



Site Identification - Front Elevation  
Store #2419- Newton, MA



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585 Bond Street - Lincolnshire, IL 60069  
PHONE: (847) 520-1255 FAX: (847) 520-1543  
www.kieffersigns.com

CUSTOMER: **PETSMART**

LOCATION: Newton, MA

SALESMAN: NM DESIGNER: KB

DATE: 12/12/13

**REQUIRED**  
• Technical Survey



COMPANION FILES

PRODUCTION PROCESSING

Job # \_\_\_\_\_

-001 \_\_\_\_\_

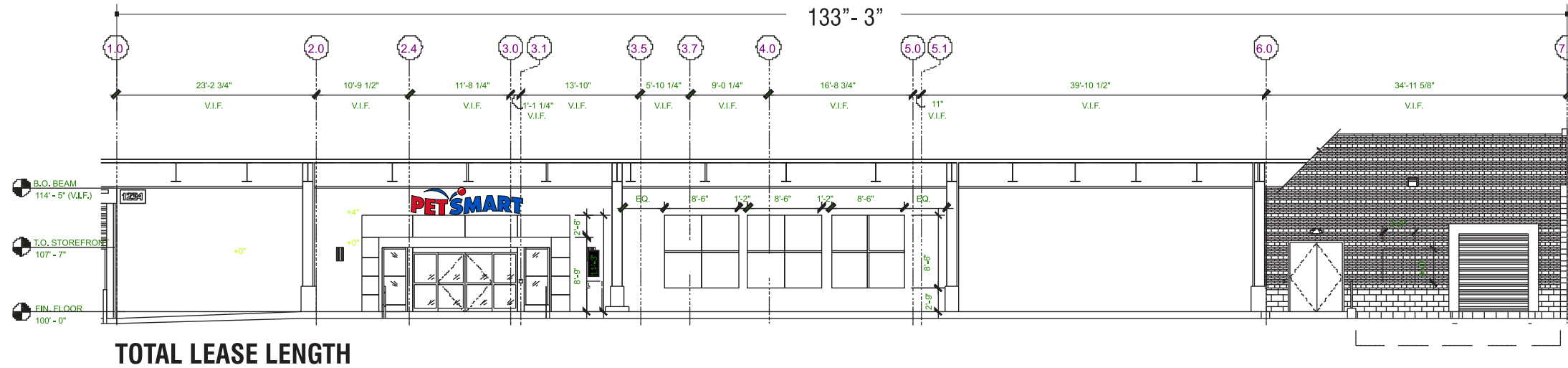
-002 \_\_\_\_\_

-003 \_\_\_\_\_

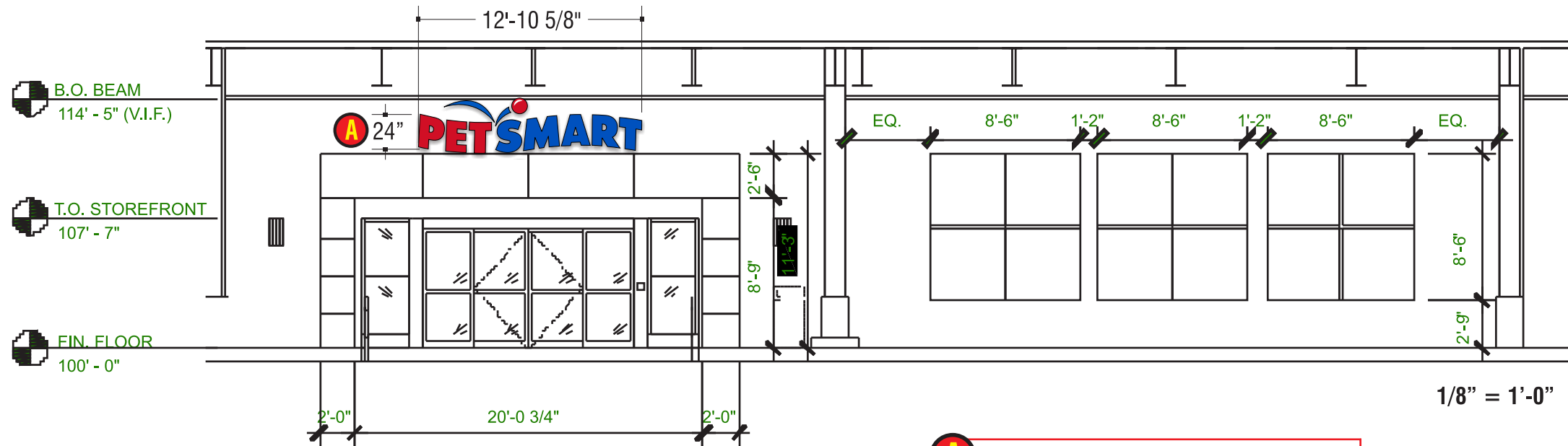
-004 \_\_\_\_\_

INITIALS: DATE: 1/13/14  
KB

REVISION:	Rev.	size,	add note
A			
B			
C			
D			
E			
F			
G			
H			



TOTAL LEASE LENGTH



**A** 24" L.F.D. Letter/Logo Set  
REFERENCE DWG. #B65736D  
for specifications & color details

33.47 sq. ft.

**SIGN SIZE CONTINGENT UPON SIGN BAND HEIGHT  
\* SURVEY REQUIRED \***

1/8" = 1'-0"

**B65736**

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CUSTOMER:

LOCATION: Newton, MA

SALESMAN: NM DESIGNER: KB

DATE: 12/12/13

**REQUIRED**  
• Technical Survey



COMPANION FILES

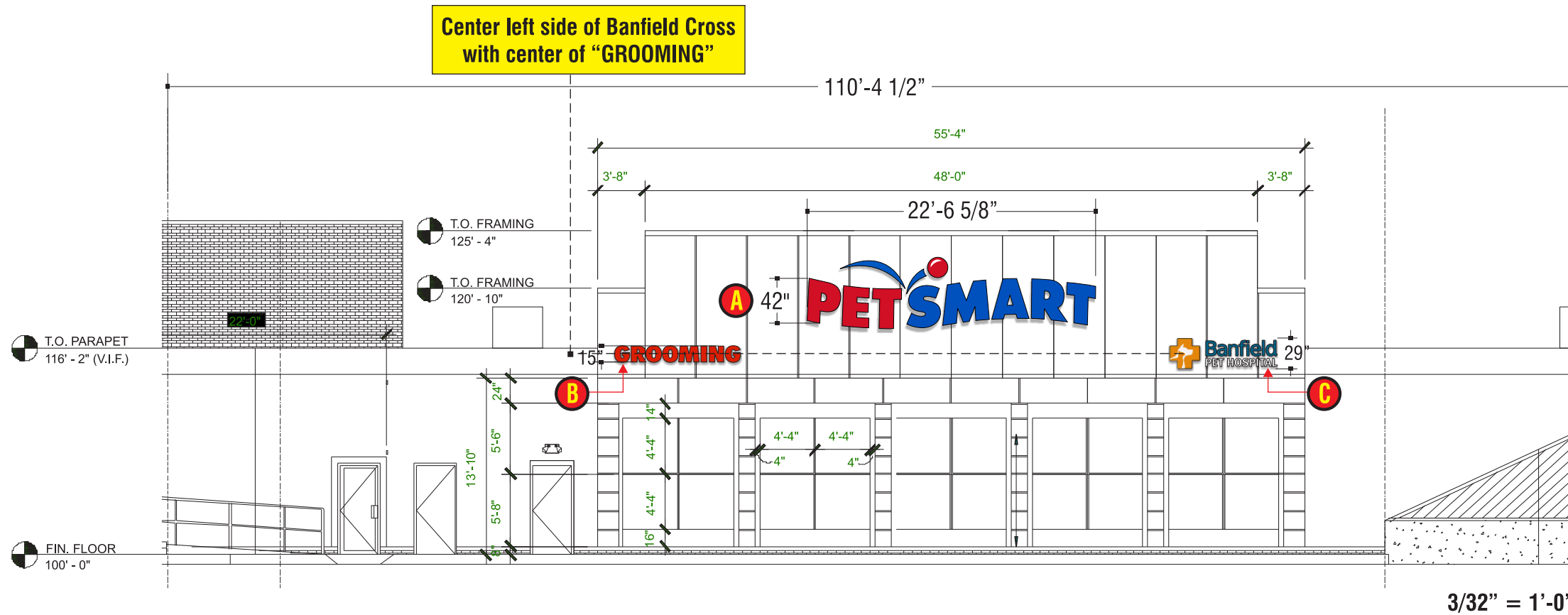
PRODUCTION PROCESSING

Job # \_\_\_\_\_  
-001 \_\_\_\_\_  
-002 \_\_\_\_\_  
-003 \_\_\_\_\_  
-004 \_\_\_\_\_

INITIALS: DATE: 3/4/14  
KB

REVISION:	A	B	C	D	E	F	G	H
	Rev. PS to 42"							

**B65736A**



**A** 42" L.E.D. Letter/Logo Set  
REFERENCE DWG. #B65736D  
for specifications & color details

102.36 sq. ft.

**B** 15" L.E.D. Letter Set  
REFERENCE DWG. #B65736F  
for specifications & color details

12.35 sq. ft.

**C** 29" L.E.D. Letter/Logo Set  
REFERENCE DWG. #B60329  
for specifications & color details

20.4 sq. ft.

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CUSTOMER: **PET SMART**  
LOCATION: Newton, MA  
SALESMAN: NM DESIGNER: KB  
DATE: 12/12/13

**REQUIRED**  
• Technical Survey



COMPANION FILES

PRODUCTION PROCESSING

Job # \_\_\_\_\_  
-001 \_\_\_\_\_  
-002 \_\_\_\_\_  
-003 \_\_\_\_\_  
-004 \_\_\_\_\_

REVISION:	INITIALS:	DATE:
A	KB	1/30/14
B	KB	1/31/14
C	KB	2/18/14
D	KB	2/18/14
E	-	-
F	-	-
G	-	-
H	-	-

A Delete sets from ends; add 42" to side  
B Rev. to white faces  
C Rev. elevation & ltr. set size  
D Moved sign right per client direction



36" L.E.D. Letter/Logo Set  
REFERENCE DWG. #B65736E  
for specifications & color details

75.20 sq. ft.

**B65736B**



*D/F Monument Sign Tenant Panels*  
*Store #2419- Newton, MA*



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CUSTOMER: **PET SMART**

LOCATION: Newton, MA

SALESMAN: NM DESIGNER: KB

DATE: 12/12/13



COMPANION FILES

PRODUCTION PROCESSING

Job # \_\_\_\_\_

-001 \_\_\_\_\_

-002 \_\_\_\_\_

-003 \_\_\_\_\_

-004 \_\_\_\_\_

INITIALS:	DATE:	1/14/14							
KB									

REVISION:							
A	Add monument panels						
B							
C							
D							
E							
F							
G							
H							

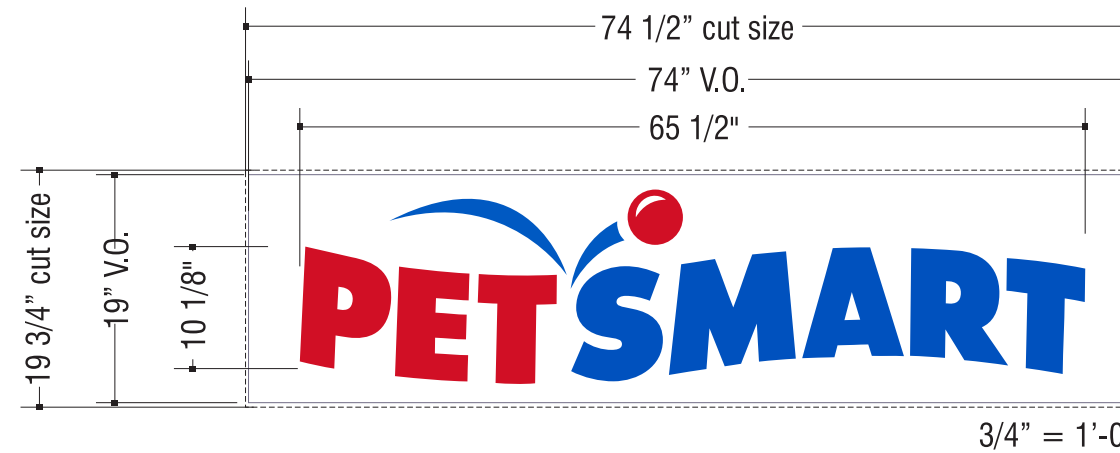
**B65736C**



Proposed



Existing



General Specifications:

(2 Readings Req.) White Polycarbonate faces, with first surface applied flat cut vinyl graphics.

See color schedule for details and specifications.

Color Schedule:

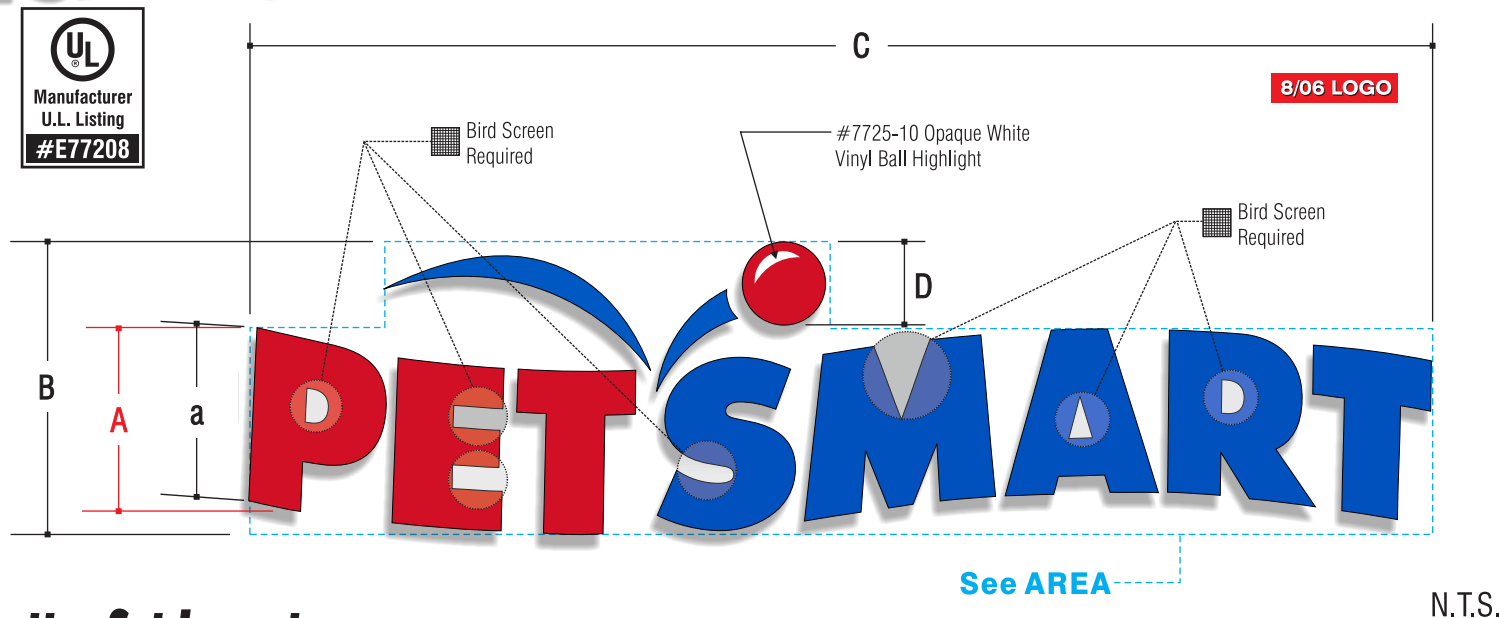
3M Translucent Vinyls

■ 3M #3630-53 Cardinal RED

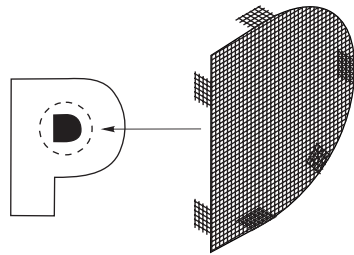
■ 3M #3630-167 Bright BLUE



Individual Internally Illuminated REMOTE L.E.D. Letter Sets



Letter Set Layout  
Letter Set Layout



BIRD SCREEN DETAIL

Mfg. Bird Screen in Letter Openings as shown.  
LETTERS: P, A, M, R - w/ FLAT TABS  
LETTER (E&S): w/ 90 degree RETURNS  
SCREENS: Screens are Fabricated from 1/4" Aluminum Mesh Hard Cloth.  
Inset 2" From letter face & attach w/ pop-rivets and flat washers

SIZES						
ITEM NUMBER	A	a	B	C	D	AREA-Sq.Ft.
PMN-LED-RM-24	24"	1'-10 3/8"	3'-2 1/4"	12'-10 5/8"	10 7/8"	33.47
PMN-LED-RM-42	42"	3'-3 1/4"	5'-6 7/8"	22'-6 5/8"	1'-7"	102.36

TRIM-CAP RETAINERS  
1/4-20 NC rivnut & rod

LETTER RETAINER NOTES:

Retainers for **LETTER SETS** (Bounce & Ball included) will be 1" BLACK TRIM-CAP.

'PET SMART' Letters

<b>A</b> ILLUMINATION TYPE	L.E.D. - SLOAN
FOR PET	RED- CL5
FOR SMART	BLUE- V SERIES
<b>B</b> FACES THICKNESS	3/16"
COLOR FOR PET	RED - SEE COLOR SCHEDULE
COLOR FOR SMART	BLUE - SEE COLOR SCHEDULE
<b>C</b> RETURN DEPTH	5" FINISHED DEPTH
COLOR	DK.BRONZE PRE-COAT
THICKNESS	.040 x 5.3" COIL
<b>D</b> RETAINER TYPE	SEE RETAINER NOTES
SIZE	AS NOTED
COLOR	AS NOTED
<b>E</b> BACKS MATERIAL	ALUMINUM
GAUGE	.063
<b>F</b> WIREWAY SIZE	-
TYPE	-
<b>G</b> POWER SOURCE	SLOAN
<b>H</b> MOUNTING INTERNAL	REFER TO CHART NOTE
EXTERNAL	REFER TO CHART NOTE
<b>I</b> SCREWS SIZE	#8 x 1/2" PHILLIPS HD.
COLOR	MATCH RETAINERS
<b>J</b> SWITCH TYPE	DISCONNECT/TOGGLE
*ON EACH LETTER OR CIRCUIT.	

\*2 WEEP HOLES PER LETTER REQUIRED (1/4" DIA.).  
\*CAULK REQUIRED.

Color Schedule:

- Faces - #2283 RED Plexiglas Or Cyro #211-1 RED.  
Returns will be DARK BRONZE, Retainers will be BLACK.
- Faces - #2051 BLUE Plexiglas Or Cyro #607-1 BLUE.  
Returns will be DARK BRONZE, Retainers will be BLACK.

Bounce/Ball Logo

<b>A</b> ILLUMINATION	L.E.D. - SLOAN
FOR BALL	RED- CL5
FOR BOUNCE	BLUE- V SERIES
<b>B</b> FACE THICKNESS	3/16"
COLOR FOR BALL	RED - SEE COLOR SCHEDULE
COLOR FOR BOUNCE	BLUE - SEE COLOR SCHEDULE
<b>C</b> RETURN DEPTH	5" FINISHED DEPTH
COLOR	DK.BRONZE PRE-COAT
THICKNESS	.040 x 5.3" COIL
<b>D</b> RETAINER TYPE	SEE RETAINER NOTES
SIZE	AS NOTED
COLOR	AS NOTED
<b>E</b> BACKS MATERIAL	ALUMINUM
GAUGE	.063
<b>F</b> WIREWAY SIZE	-
TYPE	-
<b>G</b> POWER SOURCE	SLOAN
<b>H</b> MOUNTING INTERNAL	REFER TO CHART NOTE
EXTERNAL	REFER TO CHART NOTE
<b>I</b> SCREWS SIZE	#8 x 1/2" PHILLIPS HD.
COLOR	MATCH RETAINERS
<b>J</b> SWITCH TYPE	DISCONNECT/TOGGLE
*ON EACH LETTER OR CIRCUIT.	

\*2 WEEP HOLES PER LETTER REQUIRED (1/4" DIA.).  
\*CAULK REQUIRED.



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CUSTOMER: **PET SMART**  
LOCATION: Newton, MA  
SALESMAN: NM DESIGNER: KB  
DATE: 12/12/13



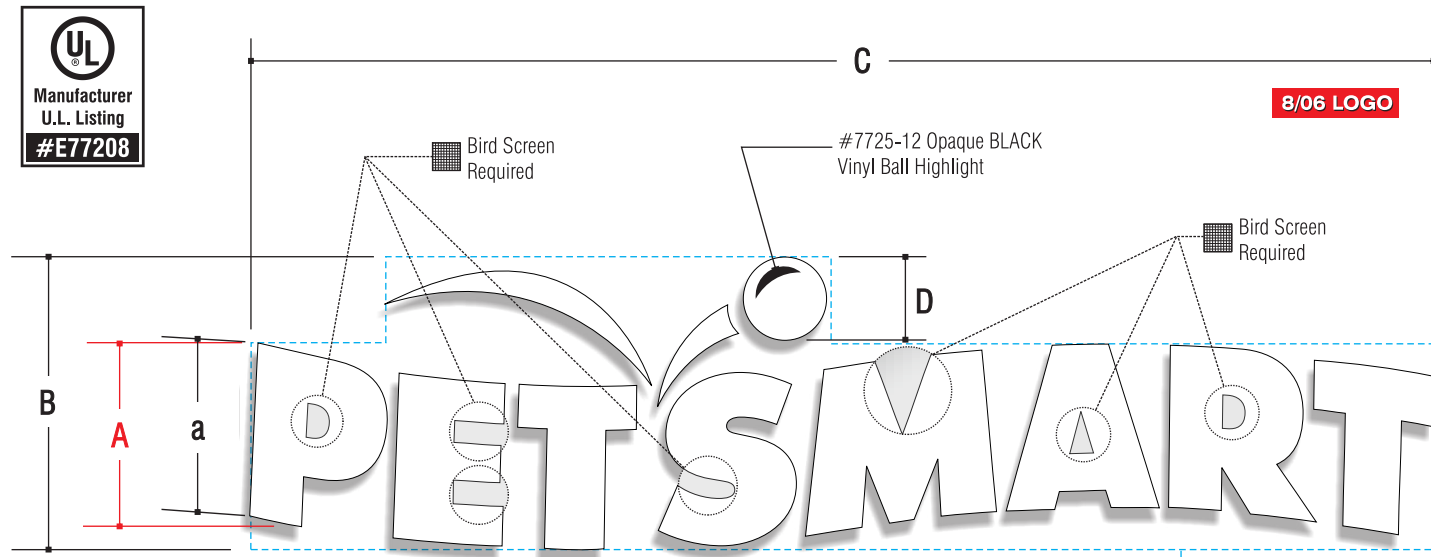
COMPANION FILES

PRODUCTION PROCESSING

Job #	
-001	
-002	
-003	
-004	
INITIALS:	
DATE:	

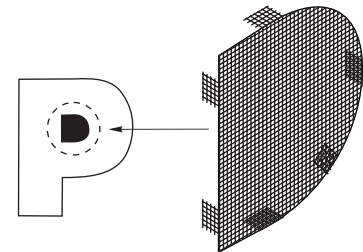
REVISION:	
A	
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**B65736D**



**Letter Set Layout - ALL WHITE FACES**

N.T.S.



**BIRD SCREEN DETAIL**

Mfg. Bird Screen in Letter Openings as shown.  
LETTERS: P, A, M, R - w/ FLAT TABS  
LETTER (E&S): w/ 90 degree RETURNS  
SCREENS: Screens are Fabricated from 1/4" Aluminum Mesh Hard Cloth.  
Inset 2" From letter face & attach w/ pop-rivets and flat washers

SIZES						
ITEM NUMBER	A	a	B	C	D	AREA-Sq.Ft.
PMN-LED-RM-36	<b>36"</b>	2'-9 5/8"	4'-9 3/8"	19'-4"	1'-4 1/4"	<b>75.20</b>

**TRIM-CAP RETAINERS**  
1/4-20 NC rivnut & rod

**LETTER RETAINER NOTES:**

Retainers, **(Bounce & Ball included) will be 1" BLACK TRIM-CAP.**

**'PetsMart' Letters**

<b>A</b> ILLUMINATION	L.E.D. - SLOAN	
	TYPE	WHITE CL5
<b>B</b> FACE	THICKNESS	3/16"
	COLOR	#7328 WHITE PLEXIGLAS
	VINYL	N.A.
<b>C</b> RETURN	DEPTH	5" FINISHED
	COLOR	DK.BRONZE PRE-COAT
	THICKNESS	.040 x 5.3" COIL
<b>D</b> RETAINER	TYPE	SEE RETAINER NOTES
	SIZE	AS NOTED
	COLOR	AS NOTED
<b>E</b> BACKS	MATERIAL	ALUMINUM
	GAUGE	.063
<b>F</b> WIREWAY	SIZE	STANDARD
	TYPE	ALUMINUM
<b>G</b> POWER SOURCE	SLOAN	
<b>H</b> MOUNTING	INTERNAL	5/16" RIVNUT
	EXTERNAL	5/16" THREADED ROD
<b>I</b> SCREWS	SIZE	#8 x 1/2" PHILLIPS HD.
	COLOR	MATCH RETAINERS
<b>J</b> SWITCH	TYPE	DISCONNECT/TOGGLE
	*ON EACH LETTER OR CIRCUIT.	

\*2 WEEP HOLES PER LETTER REQUIRED (3/8" DIA.).  
\*CAULK REQUIRED.

**Color Schedule:**

- ALL Faces - #7328 WHITE Plexiglas
- Returns will be DARK BRONZE,
- Retainers will be BLACK.

**Bounce/Ball Logo**

<b>A</b> ILLUMINATION	L.E.D. - SLOAN	
	TYPE	WHITE CL5
<b>B</b> FACE	THICKNESS	3/16"
	COLOR	#7328 WHITE PLEXIGLAS
<b>C</b> RETURN	DEPTH	5" FINISHED
	COLOR	DK.BRONZE PRE-COAT
	THICKNESS	.040 x 5.3" COIL
<b>D</b> RETAINER	TYPE	SEE RETAINER NOTES
	SIZE	AS NOTED
	COLOR	AS NOTED
<b>E</b> BACKS	MATERIAL	ALUMINUM
	GAUGE	.063
<b>F</b> WIREWAY	SIZE	STANDARD
	TYPE	ALUMINUM
<b>G</b> POWER SOURCE	SLOAN	
<b>H</b> MOUNTING	INTERNAL	5/16" RIVNUT
	EXTERNAL	5/16" THREADED ROD
<b>I</b> SCREWS	SIZE	#8 x 1/2" PHILLIPS HD.
	COLOR	MATCH RETAINERS
<b>J</b> SWITCH	TYPE	DISCONNECT/TOGGLE
	*ON EACH LETTER OR CIRCUIT.	

\*2 WEEP HOLES PER LETTER REQUIRED (3/8" DIA.).  
\*CAULK REQUIRED.

8/06 LOGO

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CUSTOMER: **PETSMART**

LOCATION: Newton, MA

SALESMAN: NM DESIGNER: KB

DATE: 12/12/13



COMPANION FILES

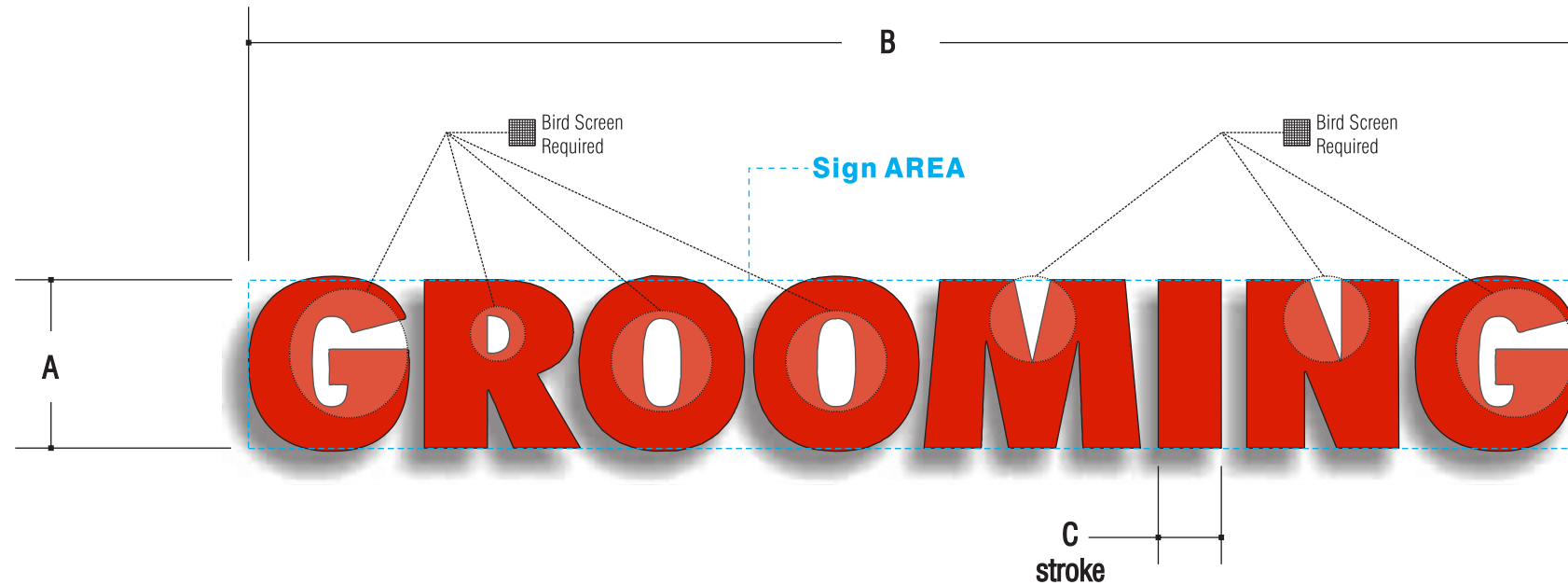
**PRODUCTION PROCESSING**

Job # \_\_\_\_\_  
-001 \_\_\_\_\_  
-002 \_\_\_\_\_  
-003 \_\_\_\_\_  
-004 \_\_\_\_\_

INITIALS: DATE: 2/17/14  
KB

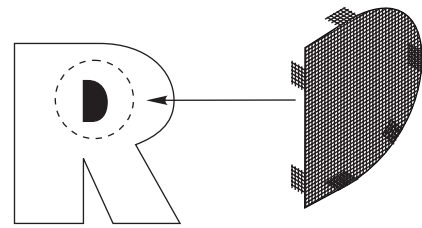
REVISION:	A	B	C	D	E	F	G	H
	Rev. to 36"							

**B65736E**



Letter Set Layout

Scale: 3/4" = 1'-0"



**BIRD SCREEN DETAIL**

Mfg. Bird Screen in Letter Openings as shown.  
 LETTERS: R, O - w/ FLAT TABS  
 LETTERS: G, M, N w/ 90 degree RETURNS  
 SCREENS: Screens are Fabricated from 1/4" Aluminum Mesh Hard Cloth. Inset 2" From letter face & attach w/ pop-rivets and flat washers

SIZES				
ITEM NUMBER	A	B	C	AREA - Sq.Ft.
GR-LED-RM-15	15"	9'-10 5/8"	5 5/8"	12.35

**Color Schedule:**

■ Faces - #2283 RED Plexiglas Or Cyro #211-1 RED.  
 Returns will be DARK BRONZE, Retainers will be BLACK.

**'GROOMING' Letters**

<b>A</b> ILLUMINATION	TYPE	L.E.D. - SLOAN
<b>B</b> FACE	THICKNESS	3/16"
	COLOR	SEE COLOR SCHEDULE
	VINYL	N.A.
<b>C</b> RETURN	DEPTH	5" FINISHED
	COLOR	DK.BRONZE PRE-COAT
	THICKNESS	.032 x 5.3" COIL
<b>D</b> RETAINER	TYPE	TRIM CAP
	SIZE	1"
	COLOR	BLACK
<b>E</b> BACKS	MATERIAL	ALUMINUM
	GAUGE	.040
<b>F</b> WIREWAY	SIZE	-
	TYPE	-
<b>G</b> POWER SOURCE		SLOAN
<b>H</b> MOUNTING	INTERNAL	1/4-20 NC RIVNUT
	EXTERNAL	1/4-20 NC THREADED ROD
<b>I</b> SCREWS	SIZE	#8 x 1/2" PHILLIPS HD.
	COLOR	MATCH RETAINERS
<b>J</b> SWITCH	TYPE	DISCONNECT/TOGGLE
		*ON EACH LETTER OR CIRCUIT.

\*SPST DISCONNECT SWITCH LOCATE ON RETURN ON 4FT OR LARGER LETTER.  
 \*2 WEEP HOLES PER LETTER REQUIRED (3/8" DIA.).  
 \*CAULK REQUIRED.

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CUSTOMER: **PETSMART**

LOCATION: Newton, MA

SALESMAN: NM DESIGNER: KB

DATE: 12/12/13



COMPANION FILES

PRODUCTION PROCESSING

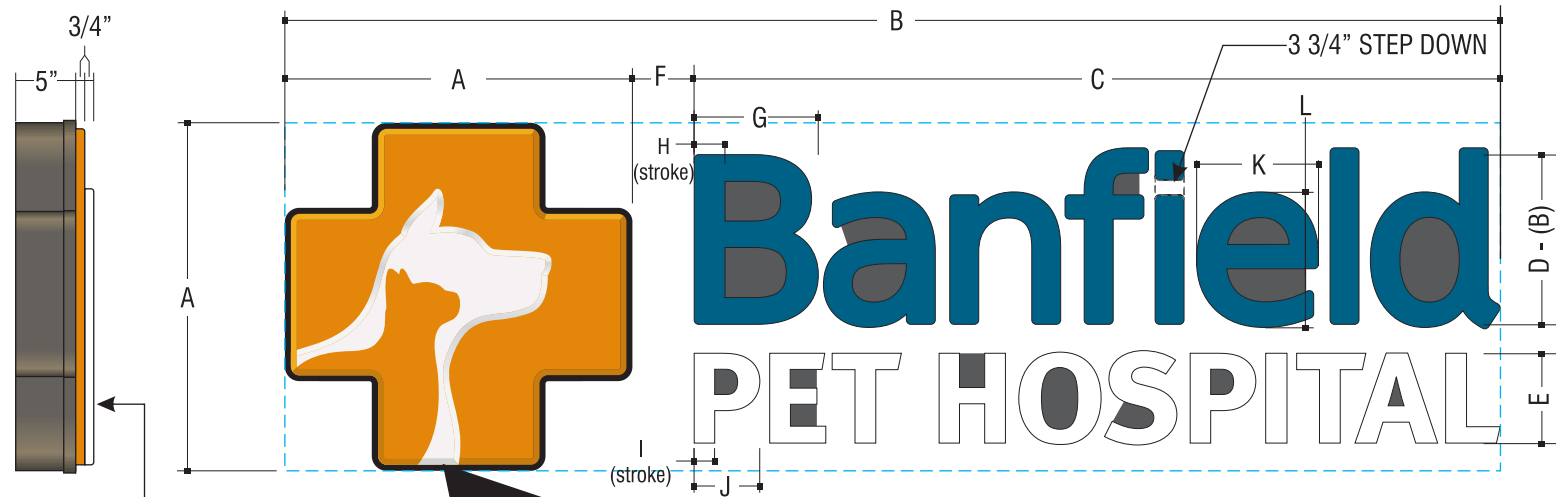
Job # \_\_\_\_\_  
 -001 \_\_\_\_\_  
 -002 \_\_\_\_\_  
 -003 \_\_\_\_\_  
 -004 \_\_\_\_\_

INITIALS: DATE: \_\_\_\_\_

REVISION: A B C D E F G H

**B65736F**

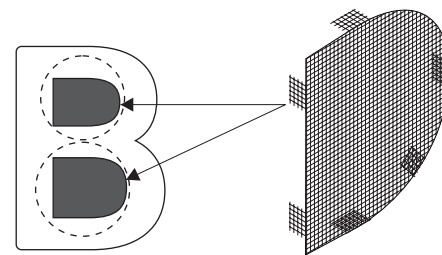
Individual Internally Illuminated REMOTE L.E.D. Letter Set w/ Pan-formed Logo Cabinet



FORMED ACRYLIC LOGO FACE w/ 1st SURFACE VINYL (FORMED w/ FACE)

1/2" Flange on pan formed logo

Shaded Area indicates Bird Screen Required



**BIRD SCREEN DETAIL**

Mfg. Bird Screen in Letter Openings as shown.  
 LETTERS: B, P, O, a, e, d, A - w/ FLAT TABS  
 LETTERS: E, S, H, f - w/90 degree RETURNS  
 SCREENS: Screens are Fabricated from 1/4" Aluminum Mesh Hard Cloth. Inset 2" From letter face & attach w/ pop-rivets and flat washers

N.T.S.

SIZES													
ITEM NUMBER	A	B	C	D	E	F	G	H	I	J	K	L	AREA - Sq.Ft.
BAN-LED-RM-29	29"	8'-5.5/16"	5'-7.3/16"	1'-2.1/8"	7 1/2"	51/8"	105/16"	29/16"	111/16"	57/16"	10 1/8"	11 1/16"	20.4

**Retainer Note:**

Logo Cabinet will be Medium aluminum retainer painted BLACK, Letters will be 3/4" Black Trimcap. Letter Set and Logo Cabinet returns will be DARK BRONZE.

**'Banfield' Letters**

<b>A</b> ILLUMINATION	SLOAN
TYPE	WHITE VL PLUS SERIES
<b>B</b> FACE	THICKNESS 3/16" ACRYLIC
COLOR	SEE COLOR SCHEDULE
VINYL	SEE COLOR SCHEDULE
<b>C</b> RETURN	DEPTH 5" FINISHED
COLOR	DK.BRONZE PRE-COAT
THICKNESS	.040 x 5.3" COIL
<b>D</b> RETAINER	TYPE TRIM CAP
SIZE	3/4"
COLOR	BLACK
<b>E</b> BACKS	MATERIAL ALUMINUM
GAUGE	.040 (WHITE)PRE-COAT
<b>F</b> WIREWAY	SIZE -
TYPE	-
<b>G</b> POWER SOURCE	SLOAN MODULAR 60
<b>H</b> MOUNTING	INTERNAL 1/4" RIVNUT
EXTERNAL	1/4" THREADED ROD
<b>I</b> SCREWS	SIZE #8 x 1/2" PHILLIPS HD
COLOR	MATCH RETAINERS
<b>J</b> SWITCH	TYPE DISCONNECT/TOGGLE

\*SPST DISCONNECT SWITCH LOCATED BY OTHERS  
 \*2 WEEP HOLES PER LETTER REQUIRED (1/4" DIA.).  
 \*CAULK REQUIRED.

**NOTE:**  
 PET HOSPITAL LETTERS 10" AND UNDER TO HAVE .032 COIL RETURNS.

**Color Schedule:**

- Faces - #7328 WHITE ACRYLIC
- Vinyl "Banfield" Graphic- ARLON #236 Turquoise
- Vinyl "Cross Logo" Graphic- ARLON #084 Tangerine

**Logo Cabinet**

<b>A</b> ILLUMINATION	SLOAN
TYPE	WHITE VL PLUS SERIES
<b>B</b> FACE	THICKNESS 3/16" ACRYLIC
COLOR	SEE COLOR SCHEDULE
VINYL	SEE COLOR SCHEDULE
<b>C</b> RETURN	DEPTH 5" FINISHED
COLOR	DK.BRONZE PRE-COAT
THICKNESS	.040 x 5.3" COIL
<b>D</b> RETAINER	TYPE MEDIUM RETAINER
MATERIAL	ALUM.
COLOR	BLACK
<b>E</b> BACKS	MATERIAL ALUMINUM
GAUGE	.040 (WHITE)PRE-COAT
<b>F</b> WIREWAY	SIZE -
TYPE	-
<b>G</b> POWER SOURCE	SLOAN MODULAR 60
<b>H</b> MOUNTING	INTERNAL 1/4" RIVNUT
EXTERNAL	1/4" THREADED ROD
<b>I</b> SCREWS	SIZE #8 x 1/2" PHILLIPS HD
COLOR	MATCH RETAINERS
<b>J</b> SWITCH	TYPE DISCONNECT/TOGGLE

\*SPST DISCONNECT SWITCH LOCATED BY OTHERS  
 \*2 WEEP HOLES PER LETTER REQUIRED (1/4" DIA.).  
 \*CAULK REQUIRED.

**SEE B60329-1 FOR LED LAYOUT**

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VARIOUS

SALESMAN: NM DESIGNER: JTF

DATE: 12/22/10

- Artwork
  - Design
  - Survey
- All boxes checked to Enter Order



COMPANION FILES

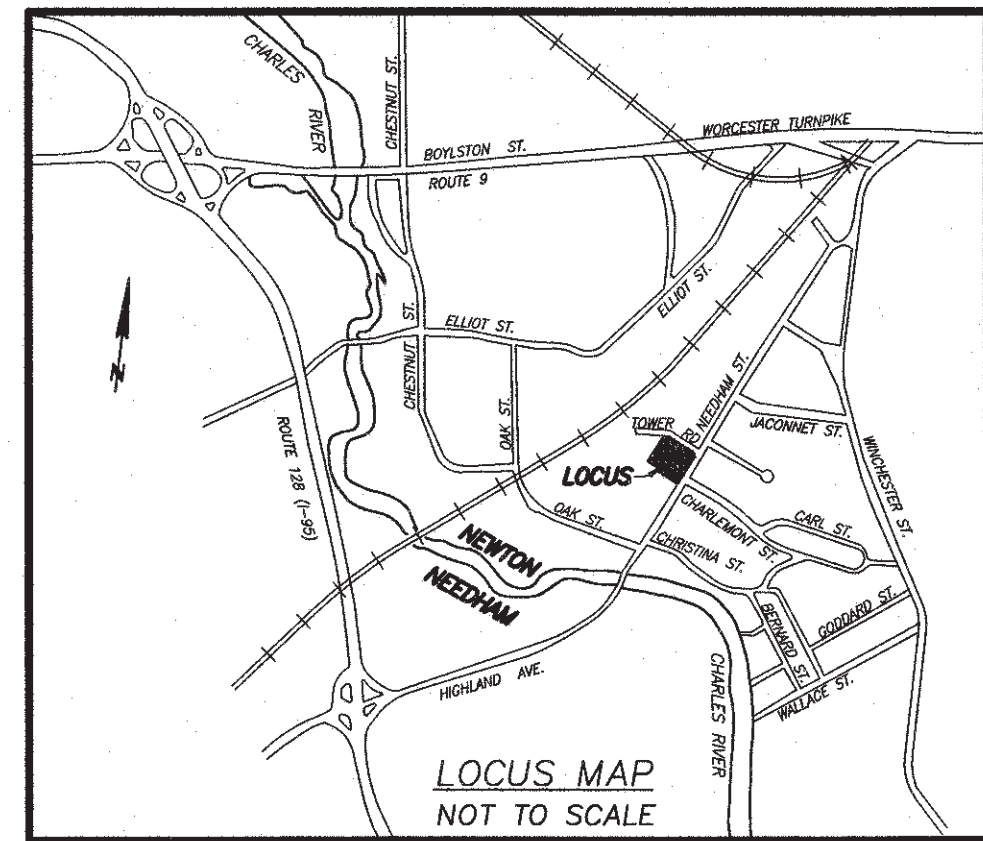
**PRODUCTION PROCESSING**

Job # \_\_\_\_\_  
 -001 \_\_\_\_\_  
 -002 \_\_\_\_\_  
 -003 \_\_\_\_\_  
 -004 \_\_\_\_\_

REVISION:	INITIALS:	DATE:
A	Revised notes and added lower caps dimensions	JTF 01/05/11
B	Update general fabrication spec.	DwB 1/12/11
C	Rev. changed color on Trimcap & Retainers	JTF 1/12/11
D	Revised sizes.	JTF 2/17/11
E	Revised Specs. on Letter Block	JTF 03/18/11
F	Chg. retainer to large metal. omit cam cut	DwB 7/13/11
G	Change #2247 white plex to #7328	MSO 9/6/11
H	Chg. retainer large to medium	MSO 10/05/11
I	Rev L.E.D. to Sloan VL Plus	JRS 9/7/12
J	Chg logo back to .040 from .063	DwB 11/19/12
K	Update w/bird screens	KB 7/24/13
L	Remove 31" & 37"	KB 12/9/13

**B60329**





**ZONING INFORMATION**  
MIXED USE 1 DISTRICT

PER CODE  
 MAXIMUM NUMBER OF STORIES 3  
 MAXIMUM BUILDING HEIGHT 36'  
 MAXIMUM GROSS FLOOR AREA RATIO 1.50  
 MINIMUM LOT AREA 40,000 S.F.  
 MINIMUM FRONT SETBACK 15'±  
 MINIMUM SIDE SETBACK 7.5'±\*\*  
 MINIMUM REAR SETBACK 7.5'±\*\*

(PER TABLE 3-DIMENSIONAL REQUIREMENTS FOR COMMERCIAL DISTRICTS OF THE NEWTON ZONING CODE)  
 \* SEE FOOTNOTE 9 OF TABLE 3  
 \*\* SEE FOOTNOTE 10 OF TABLE 3

**VISIBLE ENCROACHMENTS:**

- Ⓐ - A CONCRETE WALL STRADDLES THE SOUTHWESTERLY PROPERTY LINE.
- Ⓑ - HYDRAULIC POWER UNIT FOR THE SOUTHWESTERLY ABUTTER'S COMPACTOR ENCLOSES 1'± ONTO LOCUS.
- Ⓒ - THE SOUTHWESTERLY ABUTTER'S BITUMINOUS CONCRETE PAVING ENCLOSES 0.8'± ONTO LOCUS.
- Ⓓ - THE NORTHWESTERLY ABUTTER'S BITUMINOUS CONCRETE PAVING ENCLOSES 5'± ONTO LOCUS.
- Ⓔ - THE BITUMINOUS CONCRETE SIDEWALK ALONG TOWER ROAD ENCLOSES 1.0'± ONTO LOCUS.
- Ⓕ - OVERHEAD WIRES CROSS LOCUS AT THE INTERSECTION OF TOWER ROAD AND NEEDHAM STREET.
- Ⓖ - TWO SIGNS ON LOCUS ENCLOSED INTO NEEDHAM STREET.
- Ⓗ - OBSERVED PATRONS OF BUSINESS ON ABUTTING PARCEL USING LOCUS FOR PARKING.
- Ⓘ - OBSERVED DISPOSED PILE OF BRUSH ON THIRD LEVEL OF PARKING GARAGE.

**15" L.E.D. Letter Set**  
SEE SHEET #B65736A

**42" L.E.D. Letter/Logo Set**  
SEE SHEET #B65736A

**29" L.E.D. Letter/Logo Set**  
SEE SHEET #B65736A

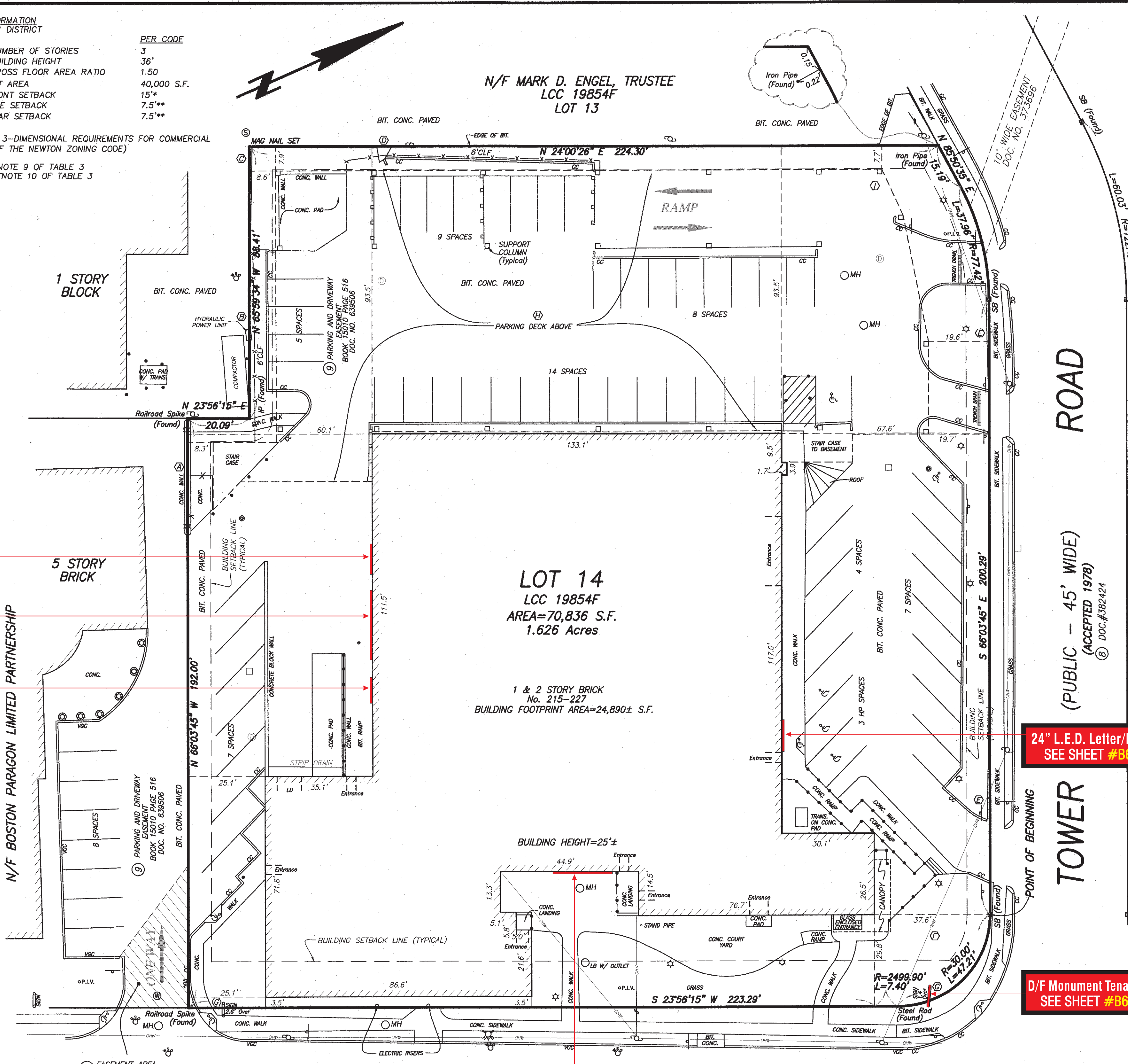
- LEGEND:**
- Ⓢ SEWER MANHOLE
  - Ⓣ DRAIN MANHOLE
  - Ⓜ WATER MANHOLE
  - ⓂH MANHOLE
  - ⓂH HANDICAP RAMP
  - ⓂH GAS SHUT OFF
  - ⓂH WATER SHUT OFF
  - ⓂH CATCH BASIN
  - ⓂH LIGHT POLE
  - ⓂH UTILITY POLE
  - ⓂH HYDRANT
  - ⓂH SIGN
  - ⓂH LIGHT BASE
  - ⓂH WALK LIGHT
  - ⓂH TRAFFIC SIGNAL
  - ⓂH BOLLARD
  - ⓂH MONITORING WELL
  - BIT. BITUMINOUS
  - CONC. CONCRETE
  - P.I.V. POST INDICATOR VALVE
  - VGC VERTICAL GRANITE CURB
  - CC CONCRETE CURB
  - SL SPOT LIGHT
  - OV OVER
  - N/F NOW OR FORMERLY
  - LD LOADING DOOR
  - HP HANDICAP PARKING
  - CLF CHAIN LINK FENCE
  - GUY WIRE
  - GUARD RAIL
  - OVERHEAD WIRE
  - METAL HAND RAIL
  - FENCE
  - Ⓐ EXCEPTION No. IN TITLE COMMITMENT
  - Ⓐ ENCROACHMENT

**ON SITE PARKING SUMMARY**

2nd DECK	38 SPACES
3rd DECK	41 SPACES
GROUND	54 SPACES
HANDICAPPED	5 SPACES
<b>TOTAL</b>	<b>138 SPACES</b>

**PROPERTY REFERENCES:**

TRANSFER CERTIFICATE OF TITLE NO. 167750  
 TRANSFER CERTIFICATE OF TITLE NO. 194051  
 TRANSFER CERTIFICATE OF TITLE NO. 220932  
 TRANSFER CERTIFICATE OF TITLE NO. 238858  
 LCC 19854  
 LC DOC. NO. 373696  
 LC DOC. NO. 382424  
 LC DOC. NO. 639506  
 LC DOC. NO. 1165822  
 BOOK 342 PAGE 518  
 BOOK 15010 PAGE 516



**BOUNDARY DESCRIPTION PER EXHIBIT A OF TITLE COMMITMENT, OFFICE FILE No. 12-0254MA, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF AUGUST 7, 2012 TO END OF DAY**

A CERTAIN PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED IN NEWTON, IN THE COUNTY OF MIDDLESEX AND COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHERLY AND NORTHEASTERLY BY TOWER ROAD, TWO HUNDRED FIFTY-THREE AND 44/100 (253.44) FEET;  
 NORTHEASTERLY AGAIN BY SAID TOWER ROAD, FORTY-SEVEN AND 21/100 (47.21) FEET;  
 SOUTHEASTERLY BY THE NORTHWESTERLY LINE OF NEEDHAM STREET, TWO HUNDRED THIRTY AND 69/100 (230.69) FEET;  
 SOUTHWESTERLY BY LOT 3 AS SHOWN ON PLAN HEREINAFTER MENTIONED, ONE HUNDRED NINETY-TWO (192) FEET; AND  
 NORTHWESTERLY TWENTY AND 09/100 (20.09) FEET;  
 SOUTHWESTERLY EIGHTY-EIGHT AND 41/100 (88.41) FEET; AND  
 NORTHWESTERLY TWO HUNDRED TWENTY-FOUR AND 30/100 (224.30) FEET, ALL BY LOT 13 ON SAID PLAN.  
 SAID PARCEL IS SHOWN AS LOT 14 ON SAID PLAN, (PLAN No. 19854F).

AND BEING THE SAME PROPERTY CONVEYED TO NEEDHAM STREET ACQUISITIONS LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY FROM NEEDHAM STREET PROPERTIES LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY BY DEED DATED FEBRUARY 28, 2007 AND RECORDED MARCH 01, 2007 IN DEED BOOK 1334, PAGE 7; AND FILED IN REGISTRY AS TRANSFER CERTIFICATE OF TITLE RECORDED ON MARCH 01, 2007 IN CERTIFICATE No. 238858.

TAX PARCEL No. 510280008G0

**EXCEPTIONS FROM COVERAGE PER SCHEDULE B II OF TITLE COMMITMENT, OFFICE FILE No. 12-0254MA, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF AUGUST 7, 2012 TO END OF DAY**

- No. 6 FLOWAGE RIGHTS AS SET FORTH IN INDENTURE RECORDED IN BOOK 342, PAGE 518 (NOT PLOTTABLE)
- No. 7 NOTICE OF LEASE FILED AS DOCUMENT No. 373697 (NOT PLOTTABLE)
- No. 8 MUTUAL GRANT OF EASEMENT AND RELEASE FILED AS DOCUMENT No. 382424 (AS SHOWN HEREON)
- No. 9 EASEMENT AGREEMENT FILED AS DOCUMENT No. 639506 (AS SHOWN HEREON)
- No. 10 NOTICE OF VARIANCE FILED AS DOCUMENT No. 509767 (NOT PLOTTABLE)
- No. 11 NOTICE OF VARIANCE FILED AS DOCUMENT No. 530005 (NOT PLOTTABLE)
- No. 12 NOTICE OF VARIANCE FILED AS DOCUMENT No. 535463 (NOT PLOTTABLE)
- No. 13 TERMS AND CONDITIONS OF A SPECIAL PERMIT FILED AS DOCUMENT No. 786330 (NOT PLOTTABLE)
- No. 14 TERMS AND CONDITIONS OF A SPECIAL PERMIT FILED AS DOCUMENT No. 823531 (NOT PLOTTABLE)
- No. 15 NOTICE OF LEASE FILED AS DOCUMENT No. 613584; AS AFFECTED BY ASSIGNMENT OF LEASE FILED AS DOCUMENT No. 1111349; AS AFFECTED BY A NOTICE OF AMENDED, RESTATED AND EXTENDED LEASE FILED AS DOCUMENT No. 1111351; AS AFFECTED BY ASSIGNMENT OF LEASE FILED AS DOCUMENT No. 791019; AS AFFECTED BY ESTOPPEL LETTER FILED AS DOCUMENT No. 791020; AS FURTHER AFFECTED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENTS FILED AS DOCUMENT No. 1440909 (NOT PLOTTABLE)
- No. 16 NOTICE OF LEASE FILED AS DOCUMENT No. 831957; AS AFFECTED BY ORDER OF THE UNITED STATES BANKRUPTCY COURT RECORDED AT BOOK 30809, PAGE 270 AND AMENDED ORDER OF THE UNITED STATES BANKRUPTCY COURT FILED AS DOCUMENT No. 1135843; AS AFFECTED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT FILED AS DOCUMENT No. 1440910 (NOT PLOTTABLE)
- No. 17 GRANT OF EASEMENT TO NEEDHAM STREET PROPERTIES, LLC FILED AS DOCUMENT No. 1275558 (AS SHOWN HEREON)
- No. 18 DECISION BY THE CITY OF NEWTON BOARD OF ALDERMEN FILED AS DOCUMENT No. 1539785 (NOT PLOTTABLE)

**24" L.E.D. Letter/Logo Set**  
SEE SHEET #B65736B

**D/F Monument Tenant Panels**  
SEE SHEET #B65736C

**NEEDHAM STREET (PUBLIC - 60' WIDE)**

**36" L.E.D. Letter/Logo Set**  
SEE SHEET #B65736B

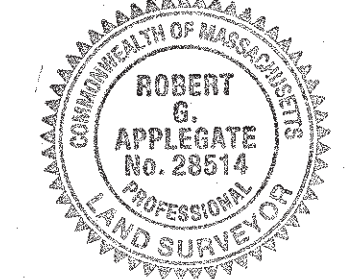
**NOTES:**

- 1) BASED UPON A VISUAL INSPECTION, MUNICIPAL SEWER AND WATER AND ELECTRIC, TELEPHONE AND GAS LINES ARE AVAILABLE WITHIN NEEDHAM STREET OR TOWER ROAD, BOTH PUBLIC WAYS.
- 2) ADDITIONAL SITE SPECIFIC TABLE A ITEMS:  
 23. GRAPHICALLY DEPICT PROPERTY SET BACK LINES  
 24. GRAPHICALLY DEPICT IN RELATION TO THE SUBJECT TRACT OR PROPERTY ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITTING THE SURVEYED PROPERTY AND DISCLOSED IN RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AS PART OF THE SCHEDULE "A".
- 3) BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0562E, CITY OF NEWTON COMMUNITY NUMBER 250208, PANEL NUMBER 0562E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY; JPMCC 2007-CIBC19 NEEDHAM RETAIL, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY & LNR PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

THIS IS TO CERTIFY THAT THIS 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, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 18, 21, 22, 23 & 24 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 02, 2012.

HARRY R. FELDMAN, INC.  
 ROBERT G. APPLIGATE, PLS (MA# 28514)  
 rga@harryfeldman.com



10/02/2012	UPDATED FIELD INSPECTION, REVISED TITLE COMMITMENT
02/21/2007	REVISED
11/10/2006	UPDATED

**ALTA/ACSM LAND TITLE SURVEY**  
 No. 215-227 NEEDHAM STREET  
**NEWTON, MASSACHUSETTS**  
 SCALE: 1" = 20'  
 DECEMBER 7, 2000  
 HARRY R. FELDMAN, INC.  
 112 SHAWMUT AVENUE  
 BOSTON, MASS. 02118  
 LAND SURVEYORS  
 PHONE: (617)357-9740  
 www.harryfeldman.com

**FELDMAN**  
Professional Land Surveyors

RESEARCH	FIELD CHIEF FS	PROJ MGR MJB	APPROVED RGA	SHEET No. 1 OF 1
CALC RGA	CADD MAL/MJB	FIELD CHECKED	CRD FILE 13593	JOB No. 13593

FILENAME: S:\PROJECTS\135006\13593\DWG\13593-ALTA.dwg