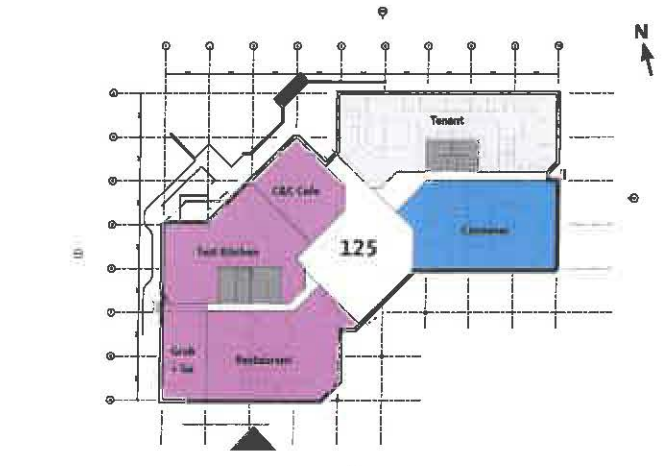
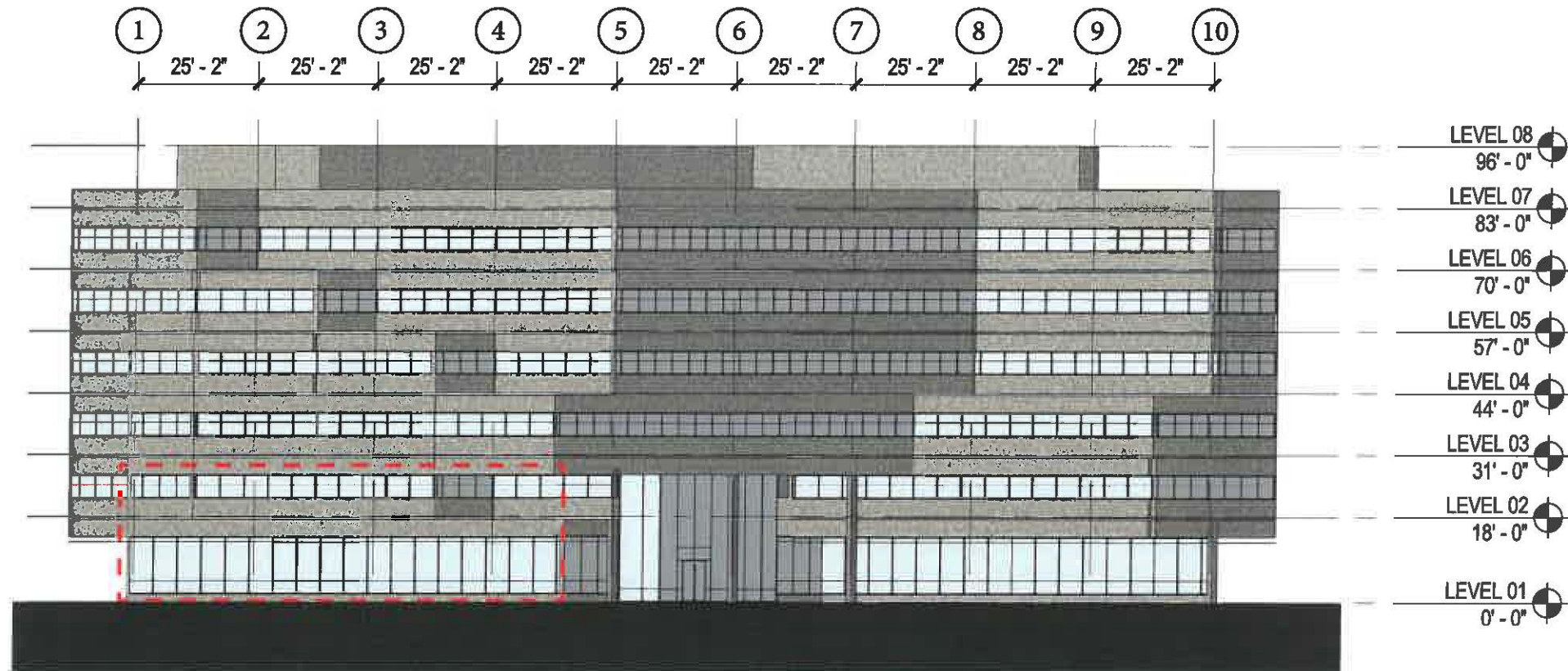


# New Facade Elevation

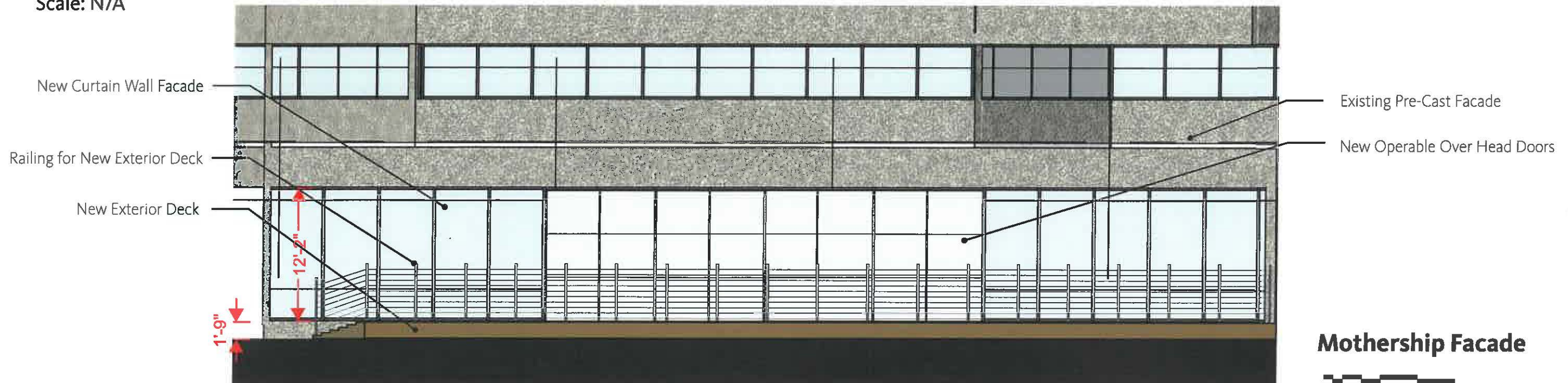
## Elevation - 125

Scale: 1/32" = 1'-0"



**South Elevation**

Scale: N/A



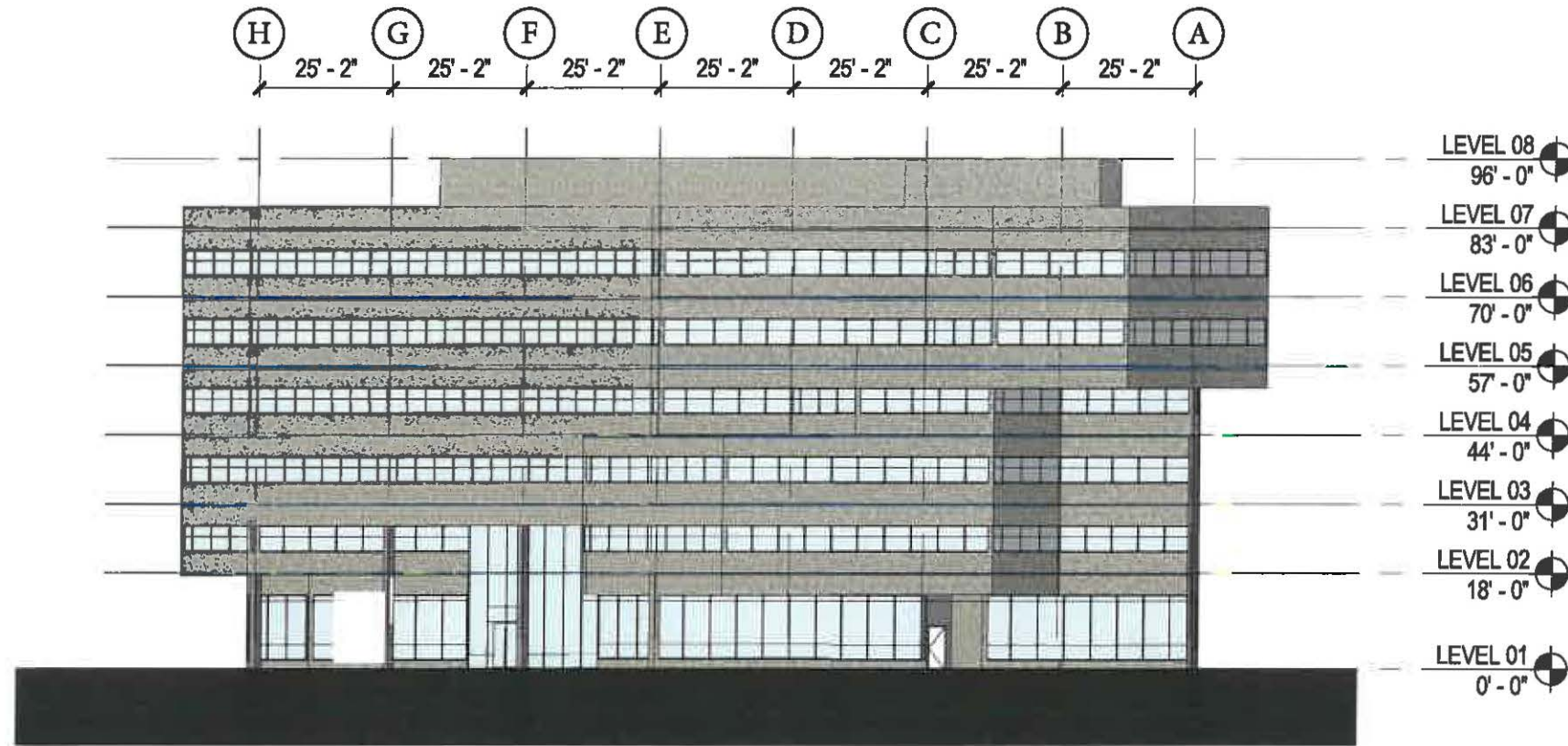
**Mothership Facade**



# Design Recommendations

## Elevation - 125

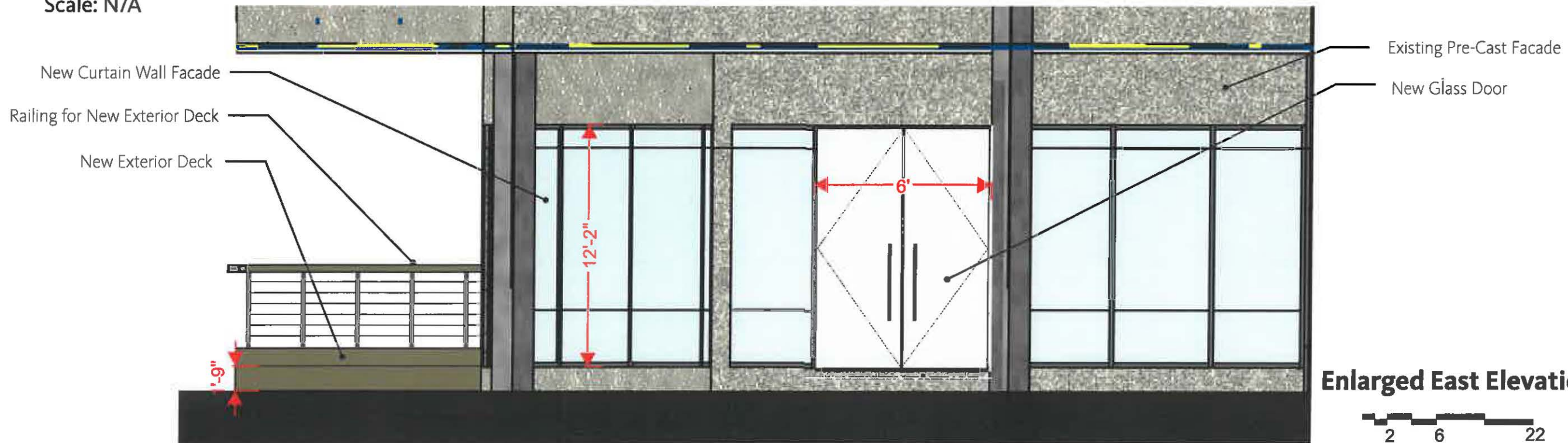
Scale: 1/32" = 1'-0"



**East Elevation**



Scale: N/A



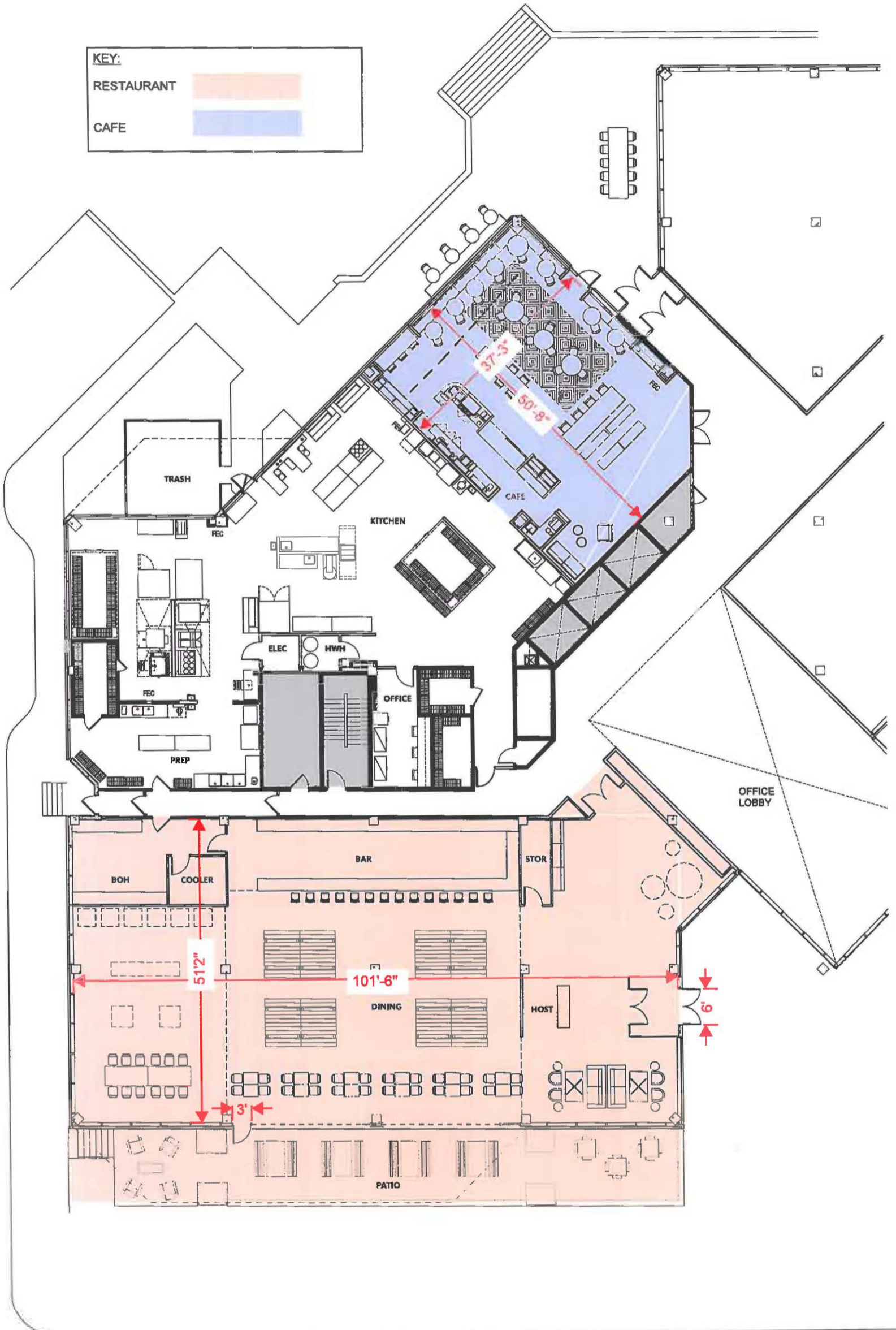
**Enlarged East Elevation**



125 Cambridge Park Drive Facade Elevation | 2018.03.14



**KEY:**  
 RESTAURANT   
 CAFE



CAMBRIDGE PARK DRIVE



SCALE: 1/8" = 1'-0"



04/09/18

GA-MORGAN STANLEY

Mothership Hall

Gensler

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**TITLE EXCEPTIONS PER SCHEDULE B SECTION 2 OF FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. NCS-834883-LA2, DATED FEBRUARY 6, 2017 AT 8:00 AM**

- No. 2: EASEMENT FOR SEWER PURPOSES (METROPOLITAN SEWER COMMISSION), BOOK 2186, PAGE 481 - PLOTTED
- No. 3: EASEMENT FOR SEWER PURPOSES (METROPOLITAN SEWER COMMISSION), BOOK 5046, PAGE 203 - PLOTTED
- No. 4: EASEMENT FOR SEWER PURPOSES (METROPOLITAN DISTRICT COMMISSION), BOOK 7306, PAGE 1 - NOT LOCUS
- No. 10: CERTAIN PROVISIONS RELATIVE TO THE MAINTENANCE OF FENCES AND NUMBER OF FIRE DAMAGES, BOOK 7174, PAGE 153; BOOK 7047, PAGE 474; BOOK 10001, PAGE 90 - EXISTING FENCES SHOWN
- (BOOK 7174, PAGE 153, FOR A TERM OF 100 YEARS, NEITHER THE GRANTEE NOR ITS SUCCESSORS OR ASSIGNS SHALL BE LIABLE TO THE GRANTEE OR ITS SUCCESSORS OR ASSIGNS, OR TO ANY LESSEE OF PARCEL DESCRIBED IN SAID DEED, OR TO ANY PARTY THEREOF FOR ANY DAMAGES TO ANY BUILDINGS OR PROPERTY UPON SAID PREMISES CAUSED BY FIRE, WHETHER COMMENCED DIRECTLY OR INDIRECTLY BY OR FROM LOCOMOTIVE ENGINES UPON THE RAILROAD OPERATED BY THE GRANTEE OR OTHERWISE; THE GRANTEE COVENANTS AND AGREES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, TO BUILD AND FOREVER MAINTAIN A SUITABLE FENCE ALONG THE NORTHERLY SIDE OF SAID PREMISES FOR THE BENEFIT OF THE REMAINING LAND OF THE GRANTEE OR ITS SUCCESSORS OR ASSIGNS, OR TO ANY LESSEE OF PARCEL DESCRIBED IN SAID DEED, OR TO ANY PARTY THEREOF FOR ANY DAMAGES TO ANY BUILDINGS OR PROPERTY UPON SAID PREMISES CAUSED BY FIRE, WHETHER COMMENCED DIRECTLY OR INDIRECTLY BY OR FROM LOCOMOTIVE ENGINES UPON THE RAILROAD OPERATED BY THE GRANTEE OR OTHERWISE; THE GRANTEE COVENANTS AND AGREES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, TO BUILD AND FOREVER MAINTAIN SUITABLE FENCES ALONG THE SOUTHERLY, EASTERLY AND WESTERLY SIDES OF SAID PARCEL FOR THE BENEFIT OF THE REMAINING LAND OF THE GRANTEE OR ITS SUCCESSORS OR ASSIGNS, OR TO ANY LESSEE OF PARCEL DESCRIBED IN SAID DEED, OR TO ANY PARTY THEREOF FOR ANY DAMAGES TO ANY BUILDINGS OR PROPERTY UPON SAID PREMISES CAUSED BY FIRE, WHETHER COMMENCED DIRECTLY OR INDIRECTLY BY OR FROM LOCOMOTIVE ENGINES UPON THE RAILROAD OPERATED BY THE GRANTEE OR OTHERWISE.)
- (BOOK 7047, PAGE 474, RIGHT AND EASEMENT TO USE FOR UNDERGROUND CONSTRUCTION PURPOSES BELOW GROUND LEVEL ONLY A STRIP OF LAND 1' WIDE AS DESCRIBED IN SAID DEED AND AS SHOWN ON THE PLAN RECORDED WITH SAID DEED, RIGHT FOR GRANTEE TO HAVE SEWERAGE SERVICE AS DESCRIBED IN BOOK 7174, PAGE 153; THE GRANTEE COVENANTS AND AGREES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, TO BUILD AND FOREVER MAINTAIN SUITABLE FENCES ALONG THE NORTHERLY, EASTERLY AND WESTERLY SIDES OF SAID PARCEL FOR THE BENEFIT OF THE REMAINING LAND OF THE GRANTEE OR ITS SUCCESSORS OR ASSIGNS, OR TO ANY LESSEE OF PARCEL DESCRIBED IN SAID DEED, OR TO ANY PARTY THEREOF FOR ANY DAMAGES TO ANY BUILDINGS OR PROPERTY UPON SAID PREMISES CAUSED BY FIRE, WHETHER COMMENCED DIRECTLY OR INDIRECTLY BY OR FROM LOCOMOTIVE ENGINES UPON THE RAILROAD OPERATED BY THE GRANTEE OR OTHERWISE; THE GRANTEE COVENANTS AND AGREES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, TO BUILD AND FOREVER MAINTAIN SUITABLE FENCES ALONG THE SOUTHERLY, EASTERLY AND WESTERLY SIDES OF SAID PARCEL FOR THE BENEFIT OF THE REMAINING LAND OF THE GRANTEE OR ITS SUCCESSORS OR ASSIGNS, OR TO ANY LESSEE OF PARCEL DESCRIBED IN SAID DEED, OR TO ANY PARTY THEREOF FOR ANY DAMAGES TO ANY BUILDINGS OR PROPERTY UPON SAID PREMISES CAUSED BY FIRE, WHETHER COMMENCED DIRECTLY OR INDIRECTLY BY OR FROM LOCOMOTIVE ENGINES UPON THE RAILROAD OPERATED BY THE GRANTEE OR OTHERWISE.)
- (BOOK 10001, PAGE 90, BOSTON AND MAINE RAILROAD RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, AND FOR ITS LICENSEES, THE RIGHT TO MAINTAIN AND USE SAID POLES, WIRES, SIGNAL CASES AND UNDERGROUND FACILITIES AND TO ENTER UPON SAID PREMISES TO REPAIR, REPLACE, RECHARGE, RELAY AND REMOVE SAID POLES, BOSTON AND MAINE RAILROAD RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO MAINTAIN AND USE SECTIONS OF SEWERAGE AND SEWERAGE MATERIALS AND TO OPERATE WITH LOCOMOTIVES AND CARS THEREON AND TO ENTER UPON SAID PREMISES TO REPAIR, REPLACE, RECHARGE, RELAY AND REMOVE SAID SECTIONS OF SEWERAGE AND SEWERAGE MATERIALS. FOR A TERM OF 100 YEARS, NEITHER THE GRANTEE NOR ITS SUCCESSORS OR ASSIGNS SHALL BE LIABLE TO THE GRANTEE OR ITS SUCCESSORS OR ASSIGNS, OR TO ANY LESSEE OF PARCEL DESCRIBED IN SAID DEED, OR TO ANY PARTY THEREOF FOR ANY DAMAGES TO ANY BUILDINGS OR PROPERTY UPON SAID PREMISES CAUSED BY THE WRECKER COMMENCED DIRECTLY OR INDIRECTLY BY OR FROM LOCOMOTIVE ENGINES UPON THE RAILROAD OPERATED BY THE GRANTEE OR OTHERWISE; THE GRANTEE COVENANTS AND AGREES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, TO BUILD AND FOREVER MAINTAIN SUITABLE FENCES ALONG THE SOUTHERLY, EASTERLY, WESTERLY AND NORTHERLY SIDES OF SAID PARCEL FOR THE BENEFIT OF THE REMAINING LAND OF THE GRANTEE OR ITS SUCCESSORS OR ASSIGNS, OR TO ANY LESSEE OF PARCEL DESCRIBED IN SAID DEED, OR TO ANY PARTY THEREOF FOR ANY DAMAGES TO ANY BUILDINGS OR PROPERTY UPON SAID PREMISES CAUSED BY FIRE, WHETHER COMMENCED DIRECTLY OR INDIRECTLY BY OR FROM LOCOMOTIVE ENGINES UPON THE RAILROAD OPERATED BY THE GRANTEE OR OTHERWISE.)
- No. 11: DECISION BY CITY OF CAMBRIDGE PLANNING BOARD (CASE NO. 24), BOOK 14783, PAGE 134 - NOT PLOTTABLE
- No. 12: DECLARATION OF PROTECTIVE COVENANTS, BOOK 16148, PAGE 232; AS AFFECTED BY BOOK 15789, PAGE 281; BOOK 16340, PAGE 418; BOOK 16340, PAGE 421; BOOK 30055, PAGE 79; BOOK 34325, PAGE 102; BOOK 49707, PAGE 91; BOOK 57008, PAGE 476; BOOK 60269, PAGE 137 - NOT PLOTTABLE
- No. 13: CAMBRIDGE ELECTRIC LIGHT COMPANY EASEMENT, BOOK 19116, PAGE 54 - BLANKET RIGHTS NOT PLOTTABLE - ELECTRIC FACILITIES SHOWN ON EXHIBIT "A" IN BOOK 19116, PAGE 54 [84] (PRIMARY DUCT BANK, ELECTRIC MANHOLE & TRANSFORMER SWITCHGEAR) PLOTTED
- No. 14: GRANT OF EASEMENTS, BOOK 15246, PAGE 427 - AREAS A, B & C PLOTTED
- No. 15: RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT, BOOK 27822, PAGE 205; AS AFFECTED BY BOOK 30055, PAGE 106; BOOK 38341, PAGE 226; BOOK 30055, PAGE 84; BOOK 30055, PAGE 84; BOOK 34428, PAGE 324; BOOK 34428, PAGE 324; BOOK 34428, PAGE 324 - LOCUS - NOT PLOTTABLE - LOT 1, 125 CAMBRIDGE PARK DRIVE, HAS AN EASEMENT, FOR 201 UNRESERVED PARKING SPACES WITHIN LOT C-2 AS SHOWN ON PLAN NO. 893 OF 1897, SEE DETAIL "A"
- No. 16a: EASEMENT FOR SEWER PURPOSES (METROPOLITAN SEWER COMMISSION), BOOK 2186, PAGE 437 - NOT LOCUS
- No. 16b: EASEMENT FOR SEWER PURPOSES (CITY OF CAMBRIDGE), BOOK 5063, PAGE 371 - NOT LOCUS
- No. 16c: WATER AND SEWER EASEMENT (CITY OF CAMBRIDGE), BOOK 6115, PAGE 458 - NOT LOCUS
- No. 16d: RIGHTS OF B&M RAILROAD, BOOK 9748, PAGE 352 - NOT LOCUS
- No. 16e: STORM EASEMENT (CITY OF CAMBRIDGE), BOOK 11326, PAGE 587 - NOT LOCUS
- No. 16f: CAMBRIDGE ELECTRIC LIGHT COMPANY EASEMENT, BOOK 14688, PAGE 139 - NOT LOCUS
- No. 16g: GRANT OF EASEMENT AND STATION AGREEMENT, BOOK 19847, PAGE 237; AS AFFECTED BY BOOK 19847, PAGE 248 - NOT LOCUS
- No. 16h: ACCESS AND UTILITY EASEMENT, PLAN NO. 903 OF 1897 RECORDED IN BOOK 27823, PAGE 584 - NOT LOCUS
- No. 17: GRANT OF DAMAGE EASEMENT TO THE CITY OF CAMBRIDGE, BOOK 58923, PAGE 537 - PLOTTED
- No. 18: DECISION BY THE CITY OF CAMBRIDGE PLANNING BOARD, BOOK 60269, PAGE 91 - NOT PLOTTABLE
- No. 19: EASEMENT AGREEMENT BY AND BETWEEN CAMBRIDGE PARK APARTMENTS LIMITED PARTNERSHIP AND BRV/CPD LLC, BOOK 60268, PAGE 143 - NOT LOCUS - PLOTTED - SEE DETAIL "B"
- No. 20: SURVEY MATTERS - AS SHOWN HEREON
- No. 21: DRAFT NOTICE OF ACTIVITY AND USE LIMITATION, BOOK 61871, PAGE 148 - COVERS ENTIRETY OF LOCUS
- No. 22: NOTE FOR INFORMATION - NOT PLOTTABLE
- No. 23: ANY LIEN OR RIGHT TO A LIEN ARISING UNDER THE CONSTRUCTION AGREEMENT DATED OCTOBER 10, 2014 WITH CHAPMAN CONSTRUCTION/DESIGN - NOT PLOTTABLE
- No. 24: MORTGAGE WITH ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FUTURE PLANS, BOOK 64820, PAGE 373 - NOT PLOTTABLE
- No. 25: UCC FINANCING STATEMENT, BOOK 64820, PAGE 433 - NOT PLOTTABLE
- No. 26: AGREEMENT REGARDING REMA, BOOK 64476, PAGE 534 - NOT PLOTTABLE
- No. 27: EASEMENT AGREEMENT, BOOK 64380, PAGE 1 - SHARED ACCESS DRIVE PLOTTED (SEE DETAIL "C")
- No. 28: EASEMENT AGREEMENT, BOOK 64464, PAGE 355 - SHARED ACCESS DRIVE PLOTTED (SEE DETAIL "C")
- No. 29: SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT, BOOK 64820, PAGE 417 - NOT PLOTTABLE
- No. 30: SUBORDINATION AGREEMENT, ACKNOWLEDGEMENT OF LOUSE ASSIGNMENT, ESTOPPEL, ATTORNEY AND NON-DISTURBANCE AGREEMENT, BOOK 64820, PAGE 401 - NOT PLOTTABLE
- No. 31: NOTICE OF DECISION OF THE PLANNING BOARD, BOOK 64578, PAGE 539 - NOT PLOTTABLE
- No. 32: DECISION OF THE BOARD OF ZONING APPEAL, BOOK 67752, PAGE 147 - NOT PLOTTABLE

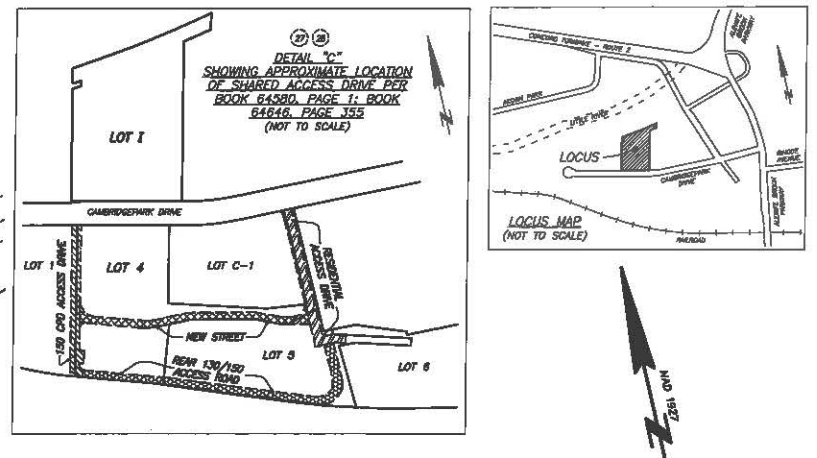
[ ] INDICATES A CORRECTION BY FELDMAN LAND SURVEYORS OF A TYPOGRAPHICAL ERROR IN THE SCHEDULE B SECTION TWO EXCEPTIONS.

**NOTES:**

- 1) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. NCS-834883-LA2, DATED FEBRUARY 6, 2017 AT 8:00 AM.
- 2) BY GRAPHIC PLOTTING ONLY, PARCEL ONE LIES ENTIRELY WITHIN A "ZONE A" (BASE FLOOD ELEVATION 7) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NO. 250170010E, EFFECTIVE DATE: JUNE 6, 2016, REFERENCED TO NAVD 83.
- 3) ROE-1 AND ROE-2 ARE SHOWN PER PLAN NO. 301 OF 2011 AND ARE NOT COVERED BY TITLE EXCEPTIONS.
- 4) THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS, AT THE TIME OF THE SURVEY.
- 5) THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT.
- 6) THERE WERE NO DELINEATED WETLANDS OBSERVED ON LOCUS AT THE TIME OF THE SURVEY.
- 7) THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 8) FELDMAN LAND SURVEYORS MAINTAINS A PROFESSIONAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$2,000,000.
- 9) AT THE TIME OF THE MARCH 2, 2017 FIELD INSPECTION, THERE WERE SOME SNOW PILES REMAINING FROM PLOWING OPERATIONS.

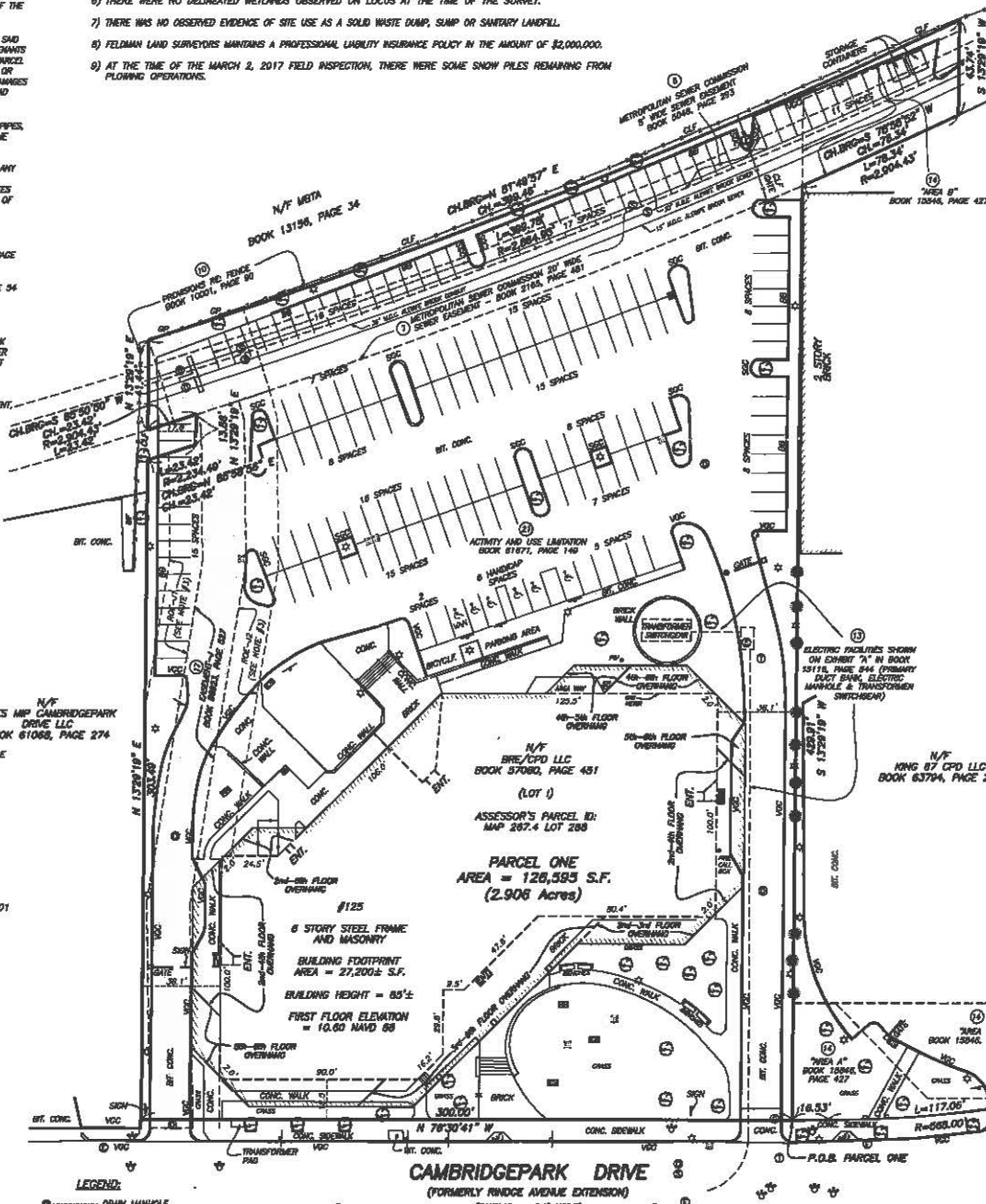
**PARKING SUMMARY**

133 REGULAR SPACES \*  
6 HANDICAP SPACES  
179 TOTAL SPACES  
\* 11 SPACES AT NORTHEASTERLY CORNER ARE NOT ACCESSIBLE.



**BOUNDARY DESCRIPTION PER SCHEDULE A OF FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. NCS-834883-LA2, DATED FEBRUARY 6, 2017 AT 8:00 AM**

REAL PROPERTY IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX SOUTH, COMMONWEALTH OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:  
THAT CERTAIN PARCELS OF LAND IN CAMBRIDGE, COUNTY OF MIDDLESEX SOUTH, MASSACHUSETTS ON THE NORTHERLY SIDE OF RINDGE AVENUE EXTENSION AS SHOWN ON THE PLAN ENTITLED "PLAN OF LAND IN CAMBRIDGE, MASSACHUSETTS DATED FEBRUARY 14, 2011, PREPARED BY HARRY (A) FELDMAN, INC. AND RECORDED IN MIDDLESEX COUNTY (SOUTHERN DISTRICT) REGISTRY OF DEEDS AS PLAN NO. 560 OF 1983 MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:  
SOUTHERLY BY RINDGE AVENUE EXTENSION, THREE HUNDRED (300.00) FEET;  
WESTERLY BY LAND IN PART NOW OR FORMERLY OF PLEHLING AND GEORGE B. DOGGE, TRUSTEES OF DOGGE REALTY TRUST, AND IN PART NOW OR FORMERLY OF BOSTON & MAINE RAILROAD, THREE HUNDRED AND SEVEN AND 49/100 (307.49) FEET;  
NORTHERLY BY A CURVE WITH A LENGTH OF TWENTY-THREE AND 42/100 (23.42) FEET;  
WESTERLY THIRTEEN AND 84/100 (13.84) FEET;  
SOUTHERLY BY A CURVE WITH A LENGTH OF TWENTY-THREE AND 42/100 (23.42) FEET;  
WESTERLY FORTY-ONE AND 44/100 (41.44) FEET;  
NORTHERLY BY A CURVE WITH A LENGTH OF THREE HUNDRED NINETY-NINE AND 78/100 (399.78) FEET;  
EASTERLY FORTY-THREE AND 74/100 (43.74) FEET; ALL OF THE PRECEDING SIX BOUNDS BY LAND NOW OR FORMERLY OF BOSTON & MAINE RAILROAD;  
SOUTHERLY BY LAND NOW OR FORMERLY OF PETER A. FRASSE & CO. INC. SEVENTY-EIGHT AND 34/100 (78.34) FEET;  
EASTERLY BY LAND OF PETER A. FRASSE & CO. INC. FOUR HUNDRED THIRTY-THREE AND 91/100 (433.61) FEET;  
EXCEPTING THEREFROM THOSE PORTIONS OF THE PREMISES LYING WITHIN THE BOUNDS OF CAMBRIDGE PARK DRIVE (N/A) RINDGE AVENUE EXTENSION, AND ALSO DESCRIBED AS:  
BEGINNING AT A POINT ON THE NORTHERLY SIDELINE OF CAMBRIDGE PARK DRIVE, SAID POINT IS THE SOUTHWESTERLY CORNER OF THE LAND OF THE GENETICS INSTITUTE AND IS LOCATED IN 78 DEGREES 30' 41" W ALONG A DISTANCE OF 165.3 FEET FROM A POINT OF CURVATURE ON THE NORTHERLY SIDELINE OF SAID CAMBRIDGE PARK DRIVE;  
THENCE RUNNING N 78 DEGREES 30' 41" W ALONG THE NORTHERLY SIDELINE OF CAMBRIDGE PARK DRIVE A DISTANCE OF 300.00 FEET;  
THENCE TURNING AND RUNNING N 13 DEGREES 28' 19" E A DISTANCE OF 303.48 FEET;  
THENCE TURNING AND RUNNING EASTERLY BY A CURVED LINE TO THE LEFT OF RADIUS 2234.49 FEET A DISTANCE OF 23.42 FEET;  
THENCE TURNING AND RUNNING N 13 DEGREES 28' 19" E A DISTANCE OF 13.86 FEET;  
THENCE TURNING AND RUNNING N 13 DEGREES 28' 19" E A DISTANCE OF 41.44 FEET;  
THENCE TURNING AND RUNNING NORTHEASTERLY BY A CURVED LINE TO THE LEFT OF RADIUS 2894.93 FEET A DISTANCE OF 399.78 FEET;  
THENCE TURNING AND RUNNING S 13 DEGREES 28' 19" W A DISTANCE OF 43.74 FEET;  
THENCE TURNING AND RUNNING SOUTHWESTERLY BY A CURVED LINE TO THE RIGHT OF RADIUS 2894.93 FEET A DISTANCE OF 78.34 FEET TO A CONCRETE BOUND;  
THENCE TURNING AND RUNNING S 13 DEGREES 28' 19" W A DISTANCE OF 423.61 FEET TO THE POINT OF BEGINNING.  
(NOTE: FOR INFORMATIONAL PURPOSES ONLY AS TO THE ABOVE-DESCRIBED PARCEL, THE TAX PARCEL IS IDENTIFIED AS LOCATION: 115, BLOCK: 2674, LOT: 289)  
THE ABOVE DESCRIBED LAND HAS THE BENEFIT OF EASEMENT AREA "A" DESCRIBED IN GRANT OF EASEMENTS DATED JUNE 7, 1984 AND RECORDED WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 15846, PAGE 427, TOGETHER WITH THE FOLLOWING APPURTENANT EASEMENTS:  
A. A DECLARATION OF PROTECTIVE COVENANTS ESTABLISHED FOR CAMBRIDGE PARK DRIVE AS OF AUGUST 3, 1983 BY STEPHEN H. ANTHONY, JOSEPH W. O'DONNAN AND RICHARD A. SMALL AS TRUSTEES OF TRIANGLE PARK ASSOCIATES TRUST, RECORDED WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 15208, PAGE 870 ("TRUSTEES"), AND BY CAMBRIDGE PARK ONE LIMITED PARTNERSHIP, A MASSACHUSETTS LIMITED PARTNERSHIP ("POP"), AS DECLARANT AND RECORDED IN BOOK 18184, PAGE 242; AS AFFECTED BY RELEASE OF PROTECTIVE COVENANTS DATED AS OF AUGUST 28, 1984 AND RECORDED IN BOOK 15789, PAGE 281; AS FURTHER AFFECTED BY A FIRST AMENDMENT DATED JULY 24, 1985 AND RECORDED IN BOOK 15789, PAGE 418; AND AS FURTHER AFFECTED BY LIMITATION OF RESTRICTIONS UNDER RESTATED CAMBRIDGE PARK ONE PARKING EASEMENT DATED APRIL 28, 1984, RECORDED IN BOOK 29850, PAGE 226; AS ASSIGNED BY THAT CERTAIN ASSIGNMENT OF RIGHTS UNDER RESTATED CAMBRIDGE PARK ONE PARKING EASEMENT DATED APRIL 28, 1984, RECORDED IN BOOK 30055, PAGE 84; AS AFFECTED BY ASSIGNMENT OF DECLARANT'S RIGHTS DATED DECEMBER 14, 2001, RECORDED IN BOOK 34325, PAGE 102; AS FURTHER AFFECTED BY ASSIGNMENT OF DECLARANT'S RIGHTS DATED JUNE 27, 2007, RECORDED IN BOOK 48707, PAGE 91, AS AFFECTED BY ASSIGNMENT OF DECLARANT'S RIGHTS DATED JUNE 28, 2011, RECORDED IN BOOK 57008, PAGE 476, AS AFFECTED BY WAIVER AND EXTENSION DATED OCTOBER 15, 2012, RECORDED IN BOOK 60268, PAGE 132.  
B. RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT ENTERED INTO AS OF OCTOBER 30, 1997 BY AND AMONG CAMBRIDGE PARK ONE LIMITED PARTNERSHIP, CAMBRIDGE PARK THREE LIMITED PARTNERSHIP AND TRIANGLE PARK ASSOCIATES, RECORDED WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 37002, PAGE 302; AS AFFECTED BY THAT CERTAIN FIRST AMENDMENT AND REPRODUCTION OF RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT, RECORDED IN BOOK 30055, PAGE 106; AND AS FURTHER AFFECTED BY LIMITATION OF RESTRICTIONS UNDER RESTATED CAMBRIDGE PARK ONE PARKING EASEMENT DATED APRIL 28, 1984, RECORDED IN BOOK 29850, PAGE 226; AS ASSIGNED BY THAT CERTAIN ASSIGNMENT OF RIGHTS UNDER RESTATED CAMBRIDGE PARK ONE PARKING EASEMENT DATED APRIL 28, 1984, RECORDED IN BOOK 30055, PAGE 84; AS AFFECTED BY ASSIGNMENT OF DECLARANT'S RIGHTS DATED DECEMBER 14, 2001, RECORDED IN BOOK 34325, PAGE 102; AS ASSIGNED BY THAT CERTAIN ASSIGNMENT OF RIGHTS UNDER RESTATED CAMBRIDGE PARK ONE PARKING EASEMENT DATED APRIL 28, 1984, RECORDED IN BOOK 29850, PAGE 226; AS AFFECTED BY ASSIGNMENT OF DECLARANT'S RIGHTS DATED DECEMBER 14, 2001, RECORDED IN BOOK 34325, PAGE 102; AS FURTHER AFFECTED BY ASSIGNMENT OF DECLARANT'S RIGHTS DATED JUNE 27, 2007, RECORDED IN BOOK 48707, PAGE 91, AS AFFECTED BY ASSIGNMENT OF DECLARANT'S RIGHTS DATED JUNE 28, 2011, RECORDED IN BOOK 57008, PAGE 476, AS AFFECTED BY WAIVER AND EXTENSION DATED OCTOBER 15, 2012, RECORDED IN BOOK 60268, PAGE 132.  
C. NON-EXCLUSIVE EASEMENT RIGHTS AS CREATED AND SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT DATED OCTOBER 16, 2012, BY AND BETWEEN CAMBRIDGE PARK APARTMENTS LIMITED PARTNERSHIP, A DELAWARE LIMITED LIABILITY COMPANY, AND BRV/CPD LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN BOOK 60268, PAGE 143.  
D. RESTATED CAMBRIDGE PARK ONE PARKING EASEMENT DATED JANUARY 28, 1988, RECORDED IN BOOK 18094, PAGE 78; AS AFFECTED BY RELOCATION OF CAMBRIDGE PARK ONE PARKING EASEMENT DATED AUGUST 8, 1989, RECORDED IN BOOK 20808, PAGE 346; AS AFFECTED BY LIMITATION OF RESTRICTIONS UNDER RESTATED CAMBRIDGE PARK ONE PARKING EASEMENT DATED APRIL 28, 1984, RECORDED IN BOOK 29850, PAGE 226; AS AFFECTED BY LIMITATION OF RESTRICTIONS UNDER RESTATED CAMBRIDGE PARK ONE PARKING EASEMENT DATED APRIL 28, 1984, RECORDED IN BOOK 30055, PAGE 84; AS AFFECTED BY ASSIGNMENT OF DECLARANT'S INTERESTS UNDER RESTATED CAMBRIDGE PARK ONE PARKING EASEMENT DATED APRIL 28, 1984, RECORDED IN BOOK 30055, PAGE 84; AS AFFECTED BY ASSIGNMENT OF DECLARANT'S RIGHTS DATED DECEMBER 14, 2001, RECORDED IN BOOK 34325, PAGE 102; AS FURTHER AFFECTED BY ASSIGNMENT OF DECLARANT'S RIGHTS DATED JUNE 27, 2007, RECORDED IN BOOK 48707, PAGE 91, AS AFFECTED BY ASSIGNMENT OF DECLARANT'S RIGHTS DATED JUNE 28, 2011, RECORDED IN BOOK 57008, PAGE 476, AS AFFECTED BY WAIVER AND EXTENSION DATED OCTOBER 15, 2012, RECORDED IN BOOK 60268, PAGE 132.  
[ ] INDICATES A CORRECTION BY FELDMAN LAND SURVEYORS OF A TYPOGRAPHICAL ERROR IN THE SCHEDULE A DESCRIPTION.



**LEGEND:**  
 (Symbol) DRINK MANHOLE  
 (Symbol) ELECTRIC MANHOLE  
 (Symbol) SEWER MANHOLE  
 (Symbol) TELEPHONE MANHOLE  
 (Symbol) MANHOLE  
 (Symbol) CATCH BASIN  
 (Symbol) GAS SHUT OFF  
 (Symbol) WATER SHUT OFF  
 (Symbol) WATER VALVE  
 (Symbol) HYDRANT  
 (Symbol) IRRIGATION CONTROL VALVE  
 (Symbol) POST INDICATOR VALVE  
 (Symbol) STAND PIPE  
 (Symbol) LIGHT POLE  
 (Symbol) WALK LIGHT  
 (Symbol) ELECTRIC MANHOLE  
 (Symbol) SIGN  
 (Symbol) RAILROAD RAMP  
 (Symbol) HANDICAP TREE  
 (Symbol) DECIDUOUS TREE  
 (Symbol) CONIFEROUS TREE  
 (Symbol) CONCRETE  
 (Symbol) BITUMINOUS CONCRETE BERM  
 (Symbol) SLOPED GRANITE CURB  
 (Symbol) VERTICAL GRANITE CURB  
 (Symbol) CHAIN LINK FENCE  
 (Symbol) HOOD FENCE  
 (Symbol) NOW OR FORMERLY  
 (Symbol) SQUARE FEET  
 (Symbol) POINT OF ENTRY  
 (Symbol) ENTRANCE  
 (Symbol) POINT OF BEGINNING  
 (Symbol) METROPOLITAN DISTRICT COMMISSION  
 (Symbol) TITLE EXCEPTION  
 (Symbol) CHAIN LINK FENCE  
 (Symbol) HOOD FENCE

**ZONING DESIGNATION:** O-2A - OFFICE 2A DISTRICT WITHIN THE "ADDS" - ALENIFE OVERLAY DISTRICT 6

**BUILDING SETBACK LINES:**  
 FRONT: 5.85 FEET (REQUIRED) 5.26 FEET (EXISTING)  
 SIDE (EAST PROPERTY LINE): 23.10 FEET 23.75 FEET  
 SIDE(WEST PROPERTY LINE): 23.10 FEET 23.75 FEET  
 REAR: 205.72 FEET 205.25 FEET

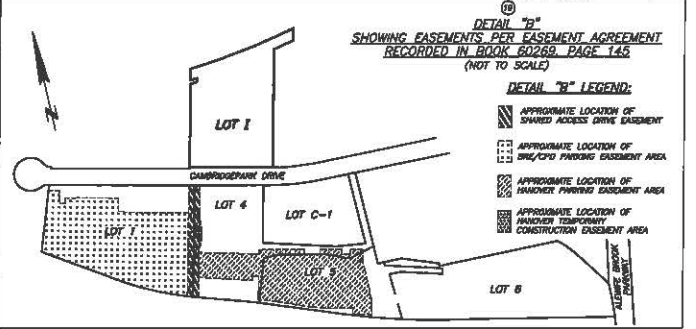
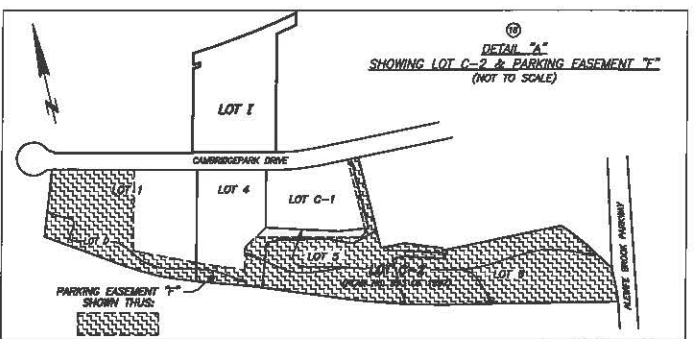
**BUILDING SIZE:**  
 MAXIMUM BUILDING HEIGHT OR STORES: 05 FEET  
 EXISTING BUILDING HEIGHT OR STORES: 05 STORES/05 FEET

**MINIMUM LOT SIZE:** 5,000 S.F. 126,595 S.F.  
**MINIMUM LOT WIDTH:** 50 FEET 242 FEET  
**MINIMUM OPEN SPACE:** 15% MORE THAN 15%

**DENSITY:**  
 MAXIMUM FLOOR AREA RATIO: 1.45 (REQUIRED), 1.43 (EXISTING)  
 APPROXIMATE FOOTPRINT: 22,700 S.F.  
 APPROXIMATE GROSS FLOOR AREA: 194,000 S.F.

**PARKING:**  
 PARKING SPACES REQUIRED: 292 TOTAL SPACES  
 EXISTING PARKING SPACES: 373 TOTAL PARKING SPACES

**NOTE:** THE ABOVE ZONING INFORMATION WAS PROVIDED IN A ZONING AND SITE REQUIREMENTS SUMMARY PREPARED BY THE PLANNING AND ZONING RESOURCE CORPORATION, DATED 8/16/2014.



**VISIBLE ENCROACHMENTS:**

- A CHAIN LINK FENCE CROSSSES THE NORTHERLY PROPERTY LINE.
- BITUMINOUS CONCRETE STRADDLES THE NORTHEASTERLY AND SOUTHEASTERLY PROPERTY LINES NEAR THE NORTHEASTERLY CORNER OF LOCUS.
- A PORTION OF THE BITUMINOUS CONCRETE PARKING AREA ON LOCUS ENCRACHES ONTO THE WESTERLY ADJUTER NEAR THE NORTHEASTERLY CORNER OF LOCUS.

TO: SPURT 125 CAMBRIDGE PARK DRIVE, FIRST AMERICAN TITLE INSURANCE COMPANY, COMMONWEALTH LAND TITLE INSURANCE COMPANY, AND WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.  
 THIS IS TO CERTIFY THAT THIS PLAN 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 INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 12, 14, 15, 17, 18 (SEE NOTE 9), 20 AND \*21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 02, 2017.

FELDMAN LAND SURVEYORS  
**DRAFT 03/16/2017**

KARL A. MCCARTHY, PLS  
 REGISTRATION NO. 38714  
 kmccarty@feldmansurveyors.com

DATE	REVISION	DESCRIPTION
03/02/2017	UPDATED FIELD INSPECTION, REVISED PER CURRENT TITLE COMMITMENT	
12/23/2014	COMMENTS ADDRESSED	
10/10/2014	UPDATED FIELD INSPECTION, REVISED PER CURRENT TITLE COMMITMENT	
05/18/2014	REVISED ZONING INFORMATION & ADDED ITEM 8(b) TO CERTIFICATION	
3/14/2013	REVISED TO SHOW 125 CAMBRIDGE PARK DRIVE ONLY	
10/12/2012	UPDATED FIELD INSPECTION, REVISED PARCELS	

**ALTA/NSPS LAND TITLE SURVEY**  
 125 CAMBRIDGE PARK DRIVE  
**CAMBRIDGE, MASS.**  
 (MIDDLESEX COUNTY)

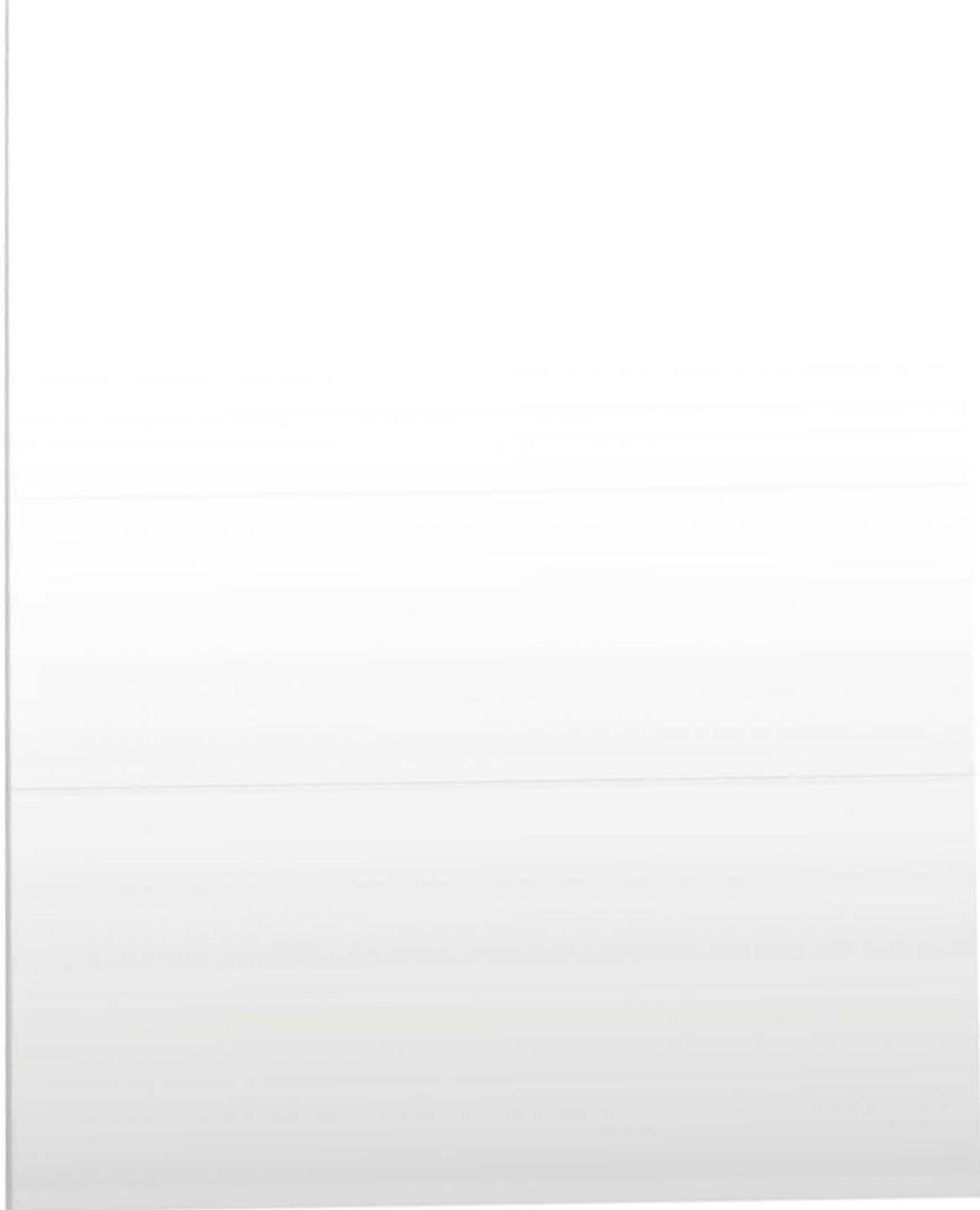
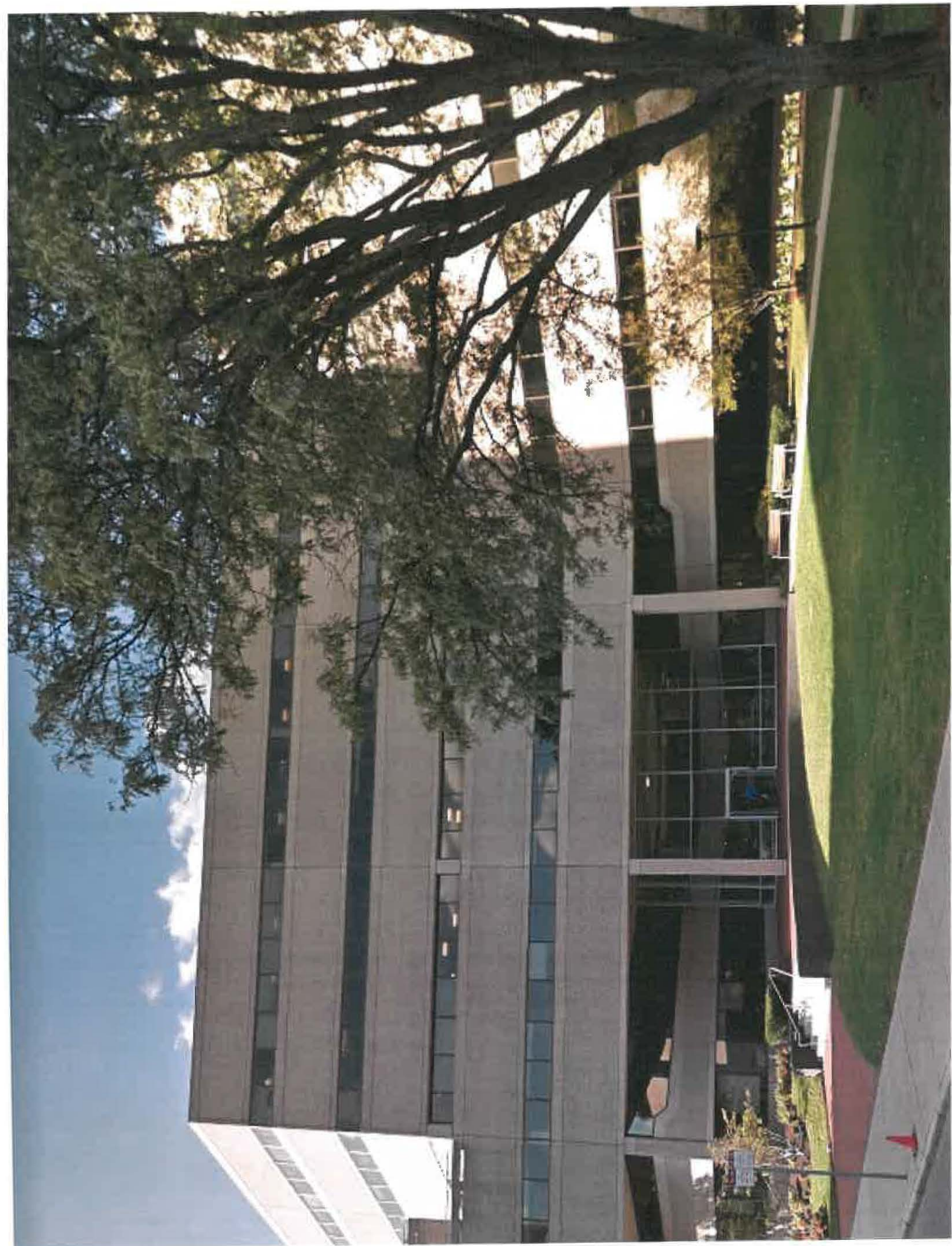
FELDMAN LAND SURVEYORS  
 152 HAMPDEN STREET  
 BOSTON, MASS. 02119  
 PHONE: (617)357-9740  
 www.feldmansurveyors.com

RESEARCH MAP FIELD CHECK BY FROM ARCH DATE APPROVED SHEET NO. 1 OF 1

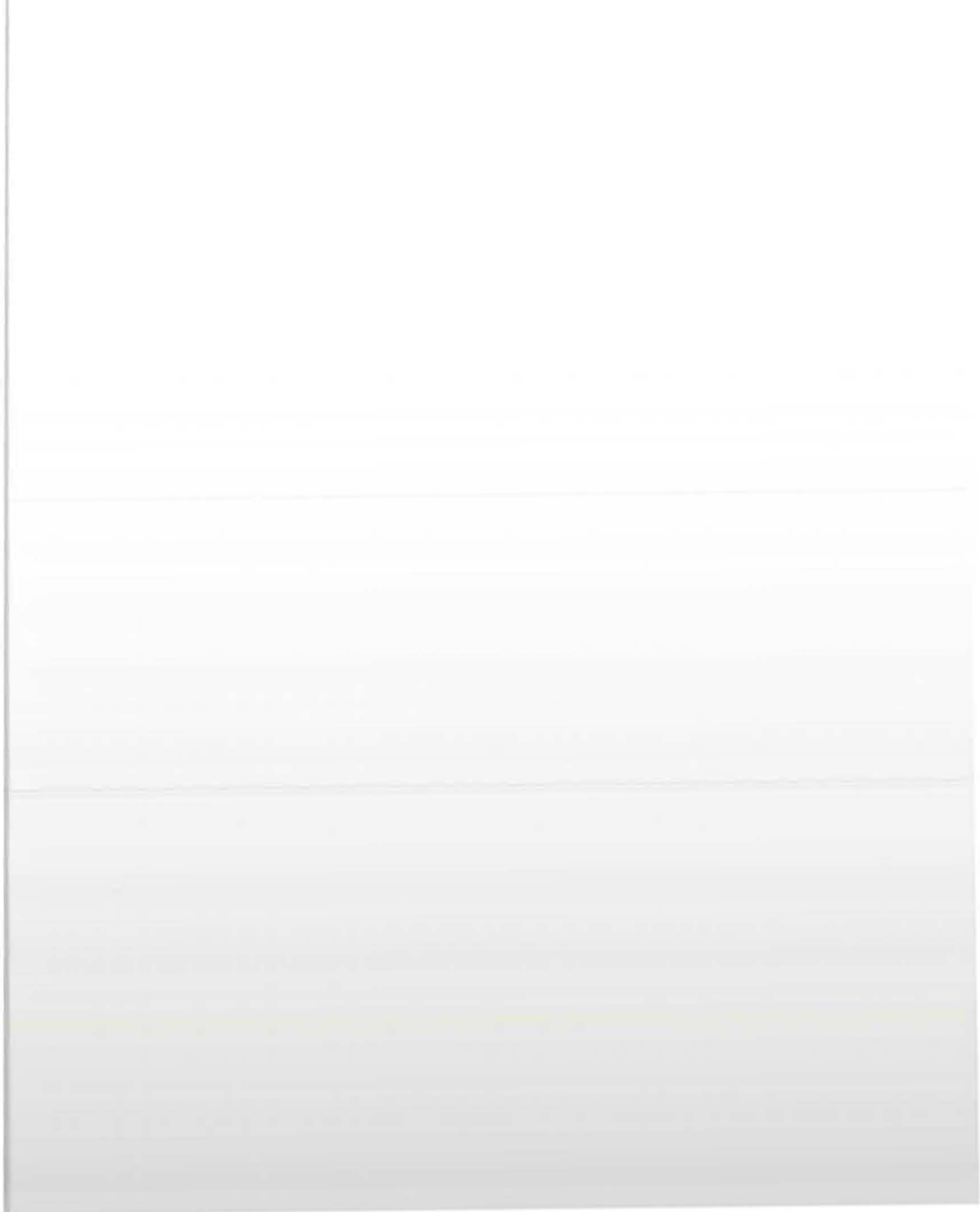
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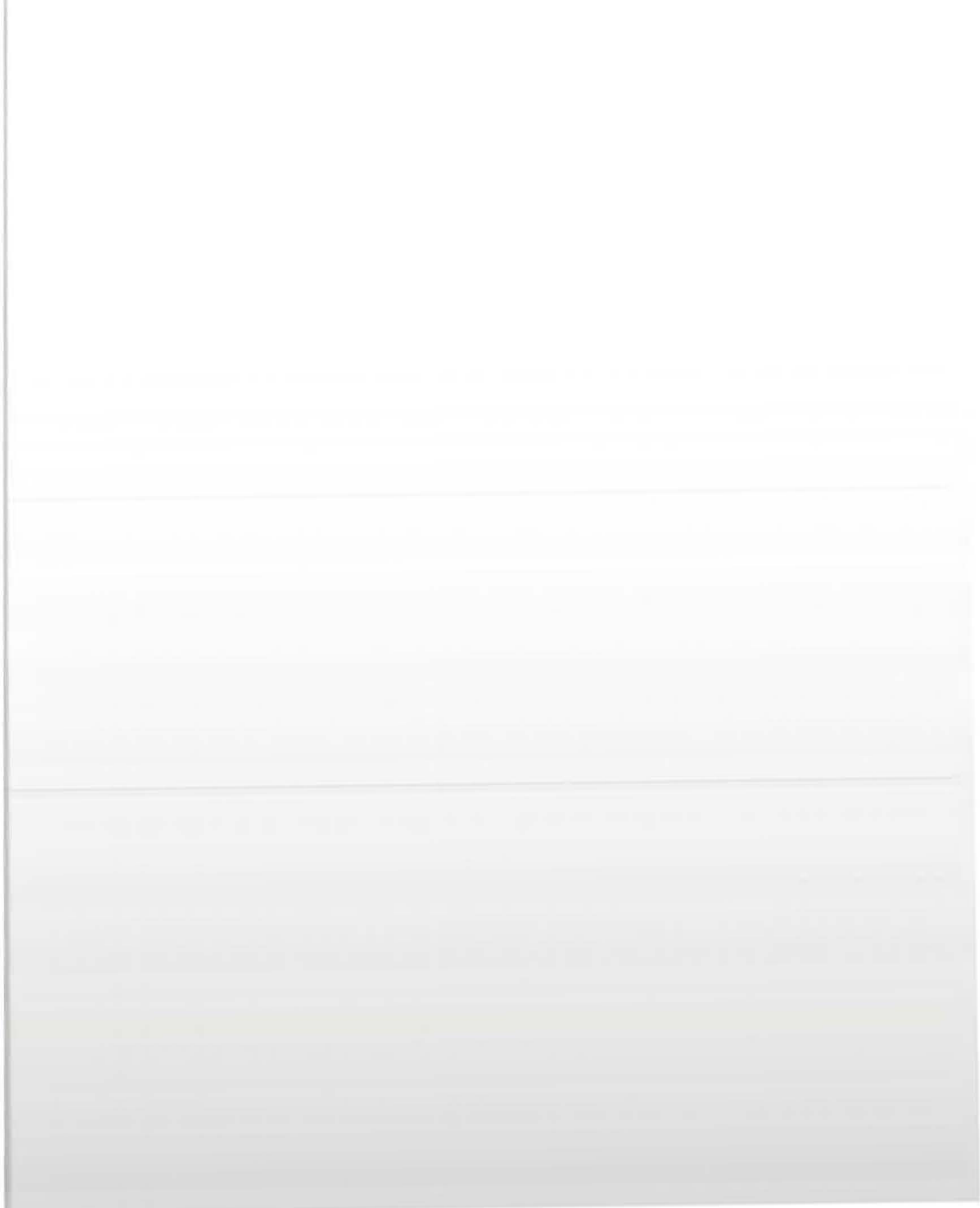
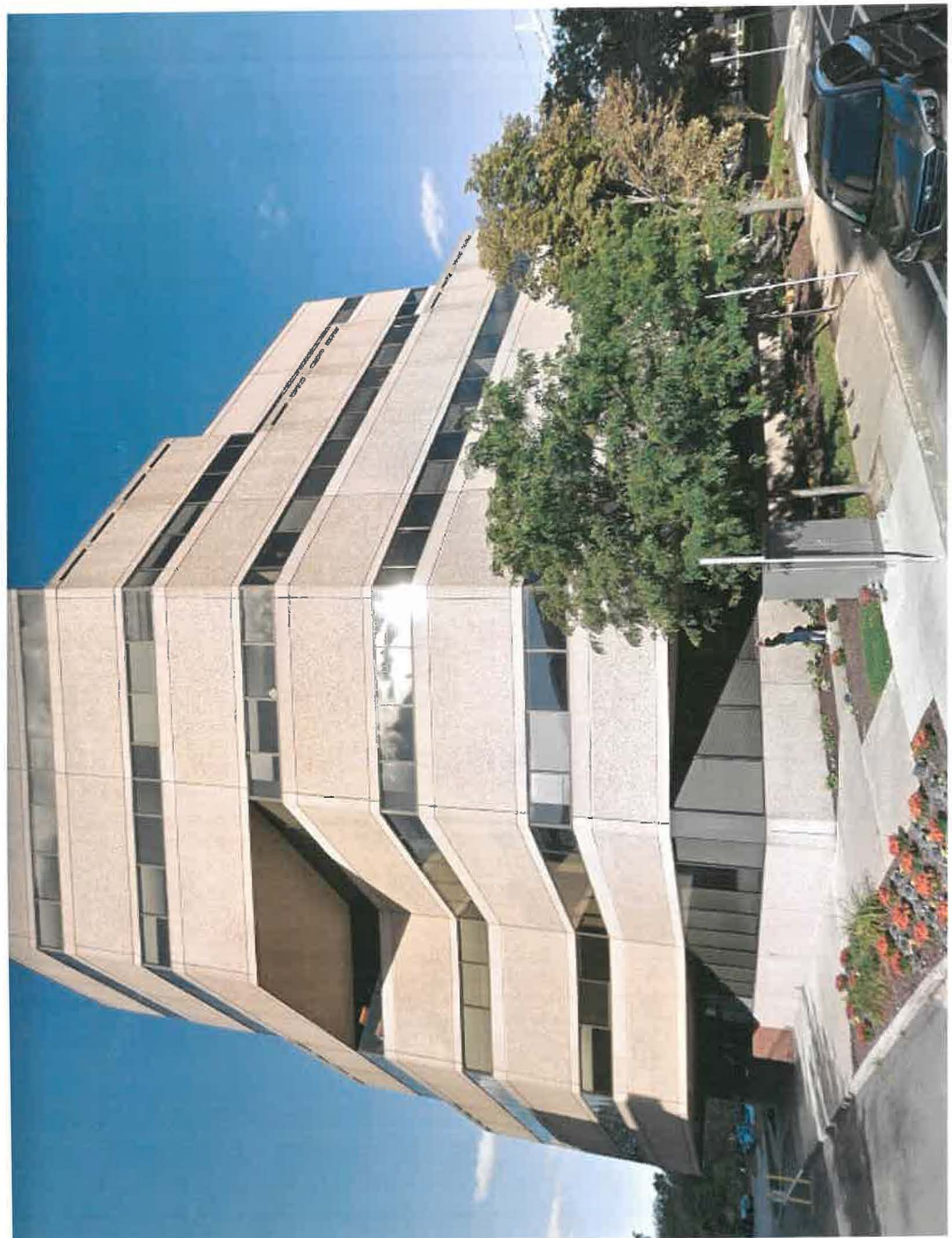














chburg Cutoff Bikepath

Celgene Avilomics Research

Fuse Cambridge

125 Cambridgepark Drive

Alewife Station

Alewife Station

tribution Center

Windsor at Cambridge Park

Vertica

Cambridgepark Dr

Cambridgepark Dr

Mooney St

Gymnastic Academy of Boston

Cambridge Park Apartments

Central Rock Gym

Iggy's Bread Of The World

Summer Shack

Fawcett St

Fawcett St

Access Rd

Steel Place

Alewife Station Access Rd

Alewife Brook Pkwy

Alewife Brook Pkwy

River