

EXHIBIT A

Legal Description

All that certain parcel of land as shown on a plan entitled "Plan of Land, 35 Webster Street, Newton, Massachusetts" dated October 26, 2012, prepared by R.E. Cameron & Associates, Inc., and recorded with the Middlesex South Registry of Deeds at Book 60598, Page 303, which parcel is bounded and described as follows:

Beginning at a point being the intersection of the Northerly line of Webster Street and the Westerly line of a private way called Columbus Place.

Thence running along said Northerly line of Webster Street S 83°14'15" W a distance of 288.48 feet to the Easterly line of Cherry Street;

Thence running along said Easterly line of Cherry Street N 06°54'45" W a distance of 165.01 feet to a point;

Thence running N 85°53 '02" E by lands of Bonica a distance of 122.97 feet to a point on a curve to the left with a radius of 41.42 feet;

Thence running along said curve a distance of 53.22' to a point;

Thence running N 11°58'59" E a distance of 34.25 feet by lands of Bonica to a point;

Thence running N 82 °56'53" E a distance of 113.82 feet by lands of 400 Cherry Street Nominee Trust and Clarke to a point on the Westerly line of a private way called Columbus Place;

Thence running S 07 °:23'39" E along said Westerly line of Columbus Place a distance of 223.31 feet to the point of beginning;

Containing 1.25 acres more or less.

Said premises being conveyed subject to a Landmark Designation of the Newton Historical Commission dated March 19, 1998 recorded at said Registry at Book 28672, Page 071.

Said premises being conveyed also subject to such other restrictions of record as may be in force and applicable.

For title, see Confirmatory Deed from the Allen School And House Preservation Corp., dated November 29, 2012 and recorded with the South Middlesex Registry of Deeds at Book 60598, Page 303, meaning and intending to convey the same premises described in the deed of Newton Historic Preservation Association, Inc. dated December 13, 1978, recorded with said Registry Book 13607, Page 253.

EXHIBIT B

**Plan of Land, 35 Webster Street, Newton Massachusetts
As recorded at Middlesex South Registry of Deeds as Plan # 869 of 2012**

See attached document.

EXHIBIT D

Architectural Description of Significant Features

The Nathaniel Allen Homestead, located at 35 Webster Street, West Newton, Massachusetts was constructed ca. 1854 and served as the residence for pioneer educator Nathaniel Topliff Allen from 1854 until his death in 1903. The building also served as a boys' dormitory and supplemental classroom space for the students of the West Newton English and Classical School directed by Allen. After the death of Allen his daughters operated a girls' school on the property until 1943.

Historical appearance: The property has had few changes since the early 20th century, so the historical appearance is intact. The most prominent Main Block of the House is four bays wide and three deep with a gabled roof. The main façade facing Webster Street has a full length open colonnaded porch with the eave overhang and entablature supported by four tapered fluted monumental Ionic columns, including one capital recently reproduced according to the Secretary of the Interior's Standards. The two-story front wall, shielded by the open porch, has flush board siding and four bays, each with shutters, up and down. The first-story windows have triple hung sash with six-over-six-over-six lights and the second-story windows are six-over-six double hung, all set in simple slightly projecting wood frames. The gable ends of the Main Block of the House each have a full wide band of trim forming the boxed molded cornice and two windows in each peak. The uniting feature of the Main Block of the House is the wide entablature of molded cornice and three beaded boards and a trim piece making up the frieze. There are two tall interior chimneys centered on the front roof slope.

The East side of the Main Block of the House is marked by a side hall entrance that faces the driveway off Webster Street and has a shallow hipped roofed open porch supported by a fluted Ionic column on each outside corner and plain square pilasters. The entrance door and surround with a leaded fanlight and leaded half side lights and narrow reeded pilasters framing the side lights. The door is a six-paneled wide door. Attached to the West side is a two-story polygonal projecting bay that partially overlaps the join between the Main Block and Rear Ell. Most likely this is a late nineteenth century addition.

Extending from the rear of the house to the North is a two and one-half story Rear Ell and farther to the north a lower two-story North Side Ell. The sides of the Rear Ell have been built out with two-story East and West Side Ell flat roofed sections with exterior walls on the same plane as the Main Block side walls. On each slope of the ultimate gable roof of the Rear Ell is a wide shed roof dormer with two windows in each face. On the East side of the house at the rear, a two story gable roof North Side Ell extends East and West to connect with the barn. Filling in the Northeast corner between the expanded Rear Ell and the East Side Ell is a flat roofed late nineteenth century two-story addition with a two-story projecting angled bay on the East wall. The West Side Ell of the expanded Rear Ell has a recessed entrance which is on an angle within the recess and has an Italianate door with paired round-headed lights on one angle and a window of the other.

The South face of the barn presents its gable front facing Webster Street and aligns with the front of the house Rear Ell. A dilapidated pergola of the early twentieth century extends parallel to this façade. Windows are casement with six-by-six sash with three up and five down. In the gable peak is a triangular shaped, slightly raised matchstick fan. The Barn is six bays deep and displays an irregular fenestration pattern on the East side wall which is on a raised stone foundation. Most windows on the side of the Barn are six-over-six double hung sash. The northern most bay of the Barn is an early 20th century addition that was remodeled in the late 20th century with new windows and doors.

Significant Features

On the house

- 1840 Main House Porches including four monumental Ionic columns facing Webster Street on the South side, Main Entrance Porch with roof, cornice, columns, door and leaded glass sidelights along with Side Open Porch both on East side and Recessed Entrance Side Porch on West side.
- Roof, including slate roof, asphalt roofs, dormers, flat roofs, three chimneys, one chimney pot and one skylight.
- Two interior stairways, with newell posts, handrails, balusters and trim including adjacent stair boards, base boards and wainscot trim.
- Four first floor Parlors, Butler's Pantry with glass cabinet, Small and Large Dining Rooms on first floor of Main House.
- Oak flooring, tall built up painted mopboards, window trim, ceiling moldings and rosettes in the Main House. Stained wood baseboards, door and window trim, plate rail, fire place trim and millwork in Large Dining Room.
- Pocket doors, four panel doors, fluted door casings, plinth blocks and corner block trim, recessed window shutters, wainscot, five fireplace surrounds and mantels.
- Decorative painting of walls in first floor Parlor 4, decorative corbels above archway at second floor Sitting Room 1 in the Main House.
- Light fixtures: Colonial Revival chandelier in the Main Entrance Hall, electrified gas wall sconce fixtures and two early 20th century ceiling lights with hanging glass shades in the Large Dining Room.

On the barn

- Roof, including asphalt roofs, dormer and one chimney.
- Heavy timber roof trusses including iron rods in place of king posts above former Gymnasium and Science Classroom.
- One interior stairway, with newell posts, handrails, balusters and trim including adjacent stair boards, base boards and wainscot trim.
- First floor Classroom with fire place, beamed ceiling, stained wood wainscot, doors, windows, trim, benches and electrified gas wall sconce light fixtures.
- Second floor Science Classroom with painted wood doors, windows, trim, glass cabinets and millwork.
- Second floor bowling alley with painted hardwood alley, wood flooring and wood door, unfinished wood walls, ceiling and scoring chalkboard.

On the property

- Natural topography and grading with a one story level change down from West to East accomplished at the East end of the Barn.
- One large square granite post at the Webster driveway, connecting to a low dry laid stone retaining wall along the Webster Street public sidewalk and a similar full story retaining wall at the Southeast corner of the Barn
- Large west lawn and smaller East lawn with existing trees over 10" caliper and a wood board fence along portions of the Eastern and Northern property lines.

Three gravel driveways, from Webster and Cherry Streets and Columbus Place with a maximum of 40 parking spaces. No monolithic paving is allowed.

EXHIBIT E

RESTRICTION GUIDELINES

ATTACHMENT TO PRESERVATION RESTRICTION AGREEMENT BETWEEN THE CITY OF NEWTON AND NEWTON CULTURAL ALLIANCE, INC.

The purpose of these Restriction Guidelines is to clarify Sections 2 through 4 of the Agreement in terms of the preservation restriction, which deals with alterations to the Premises. Under the Agreement permission from City is required for any major alteration. Alterations of a minor nature, which are part of ordinary maintenance and repair, do not require City review.

In an effort to explain what constitutes a minor alteration and what constitutes a major change, which must be reviewed by City, the following list has been developed. By no means is this list comprehensive. It is only a sampling of some of the more common alterations which may be contemplated by Owner.

PAINT

Minor – Exterior or interior hand scraping and repainting of non-decorative and non-significant surfaces as part of periodic maintenance.

Major – Painting or fully stripping decorative surfaces or distinctive stylistic features including murals, stenciling, ornamental woodwork, stone, masonry, decorative or significant original stucco or plaster.

WINDOWS AND DOORS

Minor – Regular maintenance including caulking, painting and necessary reglazing. Repair or in-kind replacement of existing individual decayed window parts.

Major – Wholesale replacement of units; change in fenestration or materials, alteration of profile or setback of windows. The addition of storm windows is also considered a major change; however, with notification it is commonly acceptable.

EXTERIOR

Minor – Spot repair of existing cladding and roofing including in-kind replacement of clapboards, shingles, slates, etc.

Major – Large-scale repair or replacement of cladding or roofing. Change involving inappropriate; removal or addition of materials or building elements (i.e. removal of chimneys or cornice detailing; installation of architectural detail which does not have a historical basis); altering or demolishing building additions; spot repointing of masonry. Structural stabilization of the Premises is also considered a major alteration.

LANDSCAPE/OUTBUILDINGS

Minor – Routine maintenance of outbuildings and landscape including lawn mowing, pruning, planting, painting, and repair.

Major – Moving or subdividing Allen House or Premises; altering of Premises; altering or removing significant landscape features such as gardens, vistas, walks, plantings, walls, fences, ground disturbance affecting archaeological resources.

HEATING/AIR CONDITIONING/ELECTRICAL/PLUMBING SYSTEMS

Minor – Repair of existing systems.

Major – Installing or upgrading systems which will result in major exterior appearance changes (i.e., exterior ducts, piping, ventilators, HVAC units); the removal of substantial quantities of original materials in the course of constructions.

Changes classified as major alterations are not necessary unacceptable. Under the preservation restriction such changes must be reviewed by City and their impact on the historic integrity of the premises assessed.

It is the responsibility of Owner to notify City in writing when any major alterations are contemplated. Substantial alterations may necessitate review of plans and specifications.

The intent of the preservation restriction is to enable City to review proposed alterations and assess their impact on the integrity of the structure, not to preclude future changes. City will attempt to work with Owner to develop mutually satisfactory solutions, which are in the best interests of the Premises.

EXHIBIT F

Pages 57 and 58 are sketch plans labelling the blocks of the building and plans of the first and second floors of the property labelling the rooms and spaces.

