OF BOOK 7237 AND CONTAINING, ACCORDING TO SAID PLAN 30,377 SQUARE FEET OF LAND

**ZONE SPECIAL DISTRICT 8
DEED DESCRIPTION**

PARCEL 2 170-176 SIDNEY STREET CAMBRIDGE, MASSACHUSETTS

NORTHWESTERLY BY SIDNEY STREET, 100.20 FEET
 SOUTHWESTERLY BY ERIE STREET, 60.00 FEET
 SOUTHEASTERLY BY A LINE PARALLEL TO THE FIRST MENTIONED BOUND 100.20 FEET
 NORTHEASTERLY BY LAND NOW OR FORMERLY OF CARCANO, WELLS & DANA, TRUSTEES, 60 FEET

CONTAINING 6,000±sf

LEGEND

- CATCHBASIN □
- SEWER MANHOLE ⊙
- LIGHT POLE ⊕
- UTILITY POLE ⊕
- GRANITE CURB ≡
- ELECTRIC MANHOLE ⊙
- TELEPHONE MANHOLE ⊙
- DRAIN MANHOLE ⊙
- SHRUB ⊙
- TREE ⊙
- WOOD LINE ~
- HYDRANT ⊕
- EDGE OF PAVEMENT —
- GUARD RAIL —
- WATER GATE ⊕
- GAS GATE ⊕

REFERENCE

THE FOLLOWING NOTES PERTAIN TO TITLE COMMITMENT CASE NO 2551-25165 DATED 6/01/05 (DEED) BK. 28039 PG. 212 (PLAN) BK 7237 PG END

(10) (PASSAGEWAY) SEE PLAN
 (11) (EASEMENT) BK. 44470 PG 538 (SEE PLAN)

TO: ARE-MA REGION NO 23 LLC, ITS SUCCESSORS AND ASSIGNS AND CHICAGO TITLE INSURANCE COMPANY THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 13, 14, 15 AND 16 OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN URBAN SURVEY, AS DEFINED THEREIN THIS SURVEY WAS ALSO MADE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS

THE PROPERTY CONTAINS 36,377± SQUARE FEET OR 0.83 ACRES, IS LOCATED IN A ZONING DISTRICT CLASSIFICATION OF , AND CONTAINS NO MARKED PARKING SPACES AND NO MARKED HANDICAPPED PARKING SPACES

THE SURVEY CORRECTLY SHOWS THE ZONE DESIGNATION OF ANY AREA SHOWN AS BEING WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 250186B, ZONE C, DATED 7/5/82

THE SUBJECT PROPERTY HAS INGRESS AND EGRESS TO AND FROM ERIE STREET WHICH IS A PAID PUBLIC RIGHT OF WAY
 THE STREET ADDRESS OF THE SUBJECT PROPERTY IS 171 SIDNEY STREET

- NOTE.**
- (1) ALL REQUIREMENTS OF AND REGULATIONS APPLICABLE TO THE INDUSTRY A-1 DISTRICT SHALL APPLY EQUALLY TO THE SPECIAL DISTRICT 8, EXCEPT AS SHOWN IN THE SPECIAL DISTRICT 8 ZONING BY-LAW
 - (2) ALL REQUIREMENTS OF AND REGULATIONS APPLICABLE TO THE RESIDENCE C DISTRICT SHALL APPLY EQUALLY TO THE SPECIAL DISTRICT 10, EXCEPT AS SHOWN IN THE SPECIAL DISTRICT 10 ZONING BY-LAW.

BY [Signature]
 DATE 6/30/05 REGISTRATION NO. 01317

DATE OF SURVEY 6/30/05
 DATE OF LAST REVISION

ALPHONSE J. HALLY
 NO. 31317
 REGISTERED PROFESSIONAL LAND SURVEYOR

DATE 6/30/05 REG. LAND SURVEYOR

ALTA/ACSM
 PLAN OF LAND
 IN
 CAMBRIDGE, MASS.
 171 SIDNEY STREET
 COMMITMENT CASE NO. 2551-25165 EFFECTIVE DATE 6/1/05
 MIDDLESEX SURVEY INC LAND SURVEYORS
 131 PARK STREET NORTH READING, MA 01864
 PHONE (978) 864-5451 FAX (978) 864-3880
 SCALE 1" = 20' DATE JUNE 30, 2005

GRAPHIC SCALE

(IN FEET)
 1 inch = 20 ft

ORIGINAL SURVEY DONE 11/13/97 & UPDATED 6/30/05
 REVISED 7/12/05

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