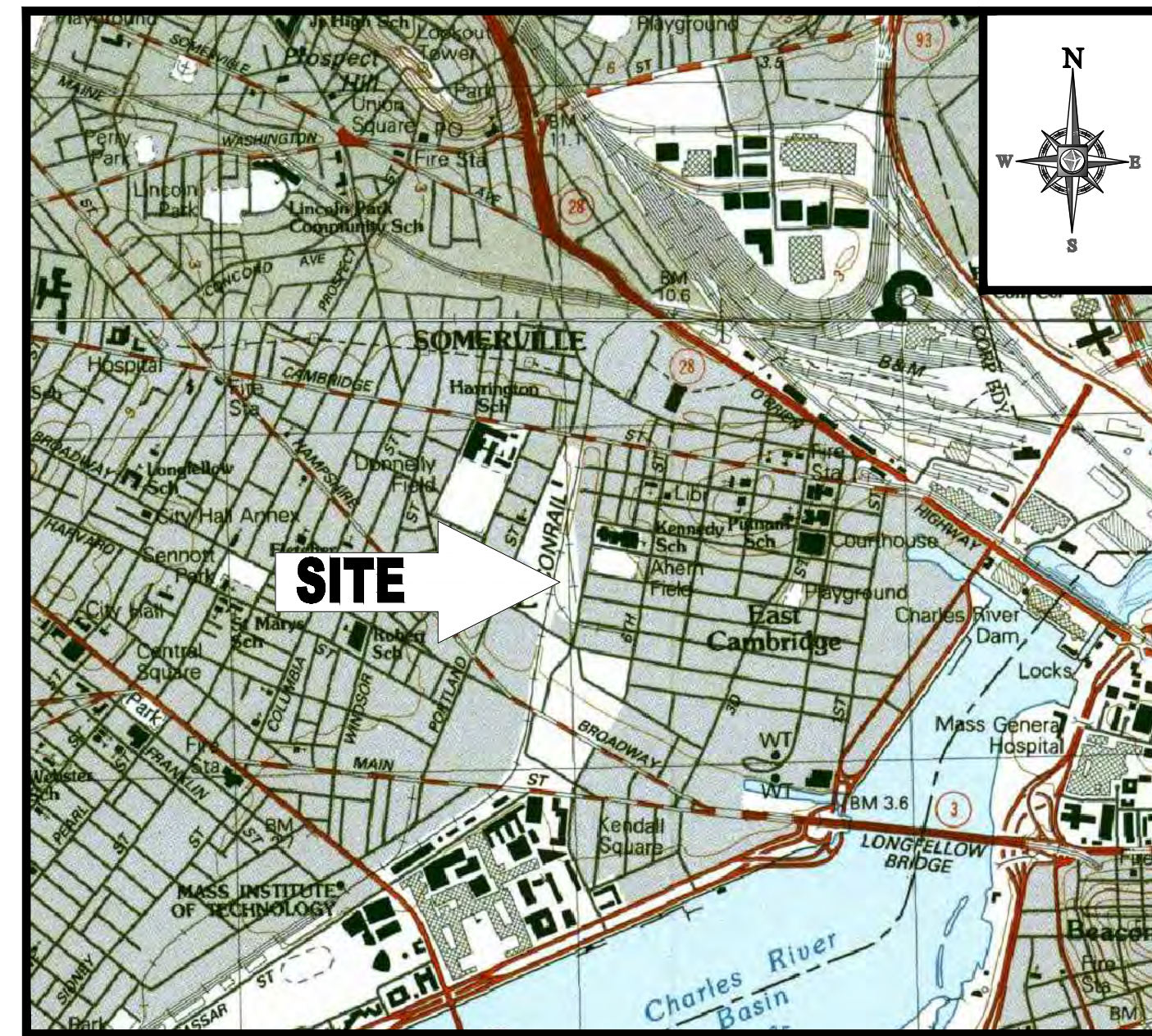


SITE DEVELOPMENT PLANS

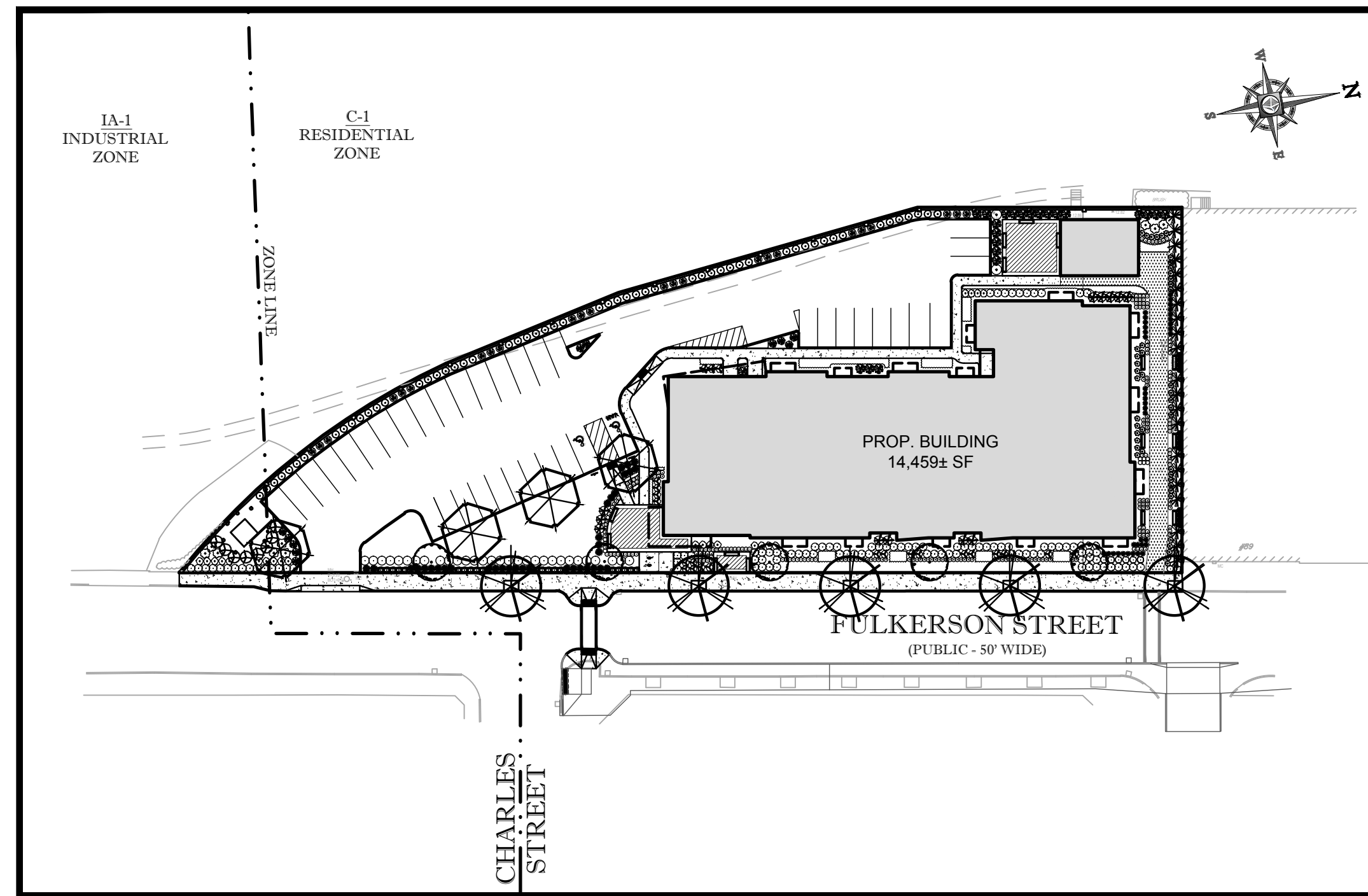
FOR:

c f
C Cabot, Cabot & Forbes

LOCATION OF SITE:
135 FULKERSON STREET, CITY OF
CAMBRIDGE, MIDDLESEX COUNTY,
MASSACHUSETTS
MAP 32, LOT 52



LOCATION MAP
SCALE: 1"=150'
PLAN REFERENCE: MASS GIS MAPPING



AREA PLAN
SCALE: 1"=50'

SHEET TITLE	SHEET NUMBER
COVER SHEET	1 OF 5
SITE PLAN	2 OF 5
LANDSCAPE PLAN	3 OF 5
EXISTING CONDITIONS PHOTOS	4 OF 5
SITE CONTEXT MAP	5 OF 5
ALTA/ACSM LAND TITLE SURVEY (BY OTHERS)	1 OF 1

SHEET INDEX

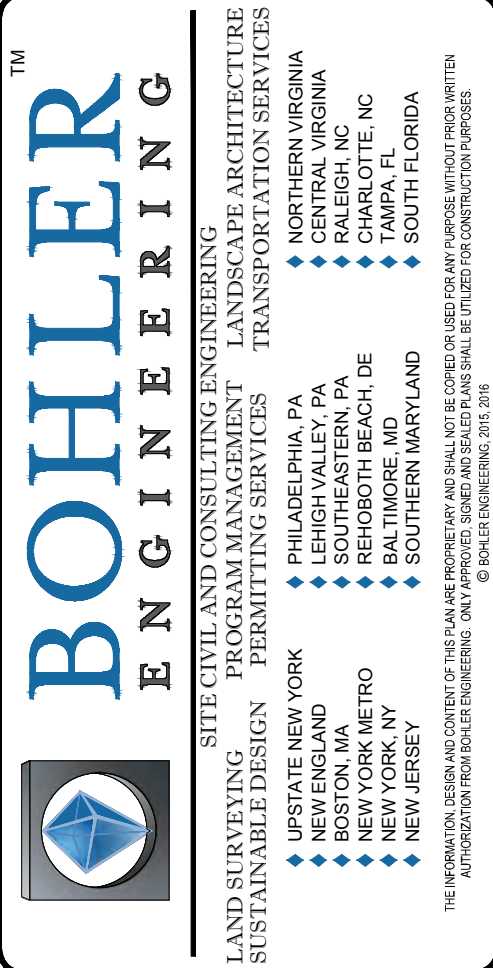
OWNER:

FOSS, IRA C. ET AL TRS. OF THE SCARBOROUGH REALTY TRUST
114 WALTHAM STRETT
WATERTOWN, MA 02472

APPLICANT:

CABOT, CABOT & FORBES
125 SUMMER STREET
BOSTON, MA 02110

PREPARED BY



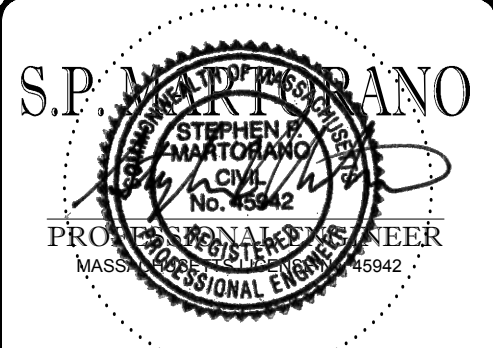
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2	8/8/16	DPW COMMENTS	DJF
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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: M151016
DRAWN BY: ZLR
CHECKED BY: SPM
DATE: 8/21/16
SCALE: AS NOTED
CAD I.D.: M151016_S01

PROJECT: **SITE DEVELOPMENT PLANS**
FOR
C Cabot, Cabot & Forbes
135 FULKERSON STREET
CITY OF CAMBRIDGE
MIDDLESEX COUNTY
MASSACHUSETTS

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SHEET TITLE:
COVER SHEET
SHEET NUMBER:
1
OF 5

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LAND USE / ZONING INFORMATION & NOTES

- APPLICANT:
CABOT, CABOT & FORBES
185 DARTMOUTH STREET
BOSTON, MA 02116
- OWNER:
FOSS, IRA C. ET AL TRS. OF THE SCARBOROUGH REALTY TRUST
114 WALTHAM ST
WATERTOWN, MA 02472-0148
- PARCEL:
MAP 32 LOT 52
135 FULKERSON STREET
CAMBRIDGE
MIDDLESEX COUNTY, MASSACHUSETTS

ZONING ANALYSIS TABLE			
ZONING DISTRICT	-RESIDENTIAL C-1 -EASTERN CAMBRIDGE HOUSING OVERLAY (ECHO) -INDUSTRIAL A-1 (1)		
ZONE CRITERIA	REQUIRED/ALLOWED	EXISTING	PROPOSED
MAX. LOT SIZE	5,000 SF	44,786 SF	44,786 SF
MAX. BUILDING COVERAGE	-	84%	33%
MAX. FLOOR AREA	45,306 SF (3)	37,600± SF	43,488 SF (5)
MAX. UNITS	40 UNITS (4)	NA	40 UNITS
MIN. FRONT SETBACK	13 FT	0 FT	13.2 FT
MIN. SIDE SETBACK	19 FT	0 FT	19.2 FT
MIN. REAR SETBACK	38 FT	0 FT	38.0 FT
MAX. BUILDING HEIGHT	35 FT	1 STORY	35 FT
PRIVATE OPEN SPACE	30%	0% (E)	36%
PARKING SPACES	40 SPACES	NA	40 SPACES (2)
PARKING CRITERIA	-REGULAR SPACES - 8.5' X 18' MIN.; COMPACT SPACES - 7.5' X 16' MIN.; MIN. AISLE WIDTH - 22' -10' SETBACK FROM BUILDING WALL CONTAINING WINDOWS OF HABITABLE/OCCUPABLE ROOMS AT FIRST STORY -5' SETBACK FROM ANY SIDE OR REAR PROPERTY LINE -SHALL NOT BE LOCATED WITHIN REQUIRED FRONT YARD SETBACK		

NA - NOT APPLICABLE
 (E) - EXISTING NON-COMFORMANCE
 (1) 721 SF PARCEL - DOES NOT EFFECT SETBACKS
 (2) 20 STANDARD SPACES (INCLUDING 2 ACCESSIBLE) AND 20 COMPACT SPACES
 (3) FAR (WITH ECHO AND IHP BONUSES)
 IA-1: 721 SF X 2.5 X 1.3 = 2,343
 C-1: 44,065 SF X 0.75 X 1.3 = 42,963
 TOTAL FLOOR AREA ALLOWED = 45,306 SF
 (4) UNIT CALCULATION
 BASE UNITS
 721 SF / 700 DU/SF = 1.03
 44,065 SF / 1,500 DU/SF = 29.37
 TOTAL BASE DWELLING UNITS = 30.4 (30 UNITS - ROUND DOWN)
 IHP UNITS - 30 UNITS X 15% = 4.5 (5 UNITS - ROUND UP)
 IHP BONUS - ONE FOR EACH IHP UNIT = 5 UNITS
 TOTAL UNITS = 40 UNITS
 (5) FLOOR AREA MAY INCREASE AS THE DESIGN PROGRESSES BUT WILL BE LESS THAN THE MAXIMUM ALLOWED.

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 NORTHERN VIRGINIA
 RALEIGH, NC
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REVISIONS			
REV	DATE	COMMENT	BY
1	8/4/16	PLANNING BOARD COMMENTS	DJF
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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: M151016
 DRAWN BY: ZLR
 CHECKED BY: SPM
 DATE: 8/21/16
 SCALE: AS NOTED
 CAD I.D.: M151016_S51

SITE DEVELOPMENT PLANS FOR

Cabot, Cabot & Forbes

135 FULKERSON STREET
 CITY OF CAMBRIDGE
 MIDDLESEX COUNTY
 MASSACHUSETTS

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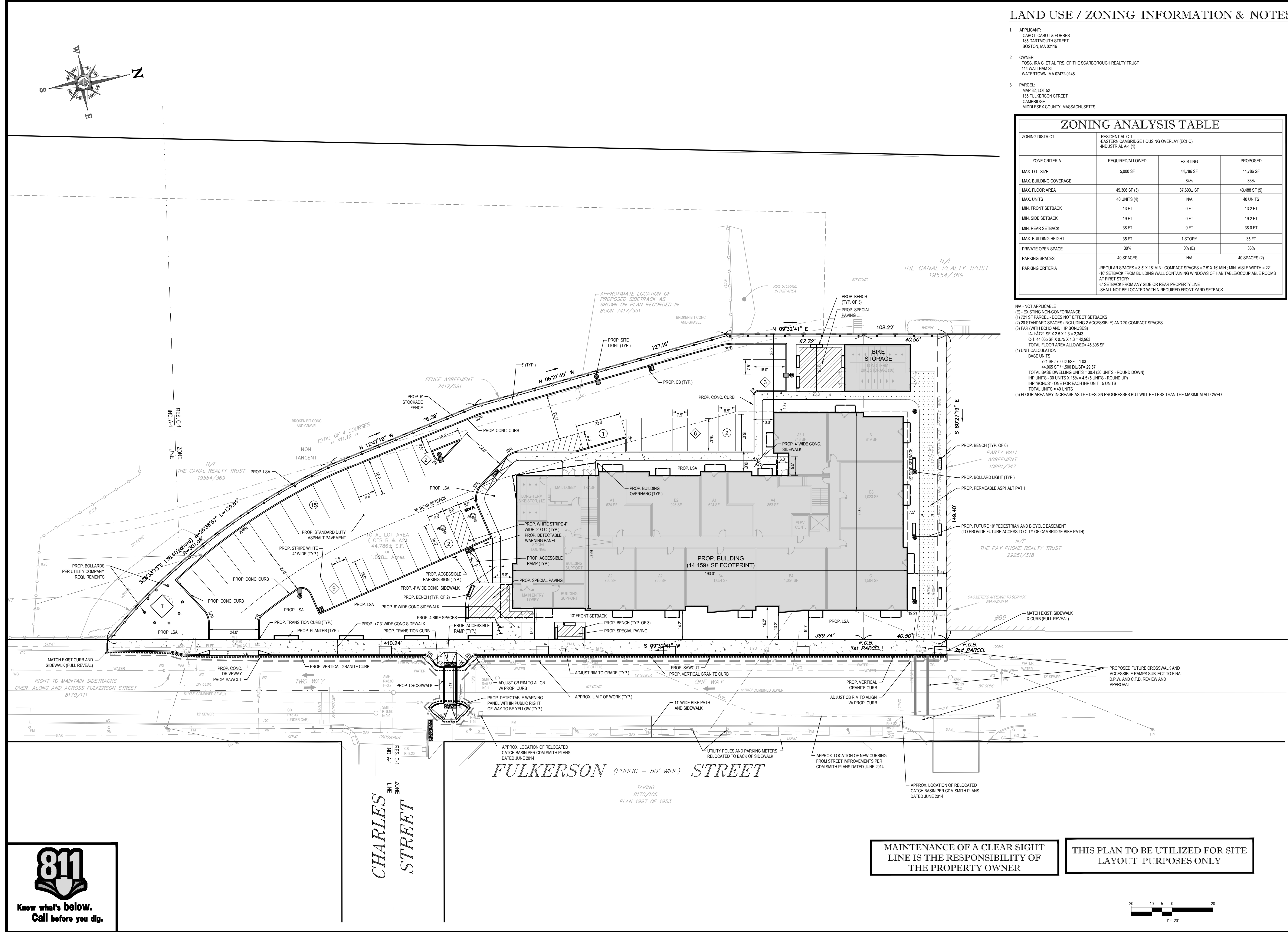
S.P. GRANANO

REGISTERED PROFESSIONAL ENGINEER
 No. 55414
 State of Massachusetts

SHEET TITLE:
SITE PLAN

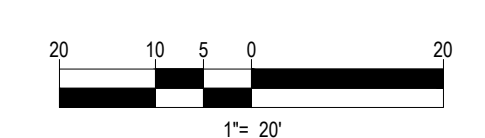
SHEET NUMBER:
2
 OF 5

REV 2 - 08/08/16



MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



811

Know what's below.
 Call before you dig.

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CITY OF CAMBRIDGE LANDSCAPE REQUIREMENTS

Table with 4 columns: SECTION OF BY-LAW, DESCRIPTION, REQUIRED, PROPOSED. Contains requirements for screening off-street parking facilities and landscaping open parking facilities.

LANDSCAPE SCHEDULE

Table with 5 columns: KEY, QTY., BOTANICAL NAME, COMMON NAME, SIZE, REMARKS. Lists various plants like CARYNUS BETULUS, LIQUIDAMBAR STRYACIFLUA, etc.

BOHLER ENGINEERING logo and list of services: SITE VISUALIZATION, LANDSCAPE ARCHITECTURE, LAND SURVEYING, PROGRAM MANAGEMENT, etc.

REVISIONS table with columns: REV, DATE, COMMENT, BY. Shows revision history for the plan.

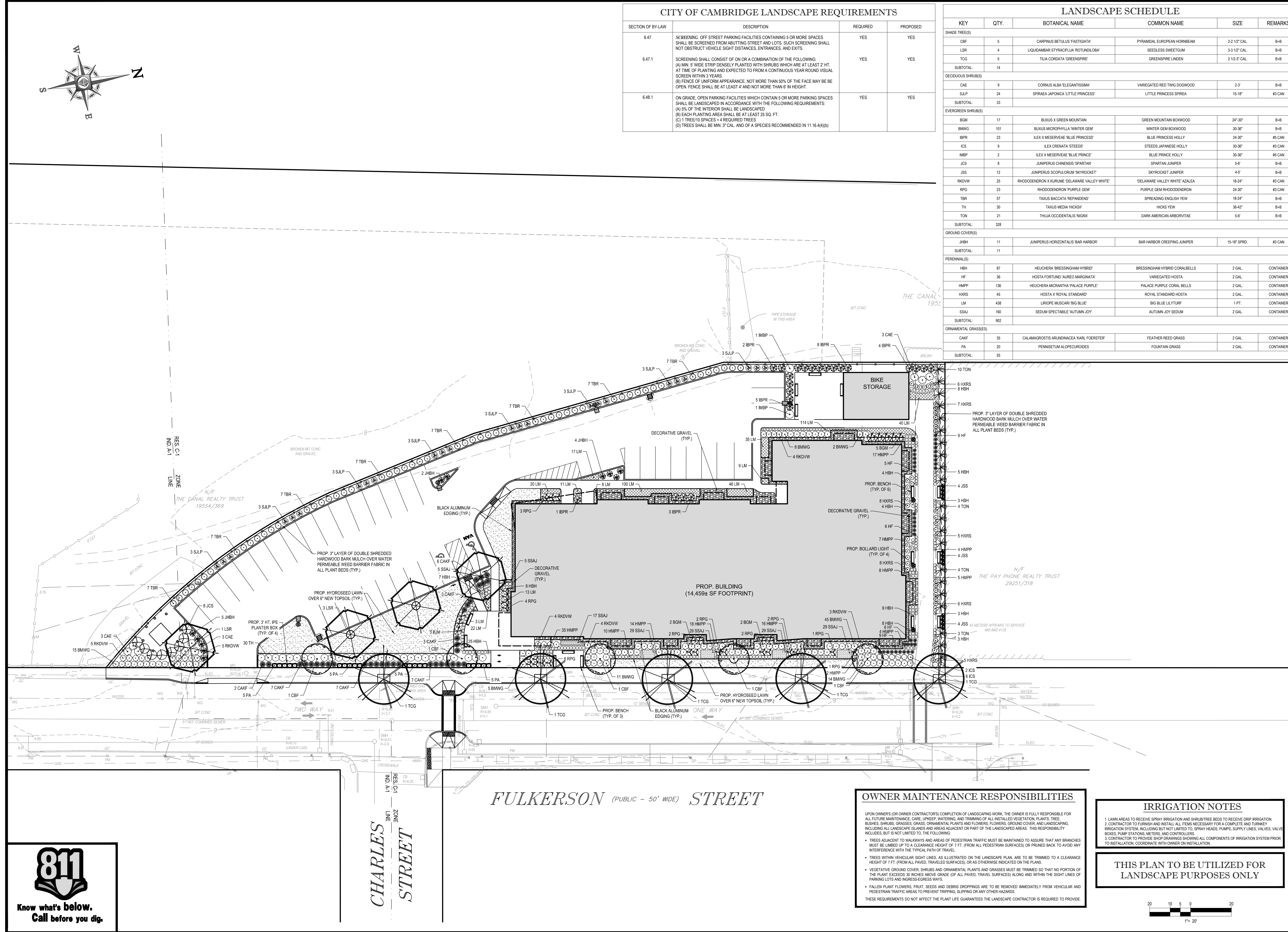
NOT APPROVED FOR CONSTRUCTION stamp and project information: PROJECT No. M151016, DRAWN BY: ZLR, etc.

SITE DEVELOPMENT PLANS FOR Cabot, Cabot & Forbes. 135 FULKERSON STREET, CITY OF CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS.

BOHLER ENGINEERING logo and address: 75 FEDERAL STREET, SUITE 620, BOSTON, MA 02110.

M.J. MRVA LANDSCAPE ARCHITECT logo and address: MASSACHUSETTS No. 1217, RHODE ISLAND No. 419, NEW YORK No. 032559, NEW HAMPSHIRE No. 109.

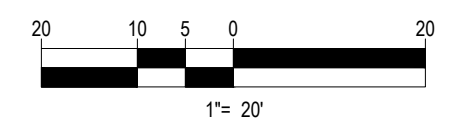
SHEET TITLE: LANDSCAPE PLAN. SHEET NUMBER: 3 OF 5. REV 2 - 08/08/16.



OWNER MAINTENANCE RESPONSIBILITIES. UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE CARE, UNLESS OTHERWISE NOTED.

IRRIGATION NOTES. 1. LAWN AREAS TO RECEIVE SPRAY IRRIGATION AND SHRUBS/TREES BEDS TO RECEIVE DRIP IRRIGATION. 2. CONTRACTOR TO FURNISH AND INSTALL ALL ITEMS NECESSARY FOR A COMPLETE AND TURNKEY IRRIGATION SYSTEM.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.



811 Know what's below. Call before you dig.

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IMAGE 1-1. FRONTAGE ALONG FULKERSON STREET FACING NORTH



IMAGE 1-2. ABUTTING PROPERTY TO THE NORTH

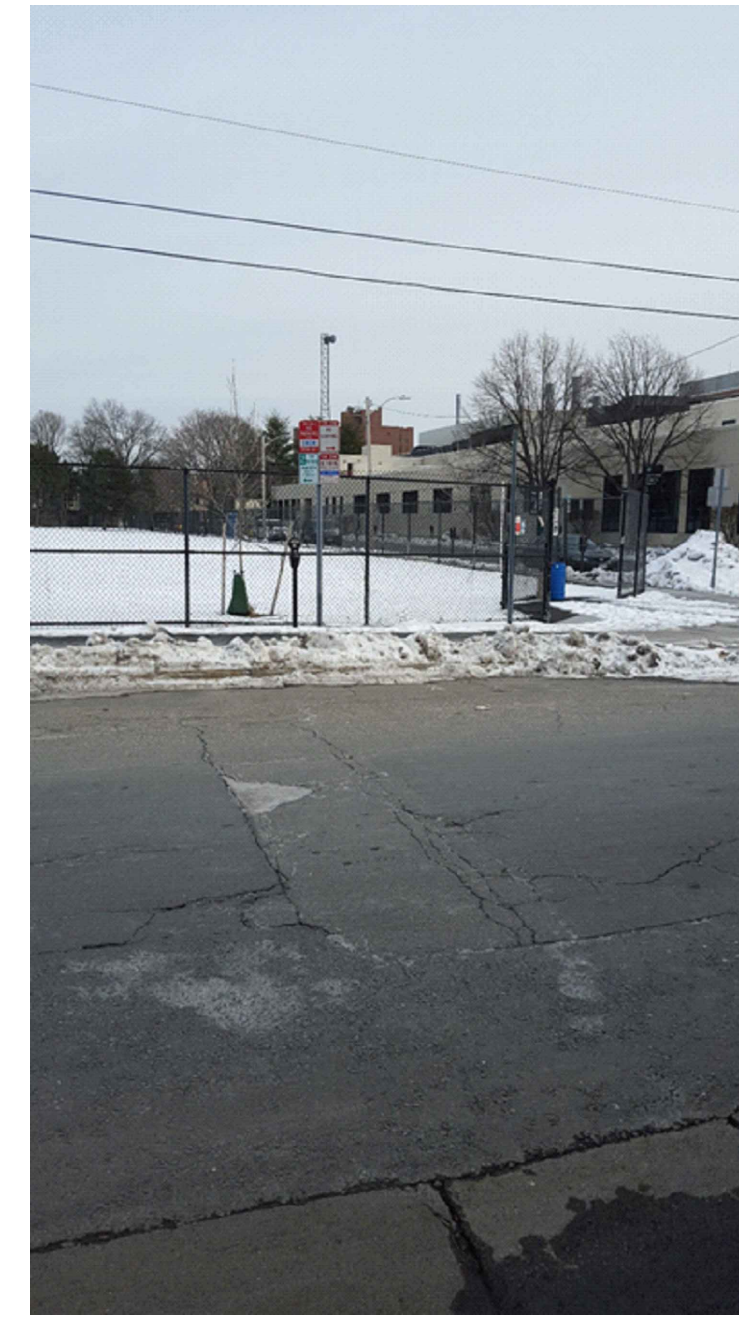


IMAGE 1-3. ABUTTING JOHN A. AHERN FIELD TO THE EAST



IMAGE 1-4. SOUTH END OF BUILDING AND ABUTTING PROPERTY

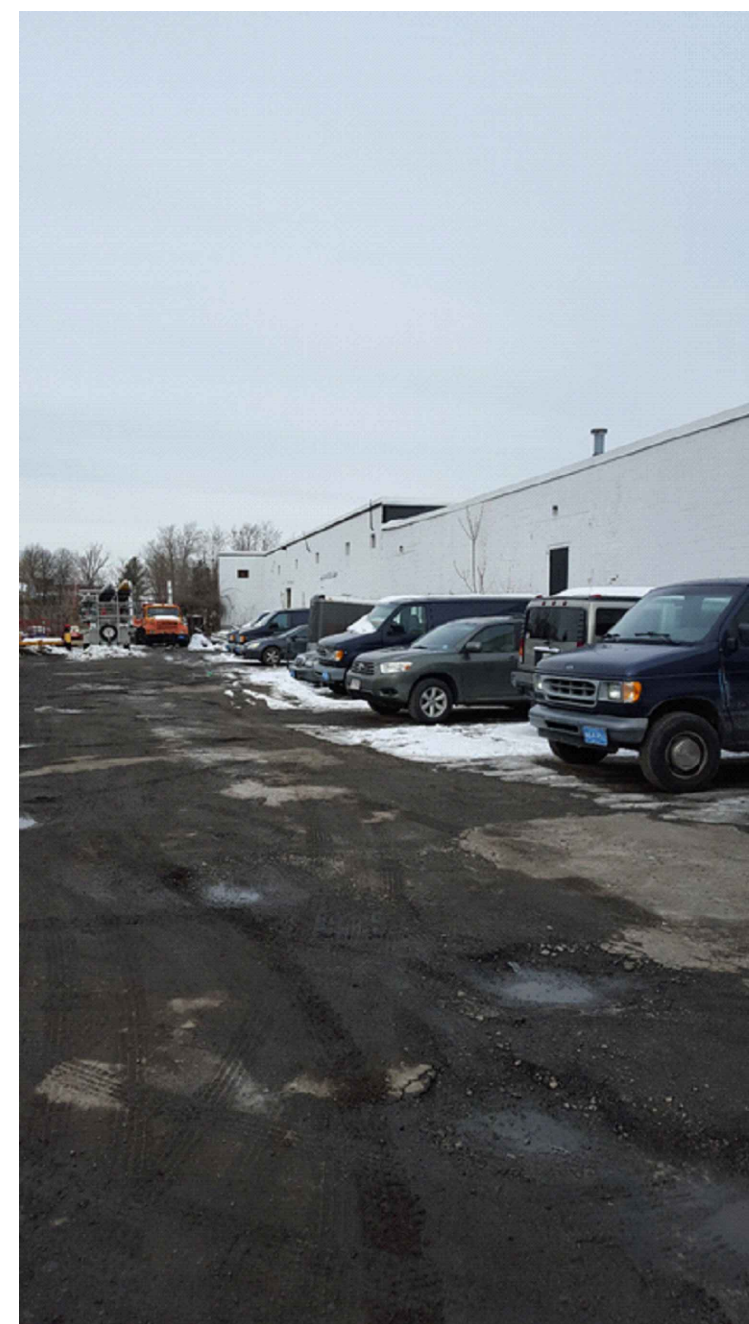


IMAGE 1-5. REAR OF BUILDING AND ABUTTING PROPERTY TO THE WEST



IMAGE 1-6. ABUTTING PROPERTY TO THE SOUTH



IMAGE 1-7. BUILDING FRONTAGE ALONG FULKERSON STREET



IMAGE 1-8. PARKING AREA TO REAR OF BUILDING

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REVISIONS

REV	DATE	COMMENT	BY
1	8/4/16	PLANNING BOARD COMMENTS	DJF
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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: M151016
 DRAWN BY: ZLR
 CHECKED BY: SPM
 DATE: 8/21/16
 SCALE: AS NOTED
 CAD I.D.: M151016_SS1

PROJECT: **SITE DEVELOPMENT PLANS** FOR

C Cabot, Cabot & Forbes
 135 FULKERSON STREET
 CITY OF CAMBRIDGE
 MIDDLESEX COUNTY
 MASSACHUSETTS

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S.P. MANTUANO

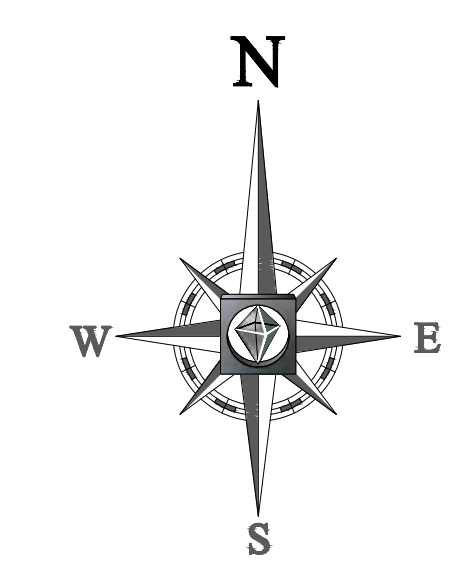
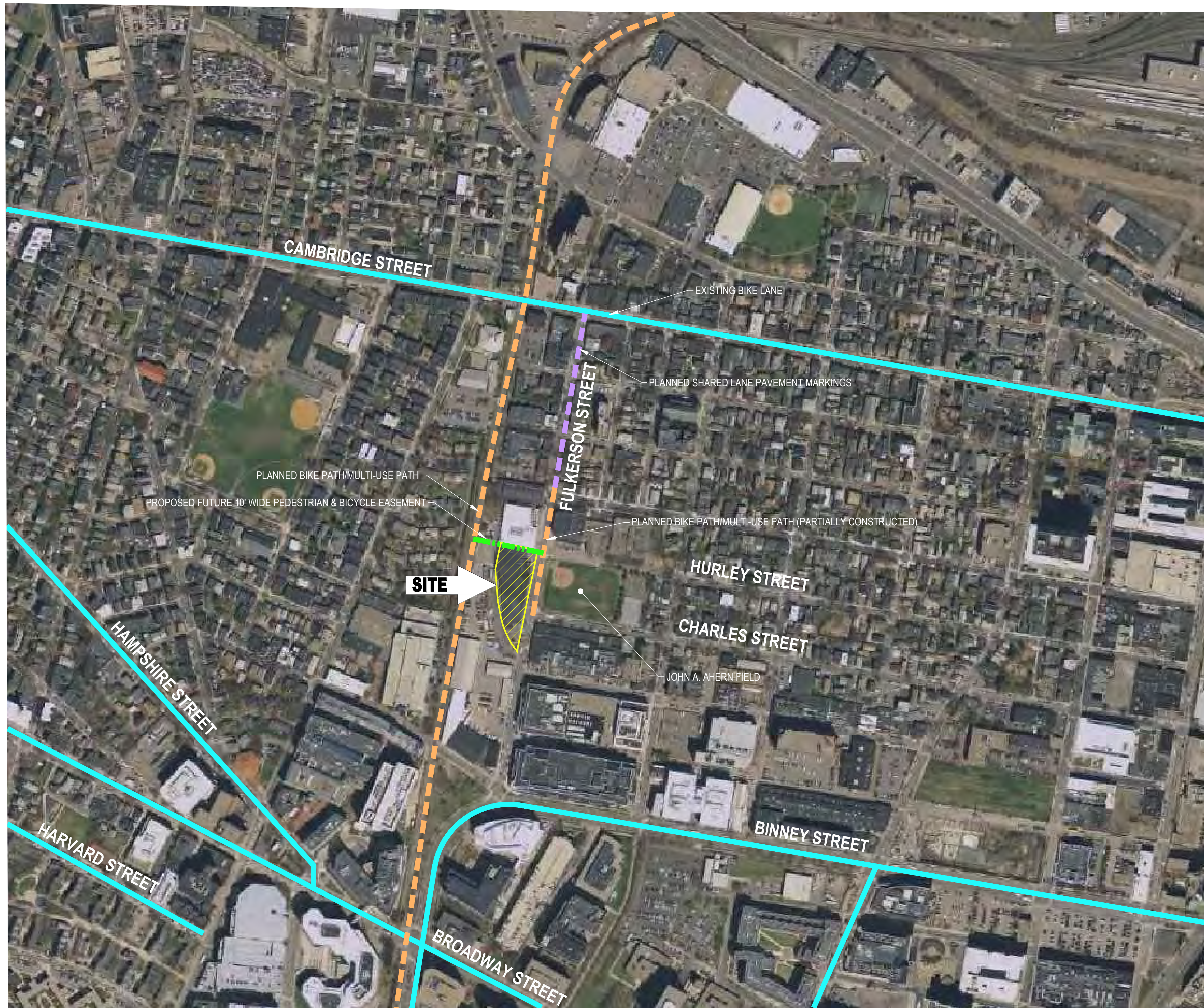
STATE OF MASSACHUSETTS
 No. 45642
 PROFESSIONAL ENGINEER
 MASSACHUSETTS

SHEET TITLE: **EXISTING CONDITIONS PHOTOS**

SHEET NUMBER: **4** OF 5

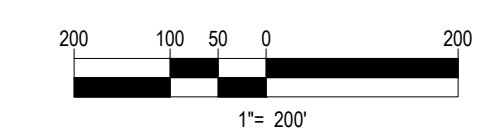
REV 2 - 08/08/16

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LEGEND

- BIKE LANE
- - - PLANNED BIKE PATH/MULTI-USE PATH
- - - PLANNED SHARED LANE PAVEMENT MARKINGS
- · - · - PROPOSED FUTURE 10' WIDE PEDESTRIAN & BICYCLE EASEMENT
- PROJECT SITE



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NORTHERN VIRGINIA
 RALEIGH, NC
 CHARLOTTE, NC
 SOUTH FLORIDA
 SOUTH MARYLAND

UPSTATE NEW YORK
 BOSTON, MA
 NEW YORK METRO
 NEW JERSEY

THE INFORMATION CONTAINED ON THIS PLAN IS UNQUALIFIED AND NOT BE CONSIDERED FOR ANY PURPOSE UNLESS INDICATED OTHERWISE.
 APPROVED FOR THE CITY OF CAMBRIDGE, MASSACHUSETTS. DATE: 08/08/16. BY: [Signature]

REVISIONS

REV	DATE	COMMENT	BY
1	8/4/16	PLANNING BOARD COMMENTS	DJF
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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: M151016
 DRAWN BY: ZLR
 CHECKED BY: SPM
 DATE: 8/24/16
 SCALE: AS NOTED
 CAD I.D.: M151016 SS1

SITE DEVELOPMENT PLANS FOR

Cabot, Cabot & Forbes

135 FULKERSON STREET
 CITY OF CAMBRIDGE
 MIDDLESEX COUNTY
 MASSACHUSETTS

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S.P. PRANO

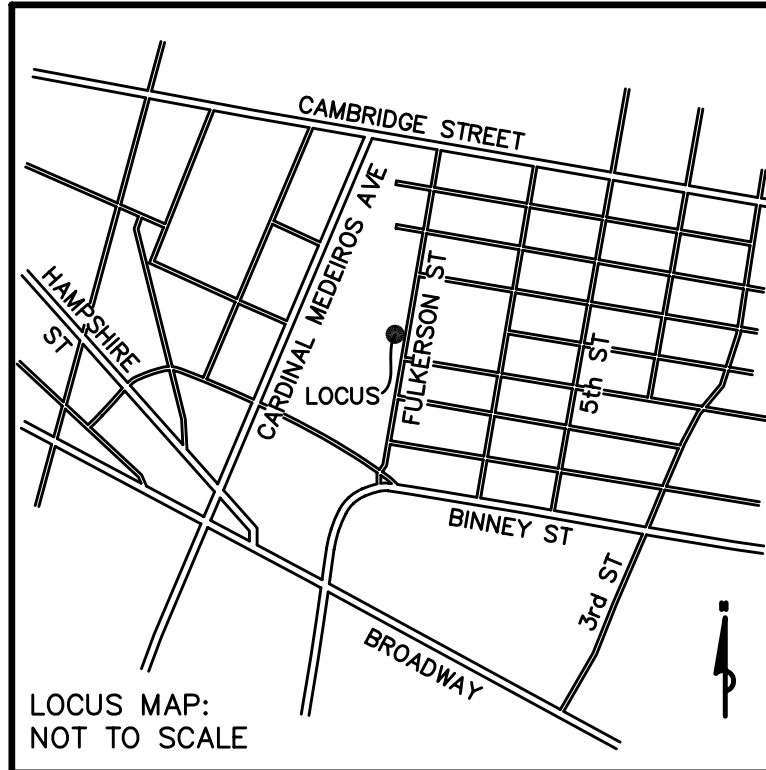
REGISTERED PROFESSIONAL ENGINEER
 No. 45642
 MASSACHUSETTS

SITE CONTEXT MAP

SHEET NUMBER: **5** OF 5

REV 2 - 08/08/16

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SCHEDULE A: LEGAL DESCRIPTION of First American Title Insurance Company Commitment for Title Insurance, Commitment Number: NCS-671037-BOS1, Effective Date: May 27, 2014

Real property located at 135 Fulkerson Street in the City of Cambridge, County of Middlesex, Commonwealth of Massachusetts, described as follows:

A parcel of land with the buildings thereon now known and numbered as 93-103 Fulkerson Street, situated in that part of Cambridge known as East Cambridge, in the County of Middlesex, Commonwealth of Massachusetts and being shown as Lot B on a plan entitled, Sub-Division of Land in Cambridge, Mass., Belonging to Everett T. Stretton, Scale 1" = 40', dated August 24, 1949, Edward F. Carney, Surveyor recorded as Plan No. 1382 of 1949 with said Deeds at Book 7473, Page 202 and bounded and described according to said plan as follows:

Easterly by Fulkerson Street (formerly Ninth Street) three hundred sixty-nine and 74/100 (369.74) feet;

Southwesterly and Westerly by land of the Boston & Albany Railroad Company by four lines measuring together four hundred eleven and 12/100 (411.12) feet; and

Northerly by Lot A on said Plan, one hundred forty-nine and 40/100 (149.40) feet. Containing thirty-eight thousand seven hundred thirty-six (38,736) square feet according to said Plan.

A second parcel of land with the buildings thereon, adjoining the above-described parcel and being shown as Lot A2 on a plan entitled, Sub-Division of Land in Cambridge, Massachusetts, Scale 1" = 30', dated June 15, 1965, Edward F. Carney, Reg., Surveyor recorded with said Deeds at Book 10881, Page 347 and bounded and described according to said plan as follows:

Beginning at a point on said Fulkerson Street at the dividing line between Lots A1 and A2; thence running

Southerly by Fulkerson Street, forty and 50/100 (40.50) feet; thence turning at a right angle and running

Westerly to land of the Boston & Albany Railroad Company, one hundred forty-nine and 40/100 (149.40) feet; thence running

Northerly by land of said Boston & Albany Railroad Company, forty and 50/100 (40.50) feet; thence running

Easterly by land now or formerly of Northeastern Realty, Inc., one hundred forty-nine and 40/100 (149.40) feet to the point of beginning, said boundary line running in part through the middle of a partition wall as shown on said plan.

Containing according to said plan, six thousand fifty and 7/10 (6,050.7) square feet of land. NOTE: Square footage is not insured.

SCHEDULE B - SECTION 2: EXCEPTIONS of First American Title Insurance Company Commitment for Title Insurance, Commitment Number: NCS-671037-BOS1, Effective Date: May 27, 2014

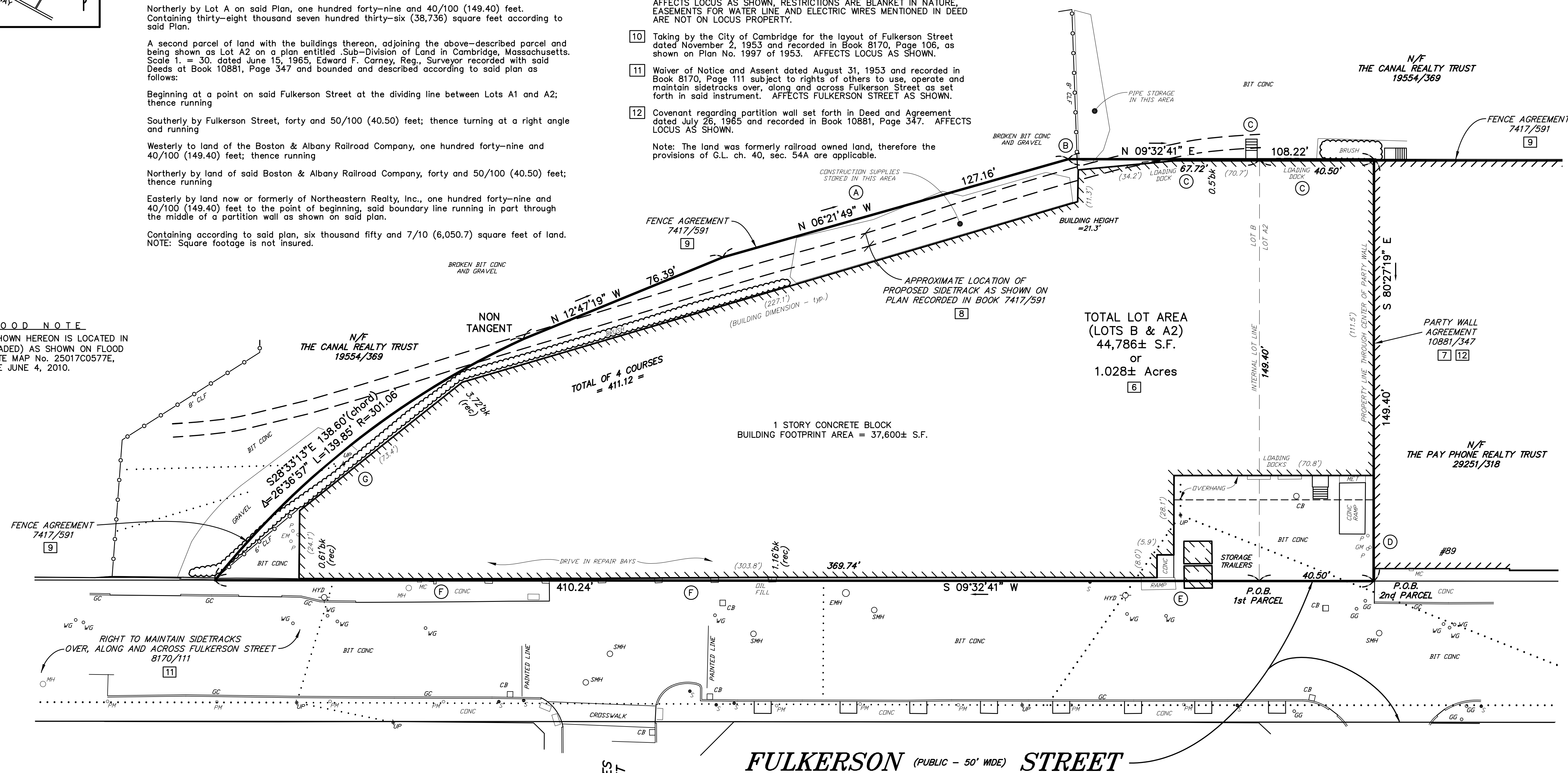
- 5 Title to and rights of the public and others entitled thereto in and to those portions of the insured premises lying within the bounds of adjacent streets, roads, and ways. AFFECTS LOCUS AS SHOWN.
- 6 The exact acreage or square footage being other than as stated Schedule A or the plan(s) therein referred to. AFFECTS LOCUS AS SHOWN.
- 7 Partition wall on lot line between Lot A2 and Lot A1 shown on Plan No. 921 of 1965 recorded in Book 10881, Page 347. AFFECTS LOCUS AS SHOWN.
- 8 Proposed sidetrack shown on Plan recorded in Book 7417, Page 591. AFFECTS LOCUS AS SHOWN, NO VISIBLE EVIDENCE OF TRACK WAS FOUND.
- 9 Restriction regarding damages and agreement regarding fence set forth in deed dated March 24, 1949 and recorded in Book 7417, Page 591. AFFECTS LOCUS AS SHOWN, RESTRICTIONS ARE BLANKET IN NATURE. EASEMENTS FOR WATER LINE AND ELECTRIC WIRES MENTIONED IN DEED ARE NOT ON LOCUS PROPERTY.
- 10 Taking by the City of Cambridge for the layout of Fulkerson Street dated November 2, 1953 and recorded in Book 8170, Page 106, as shown on Plan No. 1997 of 1953. AFFECTS LOCUS AS SHOWN.
- 11 Waiver of Notice and Assent dated August 31, 1953 and recorded in Book 8170, Page 111 subject to rights of others to use, operate and maintain sidetracks over, along and across Fulkerson Street as set forth in said instrument. AFFECTS FULKERSON STREET AS SHOWN.
- 12 Covenant regarding partition wall set forth in Deed and Agreement dated July 26, 1965 and recorded in Book 10881, Page 347. AFFECTS LOCUS AS SHOWN.

Note: The land was formerly railroad owned land, therefore the provisions of G.L. ch. 40, sec. 54A are applicable.

- REFERENCES:**
 MIDDLESEX COUNTY (SOUTHERN DISTRICT) REGISTRY OF DEEDS
 DEED BOOK 13320 PAGE 154 (LOCUS DEED)
 PLAN 1382 OF 1949 (LOCUS PLAN)
 PLAN 921 OF 1965 (LOCUS PLAN)
 PLAN 504 OF 1949
 PLAN 277 OF 1982
 PLAN 278 OF 1982
 PLAN 1211 OF 1987
 PLAN 1747 OF 1987



FLOOD NOTE
 THE PARCEL SHOWN HEREON IS LOCATED IN ZONE X (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP No. 25017C0577E, EFFECTIVE DATE JUNE 4, 2010.



- LEGEND:**
- CB CATCH BASIN
 - CLF CHAIN LINK FENCE
 - CONC CONCRETE
 - EM ELECTRIC METER
 - EMH ELECTRIC MANHOLE
 - GC GRANITE CURB
 - GG GAS GATE
 - GM GAS METER
 - HYD HYDRANT
 - MC METAL COVER
 - MH MANHOLE
 - P POST
 - PM PARKING METER
 - S SIGN
 - SMH SEWER MANHOLE
 - UP UTILITY POLE
 - WG WATER GATE

NOTES:

- 1) NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- 2) NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED WERE OBSERVED.
- 3) NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- 4) NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY OR BURIAL GROUND.
- 5) THE BUILDING NUMBER WAS OBSERVED.
- 6) THE PREMISES HAS NO SPACES MARKED FOR PARKING.
- 7) OWNER: THE SCARBOROUGH REALTY TRUST DEED BOOK 13320 PAGE 154 ASSESSORS MAP 32, LOT 52
- 8) THE PARCEL SHOWN HEREON IS THE SAME PARCEL AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER NCS-671037-BOS1, BEARING AN EFFECTIVE DATE OF MAY 27, 2014.

LIST OF SIGNIFICANT OBSERVATIONS:

- (A) CONSTRUCTION MATERIALS ARE STORED ON THE LOCUS PROPERTY.
- (B) 8 FOOT CHAIN LINK FENCE ENCLOSES ONTO LOCUS BY UP TO 3.4 FEET.
- (C) STAIRS AND LOADING DOCKS ARE ACCESSED THROUGH AND ENCLOSED ONTO LAND N/F CANAL REALTY TRUST.
- (D) POSTS AND GAS METER ENCLOSED ONTO LOCUS, AND GAS APPEARS TO SERVE ABUTTER THROUGH THE LOCUS PROPERTY.
- (E) METAL RAMP AND STORAGE TRAILERS ENCLOSED INTO FULKERSON STREET BY UP TO 3.2 FEET.
- (F) CONCRETE CURBS ENCLOSED INTO FULKERSON STREET BY UP TO 1.0 FEET.
- (G) OVERHEAD WIRES CROSS LOT LINES.

To: 135 Cambridge LLC and First American 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 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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, 18, and 21 of Table A thereof. The field work was completed on June 26, 2014.

PROGRESS

Michael A. Pustizzi, PLS
 Registration No. 46505
 In the Commonwealth of Massachusetts
 Date of Survey: June 26, 2014
 Date of Last Revision: July 1, 2014

ZONING NOTE
 The surveyor was not provided with zoning information pursuant to Table A, Item 6(a).



UNDERGROUND UTILITIES WERE NOT INVESTIGATED AS PART OF THIS WORK EFFORT. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.

#135 FULKERSON STREET

ALTA/ACSM LAND TITLE SURVEY
 IN
CAMBRIDGE, MA
 (MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: JUNE 26, 2014



Precision Land Surveying, Inc.
 32 Tumpike Road
 Southborough, Massachusetts 01772
 TELE NO.: (508) 460-1789 FAX NO.: (508) 970-0096
 4260EC1.DWG