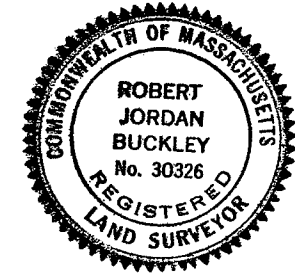


**EXISTING CONDITIONS LEGEND**

	SEWER LINE/MANHOLE		BUILDING
	DRAIN LINE/MANHOLE		No. OF PARKING SPACES IN ROW
	CATCH BASIN		MONITORING WELL
	DOUBLE CATCH BASIN		BITUMINOUS CONCRETE
	GAS LINE/GATE		CEMENT LINED DUCTILE IRON
	WATER LINE/GATE		CONCRETE
	HYDRANT		CORRUGATED METAL PIPE
	POST INDICATOR VALVE		DOOR
	TELEPHONE LINE/MANHOLE		EDGE OF PAVEMENT
	ELECTRIC LINE/MANHOLE		LOADING DOCK
	ELECTRIC TRANSFORMER		POLYVINYL CHLORIDE
	OVERHEAD WIRE		REINFORCED CONCRETE PIPE
	LIGHT POLE		STONE BOUND
	BUILDING LIGHT		CONCRETE BOUND
	UTILITY POLE		DRILL HOLE
	GUY WIRE		FOUND
	SIGN		
	PARKING METER		
	POST		
	BOLLARD POST		
	HAND HOLE		
	CHAIN LINK FENCE		
	GUARDRAIL/GUARDRAIL		
	CONCRETE CURB		
	GRANITE CURB		
	BITUMINOUS CONCRETE BERM		
	TREE		
	TREE LINE		

**OBSERVATIONS**

- | KEY | DESCRIPTION   |
|-----|---|
| 1   | PARKING LOT EDGE OF PAVEMENT ENROACHES ONTO THE PREMISES.   |
| 2   | BIT. CONC. SIDEWALK ENROACHES ONTO THE PREMISES.  |
| 3   | BIT. CONC. DRIVEWAY ENROACHES ONTO THE PREMISES.  |
| 4   | OVERHEAD WRES CROSS THE PROPERTY LINE.  |
| 5   | CHAIN LINK FENCE CROSS THE PROPERTY LINE.   |
| 6   | THERE IS A GRAVEL DRIVE WITH A GATE PROVIDING ACCESS BETWEEN LAND NOW OR FORMERLY OF SOUTH MIDDLESEX NON-PROFIT HOUSING CORPORATION AND FRAMINGHAM PROPERTY PARTNERS-I LIMITED PARTNERSHIP. |
| 7   | CONCRETE SIDEWALK ENROACHES ONTO THE PREMISES.  |
| 8   | HYDRANT ENROACHES ONTO THE PREMISES.  |



I HEREBY CERTIFY THAT:

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999 (2) THE UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."
- THE PARCEL SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON "FLOOD INSURANCE RATE MAP, TOWN OF FRAMINGHAM, MASSACHUSETTS," MIDDLESEX COUNTY, COMMUNITY PANEL NUMBER 250193 0011 B, EFFECTIVE DATE: FEBRUARY 3, 1982.
- THE EXISTING DWELLINGS DO NOT MEET THE CURRENT DIMENSIONAL ZONING REQUIREMENTS OF THE TOWN OF FRAMINGHAM. THE ASSESSORS RECORDS INDICATE ALL DWELLINGS WERE BUILT BETWEEN 1897 AND 1922, AS SUCH, THEY COMPLY WITH ZONING.

DATE: 12/10/2003  
 ROBERT J. BUCKLEY, PLS No. 30326

- NOTES:
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
  - UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. UNDERGROUND CABLE TV, TELEPHONE, GAS, AND ELECTRIC LINES EXIST AND ARE NOT SHOWN. BEFORE CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233.
  - SURVEY BY ZEISS ELTA TOTAL STATION.
  - ZONING CLASSIFICATION-CENTRAL BUSINESS DISTRICT (CB)

PREPARED FOR:  
**FRAMINGHAM ACQUISITION, LLC**  
 c/o MR. MICHAEL PERRY  
 220 BOYLSTON STREET  
 SUITE 307  
 CHESTNUT HILL, MA  
 02467-2077

RECORD OWNERS:  
**VIVIAN R. MONAHAN, TRUSTEE OF KENSONS REALTY TRUST**  
 14120/280  
 14076/313  
 12346/654  
**KENNETH G. MONAHAN, TRUSTEE OF KENSON REALTY TRUST**  
 11953/35  
**FRAMINGHAM ACQUISITION LLC**  
 INSTRUMENT No. 670 OF  
 JUNE 27, 2003

5	
4	
3	
2	
1	
0 12/10/2003	INITIAL ISSUE
	ISSUE DATE DESCRIPTION
ATL	MEB MEB
FLD	CALC DWN CHK'D

NOTE:  
 THIS PLAN IS A REDUCED VERSION OF THE ORIGINAL PLAN AND IS NOT TO SCALE.  
 COPYRIGHT (C) BY BEALS AND THOMAS, INC. ALL RIGHTS RESERVED

**ALTA/ACSM LAND TITLE SURVEY**  
**FREDERICK STREET AND KENDALL STREET IN FRAMINGHAM, MA (MIDDLESEX COUNTY)**

PREPARED BY:  
**BEALS AND THOMAS, INC.**  
 Civil Engineers-Landscape Architects  
 Land Surveyors-Planners-Wetland Scientists  
 Reservoir Corporate Center  
 144 Turnpike Road (Route 9)  
 Southborough, Massachusetts 01772  
 Tel: 508-356-0560  
 Fax: 508-356-4391  
 (email) mail@btweb.com  
 (website) http://www.btweb.com

DATE: DECEMBER 10, 2003  
 SCALE: 1"=20'  
 BT JOB NO. 1691.01  
 BT FILE NO. 1691032A  
 BT DWG NO. 1691034  
 REGISTRY SHEET  
 SHEET No. 2 OF 2

