

ZONING DESIGNATION MU1
 MINIMUM LOT AREA 10,000
 MINIMUM FRONT SETBACK 15
 MINIMUM SIDE SETBACK 7.5
 MINIMUM REAR SETBACK 7.5

LEGAL DESCRIPTION

THE LAND WITH THE BUILDINGS AND IMPROVEMENTS LOCATED THEREON KNOWN AS 230 NEEDHAM STREET, 244 NEEDHAM STREET AND 177 CHARLEMONT STREET, NEWTON, MIDDLESEX COUNTY, MASSACHUSETTS.

PARCEL A:
 230 NEEDHAM STREET.
 A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON, SITUATED ON THE SOUTHERLY CORNER OF THE INTERSECTION OF INDUSTRIAL PLACE AND NEEDHAM STREET IN NEWTON, IN THE COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS, SHOWN ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND IN NEWTON, MASS.", DATED AUGUST 9, 1954, REVISED OCTOBER 5, 1954, BY WILLIAM S. COCKER, C.E., AND RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS, BOOK 6336, PAGE 109, BOUNDED AND DESCRIBED AS FOLLOWS:
 NORTHWESTERLY BY NEEDHAM STREET, 240.08 FEET;
 NORTHERLY BY A CURVED LINE AT THE INTERSECTION OF SAID STREET AND SAID PLACE, 313.33 FEET;
 BY SAID PLACE, 319.88 FEET;
 BY LAND NOW OR LATE OF GREATER BOSTON REALTY, INC., 999.10 FEET;
 BY LAND NOW OR FORMERLY OF JAMES H. MANANUS ICE CREAM SALES CORP., 336.85 FEET.
 CONTAINING 8,742 SQUARE FEET OF LAND, MORE OR LESS, ACCORDING TO SAID PLAN.

PARCEL B:
 244 NEEDHAM STREET.
 A CERTAIN PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON SITUATED ON THE EASTERLY CORNER OF INTERSECTION OF NEEDHAM STREET AND CHARLEMONT STREET IN NEWTON, IN THE COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS SHOWN AS LOT 1 ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND IN NEWTON, MASS." DATED MARCH 21, 1986, BY PHILIP F. JONES, REGISTERED LAND SURVEYOR, AND RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NUMBER 1817 OF 1986, BOUNDED AND DESCRIBED AS FOLLOWS:
 SOUTHWESTERLY BY CHARLEMONT STREET, 338.37 FEET;
 WESTERLY BY A CURVED LINE AT THE INTERSECTION OF SAID STREET AND NEEDHAM STREET, 20 FEET;
 BY SAID NEEDHAM STREET, 130.45 FEET;
 BY LAND NOW OR FORMERLY OF JOHN HARWOOD MUTUAL INC. CO., 380.50 FEET;
 BY LOT 2 AS SHOWN ON SAID PLAN, 148.98 FEET.
 CONTAINING 53,484 SQUARE FEET, MORE OR LESS, ACCORDING TO SAID PLAN.

PARCEL C:
 177 CHARLEMONT STREET.
 A CERTAIN PARCEL OF LAND WITH THE BUILDING AND IMPROVEMENTS THEREON SITUATED ON CHARLEMONT STREET IN NEWTON, IN THE COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS SHOWN AS LOT 2 ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND IN NEWTON, MASS." DATED MARCH 21, 1986, BY PHILIP F. JONES, REGISTERED LAND SURVEYOR, AND RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NUMBER 1817 OF 1986, BOUNDED AND DESCRIBED AS FOLLOWS:
 SOUTHWESTERLY BY CHARLEMONT STREET, 142 FEET;
 NORTHWESTERLY BY LAND NOW OR FORMERLY OF NRC INC., 142 FEET; AND
 SOUTHEASTERLY BY LAND NOW OR FORMERLY OF NRC INC., 149.98 FEET.
 CONTAINING 21,294 SQUARE FEET, MORE OR LESS, ACCORDING TO SAID PLAN.

PARCEL D:
 THE RIGHT AND EASEMENT, APPURTENANT TO PARCELS A, B AND C ABOVE FOR INGRESS AND EGRESS AND FOR PARKING SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT BETWEEN FOX AND HOUNDS PROPERTIES, INC. AND JAMES H. MANANUS, JR., TRUSTEE OF FOX AND HOUNDS REALTY TRUST DATED APRIL 27, 1990 RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 20914, PAGE 104.

SCHEDULE B, SECTION I NOTES

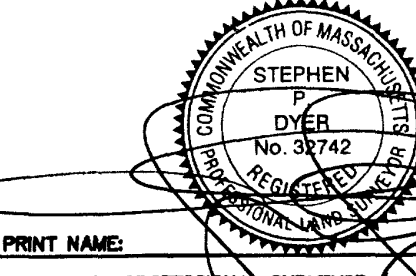
ITEMS 1-4: NO COMMENTS
 ITEM 5 - BOOK 7091, PAGE 537 - "EXIST. RT. OF WAY" ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND IN NEWTON, MASS." BY PHILIP F. JONES DATED MARCH 21, 1986 AND RECORDED AS PLAN NO. 1817 OF 1986 - PLOTTED HEREON
 ITEMS 8-12: NO COMMENTS

SURVEYOR'S CERTIFICATION

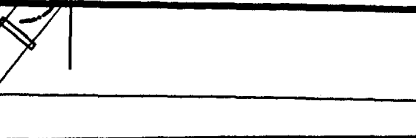
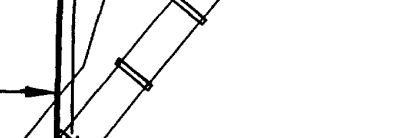
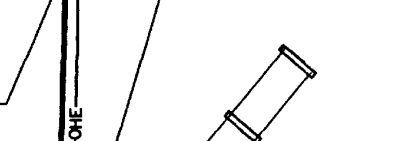
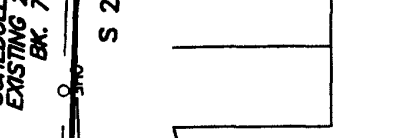
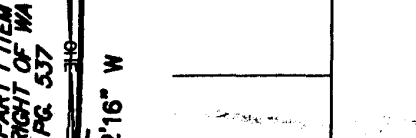
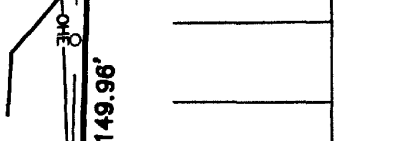
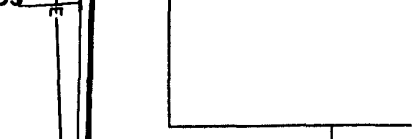
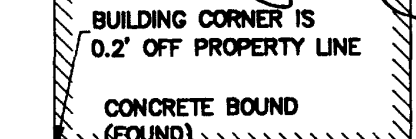
THIS CERTIFICATION IS MADE TO GENERAL ELECTRIC CAPITAL CORPORATION, A DELAWARE CORPORATION, AND ITS SUCCESSORS AND ASSIGNS, FOX AND HOUNDS PROPERTIES, INC., A MASSACHUSETTS LIMITED LIABILITY COMPANY, AS TO PARCELS B, C AND D, AND TO FOX AND HOUNDS REALTY TRUST LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY, AS TO PARCELS A AND D AND TO COMMONWEALTH TITLE INSURANCE CORPORATION FOR USE WITH POLICY NUMBER 007196-05, EFFECTIVE DATE: [DATE AND TIME OF RECORDING], AND ONLY FOR USE WITH THIS TRANSACTION.

I HEREBY CERTIFY THAT THE SURVEY JOB NO.058280A/D, ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF 230-244 NEEDHAM STREET AND 177 CHARLEMONT STREET" WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT, INCLUDING THOSE OF THE LEGAL DESCRIPTION THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME EXCEPT AS NOTED THAT THE SIZE, LOCATION AND TYPE OF BUILDINGS, IMPROVEMENTS, HIGHWAYS, STREETS, ROADS, RAILROADS, RIVERS, CREEKS OR OTHER WATER COURSES, FENCES, EASEMENTS, RIGHTS-OF-WAY OR ADJACENT TO, OR OTHERWISE AFFECTING THE PROPERTY, ARE AS SHOWN, AND ALL OF THE IMPROVEMENTS LOCATED ON THE PROPERTY ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SETBACK LINES OF THE PROPERTY; THE UNDERSIGNED IS NOT AWARE OF ANY VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS, THAT THERE ARE NOT ANY EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED THEREON; THAT THERE ARE NO ENCROACHMENTS AFFECTING THIS PROPERTY OTHER THAN AS SHOWN; THAT PORTABLE AND WASTE WATER, ELECTRIC, GAS AND TELEPHONE UTILITIES ARE LOCATED ON THE TRACTS THAT ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY; THAT THE PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH ANY MAPS ENTITLED: "FLOOD HAZARD BOUNDARY MAP," OR "FLOOD HAZARD FLOODWAY BOUNDARY MAP" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR A FLOOD HAZARD BOUNDARY MAP PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND THAT THE PROPERTY HAS DIRECT ACCESS TO NEEDHAM STREET, A PUBLIC ROAD MAINTAINED BY THE TOWN OF NEWTON.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD SETBACK REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING, AND MEETS THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY, AS DEFINED THEREIN, INCLUDING ITEMS 1-4 AND 8,7(A),7(C),8,9,10,11(B), 13-16 OF TABLE A CONTAINED THEREIN.



PRINT NAME: STEPHEN DYER
 REGISTERED PROFESSIONAL SURVEYOR
 BUILDING CORNER IS 0.2' OFF PROPERTY LINE
 DATE: 4/1/05



PROJECT TITLE: 230-244 NEEDHAM STREET 177 CHARLEMONT STREET NEWTON, MASSACHUSETTS	FILE NO: 05629AL001
SHEET TITLE: ALTA/ACSM LAND TITLE SURVEY	SCALE: 1"=20'
DRAWN BY: MRW	CHECKED BY: SPD
DATE: 10/11/05	APPROVED BY: SPD
Cubellis Saivetz Associates A Division of Cubellis Associates Inc. 200 Central Drive Boston, MA 02114 Tel: 781-449-7779 Web: www.cubellis.com	
1	1 of 1

DESIGN GROUP
 ARCHITECTS ENGINEERS PLANNERS
 DSH

LOCATION OF PROPOSED STRUCTURE ON SITE PLAN

GRAY BROTHERS DETAILING STRUCTURE

LIFESTYLE PLACE, 230 NEEDHAM STREET - NEWTON, MA

DATE: 06.19.2014 SCALE: NOT TO SCALE

DRAWING ISSUED:
 09/09/14 INDICATED LOCATION OF PROPOSED STRUCTURE
 10/06/14 ADDED H.C. RAMP AND WALKWAY
 10/15/14 ADDED NO PARKING AREA
 10/17/14 UPDATED PARKING LAYOUT