



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 JUL 27 PM 2:43
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 131990

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: MIT C/O Kelley Brown

PETITIONER'S ADDRESS: MIT Office of Campus Planning, Cambridge, MA 02139

LOCATION OF PROPERTY: 301 Vassar St., Cambridge, MA

TYPE OF OCCUPANCY: Institutional - 4.33.b.1 **ZONING DISTRICT:** SD-11

REASON FOR PETITION:

/New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The dormitory building is primarily in SD-6, but the section at 301 Vassar is in SD-11.
Setback relief is needed to allow matching building wall and proportions in SD-6 and SD-11.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.32 (Front, Side and Rear Yard Setbacks).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

Kelley Brown

(Petitioner (s) / Owner)

Kelley Brown

(Print Name)

Address:

Tel. No. 617-293-6380
E-Mail Address: kbrown@mit.edu

Date: _____

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 Massachusetts Institute of Technology
(OWNER)

Address: 77 Massachusetts Ave, NW23-100, Cambridge, MA 02139

State that I/We own the property located at 301 Vassar Street,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Massachusetts Institute of Technology

Refer to Title References on following page

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

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

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Jon Alvarez personally appeared before me,
this 7th of July, 2021, and made oath that the above statement is true.

D. Kelley Brown
Notary

My commission expires December 16, 2022 (Notary Seal)

D. KELLEY BROWN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
December 16, 2022

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

Title References for 269-301 Vassar St.

- a deed dated January 19, 2001 and recorded with Middlesex South Registry of Deeds in Book 32259, Page 276 and filed with the Middlesex Registry District of the Land Court as Document No. 1160877 (Certificate of Title 220502)
- a deed dated April 29, 1970 and recorded with Middlesex South Registry of Deeds in Book 11826, Page 680 and filed with the Middlesex Registry District of the Land Court as Document No. 475238 (Certificate of Title 132242)
- a deed dated July 30, 1980 and recorded with Middlesex South Registry of Deeds in Book 14022, Page 253 and filed with the Middlesex Registry District of the Land Court as Document No. 599934 (Certificate of Title 161239)
- a deed dated July 30, 1980 and recorded with Middlesex South Registry of Deeds in Book 14022, Page 220 and filed with the Middlesex Registry District of the Land Court as Document No. 599935 (Certificate of Title 161239)
- a deed dated July 30, 1980 and recorded with Middlesex South Registry of Deeds in Book 14022, Page 231 and filed with the Middlesex Registry District of the Land Court as Document No. 599936 (Certificate of Title 161239)
- a deed dated July 30, 1980 and recorded with Middlesex South Registry of Deeds in Book 14022, Page 242 and filed with the Middlesex Registry District of the Land Court as Document No. 599937 (Certificate of Title 161239)
- a deed dated October 22, 1980 and filed with the Middlesex Registry District of the Land Court as Document No. 603303 (Certificate of Title 162009).

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

- A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise to the petitioner or appellant.**
- i. In order to redevelop a currently underutilized site, primarily occupied by surface parking, into two dormitory buildings consistent in scale with neighboring buildings, variances from the minimum front, side and rear yard setback requirements in the SD-11 District are required for the portion of the West Building located within such district. The Applicant has designed the Project to meet as many of the applicable Ordinance requirements as possible, while also providing an appropriate number of dormitory beds to serve the MIT graduate students and fulfill MIT's obligation set forth in the Letter of Commitment referred to in Section 13.810.4 of the Ordinance. The project has received special permits for Article 19 Project Review, minor additions to height in SD-6 and SD-11, reduction in parking amounts, and to allow compensation payments for having less than 80% Green Roof. Applying the SD-11 District yard setback requirements to the Project would render construction of the West Building for dormitory use infeasible for the reasons described below, even though that use is allowed by right in the SD-11 District. Absent the requested relief, the Applicant would be deprived of reasonable and desirable use of the Site and would be unable to redevelop the underutilized parcel to deliver additional dormitory beds to serve the MIT graduate student population.*
- B) The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structure but not affecting generally the zoning district in which it is located.**
- i. As shown on **Exhibit 2.3 Site - Zoning Districts**, the Site is an atypically long and narrow lot. The Site is also a split lot, with a majority located within the SD-6 District and the remaining portion located within the SD-11 District. Additionally, the Fort Washington Historic District extends into a portion of the Site, as shown on **Exhibit 2.5 Site - Proposed Site Plan**, which prevents the Applicant from constructing a single, larger building that is more centered on the lot. To preserve the Fort Washington Park view corridor, the Applicant is proposing two buildings that extend to the west and east perimeters of the Site, which will be separated by an open space central plaza. As a result of these constraints, the Applicant must build within the portion of the Site subject to the SD-11 zoning requirements, including the above-described setback requirements. The 27-foot existing building on the SD-11 portion of the site (to be demolished) was made non-conforming by the SD-11 zoning and no building matching the allowed height would have dimensions which are feasible. **Exhibit 3.1 301 Vassar Setback - Existing Building Overview** demonstrates that even the modest, 27-foot high existing building could not be constructed under the SD-11 setback requirements. **Exhibit 3.2 301 Vassar Setbacks – Proposed Building Overview** demonstrates the infeasibility of constructing any building designed for the allowed 100' height. No new buildings have been constructed in SD-11 since the current zoning was first imposed more than 25 years ago in the early 1990's.*
- ii. The Applicant is unable to comply with the yard requirements while still constructing a sufficient number of graduate student dormitory beds and maintaining a building design that is consistent with the size and scale of surrounding buildings. Additionally, the proposed yard setbacks for the West Building shown on **Exhibits 2.5 and 2.6** provide for a consistent street wall across the Site, which helps to create visual coherence across the Site punctuated by the central plaza physically separating the West and East Buildings.*

C) Desirable relief may be granted without either: (1) Substantial detriment to the public good; or (2) Nullifying or substantially derogating from the intent or purpose of this Ordinance.

- i. *As noted above, the Project is proposed in response to a requirement of the Letter of Commitment referred to in Section 13.810.4 of the Ordinance, which letter was approved by the City of Cambridge City Council as providing for mitigation measures that benefit the City. The limited side and rear yards face an electric sub-station and railroad tracks, respectively. The project has no eastern side yard at the SD-11/SD-6 border and, as noted above, the proposed front setback in SD-11 provides a consistent and coherent street wall. Accordingly, the Project is not a substantial detriment to the public good, but rather benefits the public good by providing needed dormitory housing for MIT graduate students and affiliates on a centrally located site within MIT's West Campus. The project is well-located for its purpose, as it is directly adjacent to existing graduate student housing along what MIT calls its "residential ring." It is well-served by Bluebike and MIT shuttle amenities and is near the MIT playing fields and the Charles River.*
- ii. *The Project will promote the purpose and intent of the Ordinance, which includes, among other things: to lessen congestion in the streets; to conserve health; to provide adequate light and air; to conserve the value of land and buildings, including the conservation of natural resources and the prevention of blight and pollution of the environment; to encourage the most rational use of land throughout the city, including the encouragement of appropriate economic development, the protection of residential neighborhoods from incompatible activities and including the consideration of plans and policies, if any, adopted by the Cambridge Planning Board, and to preserve and increase the amenities of the City.*

BZA Application Form**DIMENSIONAL INFORMATION****Applicant** : MIT**Present Use/Occupancy:** Institutional - 4.33 b.1**Location:** MIT Office of Campus Planning**Zone:** SD-11**Phone:** 617-293-6380**Requested Use/Occupancy:** Institutional - 4.33 b.7

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,118,831	1,431,972	2,102,877	(max.)
<u>LOT AREA:</u>		765,106	765,106	5,000 (Minimum lot size)	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.46	1.87	1.75 -2.0-3.0 (across multiple districts)	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	N/A	N/A	
<u>SIZE OF LOT:</u>	WIDTH	N/A	N/A	N/A	
	DEPTH	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	31' (from center line of street)	31' (from center line of street)	Existing Building - 41' required (from center line of street)	
	REAR	18'	14' 5"	Existing Building - 26' required	
	LEFT SIDE	19'	0	Existing Building - 22' 5" required	
	RIGHT SIDE	N/A	N/A - No side yard; connected to continuous building	N/A	
<u>SIZE OF BUILDING:</u>	HEIGHT	27'	100'	100' with special permit in SD-11	
	WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		N/A	N/A	N/A	
<u>NO. OF DWELLING UNITS:</u>		N/A	0	N/A	
<u>NO. OF PARKING SPACES:</u>		136	0	Parking Reduced via Section 6.35.1 special permit	
<u>NO. OF LOADING AREAS:</u>		0	2 (Allowed per Sec. 6.74, aggregate loading)	4	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	127' 6" between East and West; 50' to Simmons Building	34' 2" between buildings; 20' to existing Simmons Building	

Describe where applicable, other occupancies on the 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).

July 9, 2021

Ranjit Singanayagam
Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

**RE: West Campus Graduate Student Dormitory
Buildings W87 and W88, 269-301 Vassar Street**

Dear Ranjit,



The Massachusetts Institute of Technology is filing its application for a variance for the above referenced project. This application seeks a variance under Section 5.32, Table 5-2 (front, side and rear yard setback requirements). The Dormitory is on an atypically long and narrow lot. The site is also a split lot, with a majority located within the SD-6 District and the remaining portion located within the SD-11 District. Additionally, the Fort Washington Historic District extends into a portion of the Site, which prevents MIT from constructing a single, larger building that is more centered on the lot. To preserve the Fort Washington Park view corridor, MIT is proposing two buildings that extend to the west and east perimeters of the Site, which will be separated by an open space central plaza. As a result of these constraints, MIT must build within the portion of the Site subject to the SD-11 zoning requirements, including the above-described setback requirements.

In order to redevelop the currently underutilized site, primarily occupied by surface parking, into two dormitory buildings consistent in scale with neighboring buildings, variances from the minimum front, side and rear yard setback requirements in the SD-11 District are required for the portion of the West Building located within such district. MIT has designed the project to meet as many of the applicable Ordinance requirements as possible, while also providing an appropriate number of dormitory beds to serve the MIT graduate students and fulfill MIT's obligation set forth in the Letter of Commitment referred to in Section 13.810.4 of the Ordinance. The project has received special permits for Article 19 Project Review, minor additions to height in SD-6 and SD-11, reduction in parking amounts, and to allow compensation payments for having less than 80% Green Roof.

MIT is unable to comply with the yard requirements while still constructing a sufficient number of graduate student dormitory beds and maintaining a building design that is consistent with the size and scale of surrounding buildings. Additionally, the proposed yard setbacks for the West Building provide for a consistent street wall across the Site, which helps to create visual coherence across the Site punctuated by the central plaza physically separating the West and East Buildings.

In addition to filling out the variance application in the on-line permitting portal, MIT will upload the notarized ownership certificate, a copy of the supporting statement, and a complete package of supporting materials:

- Context Map
- Context Photos
- Zoning Districts
- Area Calculations
- Site Plan
- Site Axon
- Vassar Setbacks
 - Existing Building Overview
 - Proposed Building Overview
 - Variance Requests
- Elevations
- Floor Plans
- Certified Plot Plan

As we have stated in previous zoning applications, our counsel has instructed us to provide this statement reserving our rights under the Dover Amendment. As a nonprofit educational corporation, MIT has certain protections granted by the so-called Dover Amendment, M.G.L. c.40A, §3. There is some question as to the enforceability of the variance requirements with respect to this project in light of the Dover Amendment protections. The strict application of the limits to the yard setback provisions would have the practical effect of nullifying the use exemption afforded educational institutions. Compliance with these provisions would substantially diminish the usefulness of Building W88 and the entire dormitory project without appreciably advancing the City's legitimate concerns.

MIT is submitting this application in an effort to satisfy the City's policy objectives under the zoning ordinance as a whole. However, in doing so, MIT must reserve the right to assert that some or all of the requirements of certain zoning provisions do not apply to MIT's proposed project under the Dover Amendment.

Please contact me (kbrown@mit.edu, 617-293-6380) if you need any further information or documentation concerning this matter.

With regards,

Kelley Brown

Kelley Brown
Senior Campus Planner



MIT West Campus Graduate Student Dormitory

BZA Application

301 Vassar Street, Cambridge, MA, 02139

7 July, 2021

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2.4 Area Calculations
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3.1 Existing Building Overview
3.2 Proposed Building Overview
3.3 Variance Requests

4. Drawing Set

4.1 Cover Sheet
4.2 Plans
4.3 Elevations

*SUBMITTED SEPARATELY VIA ONLINE PORTAL



2.1
 SITE CONTEXT MAP
 MIT WEST CAMPUS GRADUATE DORMITORY PROJECT: BZA VARIANCE APPLICATION



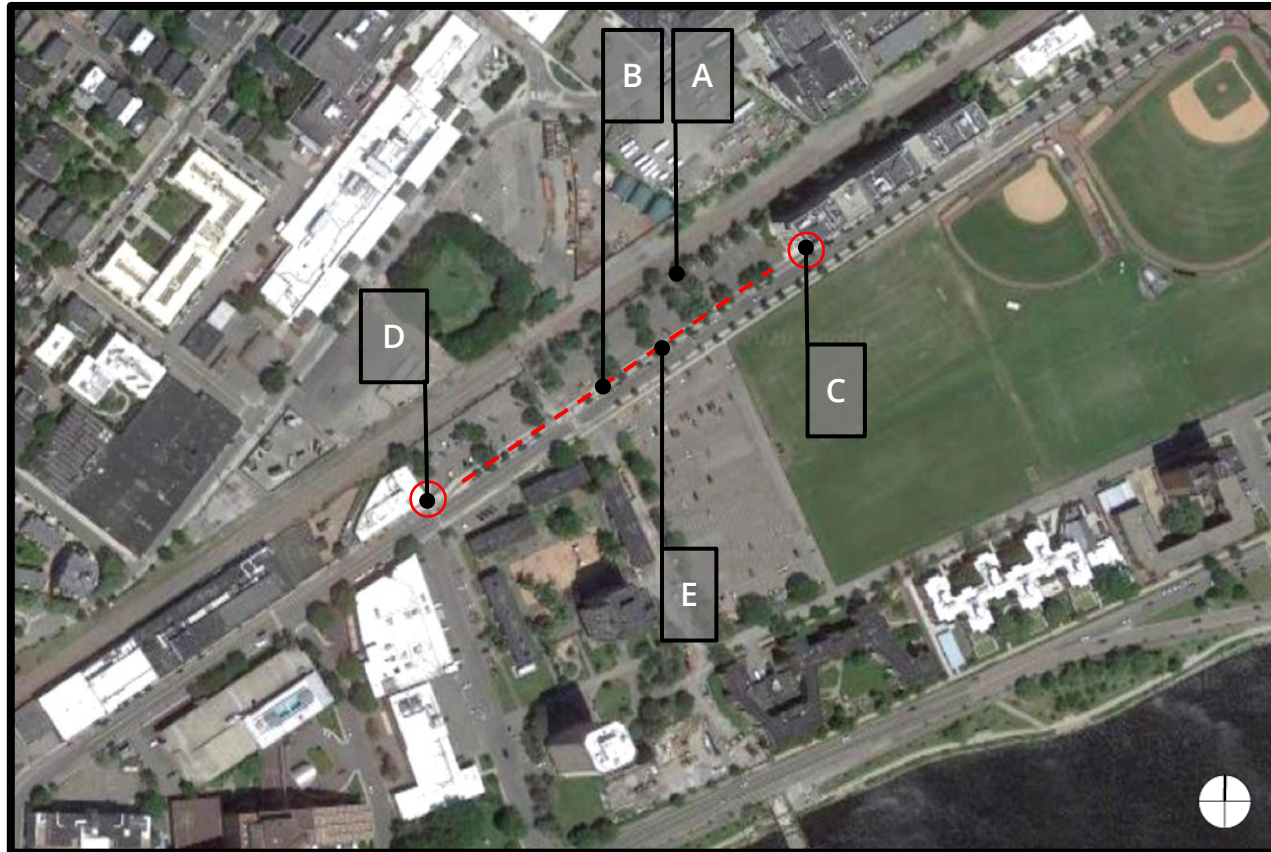
A: WEST LOT AT R.O.W.



B: WEST LOT FROM VASSAR



C: WEST LOT AT SIMMONS



D: VASSAR SIDEWALK AT POLICE



E: VASSAR SIDEWALK AT WEST LOT

2.2

SITE CONTEXT PHOTOS 01



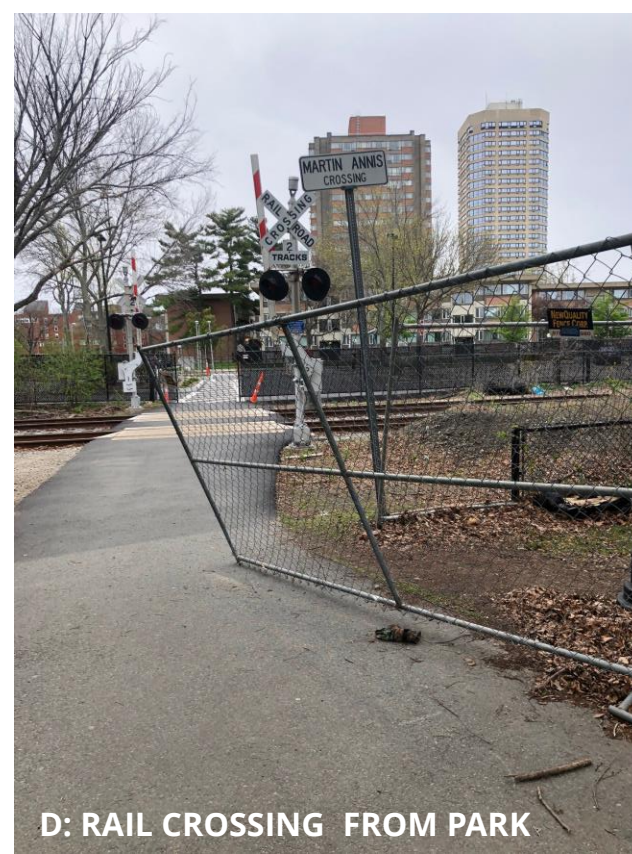
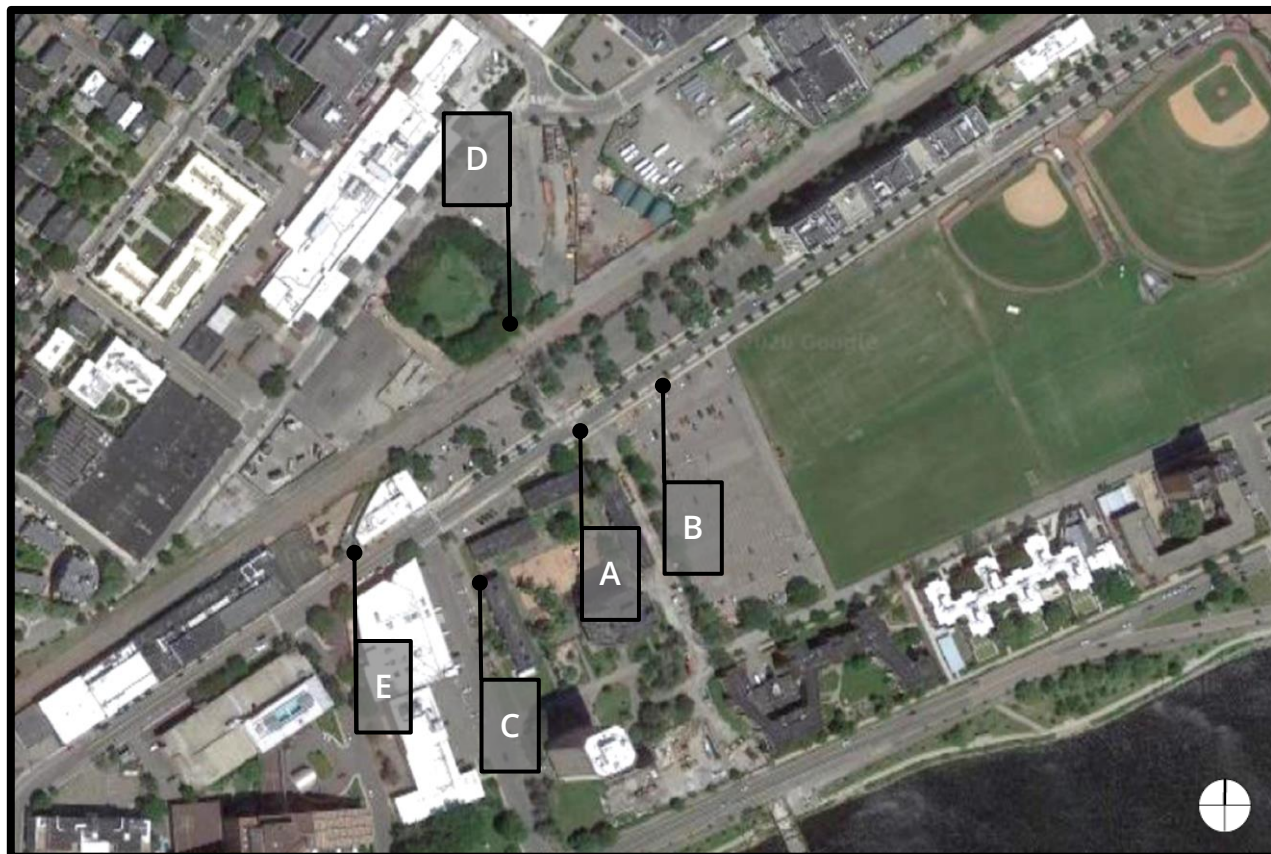
A: PEDESTRIAN ACCESS TO RAIL CROSSING AT PARKING



B: SOUTH SIDE OF VASSAR SIDEWALK



C: MIT POLICE FROM AUDREY STREET



D: RAIL CROSSING FROM PARK

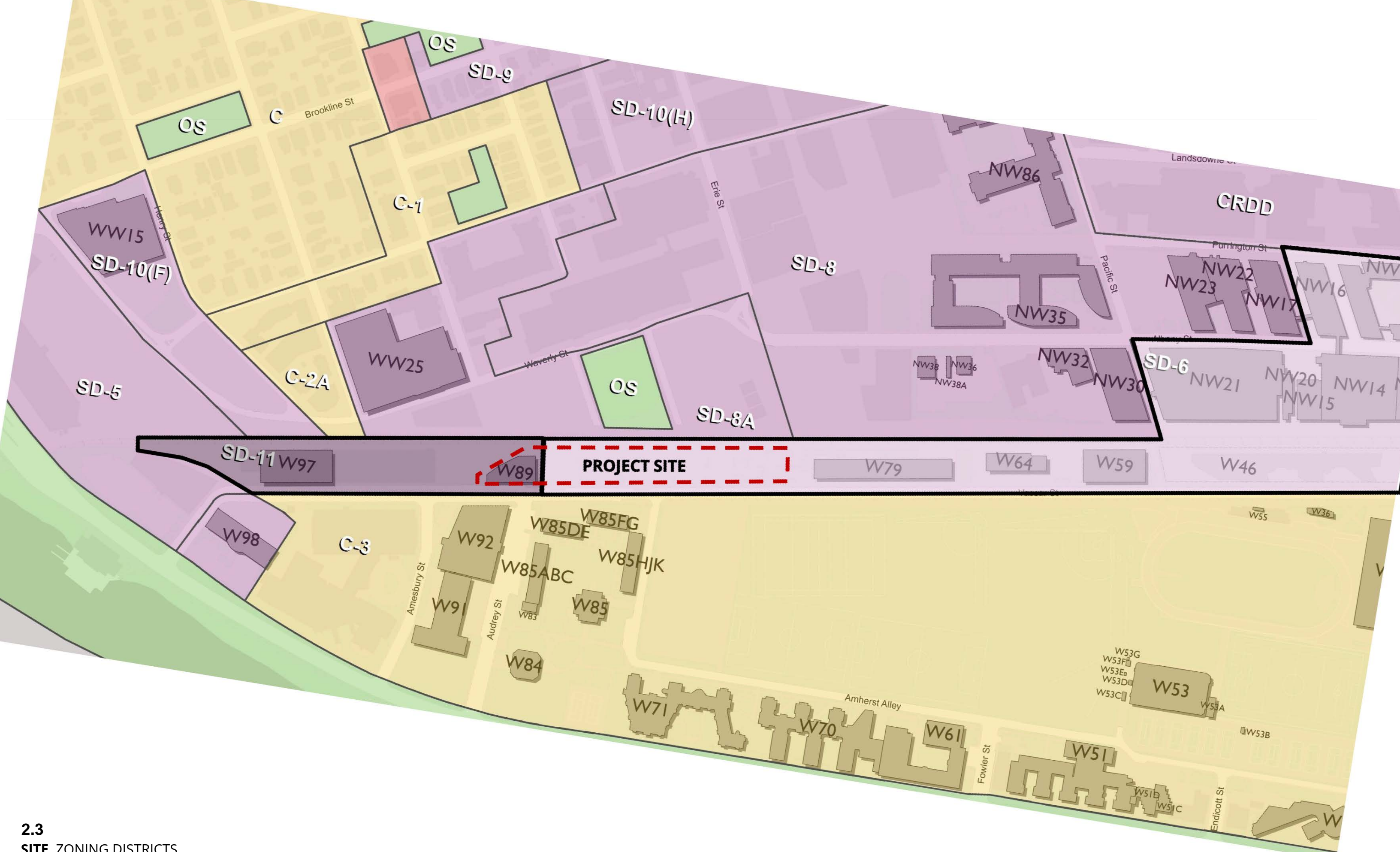


E: WEST PROPERTY EDGE AT EVERSOURCE

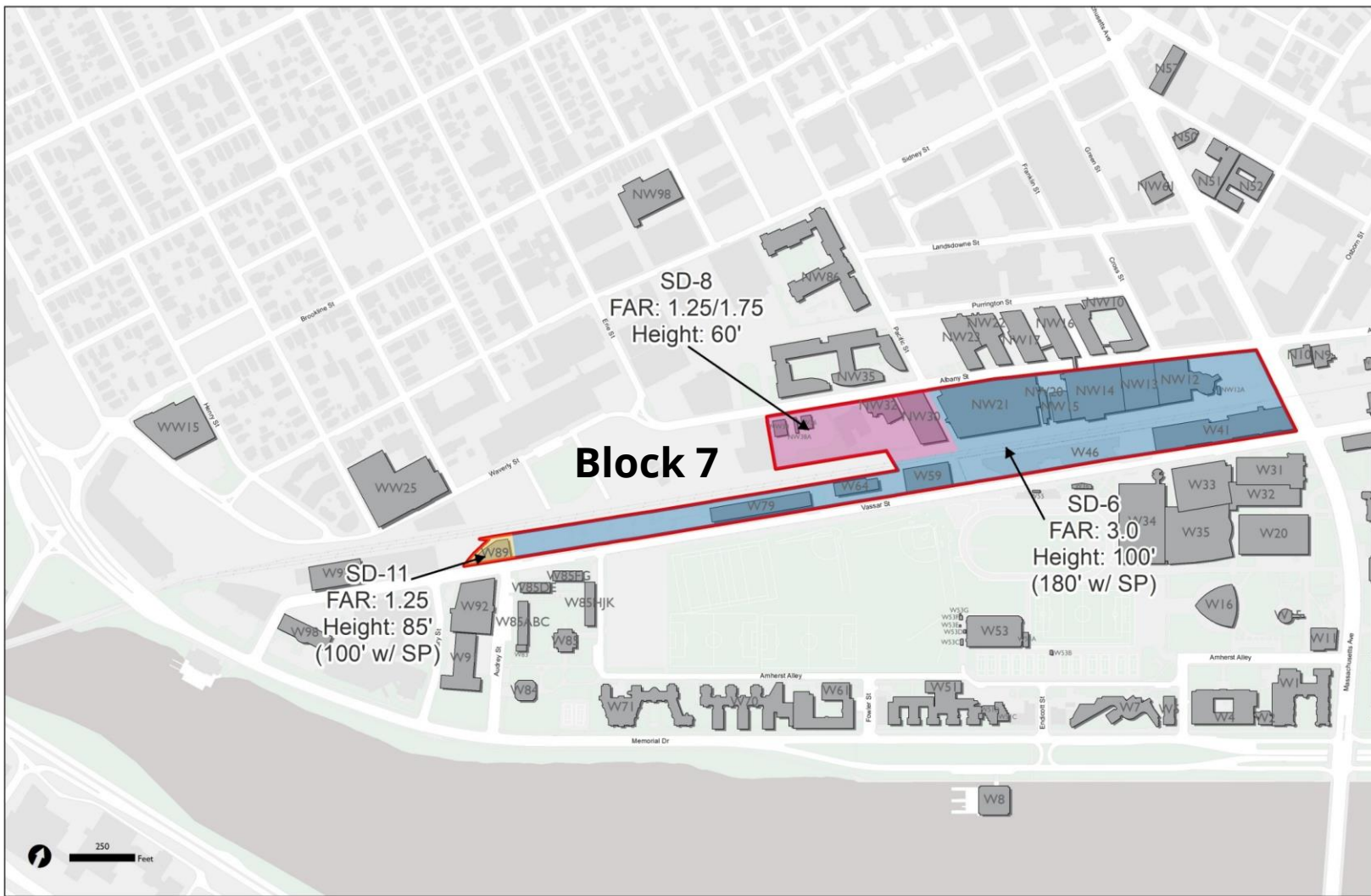
2.2

SITE CONTEXT PHOTOS 02

MIT WEST CAMPUS GRADUATE DORMITORY PROJECT: BZA VARIANCE APPLICATION



2.3
SITE ZONING DISTRICTS
 MIT WEST CAMPUS GRADUATE DORMITORY PROJECT: BZA VARIANCE APPLICATION



Block 7 Summary:

Max FAR, per Table 5-1	1.75 2.0 3.0	(SD-8 SD-11 SD-6)
Block 7 Land Area (SF)	765,106	
Block 7 Total Development Capacity (GFA)	2,102,877	

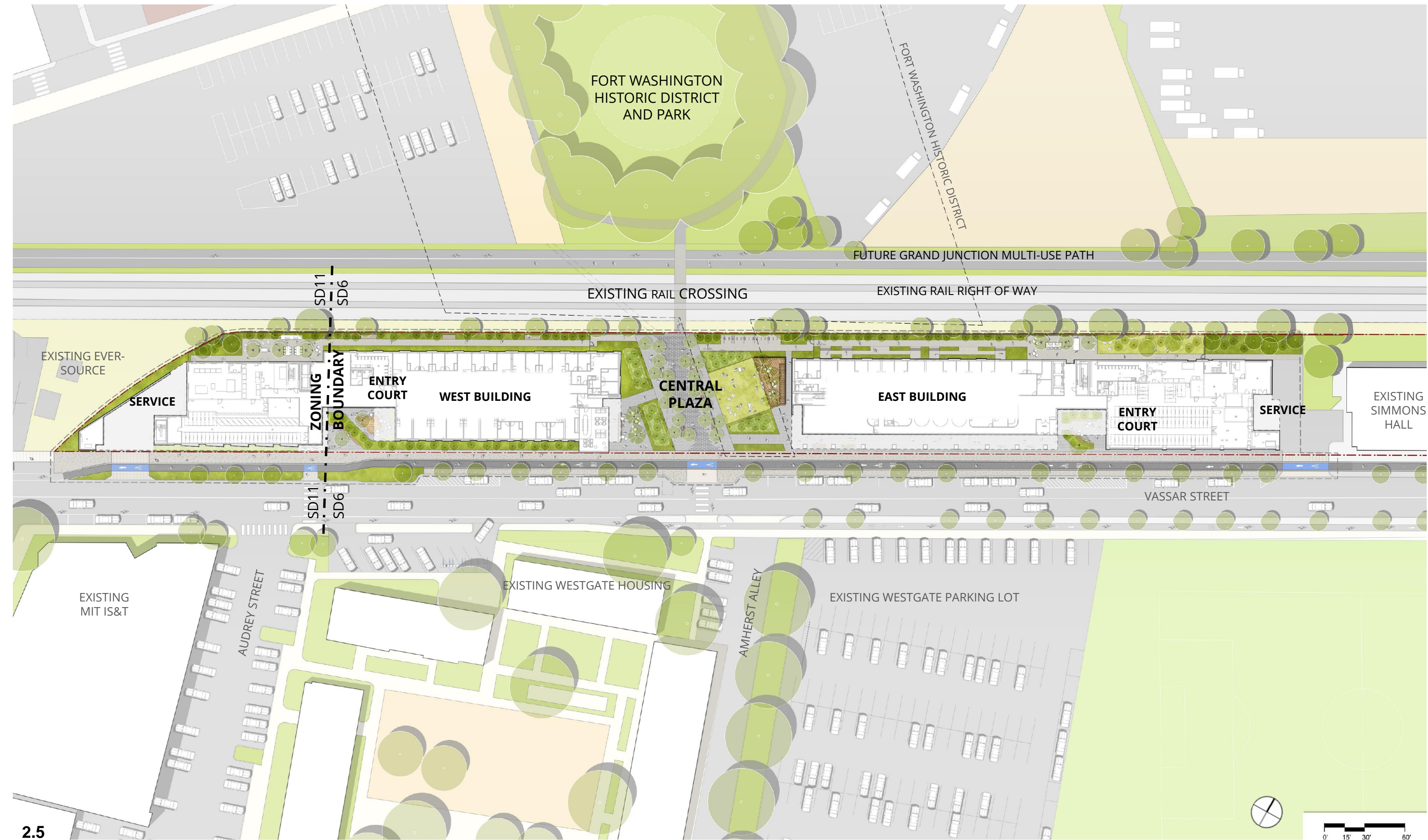
Calculations:

Existing Block 7 GFA	1,118,831	
Proposed Grad Housing Buildings GFA	<u>328,050</u>	
Total Proposed Block 7 GFA	1,431,972	(Existing + Proposed)
Proposed FAR	<u>1.87</u>	(Block 7 GSF / Block 7 land area)

Lot area, total GFA, and FAR for the lot as shown in the dimensional form are calculated across "Block 7", a contiguous multi-building lot owned by MIT. The figure and chart provided above show the bounds of Block 7 and the associated aggregate calculations.

2.4

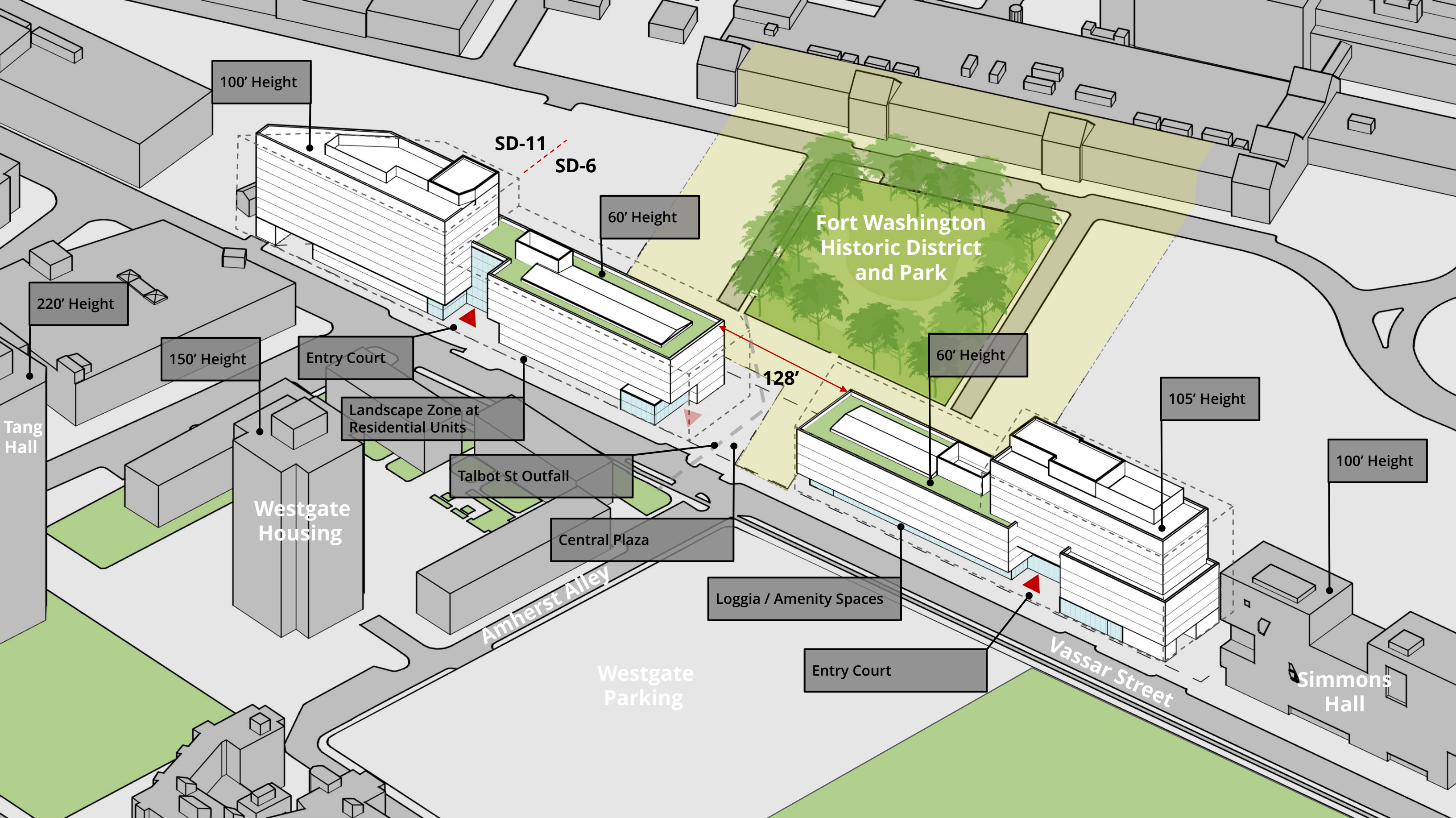
SITE AREA CALCULATIONS



2.5
SITE PROPOSED SITE PLAN

MIT WEST CAMPUS GRADUATE DORMITORY PROJECT: BZA VARIANCE APPLICATION

7 JULY, 2021 | © KIERANTIMBERLAKE

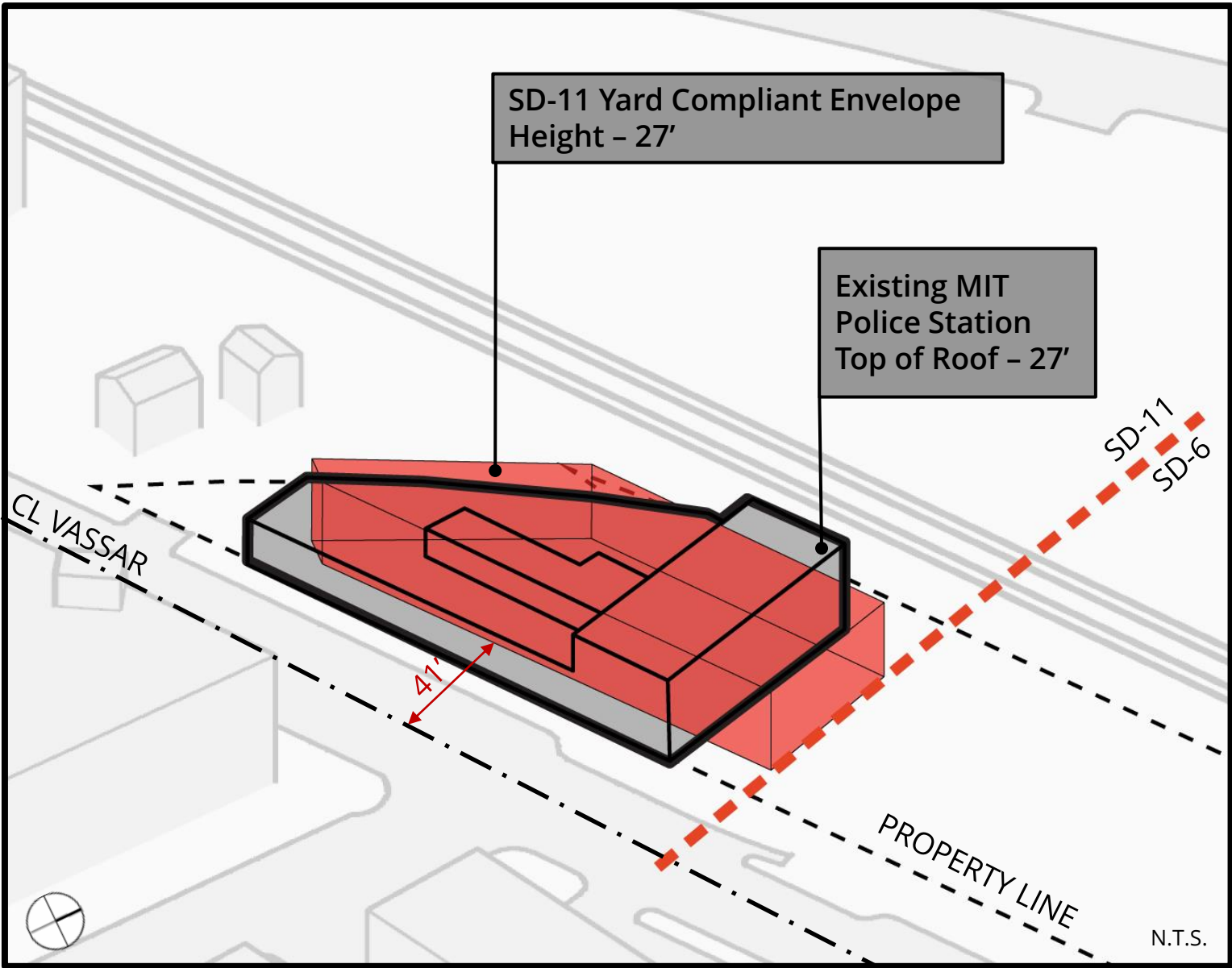


2.6

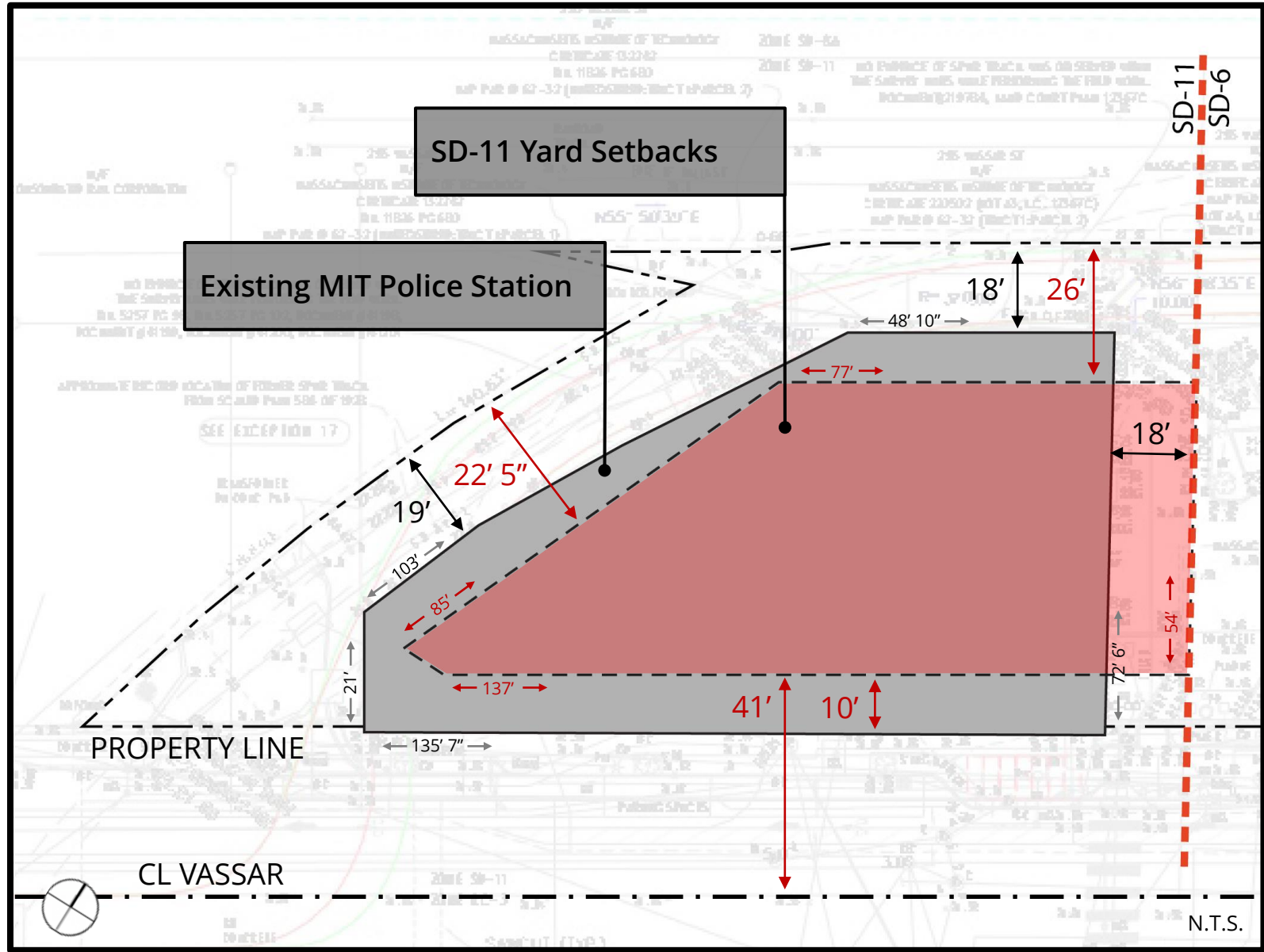
SITE PROPOSED MASSING AXONOMETRIC

MIT WEST CAMPUS GRADUATE DORMITORY PROJECT: BZA VARIANCE APPLICATION





Existing Building Axonometric | SD-11 Yard Compliant Envelope Height - 27'



Existing Building Plan | Setbacks

Length of Building Frontage ← ##' ##' →

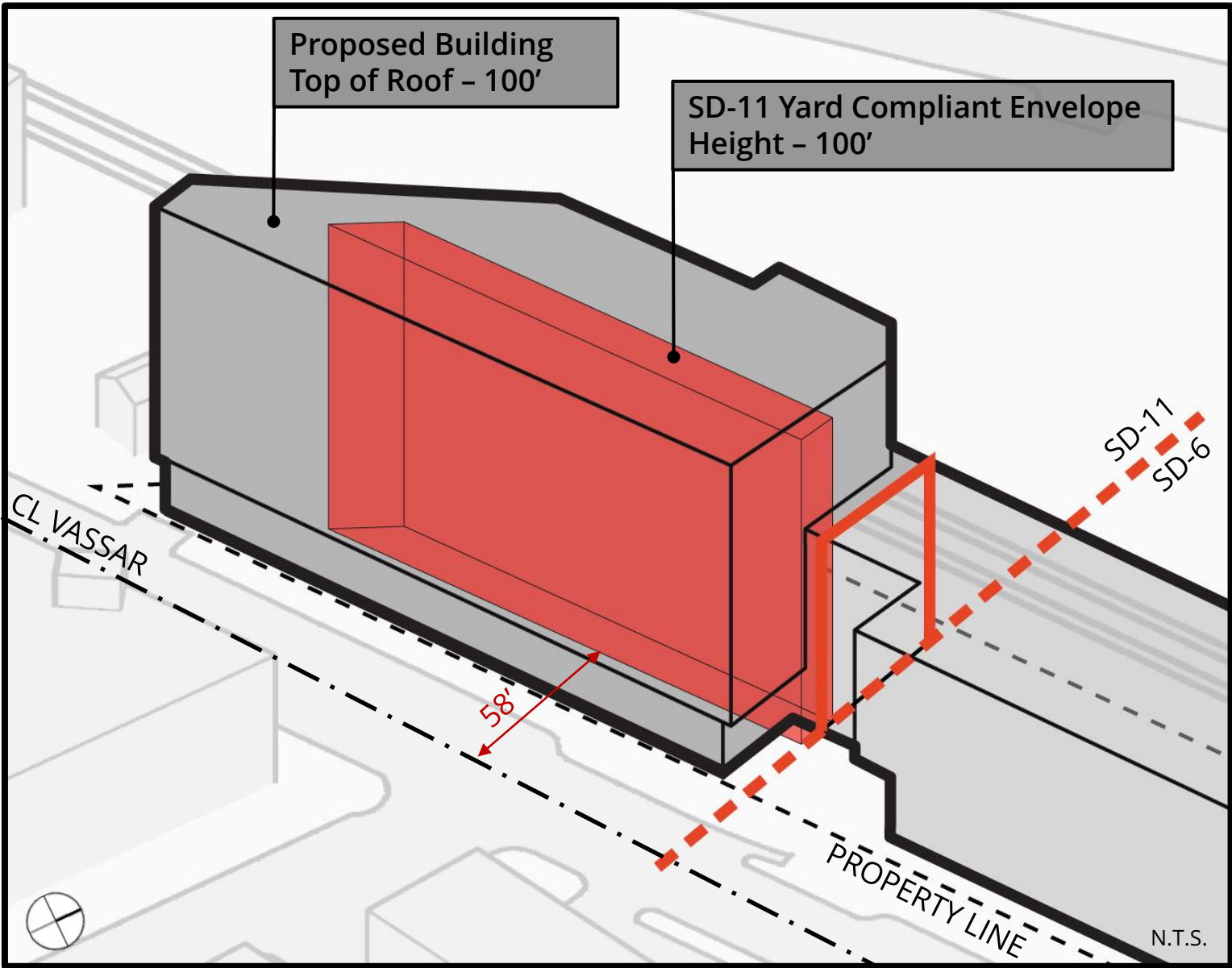
Compliant Building Frontage ← ##' ##' →

Setback Dimension ##'

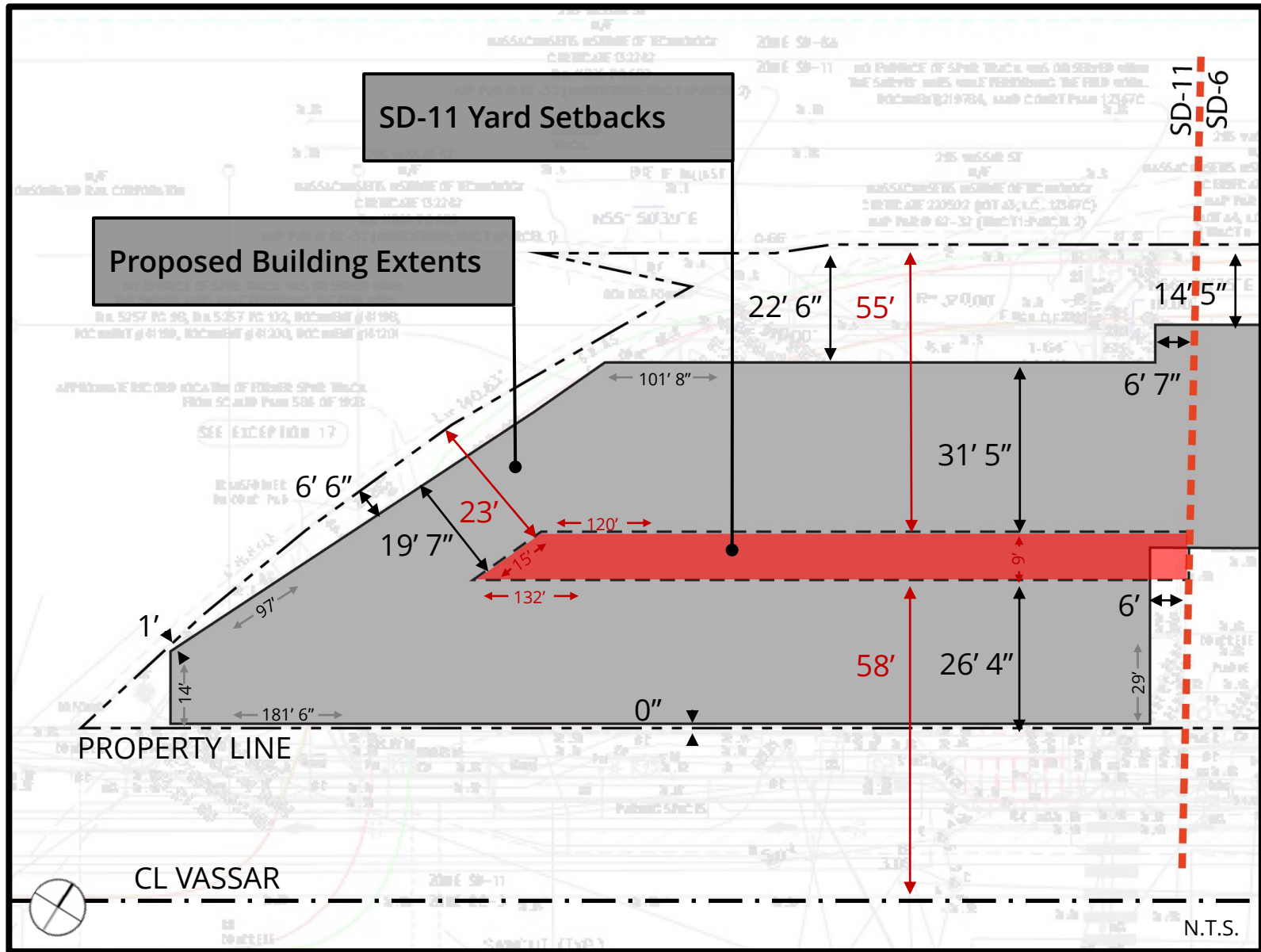
SD - 11 Dimensional Requirements

	Allowed/Required	Existing
Maximum FAR	1.75 / 3.0**	1.5**
Maximum Height	85' / 100' ***	27'
Front Yard Setback*	(H+L) / 4 41'	31'
Side Yard Setback	(H+L) / 5 22' 5"	19'
Rear Yard Setback	(H+L) / 4 26'	18'

* Measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet.
 ** See section 2.4 for Block 7 FAR calculations
 *** Height allowed by Special Permit in this district



Proposed Building Axonometric | SD-11 Yard Compliant Envelope Height - 100'



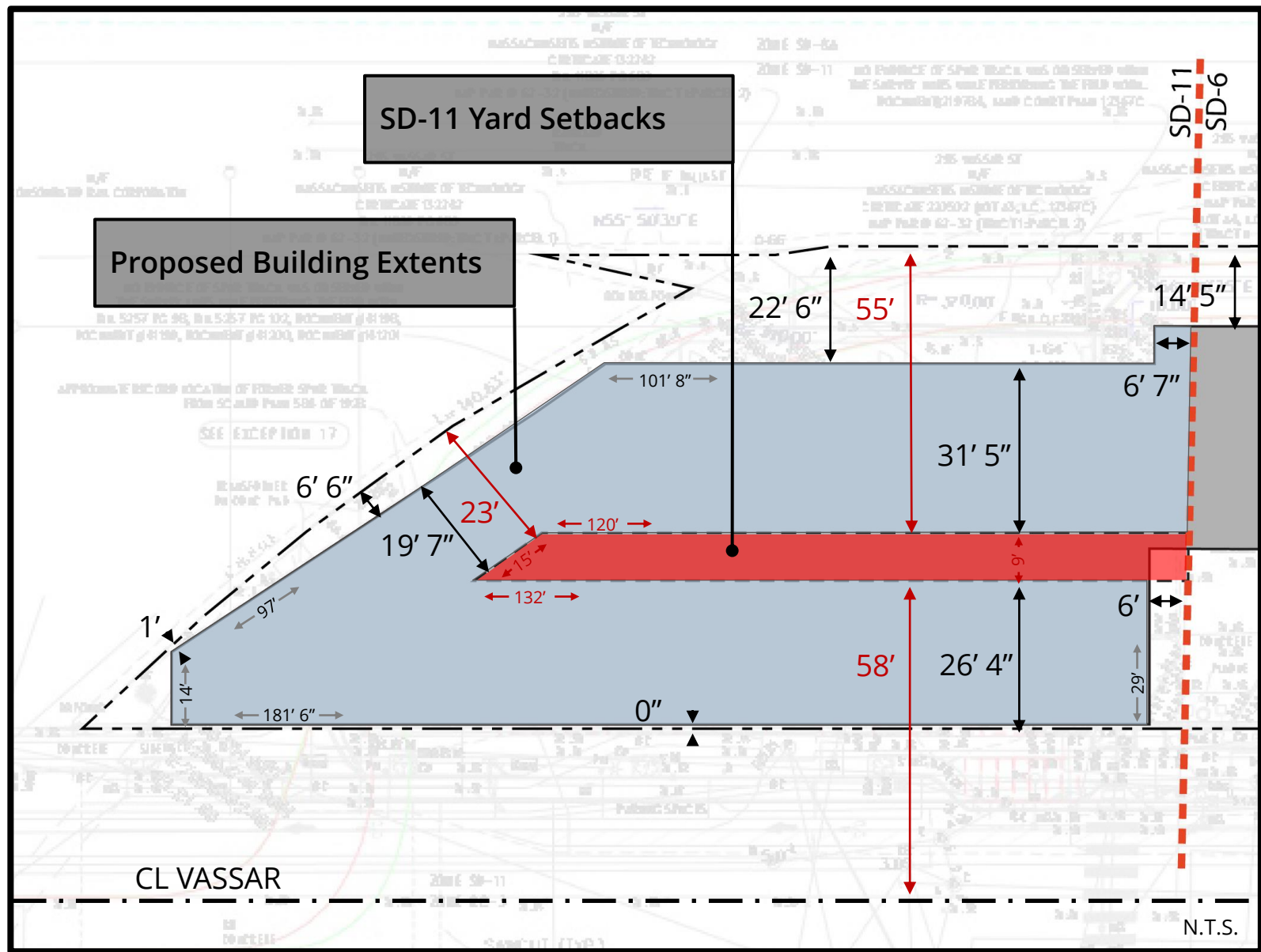
Proposed Building Plan | SD-11 Yard Compliant Setbacks

Length of Building Frontage ← ##' #' →
 Compliant Building Frontage ← ##' #' →
 Setback Dimension ##'

SD - 11 Dimensional Requirements

	Allowed/Required	Requested
Maximum FAR	1.75 / 3.0**	1.87 (Block 7)**
Maximum Height	85' / 100' ***	100'
Front Yard Setback*	(H+L) / 4 58'	31'
Side Yard Setback	(H+L) / 5 23'	0'
Rear Yard Setback	(H+L) / 4 55'	14' 5"

* Measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet.
 ** See section 2.4 for Block 7 FAR calculations
 *** Height allowed by Special Permit in this district



Variance Requests

Allowing for the portion of the proposed building in SD-11 to comply with the adjacent SD-6 requirements

	SD-11 Setback	Calculated per 100'	Requested Setback
North (Rear)	$(H+L) / 4$	58'	14' 5"
South (Front)	$(H+L) / 4$	55'	31'
East	N/A	N/A	N/A
West (Side)	$(H+L) / 5$	23'	0"

Proposed Building Plan | Setback Conflicts

Length of Building Frontage ← ##' #' →

Compliant Building Frontage ← ##' #' →

Setback Dimension ← ##' →

Area Non-Compliant with SD-11

3.3

301 VASSAR SETBACKS VARIANCE REQUESTS

MIT GRADUATE HOUSING AMERICAN CAMPUS COMMUNITIES

BZA VARIANCE APPLICATION

7 JULY, 2021

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LOCATION MAP



EXTERIOR RENDERING

ARCHITECT
KIERANTIMBERLAKE
841 NORTH AMERICAN STREET
PHILADELPHIA, PA 19123
V 215-922-6600
F 215-922-4680
kierantimberlake.com

STRUCTURAL ENGINEER
MCNAMARA SALVIA
101 FEDERAL STREET, SUITE 1100
BOSTON, MA 02110
V 617-737-0040

LANDSCAPE ARCHITECT
OJB LANDSCAPE ARCHITECTURE
1 BOWDON SQUARE, SUITE 801
BOSTON, MA 02114
V 857-233-5171

CIVIL ENGINEER
NITSCH ENGINEERING
2 CENTER PLAZA, SUITE 430
BOSTON, MA 02108
V 617-338-0063

INTERIORS
MERGE ARCHITECTS
332 CONGRESS ST., FLOOR 6
BOSTON, MA 02110
V 617-670-0265

BUILDING SYSTEMS ENGINEER AND CODE CONSULTANT
COSENTINI
101 FEDERAL ST., #600
BOSTON, MA 02110
V 617-748-7800

LOW VOLTAGE, SECURITY, TELECOM CONSULTANT
PLANNET CONSULTING
2951 Saturn Street, Suite E
Brea, CA 92821
V 844-982-5800

LIGHTING CONSULTANT
BURO HAPPBOLD
100 Broadway #23
NEW YORK, NY 10005
V 212-334-2025

ARCHITECT
KIERANTIMBERLAKE
 841 NORTH AMERICAN STREET
 PHILADELPHIA, PA 19123
 V 215-922-6600
 F 215-922-4680
 kierantimberlake.com

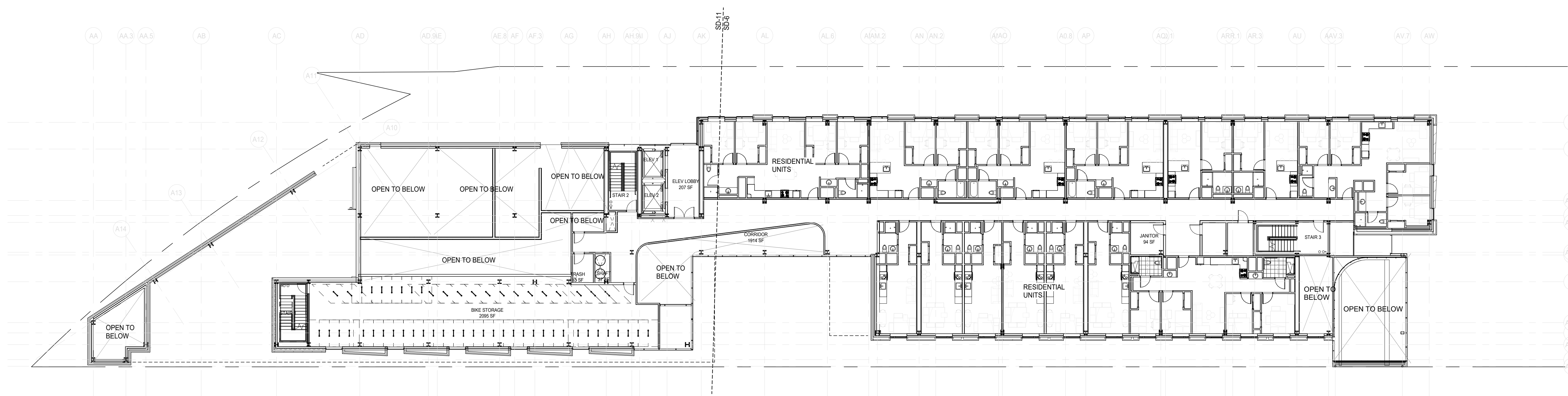
CIVIL ENGINEER
NITSCH ENGINEERING
 2 CENTER PLAZA, SUITE 430
 BOSTON, MA 02108
 V 617-338-0063
 F 617-338-6472

LANDSCAPE ARCHITECT
OJB LANDSCAPE ARCHITECTURE
 1 BOWDOIN SQUARE, SUITE 801
 BOSTON, MA 02114
 V 857-233-5171

STRUCTURAL ENGINEER
MCMANARA SALVIA
 101 FEDERAL STREET, SUITE 1100
 BOSTON, MA 02110
 V 617-737-0040

BUILDING SYSTEMS ENGINEER
 AND CODE CONSULTANT
COSENTINI
 101 FEDERAL ST., #600
 BOSTON, MA 02110
 V 617-748-7900

INTERIORS
MERGE ARCHITECTS
 332 CONGRESS ST. FLOOR 6
 BOSTON, MA 02210
 V 617-670-0265



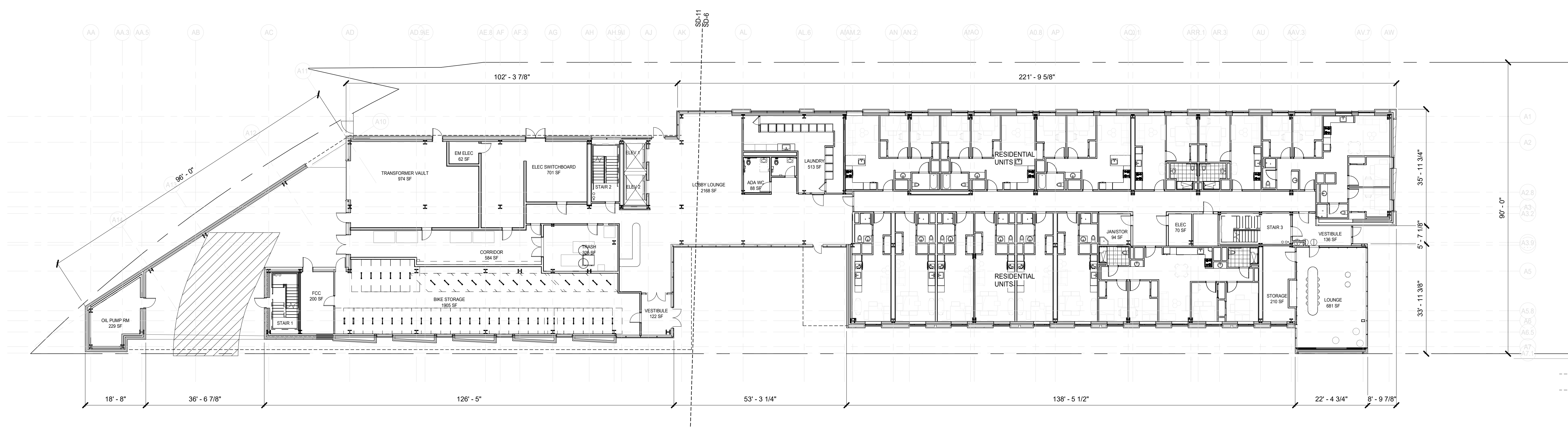
2 BLDG A LEVEL 2 - FLOOR PLAN 1
 1/16" = 1'-0"

MIT GRADUATE HOUSING

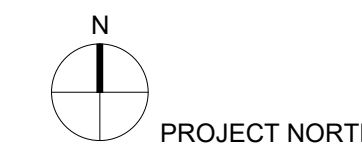
AMERICAN CAMPUS COMMUNITIES

269-301 VASSAR STREET
 CAMBRIDGE, MA 02139

KT PROJECT NO. KT 915



1 BLDG A LEVEL 1 - FLOOR PLAN 1
 1/16" = 1'-0"



OVERALL FLOOR PLANS - LEVEL 1 & 2

SCALE: 1/16" = 1'-0"

Z-101

BZA VARIANCE APPLICATION

NOT FOR CONSTRUCTION

ARCHITECT
KIERANTIMBERLAKE
 841 NORTH AMERICAN STREET
 PHILADELPHIA, PA 19123
 V 215-922-6600
 F 215-922-4680
 kierantimberlake.com

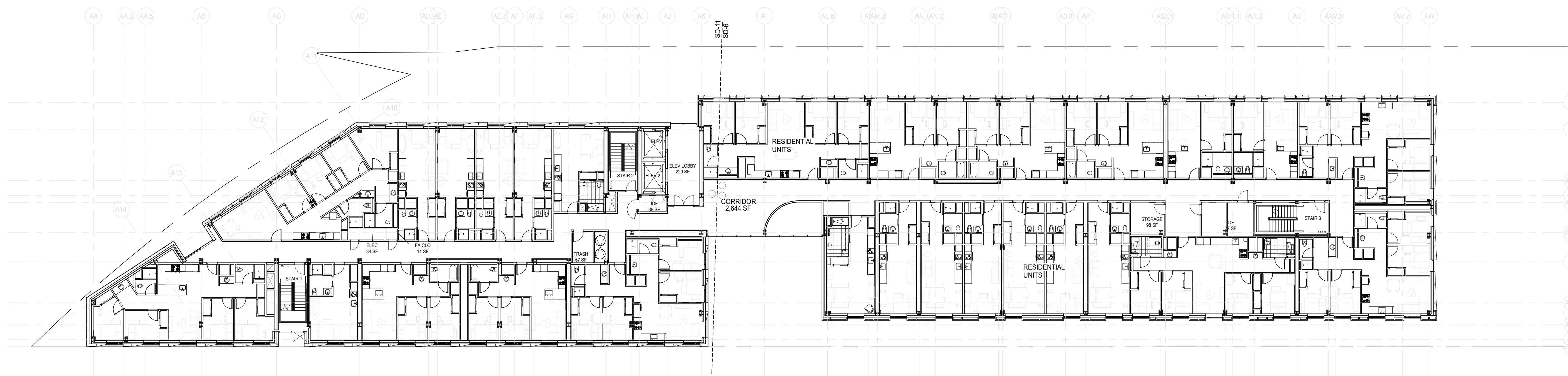
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 BOSTON, MA 02110
 V 617-748-7900

INTERIORS
MERGE ARCHITECTS
 332 CONGRESS ST. FLOOR 6
 BOSTON, MA 02210
 V 617-670-0265



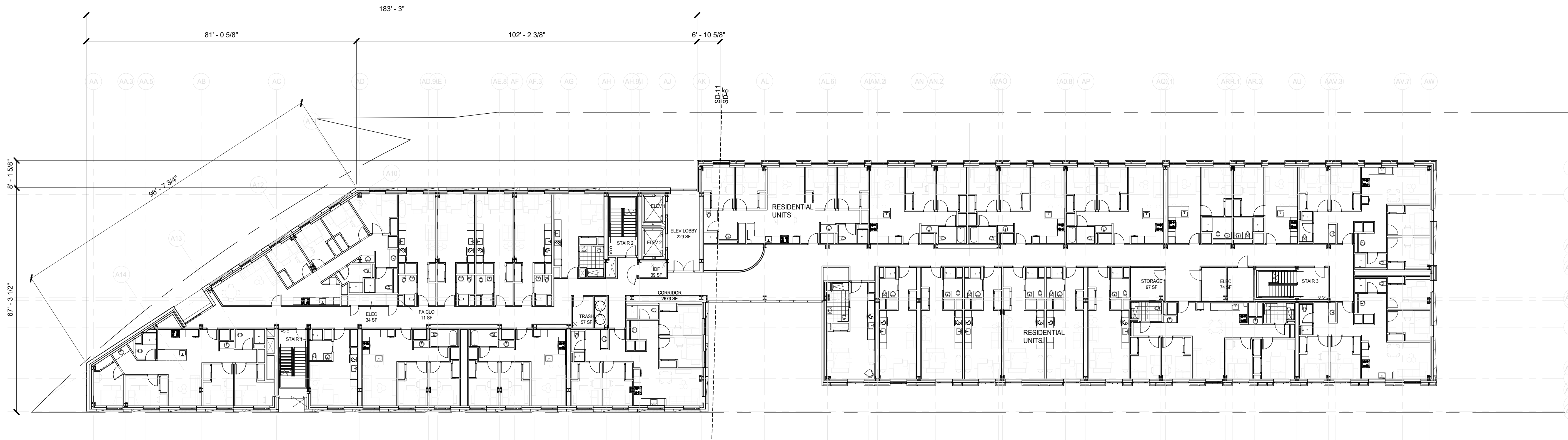
2
 BLDG A LEVEL 4 - FLOOR PLAN
 1/16" = 1'-0"

MIT GRADUATE HOUSING

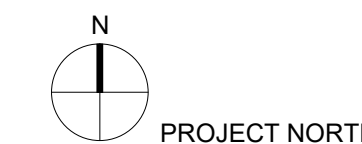
AMERICAN CAMPUS COMMUNITIES

269-301 VASSAR STREET
 CAMBRIDGE, MA 02139

KT PROJECT NO. KT 915



1
 BLDG A LEVEL 3 - FLOOR PLAN
 1/16" = 1'-0"



OVERALL FLOOR PLANS - LEVEL 3 & 4

SCALE: 1/16" = 1'-0"

Z-102

BZA VARIANCE APPLICATION

NOT FOR CONSTRUCTION

ARCHITECT
KIERANTIMBERLAKE
 841 NORTH AMERICAN STREET
 PHILADELPHIA, PA 19123
 V 215-922-6600
 F 215-922-4680
 kierantimberlake.com

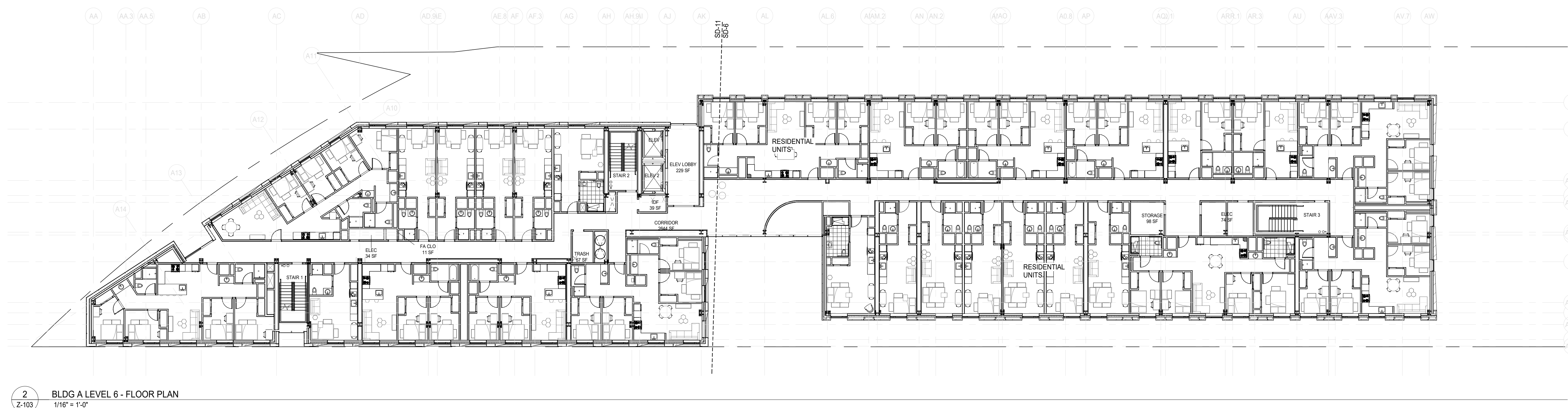
CIVIL ENGINEER
NITSCH ENGINEERING
 2 CENTER PLAZA, SUITE 430
 BOSTON, MA 02108
 V 617-338-0063
 F 617-338-6472

LANDSCAPE ARCHITECT
OJB LANDSCAPE ARCHITECTURE
 1 BOWDOIN SQUARE, SUITE 801
 BOSTON, MA 02114
 V 857-233-5171

STRUCTURAL ENGINEER
MCMANARA SALVIA
 101 FEDERAL STREET, SUITE 1100
 BOSTON, MA 02110
 V 617-737-0040

BUILDING SYSTEMS ENGINEER
 AND CODE CONSULTANT
COSENTINI
 101 FEDERAL ST., #600
 BOSTON, MA 02110
 V 617-748-7900

INTERIORS
MERGE ARCHITECTS
 332 CONGRESS ST. FLOOR 6
 BOSTON, MA 02210
 V 617-670-0265



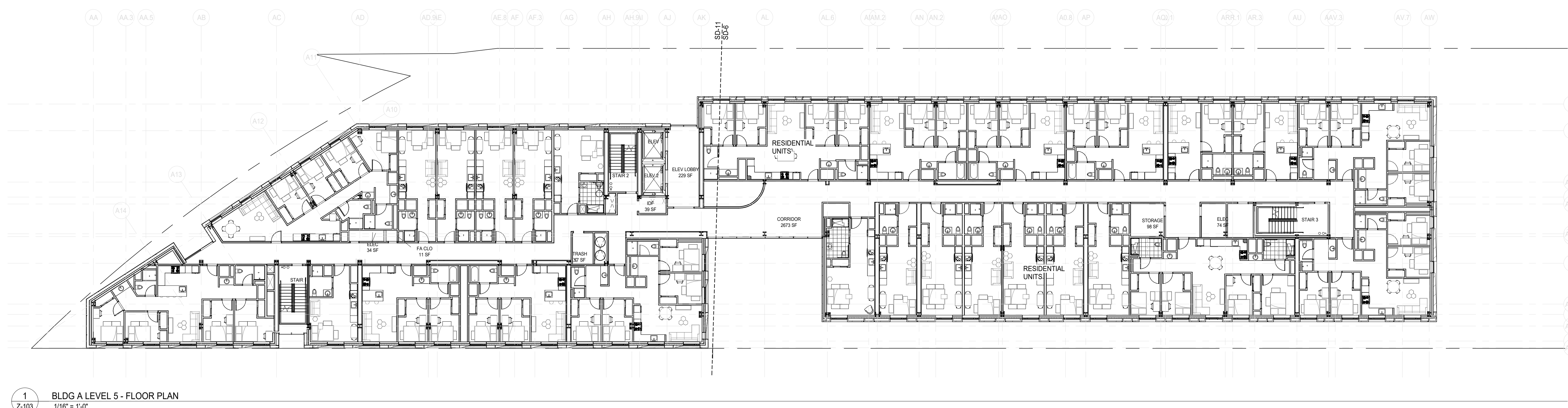
2 BLDG A LEVEL 6 - FLOOR PLAN
 1/16" = 1'-0"

MIT GRADUATE HOUSING

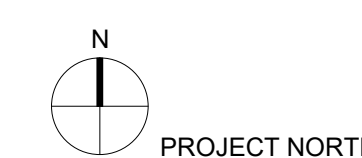
AMERICAN CAMPUS COMMUNITIES

299-301 VASSAR STREET
 CAMBRIDGE, MA 02139

KT PROJECT NO. KT 915



1 BLDG A LEVEL 5 - FLOOR PLAN
 1/16" = 1'-0"



OVERALL FLOOR PLANS - LEVEL 5 & 6

SCALE: 1/16" = 1'-0"

Z-103

BZA VARIANCE APPLICATION

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 841 NORTH AMERICAN STREET
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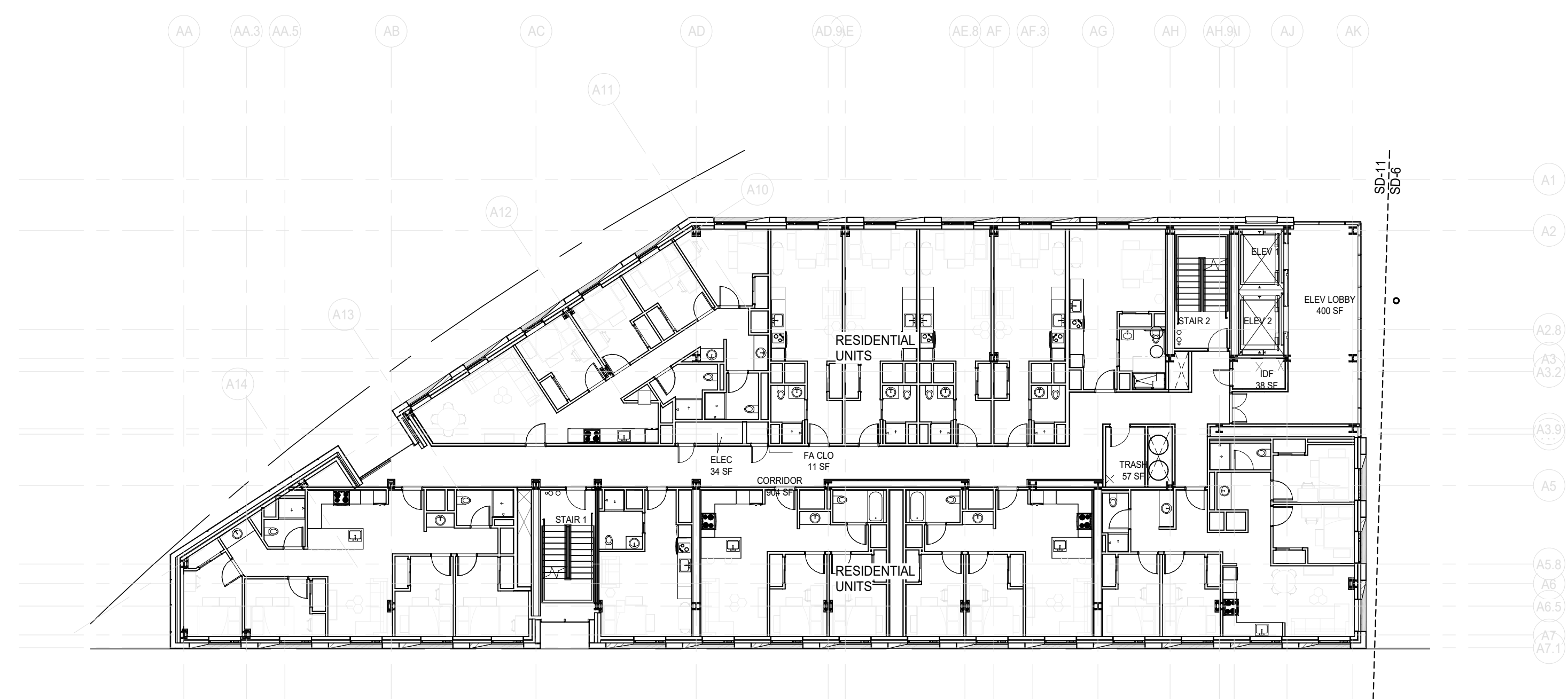
CIVIL ENGINEER
NITSCH ENGINEERING
 2 CENTER PLAZA, SUITE 430
 BOSTON, MA 02108
 V 617-338-0063
 F 617-338-6472

LANDSCAPE ARCHITECT
OJB LANDSCAPE ARCHITECTURE
 1 BOWDOIN SQUARE, SUITE 801
 BOSTON, MA 02114
 V 857-233-5171

STRUCTURAL ENGINEER
MCNAMARA SALVIA
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 BOSTON, MA 02110
 V 617-737-0040

BUILDING SYSTEMS ENGINEER
 AND CODE CONSULTANT
COSENTINI
 101 FEDERAL ST. #600
 BOSTON, MA 02110
 V 617-748-7900

INTERIORS
MERGE ARCHITECTS
 332 CONGRESS ST. FLOOR 6
 BOSTON, MA 02210
 V 617-670-0265



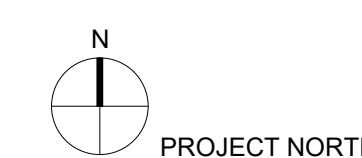
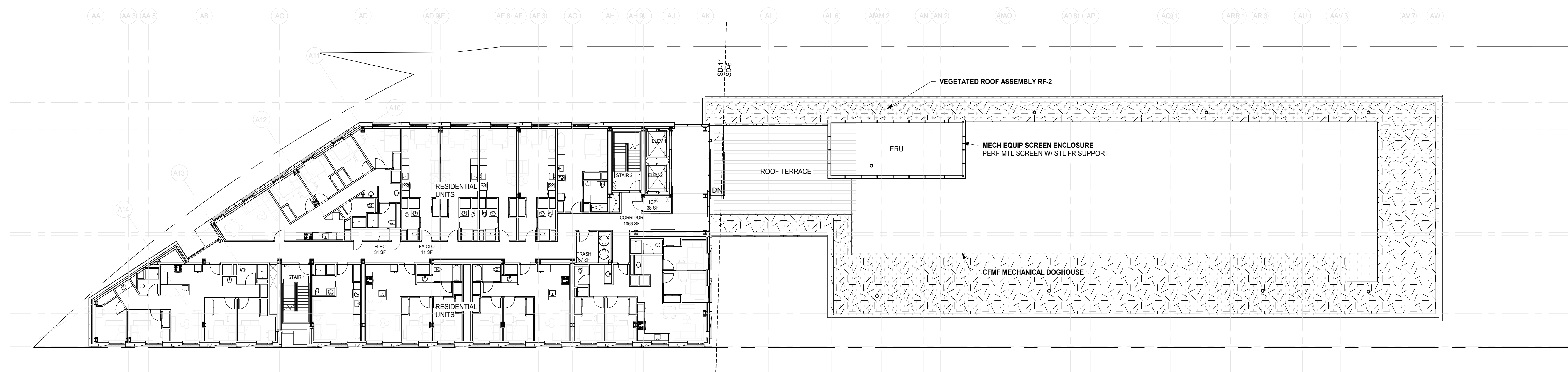
2 BLDG A LEVEL 8 - FLOOR PLAN
 1/16" = 1'-0"

MIT GRADUATE HOUSING

AMERICAN CAMPUS COMMUNITIES

299-301 VASSAR STREET
 CAMBRIDGE, MA 02139

KT PROJECT NO. KT 915



OVERALL FLOOR PLANS - LEVEL 7 & 8

SCALE: 1/16" = 1'-0"

1 BLDG A LEVEL 7 - FLOOR PLAN
 1/16" = 1'-0"

Z-104

BZA VARIANCE APPLICATION

NOT FOR CONSTRUCTION

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 F 215-922-4680
 kierantimberlake.com

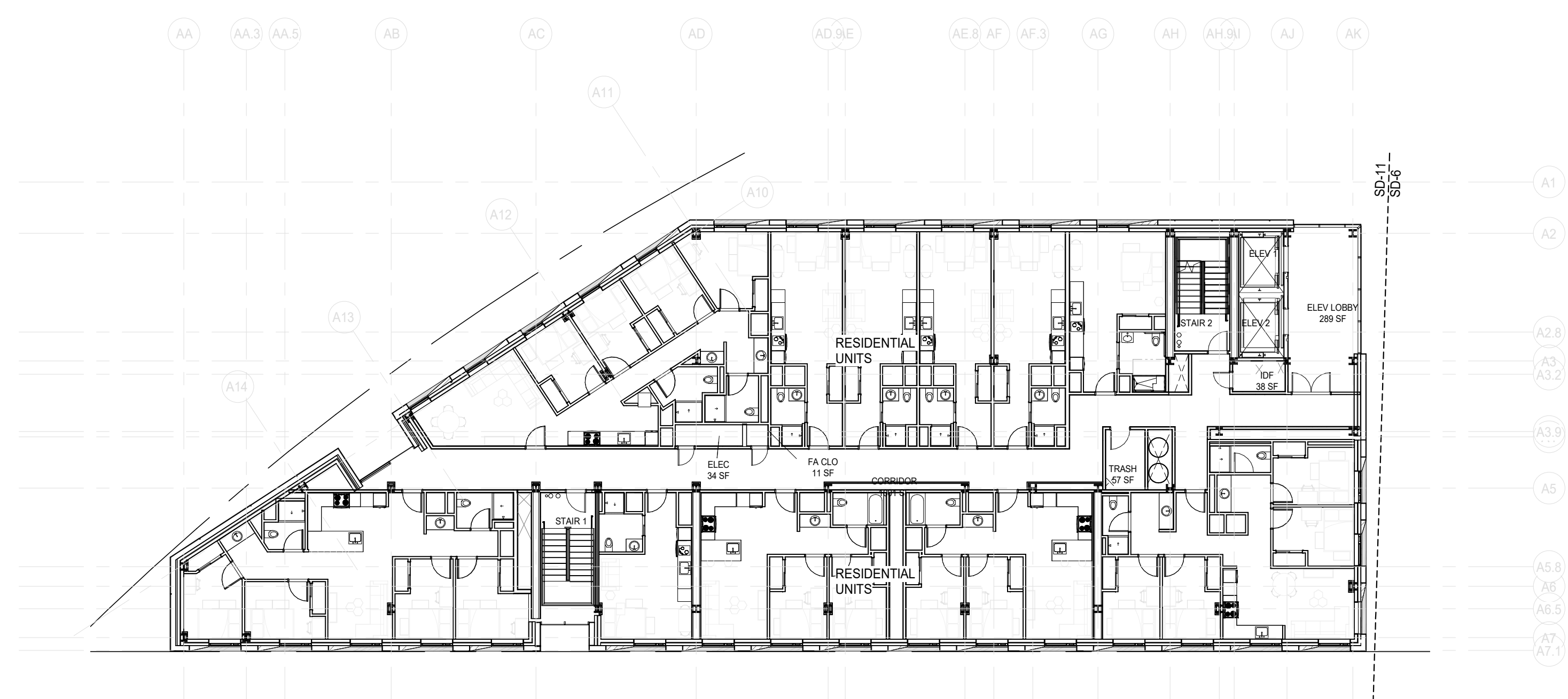
CIVIL ENGINEER
NITSCH ENGINEERING
 2 CENTER PLAZA, SUITE 430
 BOSTON, MA 02108
 V 617-338-0063
 F 617-338-6472

LANDSCAPE ARCHITECT
OJB LANDSCAPE ARCHITECTURE
 1 BOWDOIN SQUARE, SUITE 801
 BOSTON, MA 02114
 V 857-233-5171

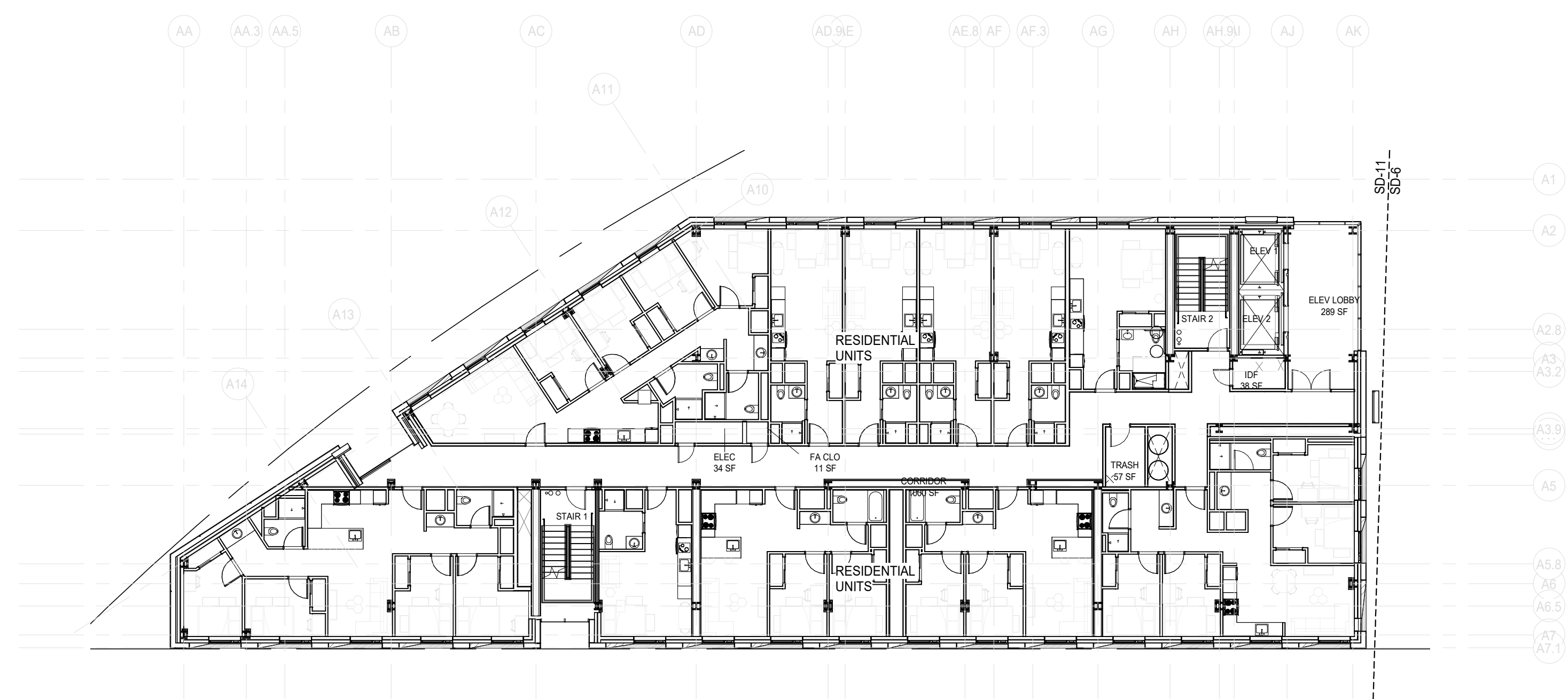
STRUCTURAL ENGINEER
MCNAMARA SALVIA
 101 FEDERAL STREET, SUITE 1100
 BOSTON, MA 02110
 V 617-737-0040

BUILDING SYSTEMS ENGINEER
 AND CODE CONSULTANT
COSENTINI
 101 FEDERAL ST. #600
 BOSTON, MA 02110
 V 617-748-7900

INTERIORS
MERGE ARCHITECTS
 332 CONGRESS ST. FLOOR 6
 BOSTON, MA 02210
 V 617-670-0265



2
 Z-105
 BLDG A LEVEL 10 - FLOORPLAN
 1/16" = 1'-0"



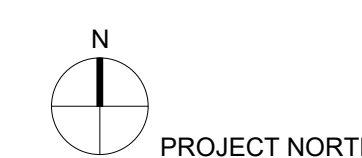
1
 Z-105
 BLDG A LEVEL 9 - FLOOR PLAN
 1/16" = 1'-0"

MIT GRADUATE HOUSING

AMERICAN CAMPUS COMMUNITIES

289-301 VASSAR STREET
 CAMBRIDGE, MA 02139

KT PROJECT NO. KT 915



OVERALL FLOOR PLANS - LEVEL 9 & 10

SCALE: 1/16" = 1'-0"

Z-105

BZA VARIANCE APPLICATION

NOT FOR CONSTRUCTION

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 F 617-338-6472

LANDSCAPE ARCHITECT
OJB LANDSCAPE ARCHITECTURE
 1 BOWDOIN SQUARE, SUITE 801
 BOSTON, MA 02114
 V 857-233-5171

STRUCTURAL ENGINEER
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 BOSTON, MA 02110
 V 617-737-0040

BUILDING SYSTEMS ENGINEER
 AND CODE CONSULTANT
COSENTINI
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 BOSTON, MA 02110
 V 617-748-7900

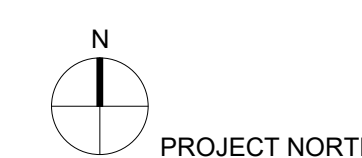
INTERIORS
MERGE ARCHITECTS
 332 CONGRESS ST. FLOOR 6
 BOSTON, MA 02210
 V 617-670-0265

MIT GRADUATE HOUSING

AMERICAN CAMPUS COMMUNITIES

299-301 VASSAR STREET
 CAMBRIDGE, MA 02139

KT PROJECT NO. KT 915



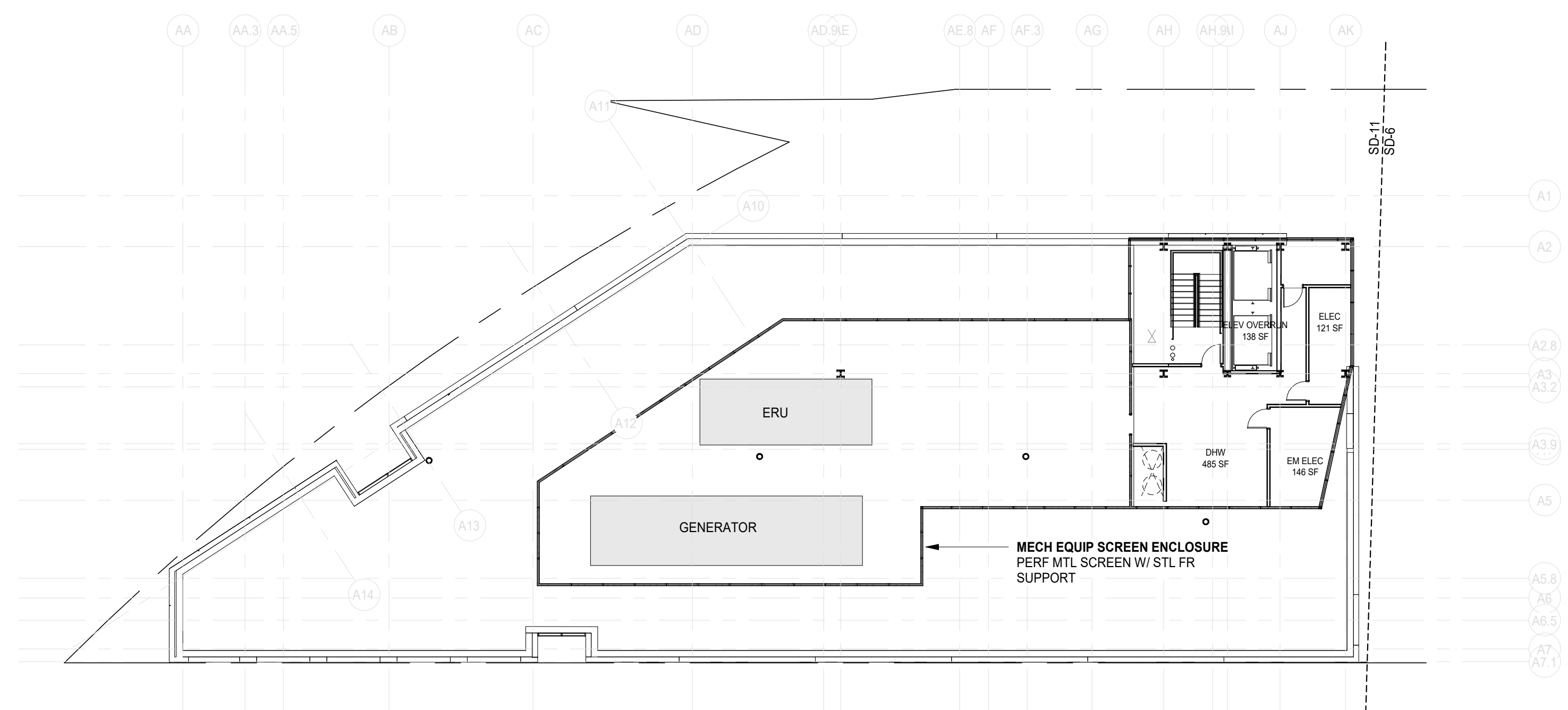
OVERALL FLOOR PLAN - ROOF

SCALE: 1/16" = 1'-0"

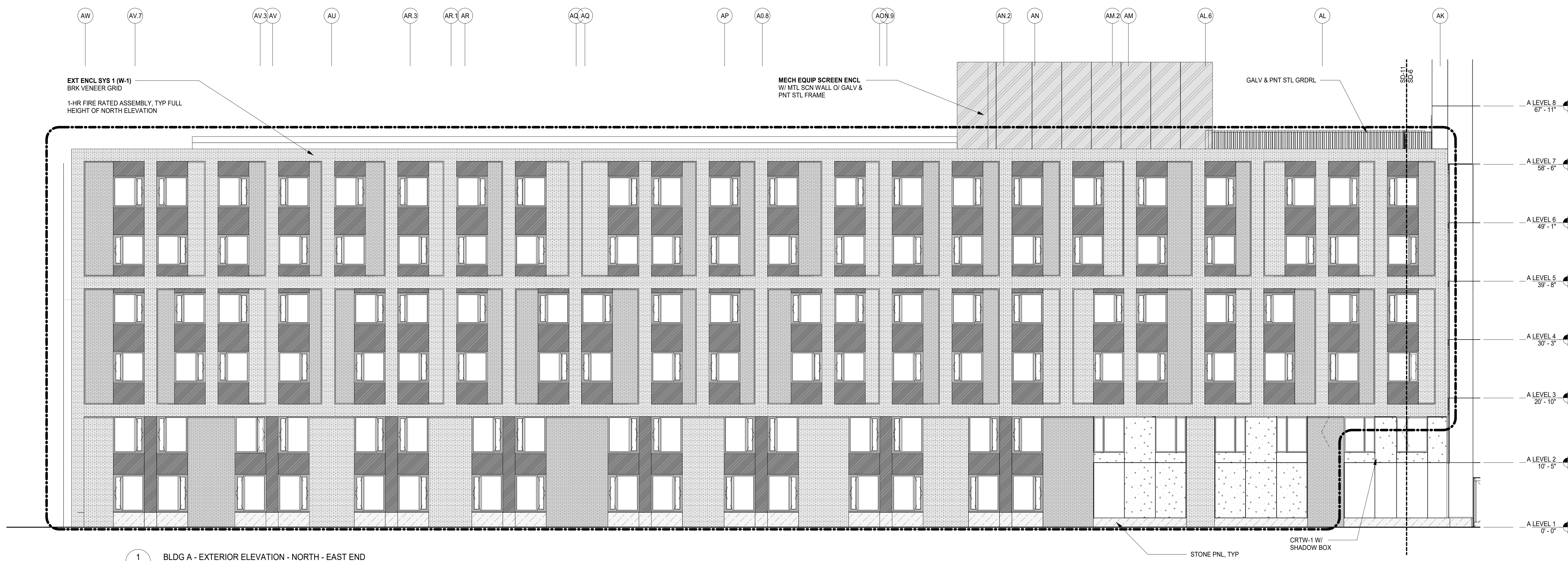
Z-106

BZA VARIANCE APPLICATION

NOT FOR CONSTRUCTION



1 BLDG A ROOF - FLOOR PLAN
 Z-106 1/16" = 1'-0"



1 BLDG A - EXTERIOR ELEVATION - NORTH - EAST END
1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

- BRICK 01 - MODULAR
- BRICK 02 - MODULAR
- BRICK 03 - ORNAMENTAL
- METAL PANEL 01
- METAL PANEL 02
- PRECAST CONCRETE
- STONE PANEL
- CRTW W/ SHADOW BOX
- CRTW VISION GLASS
- ROOFTOP SCREEN ENCLOSURE
- ARCHITECTURAL CMU

ARCHITECT
KIERANTIMBERLAKE
841 NORTH AMERICAN STREET
PHILADELPHIA, PA 19123
V 215-922-6600
F 215-922-4680
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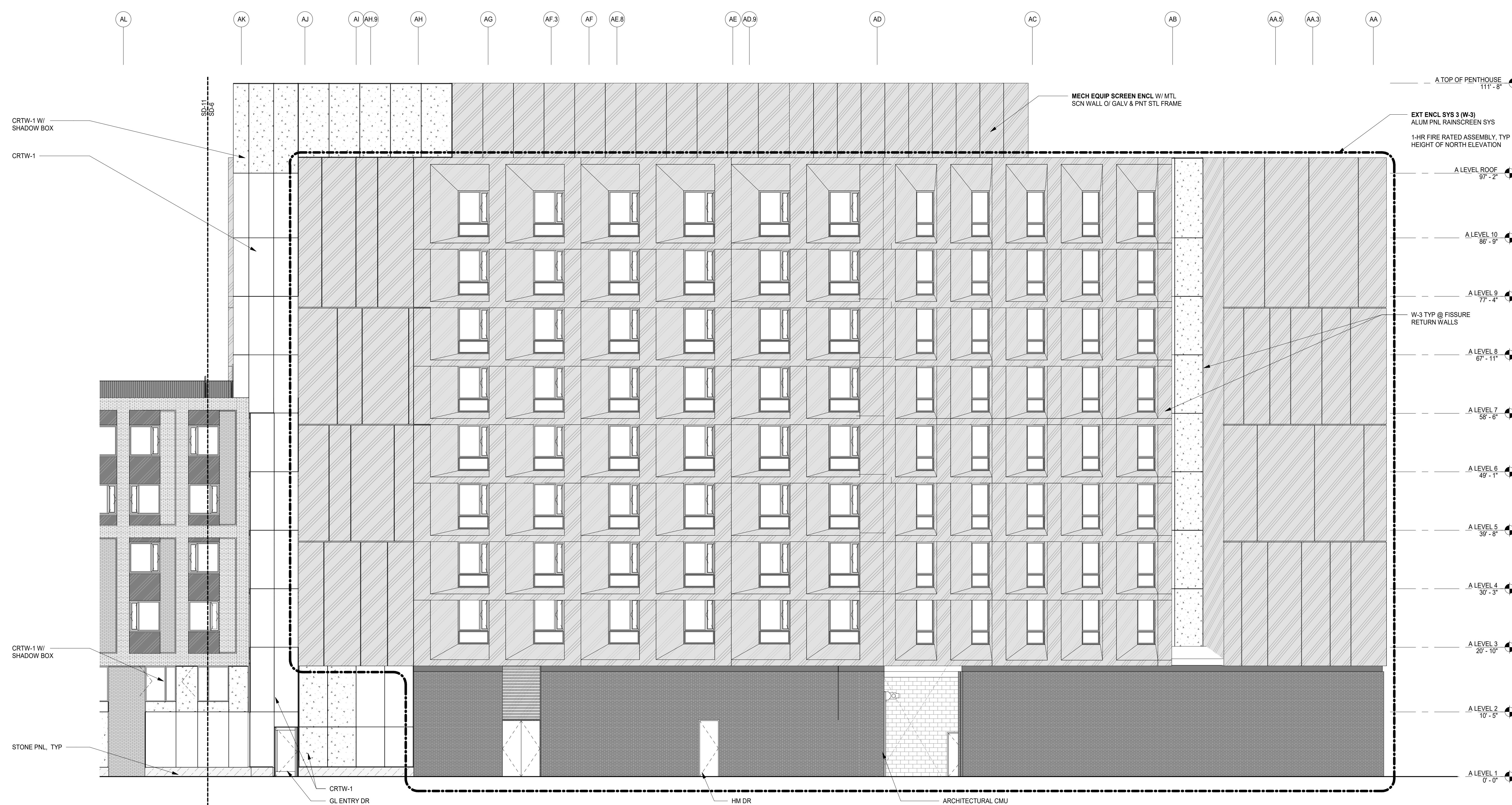
CIVIL ENGINEER
NITSCHE ENGINEERING
2 CENTER PLAZA, SUITE 430
BOSTON, MA 02108
V 617-338-0063
F 617-338-6472

LANDSCAPE ARCHITECT
OJB LANDSCAPE ARCHITECTURE
1 BOWDOIN SQUARE, SUITE 801
BOSTON, MA 02114
V 857-233-5171

STRUCTURAL ENGINEER
MCMAMARA SALVIA
101 FEDERAL STREET, SUITE 1100
BOSTON, MA 02110
V 617-737-0040

BUILDING SYSTEMS ENGINEER
AND CODE CONSULTANT
COSENTINI
101 FEDERAL ST. #600
BOSTON, MA 02110
V 617-748-7500

INTERIORS
MERGE ARCHITECTS
332 CONGRESS ST. FLOOR 6
BOSTON, MA 02210
V 617-670-0265



2 BLDG A - EXTERIOR ELEVATION - NORTH - WEST END
1/8" = 1'-0"

MIT GRADUATE HOUSING

AMERICAN CAMPUS COMMUNITIES

269-301 VASSAR STREET
CAMBRIDGE, MA 02139

KT PROJECT NO. KT 915

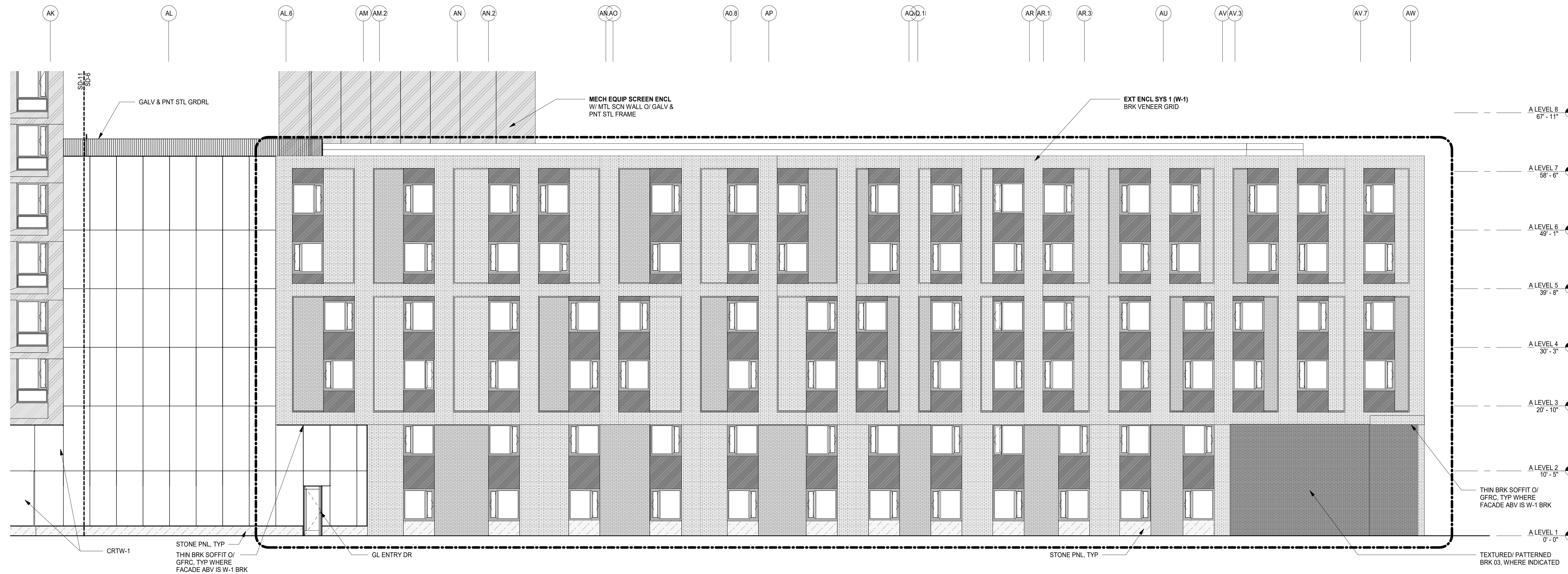


EXTERIOR ELEVATIONS - NORTH

SCALE: As indicated

Z-301

BZA VARIANCE APPLICATION
NOT FOR CONSTRUCTION



ELEVATION MATERIAL LEGEND

- BRICK 01 - MODULAR
- BRICK 02 - MODULAR
- BRICK 03 - ORNAMENTAL
- METAL PANEL 01
- METAL PANEL 02
- PRECAST CONCRETE
- STONE PANEL
- CRTW W/ SHADOW BOX
- CRTW VISION GLASS
- ROOFTOP SCREEN ENCLOSURE
- ARCHITECTURAL CMU

ARCHITECT
KIERANTIMBERLAKE
 841 NORTH AMERICAN STREET
 PHILADELPHIA, PA 19123
 V 215-922-6600
 F 215-922-4680
 kierantimberlake.com

CIVIL ENGINEER
NITSCH ENGINEERING
 2 CENTER PLAZA, SUITE 430
 BOSTON, MA 02108
 V 617-338-0063
 F 617-338-6472

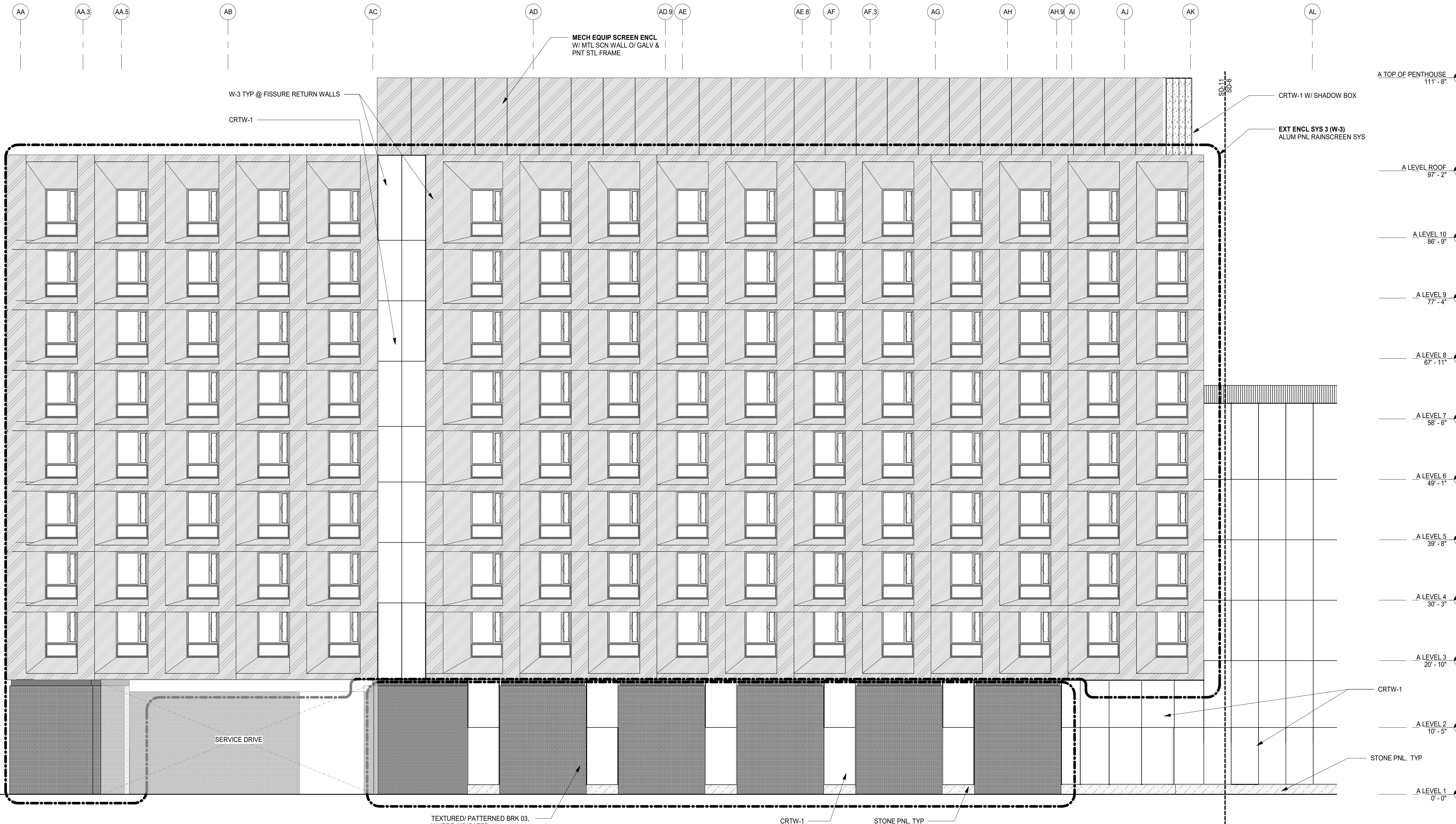
LANDSCAPE ARCHITECT
OJB LANDSCAPE ARCHITECTURE
 1 BOWDOIN SQUARE, SUITE 801
 BOSTON, MA 02114
 V 857-233-5171

STRUCTURAL ENGINEER
MCMARARA SALVIA
 101 FEDERAL STREET, SUITE 1100
 BOSTON, MA 02110
 V 617-737-0040

BUILDING SYSTEMS ENGINEER
 AND CODE CONSULTANT
COSENTINI
 101 FEDERAL ST., #600
 BOSTON, MA 02110
 V 617-748-7900

INTERIORS
MERGE ARCHITECTS
 332 CONGRESS ST. FLOOR 6
 BOSTON, MA 02210
 V 617-670-0265

2 BLDG A - EXTERIOR ELEVATION - SOUTH - EAST END
 1/8" = 1'-0"



1 BLDG A - EXTERIOR ELEVATION - SOUTH - WEST END
 1/8" = 1'-0"

MIT GRADUATE HOUSING

AMERICAN CAMPUS COMMUNITIES

269-301 VASSAR STREET
 CAMBRIDGE, MA 02139

KT PROJECT NO. KT 915



EXTERIOR ELEVATIONS - SOUTH

SCALE: As indicated

Z-302

BZA VARIANCE APPLICATION
 NOT FOR CONSTRUCTION

ELEVATION MATERIAL LEGEND	
	BRICK 01 - MODULAR
	BRICK 02 - MODULAR
	BRICK 03 - ORNAMENTAL
	METAL PANEL 01
	METAL PANEL 02
	PRECAST CONCRETE
	STONE PANEL
	CRTW W/ SHADOW BOX
	CRTW VISION GLASS
	ROOFTOP SCREEN ENCLOSURE
	ARCHITECTURAL CMU

ARCHITECT
KIERANTIMBERLAKE
 841 NORTH AMERICAN STREET
 PHILADELPHIA, PA 19123
 V 215-922-6600
 F 215-922-4680
 kierantimberlake.com

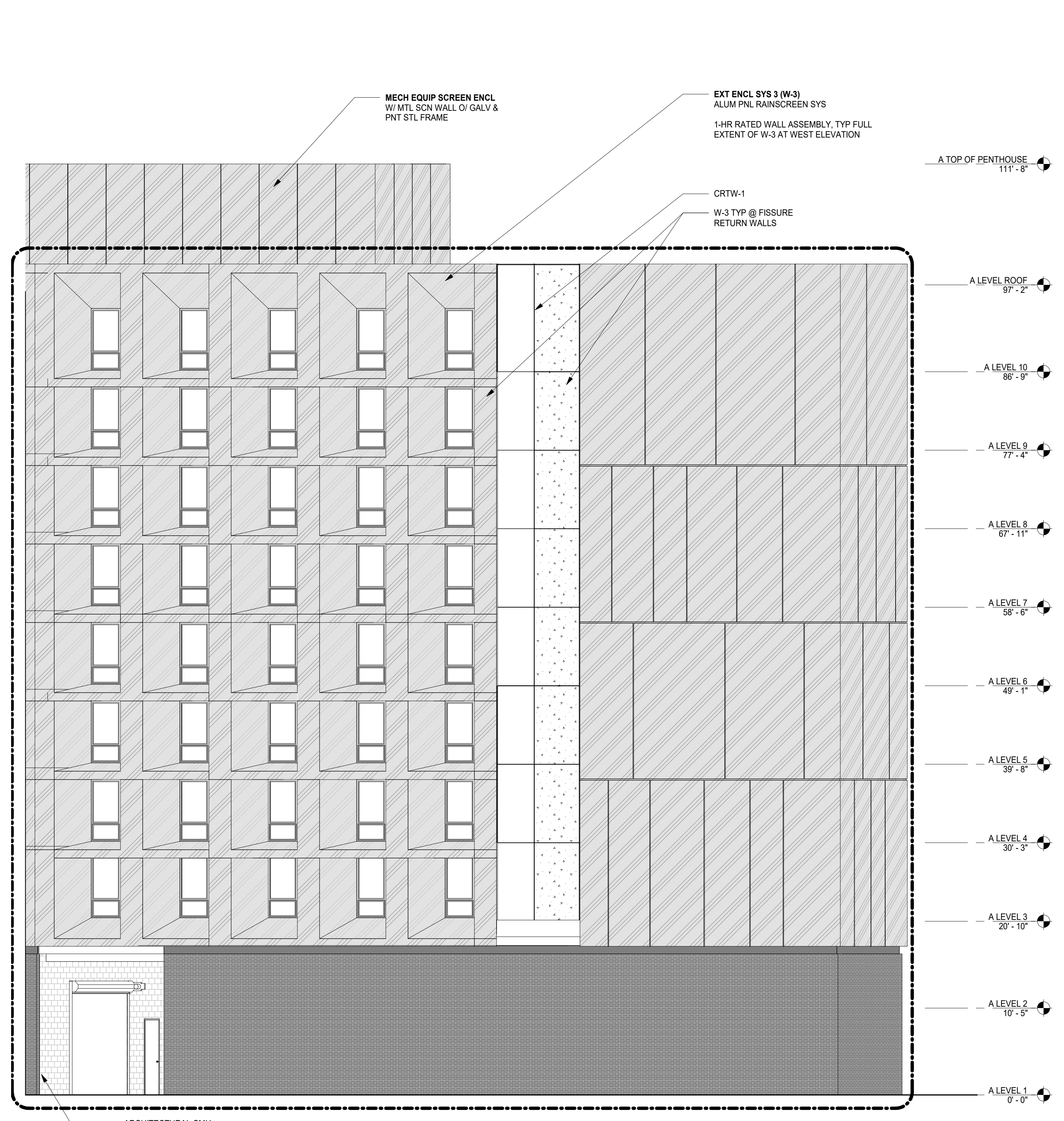
CIVIL ENGINEER
NITSCH ENGINEERING
 2 CENTER PLAZA, SUITE 430
 BOSTON, MA 02108
 V 617-338-0063
 F 617-338-6472

LANDSCAPE ARCHITECT
OJB LANDSCAPE ARCHITECTURE
 1 BOWDOIN SQUARE, SUITE 801
 BOSTON, MA 02114
 V 857-233-5171

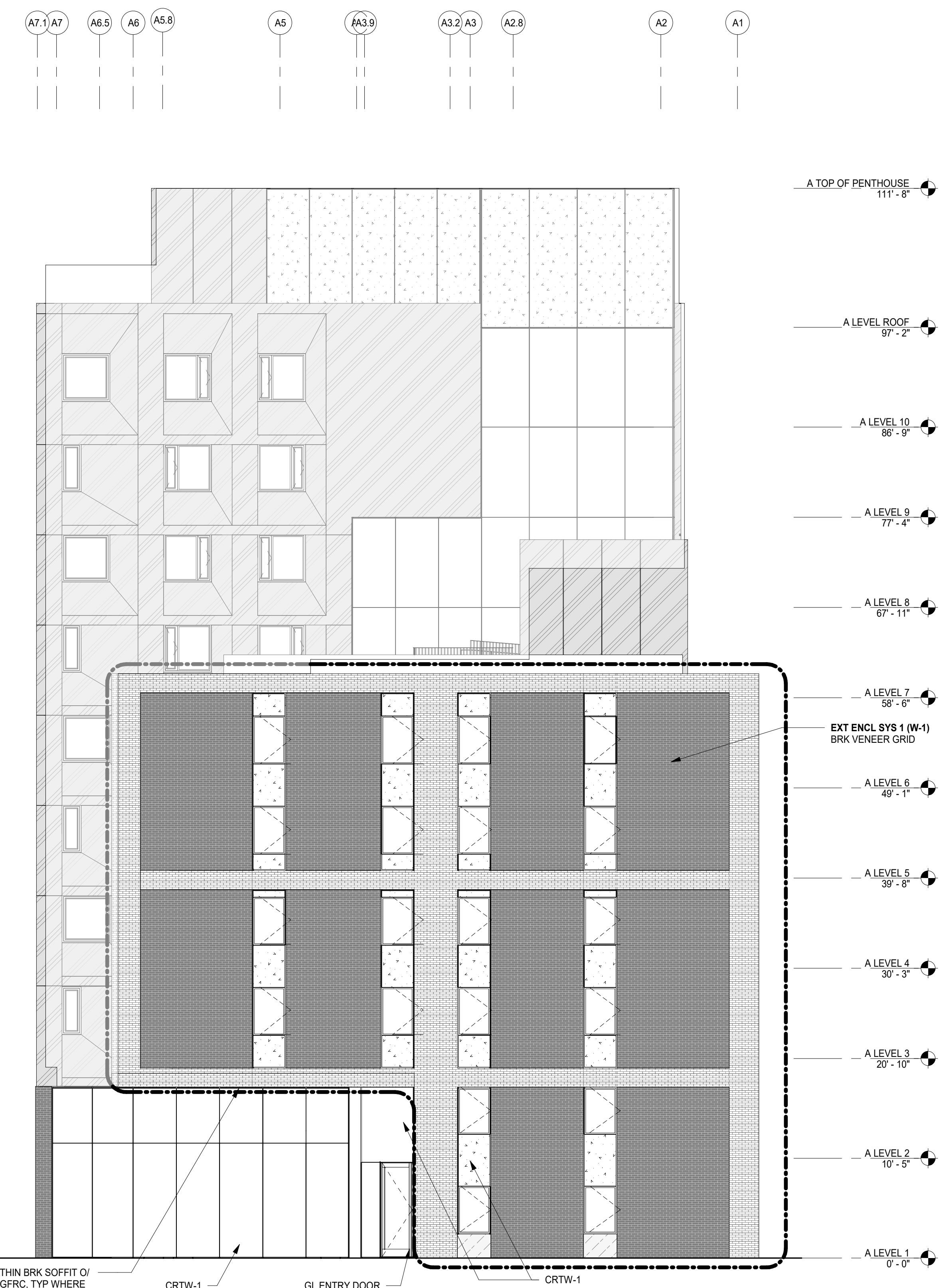
STRUCTURAL ENGINEER
MCNAMARA SALVIA
 101 FEDERAL STREET, SUITE 1100
 BOSTON, MA 02110
 V 617-737-0040

BUILDING SYSTEMS ENGINEER
 AND CODE CONSULTANT
COSENTINI
 101 FEDERAL ST. #600
 BOSTON, MA 02110
 V 617-748-7500

INTERIORS
MERGE ARCHITECTS
 332 CONGRESS ST. FLOOR 6
 BOSTON, MA 02210
 V 617-670-0265



2 BLDG A - EXTERIOR ELEVATION - WEST
 Z-303 1/8" = 1'-0"



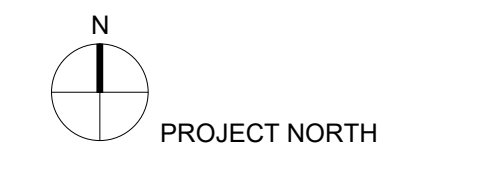
1 BLDG A - EXTERIOR ELEVATION - EAST
 Z-303 1/8" = 1'-0"

MIT GRADUATE HOUSING

AMERICAN CAMPUS COMMUNITIES

269-301 VASSAR STREET
 CAMBRIDGE, MA 02139

KT PROJECT NO. KT 915



EXTERIOR ELEVATIONS - EAST & WEST

SCALE: As indicated

Z-303

BZA VARIANCE APPLICATION
 NOT FOR CONSTRUCTION

EXTERIOR ENCLOSURE GENERAL NOTES	
1.	REFERENCE SHEET A-512 FOR W1 BRICK VENEER FACADE SYSTEM - TYPICAL ENLARGED ELEVATIONS AND SECTION DETAILS
2.	REFERENCE SHEET A-513 FOR W3 ALUM PNL RAINSCREEN FACADE SYSTEM - TYPICAL ENLARGED ELEVATIONS AND SECTION DETAILS

ELEVATION MATERIAL LEGEND	
	BRICK 01 - MODULAR
	BRICK 02 - MODULAR
	BRICK 03 - ORNAMENTAL
	METAL PANEL 01
	METAL PANEL 02
	PRECAST CONCRETE
	STONE PANEL
	CRTW W/ SHADOW BOX
	CRTW VISION GLASS
	ROOFTOP SCREEN ENCLOSURE
	ARCHITECTURAL CMU

ARCHITECT
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 V 215-922-6600
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 kierantimberlake.com

CIVIL ENGINEER
NITSCH ENGINEERING
 2 CENTER PLAZA, SUITE 430
 BOSTON, MA 02108
 V 617-338-0063
 F 617-338-6472

LANDSCAPE ARCHITECT
OJB LANDSCAPE ARCHITECTURE
 1 BOWDOIN SQUARE, SUITE 801
 BOSTON, MA 02114
 V 857-233-5171

STRUCTURAL ENGINEER
MCNAMARA SALVIA
 101 FEDERAL STREET, SUITE 1100
 BOSTON, MA 02110
 V 617-737-0040

BUILDING SYSTEMS ENGINEER
 AND CODE CONSULTANT
COSENTINI
 101 FEDERAL ST. #600
 BOSTON, MA 02110
 V 617-748-7900

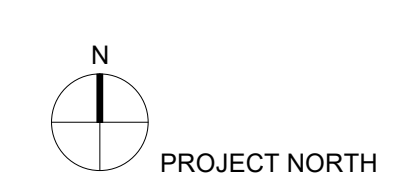
INTERIORS
MERGE ARCHITECTS
 332 CONGRESS ST. FLOOR 6
 BOSTON, MA 02210
 V 617-670-0265

MIT GRADUATE HOUSING

AMERICAN CAMPUS COMMUNITIES

299-301 VASSAR STREET
 CAMBRIDGE, MA 02139

KT PROJECT NO. KT 915



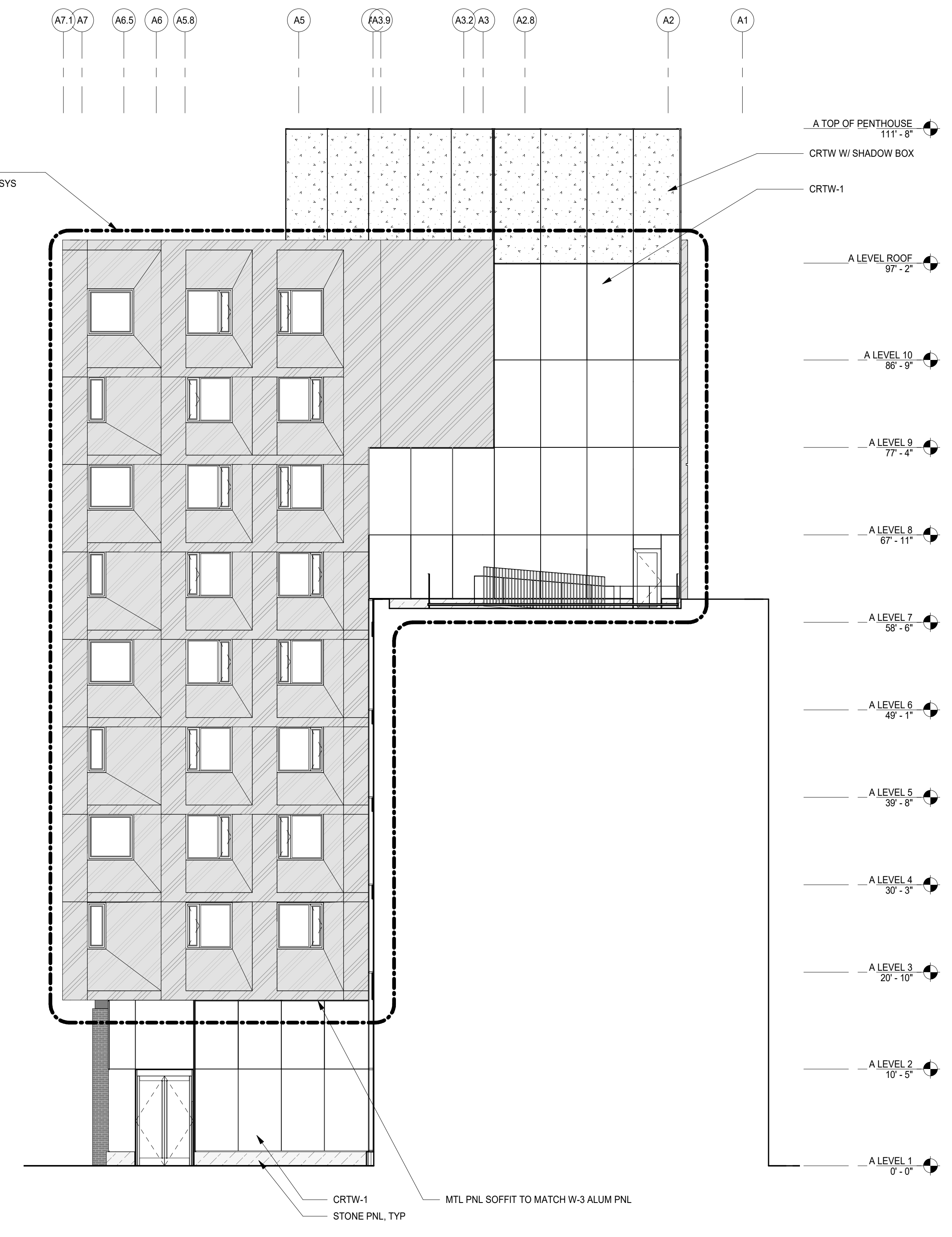
EXTERIOR ELEVATIONS - COURTYARD

SCALE: As indicated

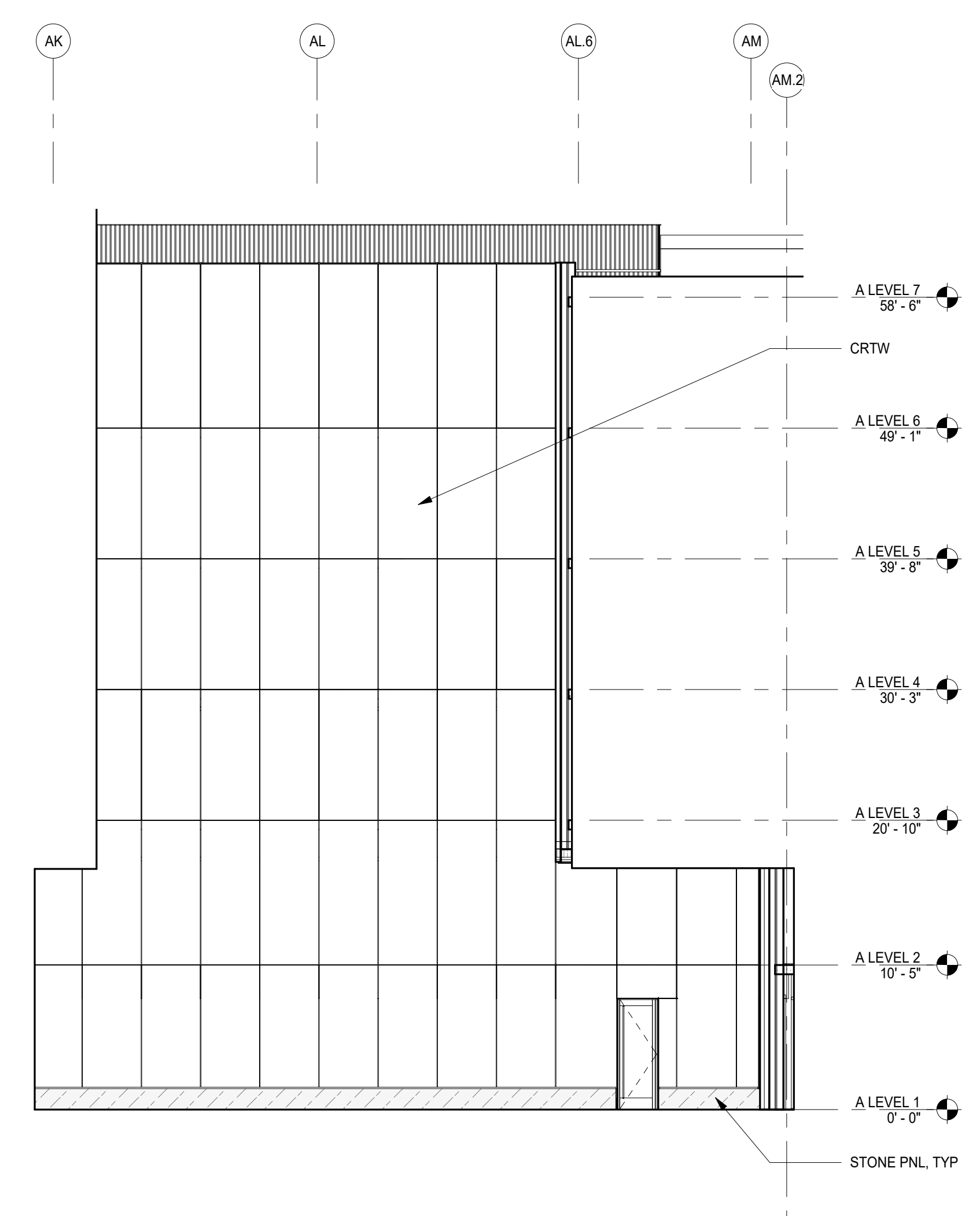
Z-304

BZA VARIANCE APPLICATION

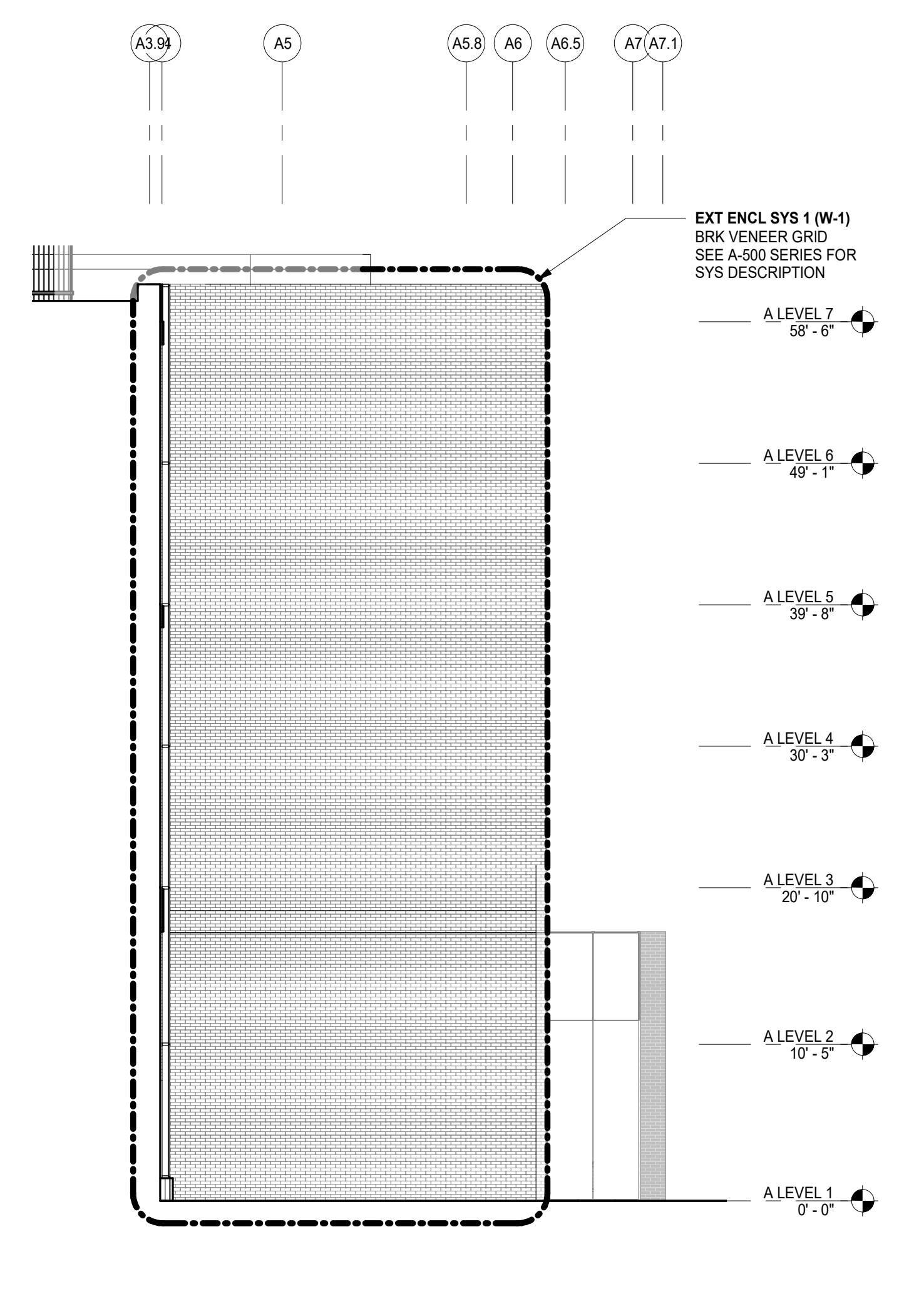
NOT FOR CONSTRUCTION



2 BLDG A - EXTERIOR ELEVATION - COURTYARD WEST ELEVATION
 1/8" = 1'-0"



3 BLDG A - EXTERIOR ELEVATION - COURTYARD SOUTH ELEVATION
 1/8" = 1'-0"



1 BLDG A - EXTERIOR ELEVATION - COURTYARD EAST ELEVATION
 1/8" = 1'-0"



FY 2021

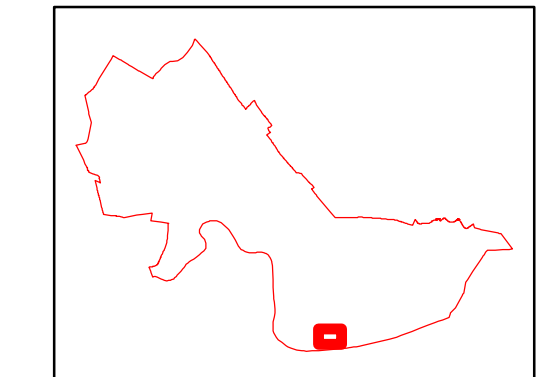
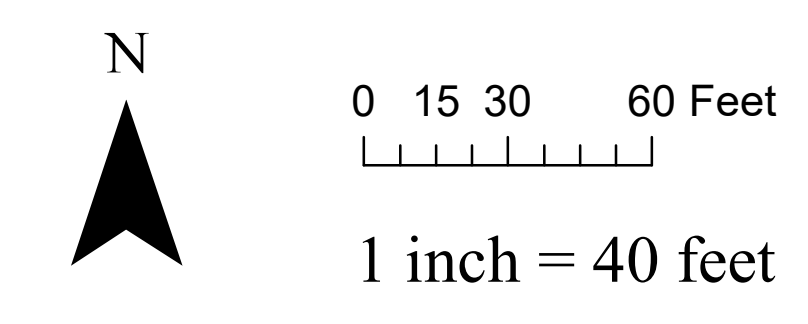


**City of Cambridge
Assessing Department**
795 Massachusetts Ave.
Cambridge, MA 02139

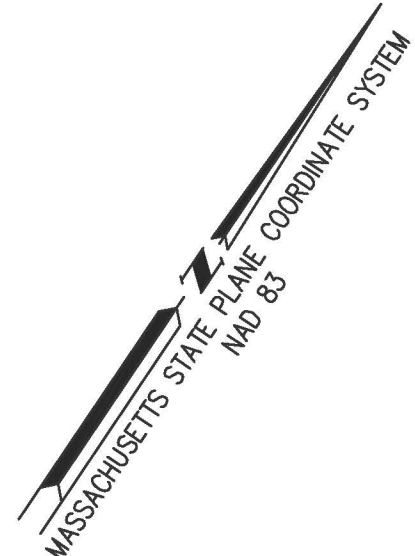
- Buildings
- Water
- Lot Line
- Sub-Parcel Line
- Block Line
- Easement
- City Boundary
- Railway

10 Lot Number 100 Parcel size in Sq. Ft.
 62 Block Number 44.0LC Land Court Dimension
 10 Cam Street Number 65.0 Survey Dimensions
 (125.0) Deed Dimension

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2020 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 survey, and map is suitable for assessing purposes only.
The City of Cambridge assumes no legal responsibility for information shown on this map.

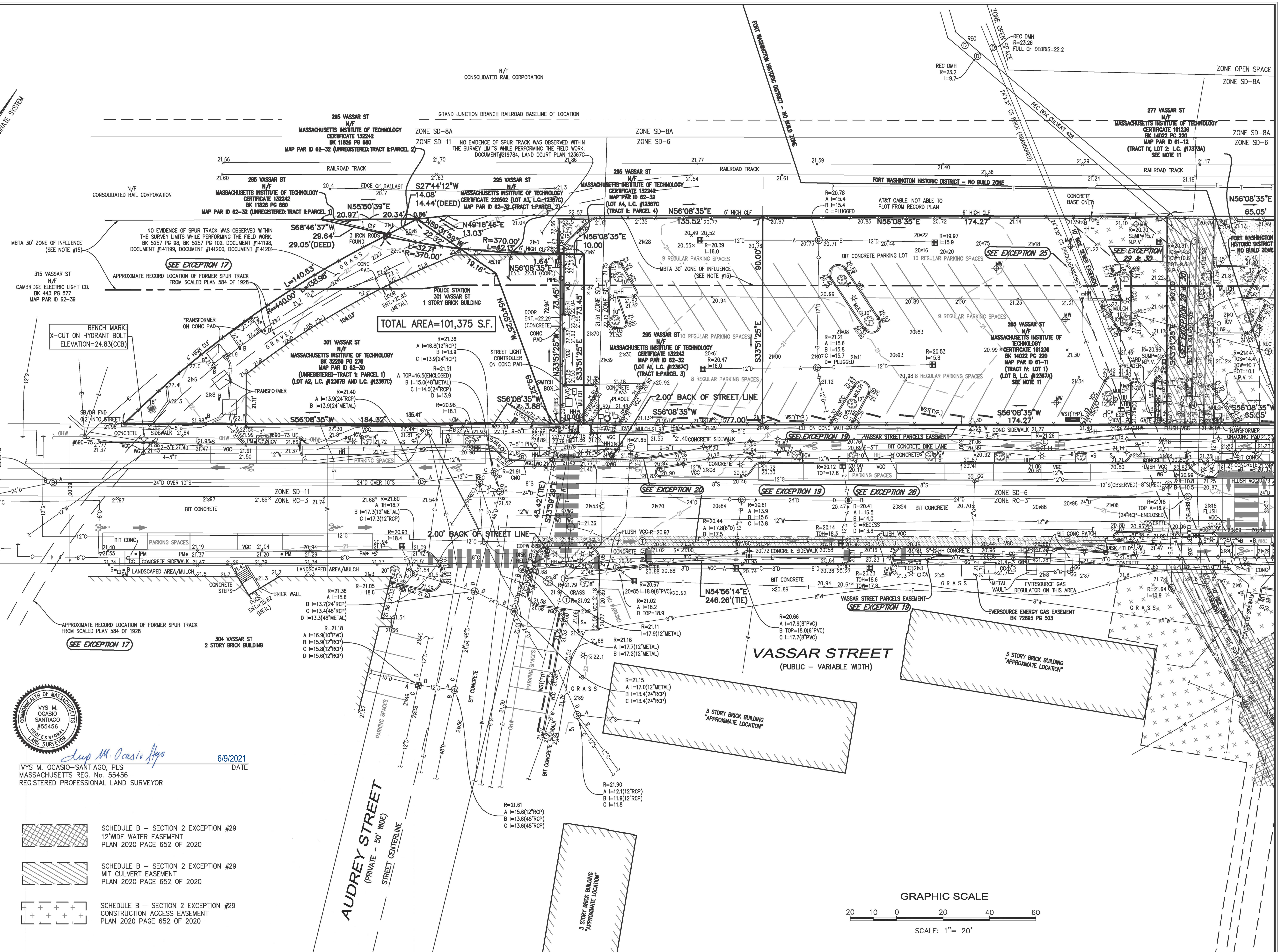



Parcel Block Map
62

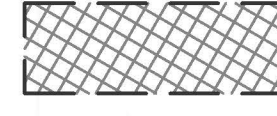

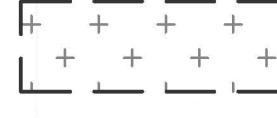


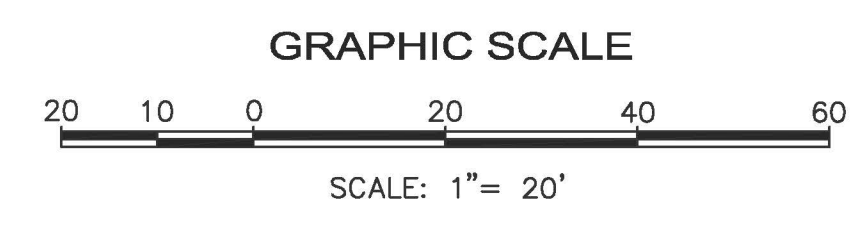
LEGEND

- CATCH BASIN
- CABLE TELEVISION MANHOLE
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- MISCELLANEOUS MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- GAS SHUT-OFF
- WATER SHUT-OFF
- GAS GATE
- WATER GATE
- IRRIGATION CONTROL VALVE
- CLEANOUT
- BOSTON WATER WORKS
- FIRE HYDRANT
- DOWN SPOUT
- UTILITY POLE
- UTILITY POLE WITH CONDUIT LINE TO GROUND
- LIGHT POLE
- LIGHT BOLLARD
- LANDSCAPE LIGHT
- HAND HOLE
- TRASH CAN
- FIRE ALARM CALL BOX
- METAL POST
- CONCRETE POST
- PARKING METER
- SIGN POST
- TRAFFIC MAST ARM
- TRAFFIC SIGNAL
- PEDESTRIAN SIGNAL
- 12" DECIDUOUS TREE WITH TRUNK DIAMETER
- 12" CONIFEROUS TREE WITH TRUNK DIAMETER
- 21x43 HANDICAP PARKING
- CLF SPOT ELEVATION
- BB CHAIN LINK FENCE
- SCC BITUMINOUS CONCRETE BERM
- VCC SLOPED GRANITE CURB
- WCR VERTICAL GRANITE CURB
- WST WHEELCHAIR RAMP
- LST WHEEL STOPPER
- R= LANDSCAPE TIMBER
- TH= RIM ELEVATION EQUALS
- N.P.V.= INVERT ELEVATION EQUALS
- TOP= NO PIPES VISIBLE
- TOP= TOP OF WATER
- BOT= TOP OF CONCRETE SHELF
- BOT= BOTTOM OF STRUCTURE
- TCB TRAFFIC CONTROL BOX
- ULD UNDERGROUND LOOP DETECTOR
- DWP DETECTABLE WARNING PANEL
- 21x43TW TOP OF WALL ELEVATION
- CATV UNDERGROUND CABLE TELEVISION LINE
- D UNDERGROUND DRAIN LINE
- E UNDERGROUND ELECTRIC LINE
- G UNDERGROUND GAS LINE
- S UNDERGROUND SEWER LINE
- T UNDERGROUND TELEPHONE LINE
- W UNDERGROUND WATER LINE
- ST UNDERGROUND STEAM LINE
- OHW OVERHEAD WIRES
- ⊕ MONITORING WELL
- BENCH MARK
- FORT WASHINGTON HISTORIC DISTRICT AREA ON SURVEYED PROPERTY
- SCHEDULE B - SECTION 2 EXCEPTION #20 ALTERED PORTION OF VASSAR STREET PLAN #421 OF 2011




 IVYS M. OCASIO-SANTIAGO, PLS
 MASSACHUSETTS REG. No. 55456
 REGISTERED PROFESSIONAL LAND SURVEYOR
 Date: 6/9/2021

-  SCHEDULE B - SECTION 2 EXCEPTION #29 12' WIDE WATER EASEMENT PLAN 2020 PAGE 652 OF 2020
-  SCHEDULE B - SECTION 2 EXCEPTION #29 MIT CULVERT EASEMENT PLAN 2020 PAGE 652 OF 2020
-  SCHEDULE B - SECTION 2 EXCEPTION #29 CONSTRUCTION ACCESS EASEMENT PLAN 2020 PAGE 652 OF 2020




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PROJECT #	13907
FILE:	13907_ALTA1.dwg
SCALE:	1" = 20'
DATE:	JULY 20, 2020
PROJECT MANAGER:	DRS
FIELD BOOK:	765
DRAFTED BY:	TI
CHECKED BY:	

ALTA/NSPS LAND TITLE SURVEY
 MASSACHUSETTS INSTITUTE OF TECHNOLOGY
 269-301 VASSAR STREET, CAMBRIDGE, MASSACHUSETTS
 PREPARED FOR:
AMERICAN CAMPUS COMMUNITIES
 12700 HILL COUNTRY BLVD., STE. T-200, AUSTIN, TX 78738

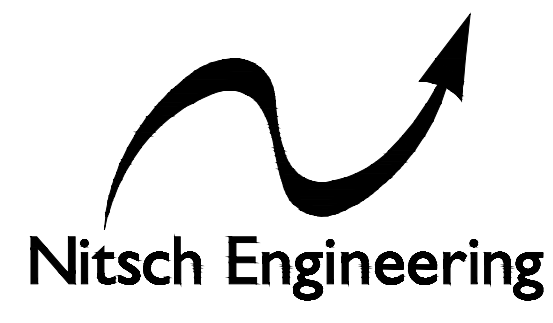
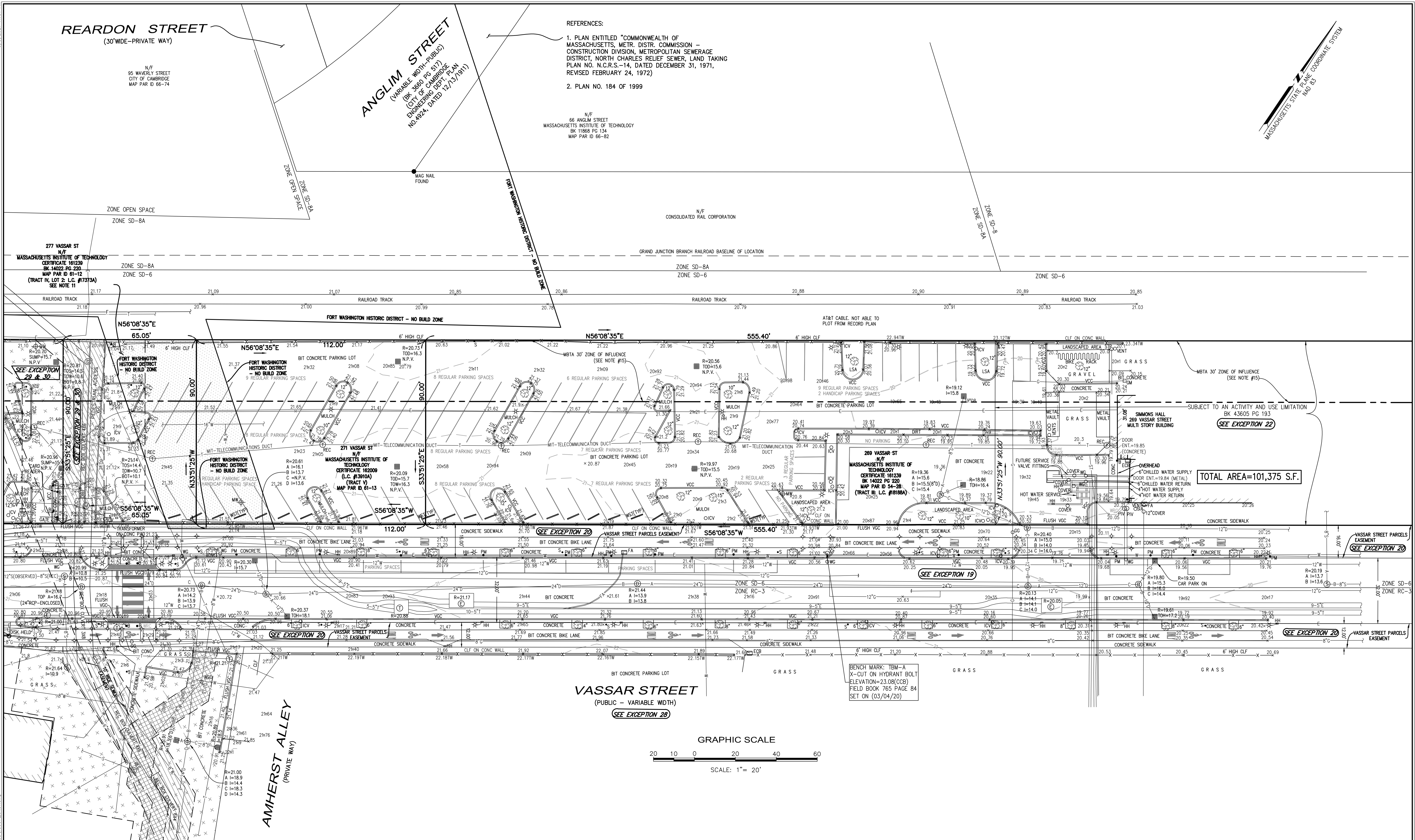
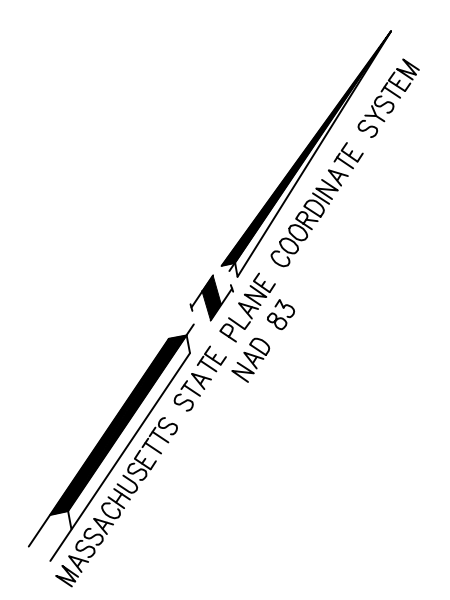
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REARDON STREET
(30' WIDE - PRIVATE WAY)

ANGLIM STREET
(VARIABLE WIDTH - PUBLIC)
(BK 3860 PG 517)
(CITY OF CAMBRIDGE)
ENGINEERING DEPT. PLAN
NO. 4924, DATED 12/13/1911

- REFERENCES:
1. PLAN ENTITLED "COMMONWEALTH OF MASSACHUSETTS, METR. DISTR. COMMISSION - CONSTRUCTION DIVISION, METROPOLITAN SEWERAGE DISTRICT, NORTH CHARLES RELIEF SEWER, LAND TAKING PLAN NO. N.C.R.S.-14, DATED DECEMBER 31, 1971, REVISED FEBRUARY 24, 1972)
 2. PLAN NO. 184 OF 1999



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SHEET: 2
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OF 4 REV.

RECORD DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS: REAL PROPERTY IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:

TRACT I:

TWO ADJOINING PARCELS OF LAND, WITH THE BUILDINGS THEREON, TOGETHER KNOWN AS AND NUMBERED 301-309 VASSAR STREET IN CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS, CONTAINING APPROXIMATELY 10,800 SQUARE FEET OF LAND, AND BOUNDED AND DESCRIBED AS FOLLOWS:

LOT 1 RECORDED LAND PARCEL

PARCEL 1: ALL THAT CERTAIN PARCEL OF LAND, SITUATED IN SAID CAMBRIDGE, BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHEASTERLY BY VASSAR STREET ONE HUNDRED EIGHTY-FOUR AND 32/100 FEET;

NORTHWESTERLY BY LAND OF CAMBRIDGE ELECTRIC LIGHT COMPANY ONE HUNDRED THIRTY-EIGHT AND 98/100 FEET;

NORTHWESTERLY BY LAND NOW OR FORMERLY OF STIMPSON INVESTMENT CORPORATION THIRTY-TWO AND 71/100 FEET;

NORTHERLY NINETEEN AND 16/100 FEET, AND

NORTHEASTERLY SIXTY-NINE AND 32/100 FEET, SAID LAST MENTIONED LINES BEING BY THE PARCEL HEREINAFTER DESCRIBED.

SAID PARCEL, WHICH CONSISTS OF UNREGISTERED LAND, IS SHOWN AS LOT 1A ON A PLAN SHOWING SUBDIVISION OF LOT A2, L.C. #12367B, AND ADJOINING UNREGISTERED LAND IN CAMBRIDGE, MASS., DATED FEBRUARY 4, 1948, BY S. ALBERT KAUFMANN, R.L.S., WHICH PLAN HAS BEEN FILED IN THE LAND REGISTRATION OFFICE AND A COPY OF A PORTION OF WHICH IS FILED IN THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY AS PLAN NO. 12367C WITH CERTIFICATE OF TITLE NO. 63794. SAID PARCEL CONTAINS 9,471 SQUARE FEET OF LAND ACCORDING TO SAID PLAN. OR HOWEVER OTHERWISE SAID PREMISES MAY BE BOUNDED AND DESCRIBED AND BE ANY OR ALL OF SAID MEASUREMENTS OR CONTENTS MORE OR LESS.

LOT 2 REGISTERED LAND PARCEL

PARCEL 2: AN ADJOINING PARCEL OF REGISTERED LAND SITUATED IN SAID CAMBRIDGE, BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHEASTERLY BY VASSAR STREET THREE AND 88/100 FEET;

SOUTHWESTERLY SIXTY-NINE AND 32/100 FEET, AND

SOUTHERLY NINETEEN AND 16/100 FEET, BY LAND NOW OR FORMERLY OF KENNETH L. HAYES

NORTHWESTERLY BY LOT A1 AS SHOWN ON LAND COURT PLAN NO. 12367C, FORTY THREE AND 77/100 FEET; AND

NORTHEASTERLY BY LOT A4 ON SAID PLAN NO. 12367C, SEVENTY-THREE AND 45/100 FEET.

SAID PARCEL, WHICH CONSISTS OF REGISTERED LAND, IS SHOWN AS LOT A3 ON LAND COURT PLAN NO. 12367C ABOVE REFERRED TO AND IS THE SAME PARCEL DESCRIBED IN CERTIFICATE OF TITLE 111592.

TRACT II:

FOUR (4) PARCELS OF LAND IN SAID CAMBRIDGE TOGETHER WITH THE BUILDINGS AND OTHER IMPROVEMENTS THEREON, NOW COLLECTIVELY KNOWN AS AND NUMBERED 295 VASSAR STREET:

PARCEL 1 (UNREGISTERED)

A TRIANGULAR PARCEL OF LAND IN SAID CAMBRIDGE OFF THE NORTHWESTERLY SIDE OF SAID VASSAR STREET, CONTAINING 135 SQUARE FEET AND BOUNDED:

SOUTHERLY BY LAND NOW OR FORMERLY OF CAMBRIDGE ELECTRIC LIGHT COMPANY, TWENTY-NINE AND 05/100 (29.05) FEET;

NORTHWESTERLY BY LAND NOW OR FORMERLY OF THE BOSTON AND ALBANY RAILROAD COMPANY, GRAND JUNCTION BRANCH, FORTY-ONE AND 31/100 (41.31) FEET; AND

NORTHEASTERLY BY TWO LINES ZERO AND 47/100 (0.47) FEET AND FOURTEEN AND 44/100 (14.44) FEET, RESPECTIVELY, BY PARCEL 2 HEREIN.

PARCEL 2 (UNREGISTERED)

A PARCEL OF LAND IN CAMBRIDGE OFF THE NORTHWESTERLY SIDE OF VASSAR STREET, CONTAINING 159 SQUARE FEET AND BOUNDED:

NORTHWESTERLY BY LAND NOW OR FORMERLY OF CAMBRIDGE ELECTRIC LIGHT COMPANY AND BY PARCEL 1 HEREIN, SIXTEEN AND 9/100 (16.09) FEET;

NORTHERLY BY OTHER LAND OF THE GRANTORS, BEING REGISTERED LAND DESCRIBED AS PARCEL 3 HEREIN, TWENTY-TWO AND 42/100 (22.42) FEET; AND

SOUTHWESTERLY BY LAND NOW OR FORMERLY OF MANUEL M. KAUFMAN, THIRTY-TWO AND 71/100 (32.71) FEET.

RECORD DESCRIPTION - CONTINUED

TRACT II:

FOUR (4) PARCELS OF LAND IN SAID CAMBRIDGE TOGETHER WITH THE BUILDINGS AND OTHER IMPROVEMENTS THEREON, NOW COLLECTIVELY KNOWN AS AND NUMBERED 295 VASSAR STREET:

PARCEL 3 (REGISTERED)

THAT CERTAIN PARCEL OF LAND SITUATE IN SAID CAMBRIDGE BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHEASTERLY BY VASSAR STREET, SEVENTY-SEVEN FEET;

SOUTHWESTERLY BY LOT A2 AS SHOWN ON PLAN HEREINAFTER MENTIONED, SEVENTY-THREE AND 45/100 FEET;

SOUTHEASTERLY BY SAID LOT A2, FIFTY-THREE AND 77/100 FEET;

SOUTHERLY BY LAND NOW OR FORMERLY OF KENNETH L. HAYES, TWENTY-TWO AND 42/100 FEET;

NORTHWESTERLY BY LAND NOW OR FORMERLY OF THE BOSTON & ALBANY RAILROAD COMPANY, ONE HUNDRED FORTY-NINE AND 21/100 FEET; AND

NORTHEASTERLY BY LOT B ON SAID PLAN, NINETY FEET.

SAID PARCEL IS SHOWN AS LOT A1 ON SAID PLAN.

ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON A SUBDIVISION PLAN, AS APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE, A COPY OF WHICH IS FILED IN THE REGISTRY OF DEEDS FOR THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY IN REGISTRATION BOOK 496, PAGE 129, WITH CERTIFICATE 74290.

PARCEL 4 (REGISTERED)

ALSO ANOTHER CERTAIN PARCEL OF LAND SITUATE IN SAID CAMBRIDGE, BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHEASTERLY BY VASSAR STREET, TEN FEET;

SOUTHWESTERLY BY LOT A3 AS SHOWN ON PLAN HEREINAFTER MENTIONED, SEVENTY-THREE AND 45/100 FEET; AND

NORTHWESTERLY TEN FEET, AND

NORTHEASTERLY SEVENTY-THREE AND 45/100 FEET, BY LOT A1 ON SAID PLAN.

SAID PARCEL IS SHOWN AS LOT A4 ON SAID PLAN.

ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON A SUBDIVISION PLAN, AS APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE, A COPY OF WHICH IS FILED IN THE REGISTRY OF DEEDS FOR THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY IN REGISTRATION BOOK 426, PAGE 353, WITH CERTIFICATE 63794.

TRACT III:

243-271 VASSAR STREET

THAT CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATE IN SAID CAMBRIDGE, BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHEASTERLY BY THE NORTHWESTERLY LINE OF VASSAR STREET, FIVE HUNDRED FIFTY-FIVE AND 40/100 FEET;

SOUTHWESTERLY BY LAND NOW OR FORMERLY OF THE UNITED STATES BOND & MORTGAGE CORPORATION, NINETY FEET;

NORTHWESTERLY BY LAND NOW OR FORMERLY OF THE BOSTON AND ALBANY RAILROAD COMPANY, FIVE HUNDRED FIFTY-FIVE AND 40/100 FEET; AND

NORTHEASTERLY BY LAND NOW OR FORMERLY OF JAMES J. STORROW, NINETY FEET.

ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON A PLAN, AS MODIFIED AND APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE, A COPY OF A PORTION OF WHICH IS FILED IN THE REGISTRY OF DEEDS FOR THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY IN REGISTRATION BOOK 326, PAGE 261, WITH CERTIFICATE 50399.

TRACT IV:

277-293 VASSAR STREET

TWO CERTAIN PARCELS OF LAND WITH THE BUILDINGS THEREON SITUATE IN SAID CAMBRIDGE, BOUNDED AND DESCRIBED AS FOLLOWS:

LOT 1

SOUTHEASTERLY BY VASSAR STREET, ONE HUNDRED SEVENTY-FOUR AND 27/100 FEET;

SOUTHWESTERLY BY LOT A AS SHOWN ON PLAN HEREINAFTER MENTIONED NINETY FEET;

NORTHWESTERLY BY LAND NOW OR FORMERLY OF THE BOSTON & ALBANY RAILROAD COMPANY, ONE HUNDRED SEVENTY-FOUR AND 27/100 FEET; AND

NORTHEASTERLY BY LAND NOW OR FORMERLY OF OLIVER AMES ET AL, NINETY FEET.

SAID PARCEL IS SHOWN AS LOT B ON SAID PLAN.

ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON A PLAN, AS MODIFIED AND APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE, A COPY OF A PORTION OF WHICH IS FILED IN THE REGISTRY OF DEEDS FOR THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY IN REGISTRATION BOOK 169, PAGE 33, WITH CERTIFICATE 25346.

RECORD DESCRIPTION - CONTINUED

TRACT IV:

277-293 VASSAR STREET

TWO CERTAIN PARCELS OF LAND WITH THE BUILDINGS THEREON SITUATE IN SAID CAMBRIDGE, BOUNDED AND DESCRIBED AS FOLLOWS:

LOT 2

SOUTHEASTERLY BY THE NORTHWESTERLY LINE OF VASSAR STREET, SIXTY-FIVE AND 05/100 FEET; SOUTHWESTERLY BY LAND NOW OR FORMERLY OF OLIVER AMES ET AL, TRUSTEES, NINETY FEET;

NORTHWESTERLY BY LAND NOW OR FORMERLY OF THE BOSTON AND ALBANY RAILROAD COMPANY, SIXTY-FIVE AND 05/100 FEET; AND

NORTHEASTERLY BY LAND NOW OR FORMERLY OF THE UNITED STATES BOND & MORTGAGE CORPORATION, NINETY FEET.

ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON A PLAN, AS MODIFIED AND APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE, A COPY OF A PORTION OF WHICH IS FILED IN THE REGISTRY OF DEEDS FOR THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY IN REGISTRATION BOOK 300, PAGE 185, WITH CERTIFICATE 46243.

TRACT V:

271 VASSAR STREET

THE LAND AND BUILDINGS THEREON SITUATED IN CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS, DESCRIBED IN CERTIFICATE OF TITLE NO. 42665, FILED AND REGISTERED WITH THE MIDDLESEX SOUTH REGISTRY DISTRICT OF THE LAND COURT IN BOOK 285, PAGE 517, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHEASTERLY BY VASSAR STREET, ONE HUNDRED TWELVE (112) FEET;

SOUTHEASTERLY BY LAND NOW OR FORMERLY OF JOHN S. AMES ET ALS, TRUSTEES, NINETY (90) FEET;

NORTHWESTERLY BY LAND NOW OR FORMERLY OF THE BOSTON & ALBANY RAILROAD CO., ONE HUNDRED TWELVE (112) FEET; AND

NORTHWESTERLY BY LAND NOW OR FORMERLY OF THE CRANE CO., NINETY (90) FEET

ALL AS SHOWN ON LAND COURT PLAN NO. 13910A WHICH IS RECORDED IN SAID REGISTRY IN BOOK 195, PAGE 481, WITH CERTIFICATE 30674.

TRACT VI (EASEMENT):

APPURTENANT RIGHTS WITH RESPECT TO PROPERTIES

TOGETHER WITH THE BENEFIT OF THE TERMS AND PROVISIONS OF AN AGREEMENT BETWEEN CHARLES RIVER EMBANKMENT COMPANY AND CHARLES H. SOUTHER ET AL DULY RECORDED ON MARCH 18, 1896 IN BOOK 2447, PAGE 121, SO FAR AS IN FORCE AND APPLICABLE AT DATE OF ORIGINAL DECREE (NOVEMBER 14, 1927).

TOGETHER WITH THE BENEFIT OF THE RIGHT TO HAVE STREETS PUT IN ORDER FOR PUBLIC TRAVEL AS SET FORTH IN AGREEMENT BETWEEN CHARLES RIVER EMBANKMENT CO. ET AL AND THE CITY OF CAMBRIDGE DATED MAY 7, 1897 AND RECORDED IN BOOK 2562, PAGE 441, AS MAY BE AFFECTED BY DOCUMENT BY AND BETWEEN THE COMMONWEALTH OF MASSACHUSETTS AND MASSACHUSETTS INSTITUTE OF TECHNOLOGY DATED MARCH 29, 1912 AND RECORDED AT BOOK 3680, PAGE 143, AND AS FURTHER AFFECTED BY DOCUMENT EXECUTED BY AN ENGINEER FOR THE CITY OF CAMBRIDGE DATED AUGUST 3, 1923 AND RECORDED BOOK 4647, PAGE 351, AND AS MAY BE AFFECTED BY RELEASE AND ABANDONMENT IN FAVOR OF MASSACHUSETTS INSTITUTE OF TECHNOLOGY BY THE CITY OF CAMBRIDGE DATED JUNE 26, 1961 AND RECORDED AT BOOK 9873, PAGE 8.

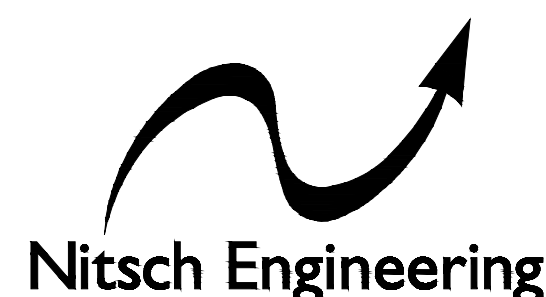
TOGETHER WITH THE BENEFIT OF THE RIGHT TO USE THE RAILROAD SIDETRACK SHOWN ON LAND COURT PLAN 12367C AND AS SET FORTH IN DEED BY STIMPSON INVESTMENT CORPORATION TO MANUEL M. KOUFMAN DATED MARCH 15, 1948 AND FILED AS DOCUMENT 219784.

TOGETHER WITH THE BENEFIT OF EXISTING RIGHTS TO USE AUDREY STREET IN COMMON WITH ALL OTHERS ENTITLED THERETO, AS SET FORTH IN AGREEMENT BETWEEN KENNETH L. HAYES AND OTHERS DATED MARCH 8, 1928 AND RECORDED IN BOOK 5257, PAGE 97, IN AN AGREEMENT DATED AUGUST 8, 1939 AND RECORDED WITH SAID DEEDS IN BOOK 5961, PAGE 112, ALL AS SET FORTH IN DEED FROM STIMPSON INVESTMENT CORPORATION TO MASSACHUSETTS INSTITUTE OF TECHNOLOGY DATED JUNE 11, 1946 AND FILED AS DOCUMENT NO. 221894.

EASEMENT AGREEMENT BY THE CITY OF CAMBRIDGE TO MASSACHUSETTS INSTITUTE OF TECHNOLOGY DATED JUNE 28, 1993 AND RECORDED AT BOOK 36307, PAGE 402, AS MAY BE AFFECTED BY RELEASE AND AMENDMENT OF EASEMENT AGREEMENT DATED JUNE 20, 2011 AND RECORDED AT BOOK 57051, PAGE 464, AND AS MAY BE AFFECTED BY CITY OF CAMBRIDGE ORDER DATED JUNE 20, 2011 AND RECORDED AT BOOK 57051, PAGE 495.

TOGETHER WITH THE BENEFIT OF EXISTING RIGHTS TO USE THE SPUR TRACK LOCATED ON SAID PREMISES, WHICH TRACK EXTENDS IN A NORTHERLY AND NORTHEASTERLY DIRECTION TO A SWITCH POINT OF THE GRAND JUNCTION BRANCH OF THE BOSTON & ALBANY RAILROAD, AS SHOWN ON SAID PLAN. SUCH RIGHTS TO BE USED IN COMMON WITH ALL OTHERS ENTITLED THERETO IN ACCORDANCE WITH THE PROVISIONS OF AN AGREEMENT BETWEEN KENNETH L. HAYES AND THE NEW YORK CENTRAL RAILROAD CO. DATED AUGUST 8, 1927 AND RECORDED IN BOOK 5257, PAGE 98, IN ACCORDANCE WITH THE AGREEMENTS SET FORTH IN DEED FROM KENNETH L. HAYES TO MICHAEL F. KELLY DATED JULY 20, 1928 AND RECORDED AT BOOK 5257, PAGE 103, ALL AS SET FORTH IN DEED FROM STIMPSON INVESTMENT CORPORATION TO MASSACHUSETTS INSTITUTE OF TECHNOLOGY DATED JUNE 11, 1946 AND FILED AS DOCUMENT NO. 221894.

RIGHTS AND EASEMENTS AS SET FORTH IN DEED FROM STIMPSON INVESTMENT CORPORATION TO JOSEPH MASS DATED MARCH 1, 1944 AND FILED AS DOCUMENT NO. 221895.



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Plot Plan**

SCHEDULE B - SECTION 2 EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

- 1. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
2. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
3. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
4. REAL ESTATE TAXES AND MUNICIPAL CHARGES WHICH MAY CONSTITUTE LIENS. (WILL BE INSURED AS "NOT YET DUE AND PAYABLE" IN POLICY, WHEN SAME CONFIRMED) (NOT PLOTTABLE)
5. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
6. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
7. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
8. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
9. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
10. MATTERS RELATED TO SIDETRACK RIGHTS AND EASEMENTS AS SET FORTH IN GRANT FROM KENNETH L. HAYES TO THE NEW YORK CENTRAL RAILROAD COMPANY DATED AUGUST 8, 1927 AND FILED AS DOCUMENT NO. 141198. (AFFECTS TRACT I:PARCEL 1, TRACT II:PARCEL 2 AND TRACT II:PARCEL 3, BLANKET IN NATURE. NOT PLOTTABLE. THERE WAS NO OBSERVED EVIDENCE AT THE TIME OF THE FIELDWORK.)
11. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
12. TERMS AND PROVISIONS OF SIDETRACK AGREEMENT BY AND BETWEEN NEW YORK CENTRAL RAILROAD COMPANY AND KENNETH L. HAYES DATED AUGUST 8, 1927 AND RECORDED AT BOOK 5257, PAGE 98, AS AFFECTED BY ASSUMPTION OF OBLIGATIONS, COVENANTS AND AGREEMENTS BY STIMPSON INVESTMENT CORPORATION IN DOCUMENT DATED NOVEMBER 20, 1930 AND FILED AS DOCUMENT NO. 141200, AND AS AFFECTED BY MATTERS AS SET FORTH IN DEED BY STIMPSON INVESTMENT CORPORATION TO JAME REALTY INC. DATED AUGUST 8, 1935 AND FILED AS DOCUMENT NO. 141201. (AFFECTS TRACT I:PARCEL 1, TRACT II:PARCEL 2 AND TRACT II:PARCEL 3, BLANKET IN NATURE. NOT PLOTTABLE. THERE WAS NO OBSERVED EVIDENCE AT THE TIME OF THE FIELDWORK. PLAN 454 OF 1935)
13. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
14. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
15. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
16. POSSIBLE APPLICABILITY OF MASSACHUSETTS GENERAL LAWS CHAPTER 40 §54A. (NOT PLOTTABLE)
17. THE RIGHT TO USE THE RAILROAD SIDETRACK SHOWN ON LAND COURT PLAN 12367C AND AS SET FORTH IN DEED BY STIMPSON INVESTMENT CORPORATION TO MANUEL M. KOUFMAN DATED MARCH 15, 1948 AND FILED AS DOCUMENT 219784. (AFFECTS TRACT I:PARCEL 1, BLANKET IN NATURE. THERE WAS NO OBSERVED EVIDENCE AT THE TIME OF THE FIELDWORK. APPROXIMATE RECORD LOCATION OF FORMER SPUR TRACK SHOWN.)
18. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
19. ORDER OF THE CITY COUNCIL OF THE CITY OF CAMBRIDGE WITH RESPECT TO THE DISCONTINUANCE OF A PORTION OF VASSAR STREET AND OTHER STREETS DATED MARCH 1, 1993 AND RECORDED AT BOOK 23340, PAGE 487. (AFFECTS A PORTION OF TRACT VI. SHOWN.)
20. TERMS AND PROVISIONS OF EASEMENT AGREEMENT BY THE CITY OF CAMBRIDGE TO MASSACHUSETTS INSTITUTE OF TECHNOLOGY DATED JUNE 28, 1993 AND RECORDED AT BOOK 36307, PAGE 402, AS MAY BE AFFECTED BY RELEASE AND AMENDMENT OF EASEMENT AGREEMENT DATED JUNE 20, 2011 AND RECORDED AT BOOK 57051, PAGE 464, AND AS MAY BE AFFECTED BY CITY OF CAMBRIDGE ORDER DATED JUNE 20, 2011 AND RECORDED AT BOOK 57051, PAGE 495. (AFFECTS A PORTION OF TRACT VI. SHOWN)
21. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
22. NOTICE OF ACTIVITY AND USE LIMITATION DATED AUGUST 17, 2004 AND RECORDED IN BOOK 43605, PAGE 193 AND FILED AS DOCUMENT NO. 347020. (DISPOSAL SITE 229 VASSAR STREET) (SHOWN. IT IS ON THE PROPERTY TRACT III. PLAN 972 OF 2004.)
23. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
24. ZONING DECISION, ISSUED BY THE CITY OF CAMBRIDGE, PLANNING BOARD, DATED DECEMBER 31, 1999, NOTICE OF WHICH IS RECORDED IN BOOK 31931, PAGE 156 AND FILED AS DOCUMENT NO. 1152563, AS AMENDED BY MINOR AMENDMENT #1 DATED OCTOBER 3, 2000 AND RECORDED IN BOOK 36552, PAGE 174 AND FILED AS DOCUMENT NO. 1230672, AS FURTHER AMENDED BY MAJOR AMENDMENT #2 DATED APRIL 2, 2002 AND RECORDED IN BOOK 36552, PAGE 178 AND FILED AS DOCUMENT NO. 1230673. (NOT PLOTTABLE)
25. SO MUCH OF THE LAND AS IS MARKED SEWER EASEMENTS SHOWN ON LAND COURT PLAN 12367A IS SUBJECT TO THE RIGHTS OF THE CITY OF CAMBRIDGE. (SHOWN. IT IS ON THE PROPERTY TRACT IV, FIRST PARCEL.)
26. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

SCHEDULE B - SECTION 2 EXCEPTIONS - CONTINUED

- 27. SPUR TRACK SHOWN EXTENDING ACROSS VASSAR STREET AS SHOWN ON PLAN 584 OF 1928 RECORDED AT BOOK 5257, PAGE 102. (AFFECTS TRACT I:PARCEL 1, TRACT II:PARCEL 2 AND TRACT II:PARCEL 3, BLANKET IN NATURE. THERE WAS NO OBSERVED EVIDENCE AT THE TIME OF THE FIELDWORK ON SUBJECT PROPERTY.)
28. AN AGREEMENT AS TO CONVEYANCE OF THE FEE IN VASSAR STREET BETWEEN THE CHARLES RIVER EMBANKMENT CO. ET AL AND THE CITY OF CAMBRIDGE DATED MAY 7, 1897 AND RECORDED IN BOOK 2562, PAGE 441. (AFFECTS A PORTION OF TRACT VI, SHOWN.)
29. DRAINAGE CULVERT, WATER & CONSTRUCTION ACCESS EASEMENT PLAN, DATED JUNE 4, 2020, AND RECORDED IN PLAN BOOK 2020, PAGE 652. (AFFECTS A PORTION OF TRACT IV: LOT 1 AND TRACT IV: LOT 2, SHOWN.)
30. GRANT OF EASEMENT BETWEEN MASSACHUSETTS INSTITUTE OF TECHNOLOGY, GRANTOR, AND CITY OF CAMBRIDGE, GRANTEE, DATED JULY 01, 2020, AND RECORDED IN BOOK 75603, PAGE 326. (AFFECTS A PORTION OF TRACT IV: LOT 1 AND TRACT IV: LOT 2, SHOWN.)
31. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY NITSCH ENGINEERING ON MARCH 26, 2020 LAST REVISED JUNE 08, 2020, DESIGNATED 13907:
(A) PEDESTRIAN ACCESS EASEMENT SHOWN ON TRACT IV, LOT 1. (REMOVED FROM THE ALTA LAND SURVEY PLAN PER MASSACHUSETTS INSTITUTE OF TECHNOLOGY LETTER DATED SEPTEMBER 10, 2020 STATING THAT SAID 6' WIDE PEDESTRIAN EASEMENT WAS NEVER RECORDED.)

NOTES

- 1. THIS SURVEY WAS PREPARED IN CONJUNCTION WITH COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1000624-B0S1, HAVING A REVISED DATE OF SEPTEMBER 15, 2020 @ 8:00 AM
2. HORIZONTAL COORDINATES REFER TO MASSACHUSETTS STATE PLANE (NAD83), MAINLAND ZONE, US SURVEY FEET BASED ON EXISTING PROJECT.
3. ELEVATION REFERS TO CAMBRIDGE CITY BASE (CCB) VERTICAL BASED ON EXISTING PROJECT. THE TOPOGRAPHIC INFORMATION WAS COLLECTED TO PREPARE 1-FOOT CONTOURS.
4. THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X UNSHADED", AS GRAPHICALLY SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 25017C0576E, EFFECTIVE DATE: JUNE 4, 2010 FOR THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX, MASSACHUSETTS.
5. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. NO EVIDENCE OF SPUR TRACK WAS OBSERVED WITHIN THE SUBJECT PROPERTY WHILE PERFORMING THE FIELD WORK.
7. NO INFORMATION HAS BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION ON PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
8. THERE ARE 136 REGULAR PARKING SPACES AND 3 HANDICAP PARKING SPACES FOR A TOTAL OF 139 PARKING SPACES ON THIS SITE.
9. NO ZONING REPORT HAS BEEN PROVIDED TO THE SURVEYOR AS OF THE DATE OF THIS PLAN. THE SOURCE OF THE ZONING DISTRICT LINWORK IS THE GIS FILE NAMED CDD_ZONINGDISTRICTS LAST MODIFIED DATE JANUARY 21, 2020 DOWNLOADED FROM THE CITY OF CAMBRIDGE ZONING GIS VIEWER.
10. THERE IS A PORTION OF THE FORT WASHINGTON HISTORIC DISTRICT WITHIN THE SITE. THE SOURCE OF THE FORT WASHINGTON HISTORIC DISTRICT LINWORK IS THE GIS FILE NAMED HISTORICAL_HISTORICDISTRICT PROVIDED BY THE CITY OF CAMBRIDGE ON MARCH 31, 2020. POSSIBLE APPLICABILITY OF MASSACHUSETTS GENERAL LAWS CHAPTER 40C.
11. PARCELS I-V ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES WITH NO GAPS OR GORES.
12. THE TRACT IV LOT 1 AND TRACT IV LOT 2 USED TO BE SUBJECT TO AN ACTIVITY AND USE OF LIMITATION (AUL) ON DOCUMENT NO. 1359170. SAID AUL HAS BEEN TERMINATED AS STATED ON DOCUMENT NO. 01845005.
13. 6' WIDE PEDESTRIAN EASEMENT SHOWN ON PLAN ENTITLED "VASSAR STREET UTILITIES CONTRACT #2 DESIGN MODIFICATION #1 COMPOSITE UTILITY ROLL PLAN," DATED FEBRUARY 16, 2001 AND PREPARED BY SEA CONSULTANTS INC., AND PROVIDED TO NITSCH ENGINEERING BY MIT HAS BEEN REMOVED FROM THIS ALTA LAND SURVEY PLAN PER MIT LETTER DATED SEPTEMBER 10, 2020 STATING THAT SAID EASEMENT WAS NEVER RECORDED.
14. THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. NCS-1000624-B0S1 WITH REVISED DATE OF SEPTEMBER 15, 2020.
15. THE MBTA CAPITAL DELIVERY, TRANSIT-ORIENTED DEVELOPMENT GROUP, DESIGN/CONSTRUCTION REVIEW FOR PROJECTS WITHIN THE MBTA'S ZONE OF INFLUENCE DOCUMENT, DATED APRIL 2018, DESCRIBES A ZONE OF INFLUENCE OF 30'.

CERTIFICATION

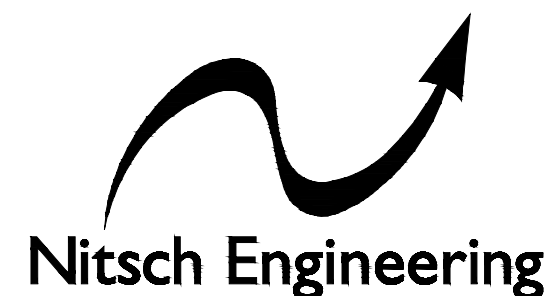
TO: MASSACHUSETTS INSTITUTE OF TECHNOLOGY; AMERICAN CAMPUS COMMUNITIES OPERATING PARTNERSHIP LP AND ITS SUCCESSORS AND ASSIGNS, MORGAN, LEWIS & BOCKIUS LLP; FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2, 3, 4, 5, 7(A), 7(B)(2), 8, 9, 11, 13, 16, 17, 19, AND 20 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 03/26/2020.

UTILITY INFORMATION STATEMENT

- 1. THE SUB-SURFACE UTILITY INFORMATION SHOWN HEREON IS COMPILED BASED ON FIELD SURVEY INFORMATION, RECORD INFORMATION AS SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES, AND PLAN INFORMATION SUPPLIED BY THE CLIENT, IF ANY; THEREFORE WE CANNOT GUARANTEE THE ACCURACY OF SAID COMPILED SUB-SURFACE INFORMATION TO ANY CERTAIN DEGREE OF STATED TOLERANCE. ONLY PHYSICALLY LOCATED SUB-SURFACE UTILITY FEATURES FALL WITHIN NORMAL STANDARD OF CARE ACCURACIES.
2. THE LOCATIONS OF UNDERGROUND PIPES, CONDUITS, AND STRUCTURES HAVE BEEN DETERMINED FROM SAID INFORMATION, AND ARE APPROXIMATE ONLY. COMPILED LOCATIONS OF ANY UNDERGROUND STRUCTURES, NOT VISIBLY OBSERVED AND LOCATED, CAN VARY FROM THEIR ACTUAL LOCATIONS.
3. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
4. THE STATUS OF UTILITIES, WHETHER ACTIVE, ABANDONED, OR REMOVED, IS AN UNKNOWN CONDITION AS FAR AS OUR COMPILATION OF THIS INFORMATION.
5. IT IS INCUMBENT UPON INDIVIDUALS USING THIS INFORMATION TO UNDERSTAND THAT COMPILING UTILITY INFORMATION IS NOT EXACT, AND IS SUBJECT TO CHANGE BASED UPON VARYING PLAN INFORMATION RECEIVED AND ACTUAL LOCATIONS.
6. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER MATTERS.
7. THE PROPER UTILITY ENGINEERING/COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD (V.I.F.) BEFORE PLANNING FUTURE CONNECTIONS. CONTACT THE DIG SAFE CALL CENTER AT 1-888-344-7233, SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BLASTING, GRADING, AND/OR PAVING.
8. AS OF THE DATE OF THIS PLAN RECORD INFORMATION HAS NOT BEEN RECEIVED BY NITSCH ENGINEERING FOR THE FOLLOWING UTILITIES:
-VERIZON MCI -CROWN CASTLE -RAYTHEON -CSX RAILROAD



www.nitscheng.com
2 Center Plaza, Suite 430
Boston, MA 02108
T: (617) 338-0063
F: (617) 338-6472

- Civil Engineering
Land Surveying
Transportation Engineering
Structural Engineering
Green Infrastructure
Planning
GIS

PROJECT # 13907
FILE: 13907_ALTA1.dwg
SCALE: 1"=20'
DATE: JULY 20, 2020
PROJECT MANAGER: DRS
FIELD BOOK: 765
DRAFTED BY: TI
CHECKED BY:

Table with 3 columns: REV., COMMENTS, DATE

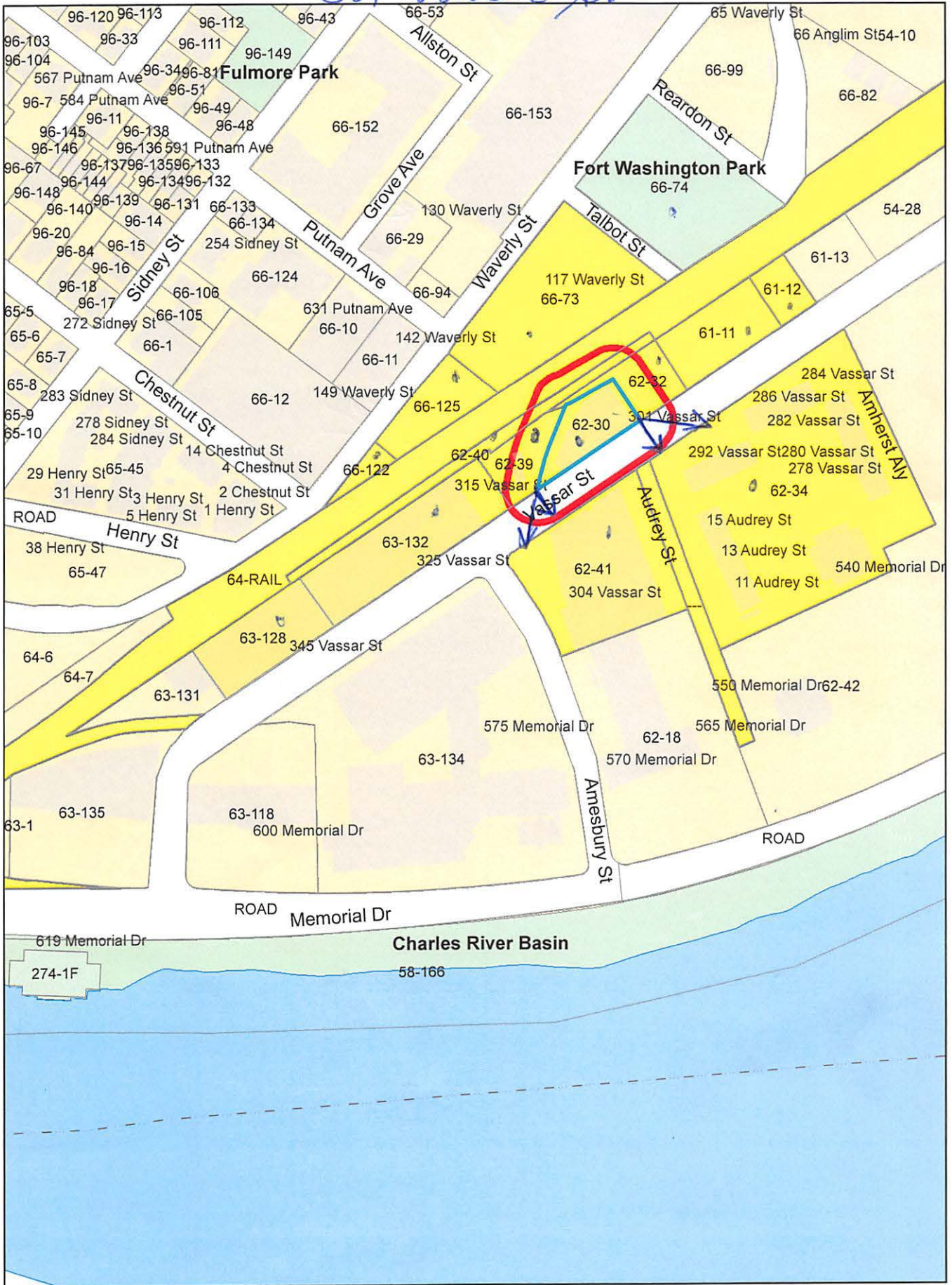
ALTA/NSPS LAND TITLE SURVEY
MASSACHUSETTS INSTITUTE OF TECHNOLOGY
269-301 VASSAR STREET, CAMBRIDGE, MASSACHUSETTS
PREPARED FOR:
AMERICAN CAMPUS COMMUNITIES
12700 HILL COUNTRY BLVD., STE. T-200, AUSTIN, TX 78738

SHEET: 4

ALTA-4

OF 4 REV.

301 Vassar St.



301 Vassar St.

Retirees

62-39
CAMBRIDGE ELECTRIC LIGHT CO.
C/O CAMBRIDGE ELECTRIC CO
PROPERTY TAX DEPT, P.O. BOX 270
HARTFORD , CT 06141-0270

62-30-34-128-41-32 / 66-125 /61-12-11
MASSACHUSETTS INSTITUTE OF TECHNOLOGY
C/O MIT INVESTMENTS MANAGEMENT CO
ONE BROADWAY, SUITE 09-200
CAMBRIDGE, MA 02142

MIT OFFICE OF CAMPUS PLANNING
C/O KELLEY BROWN
77 MASS AVENUE - NW23-100
CAMBRIDGE, MA 02139

66-74
CAMBRIDGE CITY OF PUBLIC WORKS DEPT
147 HAMPSHIRE ST
CAMBRIDGE, MA 02139

66-74
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

66-74
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

63-132-40
BMR-325 VASSAR STREET LLC,
C/O RYAN LLC
P.O. BOX 847
CARLSBAD, CA 92018

66-73
MIT 117 WAVERLY STREET FEE OWNER LLC
C/O MIT INVESTMENT MGMT CO
ONE BROADWAY, 9TH FL, SUITE 200
CAMBRIDGE, MA 02142

66-122
CONSOLIDATED RAIL CORP. PROPERTY TAX DEP
500 WATER ST J-910
JACKSONVILLE, FL 32202

BOSTON & MAIN RAILROAD
IRON HORSE PARK
N. BILLERICA, MA 01862

MASS BAY TRANSPORTATION AUTHORITY
50 HIGH STREET
BOSTON, MA