NOTES

1) THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING A ZEISS ELTA TOTAL STATION AND SUBCENTIMETER GPS.

2) SOMERVILLE – CAMBRIDGE CITY BOUNDARY LINE ESTABLISHED BY BEALS AND THOMAS, INC. BY DIGITIZING HISTORIC EDGE OF MILLERS RIVER AS SHOWN ON A PLAN ENTITLED "Nos. 530 & 531, APPROVED BY HARBOR AND LAND COMMISSION", DATED MAY 6, 1880, RECORDED IN SUFFOLK COUNTY AS PLAN BOOK 1505 PAGE 640; AND CALCULATING A BEST–FIT CENTERLINE OF THE HISTORIC RIVER. THE END OF THE CENTERLINE WAS ADJUSTED TO HOLD 250.00' FROM THE ANGLE POINT IN THE BOSTON – CAMBRIDGE CITY LINE AS DESCRIBED IN CHAPTER 312 OF THE ACTS OF 1910.

3) FOR ADDITIONAL MONUMENTATION SEE PLANS BY BEALS AND THOMAS, INC. RECORDED AS PLAN No. 90 OF 2008.

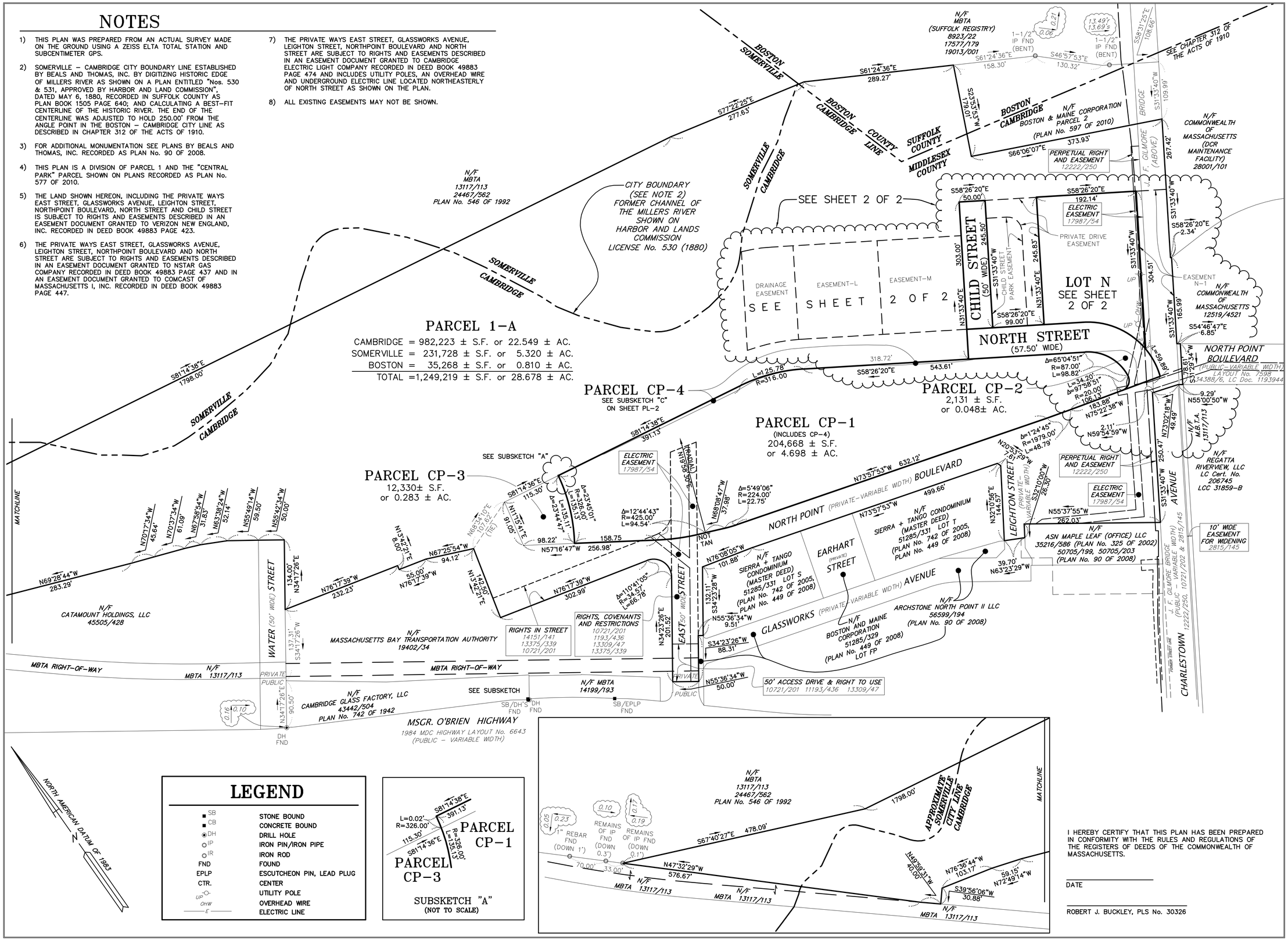
4) THIS PLAN IS A DIVISION OF PARCEL 1 AND THE "CENTRAL PARK" PARCEL SHOWN ON PLANS RECORDED AS PLAN No. 577 OF 2010.

5) THE LAND SHOWN HEREON, INCLUDING THE PRIVATE WAYS EAST STREET, GLASSWORKS AVENUE, LEIGHTON STREET, NORTHPOINT BOULEVARD, NORTH STREET AND CHILD STREET IS SUBJECT TO RIGHTS AND EASEMENTS DESCRIBED IN AN EASEMENT DOCUMENT GRANTED TO VERIZON NEW ENGLAND, INC. RECORDED IN DEED BOOK 49883 PAGE 423.

6) THE PRIVATE WAYS EAST STREET, GLASSWORKS AVENUE, LEIGHTON STREET, NORTHPOINT BOULEVARD AND NORTH STREET ARE SUBJECT TO RIGHTS AND EASEMENTS DESCRIBED IN AN EASEMENT DOCUMENT GRANTED TO NSTAR GAS COMPANY RECORDED IN DEED BOOK 49883 PAGE 437 AND IN AN EASEMENT DOCUMENT GRANTED TO COMCAST OF MASSACHUSETTS I, INC. RECORDED IN DEED BOOK 49883 PAGE 447.

7) THE PRIVATE WAYS EAST STREET, GLASSWORKS AVENUE, LEIGHTON STREET, NORTHPOINT BOULEVARD AND NORTH STREET ARE SUBJECT TO RIGHTS AND EASEMENTS DESCRIBED IN AN EASEMENT DOCUMENT GRANTED TO CAMBRIDGE ELECTRIC LIGHT COMPANY RECORDED IN DEED BOOK 49883 PAGE 474 AND INCLUDES UTILITY POLES, AN OVERHEAD WIRE AND UNDERGROUND ELECTRIC LINE LOCATED NORTHEASTERLY OF NORTH STREET AS SHOWN ON THE PLAN.

8) ALL EXISTING EASEMENTS MAY NOT BE SHOWN.



LEGEND

SB	STONE BOUND
CB	CONCRETE BOUND
DH	DRILL HOLE
IP	IRON PIN/IRON PIPE
IR	IRON ROD
FND	FOUND
EPLP	ESCUTCHEON PIN, LEAD PLUG
CTR.	CENTER
UP	UTILITY POLE
OHW	OVERHEAD WIRE
E	ELECTRIC LINE

SUBSKETCH "A"
(NOT TO SCALE)

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE

ROBERT J. BUCKLEY, PLS No. 30326

PREPARED FOR:

CJUF III NORTHPOINT LLC

One Congress Street
10th. Floor, Suite 101
Boston, Ma 02114

RECORD OWNERS:

CJUF III NORTHPOINT LLC
55212/330
(MIDDLESEX COUNTY)
46807/256
(SUFFOLK COUNTY)
PARCEL 1
(PLAN No. 597 OF 2010)

BOSTON & MAINE CORPORATION
"CENTRAL PARK PARCEL"
(PLAN No. 597 OF 2010)

5			
4			
3			
2			
1			
0	12/07/2012	INITIAL ISSUE	
ISSUE DATE		DESCRIPTION	
ATL	FDW	FDW	
FLD	CALC	DWN	CHK'D

IN PROGRESS
12/11/2012

PLAN OF LAND

NORTH POINT IN CAMBRIDGE AND SOMERVILLE, MA
(MIDDLESEX COUNTY)
AND BOSTON, MA
(SUFFOLK COUNTY)

PREPARED BY:

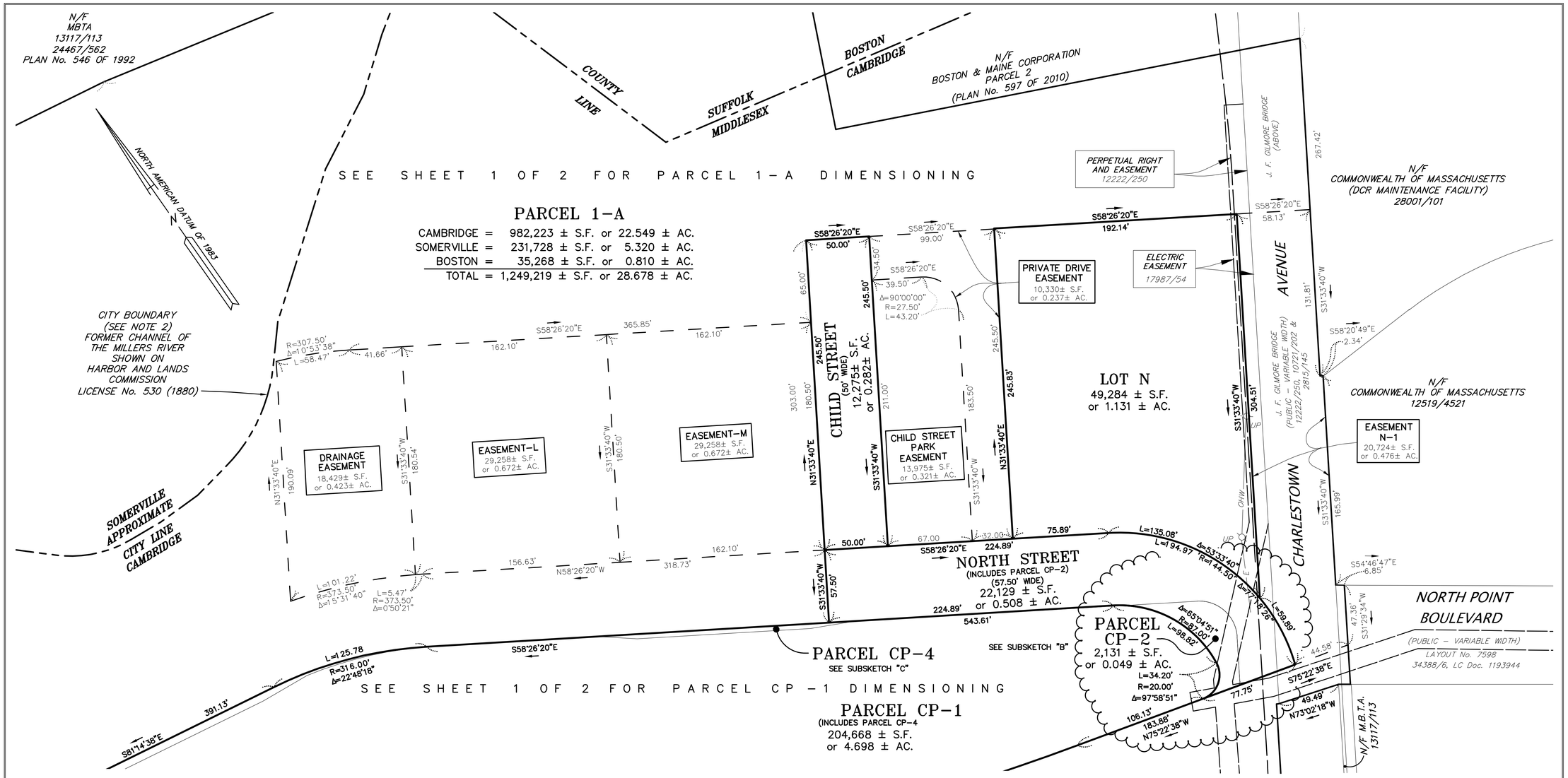
BEALS + THOMAS
Civil Engineers + Landscape Architects + Land Surveyors + Planners + Environmental Specialists

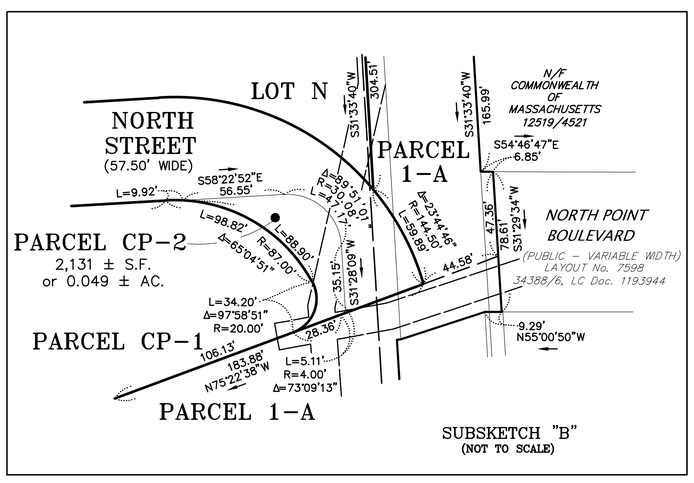
BEALS AND THOMAS, INC.
Reservoir Corporate Center
144 Turnpike Road
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.btiweb.com

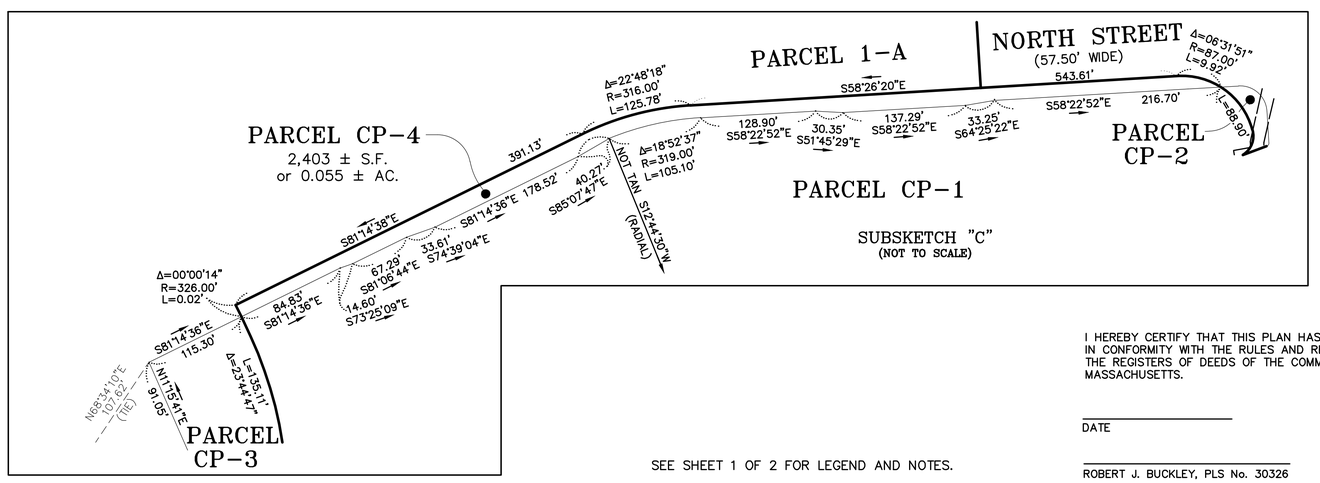
DATE: DECEMBER 7, 2012
SCALE: 1"=80'
METERS 0 10 25 50
FEET 0 40 80 160 240

BTI JOB NO. 2084.02
BTI PLAN NO. 208403P071A–001
SHEET 1 OF 2

PL–1







SEE SHEET 1 OF 2 FOR LEGEND AND NOTES.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

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4			
3			
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1			
0	12/07/2012	INITIAL ISSUE	
ISSUE	DATE	DESCRIPTION	
ATL	MEB	MEB	
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IN PROGRESS
12/11/2012

PLAN OF LAND

NORTH POINT IN CAMBRIDGE AND SOMERVILLE, MA
(MIDDLESEX COUNTY)
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DATE: DECEMBER 7, 2012
SCALE: 1"=40'
METERS 0 5 10 25 / FEET 0 20 40 80 120

BTI JOB NO. 2084.02
BTI PLAN NO. 208403P071A-002
SHEET 2 OF 2

PL-2