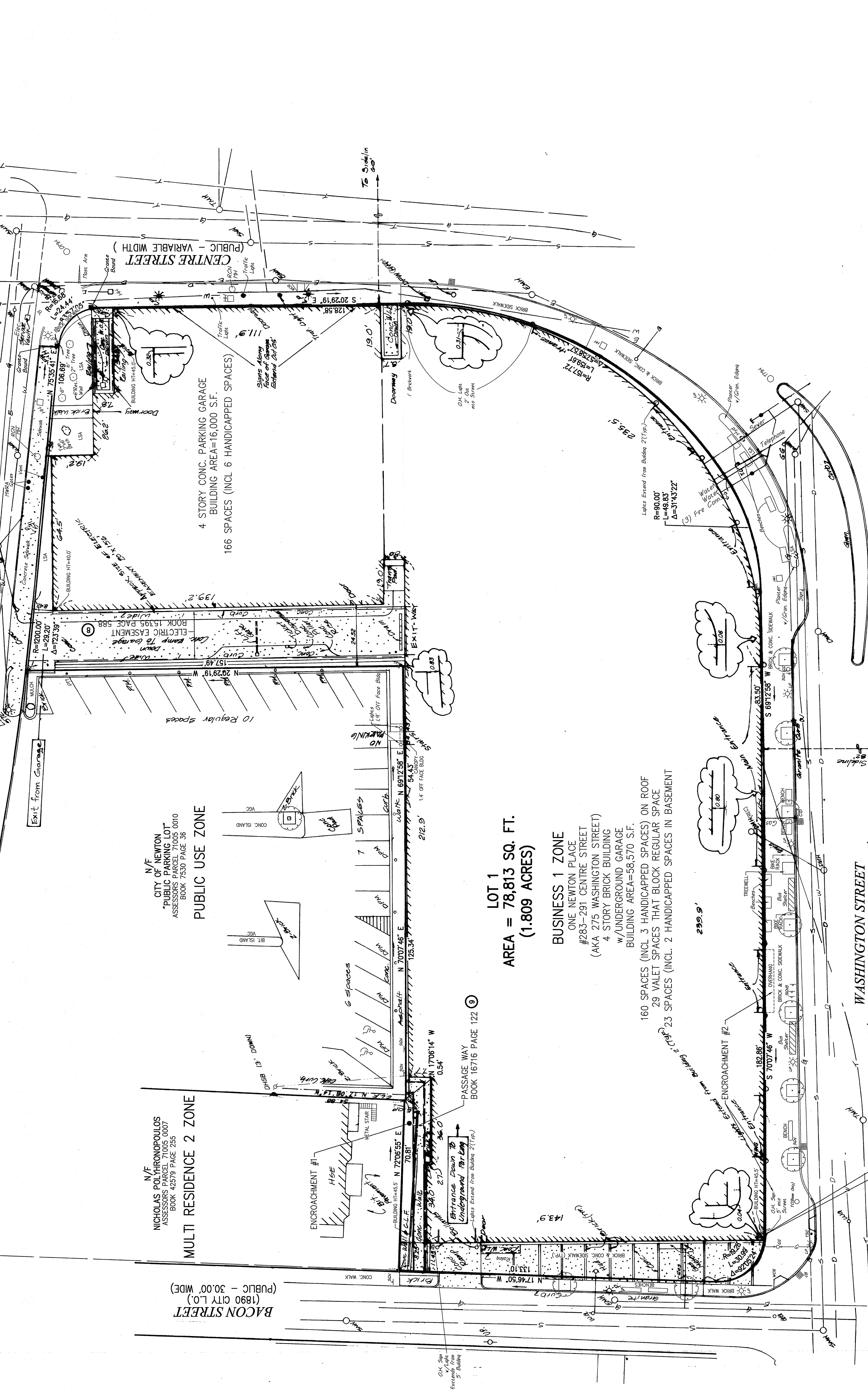
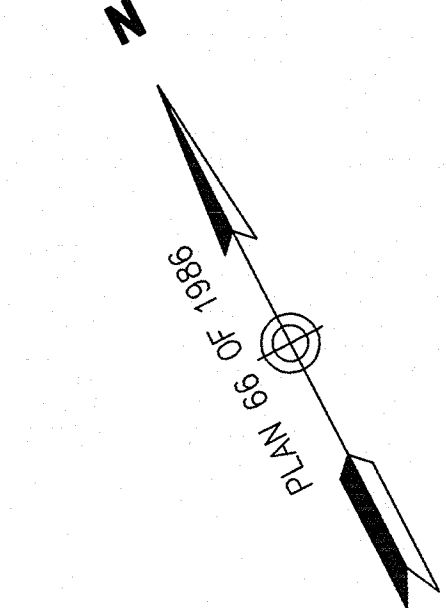




Yanase Hangan Brustlin, Inc.
 Transportation
 Land Development
 Environmental Services
 101 Walnut Street, P.O. Box 9151
 Watertown, Massachusetts 02471-9151
 617.924.1770 • FAX 617.924.2286



Title Notes (One Newton Place)
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 COMMITMENT NO. 13-01616A, EFFECTIVE DATE: APRIL 22, 2013
 SCHEDULE B SECTION 2 (SURVEY RELATED ITEMS ONLY)
 (1) UTILITY EASEMENT TO BOSTON EDISON COMPANY DATED DECEMBER 1, 1985 AND RECORDED WITH SAO REGISTRY OF DEEDS IN BOOK 15395, PAGE 266.
 (2) EASEMENT TO THE CITY OF NEWTON DATED DECEMBER 23, 1985 AND RECORDED WITH SAO REGISTRY OF DEEDS IN BOOK 16716, PAGE 122 AND RECORDED ON PLAN RECORDED AS PLAN NO. 86 OF 1985 IN BOOK 16716, PAGE 122.
 (3) PLAN OF EASEMENT TO THE CITY OF NEWTON, MASSACHUSETTS, PREPARED BY VANASSE HANGEN BRUSTLIN, INC., SCALE: 1" = 20', DATE: MAY 15, 1997 AND RECORDED IN THE DISTRICT REGISTRY OF DEEDS AS PLAN NO. 497 OF 1997, IN BOOK 27352, PAGE 371.

Legal Description (Exhibit A)
 THE LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE IN NEWTON, MIDDLESEX COUNTY, MASSACHUSETTS, SHOWN AS LOT 1 ON A PLAN ENTITLED "PLAN OF LAND IN NEWTON, MASSACHUSETTS" PREPARED BY VANASSE HANGEN BRUSTLIN, INC., SCALE: 1" = 20', DATE: MAY 15, 1997 AND RECORDED IN THE DISTRICT REGISTRY OF DEEDS AS PLAN NO. 497 OF 1997, IN BOOK 27352, PAGE 371.

Legal Description (One Newton Place)
 A CERTAIN PARCEL OF LAND SITUATED AT THE NORTHWEST INTERSECTION OF WASHINGTON STREET AND CENTRE STREET IN THE CITY OF NEWTON, COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT OF CURVATURE ON THE NORTHERLY SIDELINE OF WASHINGTON STREET AND THE EASTERLY SIDELINE OF BACON STREET; THENCE NORTHWESTERLY AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF NINETEEN AND TWENTY-EIGHT HUNDREDS FEET (19.28'), A LENGTH OF THIRTY AND NINETY-NINE HUNDREDS FEET (30.99') TO A POINT; THENCE
 A DISTANCE OF ONE HUNDRED THIRTY-THREE AND TEN HUNDREDS FEET (133.10') TO A POINT, THE LAST (2) HUNDREDS FEET BY THE EASTERLY SIDELINE OF BACON STREET; THENCE
 A DISTANCE OF SEVENTY AND EIGHTY-ONE HUNDREDS BEARS; THENCE
 A POINT; BY LAND NOW OR FORMERLY BEING THE
 A DISTANCE OF FIFTY-FOUR HUNDREDS FEET (54.4') TO A POINT; THENCE
 A DISTANCE OF ONE HUNDRED TWENTY-FIVE AND THIRTY-FOUR HUNDREDS FEET (123.34') TO A POINT; THENCE
 A DISTANCE OF FIFTY-FOUR AND FORTY-THREE HUNDREDS FEET (93.43') TO A POINT; THENCE
 A DISTANCE OF ONE HUNDRED, FIFTY-SEVEN AND FORTY-NINE HUNDREDS FEET (157.46') TO A POINT OF NEWTON; THENCE
 AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF ONE THOUSAND TWO HUNDRED AND NO HUNDREDS FEET (1200.00'), A LENGTH OF TWENTY-NINE AND TWENTY HUNDREDS FEET (29.20') TO A POINT; THENCE
 A DISTANCE OF ONE HUNDRED SIXTY-SIX AND SIXTY-NINE HUNDREDS FEET (163.59') TO A POINT; THENCE
 AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF SIXTEEN AND SIXTY-EIGHT HUNDREDS FEET (16.88'), A LENGTH OF TWENTY-FOUR AND FORTY-FOUR HUNDREDS FEET (24.44') TO A POINT OF WASHINGTON STREET; THENCE
 A DISTANCE OF ONE HUNDRED TWENTY-EIGHT AND EIGHT HUNDREDS FEET (128.38') TO A POINT; THENCE
 AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF SEVENTY-TWO HUNDREDS FEET (72.00'), A LENGTH OF SEVENTY-TWO HUNDREDS FEET (72.00') TO A POINT OF WASHINGTON STREET; THENCE
 A DISTANCE OF FIFTY-NINE AND SIXTY-ONE HUNDREDS FEET (119.61') TO A POINT, THE LAST (2) COURSES BY THE WESTERLY SIDELINE OF CENTRE STREET; THENCE
 AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF SIXTY-NINE AND EIGHTY-THREE HUNDREDS FEET (69.07') TO A POINT; THENCE
 A DISTANCE OF EIGHTY-THREE AND FIFTY HUNDREDS FEET (83.90') TO A POINT; THENCE
 A DISTANCE OF ONE HUNDRED EIGHTY-TWO AND EIGHTY-SIX HUNDREDS FEET (182.88') TO THE POINT OF BEGINNING OF WASHINGTON STREET.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.809 ACRES IN THE CITY OF NEWTON, MASSACHUSETTS

Certification
 TO: FIDELITY NATIONAL TITLE GROUP
 EASTERN BANK, ITS SUCCESSORS AND/OR ASSIGNS
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(B), 7(G)(1)(a), 8, 9, 11(B), 13, & 16-18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 26, 2013.

DATE: *June 4, 2013*
 PROFESSIONAL LAND SURVEYOR

Enrollments
 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN JULY, 1985 AND FROM DEEDS AND PLANS OF RECORD.
 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VANASSE HANGEN BRUSTLIN, INC. BETWEEN JULY 1985 AND DECEMBER 2004.
 3) A FIELD EDIT WAS COMPLETED ON APRIL 26, 2013 AND NO MAJOR IMPROVEMENTS WERE MADE ON SITE.
 4) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE WARRANTED TO BE EXACTLY LOCATED UNLESS IT IS WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
 5) THE LOT LIES ENTIRELY WITHIN ZONE X (UNSHADED) (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF NEWTON, MASSACHUSETTS, COMMUNITY NUMBER 250208 0556 E (MAP#2502070556E), EFFECTIVE DATE JUNE 4, 2010.
 6) THE SITE MET THE ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.
 7) THERE ARE 349 PARKING SPACES (INCLUDING 11 HANDICAPPED) ON-SITE.
 8) NO CONSTRUCTION OR BUILDING ADDITIONS.
 9) NO PROPOSED CHANGES TO STREET RIGHT OF WAY LINES WAS DETERMINED AND NO EVIDENCE OF PRESENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED.
 10) NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

General Notes
 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN JULY, 1985 AND FROM DEEDS AND PLANS OF RECORD.
 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VANASSE HANGEN BRUSTLIN, INC. BETWEEN JULY 1985 AND DECEMBER 2004.
 3) A FIELD EDIT WAS COMPLETED ON APRIL 26, 2013 AND NO MAJOR IMPROVEMENTS WERE MADE ON SITE.
 4) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE WARRANTED TO BE EXACTLY LOCATED UNLESS IT IS WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
 5) THE LOT LIES ENTIRELY WITHIN ZONE X (UNSHADED) (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF NEWTON, MASSACHUSETTS, COMMUNITY NUMBER 250208 0556 E (MAP#2502070556E), EFFECTIVE DATE JUNE 4, 2010.
 6) THE SITE MET THE ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.
 7) THERE ARE 349 PARKING SPACES (INCLUDING 11 HANDICAPPED) ON-SITE.
 8) NO CONSTRUCTION OR BUILDING ADDITIONS.
 9) NO PROPOSED CHANGES TO STREET RIGHT OF WAY LINES WAS DETERMINED AND NO EVIDENCE OF PRESENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED.
 10) NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

Plan Information
 PLAN OF LAND IN NEWTON, MA
 283-291 CENTRE STREET
 PREPARED BY VANASSE/HANGEN ENGINEERING, INC.
 DATED: JAN. 11, 1985, LAST REVISED NOV. 18, 1985
 RECORDED: PLAN 497 OF 1997
 PLAN OF LAND IN NEWTON, MASSACHUSETTS
 PREPARED BY VANASSE/HANGEN BRUSTLIN, INC.
 DATED: NOVEMBER 29, 1983
 RECORDED: BOOK 15395 PAGE 266

Current Owner
 THE REALTY ASSOCIATES FUND VIL, L.P.
 283-291 CENTRE STREET
 ASSESSORS PARCEL 71005 0001
 DEED BOOK 4437, PAGE 591

Encroachments
 1) BRUTLER PARKING LOT ON ENCRANCHING UP TO EXISTING RETAINING WALL FOR PASSAGEWAY EASEMENT AT SOUTHWEST CORNER OF PROPERTY.
 2) MULTIPLE DECORATIVE BUILDING LIGHTING FIXTURES, SIGNS & OVERHANG ENCRANCH ON WASHINGTON STREET.

Zoning
 THE SITE LIES WITHIN THE BUSINESS DISTRICT (BD1) IN THE CITY OF NEWTON. DIMENSIONAL REQUIREMENTS FOR THIS ZONE AT THE TIME OF THIS SURVEY ARE:
 MINIMUM LOT AREA.....10,000 S.F.
 TOTAL AREA PER UNIT.....1.0 OR 1.5
 MINIMUM LOT FRONTAGE.....1,200 S.F.
 GROSS FLOOR AREA.....10,000-19,999
 THRESHOLD BY SPECIAL PERMIT.....20,000
 MINIMUM SETBACK (FRONT).....15 FT. (0'
 MINIMUM SIDE YARD SETBACK (10').....0 FT.
 MINIMUM BUILDING HEIGHT (FEET) (12).....24 OR 34'
 MAXIMUM BUILDING HEIGHT (STORES).....2 OR 3
 PARKING SPACES (HANDICAPPED).....3% OR NO
 PARKING SPACES (HANDICAPPED).....LESS THAN 4 SPACES
 * BY SPECIAL PERMIT
 * ONE STALL FOR EACH 200 SQUARE FEET OR FRACTION THEREOF OF GROSS FLOOR AREA, UP TO 2000 SQUARE FEET, AND ONE STALL FOR EACH 100 SQUARE FEET OR FRACTION THEREOF OF GROSS FLOOR AREA IN EXCESS OF 2000 SQUARE FEET FOR GROSS FLOOR AREA USED FOR MEDICAL OFFICES SHALL BE REGULATED UNDER SUBPARAGRAPH 12.
 (1) THE SETBACK ON ANY LOT SHALL BE THE AVERAGE OF THE SETBACKS OF THE BUILDING HENSET THEREON ON EITHER SIDE. A WAREHOUSE OR A LOT WHERE A BUILDING IS SET BACK MORE THAN TEN FEET FROM THE FRONT YARD SETBACK SHALL BE EXEMPT FROM THE SIDE YARD SETBACK OF THE ADJOINING PROPERTY AT ANY OPEN SIDE YARD EXCEPT WHEN ADJOINING A RESIDENTIAL ZONE. THE DISTRICT'S SHALL BE BUILDING HEIGHT OR 15 FEET, WHICHEVER IS GREATER.
 (10) EXCEPT WHEN ADJOINING A RESIDENTIAL DISTRICT, THE SETBACK SHALL BE 1/2 THE BUILDING HEIGHT FROM THE SIDE AND REAR SETBACK LINES.
 (12) BUILDING HEIGHT SHALL ALSO REGULATE STRUCTURES.
 -SEE 7.5 SETBACK LINE, SHOWN ON PLAN, IN EFFECT AT TIME OF CONSTRUCTION.

Legend
 (S) DRAIN MANHOLE
 (E) SEWER MANHOLE
 (T) TELEPHONE MANHOLE
 (H) HAND HOLE
 (W) WATER GATE
 (F) FIRE HYDRANT
 (L) LIGHT POLE
 (U) UTILITY POLE
 (G) GUY WIRE
 (M) MONITORING WELL
 (F) FLOOD LIGHT
 (W) WELL
 (N) NO COULD NOT OPEN
 (P) NPV NO PIPES VISIBLE
 (F.F.E.) FINISHED FLOOR ELEVATION
 (E.P.) EDGE OF PAVEMENT
 (C.C.) CONCRETE CURB
 (G.C.) GRANITE CURB
 (S.C.) STONE CURB
 (B.C.) BITUMINOUS CURB
 (G.R.F.) GUARD RAIL FENCE
 (D.R.F.) DRAINAGE LINE
 (S.W.L.) SEWER LINE
 (O.W.) OVERHEAD WIRE
 (E.L.) ELECTRICAL WIRE
 (G.L.) GAS LINE
 (W.L.) WATER LINE
 (T.L.) TELEPHONE LINE
 (M.L.) METAL CURB
 (V.C.) VERTICAL GRANITE CURB

Legend
 (S) DRAIN MANHOLE
 (E) SEWER MANHOLE
 (T) TELEPHONE MANHOLE
 (H) HAND HOLE
 (W) WATER GATE
 (F) FIRE HYDRANT
 (L) LIGHT POLE
 (U) UTILITY POLE
 (G) GUY WIRE
 (M) MONITORING WELL
 (F) FLOOD LIGHT
 (W) WELL
 (N) NO COULD NOT OPEN
 (P) NPV NO PIPES VISIBLE
 (F.F.E.) FINISHED FLOOR ELEVATION
 (E.P.) EDGE OF PAVEMENT
 (C.C.) CONCRETE CURB
 (G.C.) GRANITE CURB
 (S.C.) STONE CURB
 (B.C.) BITUMINOUS CURB
 (G.R.F.) GUARD RAIL FENCE
 (D.R.F.) DRAINAGE LINE
 (S.W.L.) SEWER LINE
 (O.W.) OVERHEAD WIRE
 (E.L.) ELECTRICAL WIRE
 (G.L.) GAS LINE
 (W.L.) WATER LINE
 (T.L.) TELEPHONE LINE
 (M.L.) METAL CURB
 (V.C.) VERTICAL GRANITE CURB

Legend
 (S) DRAIN MANHOLE
 (E) SEWER MANHOLE
 (T) TELEPHONE MANHOLE
 (H) HAND HOLE
 (W) WATER GATE
 (F) FIRE HYDRANT
 (L) LIGHT POLE
 (U) UTILITY POLE
 (G) GUY WIRE
 (M) MONITORING WELL
 (F) FLOOD LIGHT
 (W) WELL
 (N) NO COULD NOT OPEN
 (P) NPV NO PIPES VISIBLE
 (F.F.E.) FINISHED FLOOR ELEVATION
 (E.P.) EDGE OF PAVEMENT
 (C.C.) CONCRETE CURB
 (G.C.) GRANITE CURB
 (S.C.) STONE CURB
 (B.C.) BITUMINOUS CURB
 (G.R.F.) GUARD RAIL FENCE
 (D.R.F.) DRAINAGE LINE
 (S.W.L.) SEWER LINE
 (O.W.) OVERHEAD WIRE
 (E.L.) ELECTRICAL WIRE
 (G.L.) GAS LINE
 (W.L.) WATER LINE
 (T.L.) TELEPHONE LINE
 (M.L.) METAL CURB
 (V.C.) VERTICAL GRANITE CURB

Legend
 (S) DRAIN MANHOLE
 (E) SEWER MANHOLE
 (T) TELEPHONE MANHOLE
 (H) HAND HOLE
 (W) WATER GATE
 (F) FIRE HYDRANT
 (L) LIGHT POLE
 (U) UTILITY POLE
 (G) GUY WIRE
 (M) MONITORING WELL
 (F) FLOOD LIGHT
 (W) WELL
 (N) NO COULD NOT OPEN
 (P) NPV NO PIPES VISIBLE
 (F.F.E.) FINISHED FLOOR ELEVATION
 (E.P.) EDGE OF PAVEMENT
 (C.C.) CONCRETE CURB
 (G.C.) GRANITE CURB
 (S.C.) STONE CURB
 (B.C.) BITUMINOUS CURB
 (G.R.F.) GUARD RAIL FENCE
 (D.R.F.) DRAINAGE LINE
 (S.W.L.) SEWER LINE
 (O.W.) OVERHEAD WIRE
 (E.L.) ELECTRICAL WIRE
 (G.L.) GAS LINE
 (W.L.) WATER LINE
 (T.L.) TELEPHONE LINE
 (M.L.) METAL CURB
 (V.C.) VERTICAL GRANITE CURB

Legend
 (S) DRAIN MANHOLE
 (E) SEWER MANHOLE
 (T) TELEPHONE MANHOLE
 (H) HAND HOLE
 (W) WATER GATE
 (F) FIRE HYDRANT
 (L) LIGHT POLE
 (U) UTILITY POLE
 (G) GUY WIRE
 (M) MONITORING WELL
 (F) FLOOD LIGHT
 (W) WELL
 (N) NO COULD NOT OPEN
 (P) NPV NO PIPES VISIBLE
 (F.F.E.) FINISHED FLOOR ELEVATION
 (E.P.) EDGE OF PAVEMENT
 (C.C.) CONCRETE CURB
 (G.C.) GRANITE CURB
 (S.C.) STONE CURB
 (B.C.) BITUMINOUS CURB
 (G.R.F.) GUARD RAIL FENCE
 (D.R.F.) DRAINAGE LINE
 (S.W.L.) SEWER LINE
 (O.W.) OVERHEAD WIRE
 (E.L.) ELECTRICAL WIRE
 (G.L.) GAS LINE
 (W.L.) WATER LINE
 (T.L.) TELEPHONE LINE
 (M.L.) METAL CURB
 (V.C.) VERTICAL GRANITE CURB