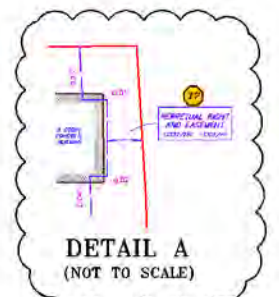


ZONING CLASSIFICATION

ZONING CLASSIFICATION - NP-PLD-6
 NORTH POINT DISTRICT (NP)
 PLANNED UNIT DEVELOPMENT (PLD) OVERLAY DISTRICT
 (SEE SECTION 13.7D OF THE CAMBRIDGE ZONING BY-LAW)

REFERENCE:
 PROPERTY LINE IS SHOWN ON PLAN RECORDED AT THE MIDDLESEX COUNTY REGISTRY OF DEEDS, AS PLAN No. 90 OF 2008.



SEE SHEET T1-2 FOR EXISTING UTILITY EASEMENTS.
 SEE SHEET T1-3 FOR EXISTING DETAIL, LEGEND, AND NOTES.
 SEE SHEET T1-4 FOR RECIPROCAL EASEMENT AGREEMENT (REA) EASEMENTS.
 SEE SHEET T1-5 FOR EXISTING UTILITIES WITH RECIPROCAL EASEMENT AGREEMENT (REA) EASEMENTS.

LEGAL DESCRIPTION #1 LEIGHTON STREET

LEGAL DESCRIPTION TAKEN FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE No. 2851-25135, EFFECTIVE DATE: APRIL 7, 2011.

PARCEL ONE
PHASE 1 LOT
 A certain parcel of land situated in the Commonwealth of Massachusetts, County of Middlesex, City of Cambridge, located on the Northernly side of Monsignor O'Brien Highway and the Westernly side of Charlestown Avenue, and being shown as PHASE 1 LOT on a plan entitled "Plan of Land, Archstone Cambridge, Cambridge, MA (Middlesex County)...", dated December 12, 2007, prepared by Beals and Thomas, Inc., recorded at the Middlesex South District Registry of Deeds as Plan No. 90 of 2008, being more particularly bounded and described as follows:
 Beginning at a point at the intersection of Monsignor O'Brien Highway and Charlestown Avenue, said point being the Southernly corner of the premises, thence running:
 N 55° 40' 23" W 304.74 feet to a point, said course being by the Northeastly sideline of Monsignor O'Brien Highway, thence turning and running:
 N 34° 22' 52" E 254.54 feet to a point, said course being by Phase 2 Lot as shown on said plan, thence turning and running:
 S 55° 37' 08" E 48.98 feet to a point, thence turning and running:
 N 34° 22' 52" E 30.12 feet to a point, thence turning and running:
 Easterly by a curve to the left having a radius of 20.00 feet and a length of 2.18 feet to a point of tangency, said last three courses being by South Street Lot as shown on said plan, thence turning and running:
 S 55° 37' 08" E 251.54 feet to a point, said last course being by Maple Leaf Lot as shown on said plan, thence turning and running:
 Southerly by a curve to the right having a radius of 491.58 feet and a length of 19.08 feet to a point of tangency, thence turning and running:
 S 34° 58' 16" W 87.88 feet to a point, thence turning and running:
 S 32° 15' 57" W 151.08 feet to a point, thence turning and running:
 S 55° 42' 16" E 1.00 feet to a point, thence turning and running:
 S 34° 17' 44" W 23.84 feet to a point, thence turning and running:
 Westerly by a curve to the right having a radius of 40.00 feet and a length of 3.07 feet to the point of beginning, said last six courses being by the Westernly sideline of Charlestown Avenue.
 Together with Reciprocal Easement Agreement dated April 4, 2011 recorded in Book 56184, Page 371 and shown on plan recorded as Plan 251 of 2011.
 Together with an easement over East Street in common with others entitled thereto as set forth in deeds dated December 24, 1964 recorded in Book 10721, Page 201; dated August 22, 1968 recorded in Book 11193, Page 436; and dated October 13, 1977 recorded in Book 13309, Page 47.

EXCEPTIONS

- | | |
|--|--|
| <p>KEY DESCRIPTION</p> <p>EXCEPTIONS TAKEN FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE No. 2851-25135, EFFECTIVE DATE: APRIL 7, 2011.</p> <p>EXCEPTIONS 1 THRU 4 ARE TITLE MATTERS, NOT INVESTIGATED OR SHOWN.</p> <p>SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY, #1 LEIGHTON STREET IN CAMBRIDGE, MA (MIDDLESEX COUNTY)" BY BEALS AND THOMAS, INC. DATED AUGUST 22, 2008, LAST REVISED _____, 2011 REVEALS THE FOLLOWING MATTERS:</p> <p>VARIOUS UTILITIES CROSS ONTO THE PREMISES FROM GLASSWORKS AVENUE, CHARLESTOWN AVENUE AND MSGR. O'BRIEN HIGHWAY;</p> <p>PROPOSED LAYOUT OF LEIGHTON STREET ALONG THE WESTERLY BOUNDARY; AND</p> <p>SUPPORT COLUMNS AND CONCRETE ABUTMENT LOCATED OUTSIDE OF MBTA EASEMENT AREA; AND</p> <p>SIGN ENCROACHES ONTO MSGR. O'BRIEN HIGHWAY AT SOUTHWEST CORNER OF THE PREMISES.</p> <p>CONCRETE RETAINING WALL STRADDLES THE PROPERTY LINE ALONG CHARLESTOWN AVENUE.</p> <p>RESTRICTIONS, COVENANTS AS TO EAST STREET AND AGREEMENTS CONTAINED IN A DEED DATED DECEMBER 24, 1964 RECORDED IN BOOK 10721, PAGE 201.</p> <p>SEWER AND SEWER DRAIN EASEMENT AND AGREEMENT DATED SEPTEMBER 30, 1977 RECORDED IN BOOK 13302, PAGE 486.</p> <p>EASEMENT TO VERIZON NEW ENGLAND, INC. DATED DECEMBER 29, 2006 RECORDED IN BOOK 49883, PAGE 423.</p> <p>EASEMENT TO NSTAR GAS COMPANY DATED FEBRUARY 9, 2007 RECORDED IN BOOK 49883, PAGE 437.</p> <p>GRANT OF EASEMENT TO COMCAST OF MASSACHUSETTS, INC. DATED DECEMBER 29, 2006 RECORDED IN BOOK 49883, PAGE 447.</p> <p>EASEMENT DEED TO CAMBRIDGE ELECTRIC LIGHT COMPANY DATED DECEMBER 29, 2006 RECORDED IN BOOK 49883, PAGE 474.</p> <p>MEMORANDUM OF UNIT IDENTIFICATION DATED MAY 2008 RECORDED IN BOOK 51261 PAGE 477. (TITLE MATTER, NOT INVESTIGATED OR SHOWN.)</p> | <p>RIGHTS OF OTHERS, IF ANY, INCLUDING THE PUBLIC, IN AND TO LEIGHTON STREET, A PRIVATE WAY PURSUANT TO THE RECIPROCAL EASEMENT AGREEMENT DATED APRIL 4, 2011 RECORDED IN BOOK 56184, PAGE 371 AND SHOWN ON PLAN RECORDED AS PLAN 251 OF 2011.</p> <p>INCLUSIONARY HOUSING COVENANT UNDER ZONING DATED JUNE 20, 2008 RECORDED IN BOOK 51361, PAGE 477, AS AFFECTED BY MINIMUM RENT AMENDMENT TO INCLUSIONARY HOUSING COVENANT DATED AUGUST 10, 2009 RECORDED IN BOOK 53596, PAGE 239. (TITLE MATTER, NOT INVESTIGATED OR SHOWN.)</p> <p>RECIPROCAL EASEMENT AGREEMENT DATED APRIL 4, 2011 RECORDED IN BOOK 56184, PAGE 371 AND SHOWN ON PLAN RECORDED AS PLAN 251 OF 2011. (SEE SHEET T1-4.)</p> <p>MASSACHUSETTS BAY TRANSIT AUTHORITY EASEMENT SHOWN ON PLAN No. 1415 OF 1964.</p> <p>ORDER OF TANGING OF EASEMENTS BY THE METROPOLITAN DISTRICT COMMISSION DATED MAY 25, 1972 RECORDED IN BOOK 13222, PAGE 250.</p> |
|--|--|

PREPARED FOR:
GOULSTON & STORRS
 400 ATLANTIC AVENUE
 BOSTON, MA 02110-3333

RECORD OWNER:
ARCHSTONE NORTH POINT I LLC
 56008/564
 (PLAN No. 90 OF 2008)



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2	1 05/16/2011	T1 UPDATE
1	05/22/2008	INITIAL ISSUE
		ISSUE DATE DESCRIPTION
	ATL	MEB
	FLD	CALC DWN CHD

EXISTING PROPERTY LINE AND EASEMENTS

ALTA/ACSM LAND TITLE SURVEY #1 LEIGHTON STREET IN CAMBRIDGE, MA (MIDDLESEX 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 01773-2104
 T 508.366.0566 | www.btrivb.com

DATE: AUGUST 22, 2008 METERS
 SCALE: 1" = 40' FEET
 BR PLAN No. 1508/0300-001
 SHEET No. 1 OF 5

SURVEYORS CERTIFICATION

TO:
 NORTH POINT LP,
 ARCHSTONE MULTIFAMILY PARTNERS AC JV LP,
 GOULSTON & STORRS - A PROFESSIONAL CORPORATION,
 CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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 2, 3, 4, 6(a), 7(a), 7(b)(1), (LIMITED TO THE LOCATION OF THE BUILDING FACE SHOWN AT GROUND LEVEL), 7(c), 8, 9 (LIMITED TO STRIPPED SPACES ON THE SURFACE, A PARKING COUNT WILL BE PROVIDED FOR THE UNDERGROUND GARAGE), 11(b), 13, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 28, 2011.

DATE: 8/14/11
 ROBERT J. BUCKLEY, PLS No. 30326



EXCEPTIONS
(SEE SHEET TI-1 FOR DESCRIPTIONS)

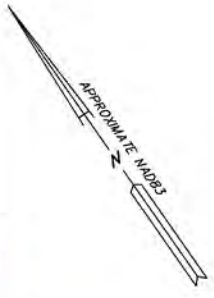
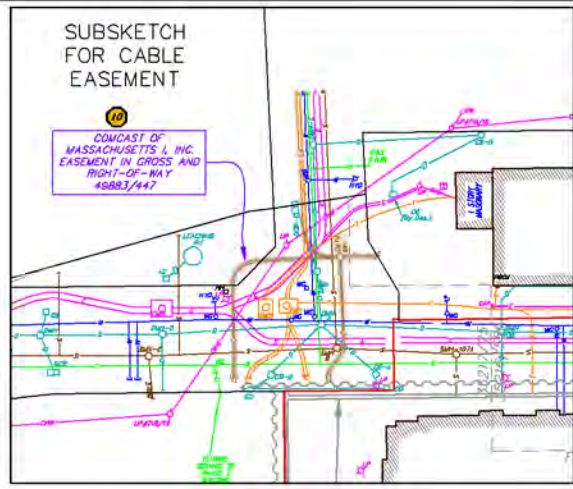
KEY DESCRIPTION
 EXCEPTIONS TAKEN FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE No. 2851-25135, EFFECTIVE DATE: APRIL 7, 2011.

LEGEND

	CABLE LINE/MAHOLE	COMCAST OF MASSACHUSETTS, INC. EASEMENT IN GROSS AND RIGHT-OF-WAY 49883/447
	GAS LINE/GATE	ASTAR GAS COMPANY RIGHT AND EASEMENT 49883/437
	ELECTRIC LINE/MAHOLE (APPROXIMATELY 10' WIDE)	CAMBRIDGE ELECTRIC LIGHT COMPANY RIGHT AND EASEMENT 49883/474
	TELEPHONE LINE/MAHOLE	VERIZON NEW ENGLAND INC. RIGHT AND EASEMENT 49883/443

VERIZON NEW ENGLAND INC. RIGHT AND EASEMENT "UNDER AND OVER THE PRIVATE WAYS AND 10 FEET WIDE STRIPS OF LAND ADJUTING THE PRIVATE WAYS." 49883/443

SCREENED INFORMATION IS SURFACE DESIGN INFORMATION FROM DESIGN PLANS ISSUED BY BEALS AND THOMAS, INC. ON JANUARY 26, 2007, AND FROM AN AUTOCAD FILE (MAINPH1-DDA.dwg) FROM DESIGN ASSOCIATES, INC. RECEIVED JANUARY 12, 2007.



PREPARED FOR:
GOULSTON & STORRS
 400 ATLANTIC AVENUE
 BOSTON, MA 02110-3333

RECORD OWNER:
ARCHSTONE NORTH POINT I LLC
 56008/564
 (PLAN No. 90 OF 2008)



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1	05/16/2011	TI UPDATE
0	08/22/2008	INITIAL ISSUE
	ISSUE DATE	DESCRIPTION
ATL	MEB	MEB
FLD	CALC	DWN
	CHK'D	

EXISTING UTILITY EASEMENTS

ALTA/ACSM LAND TITLE SURVEY
#1 LEIGHTON STREET
 IN
 CAMBRIDGE, MA
 (MIDDLESEX COUNTY)

PREPARED BY:
BEALS+THOMAS
 Civil Engineers + Landscape Architects +
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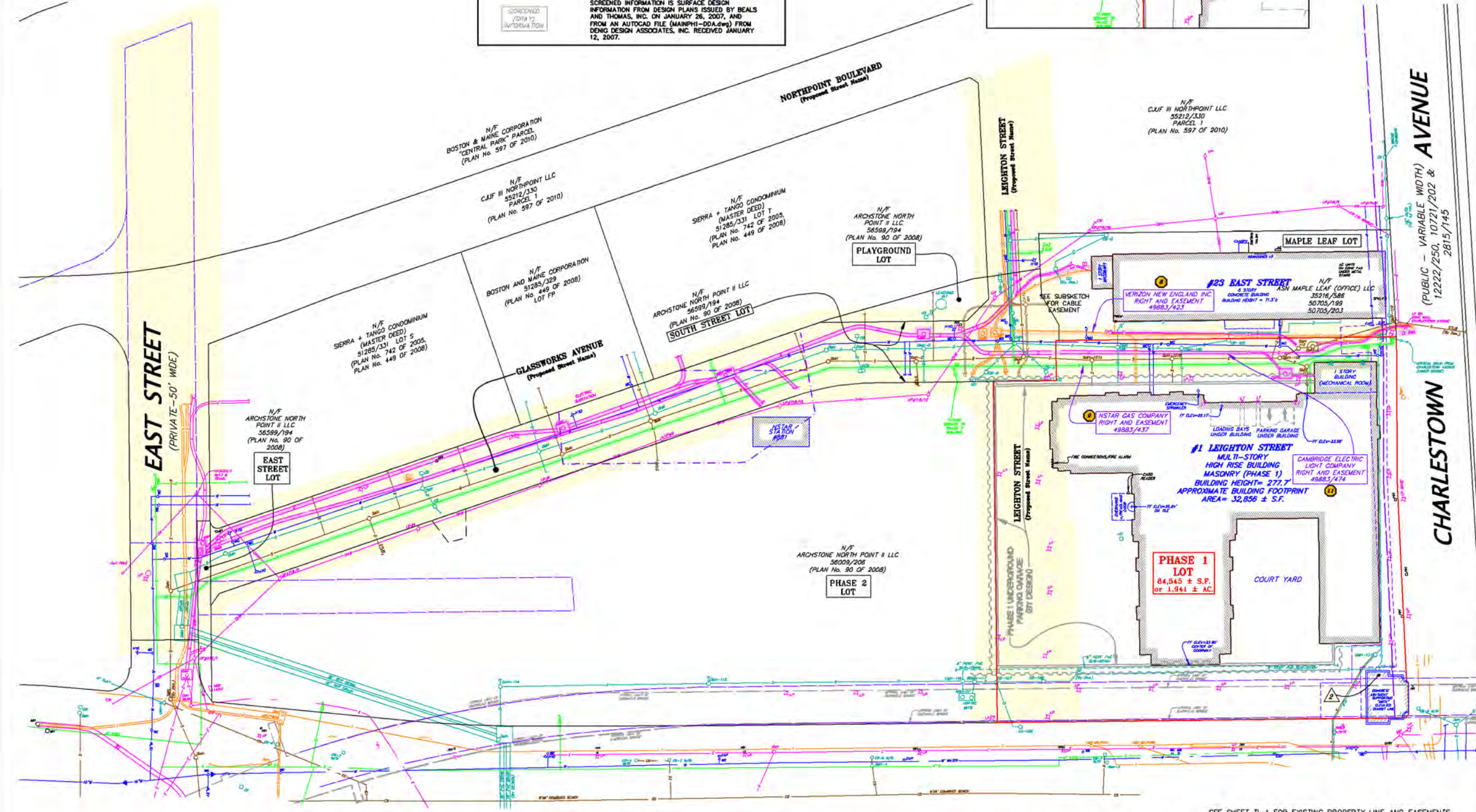
DATE: AUGUST 22, 2008

SCALE: 1" = 30'

BTJ JOB NO. 1559.33

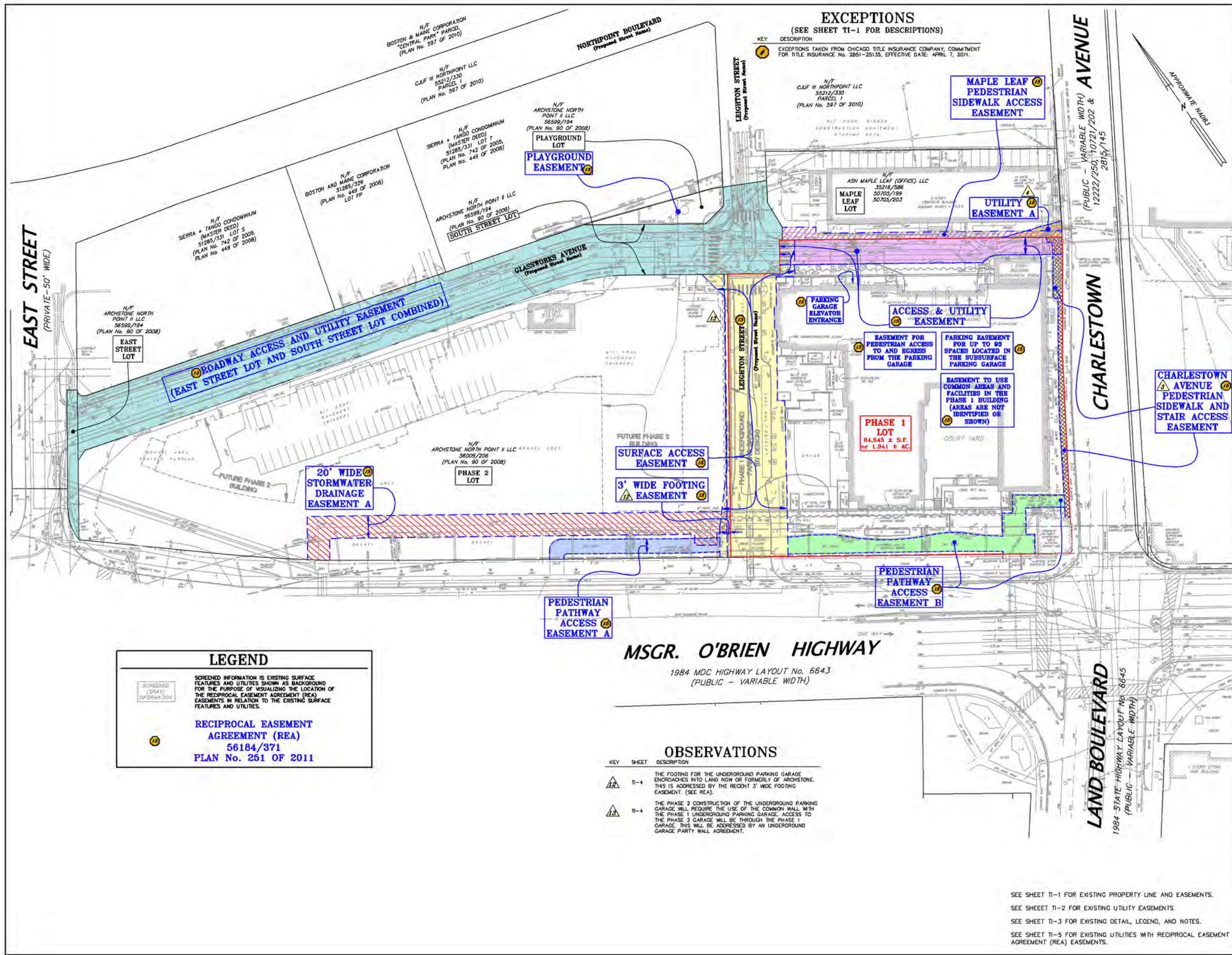
BTJ PLAN NO. 1559P030C-002

SHEET No. 2 OF 5



MSGR. O'BRIEN HIGHWAY
 1984 MDC HIGHWAY LAYOUT No. 6643
 (PUBLIC - VARIABLE WIDTH)

SEE SHEET TI-1 FOR EXISTING PROPERTY LINE AND EASEMENTS.
 SEE SHEET TI-3 FOR EXISTING DETAIL, LEGEND, AND NOTES.
 SEE SHEET TI-4 FOR RECIPROCAL EASEMENT AGREEMENT (REA) EASEMENTS.
 SEE SHEET TI-5 FOR EXISTING UTILITIES WITH RECIPROCAL EASEMENT AGREEMENT (REA) EASEMENTS.

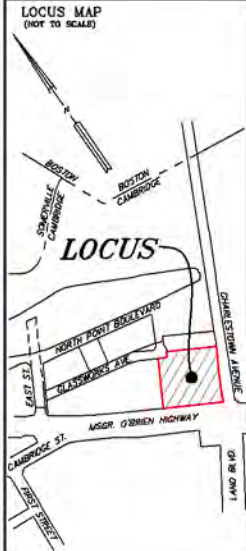


EXCEPTIONS
(SEE SHEET TI-1 FOR DESCRIPTIONS)

KEY DESCRIPTION
 EXCEPTIONS TAKEN FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE No. 2851-25135, EFFECTIVE DATE: APRIL 7, 2011.

PREPARED FOR:
GOULSTON & STORRS
 400 ATLANTIC AVENUE
 BOSTON, MA 02110-3333

RECORD OWNER:
ARCHSTONE NORTH POINT I LLC
 56008/564
 (PLAN No. 90 OF 2008)



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1	05/16/2011	TI UPDATE
0	08/22/2008	INITIAL ISSUE
	ISSUE DATE	DESCRIPTION
ATL	MEB	MEB
FLD	CALC	DWN
		CHK'D

RECIPROCAL EASEMENT AGREEMENT EASEMENTS

ALTA/ACSM LAND TITLE SURVEY
 #1 LEIGHTON STREET
 IN
 CAMBRIDGE, MA
 (MIDDLESEX COUNTY)

PREPARED BY:
BEALS+THOMAS
 Civil Engineers + Landscape Architects +
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BEALS AND THOMAS, INC.
 Reservoir Corporate Center
 144 Turnpike Road
 Southborough, Massachusetts 01772-2104
 T 508.368.0560 | www.bthweb.com

DATE: AUGUST 22, 2008
 SCALE: 1"=30'
 811 JOB NO. 1559.33
 811 PLAN NO. 155933DC-004
 SHEET No. 4 OF 5

LEGEND

SCREENED INFORMATION IS EXISTING SURFACE FEATURES AND UTILITIES SHOWN AS BACKGROUND FOR THE PURPOSE OF VISUALIZING THE LOCATION OF THE RECIPROCAL EASEMENT AGREEMENT (REA) EASEMENTS IN RELATION TO THE EXISTING SURFACE FEATURES AND UTILITIES.

RECIPROCAL EASEMENT AGREEMENT (REA)
 56184/371
 PLAN No. 251 OF 2011

MSGR. O'BRIEN HIGHWAY
 1984 MDC HIGHWAY LAYOUT No. 6643
 (PUBLIC - VARIABLE WIDTH)

OBSERVATIONS

KEY	SHEET	DESCRIPTION
⚠	TI-4	THE FOOTING FOR THE UNDERGROUND PARKING GARAGE ENDOUCHES INTO LAND NOW OR FORMERLY OF ARCHSTONE. THIS IS ADDRESSED BY THE RECENT 3' WIDE FOOTING EASEMENT. (SEE REA).
⚠	TI-4	THE PHASE 2 CONSTRUCTION OF THE UNDERGROUND PARKING GARAGE WILL REQUIRE THE USE OF THE COMMON WALL WITH THE PHASE 1 UNDERGROUND PARKING GARAGE. ACCESS TO THE PHASE 2 GARAGE WILL BE THROUGH THE PHASE 1 GARAGE. THIS WILL BE ADDRESSED BY AN UNDERGROUND GARAGE PARTY WALL AGREEMENT.

SEE SHEET TI-1 FOR EXISTING PROPERTY LINE AND EASEMENTS.
 SEE SHEET TI-2 FOR EXISTING UTILITY EASEMENTS.
 SEE SHEET TI-3 FOR EXISTING DETAIL, LEGEND, AND NOTES.
 SEE SHEET TI-5 FOR EXISTING UTILITIES WITH RECIPROCAL EASEMENT AGREEMENT (REA) EASEMENTS.

OBSERVATIONS

KEY	SHEET	DESCRIPTION
5a	17	TI-5 DRAINAGE FLOWS FROM THE PREMISES ONTO LAND NOW OR FORMERLY OF ARCHSTONE. THIS IS ADDRESSED BY THE RECENT 20' WIDE STORMWATER DRAINAGE EASEMENT A. (SEE REA)
5a	18	TI-5 DRAINAGE FLOWS FROM THE PREMISES ONTO LAND NOW OR FORMERLY OF ARCHSTONE. THIS IS ADDRESSED BY THE RECENT ROADWAY ACCESS AND UTILITY EASEMENT. (SEE REA)
5a	17	TI-5 SEWER FLOWS FROM THE PREMISES ONTO LAND NOW OR FORMERLY OF ARCHSTONE. THIS IS ADDRESSED BY THE RECENT ROADWAY ACCESS AND UTILITY EASEMENT. (SEE REA)
5a	18	TI-5 WATER UTILITY IS PROVIDED TO THE PREMISES FROM LAND NOW OR FORMERLY ARCHSTONE. THIS IS ADDRESSED BY THE RECENT ROADWAY ACCESS AND UTILITY EASEMENT. (SEE REA)
5a	19	TI-5 GAS UTILITY IS PROVIDED TO THE PREMISES FROM LAND NOW OR FORMERLY ARCHSTONE. THIS IS ADDRESSED BY THE RECENT ROADWAY ACCESS AND UTILITY EASEMENT. (SEE REA)
5a	20	TI-5 CABLE TV UTILITY IS PROVIDED TO THE PREMISES FROM LAND NOW OR FORMERLY ARCHSTONE. THIS IS ADDRESSED BY THE RECENT ROADWAY ACCESS AND UTILITY EASEMENT. (SEE REA)
5a	21	TI-5 TELEPHONE UTILITY IS PROVIDED TO THE PREMISES FROM LAND NOW OR FORMERLY ARCHSTONE. THIS IS ADDRESSED BY THE RECENT ROADWAY ACCESS AND UTILITY EASEMENT. (SEE REA)
22	TI-5	TI-5 TELEPHONE UTILITY IS PROVIDED TO THE PREMISES FROM LAND NOW OR FORMERLY ASH MAPLE LEAF (OFFICE) LLC. THIS IS ADDRESSED BY VERIZON NEW ENGLAND, INC. RIGHT AND EASEMENT, DEED BOOK 49683 PAGE 423.
5a	22	TI-5 ELECTRIC UTILITY IS PROVIDED TO THE PREMISES FROM LAND NOW OR FORMERLY ARCHSTONE. THIS IS ADDRESSED BY THE RECENT ROADWAY ACCESS AND UTILITY EASEMENT. (SEE REA)

EXCEPTIONS

(SEE SHEET TI-1 FOR DESCRIPTIONS)

KEY	DESCRIPTION
4	EXCEPTIONS TAKEN FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE No. 2851-29135, EFFECTIVE DATE: APRIL 7, 2011.

PREPARED FOR:
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 400 ATLANTIC AVENUE
 BOSTON, MA 02110-3333

RECORD OWNER:
ARCHSTONE NORTH POINT I LLC
 56008/564
 (PLAN No. 90 OF 2008)



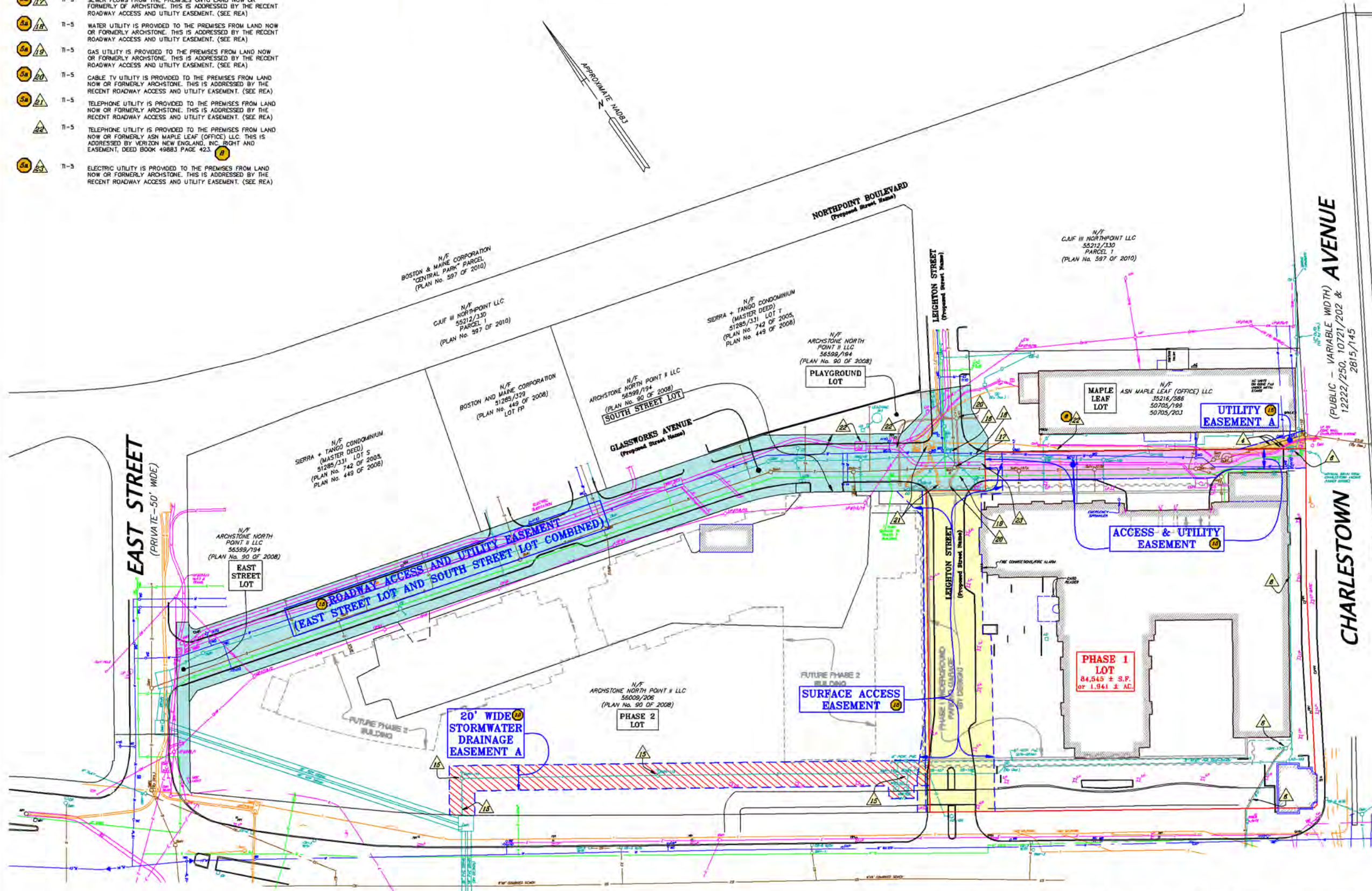
NO.	DATE	DESCRIPTION
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0	08/22/2008	INITIAL ISSUE
		ISSUE DATE
		DESCRIPTION
ATL	MEB	MEB
FLD	CALC	DWN
		CHK'D

EXISTING UTILITIES WITH RECIPROCAL EASEMENT AGREEMENT EASEMENT LINES

ALTA/ACSM LAND TITLE SURVEY
 #1 LEIGHTON STREET
 IN
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DATE: AUGUST 22, 2008
 SCALE: 1" = 30'
 811 JOB NO. 1559.33
 811 PLAN NO. 155933C-005
 SHEET No. 5 OF 5



MSGR. O'BRIEN HIGHWAY
 1984 MDC HIGHWAY LAYOUT No. 6643
 (PUBLIC - VARIABLE WIDTH)

SEE SHEET TI-1 FOR EXISTING PROPERTY LINE AND EASEMENTS.
 SEE SHEET TI-2 FOR EXISTING UTILITY EASEMENTS.
 SEE SHEET TI-3 FOR EXISTING DETAIL, LEGEND, AND NOTES.
 SEE SHEET TI-4 FOR RECIPROCAL EASEMENT AGREEMENT (REA) EASEMENTS.