



ASSESSORS INFORMATION:
 MAP 56 PARCELS - BLOCK A PCL. 7, BLOCK C PCL. 1 + 2, BLOCK E PCL. 1
 MAP 57 PARCELS - BLOCK B PCL. 10B, 11, 13A, 14, 16A, 16B1, 16B2, 17 & 19
ZONING CLASSIFICATION: INDUSTRIAL
ZONING REQUIREMENTS: ART. 13, ATM 4/01
 LOT SIZE - N/A
 FRONTAGE - N/A
 FLOOR AREA RATIO MAX. - 1.5
 LOT COVERAGE MAX. - N/A
 MIN. LOT AREA PER DWELLING UNIT S.F. - N/A
 SETBACKS - FRONT 10', SIDE 10', REAR 10'
 MAX. BLDG. HEIGHT - 4 STORES
 OPEN SPACE - N/A

TITLE REFERENCES:
 LOTS 1-3 BOOK 13537 PAGE 46 & BOOK 12123 PAGE 390
 LOTS 4 AND 5 BOOK 12891 PAGES 220-222
 LOT 6 BOOK 18742 PAGE 263
 LOT 7 BOOK 14378 PAGE 412
 A PORTION OF LOTS 8 AND 9 BOOK 18759 PAGE 454
 A PORTION OF LOTS 8 AND 9 BOOK 12785 PAGE 422
PLAN REFERENCES:
 NO. 232 OF 1959 BOOK 9330 PAGE 547
 PLAN BOOK 308 PAGE 37
 PLAN IN BOOK 4213 AT END
 PLAN IN BOOK 4624 AT END
 NO. 992 OF 1937 BOOK 6180 PAGE 91
 NO. 172 OF 1948 BOOK 6941 PAGE 319
 NO. 1232 OF 1947 BOOK 7178 PAGE 331
 NO. 1856 OF 1950 BOOK 7656 PAGE 2
 NO. 2052 OF 1952 BOOK 7998 PAGE 88
 NO. 669 OF 1953 BOOK 8064 PAGE 223
 NO. 523 OF 1955 BOOK 8937 PAGE 223
 NO. 394 OF 1960 BOOK 9568 PAGE 179
 NO. 1847 OF 1961 BOOK 9568 PAGE 284
 NO. 802 OF 1968 BOOK 11546 PAGE END
 NO. 299 OF 1982 BOOK 14575 PAGE 169
 NO. 829 OF 1983 BOOK 15139 PAGE 570

THE UNDERSIGNED, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE COMMONWEALTH OF MASSACHUSETTS, CERTIFIES TO FIRST AMERICAN TITLE INSURANCE COMPANY; ARLINGTON CENTER GARAGE AND SERVICE CENTER CORPORATION; GLIMAN, McLAUGHLIN & HANRAHAN LLP; YUKON REALTY ASSOCIATES LLC; ECKERT SEAMANS, OHERIN & MELLOTT LLC; KEYBANK NATIONAL ASSOCIATION; STEBBINS, LAZOS & VAN DER BAKEN AND EACH OF THEIR RESPECTIVE ASSIGNS, AS FOLLOWS:

- THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL" REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING 1999 AND THE SURVEY MEETS THE REQUIREMENTS FOR AN URBAN SURVEY AS
- THE SURVEY WAS MADE ON THE GROUND BETWEEN SEPT. 10, 2002 AND NOVEMBER 30, 2002 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, AND ANY OTHER PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
- EXCEPT AS SHOWN ON THE SURVEY (+), THERE ARE NO OBSERVABLE ABOVE GROUND ENCROACHMENTS BY THE IMPROVEMENTS ON THE SUBJECT UPON ADJOINING PROPERTIES, STREET OR ALLEYS OR (b) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
- THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED ON THE TITLE INSURANCE COMMITMENT NOS. 32123J AND 32123K DATED JANUARY 10, 2003, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH THE APPROPRIATE REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK AND OR BUILDING LINE PROVISIONS IN EFFECT AT THE TIME OF SUCH IMPROVEMENTS UNDER THE APPLICABLE ZONING ORDINANCE AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
- EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
- NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR COMMUNITY NO. 250177 0002 B, DATED JULY 5, 1982 IN WHICH THE SUBJECT PROPERTY IS LOCATED EXCEPT THAT AREA WHICH FALLS WITHIN THE MILL BROOK CONDUIT RETAINING WALLS AS SHOWN ON
- THAT AREA DESIGNATED AS "QUINN ROAD" ON THE SURVEY IS THE SAME AREA AS DESCRIBED IN THE TAKING DOCUMENT FILED IN BOOK 9192
- THAT ALL EASEMENTS OF RECORD WHICH FALL WITHIN THAT AREA SHOWN ON THE SURVEY AS "RYDER STREET" EXIST WITHIN THE EXTENTS OF RYDER STREET AS SHOWN ON THE SURVEY.
- THAT NO BUILDING OR PART THEREOF LIES WITHIN THE AREA OF TAKING NOTED IN BOOK 4740 PAGE 424 - 10 FOOT BUILDING RESTRICTION LINE.
- THE EASEMENTS SHOWN AS BEING IN, ON, OR NEAR TO THE MILL BROOK CONDUIT ARE SHOWN IN THEIR TRUE LOCATIONS, BASED ON THE DEED DESCRIPTIONS OF THOSE SAME EASEMENTS.

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATION AS BEING TRUE AND ACCURATE.

ALTA / ACSM
 LAND TITLE SURVEY
 IN
 ARLINGTON, MA.
 SCALE: 1"=40' JANUARY 21, 2003

OWNER:
 ARLINGTON CENTER GARAGE AND SERVICE CORPORATION
 430 MASSACHUSETTS AVENUE
 ARLINGTON, MA.

CRAIG E. CYGAWOSKI DATE 1/28/2003
 GRAPHIC SCALE - FEET

 RIM ENGINEERING CO., INC.
 150 NORTH MAIN ST. MAINEFIELD, MA 02048
 ARLINGTON CENTER GARAGE AND SERVICE CENTER CORP.

LEGEND
 EOP - EDGE OF PAVEMENT
 D - EXISTING DRAIN LINE
 W - EXISTING WATER MAIN
 OHW - EXISTING OVERHEAD UTILITY WIRES
 S - EXISTING SEWER LINE
 I - INNER AND OUTER RIPARIAN LINES
 C - EXISTING CHAINLINK FENCE
 M - EXISTING METAL POLE FENCE
 B - EXISTING BOLLARD FENCE
 S - EXISTING STOCKADE FENCE
 W - EXISTING RETAINING WALL
 H - EXISTING HYDRANT
 V - EXISTING WATER GATE VALVE
 L - EXISTING LIGHT POLE
 U - EXISTING UTILITY POLE
 O - EXISTING LEACHING DRAIN BASIN
 C - EXISTING CATCH BASIN
 M - EXISTING SEWER MANHOLE
 M - EXISTING DRAIN MANHOLE

ALL RETAINING WALLS ARE CONCRETE BLOCK EXCEPT AT THE MILL BROOK CONDUIT - STONE AND MORTAR

WATER EASEMENT AS DESCRIBED IN BOOK 6431 PAGE 281

CENTERLINE OF RAILROAD
 M.B.T.A. HAS RIGHT OF USE OVER THIS AREA

BEARINGS BASED ON PLAN NO. 609 OF 1963
 BOOK 15139 PAGE 570

SEWER EASE. 2
 SEWER EASE. 1
 SEWER EASE. 4
 SEWER EASE. 1 & SEWER EASE. 4

TRANSFORMER
 UNDERGROUND UTILITIES
 MANHOLES AND DRAIN SYSTEM ARE

OUTER RIPARIAN LINE
 INNER RIPARIAN LINE

SEE SHEET 2 OF 2 FOR MILL BROOK DETAIL

ENCROACHMENTS AT BLDG. NO. 1145: WOOD DECKING GROSSES ONTO SITE BEING USED AS STORAGE AREA. RET. WALL UNDER DECK RUNS FROM SITE TO NO. 1145 FOR VERTICAL SLOPE CONDITIONS. OVERHEAD WIRES CROSS SITE TO NO. 1145

FLOOD PLAIN: A 100 YEAR FLOODPLAIN EXISTS ON THE SITE. IT IS CONTAINED WITHIN THE WALLS OF THE MILL BROOK CONDUIT AND IS ELEVATION CONTROLLED.

RIGHTS OF OTHERS OVER PROPERTY:
 ABUTORS AT RYDER ST., (AZAR, McDEVITT, AND ANDERSON), HAVE THE RIGHT TO USE THE RIGHT OF WAY BY DEED BOOK 7767 PAGE 408, BOOK 7178 PAGE 331 AND BOOK 4624 PAGE 488
 ABUTOR AT 1171 MASSACHUSETTS AVE. HAS THE RIGHT TO USE THE AREA SHOWN AS EASEMENT AREA A, 1 ON THIS PLAN AS A RIGHT OF WAY THRU DEED BOOK 8039 PAGE 445
 OTHER REFERENCES TO SAID RIGHT OF WAY - BOOK 8046 PAGE 62, BOOK 8064 PAGE 485, BOOK 8722 PAGE 172, BOOK 8046 PAGE 62

WATER EASEMENT 1:
 BOOK 6431 PAGE 281 - RUNS OVER RYDER ST. THRU OWNERSHIP AND NORTH OF OWNERSHIP OVER M.B.T.A. LANDS

SEWER EASEMENT 1:
 BOOK 4983 PAGE 166 - WIDENING OF EASEMENT
 BOOK 6356 PAGE 461 - THIS DOC. GRANTS RIGHT TO CONSTRUCT AND MAINTAIN BUILDINGS OR PARTS THEREOF - SEE SHEET 2 OF 2 FOR LOCATION

SEWER EASEMENT 1A:
 BOOK 6356 PAGE 461

SEWER EASEMENT 2:
 BOOK 11536 PAGE 213

SEWER EASEMENT 3:
 BOOK 11270 PAGE 568, BOOK 11302 PAGE 53
 BOOK 12801 PAGE 221, BOOK 9568 PAGE 179 PLAN

SEWER EASEMENT 4:
 BOOK 11408 PAGE 563

HOBBS COURT
 STORM DRAIN BK. 5500 PG. 64 / SEWER 4 BK. 11406 PG. 563

MILL BROOK CONDUIT:
 BOOK 6160 PAGE 90, BOOK 6356 PAGE 457 - WIDENING OF EASEMENT

EASEMENTS OVER RYDER STREET:
 BOOK 7346 PAGE 80, BOOK 8782 PAGE 434

STORM DRAINS:
 BOOK 7346 PAGE 80, BOOK 8782 PAGE 434

SEWER SYSTEM:
 BOOK 5249 PAGE 121, BOOK 11536 PAGE 213

WATER SYSTEM:
 BOOK 6431 PAGE 281, BOOK 6465 PAGE 254
 BOOK 6996 PAGE 489

THE TOWN OF ARLINGTON BOARD OF SELECTMEN AND BOARD OF PUBLIC WORKS ESTABLISHED A 10 FOOT BUILDING SETBACK LINE NORTH OF, AND PARALLEL TO, THE NORTHERLY SIDELINE OF MASSACHUSETTS AVENUE BY TAKING DEED BOOK 4740 PAGE 424.

THE MILL BROOK IS PROTECTED UNDER THE RIVERS ACT OF MASSACHUSETTS (CMR 310) INNER RIPARIAN ZIE = ALL LAND WITHIN 100' OF THE BROOK
 OUTER RIPARIAN ZIE = ALL LAND WITHIN THE 100' LINE TO 200' FROM THE BROOK

NOTE 1:
 AREA OF EXCEPTION NOTED IN DEED BOOK 8046 PAGE 62 1885 S.F. TAKEN BY BOARD OF PUBLIC WORKS FOR STORM DRAIN PURPOSES. THIS AREA IS ALSO PART OF THE FULL EASEMENT TAKING OVER THE MILL BROOK CONDUIT TAKING IS FOR EASEMENT PURPOSES ONLY.