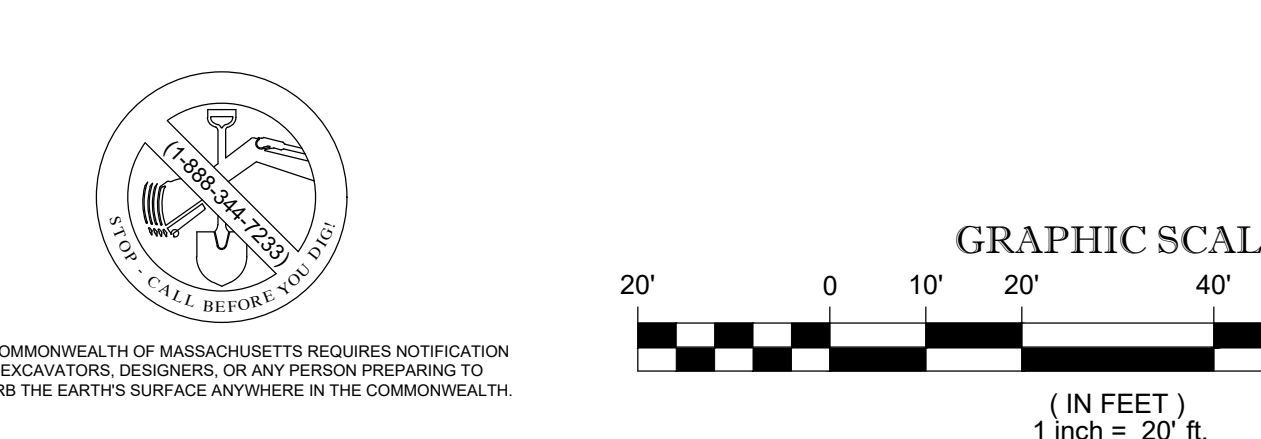
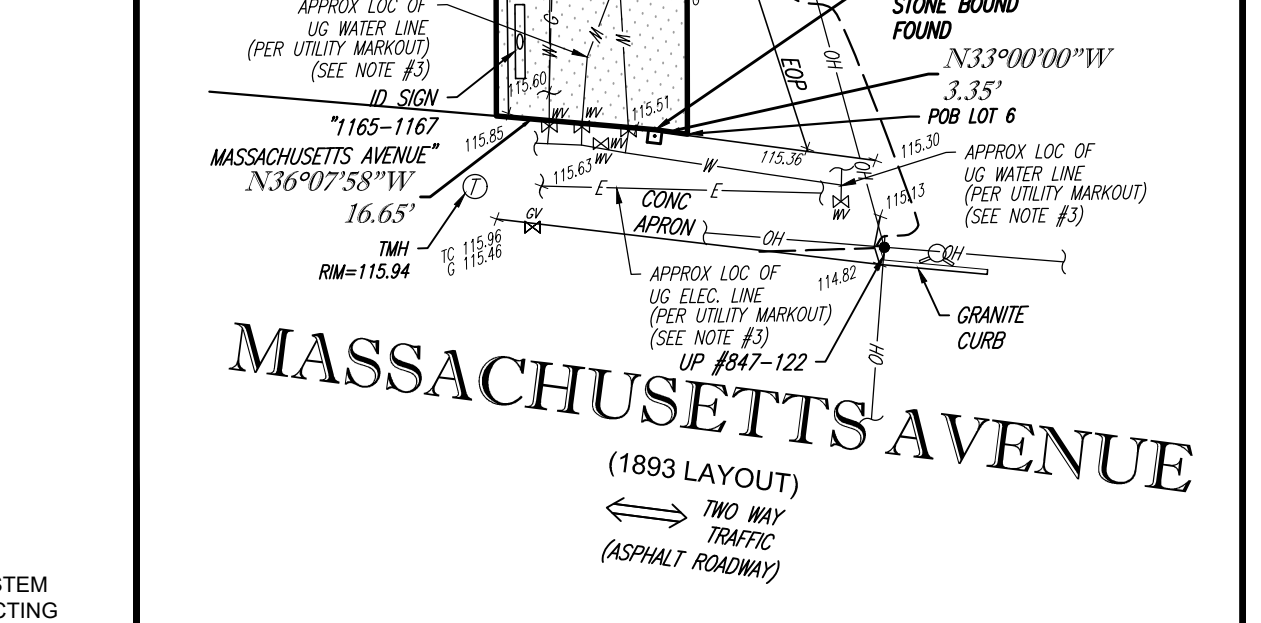
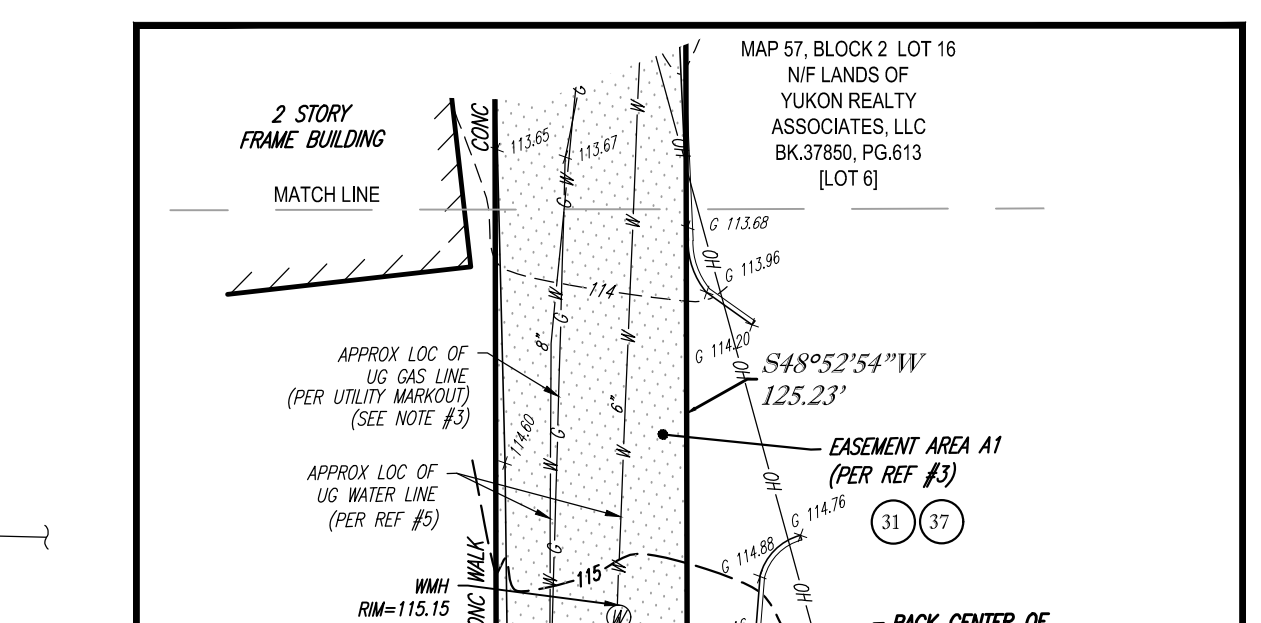
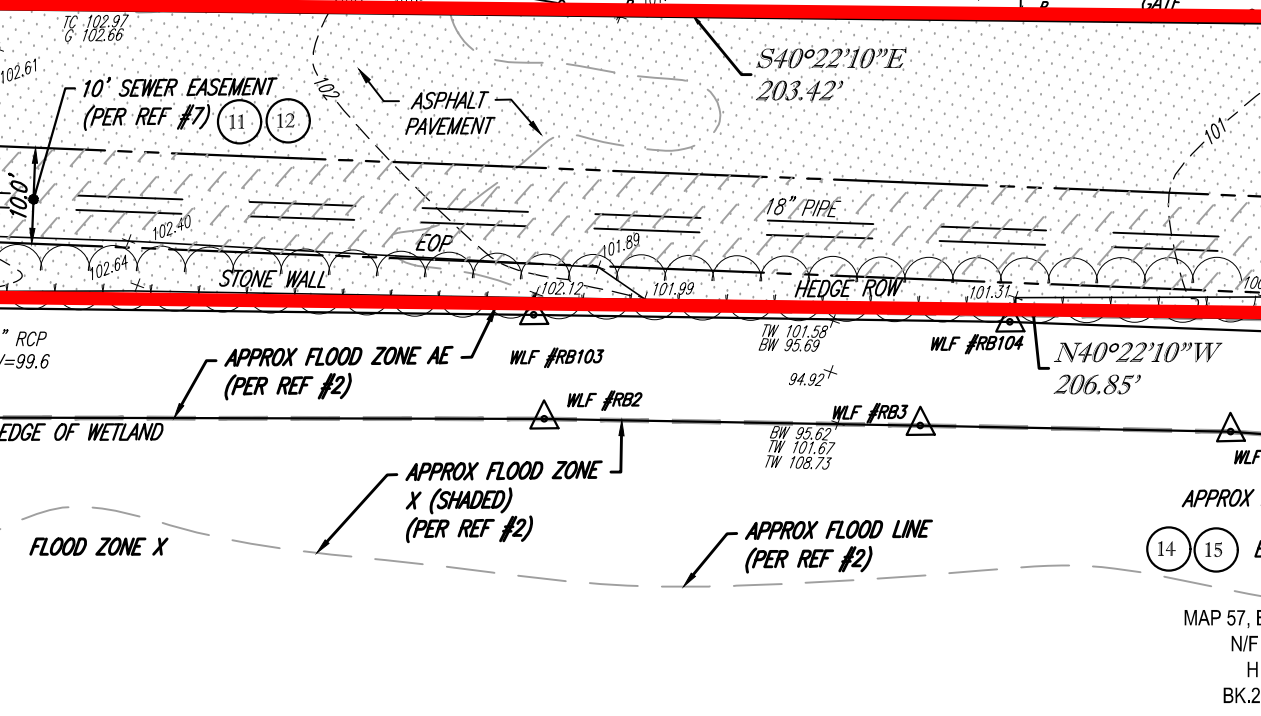


NOTES:

- PROPERTY KNOWN AS LOT 10B AS SHOWN ON THE TOWN OF ARLINGTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 57.
- LOT 9 AREA = 98,272 SQUARE FEET OR 2.256 ACRES. LOT 8D AREA = 2,960 SQUARE FEET OR 0.068 ACRES. TOTAL AREA = 101,232 SQUARE FEET OR 2.324 ACRES.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. 1921-0314, COMMITMENT DATE: DECEMBER 2, 2019. SEE SHEET 2 FOR COMMENTS TO THE SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART 2.
- BY GRAPHIC PLOTTING ONLY THE MAJORITY OF THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN). SOME OF THE PROPERTY IS LOCATED IN FLOOD AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED) & FLOOD HAZARD ZONE X SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM ¼ ANNUAL CHANCE FLOOD) PER REF. #2
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.
TEMPORARY BENCH MARKS SET:
TBM-A: MAG NAIL SET AT ELEVATION 100.64.
TBM-B: MAG NAIL SET AT ELEVATION 98.37.
PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE WETLAND DELINEATION LINE WAS FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED REVEALED IN THE TITLE REPORT AND REFERENCED MAPS HAVE BEEN SHOWN. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THE SURVEYED PREMISE HAS 78 PAINTED PARKING SPACES, NONE OF WHICH ARE HANDICAP SPACES.

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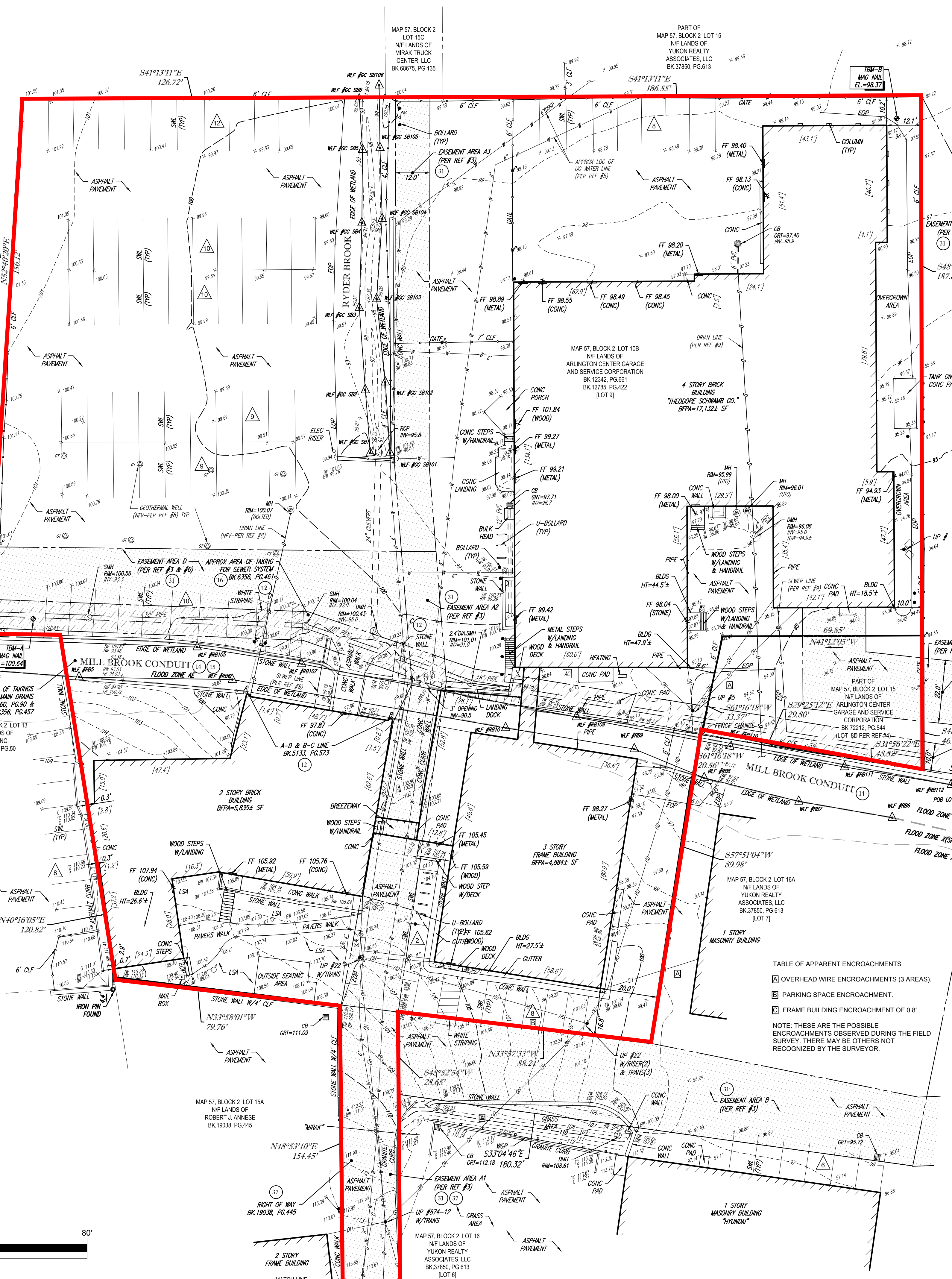


UTILITY COMPANIES NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBERS: 20194212393

UTILITY COMPANY: AT&T TRANSMISSION, VERIZON, COMCAST - PEBROKKE, CENTURYLINK, CROWN CASTLE NG NETWORKS, ICI, RCN, EVERSOURCE - ELECTRIC, NATIONAL GRID GAS-BOSTON, ALGONQUIN GAS, SPECTRA ENERGY, FIRSTLIGHT - WAVEGUIDE

PHONE NUMBER: (800)-331-0500, (800)-922-0204, (866)-364-6033, (800)-934-6489, (866)-642-0444, (800)-788-7011, (866)-624-6522, (800)-746-4726, (800)-296-2000, (800)-233-3225, (800)-726-8383, (915)-562-1172

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



LOCUS MAP
© 2013 ESRI WORLD STREET MAPS
NOT TO SCALE

- LEGEND**
- 124 --- EXISTING CONTOUR
 - 125 --- EXISTING SPOT ELEVATION
 - X 12.145 EXISTING TOP OF CURB ELEVATION
 - X 6.122.95 EXISTING GUTTER ELEVATION
 - X 76.123.45 EXISTING TOP OF WALL ELEVATION
 - X 66.122.95 EXISTING BOTTOM OF WALL ELEVATION
 - X FF 123.45 EXISTING FINISHED FLOOR ELEVATION
 - HYDRANT
 - W VALVE WATER VALVE
 - P VALVE PRESSURE INDICATOR VALVE
 - G VALVE GAS VALVE
 - OH OVERHEAD WIRES
 - U-G APPROX. LOC. UNDERGROUND GAS LINE
 - E APPROX. LOC. UNDERGROUND ELECTRIC LINE
 - W APPROX. LOC. UNDERGROUND WATER LINE
 - UP # 1 UTILITY POLE
 - AREA LIGHT
 - ID SIGN
 - MAIL BOX
 - BOLLARD
 - U-BOLLARD
 - POST
 - CHAIN LINK FENCE
 - CLF CONCRETE
 - EOC EDGE OF CONCRETE
 - EOP EDGE OF PAVEMENT
 - LSA LANDSCAPED AREA
 - TMH TYPICAL MANHOLE
 - DMH DRAINAGE/STORM MANHOLE
 - SMH SANITARY/SEWER MANHOLE
 - TMH TELEPHONE MANHOLE
 - UMH UNKNOWN MANHOLE
 - WMH WATER MANHOLE
 - GW GEOTHERMAL WELL
 - CB CATCH BASIN OR INLET
 - DEL DELINEATION FLAG
 - PC PARKING SPACE COUNT
 - SWL SOLID WHITE LINE
 - HT HEIGHT
 - BLDG BUILDING
 - BFFM BUILDING FOOTPRINT AREA UNABLE TO OPEN
 - UFD UNABLE TO OPEN
 - IPF IRON PIN FOUND
 - PVC POLYVINYL CHLORIDE PIPE
 - INV INVERT ELEVATION
 - GRT GRATE ELEVATION
 - TR TITLE REPORT EXCEPTION
 - [LOT 9] TITLE REPORT PARCEL
 - EASEMENT AREA (DOT HATCH)
 - SEWER EASEMENT AREA (DASH HATCH)

THIS SURVEY IS CERTIFIED TO:
GASTON & STORRS PC
SPAULDING & SLYE INVESTMENTS
CHICAGO TITLE INSURANCE COMPANY
SSI FUND ACQUISITIONS LLC
YUKON REALTY ASSOCIATES, LLC
ARLINGTON CENTER GARAGE & SERVICE CORP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 3, 2019.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

GERRY L. HOLDRIGHT
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 48211
4-6-2020
DATE

GERRY L. HOLDRIGHT, PLS MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211	
FIELD DATE 12-3-2019	ALTA/NSPS LAND TITLE SURVEY
FIELD BOOK NO. MA19-20	SPAULDING & SLYE INVESTMENTS
FIELD BOOK PG. 25	1167 MASSACHUSETTS AVENUE MAP 57, BLOCK 2, LOT 10B & PART OF LOT 15 TOWN OF ARLINGTON, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS
FIELD CREW S.B.H.	CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTH BROOKFIELD, MA 01772 508.948.3000 - 508.948.3003 FAX
DRAWN A.L.S.	ALBANY, NY 518317500 CHAPEL HILL, NC 215712900 MANHATTAN, NY 646780411 MT LAUREL, NJ 609572999 WARREN, NJ 908660099
REVIEWED A.J.D.	APPROVED G.L.H.
DATE 4-6-2020	SCALE 1"=20'
FILE NO. 03-190272	DWG. NO. 1 OF 4

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