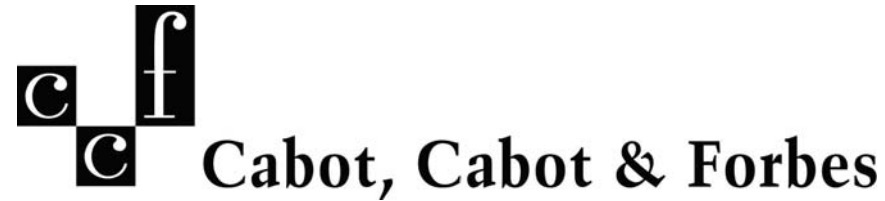


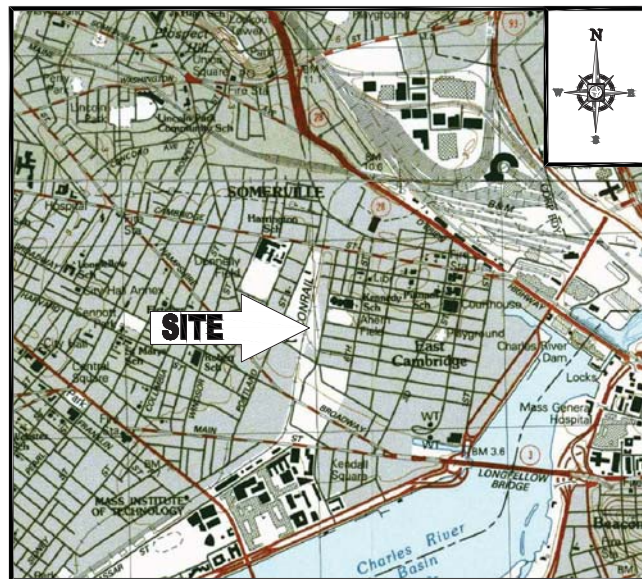
SITE DEVELOPMENT PLANS

FOR:

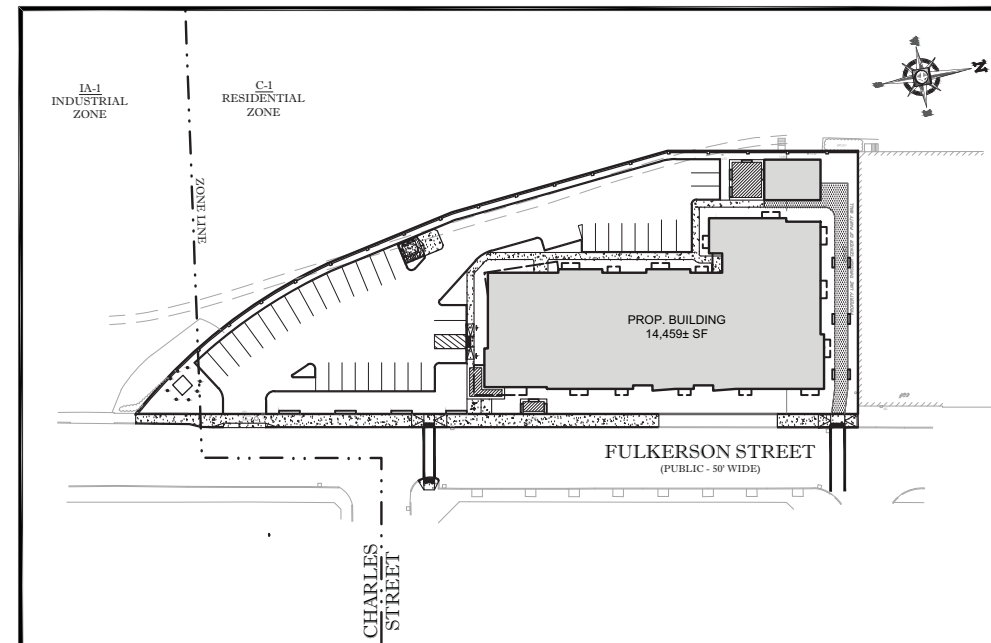


LOCATION OF SITE:
 135 FULKERSON STREET, CITY OF
 CAMBRIDGE, MIDDLESEX COUNTY,
 MASSACHUSETTS

MAP 32, LOT 52



LOCATION MAP
 SCALE: 1"=1500'
 PLAN REFERENCE: MASS GIS MAPPING



AREA PLAN
 SCALE: 1"=50'

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

SHEET INDEX

OWNER:

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

PREPARED BY



APPLICANT:

CABOT, CABOT & FORBES
 185 Dartmouth Street, Suite 402
 Boston, MA 02116



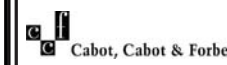
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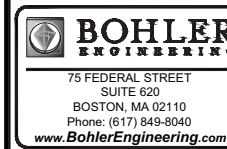
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PROJECT No.: M151016
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 CHECKED BY: SPM
 DATE: 02/11/16
 SCALE: AS NOTED
 CAD ID: M151016_SS1

PROJECT: **SITE DEVELOPMENT PLANS**
 FOR:



135 FULKERSON STREET
 CITY OF CAMBRIDGE
 MIDDLESEX COUNTY
 MASSACHUSETTS



SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1
 OF 5

REV 0 - 02/11/16

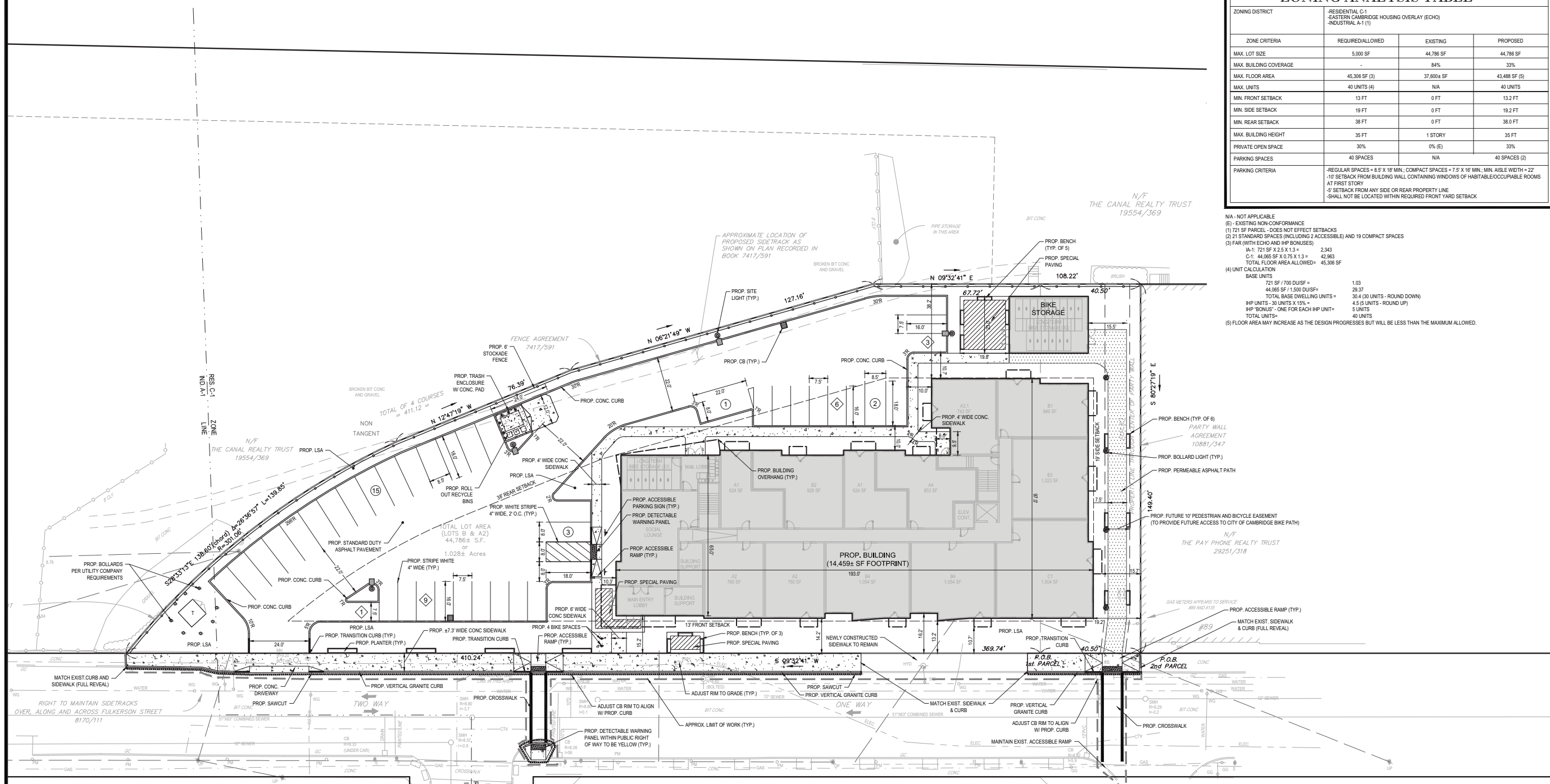
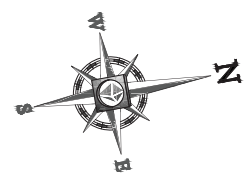
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LAND USE / ZONING INFORMATION & NOTES

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

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

N/A - NOT APPLICABLE
(E) - EXISTING NON-COMFORMANCE
(1) 721 SF PARCEL - DOES NOT EFFECT SETBACKS
(2) 21 STANDARD SPACES (INCLUDING 2 ACCESSIBLE) AND 19 COMPACT SPACES
(3) FAR (WITH ECHO AND IHP BONUSES)
W-1: 721 SF X 2.5 X 1.3 = 2,343
C-1: 44,065 SF X 0.75 X 1.3 = 42,963
TOTAL FLOOR AREA ALLOWED = 45,306 SF
(4) UNIT CALCULATION
BASE UNITS
721 SF / 700 DU/SF = 1.03
44,065 SF / 1,500 DU/SF = 29.37
TOTAL BASE DWELLING UNITS = 30.4 (30 UNITS - ROUND DOWN)
IHP UNITS - 30 UNITS X 15% = 4.5 (5 UNITS - ROUND UP)
IHP "BONUS" - ONE FOR EACH IHP UNIT = 5 UNITS
TOTAL UNITS = 40 UNITS
(5) FLOOR AREA MAY INCREASE AS THE DESIGN PROGRESSES BUT WILL BE LESS THAN THE MAXIMUM ALLOWED.

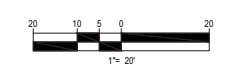


FULKERSON (PUBLIC - 50' WIDE) STREET

TAKING
8/17/106
PLAN 1997 OF 1953

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

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



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ORLANDO, FL
MIAMI, FL
FORT LAUDERDALE, FL
DADE COUNTY, FL
DADE COUNTY, FL

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SCALE: AS NOTED
CAD L.D.: M151016_SS1

SITE DEVELOPMENT PLANS FOR

Cabot, Cabot & Forbes

135 FULKERSON STREET
CITY OF CAMBRIDGE
MIDDLESEX COUNTY
MASSACHUSETTS

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REGISTERED PROFESSIONAL ENGINEER
MASS. REG. NO. 15942

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
2
OF 5

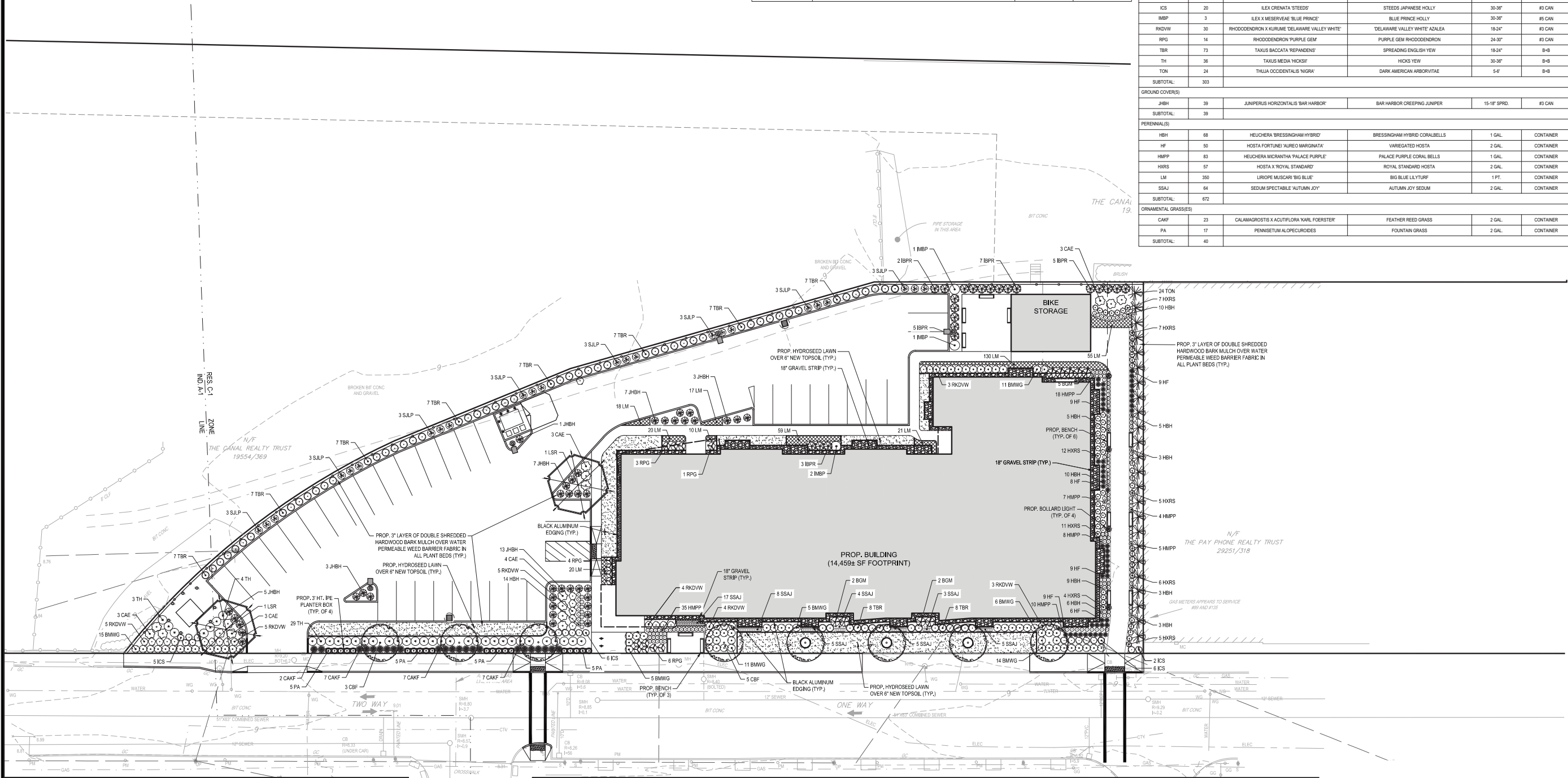
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CITY OF CAMBRIDGE LANDSCAPE REQUIREMENTS			
SECTION OF BY-LAW	DESCRIPTION	REQUIRED	PROPOSED
6.47	SCREENING: OFF STREET PARKING FACILITIES CONTAINING 5 OR MORE SPACES SHALL BE SCREENED FROM ADJACENT STREET AND LOTS. SUCH SCREENING SHALL NOT OBSTRUCT VEHICLE SIGHT DISTANCES, ENTRANCES, AND EXITS.	YES	YES
6.47.1	SCREENING SHALL CONSIST OF ON OR A COMBINATION OF THE FOLLOWING: (A) MIN. 5' WIDE STRIP DENSELY PLANTED WITH SHRUBS WHICH ARE AT LEAST 2' HT. AT TIME OF PLANTING AND EXPECTED TO FORM A CONTINUOUS YEAR ROUND VISUAL SCREEN WITHIN 3 YEARS. (B) FENCE OF UNIFORM APPEARANCE, NOT MORE THAN 50% OF THE FACE MAY BE OPEN. FENCE SHALL BE AT LEAST 4' AND NOT MORE THAN 6' IN HEIGHT.	YES	YES
6.48.1	ON GRADE, OPEN PARKING FACILITIES WHICH CONTAIN 5 OR MORE PARKING SPACES SHALL BE LANDSCAPED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS: (A) 5% OF THE INTERIOR SHALL BE LANDSCAPED (B) EACH PLANTING AREA SHALL BE AT LEAST 25 SQ. FT. (C) 1 TREE/10 SPACES - 4 REQUIRED TREES (D) TREES SHALL BE MIN. 3" CAL. AND OF A SPECIES RECOMMENDED IN 11.16.4(B)	YES	YES

LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES(S)					
CBF	9	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEEAM	2'-2 1/2" CAL.	B+B
LSR	2	LIQUIDAMBAR STRACIFLUA 'ROTUNDOLOBA'	SEEDLESS SWEETGUM	2 1/2-3" CAL.	B+B
DECIDUOUS SHRUB(S)					
CAE	16	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED RED TWIG DOGWOOD	2-3'	B+B
S.L.P.	24	SPREAIA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	15-18"	#3 CAN
EVERGREEN SHRUB(S)					
BGM	14	BUXUS ALBA 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	24"-30"	B+B
BMWG	67	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	30-36"	B+B
IBPR	22	ILEX X MESERIEVAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	24-30"	#5 CAN
ICS	20	ILEX ORNATA 'STEEDES'	STEEDES JAPANESE HOLLY	30-36"	#5 CAN
MBP	3	ILEX X MESERIEVAE 'BLUE PRINCE'	BLUE PRINCE HOLLY	30-36"	#5 CAN
RKD.VW	30	RHOCCODENDRON X KURUME 'DELAWARE VALLEY WHITE'	'DELAWARE VALLEY WHITE' AZALEA	15-24"	#3 CAN
PPG	14	RHOCCODENDRON 'PURPLE GEM'	PURPLE GEM RHOCCODENDRON	24-30"	#3 CAN
TBR	73	TAXUS SACCATTA 'REPAENDENS'	SPREADING ENGLISH YEW	15-24"	B+B
TH	36	TAXUS MEDIA 'HICKSII'	HICKS YEW	30-36"	B+B
TON	24	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	5-6'	B+B
GROUND COVERS(S)					
J.H.H.	39	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNPER	15-18" SPREAD	#3 CAN
PERENNIAL(S)					
H.H.	88	HEUCHERA 'BRESSINGHAM HYBRID'	BRESSINGHAM HYBRID CORALBELLS	1 GAL.	CONTAINER
HF	50	HOSTA FORTUNEI 'AUREO MARGINATA'	VARIEGATED HOSTA	2 GAL.	CONTAINER
H.M.P.P.	83	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	1 GAL.	CONTAINER
H.R.S.	57	HOSTA X ROYAL STANDARD'	ROYAL STANDARD HOSTA	2 GAL.	CONTAINER
LM	350	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 PT.	CONTAINER
SSAJ	64	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	2 GAL.	CONTAINER
ORNAMENTAL GRASSES(S)					
CAF	23	CALAMAGROSTIS X ACUTIFLORA 'YARL FOERSTER'	FEATHER REED GRASS	2 GAL.	CONTAINER
PA	17	PENNETUM ALOPECUROIDES	FOUNTAIN GRASS	2 GAL.	CONTAINER
SUBTOTAL: 672					



FULKERSON (PUBLIC - 50' WIDE) STREET

CHARLES STREET

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNERS (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

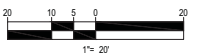
- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. FROM ALL PEDESTRIAN SURFACES OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. FROM ALL PAVED, TRAVELED SURFACES, OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVELED SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND WALKWAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEE THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

IRRIGATION NOTES

1. LAWN AREAS TO RECEIVE SPRAY IRRIGATION AND SHRUB/TREE BEDS TO RECEIVE DRIP IRRIGATION.
2. CONTRACTOR TO FURNISH AND INSTALL ALL ITEMS NECESSARY FOR A COMPLETE AND TURNKEY IRRIGATION SYSTEM, INCLUDING BUT NOT LIMITED TO SPRAY HEADS, PUMPS, SUPPLY LINES, VALVES, VALVE BOXES, PUMP STATIONS, METERS, AND CONTROLLERS.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS SHOWING ALL COMPONENTS OF IRRIGATION SYSTEM PRIOR TO INSTALLATION, COORDINATE WITH OWNER ON INSTALLATION.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



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PROJECT No.: M151016
DRAWN BY: ZLR
CHECKED BY: SPM
DATE: 6/21/16
SCALE: AS NOTED
CAD I.D.: M151016_SS1

PROJECT: SITE DEVELOPMENT PLANS FOR

Cabot, Cabot & Forbes

135 FULKERSON STREET
CITY OF CAMBRIDGE
MIDDLESEX COUNTY
MASSACHUSETTS

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M.J. MRVA

LANDSCAPE ARCHITECT

MASSACHUSETTS No. 1217
RHODE ISLAND No. 419
NEW YORK No. 002359
NEW HAMPSHIRE No. 109

LANDSCAPE PLAN

SHEET NUMBER: **3**
OF 5

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IMAGE 1-1. FRONTAGE ALONG FULKERSON STREET FACING NORTH



IMAGE 1-2. ABUTTING PROPERTY TO THE NORTH

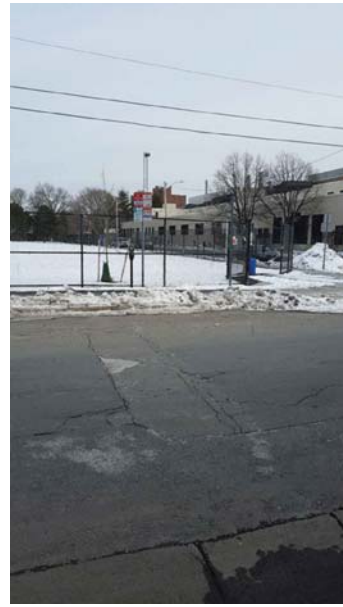


IMAGE 1-3. ABUTTING JOHN A. AHERN FIELD TO THE EAST



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



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



IMAGE 1-6. ABUTTING PROPERTY TO THE SOUTH



IMAGE 1-7. BUILDING FRONTAGE ALONG FULKERSON STREET



IMAGE 1-8. PARKING AREA TO REAR OF BUILDING

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135 FULKERSON STREET
 CITY OF CAMBRIDGE
 MIDDLESEX COUNTY
 MASSACHUSETTS

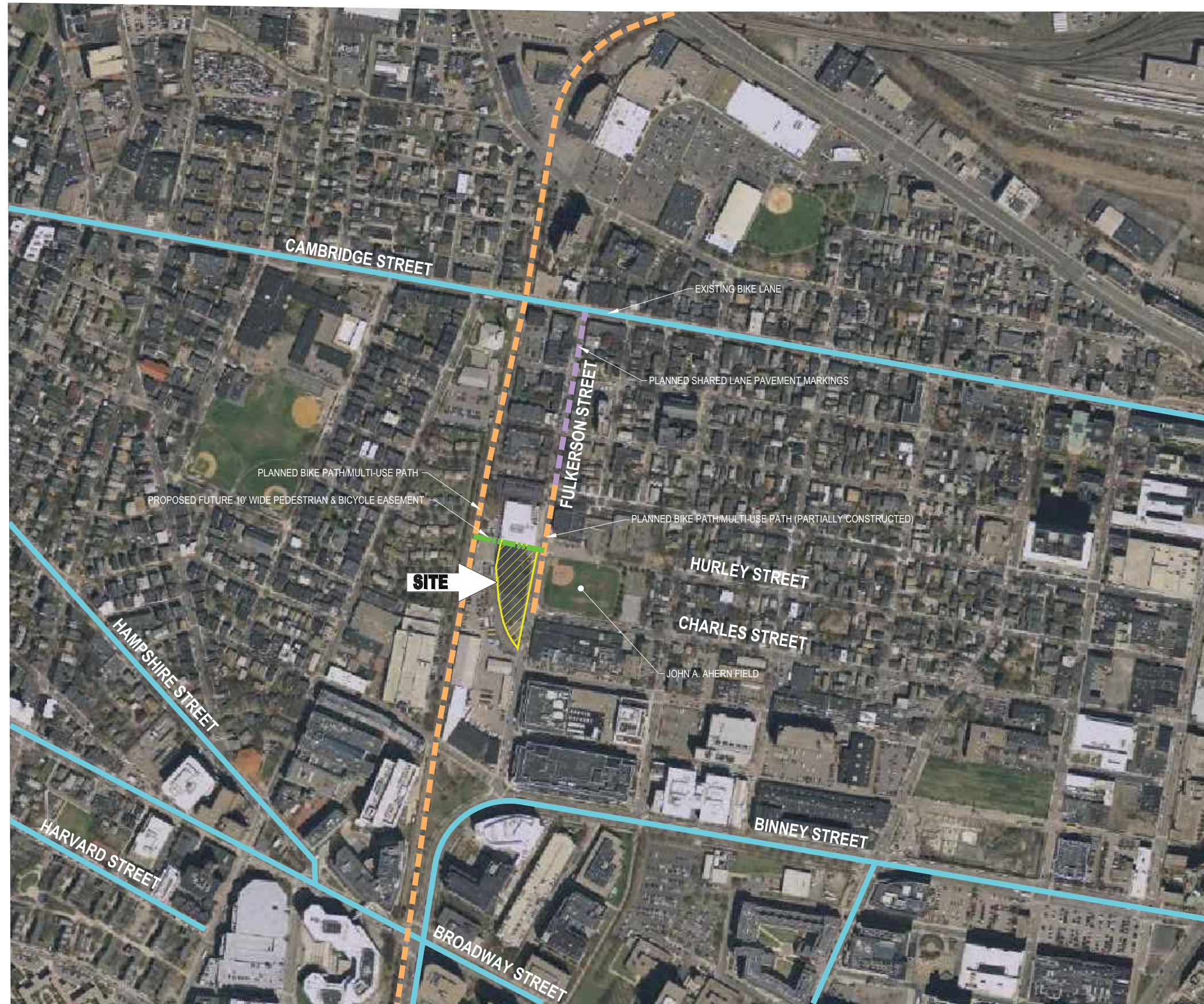
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S.P. MARRASANO
 REGISTERED PROFESSIONAL ENGINEER
 MASSACHUSETTS REG. NO. 55942

SHEET TITLE:
EXISTING CONDITIONS PHOTOS

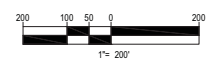
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LEGEND

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



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S.P. MARTINO

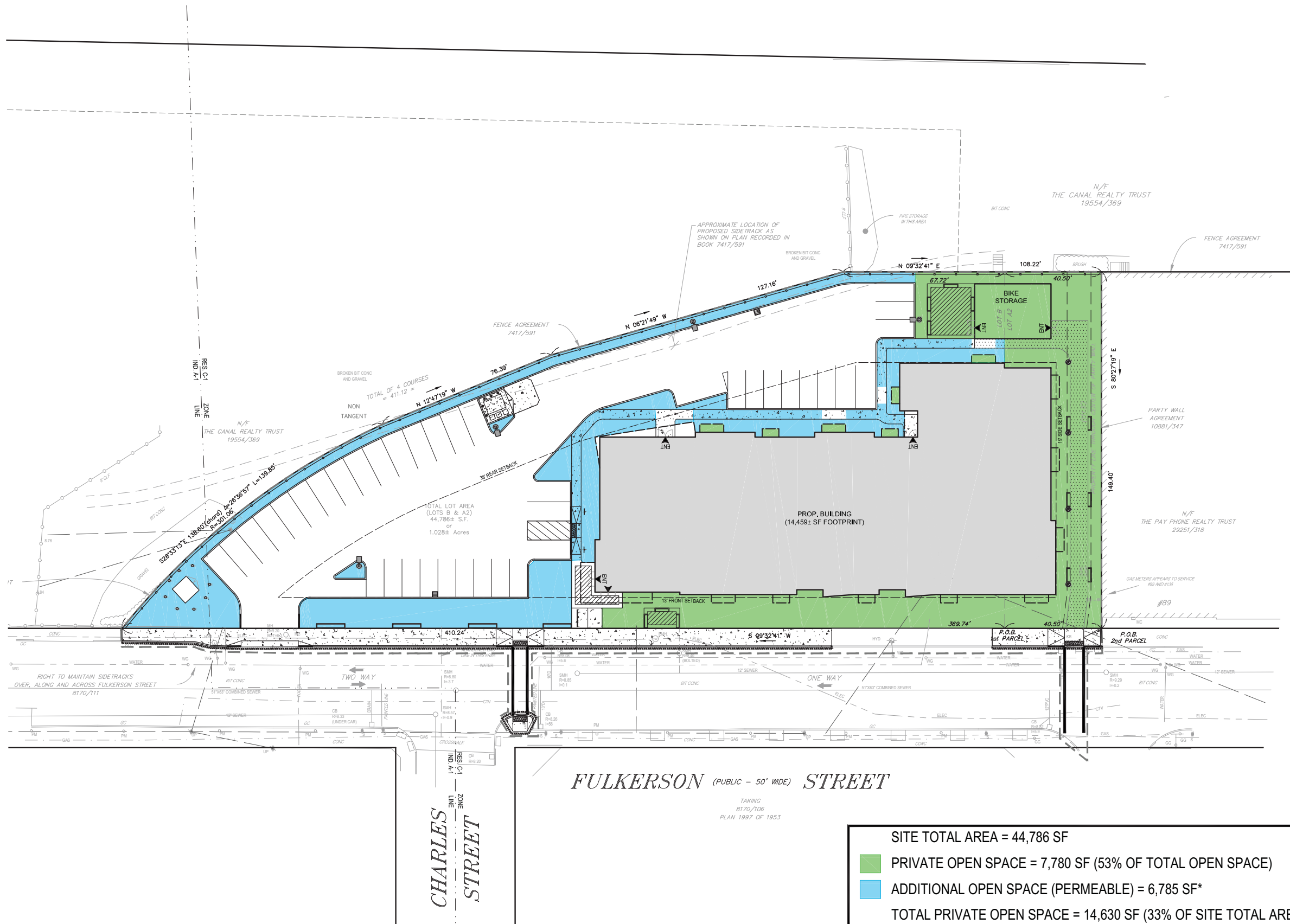
STEPHEN P. MARTINO
 No. 1542
 PROFESSIONAL ENGINEER
 MASS. PROFESSIONAL ENG. 15942

SHEET TITLE:
SITE CONTEXT MAP

SHEET NUMBER:
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 OF 5

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FULKERSON (PUBLIC - 50' WIDE) STREET

TAKING
8170/106
PLAN 1997 OF 1953

CHARLES STREET

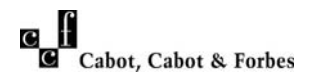
- SITE TOTAL AREA = 44,786 SF
- PRIVATE OPEN SPACE = 7,780 SF (53% OF TOTAL OPEN SPACE)
- ADDITIONAL OPEN SPACE (PERMEABLE) = 6,785 SF*
- TOTAL PRIVATE OPEN SPACE = 14,630 SF (33% OF SITE TOTAL AREA)

*TOTAL PERMEABLE OPEN SPACE = 12,765 SF

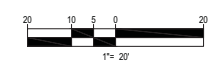
OPEN SPACE EXHIBIT

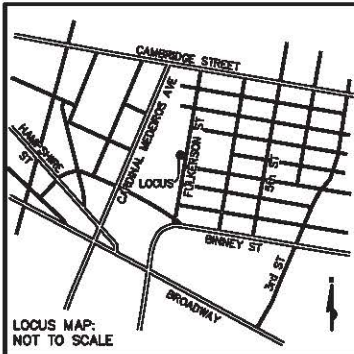
135 FULKERSON STREET
CAMBRIDGE, MA

DATED: 06/01/2016
PREPARED FOR:



PREPARED BY
BOHLER ENGINEERING
75 FEDERAL STREET
SUITE 620
BOSTON, MA 02110
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SCHEDULE A: LEGAL DESCRIPTION of First American Title Insurance Company, Commitment for Title Insurance, Commitment Number: NCS-871037-BOS1, Effective Date: May 27, 2014.

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

A parcel of land with the buildings thereon now known and numbered as 93-103 Fulkerson Street, situated in that part of Cambridge known as East Cambridge, in the County of Middlesex, Commonwealth of Massachusetts and being shown as Lot B on a plan entitled, Sub-Division of Land in Cambridge, Mass., Belonging to Everett T. Stretton, Scale 1. = 40, dated August 24, 1949, Edward F. Carney, Surveyor recorded as Plan No. 1392 of 1949 with said Deeds at Book 7473, Page 202 and bounded and described according to said plan as follows:

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

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

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

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

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

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

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

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

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

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

SCHEDULE B - SECTION 2: EXCEPTIONS of First American Title Insurance Company, Commitment for Title Insurance, Commitment Number: NCS-871037-BOS1, Effective Date: May 27, 2014.

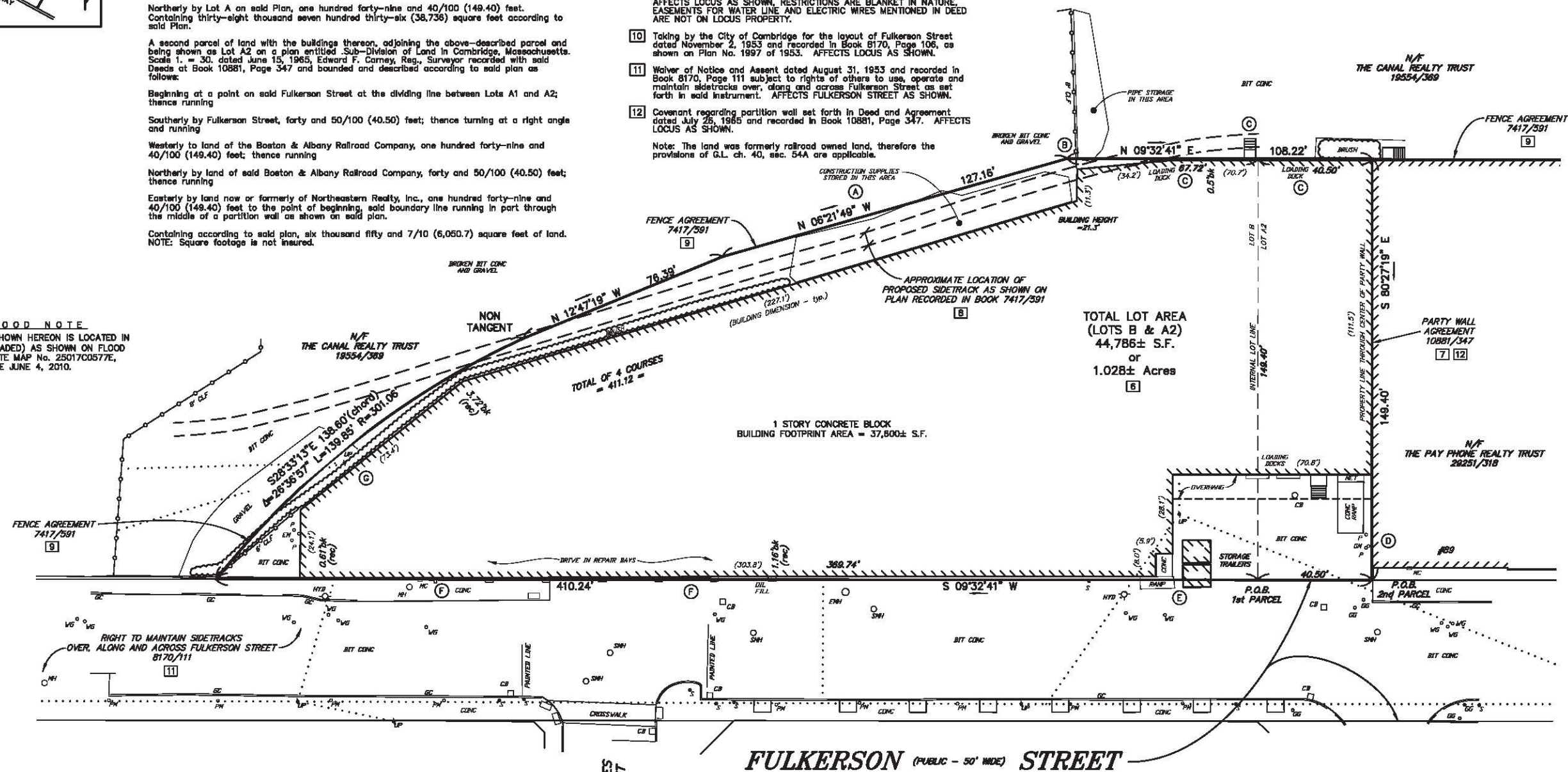
- 5 Title to and rights of the public and others entitled thereto in and to those portions of the insured premises lying within the bounds of adjacent streets, roads, and ways. AFFECTS LOCUS AS SHOWN.
- 6 The exact acreage or square footage being other than as stated Schedule A or the plan(s) therein referred to. AFFECTS LOCUS AS SHOWN.
- 7 Partition wall on lot line between Lot A2 and Lot A1 shown on Plan No. 921 of 1965 recorded in Book 10881, Page 347. AFFECTS LOCUS AS SHOWN.
- 8 Proposed sidetrack shown on Plan recorded in Book 7417, Page 591. AFFECTS LOCUS AS SHOWN, NO VISIBLE EVIDENCE OF TRACK WAS FOUND.
- 9 Restriction regarding damages and agreement regarding fence set forth in deed dated March 24, 1949 and recorded in Book 7417, Page 591. AFFECTS LOCUS AS SHOWN, RESTRICTIONS ARE BLANKET IN NATURE, EASEMENTS FOR WATER LINE AND ELECTRIC WIRES MENTIONED IN DEED ARE NOT ON LOCUS PROPERTY.
- 10 Taking by the City of Cambridge for the layout of Fulkerson Street dated November 2, 1953 and recorded in Book 8170, Page 106, as shown on Plan No. 1997 of 1953. AFFECTS LOCUS AS SHOWN.
- 11 Waiver of Notice and Assent dated August 31, 1953 and recorded in Book 8170, Page 111 subject to rights of others to use, operate and maintain sidetracks over, along and across Fulkerson Street as set forth in said instrument. AFFECTS FULKERSON STREET AS SHOWN.
- 12 Covenant regarding partition wall set forth in Deed and Agreement dated July 25, 1965 and recorded in Book 10881, Page 347. AFFECTS LOCUS AS SHOWN.

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

- REFERENCES:**
 MIDDLESEX COUNTY (SOUTHERN DISTRICT) REGISTRY OF DEEDS
 DEED BOOK 13320 PAGE 154 (LOCUS DEED)
 PLAN 1382 OF 1949 (LOCUS PLAN)
 PLAN 921 OF 1965 (LOCUS PLAN)
 PLAN 504 OF 1949
 PLAN 277 OF 1962
 PLAN 278 OF 1962
 PLAN 1211 OF 1967
 PLAN 1747 OF 1967



FLOOD NOTE
 THE PARCEL SHOWN HEREON IS LOCATED IN ZONE X (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP No. 2501700577E, EFFECTIVE DATE JUNE 4, 2010.



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

- NOTES:**
- 1) NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - 2) NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED WERE OBSERVED.
 - 3) NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
 - 4) NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY OR BURIAL GROUND.
 - 5) THE BUILDING NUMBER WAS OBSERVED.
 - 6) THE PREMISES HAS NO SPACES MARKED FOR PARKING.
 - 7) OWNER: THE SCARBOROUGH REALTY TRUST
 DEED BOOK 13320 PAGE 154
 ASSESSORS MAP 32, LOT 52
 - 8) THE PARCEL SHOWN HEREON IS THE SAME PARCEL AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER NCS-871037-BOS1, BEARING AN EFFECTIVE DATE OF MAY 27, 2014.

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

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



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

To: 135 Cambridge LLC and First American Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, 18, and 21 of Table A thereof. The field work was completed on June 28, 2014.

Michael A. Pustizzi, PLS
 Registration No. 48505
 In the Commonwealth of Massachusetts
 Date of Survey: June 28, 2014
 Date of Last Revision: July 1, 2014

#135 FULKERSON STREET

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

SCALE: 1" = 20' DATE: JUNE 28, 2014

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

RESIDENTIAL BUILDING SUMMARY

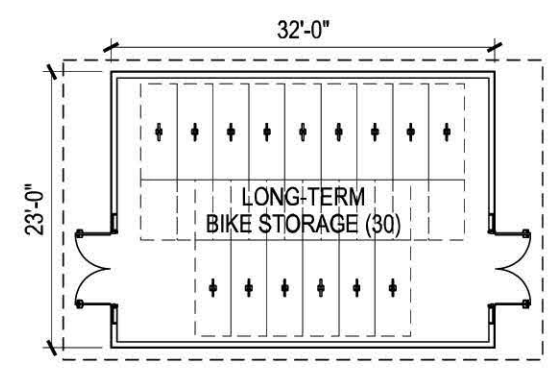
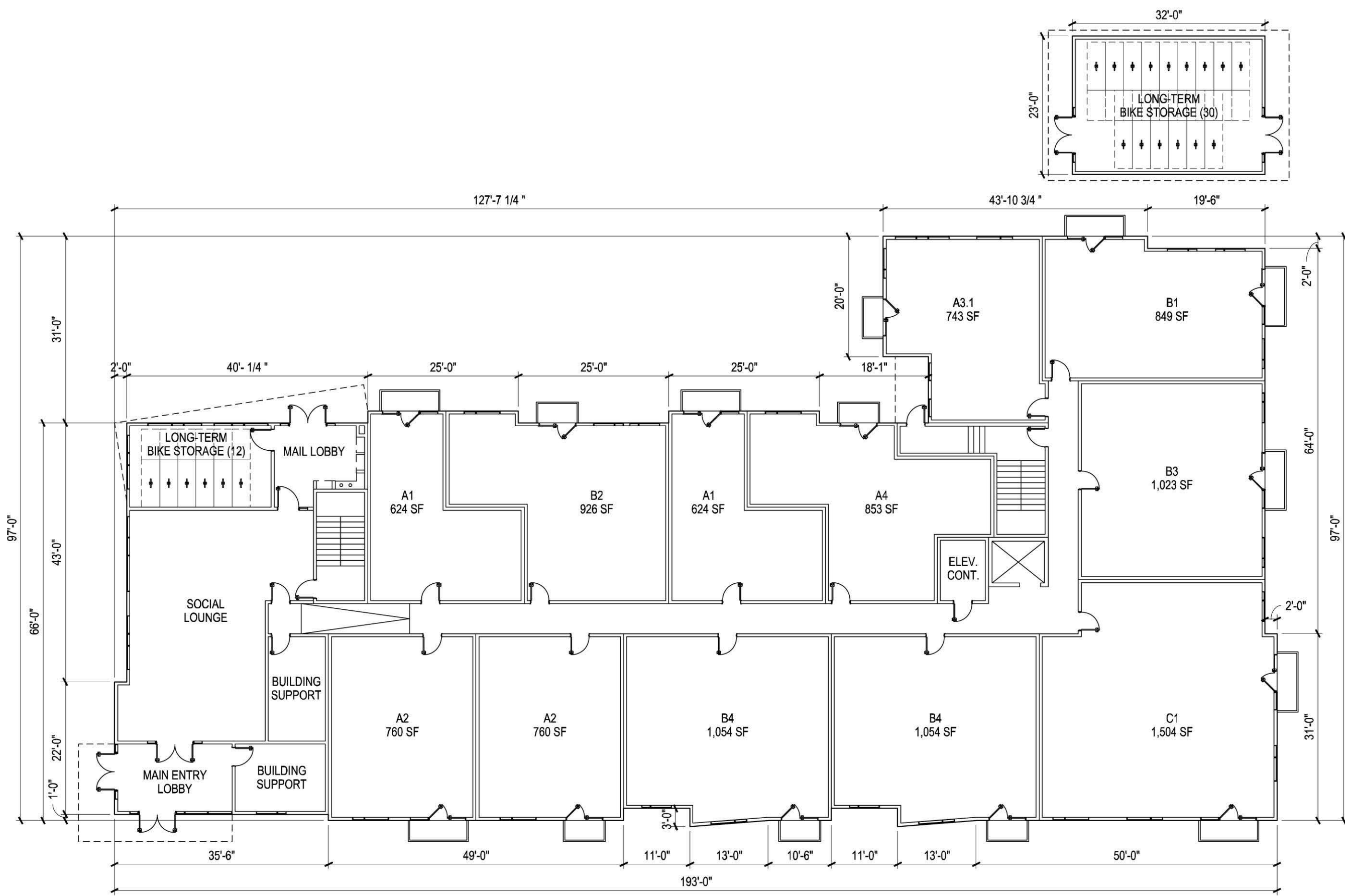
UNIT TYPE	DESCRIPTION	BEDS/UNIT	UNIT NRSF	PRIVATE		1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL UNITS	TOTAL BEDS	TOTAL NRSF	UNIT MIX
				OPEN SPACE	# OF UNITS	# OF UNITS	# OF UNITS					
A1	1 BED/1 BATH	1	624	35		2	2	2	6	6	3,744	15.0%
A2	1 BED/1 BATH	1	760	35		2	2	0	4	4	3,040	10.0%
A2.1	1 BED/1 BATH	1	735	0		0	0	1	1	1	735	2.5%
A2.2	1 BED/1 BATH	1	723	0		0	0	1	1	1	723	2.5%
A3	1 BED/1 BATH	1	721	24		0	1	1	2	2	1,442	5.0%
A3.1	1 BED/1 BATH	1	743	0		1	0	0	1	1	743	2.5%
A4	1 BED/1 BATH + DEN	1	853	24		1	0	0	1	1	853	2.5%
1-BR TOTALS			705						16	16	11,280	40.0%
B1	2 BED/1 BATH	2	849	70		1	1	1	3	6	2,547	7.5%
B2	2 BED/1 BATH	2	926	24		1	1	1	3	6	2,778	7.5%
B3	2 BED/2 BATH	2	1,023	35		1	1	1	3	6	3,069	7.5%
B4	2 BED/2 BATH	2	1,054	24		2	2	0	4	8	4,216	10.0%
B4.1	2 BED/2 BATH	2	1,001	0		0	0	2	2	4	2,002	5.0%
B5	2 BED/2 BATH	2	1,023	24		0	1	1	2	4	2,046	5.0%
B6	2 BED/2 BATH	2	1,174	0		0	1	1	2	4	2,348	5.0%
B7	2 BED/2 BATH	2	1,177	0		0	1	1	2	4	2,354	5.0%
2-BR TOTALS			1,017						21	42	21,360	52.5%
C1	3 BED/2 BATH	3	1,504	70		1	1	0	2	6	3,008	5.0%
C1.1	3 BED/2 BATH	3	1,367	0		0	0	1	1	3	1,367	2.5%
3-BR TOTALS			1,458						3	9	4,375	7.5%
TOTALS			925			12	14	14	40	67	37,015	100.0%

RESIDENTIAL SUMMARY	NRSF	GSF	EFFICIENCY
FIRST FLOOR	10,774	14,459	74.5%
SECOND FLOOR	13,273	14,667	90.5%
THIRD FLOOR	12,968	14,362	90.3%
TOTALS	37,015	43,488	85.1%

AMENITY SUMMARY	GSF
AMENITY & BLDG SUPPORT	2,246

NOTE: THE UNIT SIZES ARE ESTIMATES AND SUBJECT TO CHANGE DURING THE BUILDING DESIGN PROCESS





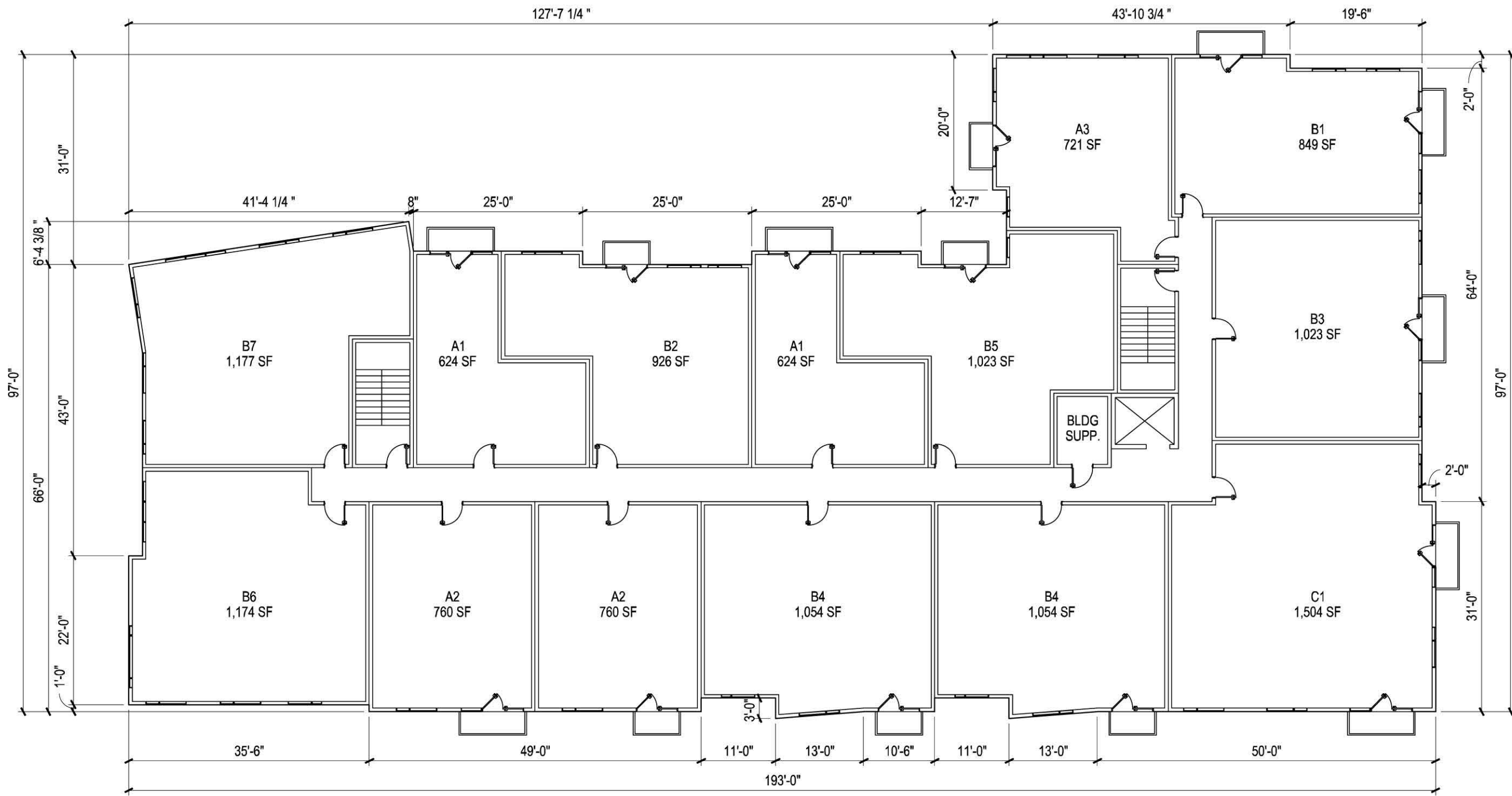
Cabot, Cabot & Forbes 135 Fulkerson Street, Cambridge, MA

Level One Plan

1/16" = 1'-0"

06.21.2016



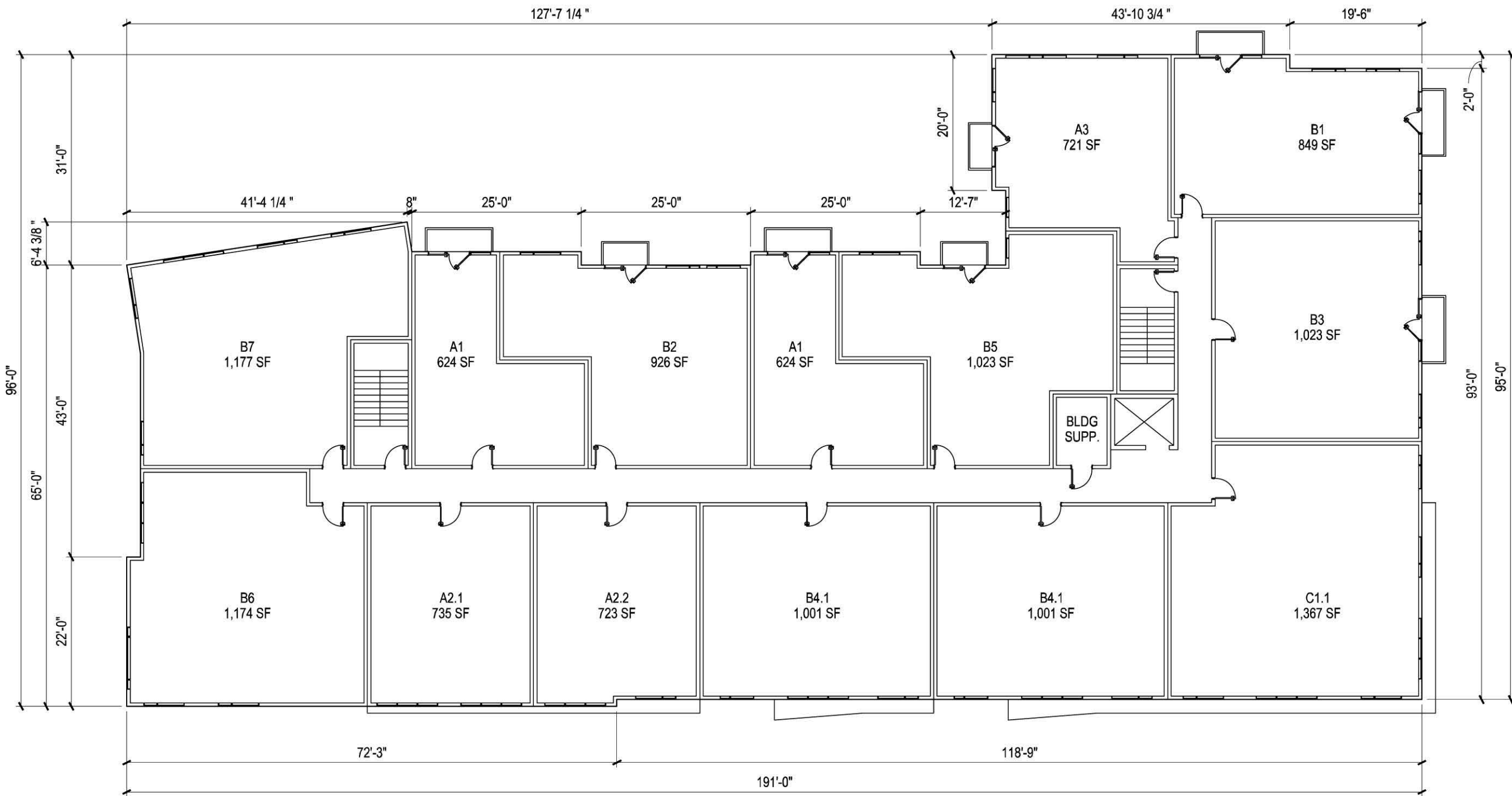


Cabot, Cabot & Forbes 135 Fulkerson Street, Cambridge, MA

Level Two Plan

1/16" = 1'-0"

06.21.2016



Cabot, Cabot & Forbes 135 Fulkerson Street, Cambridge, MA

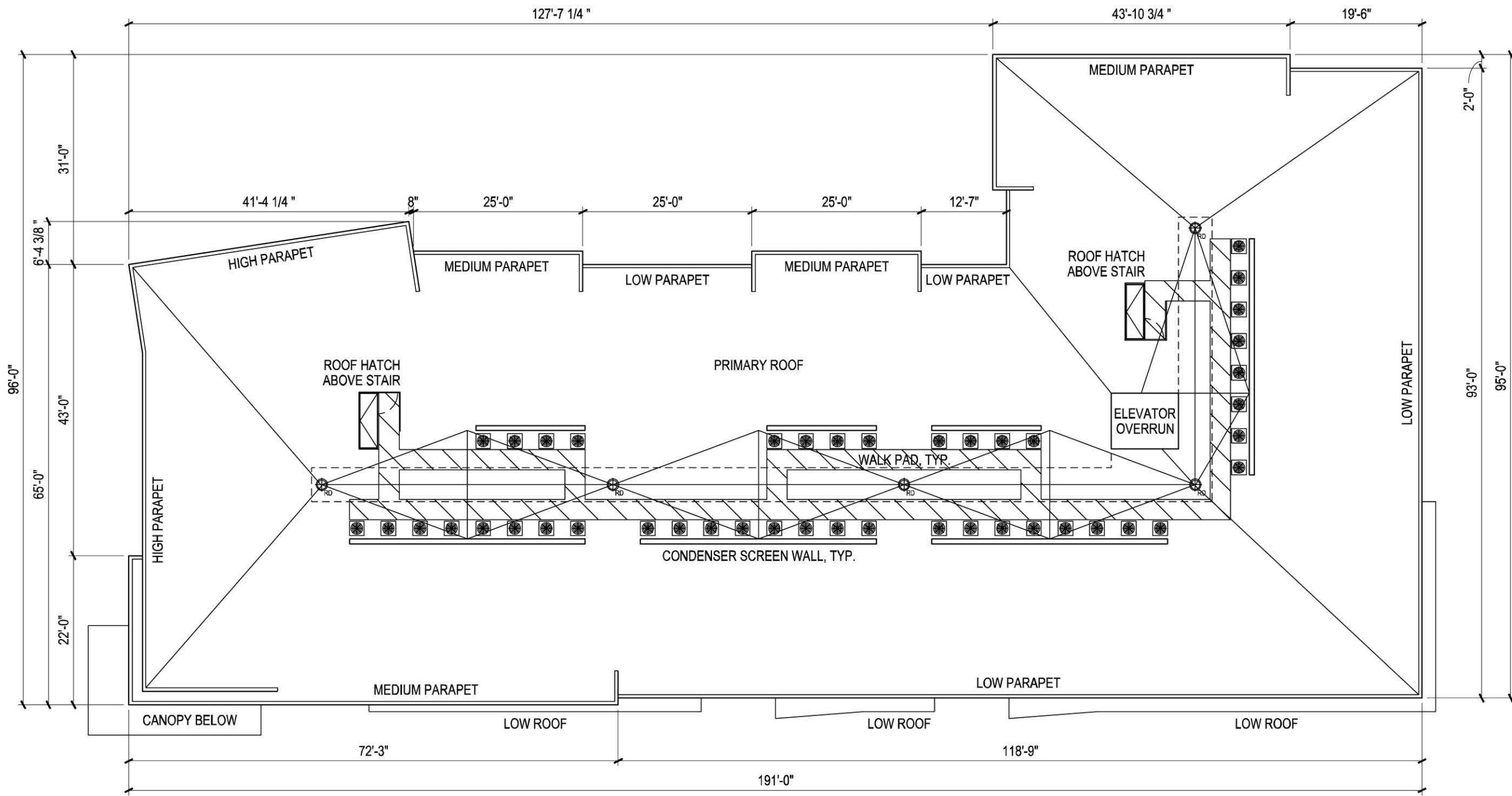
Level Three Plan

1/16" = 1'-0"

06.21.2016



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Cabot, Cabot & Forbes 135 Fulkerson Street, Cambridge, MA

Roof Level Plan

1/16" = 1'-0"

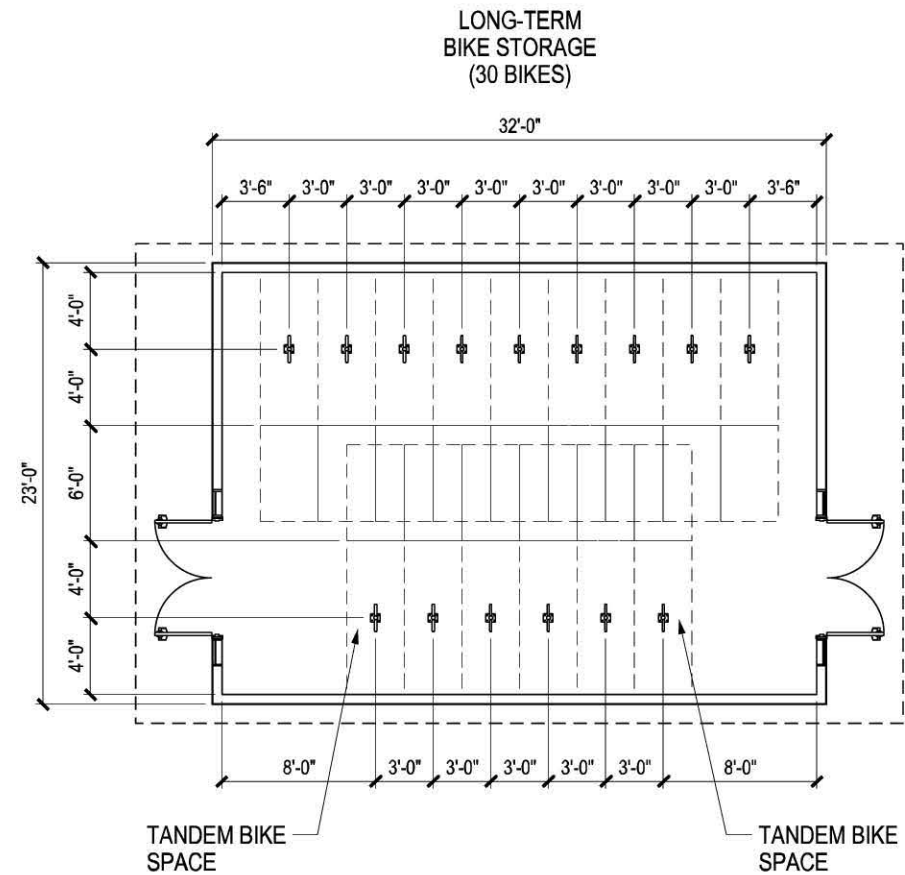
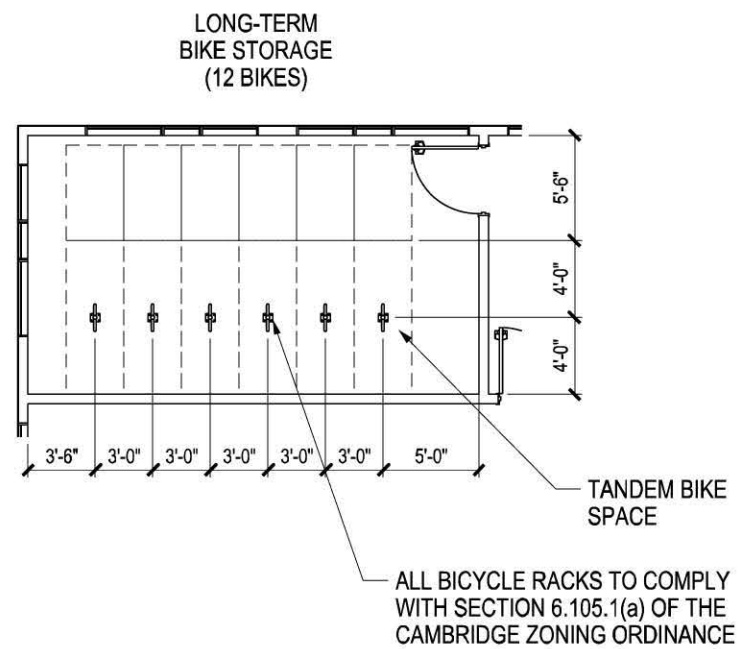
06.21.2016

LONG-TERM BICYCLE PARKING REQUIRED:
 1.00 x 20 UNITS = 20 BIKES
 1.05 x 20 UNITS = 21 BIKES
 TOTAL = 41 BIKES

LONG-TERM BICYCLE PARKING PROVIDED:
 TOTAL = 42 BIKES

SHORT-TERM BICYCLE PARKING REQUIRED:
 0.10 x 40 UNITS = 20 BIKES
 TOTAL = 4 BIKES

SHORT-TERM BICYCLE PARKING PROVIDED:
 TOTAL = 4 BIKES
 (SHOWN ON SITE PLAN)





Cabot, Cabot & Forbes 135 Fulkerson Street, Cambridge, MA

Existing Conditions

06.21.2016



Cabot, Cabot & Forbes 135 Fulkerson Street, Cambridge, MA

3D Perspective

06.21.2016



Cabot, Cabot & Forbes 135 Fulkerson Street, Cambridge, MA

Existing Conditions

06.21.2016



Cabot, Cabot & Forbes 135 Fulkerson Street, Cambridge, MA

3D Perspective

06.21.2016



Cabot, Cabot & Forbes 135 Fulkerson Street, Cambridge, MA

East Elevation

06.21.2016



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South Elevation

06.21.2016



Cabot, Cabot & Forbes 135 Fulkerson Street, Cambridge, MA

West Elevation

06.21.2016



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North Elevation

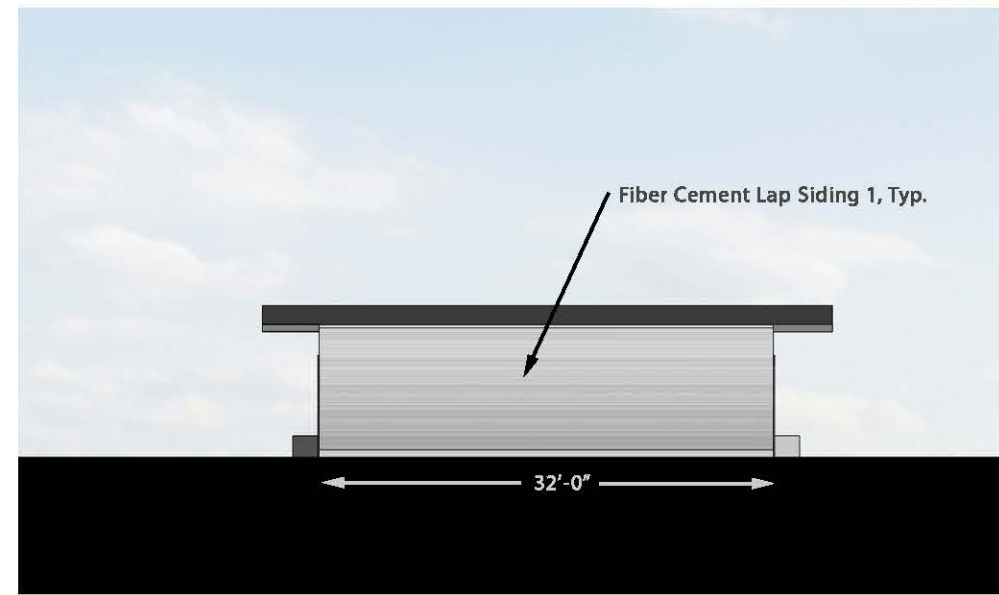
06.21.2016



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North Elevation



West Elevation



South Elevation



East Elevation



Cabot, Cabot & Forbes 135 Fulkerson Street, Cambridge, MA

Bike Storage Elevation

06.21.2016