

ZONING CLASSIFICATION -- "EDA NORTH" ECONOMIC DEVELOPMENT AREA NORTH DISTRICT WITHIN THE GROUNDWATER CONSERVATION OVERLAY DISTRICT AND RESTRICTED PARKING OVERLAY DISTRICT

MINIMUM LOT SIZE	NONE
MINIMUM FRONTAGE	NONE
MINIMUM LOT WIDTH	NONE
MINIMUM FRONT YARD	NONE
MINIMUM SIDE YARD	NONE
MINIMUM REAR YARD	NONE
MINIMUM FLOOR AREA RATIO	4.0
MAXIMUM BUILDING HEIGHT	100 FEET

* SEE NZA REPORT NO. 3600

RESERVED FOR REGISTRY USE

BOUNDARY DESCRIPTION PER LOAN POLICY FILE NO. LX308740 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE AS OF THE DATE OF THE HUD CLOSING.

EXHIBIT A
THE LAND WITH THE BUILDINGS THEREON, COMMONLY KNOWN AND NUMBERED AS 180-192 SHAWMUT AVENUE, SUFFOLK COUNTY, MASSACHUSETTS, SHOWN AS PARCEL 3-B-28 ON A PLAN ENTITLED "PLAN OF LAND, 180 SHAWMUT AVENUE, BOSTON, MASSACHUSETTS" PREPARED BY BRIGGS ASSOCIATES, INC., DATED SEPTEMBER 18, 1987 RECORDED WITH THE SUFFOLK COUNTY REGISTRY OF DEEDS IN BOOK 15606, PAGE 77 AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

WESTERLY: BY SHAWMUT AVENUE, AS SHOWN ON SAID PLAN, ONE HUNDRED SIX AND 99/100 (106.99) FEET.
NORTHERLY: BY LAND NOW OR FORMERLY OF CITY REDEVELOPMENT CORPORATION, BY TWO COURSES, AS SHOWN ON SAID PLAN, ONE HUNDRED THIRTY-SIX AND 74/100 (136.74) FEET AND 21 AND 99/100 (21.99) FEET;
EASTERLY: BY LAND NOW OR FORMERLY OF THE BOSTON REDEVELOPMENT AUTHORITY, AS SHOWN ON SAID PLAN, ONE HUNDRED EIGHT AND 17/100 (108.17) FEET AND SOUTHERLY BY LAND NOW OR FORMERLY OF THE BOSTON REDEVELOPMENT AUTHORITY, AS SHOWN ON SAID PLAN, ONE HUNDRED FIFTY AND 66/100 (150.66) FEET.
FOR TITLE SEE DEED TO CDBA WATERFORD PLACE, LLC, AND DATED JUNE 12, 2007 AND RECORDED IN SAID REGISTRY IN BOOK 42001, PAGE 190.

THE ABOVE DESCRIBED PREMISES IS CURRENTLY DESIGNATED BY THE CITY OF BOSTON ASSESSORS AS BEING TAX PARCEL #03-08150-000 (0306150000)

EXCEPTIONS FROM COVERAGE SCHEDULE BY LISTED IN LOAN POLICY FILE NO. LX308740 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF AS OF THE DATE OF THE HUD CLOSING.

- RESERVATION AND COVENANT REGARDING THE EASEMENT HELD BY THE MASSACHUSETTS BAY TRANSFORMATION AUTHORITY AS SET FORTH IN DEED DATED JULY 13, 1986 AND RECORDED IN BOOK 8059, PAGE 298, AFFECTING THE AREA SHOWN AS "M.B.T.A. EASEMENT" ON A PLAN ENTITLED "BOSTON REDEVELOPMENT AUTHORITY SOUTH AND REARLAND AREA PROJECT MASS. R-96" WHICH PLAN WAS RECORDED IN BOOK 9808, PAGE 274. (SHOWN ON PLAN).
- RESTRICTIONS SET FORTH IN THE SOUTH END RENEWAL PLAN, ADOPTED BY THE BOSTON REDEVELOPMENT AUTHORITY ON SEPTEMBER 23, 1965, A COPY OF WHICH WAS RECORDED IN BOOK 8289, PAGE 472, BUT ONLY AS TO SECTION 1101 AND SECTION 1102 OF SAID RESTRICTIONS WHICH HAVE OTHERWISE EXPIRED ACCORDING TO THE STATED TERM. (NOT PLOTTABLE).
- TERMS AND PROVISIONS SET FORTH IN THE LAND DISPOSITION AGREEMENT BY AND BETWEEN THE BOSTON REDEVELOPMENT AUTHORITY AND CDBA LIMITED PARTNERSHIP DATED JUNE 30, 1989, RECORDED IN BOOK 15731, PAGE 272, AS AFFECTED BY THE CERTIFICATE OF COMPLETION DATED MAY 20, 1991, RECORDED IN BOOK 16895, PAGE 97, AND ALSO THE CERTIFICATE OF COMPLETION DATED JUNE 3, 2007, RECORDED IN BOOK 41933, PAGE 166. (NOT PLOTTABLE)
- ENCROACHMENT LOCATED IN THE NORTHEAST CORNER OF INSURED PREMISES AS DISCLOSED IN THE SURVEYOR'S REPORT AND CERTIFICATION DATED JULY 17, 1989, WHICH STATED "ABUTTER'S FENCE, CORNER AT NORTHEAST CORNER OF THE PROPERTY ENCRONES APPROXIMATELY 2 FEET INTO THIS PARCEL," AND AS SHOWN ON THE PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY 180-192 SHAWMUT AVENUE, BOSTON, MASS." DATED AUGUST 21, 2013, DRAWN BY HARRY R. FELDMAN, INC. LAND SURVEYORS. (SHOWN ON PLAN).

LEGEND:

Handicap Ramp	P.O.B.	Point of Beginning
Cable TV Manhole	ENT.	Entrance
Drain Manhole	CONC.	Concrete
Electric Manhole	VCC	Vertical Granite Curb
Meter Manhole	CLF	Chain Link Fence
Sewer Manhole	CC	Concrete Curb
Telephone Manhole	GP	Gate Post
Water Manhole	(R)	Record
Manhole	(C)	Calculated
Street Lighting Manhole	N/F	Now or Formerly
Catch Basin	D	Drain
Catch Basin Round	S	Sewer
Gas Shut Off	W	Water
Water Shut Off	GAS	Gas
Water Meter	E	Electric
Boston Water Valve	C	Cable Television
Hydrant	META	Metal
Spigot	T	Telephone
Observation Well	ST-L	Street Lighting
Flood Light	SIGN	Sign
Light Pole	oPl.	Parking Meter
Electric Handhole	oAl.	Mail Box
Fire Alarm	oM.	Deciduous Tree
Shut Off	oT.	Exception Number
Traffic Signal	oC.	
Traffic Control Box		

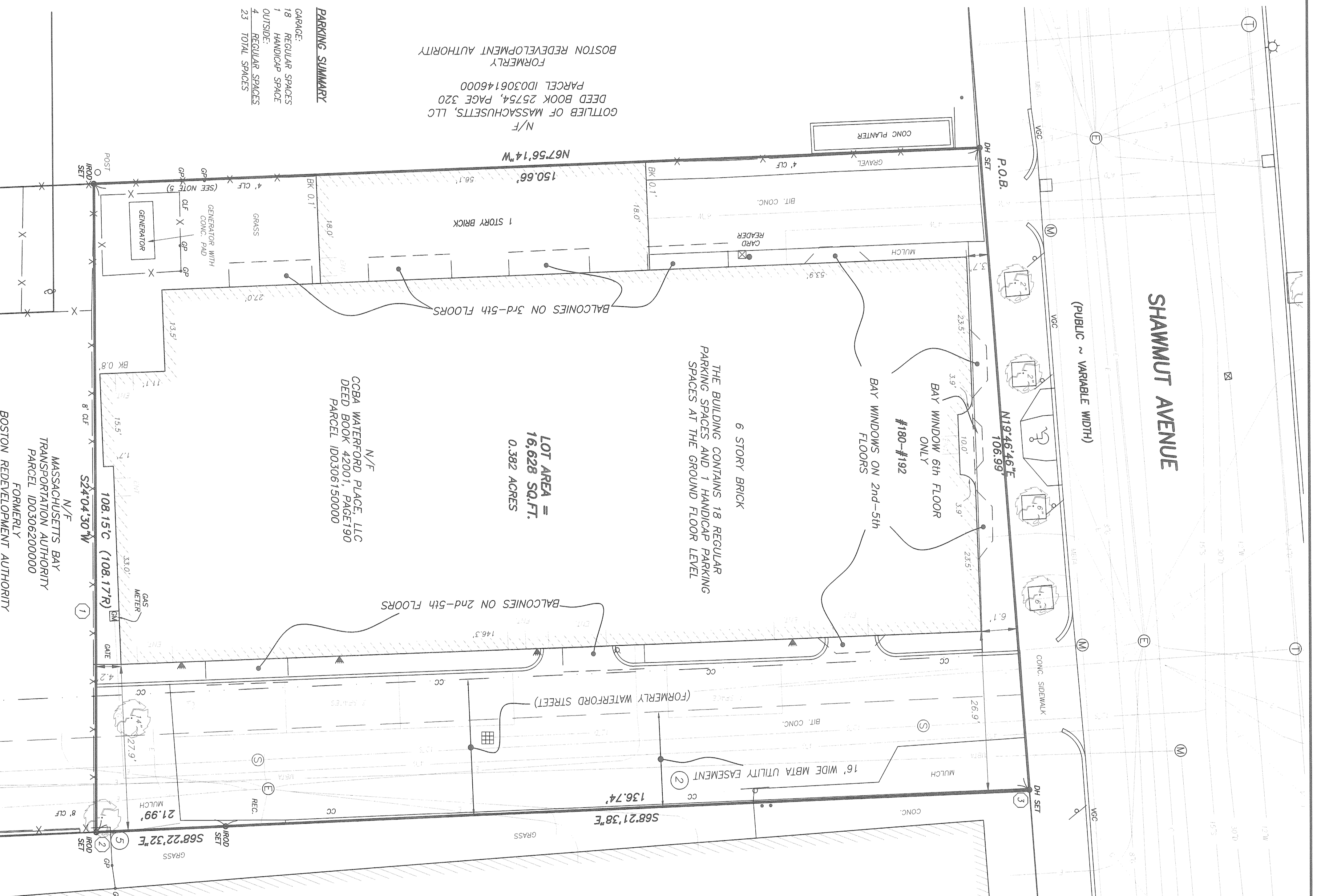
PARKING SUMMARY

Garage	18
Regular Spaces	1
Handicap Space	4
Outside	23
Regular Spaces	23
Total Spaces	23

FORMERLY
BOSTON REDEVELOPMENT AUTHORITY
PARCEL ID0306146000
DEED BOOK 25754, PAGE 320
GOTTLEB OF MASSACHUSETTS, LLC
N/F

LOT AREA =
16,928 SQ.FT.
0.382 ACRES

N/F
CDBA WATERFORD PLACE, LLC
DEED BOOK 42001, PAGE 190
PARCEL ID0306150000



FORMERLY CITY REDEVELOPMENT CORPORATION
DEED BOOK 25754, PAGE 320
GOTTLEB OF MASSACHUSETTS, LLC
N/F
PARCEL ID0306160000

REFERENCES:

SUFFOLK COUNTY REGISTRY OF DEEDS	DEEDS:	BOOK 42001 PAGE 190 (LOCUS)
		BOOK 15732 PAGE 064
		BOOK 15733 PAGE 037
		BOOK 15731 PAGE 272
		BOOK 15731 PAGE 246
	PLANS:	BOOK 8050 PAGE 821
		BOOK 8080 PAGE 657
		BOOK 8125 PAGE 162
		BOOK 8375 PAGE 563
		BOOK 8302 PAGE 552
		BOOK 15606 PAGE 077
	MASSACHUSETTS LAND COURT	LOC 11594
		LOC 5597A
		LOC 6404A
		LOC 8489B
		LOC 17200B
		LOC 19500C

NOTES:

- ZONING INFORMATION WAS PROVIDED BY NATIONAL ZONING ASSOCIATES. SEE NZA REPORT NO. 3600.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SWAMP OR SANITARY LANDFILL.
- BY GRAPHICAL PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 25025C00076, AND COMMUNITY PANEL NUMBER 250286, HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
- A GATE IN THE SOUTHEAST CORNER OF THE PREMISES PROVIDES ACCESS THROUGH THE ABUTTERS PROPERTY.
- NO EVIDENCE OF CEMETERIES WAS OBSERVED ON THE PROPERTY.
- THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS.
- THERE WERE NO INTERIOR DIVISION OR PARTY WALLS LOCATED. ONLY EXTERIOR WALLS WERE OBSERVED AT THE TIME OF THE SURVEY.
- CLIENT DID NOT DESIGNATE WALLS TO BE DETERMINED AS PLUMB AT THE TIME OF THE SURVEY DUE TO THE FACT THAT THE BUILDING IS STANDALONE.

LIST OF VISIBLE ENCROACHMENTS

- A CHAINLINK FENCE RUNNING ALONG THE EASTERLY BOUNDARY CROSSES THE PROPERTY LINE.
- ABUTTERS FENCE AT NORTHEASTERLY CORNER OF PREMISES CROSSES INTO PROPERTY.
- A CONCRETE CURB RUNNING ALONG THE NORTHERLY BOUNDARY CROSSES THE PROPERTY LINE.

THIS IS TO CERTIFY THAT THIS PLAN, AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH THE PROFESSIONAL STANDARD DUTY REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10(a), 10(b), 11(b), 12, 13, 16, 17, 18, 19, 20(a), AND 21 OF TABLE A, THEREFORE, THE FIELD WORK WAS COMPLETED ON AUGUST 21, 2013 AND AGAIN ON MAY 5, 2014, AND AGAIN ON MAY 23, 2014.



HARRY R. FELDMAN, INC.
KARL A. MCGARTHY, PLS (MA# 38714) DATE 07-08-2014
5/23/2014
5/5/2014
UPDATED FIELD INSPECTION

ALTA/ACSM LAND TITLE SURVEY
180-192 SHAWMUT AVENUE
"WATERFORD PLACE"
BOSTON, MASS.
FHA PROJECT NO. 023-11321
BOSTON, MASS.

SCALE: 1"=10'
HARRY R. FELDMAN, INC.
112 SHAWMUT AVENUE
BOSTON, MASS. 02118
PHONE: (617)357-9740
www.harryfeldman.com

FELDMAN
Professional Land Surveyors

ANGUST 21, 2013
LAND SURVEYORS
AUDIT NO. 13913-ALTA

GRAPHIC SCALE

RESEARCH RUN	FIELD CHIEF KP	PROJ MGR KAM	APPROVED
CADD MGS	CADD MGS	FIELD CHECKED	CDD FILE 13913
FILENAME: S:\PROJECTS\138008\13913\13913A\13913A-ALTA-1.dwg			