

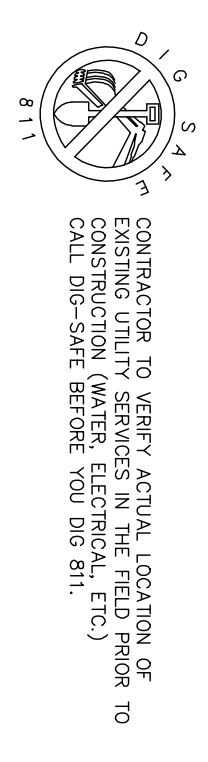
LEGEND

- ALL AREA LIGHT
- BIT CONG. BITUMINOUS CONCRETE PAVEMENT
- BRONZE W/SL BRONZE W/SL
- C.P. CORRUGATED METAL PIPE
- C.O. CLEAN OUT
- C.P. CONCRETE PAD
- C.S. CONCRETE STEPS
- CURB CURB
- DHN DOUBLE HEADED NAIL
- DRAN DRAN LINE
- DRAN MANHOLE DRAN MANHOLE
- DRAN OUTFALL DRAN OUTFALL
- D.H. DRILL HOLE
- DI DUCTILE IRON PIPE
- ET. ELECTRIC TRANSFORMER
- E.L. ELECTRIC LINE
- E.G.W. FENCE BORDERING VEGETATED WETLAND
- F.P. FLAG POLE
- F.M. FORCE MAIN
- (F) FOUND
- (G) GAS LINE
- (P) GAS GATE
- (S) GUARD POST
- (T) HANDICAP PARKING SPACE
- IP HYDRANT
- IR IRON PIPE
- IP IRON PIPE
- IR IRON ROD
- LEGE LEDGE
- L.P. LIGHTPOST
- L.B. LOADING BAY
- NL METAL FENCE POST
- MAIL NAIL
- NUMBER OF PARKING SPACES
- OVERHEAD WIRE OBSERVATION WELL
- PAVEMENT EDGE PAVEMENT EDGE
- POST INDICATOR VALVE POST INDICATOR VALVE
- PIV SET
- (S) SEWER LINE
- SEWER MANHOLE SEWER MANHOLE
- SEWER CONNECTION (FIRE) SEWER CONNECTION (FIRE)
- SIAM SIGN
- S&I SOIL TEST PIT
- S&I/4 SPOT GRADE
- S/B. STONE BOUND
- T.B.D. TO BE DETERMINED
- (T) TELEPHONE MANHOLE
- (T) TOP OF BANK
- (T) UTILITY MANHOLE
- (T) VERTICAL BITUMINOUS CURB
- (VCC) VERTICAL CONCRETE CURB
- (VGC) VERTICAL GRANITE CURB
- WV WATER GATE
- WATER LINE WATER LINE
- WELAND FLAG WETLAND FLAG
- BW= BOTTOM WALL ELEVATION
- TW= TOP WALL ELEVATION
- W/ WITH
- PERC TEST PERCENT TEST
- MONITORING WELL MONITORING WELL
- BC= BOTTOM CURB ELEVATION
- TO= TOP CURB ELEVATION

BENCHMARKS

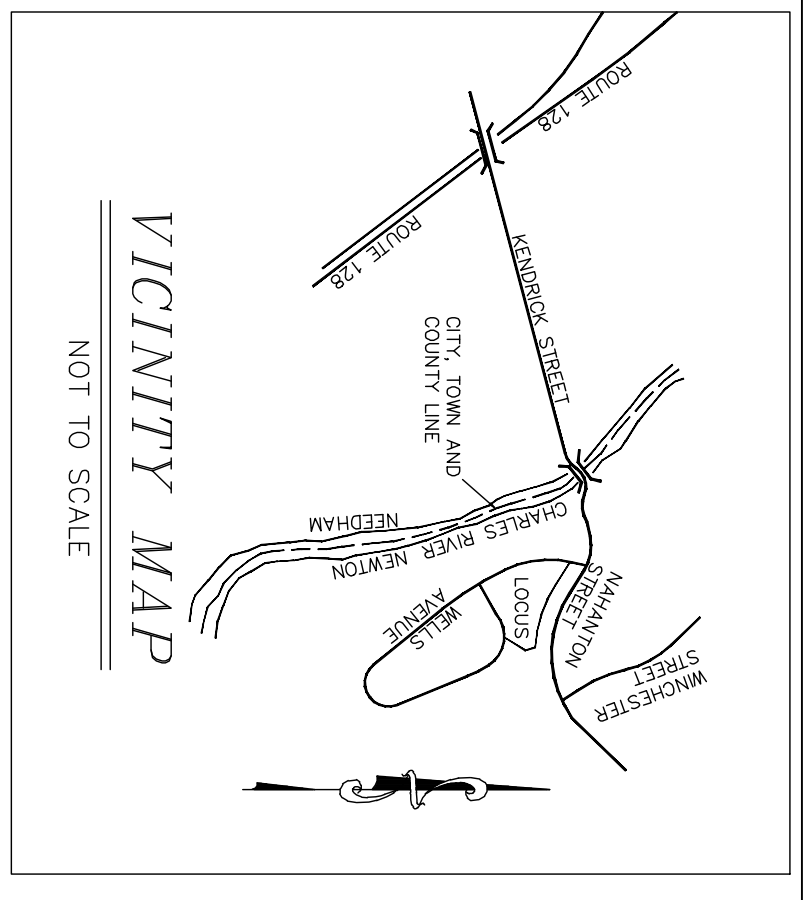
ELEVATION SHOWN IS BASED ON CITY OF NEWTON DATUM

| T.B.M. # | DESCRIPTION | ELEVATION |
|----------|--|-----------|
| 1 | NORTHERLY HYDRANT BONNET BOLT | 110.68' |
| 2 | CENTER S.B. W/D.H. | 103.68' |
| 3 | WESTERLY ANCHOR BOLT ON LAMP POST BASE | 101.53' |
| 4 | NORTH EAST CORNER CONC. PAD | 106.24' |
| 5 | DHN SET 1' UP IN 8" RED OAK | 119.79' |



TREE DESCRIPTION LEGEND

| CODE | DESCRIPTION | DETAIL |
|------|--------------|--------|
| AE# | AMERICAN ELM | |
| BC# | BLACK CHERRY | |
| BN# | BUTTERNUT | |
| CA# | CORBARPLE | |
| CW# | COTTONWOOD | |
| CY# | CHERRY | |
| HL# | HONEYLOCUST | |
| NM# | NORWAY MAPLE | |
| PP# | PITCH PINE | |
| RM# | RED MAPLE | |
| RO# | RED OAK | |
| SN# | SNAG | |
| WA# | WHITE ASH | |
| WB# | WHITE BIRCH | |
| WO# | WHITE OAK | |
| WP# | WHITE PINE | |

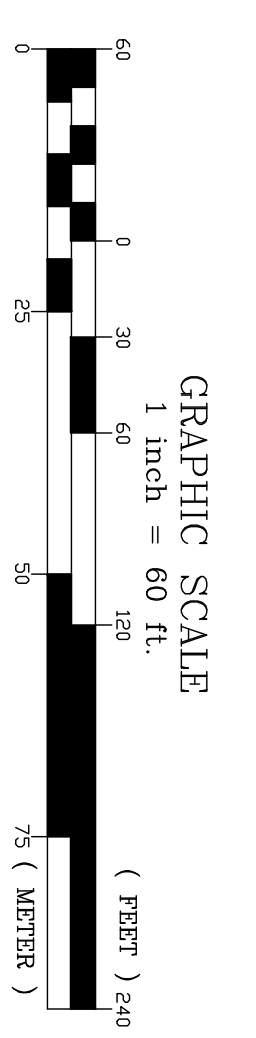
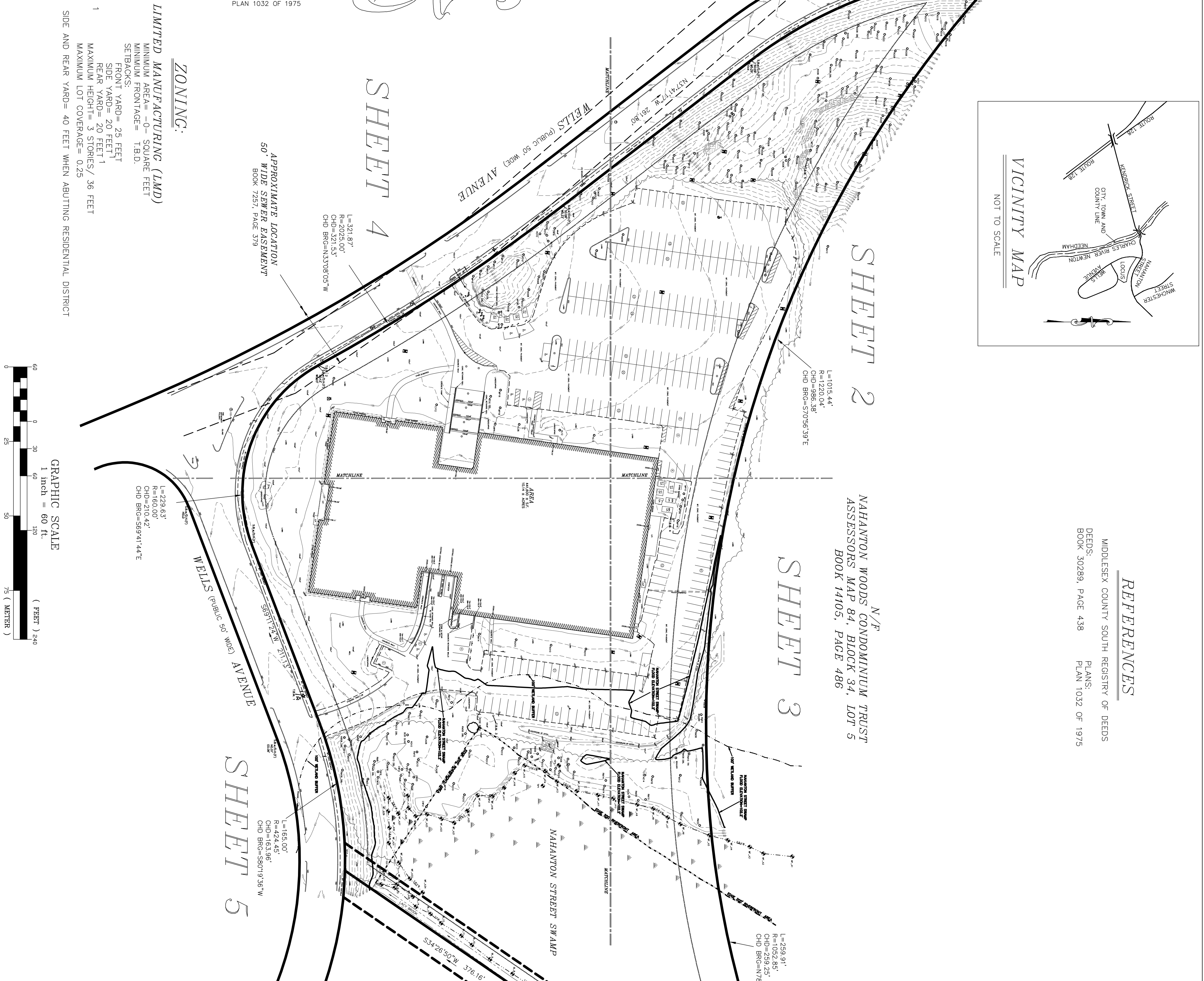


- REFERENCES**
- MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS
 - DEEDS: BOOK 30289, PAGE 438
 - PLANS: PLAN 1032 OF 1975

N/F
 NAHANTON WOODS CONDOMINIUM TRUST
 ASSESSORS MAP 84, BLOCK 34, LOT 5
 BOOK 14105, PAGE 486

NOTES:

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 84, BLOCK 34, LOT 5. RECORD TITLE FROM BOOK 30289, PAGE 438.
2. UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY. RECORD PLAN LOCATIONS, OR DISSAFE PAINT-INDICATORS, ARE METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VAULTS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEY.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
4. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 250170562E, BEARING AN EFFECTIVE DATE OF JUNE 4, 2010.
5. NO RECORD UTILITY (WATER, SEWER, DRAINAGE) PLANS WERE AVAILABLE FROM THE CITY OF NEWTON FOR WELLS AVENUE OR THE LOTS PROPERTY THERE MAY BE UNLOCATED UNDERGROUND UTILITIES AND OR STRUCTURES ON THE PREMISES WITHIN WELLS AVENUE AND ON ADJUTING PROPERTIES.
6. MOST OF THE UTILITY MANHOLES WITHIN THE SURVEYED AREA ARE COVERED VIA AN UNLIDED SEWER AND ARE NOT ABLE TO BE OPENED AT THE TIME OF THE SURVEY.



ZONING:

LIMITED MANUFACTURING (LMD)

MINIMUM AREA= 0- SQUARE FEET
 MINIMUM FRONTAGE= T.B.D.
 SETBACKS:
 FRONT YARD= 25 FEET
 SIDE YARD= 20 FEET
 REAR YARD= 3 STORES/ 36 FEET
 1. MAXIMUM LOT COVERAGE= 0.25
 SIDE AND REAR YARD= 40 FEET WHEN ADJUTING RESIDENTIAL DISTRICT

APPROXIMATE LOCATION
 50' WIDE SEWER EASEMENT
 BOOK 1751, PAGE 519

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

FOR METROWEST ENGINEERING, INC. DATE
 ROBERT A. GEMMA, P.L.S. # 37046

| NO. | ADD INVENTS AND SORT | EDUCS | 10/29/14 | DATE |
|-----|----------------------|-------|----------|------|
| 1 | REVISION | | | |

NTSCH PROJECT # 10444

FILE: T-60

SCALE: 1"=60'

DATE: 09/05/2014

PROJECT MANAGER: RAG

DRAWN BY: PHA

CHECKED BY: RAG

SHEET: EX-1.1

EXISTING CONDITIONS PLAN

2 WELLS AVENUE
 NEWTON, MA 02459

PREPARED FOR:

TWO WELLS AVENUE LLC C/O BAL MANAGEMENT LLC

145 ROSEMARY STREET, NEEDHAM, MA 02494

MWE
 METROWEST ENGINEERING, INC.
 75 FRANKLIN STREET
 FRANKLIN, MA 01702
 TEL: (908)58-0099

Nisch Engineering
 www.nischeng.com
 2 Center Plaza, Suite 400
 Boston, MA 02108
 T: (617) 338-0063
 F: (617) 338-6472

- Civil Engineering
- Land Surveying
- Transportation Engineering
- Planning
- Sustainable Site Consulting
- GIS

SEE NOTES AND LEGEND ON SHEET EX-1.1

N/E
 NAHANTON WOODS CONDOMINIUM TRUST
 ASSESSORS MAP 84, BLOCK 34, LOT 5
 BOOK 14105, PAGE 486

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED
 IN ACCORDANCE WITH THE PROFESSIONAL AND TECHNICAL
 STANDARDS OF THE PRACTICE AND SURVEYING IN
 THE COMMONWEALTH OF MASSACHUSETTS.

FOR METROWEST ENGINEERING, INC. DATE
 ROBERT A. GENMA, P.L.S. # 37046

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MWE
 METROWEST ENGINEERING, INC.
 75 FRANKLIN STREET
 FRAMINGHAM, MA 01702
 TEL: (508) 626-0663

EXISTING CONDITIONS PLAN
 2 WELLS AVENUE
 NEWTON, MA 02459

PREPARED FOR:
TWO WELLS AVENUE LLC C/O BAL MANAGEMENT LLC
 145 ROSEMARY STREET, NEEDHAM, MA 02494



| NO. | REVISION | DATE |
|-----|--------------------------------------|------|
| 1 | ADD INVERTS AND SPOT GRADES 10/08/14 | |

FILE: NITSCHE PROJECT # 10444
 SCALE: 1"=20'
 DATE: 09/05/2014
 PROJECT MANAGER: RAG
 SURVEYOR: RAG
 DRAFTED BY: RHA
 CHECKED BY: RAG

SHEET: 4
 1C

EX-1.2

PLAN 1032 OF 1975

APPROXIMATE LOCATION
 50' WIDE SEWER EASEMENT
 BOOK 7257, PAGE 379

GRAPHIC SCALE
 1 inch = 20 ft.
 (FEET)
 (METERS)

SEE NOTES AND LEGEND ON SHEET EX-1.1

N/F
NAHANTON WOODS CONDOMINIUM TRUST
ASSESSORS MAP 84, BLOCK 34, LOT 5
BOOK 14105, PAGE 486

L=1015.44'(1015.18RECORD)
R=1220.04'
CHD=986.38'
CHD BRG=S70°56'39"E

NAHANTON STREET SWAMP
FLOOD ELEVATION=102.2'

L=259.91'(260.12RECORD)
R=1052.85'
CHD=259.25'
CHD BRG=N78°08'25"E

EDGE 200' RIVERFRONT AREA
SINGLE RESIDENCE 2 ZONE
LIMITED MANUFACTURING ZONE

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.L.S. # 37046

MATCHLINE

MATCHLINE

NAHANTON STREET SWAMP

100' WETLAND BUFFER

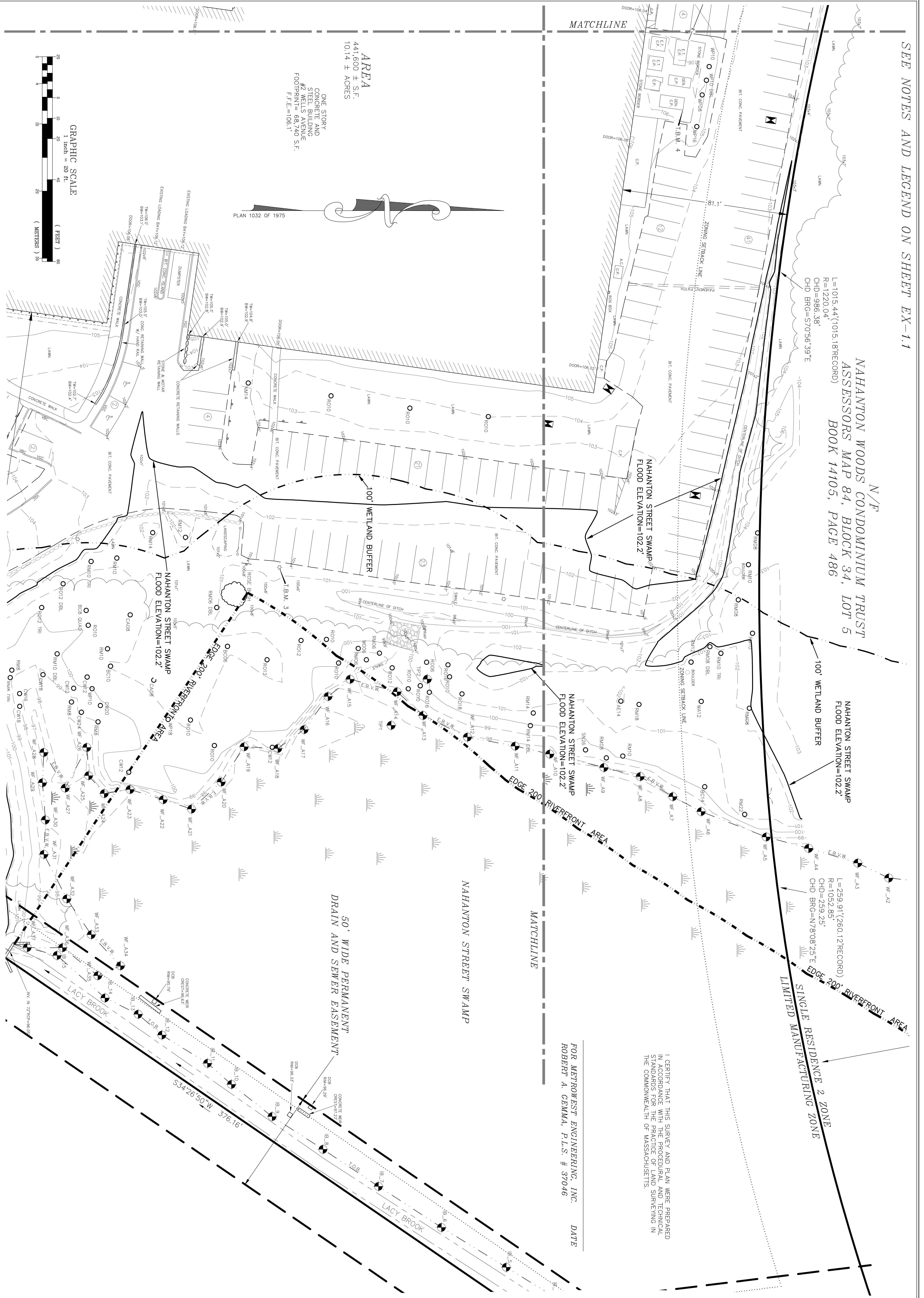
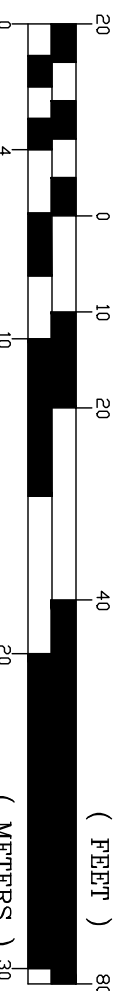
50' WIDE PERMANENT DRAIN AND SEWER EASEMENT

AREA
441,600 ± S.F.
10.14 ± ACRES

ONE STORY CONCRETE AND STEEL BUILDING #2 WELLS AVENUE
FOOTPRINT= 68,740 S.F.
F.F.E.=106.1'

PLAN 1032 OF 1975

GRAPHIC SCALE
1 inch = 20 ft.



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EXISTING CONDITIONS PLAN
2 WELLS AVENUE
NEWTON, MA 02459

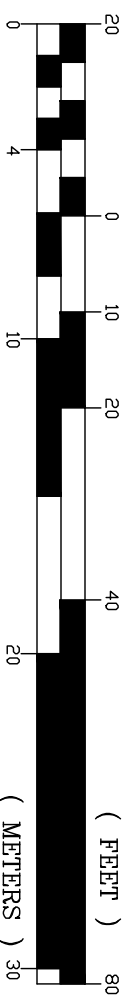
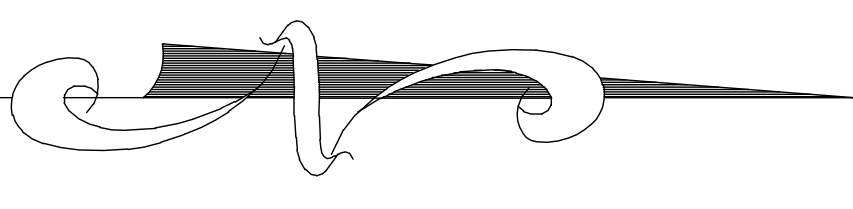
PREPARED FOR:
TWO WELLS AVENUE LLC C/O BAL MANAGEMENT LLC
145 ROSEMARY STREET, NEEDHAM, MA 02494

| | | |
|------------------------|------------|-------------------------------------|
| NO. | 1 | ADD METERS AND SPOT GRADES 10/09/12 |
| REVISION | | DATE |
| NITSCH PROJECT # 10444 | | |
| FILE: | 1-20' | |
| SCALE: | 09/05/2014 | |
| DATE: | RAG | |
| PROJECT MANAGER: | FAH | |
| SURVEYOR: | RAG | |
| DRAWN BY: | FAH | |
| CHECKED BY: | RAG | |
| SHEET: | | |

EX-1.3

MATCHLINE

PLAN 1032 OF 1975



GRAPHIC SCALE
1 inch = 20 ft.
(FEET)
(METERS) 30

FOR NETTROWEST ENGINEERING, INC.
ROBERT A. GENMA, P.L.S. # 37046

DATE

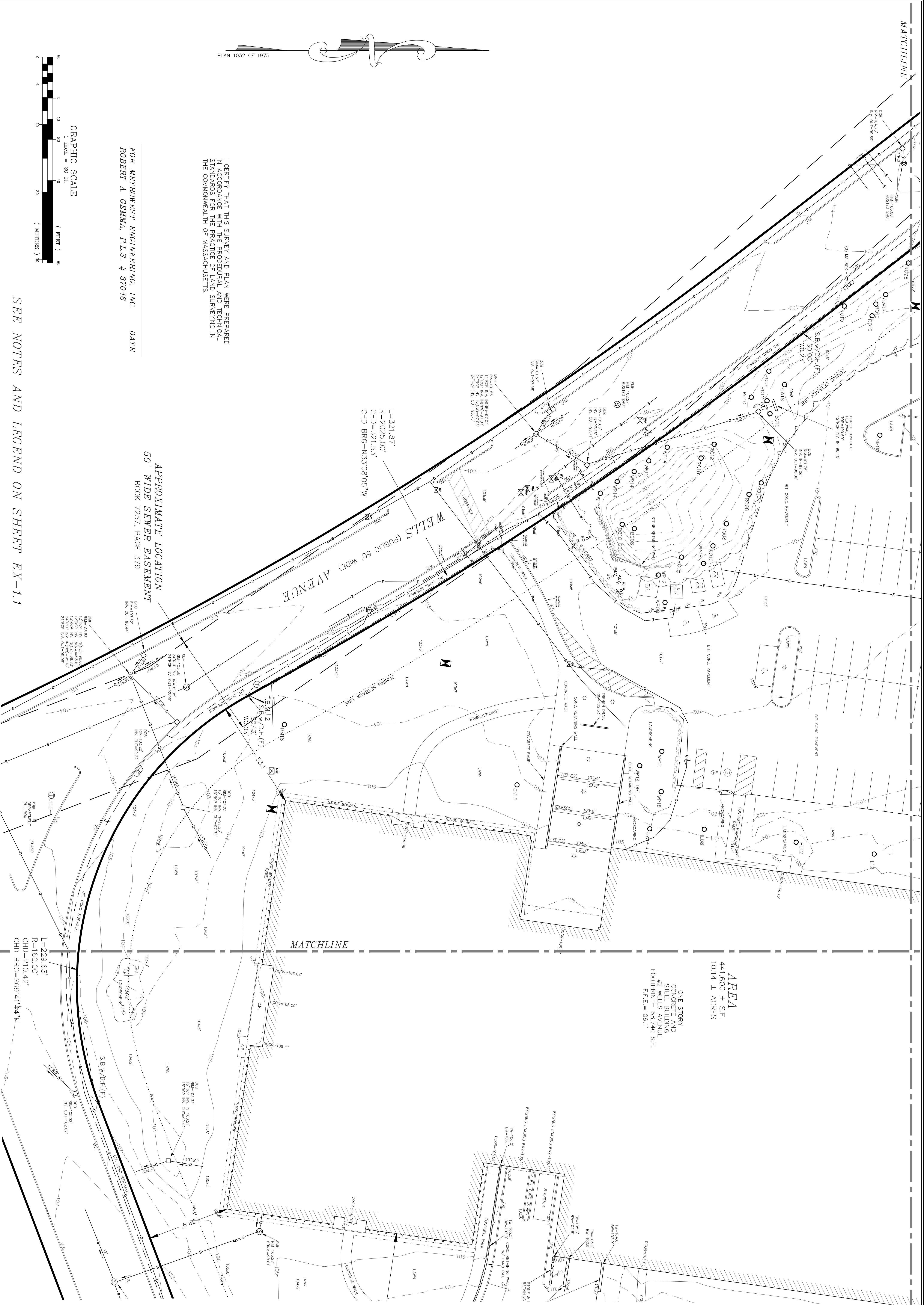
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

APPROXIMATE LOCATION
50' WIDE SEWER EASEMENT
BOOK 7297, PAGE 379

WELLS (Public 50' Wide) AVENUE

L=321.87'
R=2025.00'
CHD=321.53'
CHD BRG=N33°08'05"W

SEE NOTES AND LEGEND ON SHEET EX-1.1



AREA
441,600 ± S.F.
101.4 ± ACRES
ONE STORY
CONCRETE AND
STEEL BUILDING
#2 WELLS AVENUE
FOOTPRINT = 65,740 S.F.
F.F.E.=106.1'

L=229.63'
R=160.00'
CHD=210.42'
CHD BRG=S69°41'44"E

EXISTING CONDITIONS PLAN
2 WELLS AVENUE
NEWTON, MA 02459

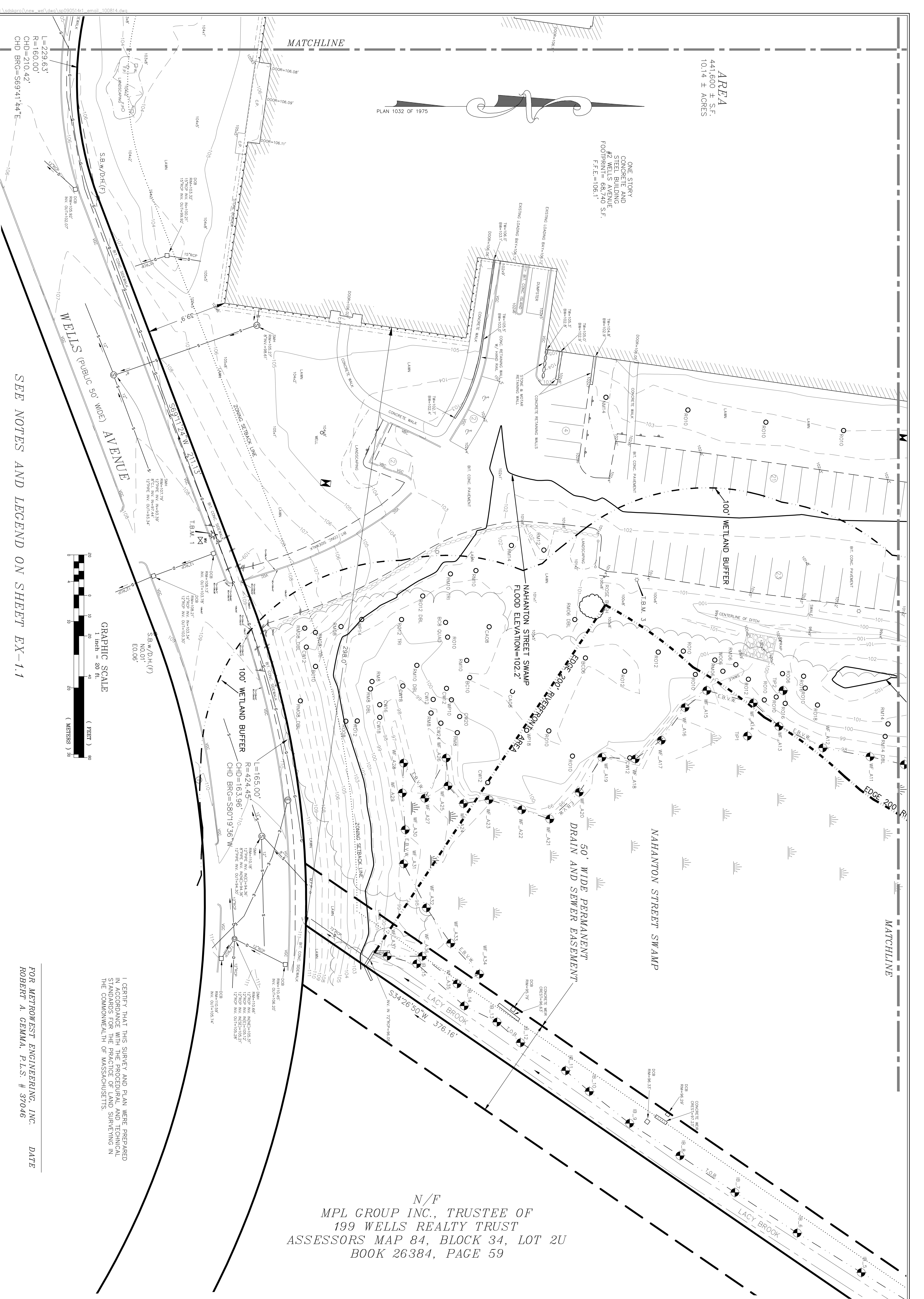
PREPARED FOR:
TWO WELLS AVENUE LLC C/O BAL MANAGEMENT LLC
145 ROSEMARY STREET, NEEDHAM, MA 02494

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TEL: (508) 926-0063

| | | | |
|------------------|------------------------|--------------------------------------|------|
| NO. | 1 | ADD INVERTS AND SPOT GRADES 10/08/14 | DATE |
| REVISION | | | |
| FILE: | NITSCH PROJECT # 10444 | | |
| SCALE: | 1"=20' | | |
| DATE: | 09/05/2014 | | |
| PROJECT MANAGER: | RAG | | |
| DRAWN BY: | RAG | | |
| CHECKED BY: | RAG | | |
| SHEET: | EX-1.4 | | |



AREA
441,800 ± S.F.
10.14 ± ACRES

ONE STORY
CONCRETE AND
STEEL BUILDING
#2 WELLS AVENUE
FOOTPRINT= 68,740 S.F.
F.F.E.=106.1'

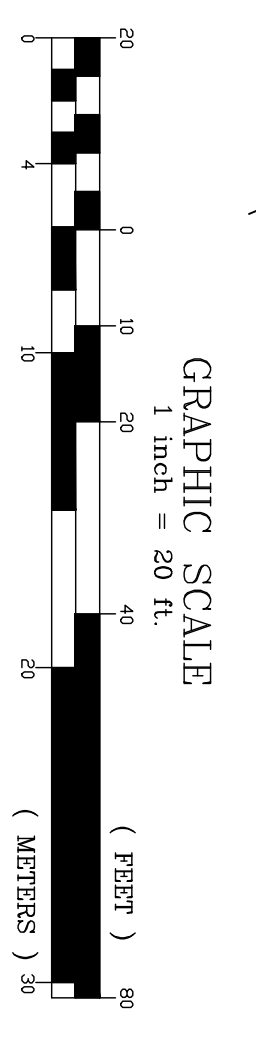
PLAN 1032 OF 1975

MATCHLINE

MATCHLINE

L=229.63'
R=160.00'
CHD=210.42'
CHD BRG=S69°41'44"E

SEE NOTES AND LEGEND ON SHEET EX-1.1



GRAPHIC SCALE
1 inch = 20 ft.
(FEET)
(METERS)

N/F
MPL GROUP INC., TRUSTEE OF
199 WELLS REALTY TRUST
ASSESSORS MAP 84, BLOCK 34, LOT 2U
BOOK 26384, PAGE 59

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED
IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL
STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN
THE COMMONWEALTH OF MASSACHUSETTS.

FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.L.S. # 37046

EXISTING CONDITIONS PLAN
2 WELLS AVENUE
NEWTON, MA 02459

PREPARED FOR:
TWO WELLS AVENUE LLC C/O BAL MANAGEMENT LLC
145 ROSEMARY STREET, NEEDHAM, MA 02494

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FRAMINGHAM, MA 01702
TEL: (508) 626-0063

| | | | |
|------------------|------------------------|-------------------------------------|------|
| NO. | 1 | ADD METERS AND SPOT GRADES 10/09/14 | DATE |
| NO. | | REVISION | |
| FILE: | NITSCH PROJECT # 10444 | | |
| SCALE: | 1"=20' | | |
| DATE: | 09/05/2014 | | |
| PROJECT MANAGER: | RAG | | |
| DRAWN BY: | RAG | | |
| CHECKED BY: | RAG | | |
| SHEET: | EX-1.5 | | |