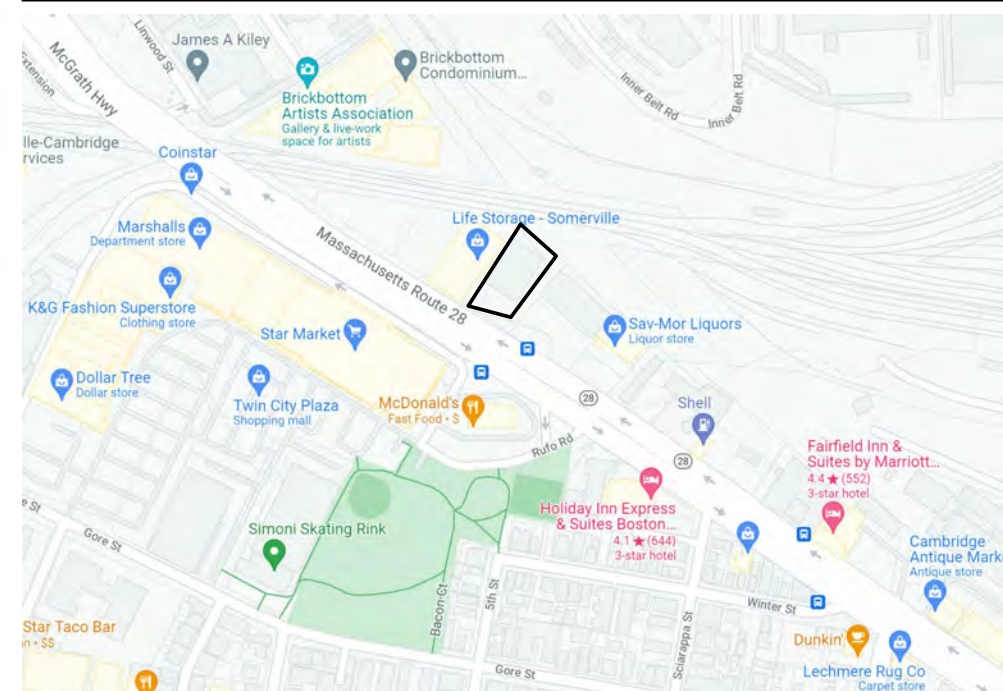


# 35 McGrath

## 35 McGrath Highway, Somerville, MA

Stantec Project Number: 218421373

### LOCUS



### TEAM

#### OWNER:

35 McGRATH REALTY TRUST  
 75 CAMBRIDGE PARKWAY, SUITE 100  
 CAMBRIDGE, MA 02142  
 CONTACT: Ken McClure  
 774 293 0143  
 ken@thedenunziogroup.com

#### ARCHITECT:

STANTEC ARCHITECTURE INC.  
 311 SUMMER STREET  
 BOSTON, MA 02210  
 CONTACT: Dave Kadish  
 617 234 3129  
 David.Kadish@stantec.com

#### CIVIL ENGINEER:

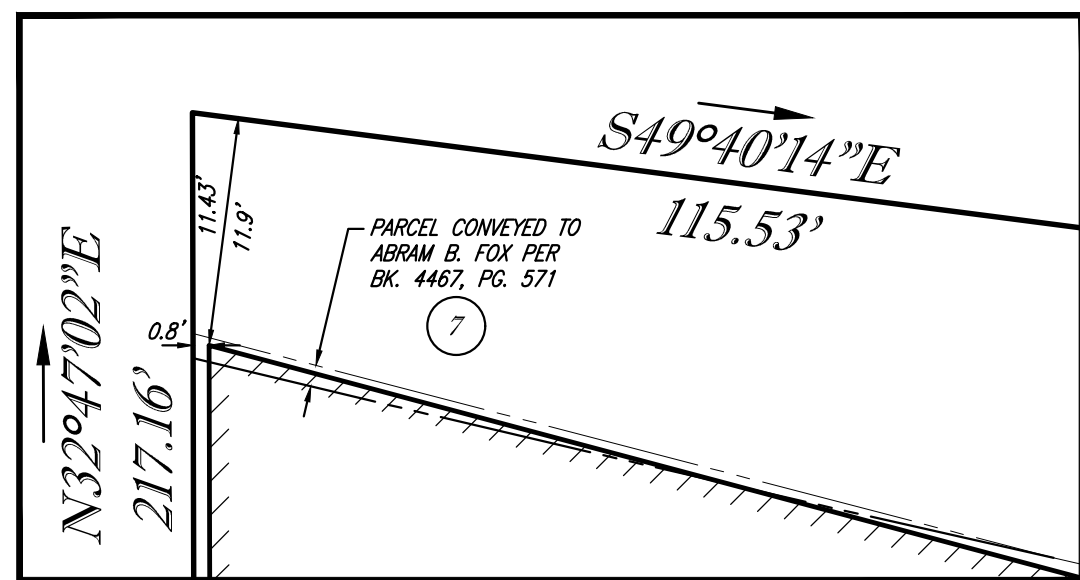
BOHLER ENGINEERING  
 45 FRANKLIN STREET, 5TH FLOOR  
 BOSTON, MA 02110  
 CONTACT: Mark Wixted  
 508 480 9900  
 mwixted@bohlereng.com



### DRAWING LIST

NO.	DRAWING NAME
.	TITLE SHEET
..	SURVEY
A-01	GROUND FLOOR
A-02	TYPICAL LAB FLOOR (2-9)
A-08	TYPICAL PARKING FLOOR (LL1-LL3)
A-10	SECTIONS

- LEGEND**
- 124 --- EXISTING CONTOUR
  - 125 --- EXISTING CONTOUR
  - X 123.45 EXISTING SPOT ELEVATION
  - X TC 123.45 EXISTING TOP OF CURB ELEVATION
  - X G 122.95 EXISTING GUTTER ELEVATION
  - X TW 123.45 EXISTING TOP OF WALL ELEVATION
  - X BW 122.95 EXISTING BOTTOM OF WALL ELEVATION
  - X FF 123.45 EXISTING FINISHED FLOOR ELEVATION
  - HYDRANT
  - WATER VALVE
  - GAS VALVE
  - GAS METER
  - ELECTRIC METER
  - OVERHEAD WIRES
  - APPROX. LOC. UNDERGROUND GAS LINE
  - APPROX. LOC. UNDERGROUND ELECTRIC LINE
  - APPROX. LOC. UNDERGROUND TELEPHONE LINE
  - APPROX. LOC. UNDERGROUND WATER LINE
  - AIR CONDITIONING UNIT
  - CLEAN OUT
  - SIGN
  - BOLLARD
  - POST
  - DMH DRAINAGE/STORM MANHOLE
  - EMH ELECTRIC MANHOLE
  - TMH TELEPHONE MANHOLE
  - UMH UNKNOWN MANHOLE
  - WMH WATER MANHOLE
  - CB CATCH BASIN OR INLET
  - PK PARKING SPACE COUNT
  - SYL SOLID YELLOW LINE
  - HT HEIGHT
  - BLDG BUILDING
  - BFA BUILDING FOOTPRINT AREA
  - NVP NO VISIBLE PIPE
  - INV INVERT ELEVATION
  - GRT GRATE ELEVATION
  - TOW TOP OF WATER
  - VC VITRIFIED CLAY PIPE
  - CLF CHAIN LINK FENCE
  - EDG EDGE OF GRAVEL
  - EDC EDGE OF CONCRETE
  - EOP EDGE OF PAVEMENT
  - LSA LANDSCAPED AREA
  - MC METAL COVER
  - RRT WALL RAILROAD TIE WALL
  - (TYP) TYPICAL
  - FDC FIRE DEPARTMENT CONNECTION



**TABLE OF APPARENT ENCROACHMENTS**

A	RAILROAD TIE WALL OVER THE EASTERLY PROPERTY LINE BY AS MUCH AS 1.3'
B	UNDERGROUND GAS LINE SERVICING LOT 4 FOR WHICH NO EASEMENT OF RECORD WAS FOUND CROSSES LOT 5
C	UNDERGROUND TELEPHONE LINE SERVICING LOT 4 FOR WHICH NO EASEMENT OF RECORD WAS FOUND CROSSES LOT 5
D	10' CHAIN LINK FENCE OVER THE NORTHEASTERLY PROPERTY LINE BY AS MUCH AS 1.4'

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

**SURVEYOR'S METES AND BOUNDS DESCRIPTION**  
 MAP 115, BLOCK B, LOTS 5 & 13  
 CITY OF SOMERVILLE  
 MIDDLESEX COUNTY, MASSACHUSETTS

BEGINNING AT A POINT ON THE NORTHERLY LINE OF MCGRATH HIGHWAY (AKA ROUTE 28) AT A CORNER IN COMMON WITH MAP 115, BLOCK B, LOT 4 (N/F LANDS OF SOVRAN ACQUISITION LIMITED PARTNERSHIP) AND FROM SAID POINT OF BEGINNING, RUNNING THENCE;

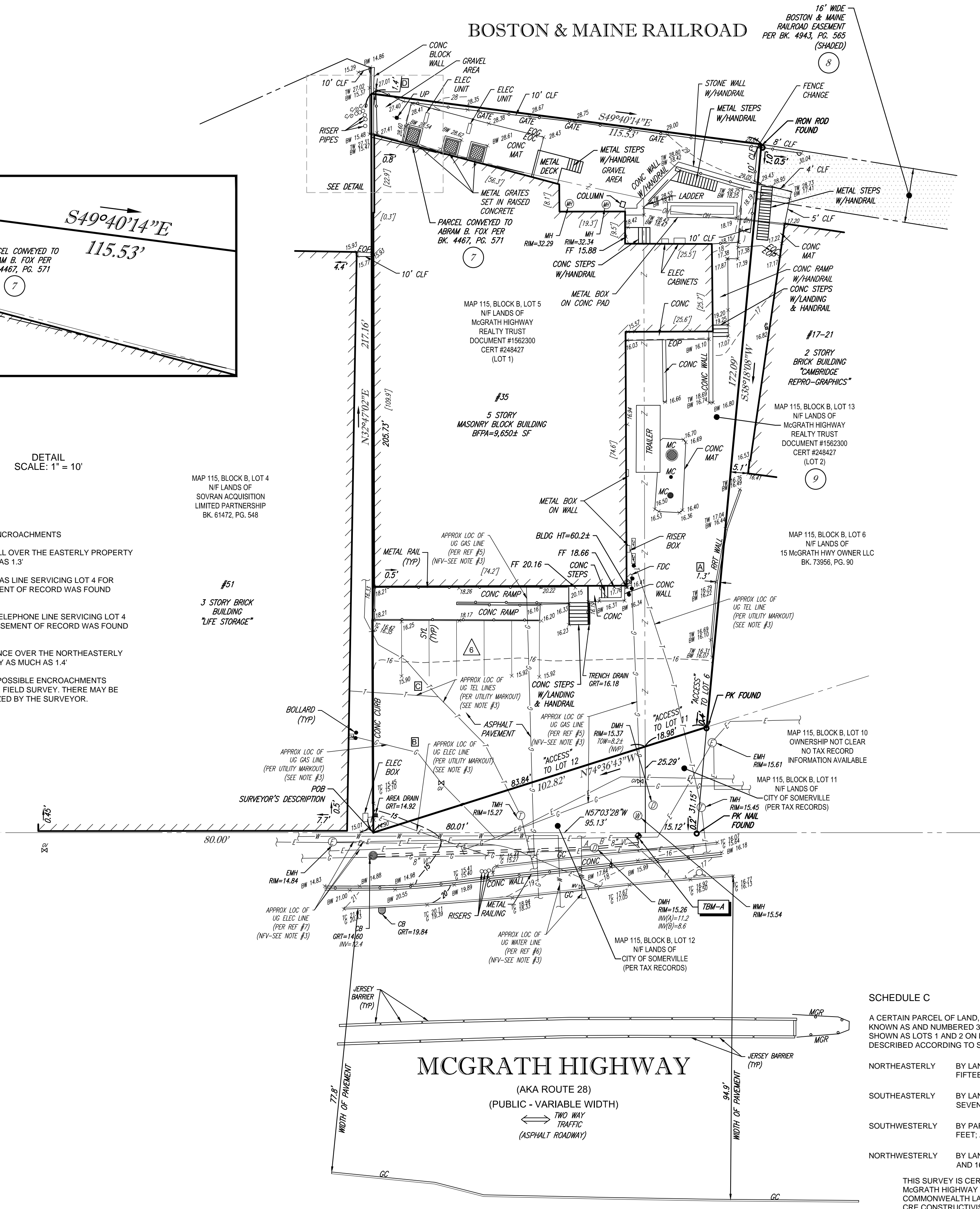
- ALONG THE DIVIDING LINE WITH SAID LOT 4, NORTH 32 DEGREES - 47 MINUTES - 02 SECONDS EAST, A DISTANCE OF 217.16 FEET TO A POINT ON THE DIVIDING LINE WITH LAND OF THE BOSTON & MAINE RAILROAD, THENCE;
- ALONG THE DIVIDING LINE WITH LAND OF SAID BOSTON & MAINE RAILROAD, SOUTH 49 DEGREES - 40 MINUTES - 14 SECONDS EAST, A DISTANCE OF 115.53 FEET TO A CORNER IN COMMON BETWEEN MAP 115, BLOCK B, LOT 13 (N/F LANDS OF MCGRATH HIGHWAY REALTY TRUST) & MAP 115, BLOCK B, LOT 6 (N/F LANDS OF LABEN REALTY, LLC), THENCE;
- ALONG THE DIVIDING LINE WITH SAID LOT 6, SOUTH 38 DEGREES - 18 MINUTES - 08 SECONDS WEST, A DISTANCE OF 172.09 FEET, TO A POINT AT A CORNER IN COMMON WITH MAP 115, BLOCK B, LOT 11 (N/F LANDS OF THE CITY OF SOMERVILLE), THENCE;
- ALONG THE DIVIDING LINE WITH SAID LOT 11 & MAP 115, BLOCK B, LOT 12 (N/F LANDS OF THE CITY OF SOMERVILLE), NORTH 74 DEGREES - 36 MINUTES - 43 SECONDS WEST, A DISTANCE OF 102.82 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 20,605 SQUARE FEET OR 0.473 ACRES

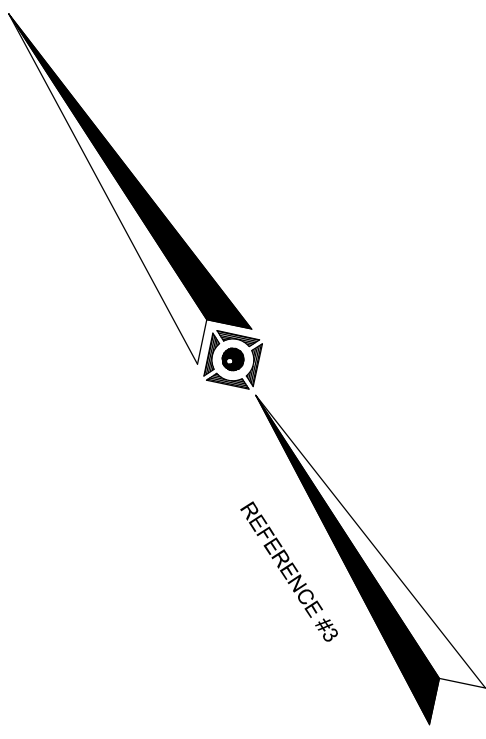
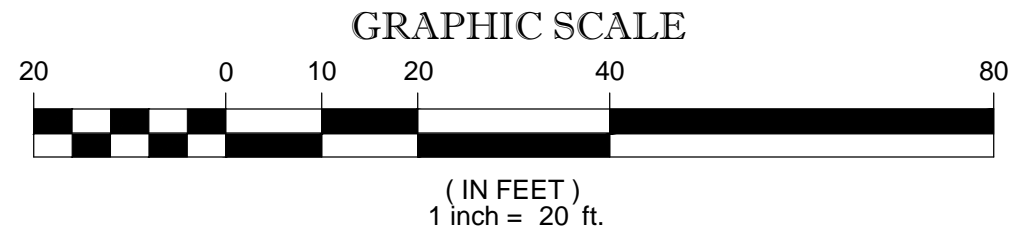
**REFERENCES:**

- THE TAX ASSESSOR'S MAP OF SOMERVILLE, MIDDLESEX COUNTY, MASSACHUSETTS, SHEET #115.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 577 OF 656," MAP NUMBER 25017C0577E, EFFECTIVE DATE: JUNE 4, 2010.
- MAP ENTITLED "SUBDIVISION PLAN OF LAND IN SOMERVILLE," PREPARED BY BENJAMIN W. PINK, DATED APRIL 17, 1956, LAST REVISED MARCH 20, 1958, LAND COURT CASE 8602B.
- MAP ENTITLED "TITLE INSURANCE PLAN OF LAND IN SOMERVILLE, MASS.," PREPARED BY ALLEN & DEMURJIAN, INC., DATED JANUARY 23, 1985, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN NO. 228 OF 1985.
- UNDERGROUND GAS FACILITY MAPPING PROVIDED BY NATIONAL GRID.
- MAP ENTITLED "CONDUIT INSTALLATION, MCGRATH HIGHWAY, SOMERVILLE, MA & CAMBRIDGE, MA," PREPARED BY LEVEL 3 COMMUNICATIONS, DATED JULY 18, 2001, SHEET 22 OF 45.
- UNDERGROUND ELECTRIC FACILITY MAPPING PROVIDED BY EVERSOURCE.

**BOSTON & MAINE RAILROAD**



**MCGRATH HIGHWAY**  
 (AKA ROUTE 28)  
 (PUBLIC - VARIABLE WIDTH)  
 TWO WAY TRAFFIC  
 (ASPHALT ROADWAY)



**NOTES:**

- PROPERTY KNOWN AS LOTS 5 & 13 OF BLOCK B AS SHOWN ON THE CITY OF SOMERVILLE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP NO. 115.
- AREA = 20,605 SQUARE FEET OR 0.473 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. AVAILABLE 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 COMMONWEALTH LAND TITLE INSURANCE COMPANY, HAVING NO FILE NUMBER, WITH AN EFFECTIVE DATE OF APRIL 8, 2021, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2:  
 GENERAL EXCEPTIONS 1 THRU 6, 12 AND 13 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.
- SUBJECT TO AGREEMENTS AND RESTRICTIONS IN FAVOR OF THE BOSTON AND MAINE RAILROAD CONTAINED IN DEED DATED JULY 21, 1921, RECORDED WITH THE MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 4450, PAGE 462 AND DEED DATED OCTOBER 1, 1921, AND RECORDED WITH THE MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 4467, PAGE 571 - BOOK 4450, PAGE 462 APPLIES TO LOT 1 OF SURVEYED PARCEL; BOOK 4467, PAGE 571 APPLIES TO A PORTION OF LOT 1 SURVEYED PARCEL (SEE INSET).
- SUBJECT TO RESTRICTIONS AND RIGHTS TO 16' STRIP OF LAND IN FAVOR OF THE BOSTON AND MAINE RAILROAD CONTAINED IN DEED DATED MARCH 31, 1926, AND RECORDED WITH THE MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 4543, PAGE 565, AS APPLICABLE - EASEMENT SHOWN ON MAP 115, BLOCK B, LOT 6 TO SERVICE LOT 2 OF SURVEYED PARCEL
- SUBJECT TO RESTRICTIONS IN FAVOR OF THE BOSTON AND MAINE RAILROAD CONTAINED IN DEED DATED MARCH 31, 1926, AND RECORDED WITH THE MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 4553, PAGE 364 - APPLIES TO LOT 2 OF SURVEYED PARCEL, EXPIRES 100 YEARS FROM DATE OF DEED.
- SUBJECT TO EASEMENT TO MASSACHUSETTS BAY TRANSPORTATION AUTHORITY DATED MAY 15, 2017 AND FILED AS DOCUMENT NO 1761104. REFERENCED LAND ACQUISITION PLAN NOT PROVIDED - PLAN ENTITLED "LAND ACQUISITION PLAN - CITY OF SOMERVILLE, MIDDLESEX COUNTY", PREPARED BY: BRYANT ASSOCIATES, INC., SHOWING TEMPORARY EASEMENTS US-702-PE-1 & US-702-TE-1 NOT PROVIDED FOR REVIEW. THE TEMPORARY EASEMENT MAY HAVE EXPIRED (US-702-TE-1), PERIOD OF 7 MONTHS HAS LAPSED.
- SUBJECT TO EASEMENT TO NSTAR ELECTRIC COMPANY DATED DECEMBER 28, 2008, AND RECORDED WITH THE MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 52503, PAGE 428, AS APPLICABLE - EXHIBIT 'A' REFERENCED WITHIN NOT PROVIDED FOR REVIEW. EXACT CITED LOCATION OF EASEMENT IS UNCLER. ELECTRIC FACILITIES OBSERVED ARE SHOWN.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
- ELEVATIONS REFER TO THE SOMERVILLE CITY BASE BASED ON A CONVERSION FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), OBTAINED VIA GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).  
 TEMPORARY BENCH MARK SET:  
 TBM: MAG NAIL FOUND IN CONCRETE WALK - ELEVATION = 15.49'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARK ILLUSTRATED ON THIS SKETCH HAS NOT BEEN DISTURBED AND ITS ELEVATION HAS BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT AS EXHIBIT 'A' IS THE SAME AS SHOWN ON THE SURVEY.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- PARKING COUNT - REGULAR/TOTAL SPACES = 6
- THERE IS NO DIRECT ACCESS FROM THE SURVEYED PARCEL TO MCGRATH HIGHWAY, ACCESS IS THROUGH ADJOINING PARCELS.

**SCHEDULE C**

A CERTAIN PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND OTHER IMPROVEMENTS THEREON, NOW KNOWN AS AND NUMBERED 35 ON MCGRATH HIGHWAY IN SOMERVILLE, MIDDLESEX COUNTY, MASSACHUSETTS, SHOWN AS LOTS 1 AND 2 ON LAND COURT SUBDIVISION PLAN 8602B, SAID PARCEL BEING BOUNDED AND DESCRIBED ACCORDING TO SAID PLAN AS FOLLOWS:

NORTHEASTERLY	BY LAND NOW OR FORMERLY OF THE BOSTON AND MAINE RAILROAD, ONE HUNDRED FIFTEEN AND 53/100 (115.53) FEET;
SOUTHEASTERLY	BY LAND NOW OR FORMERLY OF ERNEST H. WELLINGTON ET AL., ONE HUNDRED SEVENTY-TWO AND 08/100 (172.09) FEET;
SOUTHWESTERLY	BY PARCELS 28 AND 23, AS SHOWN ON SAID PLAN, ONE HUNDRED TWO AND 82/100 (102.82) FEET; AND
NORTHWESTERLY	BY LAND NOW OR FORMERLY OF CHARLES A. CUSHMAN ET AL., TWO HUNDRED SEVENTEEN AND 16/100 (217.16) FEET.

THIS SURVEY IS CERTIFIED TO:  
 MCGRATH HIGHWAY REALTY TRUST  
 COMMONWEALTH LAND TITLE INSURANCE COMPANY  
 CRE CONSTRUCTION INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 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, 7(b), 8, 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 1, 2019, UPDATED JUNE 14, 2021.

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

**GERRY L. HOLDRIGHT, PLS**  
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

2	REVISED PER RECEIPT OF CLIENT COMMENTS	B.A.V.	G.L.H.	11-03-2021	
1	REVISED PER RECEIPT OF UPDATED TITLE COMMITMENT	C.W.	B.A.V.	G.L.H.	8-31-2021
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

ALTA/NSPS LAND TITLE SURVEY  
**35 MCGRATH REALTY LLC**  
 35 MCGRATH HIGHWAY  
 LOTS 5 & 13, BLOCK B, MAP 115  
 CITY OF SOMERVILLE, MIDDLESEX COUNTY  
 COMMONWEALTH OF MASSACHUSETTS

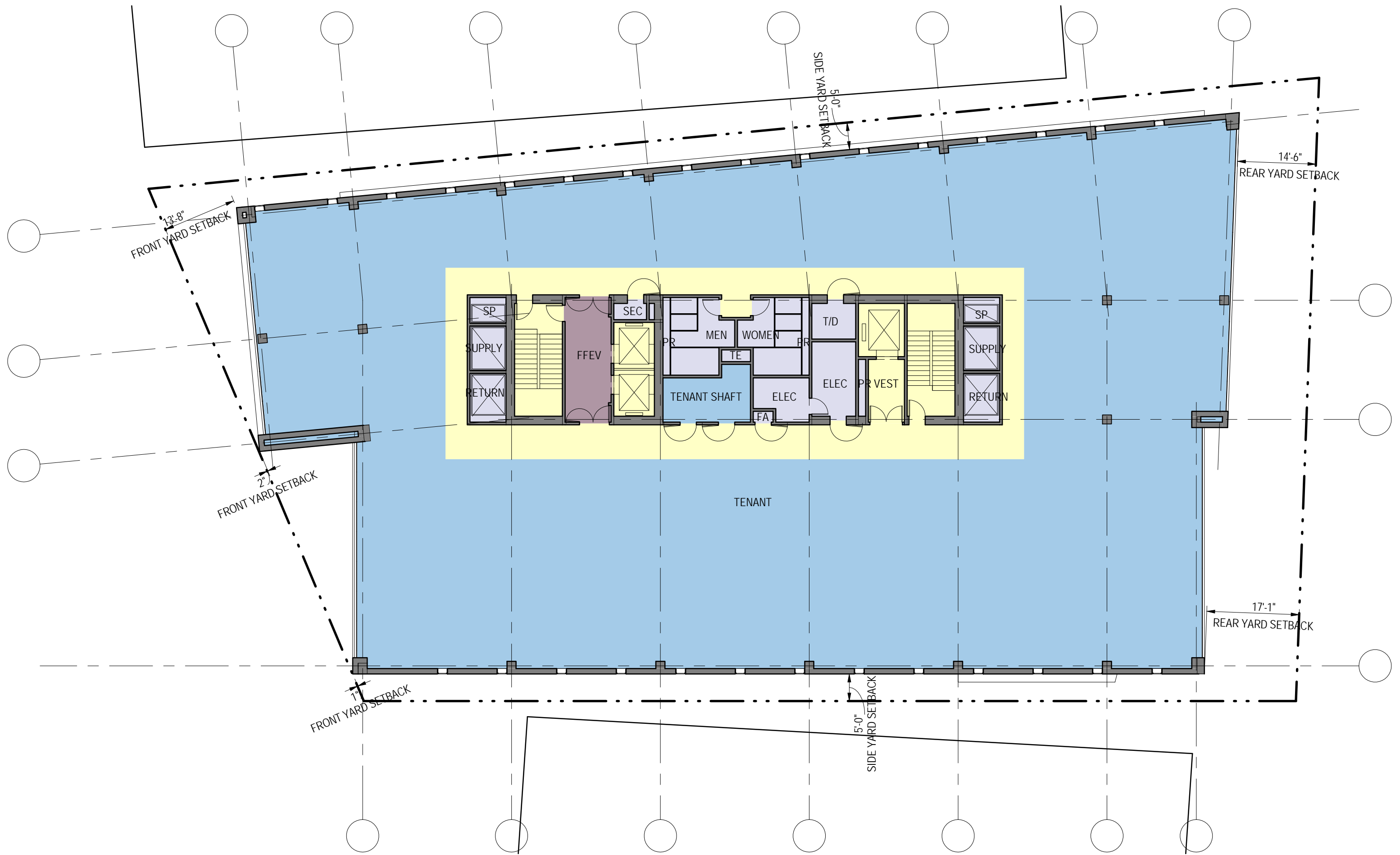
**CONTROL POINT ASSOCIATES, INC.**  
 S.B.H.  
 DRAWN: A.M.M.  
 APPROVED: G.L.H.  
 DATE: 4-11-19  
 SCALE: 1" = 20'  
 FILE NO: 06-180106-01  
 DWG. NO: 1 OF 1

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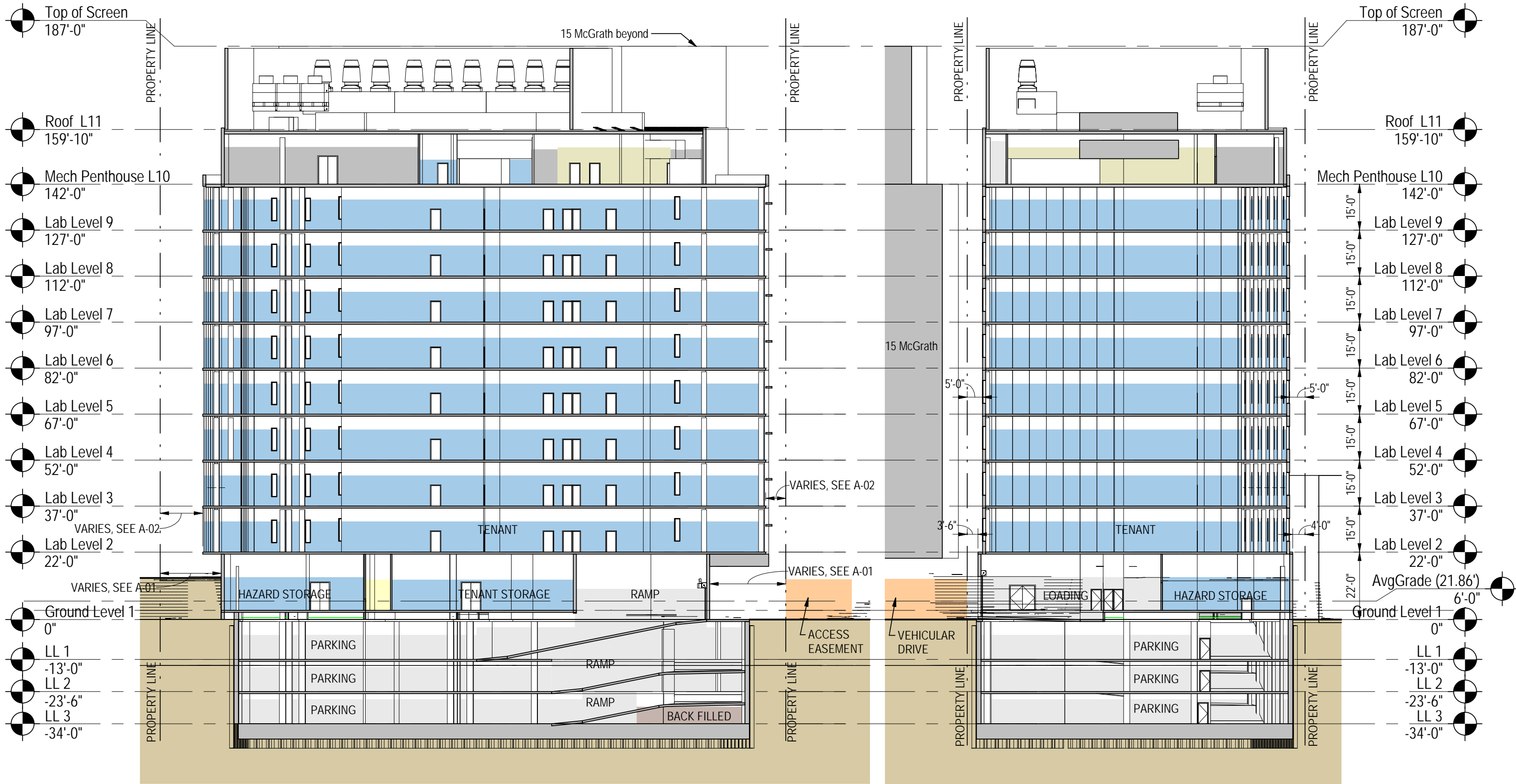


THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.









LONGITUDINAL SECTION THRU RAMP

CROSS SECTION THRU LOADING