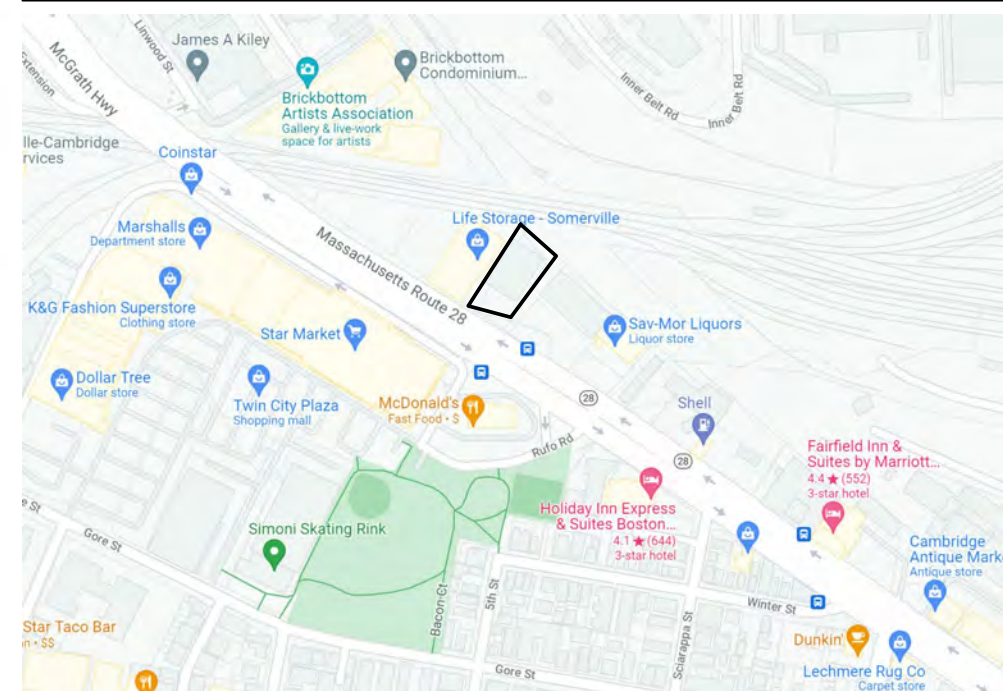


35 McGrath

35 McGrath Highway, Somerville, MA

Stantec Project Number: 218421373

LOCUS



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

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



LEGEND	
---	EXISTING CONTOUR
X 123.45	EXISTING SPOT ELEVATION
X TC 123.45	EXISTING TOP OF CURB ELEVATION
X G 123.45	EXISTING GUTTER ELEVATION
X TW 123.45	EXISTING TOP OF WALL ELEVATION
X BW 123.45	EXISTING BOTTOM OF WALL ELEVATION
X FF 123.45	EXISTING FINISHED FLOOR ELEVATION
HY	HYDRANT
WV	WATER VALVE
GV	GAS VALVE
GM	GAS METER
EM	ELECTRIC METER
OW	OVERHEAD WIRES
G	APPROX. LOC. UNDERGROUND GAS LINE
E	APPROX. LOC. UNDERGROUND ELECTRIC LINE
T	APPROX. LOC. UNDERGROUND TELEPHONE LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
AC	AIR CONDITIONING UNIT
C/O	CLEAN OUT
•	SIGN
•	BOLLARD
P	POST
DMH	DRAINAGE/STORM MANHOLE
EMH	ELECTRIC MANHOLE
TMH	TELEPHONE MANHOLE
UMH	UNKNOWN MANHOLE
WMH	WATER MANHOLE
CB	CATCH BASIN OR INLET
PS	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
CL	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

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 (INF 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 POINT AT A CORNER IN COMMON BETWEEN MAP 115, BLOCK B, LOT 13 (INF LANDS OF MCGRATH HIGHWAY REALTY TRUST) & MAP 115, BLOCK B, LOT 6 (INF 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 (INF LANDS OF THE CITY OF SOMERVILLE), THENCE;
- ALONG THE DIVIDING LINE WITH SAID LOT 11 & MAP 115, BLOCK B, LOT 12 (INF 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.

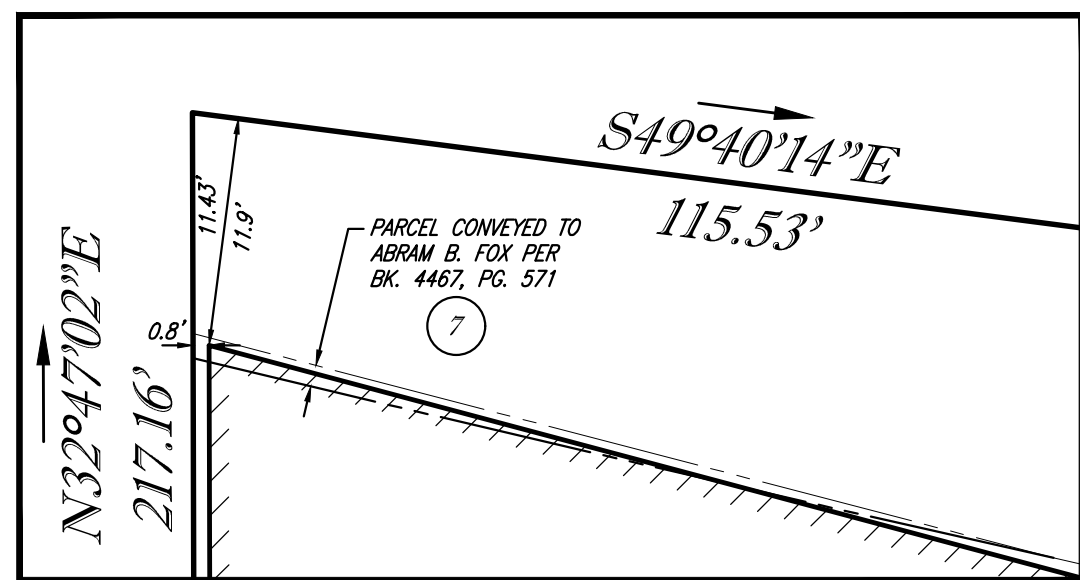
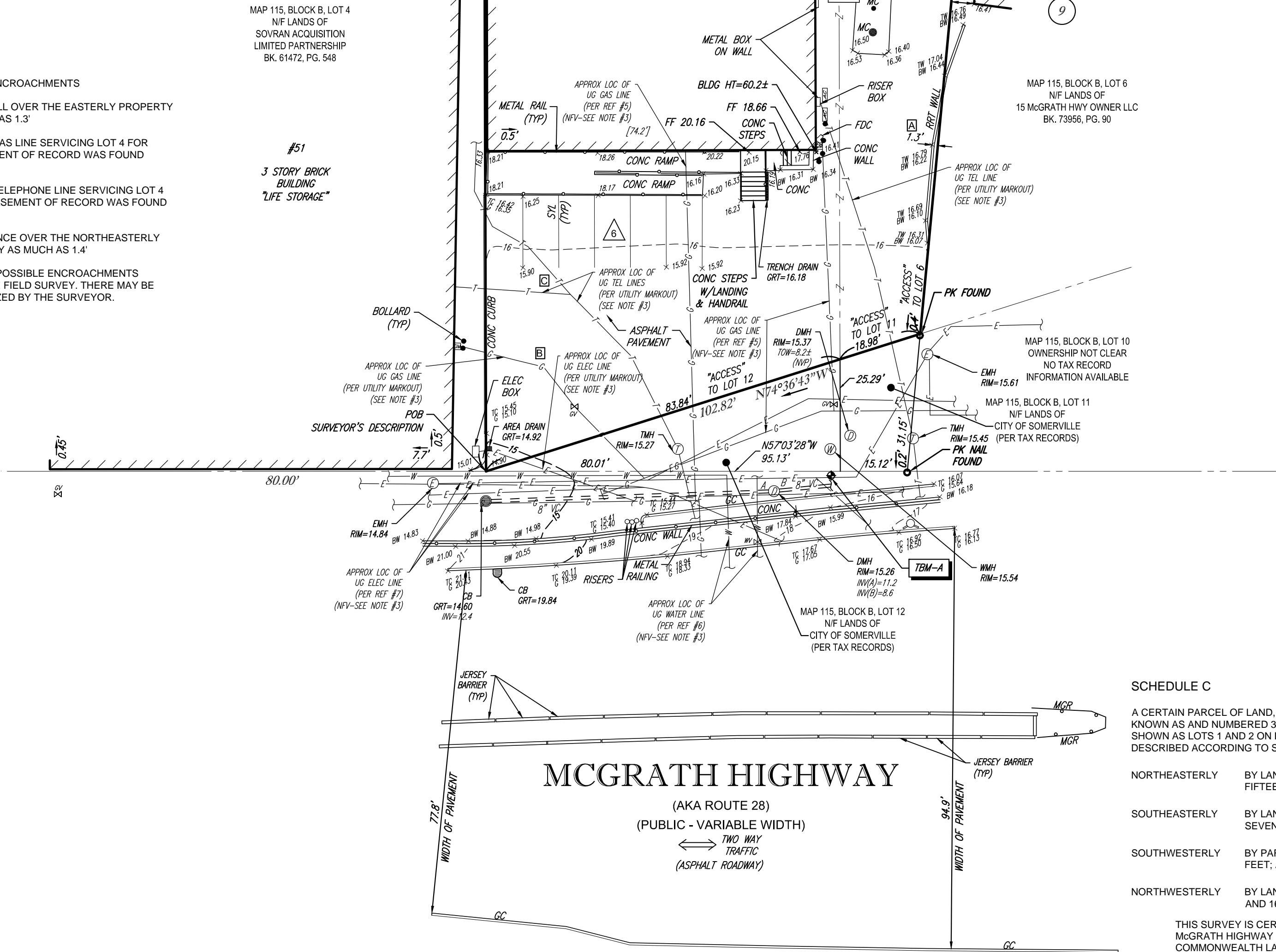


TABLE OF APPARENT ENCROACHMENTS

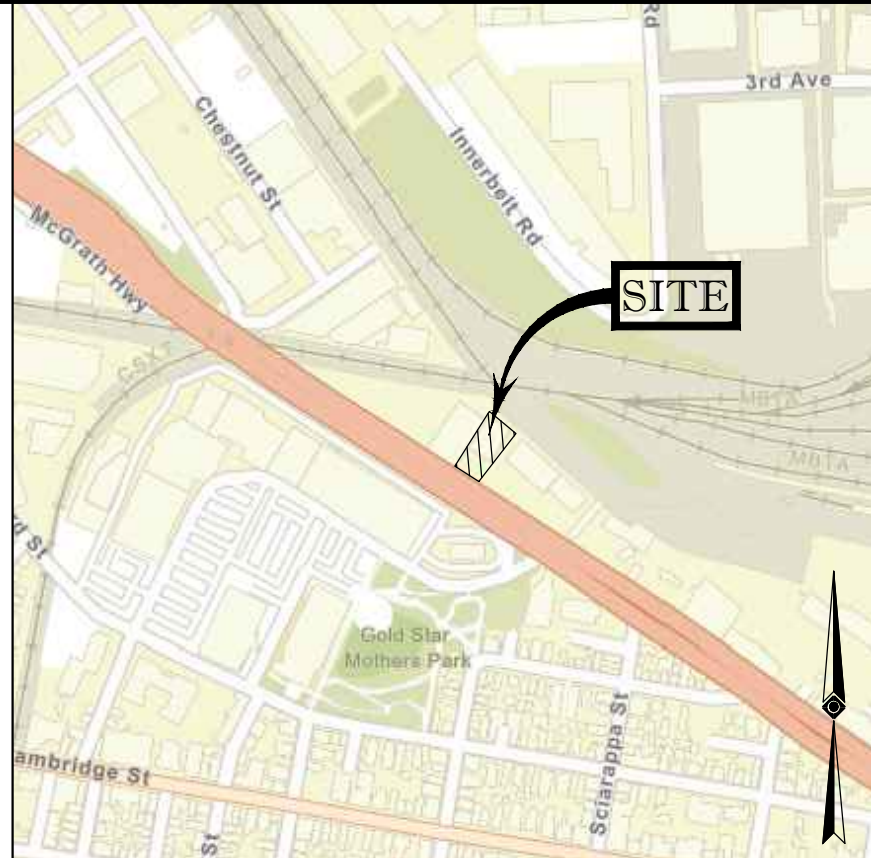
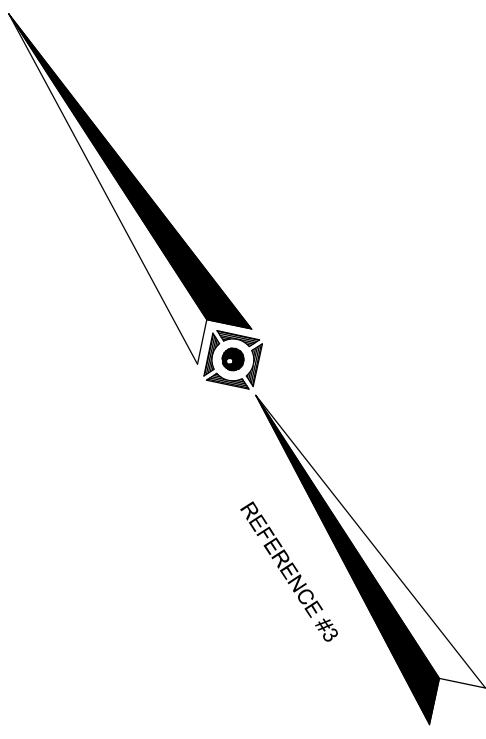
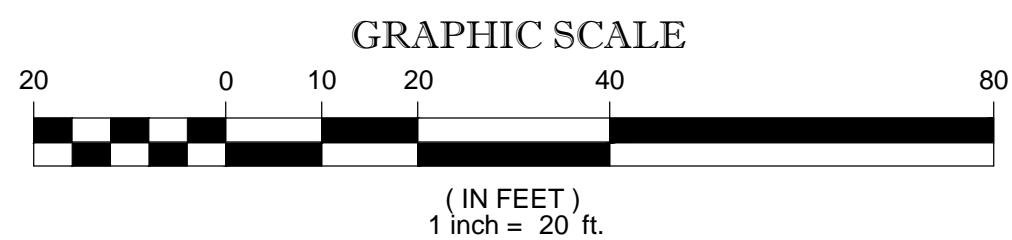
A	RAILROAD TIE WALL OVER THE EASTERLY PROPERTY LINE BY AS MUCH AS 1.3'
B	UNDERGROUND GAS LINE SERVICING LOT 4 FOR WHICH NO EASEMENT OF RECORD WAS FOUND CROSSES LOT 5
C	UNDERGROUND TELEPHONE LINE SERVICING LOT 4 FOR WHICH NO EASEMENT OF RECORD WAS FOUND CROSSES LOT 5
D	10' CHAIN LINK FENCE OVER THE NORTHEASTERLY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

DETAIL SCALE: 1" = 10'



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 UNCLARIFIED. 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

No.	DESCRIPTION OF REVISION	FIELD CREW	APPROVED	DATE		
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

FIELD DATE: 4-1-19
 FIELD BOOK NO: 19-02MA
 FIELD BOOK PG: 43-44

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

FIELD CREW: S.B.H.		CONTROL POINT ASSOCIATES, INC.	ALBANY, NY 5183175010 CHALFONT, PA 2157129000 MANHATTAN, NY 6467800411 SOUTH BOKROKIGH, MA 01772 508.948.3000 - 508.948.3003 FAX WARREN, NJ 9086609999		
DRAWN: A.M.M.					
REVIEWED: S.P.P.	APPROVED: G.L.H.	DATE: 4-11-19	SCALE: 1" = 20'	FILE NO: 06-180106-01	DWG. NO: 1 OF 1

11-03-2021

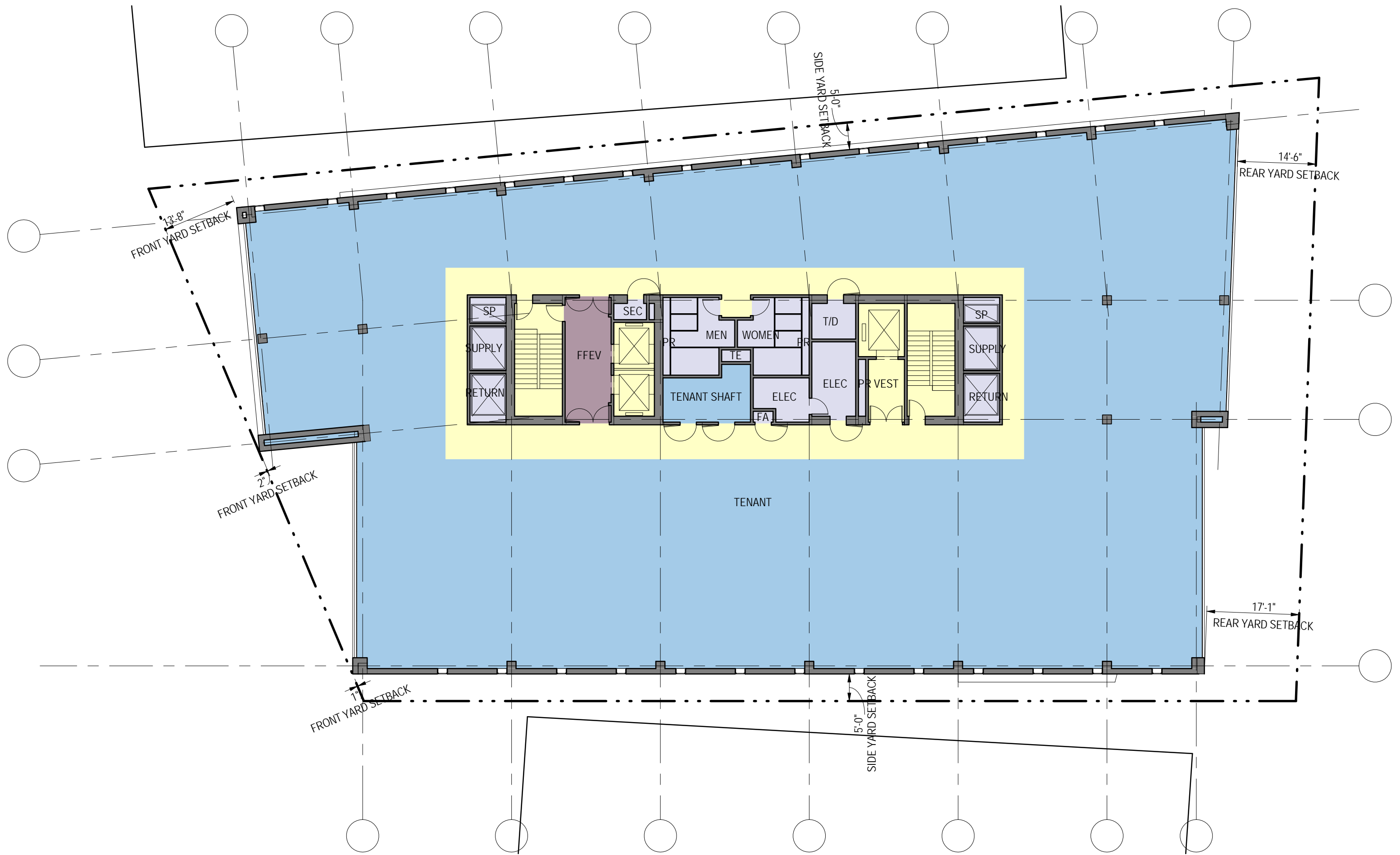
DATE

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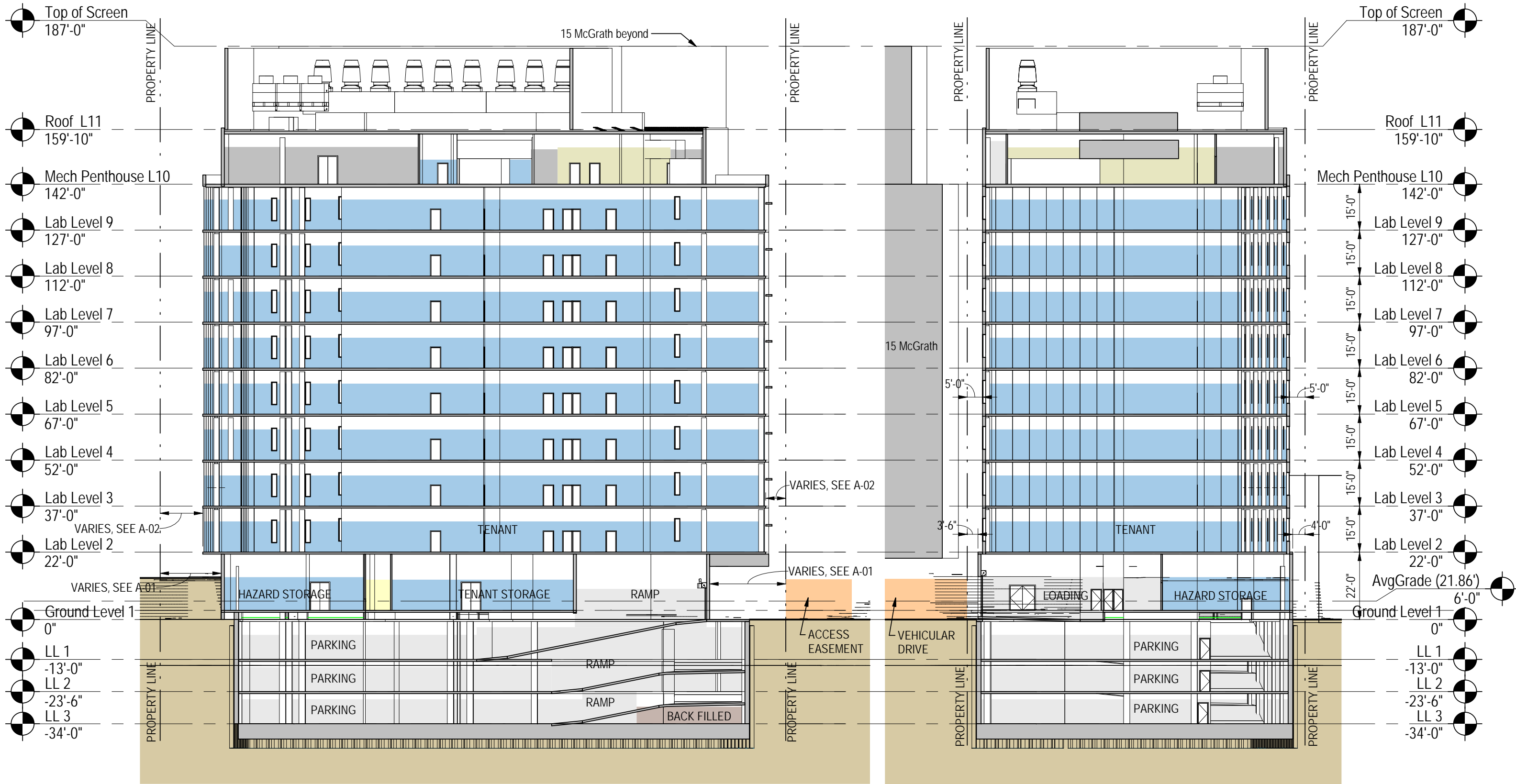
THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.











LONGITUDINAL SECTION THRU RAMP

CROSS SECTION THRU LOADING