Appendix B

Surveys

LEGAL DESCRIPTION

300 LONGWOOD AVENUE & 55 SHATTUCK STREET

A certain parcel of land situated in the City of Boston, Roxbury District, Suffolk County, Commonwealth of Massachusetts, being bounded and described as follows:

Beginning at the intersection of the southwesterly sideline of Longwood Avenue and the southeasterly sideline of former Blackfan Street;

Thence running southeasterly, a distance of 233.23 feet along said sideline of Longwood Avenue to the centerline of a passageway, 16 feet wide;

Thence turning and running southwesterly, a distance of 629.81 feet along said centerline to a point on the centerline of Shattuck Street;

Thence turning and running northwesterly, a distance of 30.46 feet along said centerline of Shattuck Street to a point of curvature;

Thence turning and running along a curve to the right, having a radius of 504.35 feet and an arc length of 119.64 feet, along said centerline to a point of tangency;

Thence running northwesterly, a distance of 276.64 feet to a point at the intersection of the centerline of Shattuck Street with the northwesterly sideline of former Blackfan Street;

Thence turning and running northeasterly, a distance of 168.60 feet along said sideline to a point;

Thence turning and running southeasterly, a distance of 25.00 feet to a point on the centerline of former Blackfan Street;

Thence turning and running northeasterly, a distance of 287.11 feet along said centerline to a point;

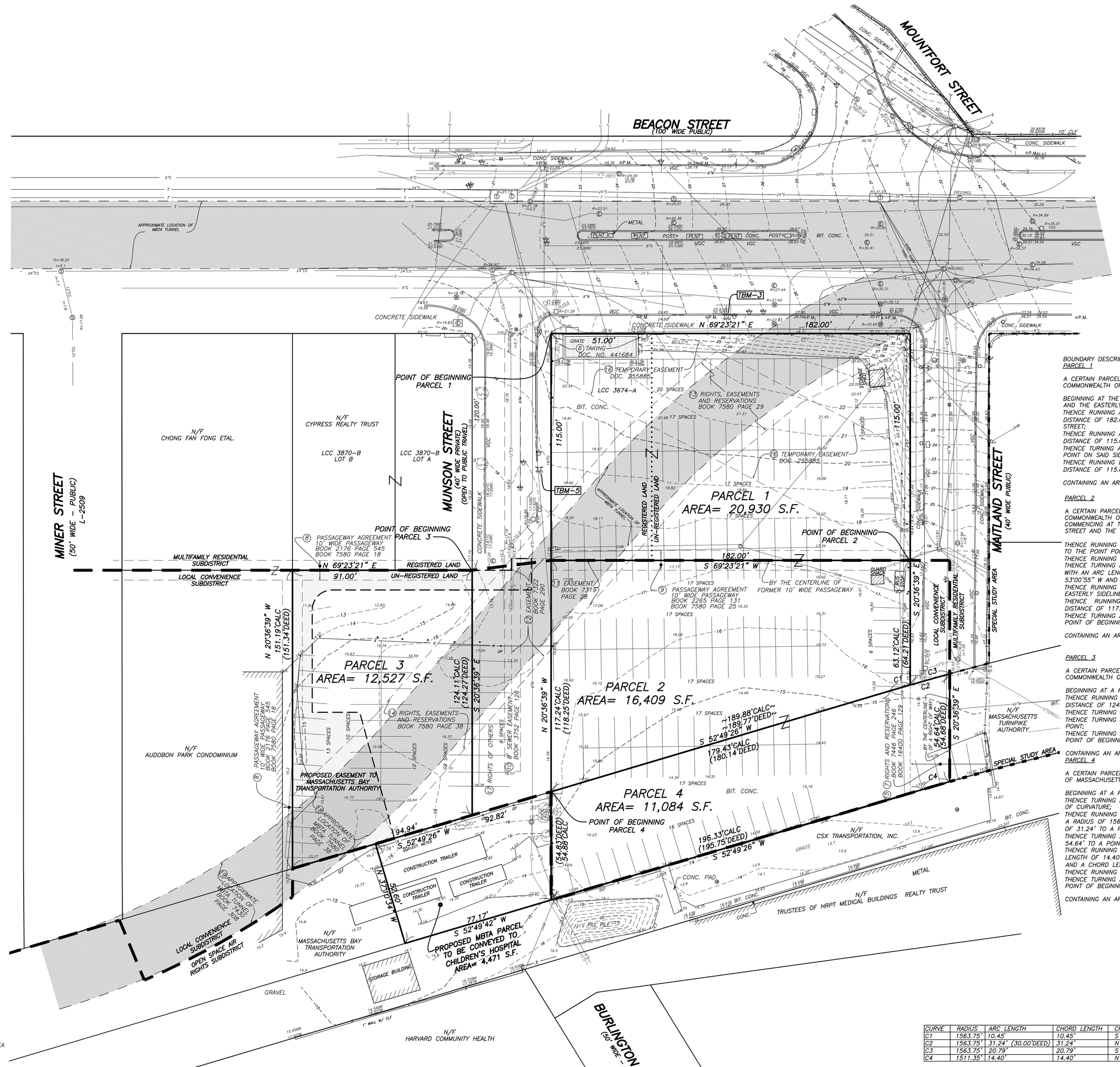
Thence turning and running northwesterly, a distance of 25.00 feet to a point on the northwesterly sideline of former Blackfan Street;

Thence turning and running northeasterly, a distance of 110.54 feet along said sideline to a point on the southwesterly sideline of Longwood Avenue;

Thence turning and running southeasterly, a distance of 51.44 feet along said sideline to the point of beginning.

All distances being more or less.

Containing an area of 4.74 acres, more or less, said parcel is described in Book 10178 Page 178 recorded in Suffolk County Registry of deeds (Parcel One and Parcel Two) and shown on plans recorded in Book 3058 Page 145, plan recorded in Book 8863 Page 103 in said registry and Lot 2 shown on Land Court Case 22999A.



REFERENCES

SUFFOLK COUNTY REGISTRY OF DEEDS
BOOK 13260 PAGE 217
8862 205
42968 185
16400 129
7446 246

2176 544 PLAN)
7580 29 (PLAN)
7580 38 (PLAN)
7446 246 (PLAN)

MASSACHUSETTS LAND COURT
LCC 3674A
3870B
5745A
CERTIFICATE OF TITLE 112429
100375

PLAN ENTITLED "PLOT PLAN OF LAND BOSTON, MASS., PREPARED BY HARRY R. FELDMAN INC., DATED JUNE 15, 1988.

DIMENSIONAL REGULATIONS
AUDUBON CIRCLE NEIGHBORHOOD DISTRICT, DESIGN OVERLAY DISTRICT, PDA PERMITTED, NEIGHBORHOOD BUSINESS SUBDISTRICT AND LOCAL CONVENIENCE SUBDISTRICT

MAXIMUM FLOOR AREA RATIO 2.0
MAXIMUM BUILDING HEIGHT 45 FEET
MINIMUM LOT SIZE NONE
MINIMUM LOT AREA PER DWELLING UNIT NONE
MINIMUM USABLE OPEN SPACE PER DWELLING UNIT 50 S.F.
MINIMUM LOT WIDTH NONE
MINIMUM LOT FRONTAGE NONE
MINIMUM FRONT YARD NONE
MINIMUM SIDE YARD NONE
MINIMUM REAR YARD 25 FEET

RESIDENTIAL SUBDISTRICTS
MULITFAMILY RESIDENTIAL
"SEE TABEL B OF ARTICLE 61

THE PROPERTY LIES WITHIN THE RESTRICTED PARKING OVERLAY DISTRICT

LEGEND:

- SEWER MANHOLE
- DRAIN MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- HANDICAP RAMP
- GAS SHUT OFF
- WATER SHUT OFF
- BOSTON WATER VALVE
- CATCH BASIN
- LIGHT POLE
- UTILITY POLE
- HYDRANT
- SIGN
- o.P.M. PARKING METER
- BOLLARD
- BIT. BITUMINOUS
- CONC. CONCRETE
- DECIDUOUS TREE
- VGC VERTICAL GRANITE CURB
- CLF CHAIN LINK FENCE
- BW BOTTOM OF WALL
- TW TOP OF WALL
- N/F NOW OR FORMERLY
- BC BOTTOM OF CURB
- TC TOP OF CURB
- R= RIM ELEVATION
- I= INVERT ELEVATION
- TT TOP OF TRAP
- N.V.P. NO VISIBLE PIPES
- X FENCE
- S SEWER
- D DRAIN
- CS COMBINED SEWER
- W WATER
- G GAS
- E ELECTRIC
- T TELEPHONE
- CATV CABLE TELEVISION
- OHW OVERHEAD WIRE
- ZONING LINE
- SPECIAL STUDY AREA

NOTES:

1) BENCHMARK INFORMATION:

BENCHMARK USED:
LEFT OUTER CORNER OF DOOR SILL NO. 109 BROOKLINE AVENUE
ELEVATION = 17.37

TEMPORARY BENCH MARKS SET:

TBM-3: X-CUT SET ON RIGHT FRONT BOLT OF A HYDRANT LOCATED APPROXIMATELY 90 FEET WEST OF THE INTERSECTION OF BEACON STREET AND MAITLAND STREET AS SHOWN ON PLAN.
ELEVATION = 28.78

TBM-5 X-CUT ON HYDRANT BOLT LOCATED ON THE EASTERLY SIDE OF MUNSON STREET, AS SHOWN ON PLAN.
ELEVATION = 20.65

2) ELEVATIONS REFER TO BOSTON CITY BASE (B.C.B.)

3) CONTOUR INTERVAL EQUALS ONE (1) FOOT.

4) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND THE LATEST PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLAN, SINCE SUB-SURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY TWO HOURS PRIOR TO EXCAVATION.

5) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF HARRY R. FELDMAN, INC. ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO HARRY R. FELDMAN INC.'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY HARRY R. FELDMAN, INC.

BOUNDARY DESCRIPTION PER SURVEY
PARCEL 1

A CERTAIN PARCEL OF LAND SITUATED IN BOSTON, SUFFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY SIDELINE OF BEACON STREET AND THE EASTERLY SIDELINE OF MUNSON STREET;
THENCE RUNNING ALONG SAID SIDELINE OF BEACON STREET N 69°23'21" E, A DISTANCE OF 182.00' TO A POINT ON THE WESTERLY SIDELINE OF MAITLAND STREET;
THENCE RUNNING ALONG SAID SIDELINE OF MAITLAND STREET S 20°36'39" E, A DISTANCE OF 115.00' TO A POINT;
THENCE TURNING AND RUNNING S 69°23'21" W, A DISTANCE OF 182.00' TO A POINT ON SAID SIDELINE OF MUNSON STREET;
THENCE RUNNING BY SAID SIDELINE OF MUNSON STREET N 20°36'39" W, A DISTANCE OF 115.00' TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 20,930 SQUARE FEET.

PARCEL 2

A CERTAIN PARCEL OF LAND SITUATED IN BOSTON, SUFFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY SIDELINE OF BEACON STREET AND THE WESTERLY SIDELINE OF MAITLAND STREET;

THENCE RUNNING ALONG MAITLAND STREET S 20°36'39" E, A DISTANCE OF 115.00' TO THE POINT POINT OF BEGINNING;
THENCE RUNNING S 20°36'39" E A DISTANCE OF 63.12' TO A POINT;
THENCE TURNING AND RUNNING SOUTHWESTERLY ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 10.45', A RADIUS OF 1563.75', A CHORD BEARING OF S 53°00'55" W AND A CHORD LENGTH OF 10.45' TO A POINT OF TANGENCY;
THENCE RUNNING S 52°49'26" W, A DISTANCE OF 179.43' TO A POINT ON THE EASTERLY SIDELINE OF MUNSON STREET;
THENCE RUNNING ALONG SAID SIDELINE OF MUNSON STREET N 20°36'39" W A DISTANCE OF 117.24' TO A POINT;
THENCE TURNING AND RUNNING N 69°23'21" E A DISTANCE OF 182.00' TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 16,409 SQUARE FEET.

PARCEL 3

A CERTAIN PARCEL OF LAND SITUATED IN BOSTON, SUFFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDELINE OF MUNSON STREET;
THENCE RUNNING ALONG SAID SIDELINE OF MUNSON STREET S 20°36'39" E, A DISTANCE OF 124.11' TO A POINT;
THENCE TURNING AND RUNNING S 52°49'26" W, A DISTANCE OF 94.94' TO A POINT;
THENCE TURNING AND RUNNING N 20°36'39" W, A DISTANCE OF 151.19' TO A POINT;
THENCE TURNING AND RUNNING N 69°23'21" E, A DISTANCE OF 91.00' TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 12,527 SQUARE FEET.

PARCEL 4

A CERTAIN PARCEL OF LAND SITUATED IN BOSTON, SUFFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDELINE OF MUNSON STREET;
THENCE TURNING AND RUNNING N 52°49'26" E, A DISTANCE OF 179.43' TO A POINT OF CURVATURE;
THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 31.24', A RADIUS OF 1563.75', A CHORD BEARING OF N 53°23'46" E, AND A CHORD LENGTH OF 31.24' TO A POINT ON THE CENTERLINE OF MAITLAND STREET;
THENCE TURNING AND RUNNING BY SAID CENTERLINE S 20°36'39" W A DISTANCE OF 54.64' TO A POINT;
THENCE RUNNING NORTHEASTERLY ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 14.40', A RADIUS OF 1511.35', A CHORD BEARING OF S 53°09'02" W AND A CHORD LENGTH OF 14.40' TO A POINT OF TANGENCY;
THENCE RUNNING S 52°49'26" W, A DISTANCE OF 196.33' TO A POINT;
THENCE TURNING AND RUNNING N 20°36'39" W, A DISTANCE OF 54.88' TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 11,084 SQUARE FEET.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1563.75'	10.45'	10.45'	S 53°00'55" W	00°22'58"
C2	1563.75'	31.24' (30.00'DEED)	31.24'	N 53°23'46" E	01°08'40"
C3	1563.75'	20.79'	20.79'	S 53°35'15" W	00°45'42"
C4	1511.35'	14.40'	14.40'	N 53°09'02" E	00°32'45

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY AND FENMORE REALTY CORPORATION

THIS IS TO CERTIFY THAT THIS 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," AS ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 8, 9, 10, 11(b), 13, 14 AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, I FURTHER CERTIFY THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

I CERTIFY THAT THE PARCELS SHOWN HEREON LIE WITHIN A ZONE "C", AREA OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF BOSTON, MASSACHUSETTS, COMMUNITY PANEL NO. 250286 0004 C EFFECTIVE DATE: APRIL 1, 1982

I CERTIFY THAT THERE ARE NO GAPS OR GORES BETWEEN PARCELS 1, 2 AND 4 AND NO GAPS OR GORES BETWEEN PARCEL 3 AND THE PROPOSED PARCEL TO BE ACQUIRED FROM THE MBTA.

TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY MMOG OFFICE FILE NO. 08-38658
EFFECTIVE DATE: NOVEMBER 18, 2008

(6) TAKING BY THE MASSACHUSETTS BAY TRANSPORTATION AUTHORITY FOR SUBWAY PURPOSES DATED AUGUST 10, 1988 AND FILED AS DOCUMENT NO. 441684, AS SHOWN ON PLAN.

(7) RIGHTS AND RESERVATIONS AS SET FORTH IN DEED FROM THE BOSTON AND ALBANY RAILROAD TO EMERSON-SWAN INCORPORATED DATED OCTOBER 26, 1959 AND RECORDED IN BOOK 7446, PAGE 246, AS SHOWN ON PLAN.

(8) PASSAGEWAY AGREEMENT DATED JANUARY 24, 1894 AND RECORDED IN BOOK 2176, PAGE 545; AS RECREATED BY AGREEMENTS DATED MARCH 22, 1961 AND RECORDED IN BOOK 7580, PAGES 18 AND 25, AS SHOWN ON PLAN.

(9) PASSAGEWAY AGREEMENT DATED DECEMBER 20, 1894 BY AND BETWEEN AMORY A. LAWRENCE ET AL, TRUSTEES UNDER THE WILL OF SARAH E. LAWRENCE AND GEORGE MAITLAND AND RECORDED IN BOOK 2265, PAGE 131; AS RECREATED BY AGREEMENT DATED MARCH 22, 1961 AND RECORDED IN BOOK 7580, PAGE 25, AS SHOWN ON PLAN.

(10) SEWER EASEMENT UNDER MUNSON STREET IN FAVOR OF BOARD OF STREET COMMISSIONERS OF THE CITY OF BOSTON DATED AUGUST 11, 1913 AND RECORDED IN BOOK 3752, PAGE 126, AS SHOWN ON PLAN.

(11) TAKING OF EASEMENT FOR UNDERGROUND SUBWAY BY THE METROPOLITAN TRANSIT AUTHORITY DATED JUNE 23, 1958 AND RECORDED IN BOOK 7319, PAGE 283, AS SHOWN ON PLAN.

(12) TAKING OF EASEMENT FOR UNDERGROUND SUBWAY BY THE METROPOLITAN TRANSIT AUTHORITY DATED JUNE 13, 1958 AND RECORDED IN BOOK 7322, PAGE 290, AS SHOWN ON PLAN.

(13) RIGHTS, EASEMENTS AND RESERVATIONS SET FORTH IN A DEED FROM METROPOLITAN TRANSIT AUTHORITY TO THE 819 BEACON STREET TRUST DATED JULY 10, 1961 AND RECORDED IN BOOK 7580, PAGE 29 AND FILED AS DOCUMENT NO. 249955, AS SHOWN ON PLAN.

(14) RIGHTS, EASEMENTS AND RESERVATIONS SET FORTH IN A DEED FROM METROPOLITAN TRANSIT AUTHORITY TO THE 819 BEACON STREET TRUST DATED JULY 10, 1961 AND RECORDED IN BOOK 7580, PAGE 38, AS SHOWN ON PLAN.

(15) RIGHT OF WAY AS RESERVED IN DEED FROM JOSEPH E. SWAN ET AL, TRUSTEES OF 1255 BOYLSTON REALTY TRUST TO THE CHILDREN'S MEDICAL CENTER CORPORATION DATED JULY 23, 1990 AND RECORDED IN BOOK 16400, PAGE 129, AS SHOWN ON PLAN

(16) TAKING BY THE MASSACHUSETTS TURNPIKE AUTHORITY FOR THE PURPOSE OF CONSTRUCTING AN EXPRESS TOLL HIGHWAY DATED AUGUST 21, 1962 FILED AS DOCUMENT NO. 255885, AS SHOWN ON PLAN.

(17) RIGHTS OF OTHERS IN MUNSON STREET, AS SHOWN ON PLAN.

(18) PLAN RECORDED AT BOOK 7580, PAGE 38 ACCOMPANYING DEED BY METROPOLITAN TRANSIT AUTHORITY TO THE 819 BEACON STREET TRUST DATED APRIL 28, 1961 AND RECORDED IN BOOK 7580, PAGE 38, SHOWS SUBWAY TUNNEL EXTENDING UNDER INSURED PREMISES, AS SHOWN ON PLAN.

(19) PLAN RECORDED AT BOOK 7430, PAGE 308 ACCOMPANYING DEED BY METROPOLITAN TRANSIT AUTHORITY TO THE BOSTON CAB COMPANY DATED OCTOBER 1, 1959 AND RECORDED IN BOOK 7430, PAGE 308 SHOWS SUBWAY TUNNEL EXTENDING UNDER INSURED PREMISES, AS SHOWN ON PLAN.

BOUNDARY DESCRIPTION
PER TITLE COMMITMENT
MMOG OFFICE FILE NO. 08-38658, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF NOVEMBER 18, 2008

PARCEL ONE
THE LAND IN BOSTON, SUFFOLK COUNTY, MASSACHUSETTS SHOWN AS THE LAND BETWEEN POINTS A, B, C AND D ON A PLAN ENTITLED "METROPOLITAN TRANSIT AUTHORITY PLAN OF LAND ON BEACON STREET, BOSTON, MASS. BETWEEN MAITLAND ST. AND MUNSON ST.," METROPOLITAN TRANSIT AUTHORITY PLAN NO. L-C16880, DATED JUNE 10, 1959, RECORDED WITH SUFFOLK REGISTRY OF DEEDS IN BOOK 7580, PAGE 29, BOUNDED AND DESCRIBED AS FOLLOWS:
NORTHWESTERLY BY BEACON STREET, 182 FEET;
NORTHEASTERLY BY MAITLAND STREET, 115 FEET;
SOUTHEASTERLY BY THE CENTERLINE OF A FORMER PASSAGEWAY 10 FEET IN WIDTH, BEING THE DIVISION LINE BETWEEN THIS PARCEL 1 AND PARCEL 2 HEREIN DESCRIBED, 182 FEET; AND
SOUTHWESTERLY BY MUNSON STREET, 115 FEET.
CONTAINING 20,930 SQUARE FEET OF LAND MORE OR LESS.
INCLUDED WITHIN SAID PARCEL ONE IS A REGISTERED PARCEL OF LAND, BEING BOUNDED. AND DESCRIBED AS FOLLOWS:
NORTHERLY BY BEACON STREET, 51 FEET;
EASTERLY BY LAND NOW OR FORMERLY OF THOMAS M. BASSETT, 115 FEET;
SOUTHERLY BY LAND NOW OR FORMERLY OF JOHN J. SHEA, BEING THE MIDDLE LINE OF A PASSAGEWAY 10 FEET WIDE, 51 FEET; AND
WESTERLY BY MUNSON STREET, 115 FEET.

PARCEL TWO:
THE LAND IN BOSTON, SUFFOLK COUNTY, MASSACHUSETTS MARKED "EZRA WOLFSON" ON A PLAN ENTITLED "METROPOLITAN TRANSIT AUTHORITY PLAN OF EASEMENT TAKING FOR A PORTION OF RAPID TRANSIT FACILITIES, BOSTON, MASS. FROM EZRA WOLFSON, MUNSON ST." DATED JUNE 23, 1958 AND RECORDED WITH SUFFOLK DEEDS IN BOOK 7319, PAGE 283, BOUNDED AND DESCRIBED AS FOLLOWS:
NORTHEASTERLY BY MAITLAND STREET, 64.21 FEET;
SOUTHEASTERLY BY LAND NOW OR FORMERLY OF BOSTON & ALBANY RAILROAD, 189.77 FEET;
SOUTHWESTERLY BY MUNSON STREET, 118.25 FEET; AND
NORTHWESTERLY BY THE CENTERLINE OF A FORMER PASSAGEWAY 10 FEET WIDE, BEING THE DIVISION LINE BETWEEN THIS PARCEL 2 AND PARCEL 1 HEREINBEFORE DESCRIBED 182 FEET.

PARCEL THREE:
THE LAND IN BOSTON, SUFFOLK COUNTY MASSACHUSETTS SHOWN AS THE LAND BETWEEN POINTS A, B, C AND D ON THE PLAN ENTITLED "METROPOLITAN TRANSIT AUTHORITY PLAN OF LAND AT NO. 11 MUNSON ST., BOSTON, MASS." DATED JUNE 10, 1959, PLAN NO. L-C-16881, RECORDED WITH SUFFOLK DEEDS IN BOOK 7580, PAGE 38, BEING BOUNDED AND DESCRIBED AS FOLLOWS:
NORTHEASTERLY BY MUNSON STREET, 124.27 FEET;
SOUTHEASTERLY BY LAND NOW OR FORMERLY OF THE METROPOLITAN TRANSIT AUTHORITY, 94.94 FEET;
SOUTHWESTERLY BY THE CENTERLINE OF A FORMER PASSAGEWAY 10 FEET IN WIDTH BEING THE DIVISION LINE BETWEEN THIS PARCEL 3 AND LAND NOW OR FORMERLY OWNED BY THE BOSTON CAB CO., 151.34 FEET; AND
NORTHWESTERLY BY THE CENTERLINE OF A FORMER PASSAGEWAY 10 FEET IN WIDTH BEING THE DIVISION LINE BETWEEN THIS PARCEL 3 AND LAND NOW OR FORMERLY OWNED BY JENNARO CAPONE, 91.00 FEET.

PARCEL FOUR:
A CERTAIN PARCEL OF LAND CONTAINING ABOUT 11,067 SQUARE FEET IN THAT PART OF THE CITY OF BOSTON, COUNTY OF SUFFOLK, AND COMMONWEALTH OF MASSACHUSETTS KNOWN AS BROOKLINE JUNCTION, BOUNDED AND DESCRIBED AS FOLLOWS:
SOUTHWESTERLY BY LAND NOW OR FORMERLY OF THE METROPOLITAN TRANSIT AUTHORITY FIFTY-FOUR AND EIGHTY-THREE HUNDREDTHS (54.83) FEET;
NORTHWESTERLY BY LAND NOW OR FORMERLY OF EZRA WOLFSON, ONE HUNDRED EIGHTY AND FOURTEEN HUNDREDTHS (180.14) FEET AND BY LAND OF SAID WOLFSON AND MAITLAND STREET THIRTY AND NO HUNDREDTHS (30.00) FEET; NORTHEASTERLY BY THE CENTERLINE OF A RIGHT OF WAY FORTY (40') FEET IN WIDTH FIFTY-FOUR AND SIXTY-EIGHT HUNDREDTHS (54.68) FEET; AND SOUTHEASTERLY BY OTHER LAND NOW OR FORMERLY OF THE BOSTON AND ALBANY RAILROAD COMPANY BY TWO (2) COURSES THE FIRST BEING FOURTEEN AND FORTY HUNDREDTHS (14.40) FEET AND THE SECOND BEING ONE HUNDRED NINETY-FIVE AND SEVENTY-FIVE HUNDREDTHS (195.75) FEET; ALL AS SHOWN WITHIN THE LINES TINTED BLUE, UPON A PLAN RECORDED IN BOOK 7446, PAGE 246, ENTITLED "BOSTON & ALBANY R.R. - BOSTON LAND CONVEYED BY B. & A. R.R. CO. TO EMERSON-SWAN INCORPORATED", DATED OCTOBER 2, 1959, AND SIGNED BY E. M. SKELTON, DIVISION ENGINEER. TOGETHER WITH THE BENEFIT OF NOTICE TO PREVENT EASEMENT RECORDED ON JUNE 1, 2007 IN BOOK 41904, PAGE 335.

ALTA/ACSM LAND TITLE SURVEY
CHILDREN'S HOSPITAL
819 BEACON STREET
BOSTON, MASS.

SCALE: 1"= 20' DECEMBER 8, 2008

HARRY R. FELDMAN, INC. LAND SURVEYORS
112 SHAWMUT AVENUE PHONE: (617)357-9740
BOSTON, MASS. 02118 WWW.HARRYRFELDMAN.COM

FELDMAN
Professional Land Surveyors

GRAPHIC SCALE
20 0 10 20 40 80

RESEARCH	FIELD CHIEF JA	CHECKED	APPROVED	FILE NAME 12190-ALTA
CALC	CADD BLH	FIELD CHECKED	CRD FILE 12190	JOB NO. 12190